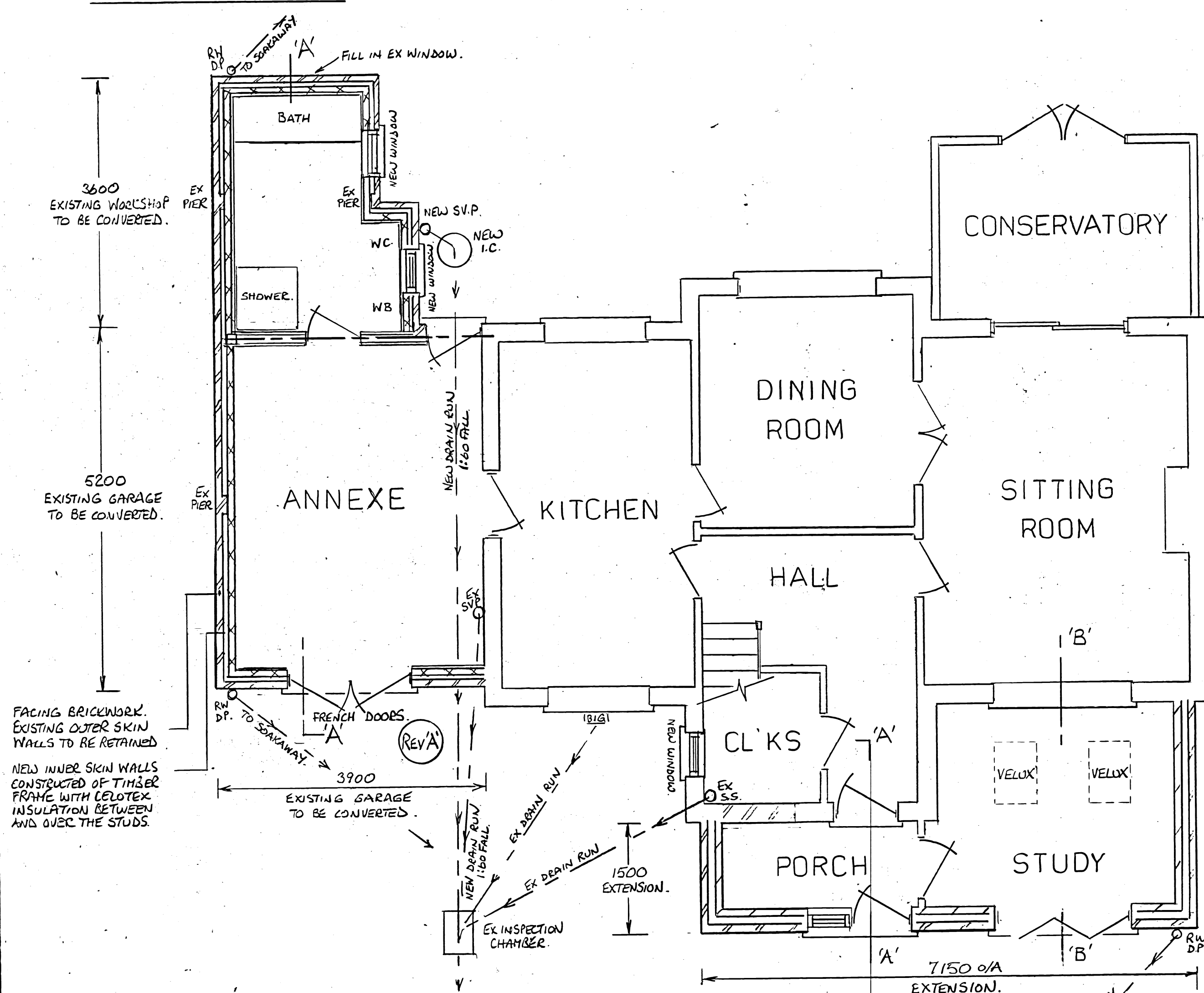
