Contractor to check all Dimensions on site prior to ordering materials / commencing work.
Do Not Scale from this Drawing - If in doubt then please ask

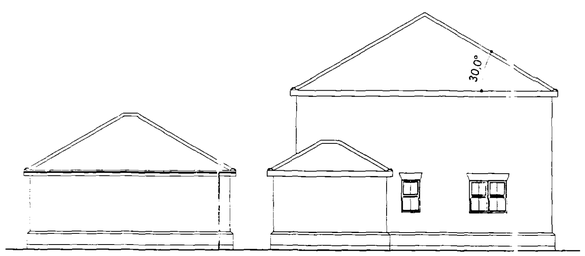
Original amendment
- two storey above garage



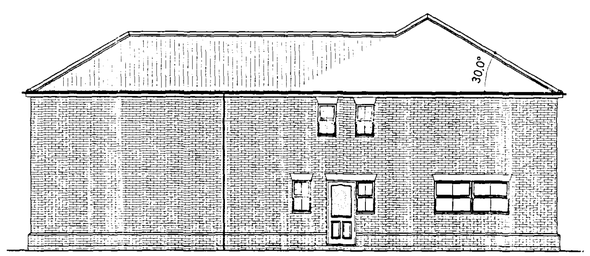
EXISTING FRONT ELEVATION
Scale 1:100



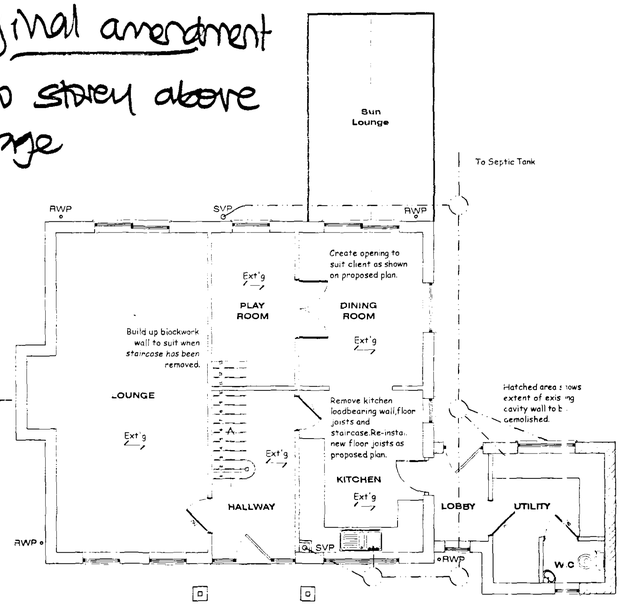
PROPOSED FRONT ELEVATION
Scale 1:100



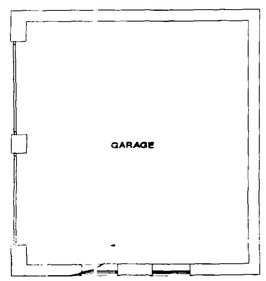
EXISTING SIDE ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100



EXISTING GROUND FLOOR PLAN
Not to Scale



ROOF INSULATION
The whole area of the ceiling to be insulated with two layers of Crown Wool Mineral Fibre Insulation or equal approved of a total thickness 300mm to achieve a "U" value of 0.16w/m²K. Width of first layer of insulation to be appropriate to the joist spacings and of a thickness equal to joist depth (100mm). The insulation to be laid between the joists to finish over the wall plate on external walls and pushed up tight to roofing membrane. The second layer (200mm) of Crown Wool to be laic at right angles to the first layer.All joints between the rolls of insulation to be close butted.

CEILINGS
All ceilings to be 12.7mm plasterboard to BS1230.
Ceilings to be have Coving and an Artex finish to clients requirements.Plasterboard sheets to be fixed with joints staggered and must be layed perpendicular to all joist runs.Fix boards at a min.150mm centres.

