

Foundations: To be determined following full engineering.

Roof: Reclaimed clay tiles to compliment existing (samples to be agreed with Local Authority), laid on 147mm rafters. Box gutter to be lined with GRP. Cold roof design with insulation between and over ceiling joists.

Windows: White painted softwood windows with glazing bars to match existing. Dimensions of frame, stiles etc detailed in W1-4. Double glazed to match windows on kitchen and to comply with building regulations. 75mm masonry reveal to compliment existing window reveals of 105mm. Reveal reduced slightly to allow for window fixing and to reduce thermal bridging.

The diagram illustrates a detailed cross-section of a roof assembly meeting a vertical wall. The roof slope is indicated by a dashed line. Key components and dimensions include:

- Roof Structure:** Clay tiles on 25x38mm battens, supported by 147mm rafters.
- Insulation:** Fibrous insulation between the 147mm ceiling joists.
- Ventilation:** A ventilation tray is shown above the insulation layer.
- Wall Plate:** A 150x150mm Oak wall plate with a 47x97mm softwood rafter plate attached.
- Tilt Fillet:** A fillet used to secure the wall plate.
- Fascia and DPC:** A black plastic fascia with a 125mm projection, painted softwood, positioned 2165mm from the DPC.
- Masonry and Frame:** A 75mm masonry reveal above a 50mm frame.
- Stile and Head Section:** An 110x55mm stile and head section at the base of the door.

Dimensions are provided in millimeters (mm) and meters (m). Specific measurements include 2100mm for the total height of the wall plate assembly, 2165mm for the distance from the DPC to the fascia, and various smaller dimensions like 147mm for rafter depth and 75mm for masonry reveal.

1:100 Ground Floor

Proposed Porch

Kitchen

Living Room

Study

Bathroom

Proposed Sitting Room

D3

W3

R1

Scale 1:10	0	0.1	0.2	0.3	0.4	0.5	1m
Scale 1:20	0	1	2	3	4	5	10m

NOTES:

Do not scale off this drawing except for planning purposes.

The builder must check all dimensions on site before any work commences and notify BVL Developments of any discrepancies.

Any site survey undertaken is for the preparation of planning and building regulations only. All proposed finished floor levels to be agreed on site between customer/builder and local authority prior to commencement of work. No buried or underground services are accounted for and must be investigated by customer/builder. Customer must advise if boundaries are correct and denote the legal ownership. Any levels taken are to temporary local datum point.

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