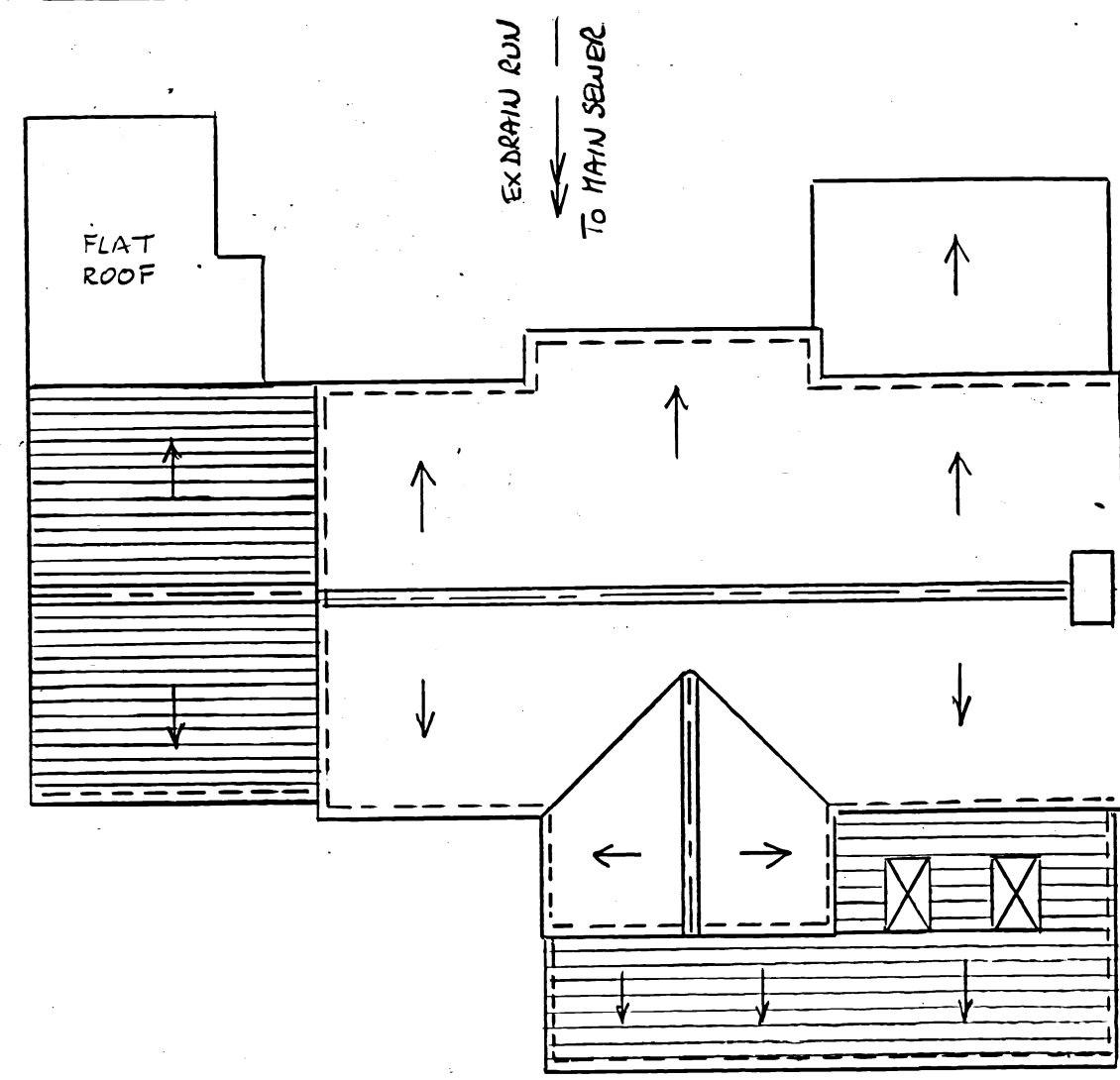