SMOKE ALARMS
To be self contained,interconnected and wired to a separately fused circuit with a battery back up.Smoke alarms to be fitted to u/side of plasterboard ceiling to the ground floor max 7m from the kitchen / lounge and to be max. 3m from any bedroom door. All alarms to be strictly in accordance with BS 5446 and to be wired that when one alarm is triggered all alarms are activated.

WASTE SIZES FOR NEW PLUMBING
All new plumbing to have the following waste sizes.
W.C=100mm ø Multikwik or similar approved
W.H.B=32mm ø uPVC with 75mm Deep sealed trap
SINKs=40mm ø uPVC with 75mm Deep sealed trap
SHOWER=40mm ø uPVC with 75mm Deep sealed trap
Provide access points to all changes in direction.Provide anti-siphon traps where pipe runs exceed 3m and W.H.B pipe run exceeds 1.8m.

NOGGINGS
Fix 38x38mm timber noggings to all potential loose plasterboard ceiling edges and light fittings.Position of light fittings to be advised by client on site.

INTERNAL JOINERY,SKIRTING & ARCHITRAVES
All internal finished timber to be free from all defects and to clients approval prior to ordering any materials.

ELECTRICAL INSTALLATION
To be in strict accordance with the latest I.E.E Regulations and Engineer to advise if any appliance or position of appliance does not conform to regulations. Contractor to seek advice from Client with regard to lighting requirements.

ROOF / LOFT ACCESS
Provide insulated roof access trap door with a fully weathered sealed frame and a 38mm brass bolt or to clients requirements.

BUILDING CONTROL SPECIFICATION

FOUNDATIONS
Existing building area to be stripped of all vegetable matter and rubbish to a min.depth of 150mm before excavation commences.Concrete mix for foundations to be GEN3 in accordance with BS5328:1981.Foundations to external walls to be min.700mm wide x 225mm deep.Excavate down to solid firm strata ie.750mm deep (min.1000mm if soil is of a shrinkable nature. Exact depth to suit conditions on site,subject to the strict approval of the L.A Building Inspector.Any irregularities in subsoil during excavation to be brought to the immediate attention of the Building Inspector & advice to be sought from a Chartered Structural Engineer.

WALLS BELOW D.P.C
3no.Courses of Class B brickwork below D.P.C on outer face and 1no.coarse of 7N/mm2 on inner skin of cavity face.Elsewhere to be either 7N/mm2 concrete blocks on full width trench blocks.Both to be within 225mm of G.L level.Cavity to be filled to within 225mm min. of below D.P.C with lean concrete mix.

GROUND FLOOR
65mm mortar screed with a light gauge reinforcing mesh wire on 500 gauge polythene separating layer on a 65mm Celotex Double R GA2000 rigid insulation board on 50mm approved, pre-mix 10mm thick, perimeter insulation to screed and floor in isolation upto d.p.c over on 100mm thick GEN3 concrete sub-floor on a 1200 gauge DPM, up to the DPC within walls on min.150mm clean and well compacted hardcore.Depth of hardcore must not exceed 600mm and must be compacted in 150mm thick layers.All service entries to be sealed with pressure sensitive tape. Floor to achieve a min 'U' Value of 0.25w/m²K.

DAMP PROOF COURSE (D.P.C)
Horizontal heavy duty polythene DPC "Hyload" or similar approved to all walls in accordance with BS 6515 and set min.150mm above all external ground levels.DPC in walls must be linked / lapped with DPM in ground floor.Provide perforated cavity wall trays above windows & doors with weep vents at a max.of 2m centres with a min.of 2no.per opening.

WALL TIES
Stainless steel cavity wall ties to BS1243:1978 Type built into cavity wall as works proceeds and spaced at 5 no.per centres horizontally,450mm centres vertically and 300mm staggered around all openings.Ensure wall ties are twisted at least sloping to the outside leaf.Bed ties a minimum of 50mm into each leaf and ensure wall ties are completely free from mortar droppings.

LINTELS
All lintels to cavity wall to be factory insulated Birtley Supergalv range unless noted otherwise or equal and approved.All lintels must have a min.150mm encasement,installed in accordance with manufacturer's instructions.Do not allow masonry to overhang lintel by more than 25mm. Note: lintels are not to have a continuous baseplate.