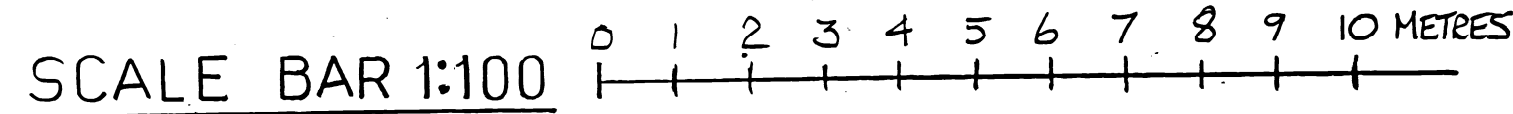
SCALE BAR 1:50



PROPOSED GROUND FLOOR PLAN (1:50)



PROPOSED ROOF PLAN (1:100)

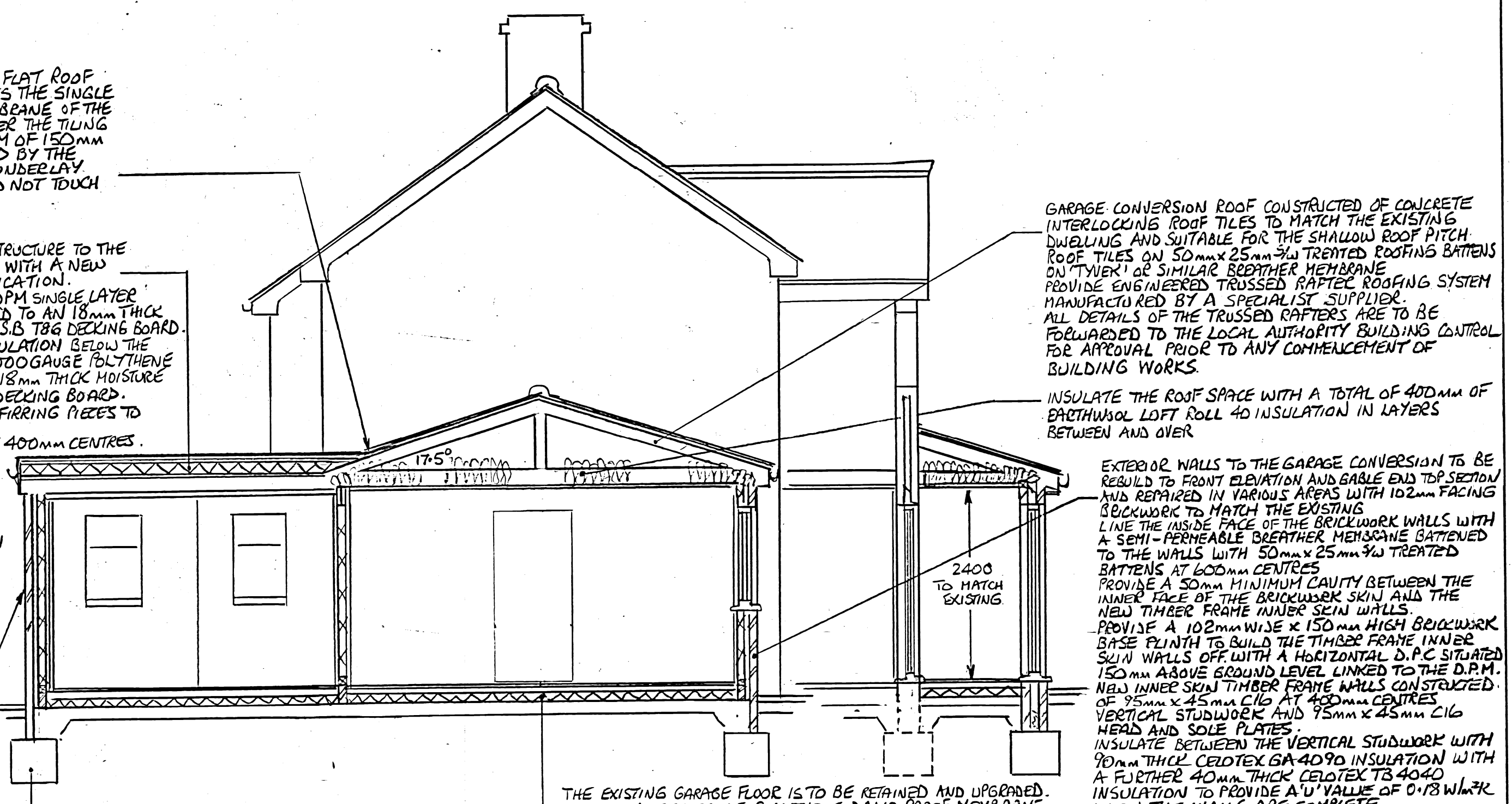


AT THE ABUTMENT BETWEEN THE FLAT ROOF AND THE PITCHED ROOF STRUCTURE THE SINGLE LAYER RUBBER EDPM ROOFING MEMBRANE OF THE FLAT ROOF IS TO BE CARRIED UP UNDER THE TILING OF THE PITCHED ROOF BY A MINIMUM OF 150mm ABOVE THE FLAT ROOF AND LAPPED BY THE PITCHED ROOF BEHIND THE MEMBRANE UNDERLAY. THE LOWEST COURSE OF TILES SHOULD NOT TOUCH THE FLAT ROOF MEMBRANE.

REMOVE THE EXISTING FLAT ROOF STRUCTURE TO THE REAR OF THE GARAGE AND REPLACE IT WITH A NEW FLAT ROOF OF A WARM ROOF SPECIFICATION. ROOF FINISHED WITH A FIRESTONE EDPM SINGLE LAYER RUBBER ROOFING MEMBRANE BONDED TO AN 18mm THICK MOISTURE RESISTANT PLYWOOD OR O.S.B TAG DECKING BOARD. 150mm THICK CELOTEX XR4120 INSULATION BELOW THE DECKING BOARD ON A MINIMUM OF 1000 GAUGE POLYTHENE VAPOUR CONTROL LAYER (V.C.L) ON 18mm THICK MOISTURE RESISTANT PLYWOOD OR O.S.B TAG DECKING BOARD. 45mm x 45mm 3/4 TREATED TIMBER FIRRING PIECES TO FALL PROVIDE A FALL OF 1:80. 145mm x 45mm C24 ROOF JOISTS AT 600mm CENTRES. THE WARM ROOF SPECIFICATION WILL PROVIDE A U VALUE OF 0.15 W/M<sup>2</sup>K WHEN COMPLETE.

NOTE THE VOID BETWEEN THE ROOF JOISTS IS TO BE LEFT EMPTY OF INSULATION AS A WARM ROOF SYSTEM HAS BEEN SPECIFIED. 12.5mm THICK PLASTERBOARD CEILING WITH A 3mm SKIM COAT PLASTER FINISH TO THE NEW FLAT ROOF.

REAR WALL TO HAVE EXISTING WINDOW REMOVED AND BLOCKED IN WITH 102mm FACING BRICKWORK TO MATCH THE EXISTING.



SECTION A-A (1:50)

FRONT EXTENSION

CONSTRUCTION NOTES

**ROOF** — CONSTRUCT THE NEW MONO-PITCHED ROOF STRUCTURE WITH CONCRETE INTERLOCKING ROOF TILES TO MATCH THE EXISTING TYPE AND COLOUR OF THE EXISTING DWELLING ROOF TILES AND ALSO SUITABLE FOR THE SHALLOW PITCHED ROOF STRUCTURE. ROOF TILES LAID ON 50mm x 25mm 3/4 TREATED ROOFING BATTENS ON TYVEK OR SIMILAR BREATHER MEMBRANE. 170mm x 45mm C24 RAFTERS AT 600mm CENTRES. 125mm x 45mm C24 CEILING JOISTS AT 600mm CENTRES TO FLAT CEILING AREA IN FRONT ENTRANCE PORCH SECTION. DIAGONAL/LONGITUDINAL WIND BRACING IN ACCORDANCE WITH BS 5268 PT3 WITH THE FIRST 3RD RAFTERS AND CEILING JOISTS ADJACENT TO THE GABLE END WALLS BEING TIED IN WITH 30mm x 3mm GALV STEEL STRAPS AT 1200mm CENTRES WITH SOLID NOSSINS BENEATH ALL STRAPS. THE BASE OF THE RAFTERS ARE TO BE BIRDSTOPPED ONTO THE WALL PLATE AND FIXED SECURELY IN POSITION. 100mm x 75mm 3/4 TREATED WALL PLATE BEDDED AND SECURELY FIXED IN POSITION WITH 30mm x 3mm GALV STEEL STRAPS AT 1200mm CENTRES. TILTING FILLET DETAIL AT THE GABLE SECTION AND PROVIDE FASCIA. SOFFIT AND BARGEBOARD DETAILS TO MATCH THE EXISTING DWELLING. PROVIDE 4mm - 5mm CONTINUOUS OVER FASCIA VENTILATION SYSTEM OR A CONTINUOUS 25mm EAVES VENTILATION SYSTEM AS STANDARDS TO THE VAULTED ROOF SPACE. INSULATE THE VAULTED CEILING WITH 120mm THICK CELOTEX XR4120 INSULATION BETWEEN THE RAFTERS WITH A FURTHER 60mm THICK CELOTEX GA 4060 INSULATION BENEATH THE RAFTERS LAID ACROSS THE FACE TO PROVIDE A U VALUE OF 0.15 W/M<sup>2</sup>K WHEN COMPLETE. PROVIDE A 50mm MAINTAINED VENTILATION VOID BETWEEN THE CELOTEX INSULATION AND THE BREATHER MEMBRANE. TAPE ALL THE JOINTS OF THE CELOTEX INSULATION WITH INSULATION SEALING TAPE AND SEAL THE PERIMETER JOINTS WITH MASTIC TO PROVIDE A VAPOUR CONTROL LAYER (V.C.L). INSULATE THE FLAT CEILING ROOF SPACE WITH 400mm THICKNESS OF EARTHWOOL LOFT ROLL 40 INSULATION IN OPPOSING DIRECTION LAYERS BETWEEN AND OVER THE CEILING JOISTS TO PROVIDE A U VALUE OF 0.15 W/M<sup>2</sup>K WHEN COMPLETE TO THE ROOF SPACE. PROVIDE VELUX OR SIMILAR ROOF WINDOWS TO THE MONO-PITCHED VAULTED ROOF STRUCTURE ALL INSTALLED TO THE MANUFACTURERS DETAILS AND INSTRUCTIONS. DOUBLE UP RAFTERS AND FRAMING AROUND THE ROOF WINDOWS. 12.5mm THICK PLASTERBOARD CEILINGS WITH STAGGERED, TAPED/SCHEMIED JOINTS WITH A 3mm SKIM COAT PLASTER FINISH. CODE 4 LEAD FLASHING AT THE ABUTMENT OF THE MONO-PITCHED ROOF STRUCTURE AND THE ORIGINAL FRONT WALL OF THE DWELLING. LEAD FLASHING NEATLY DRESSED INTO THE BRICKWORK MORTAR BED AND SEALED WITH MASTIC.