WINDOWS & DOORS
All windows to be White uPVC to clients requirements based on styles shown on elevations.Fit with 4000mm² trickle ventilators to Kitchen, Utility,Bathroom & En-Suite windows and 8000mm² elsewhere all in accordance with manufacturer's recommendations.Patio doors to be fitted with 10000mm² ventilators.Opening vents to give 1/20 th of floor area rapid ventilation to all rooms.All glazing within 800mm of floor level and within 300mm of a door to a height of 1500mm of ground level to have toughened glass in accordance with Sect on N of the Building Regulations and BS6206 class B.All double glazed units to be installed in accordance with BS 6.262 and to have a 16mm Air gap with a soft Low 'E' coating on glass inner pane to achieve a max 'U' value of 2.0 w/m²K.Note all windows to have a perimeter weatherseal both internally and externally and to be fully draught sealed.Provide frosted glass to all bathroom, W.C's and En-Suite windows.Ensure windows & doors are fitted within masonry reveal to overlap cavity closer by min.25mm to avoid cold bridging.Provide reconstituted stone cills to windows as shown.Sub.sill to clients approval.Ensure cills are fully protected throughout duration of building works.

TIMBER WALL PLATES
All timber wall plates supporting roof trusses or joists to be 50mm bedded on top of wall.Timber to be SC3 grade and have a min. length of 3m and half-lap plates at joints and corners..Provide anchor straps as described in notes elsewhere.

LATERAL RESTRAINT STRAPS
The roof structure to blockwork wall with 30X5 galvanised mild steel straps at max 1.9m ctrs where rafters and ceiling joists run parallel to blockwork walls.Also fit at max 1.6m ctrs to anchor wallplate to blockwork wall with min 3no. fixings per strap.

SOAKAWAYS
All rainwater to discharge into soakaways and to be min.5m from any building & a min.of 1m³ filled with rubble to a min 450mm of external ground level.Overlay rubble with Type 1 membrane sheet and backfill with clean topsoil.Note the soakaway inlet pipe must discharge to the centre of the soakaway in all directions.

RAINWATER DRAINAGE
White uPVC guttering and downpipes to clients approval.Fix to guttering to be 1:600 and brackets fixed at max.2m ctrs.Downpipes to be connected into underground drains via reducing adapter.Underground drains to be 110mm Ø clayor uPVC or similar approved with flexible joints laid on 100mm pea gravel and min 150mm surrounds laid to 1:100 falls to new soakaway.Soakaway specification detailed elsewhere.

GENERAL CONDITIONS
Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials.Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the Client and Local Authority.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.

No allowance has been made for any Structural Calculations,a "SAP" calculation, Soil Investigation or Flood Risk Assessment.If deemed necessary then these will be a chargeable extra.All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.

All materials not specified to be of a standard suitable for the work proposed and be fit for purpose.All work to be in accordance with good building practise and all necessary BS codes for Workmanship on Building Sites.

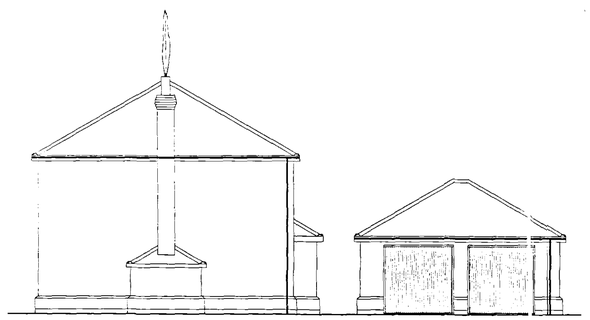
All window opening vents to allow means of escape in an emergency situation.Opening vent to be min.450 wide in each direction with an area of 0.33m². Cill level to be within 800mm & 1100mm of FFL and fitted with egress hinges.