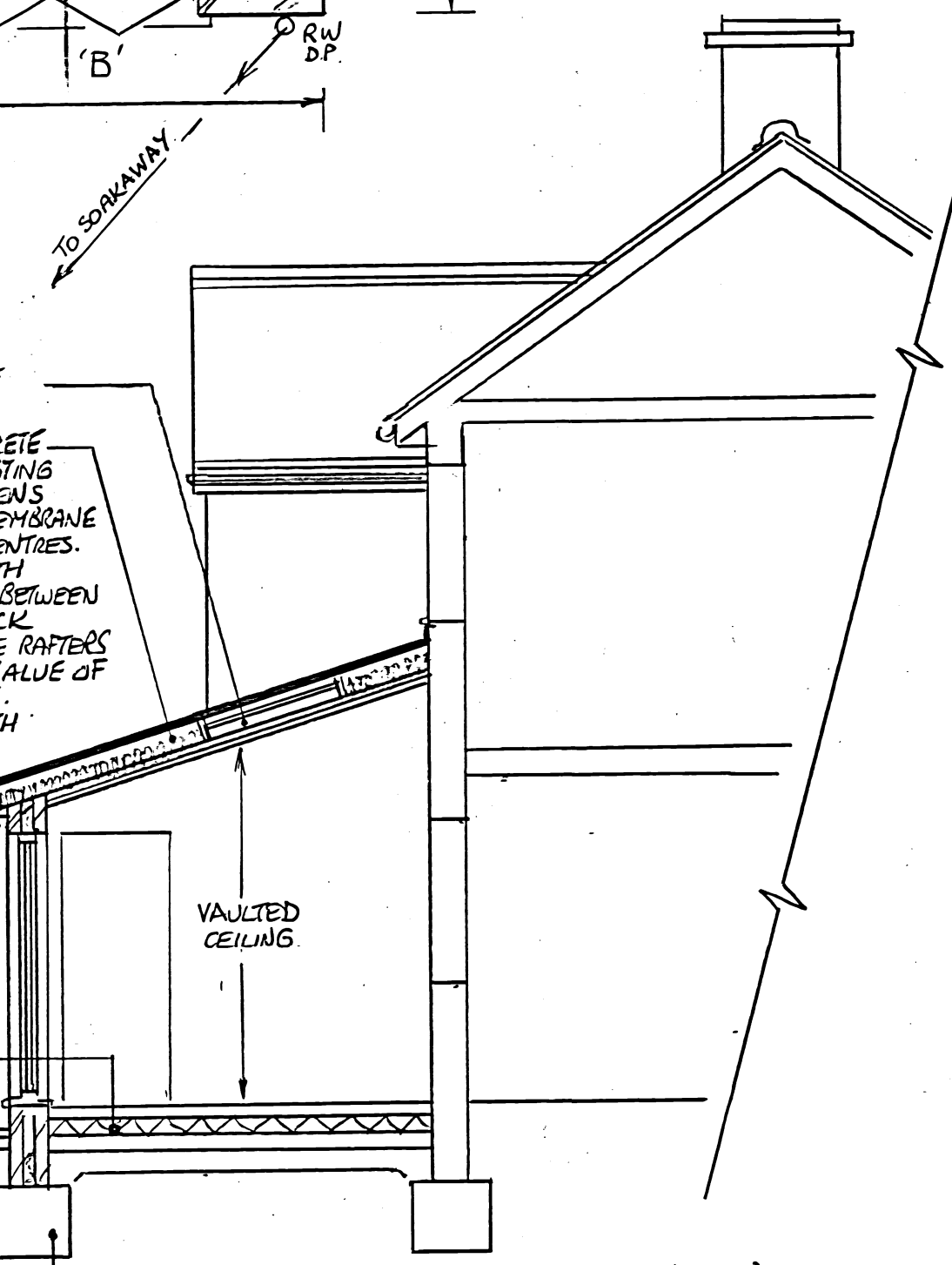
**WALLS cont'd** — THE EXTERIOR WALLS AS SPECIFIED WILL PROVIDE A U VALUE OF 0.18 W/M<sup>2</sup>K WHEN COMPLETE. ALL NEW BRICKWORK AND BLOCKWORK WALLS ARE TO BE BONDED AT THE JUNCTIONS WITH EXISTING WALLS WITH FIR-FIX OR SIMILAR ABUTMENT PROFILES FIXED IN POSITION TO THE MANUFACTURERS DETAILS. PROVIDE A D.P.C TO THE EXTERNAL WALLS TO A MINIMUM OF 150mm ABOVE GROUND LEVEL. SPECIFICATION INSULATED LITELS OVER DOOR AND DOOR SIDELIGHT OPENINGS WITH A MINIMUM OF 150mm END BEARING. STAINLESS STEEL WALL TIES TO BS 845-1, MAXIMUM 750mm CENTRES HORIZONTALLY AND 450mm VERTICALLY AND STAGGERED. WALL TIES FITTED AT EVERY 225mm SPACINGS AT ALL REVEALS. BRICKWORK BELOW D.P.C LEVEL TO BE FILLED WITH LEAN-MIX CONCRETE TO 225mm BELOW THE LOWEST D.P.C. INSULATED CAVITY CLOSES TO DOOR/WINDOW REVEALS.