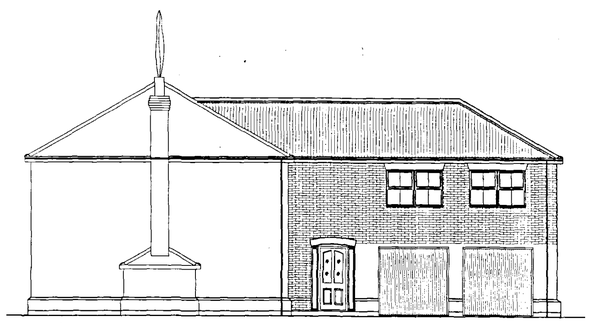
EXISTING REAR ELEVATION
Scale 1:100



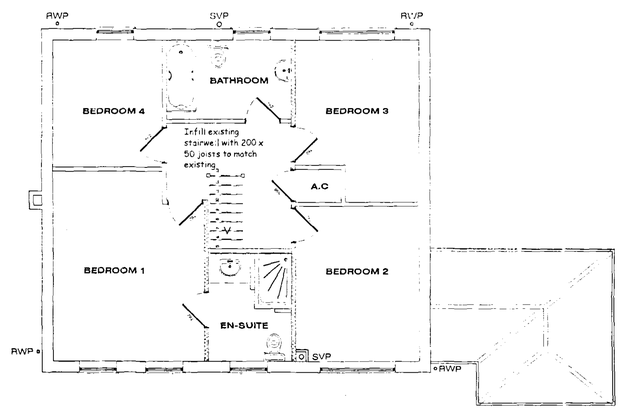
PROPOSED REAR ELEVATION
Scale 1:100



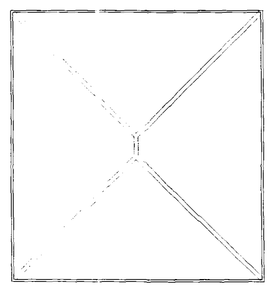
EXISTING SIDE ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100



EXISTING FIRST FLOOR PLAN
Not to Scale



HEATING SYSTEM
Provide a Low Pressure Hot water Central system via Gas Fired Boiler and cylinder complete with fan assisted flue and combustion air vent. Balanced flue to be located on external wall within 2m of ground level.Area of vent is to be in strict accordance with manufacturer's recommendations.Boiler size & output rating ..etc to be confirmed by Heating Engineer.Boiler to have a SEDBUK rating of 85%.Electrical operated boiler control interlocks are to control the operating periods of the boiler which in turn is controlled by a room thermostat positioned in proposed living room.The boiler should only fire when the space heating or the Cylinder termostat calls for heat.All radiators are to be fitted with thermostatic radiator valves. The hot water cyclinder is to be insulated with a factory applied PU foam coating at least 35mm thk having a min. density of 35kg/m³. All space heating pipework located outside the building fabric insulation layers to be wrapped with insulation material having a thermal conductivity at 40°C not exceeding 0.035 W/m°K and a thickness equal to the outside diameter of pipe upto max. of 40mm.It should be noted that central heating and hot water pipework in unheated areas may need increased insulation thicknesses for the purpose of protection against frost, refer to BRE Report No. 262 2002 Edition.

COMMISSIONING OF HEATING AND HOT WATER SYSTEM
Contractor to submit a cetificate to show that commissioning has been successfully carried out. The certificate should be made available to the Client and SHDC building inspectors. A suitable certificate should be one published as part of the Benchmark Code of Practise for Installation, Commissioning and Servicing of Central Heating Systems, a blank copy may be included within the boiler manufacturers installations instructions or from CH Information Council on Tel no: 01926 423 284.

REV DESCRIPTION
"B" - 20.05.05 - Elevations amended to suit Client
"A" - 18.11.04 - Amendments shown clouded to suit B.Control

remway design
Plans drawn for: Local Authority - Planning permission & Building Control
3, Rembrandt Way
Spalding
Lincs
PE11 3HA
Tel: 07815 112 058
Fax: 01775 766 621
e-mail: jason@remwaydesign.co.uk

Project: Proposed Two Storey Side Extension

Client: Mr D Ford
"Highbury"
Damgate
Holbeach
PE12 8PB

Date: may'03 DRG No. DF.01