**FLOOR** — SELECTED FLOOR FINISH ON 70mm THICK SAND/CEMENT SCREED (3:1) ON 500 GAUGE POLYTHENE SEPARATING LAYER MEMBRANE. 120mm THICK CELOTEX XR4000 INSULATION TO ACHIEVE A U VALUE OF 0.18 W/M<sup>2</sup>K WHEN COMPLETE. PROVIDE 25mm THICK CELOTEX UPSTANDS AROUND THE PERIMETER OF THE FLOOR ZONE TO A DEPTH EQUAL TO THE SUM OF THE INSULATION AND SCREED THICKNESS. 100mm THICK CONCRETE DIVERSITE ON A 1200 GAUGE POLYTHENE DAMP PROOF MEMBRANE (D.P.C) LINKED WITH THE D.P.C ON 50mm THICK SAND BLINDING ON A MINIMUM OF 150mm THICK CLEAN CONSOLIDATED TYPE 1 STONE hardcore IN LAYERS NOT EXCEEDING 250mm IN THICKNESS.

**FOUNDATIONS** — PROVIDE TRENCH FILL CONCRETE STRIP FOUNDATIONS (1:3:6) 600mm WIDE TO ALL PERIMETER CAVITY LOADBEARING WALLS. ALL FOUNDATIONS AT A DEPTH TO SUIT THE SOIL CONDITIONS AND TO THE LOCAL AUTHORITY BUILDING CONTROL APPROVAL (MINIMUM DEPTH OF 1000mm BELOW GROUND LEVEL).

**RAINWATER GOODS** — PROVIDE uPVC GUTTERING SYSTEM TO MATCH THE EXISTING COLOUR AND PROFILE CLIPPED AT 1000mm CENTRES WITH RUSTLESS ROUND HEAD SCREWS TO MATCHING COLOUR AND PROFILE DOWNPIPE CLIPPED AT 2000mm CENTRES. CONNECT DOWNPIPE INTO A NEW 100mm uPVC DRAIN RUN AT 1:40 FALL AND DISCHARGE INTO A NEW SOAKAWAY POSITIONED A MINIMUM OF 5000mm AWAY FROM ANY BUILDINGS. DRAIN RUN IS TO BE BEDDED AND SURROUNDED IN A MINIMUM OF 150mm OF GRA-SINGLE. SOAKAWAY IS TO BE CONSTRUCTED OF POLYPIPE SOAKAWAY CRATES WITH A SEMI-PERMEABLE MEMBRANE WRAPPED AROUND THE PERIMETER OF THE CRATE STRUCTURE AND A 1200 GAUGE POLYTHENE MEMBRANE OVER THE TOP OF THE CRATES. DEPTH AND SIZE OF SOAKAWAY TO SUIT SOIL CONDITIONS AND TO THE LOCAL AUTHORITY BUILDING CONTROL APPROVAL (MINIMUM OF 1m<sup>3</sup> OF SOAKAWAY PER 33m<sup>2</sup> OF ROOF AREA).

**WALLS** — THE EXTERNAL WALLS ARE TO BE CONSTRUCTED OF 102mm FACING BRICKWORK TYPE AND COLOUR TO MATCH THE EXISTING DWELLING AND TO THE LOCAL AUTHORITY PLANNING DEPT APPROVAL. 102mm WIDE CAVITY FILLED WITH DRITHERM CAVITY SLAB 32 INSULATION. 102mm MEDIUM DENSITY THERMALITE SHIELD OR SIMILAR BLOCKWORK INNER SKIN WALLS WITH A 52.5mm THICK INSULATED PIR PLASTERBOARD ON DABS LINING WITH A 3mm SKIM COAT PLASTER FINISH.



SECTION B-B (1:50)

VELUX OR SIMILAR ROOF WINDOWS TO THE MONO-PITCH VAULTED ROOF STRUCTURE. MONO-PITCH ROOF CONSTRUCTED OF CONCRETE INTERLOCKING ROOF TILES TO MATCH THE EXISTING ON 50mm x 25mm 3/4 TREATED ROOFING BATTENS ON TYVEK OR SIMILAR BREATHER MEMBRANE. 170mm x 45mm C24 RAFTERS AT 600mm CENTRES. INSULATE THE VAULTED ROOF STRUCTURE WITH 120mm THICK CELOTEX XR4120 INSULATION BETWEEN THE RAFTERS WITH A FURTHER 60mm THICK CELOTEX GA 4060 INSULATION BENEATH THE RAFTERS LAID ACROSS THE FACE TO ACHIEVE A U VALUE OF 0.15 W/M<sup>2</sup>K WHEN THE ROOF IS COMPLETE. 12.5mm THICK PLASTERBOARD CEILING WITH STAGGERED, TAPED/SCHEMIED JOINTS AND A 3mm SKIM COAT PLASTER FINISH. THE EXTERNAL WALLS ARE TO BE CONSTRUCTED OF 102mm FACING BRICKWORK OUTER SKIN TO MATCH THE EXISTING. 102mm WIDE CAVITY FILLED WITH DRITHERM CAVITY SLAB 32 INSULATION. 102mm MEDIUM DENSITY THERMALITE SHIELD OR SIMILAR BLOCKWORK INNER SKIN WALLS WITH A 52.5mm THICK INSULATED PIR PLASTERBOARD ON DABS LINING WITH A 3mm SKIM COAT PLASTER FINISH TO PROVIDE A U VALUE OF 0.18 W/M<sup>2</sup>K WHEN THE WALLS ARE COMPLETE. THE FLOOR IS TO BE CONSTRUCTED OF A SELECTED FLOOR FINISH ON A 70mm THICK SAND/CEMENT SCREED (3:1) ON 500 GAUGE POLYTHENE SEPARATING LAYER MEMBRANE. 120mm THICK CELOTEX XR4120 INSULATION TO ACHIEVE A U VALUE OF 0.18 W/M<sup>2</sup>K WHEN THE FLOOR IS COMPLETE. 25mm THICK CELOTEX UPSTANDS AROUND THE PERIMETER OF THE FLOOR ZONE. 100mm THICK CONCRETE DIVERSITE ON A 1200 GAUGE POLYTHENE DAMP PROOF MEMBRANE (D.P.C) LINKED WITH THE D.P.C ON 50mm THICK SAND BLINDING ON A MINIMUM OF 150mm THICK CLEAN CONSOLIDATED TYPE 1 STONE hardcore.

REVISIONS	
No	DESCRIPTION
1	FRENCH DOORS REPLACE WINDOW/DOOR COMBINATION

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PROPOSED SINGLE STOREY FRONT EXTENSION & GARAGE CONVERSION  
 AT: 109, FINBOROUGH ROAD, STOWMARKET  
 FOR: MR JOHN REDNALL

DRAWN	TRACED	CHECKED	APPROVED	DATE	SCALE
TJS				10/10/22	1:50
DRAWING No PSS 221010-02 REV'A					