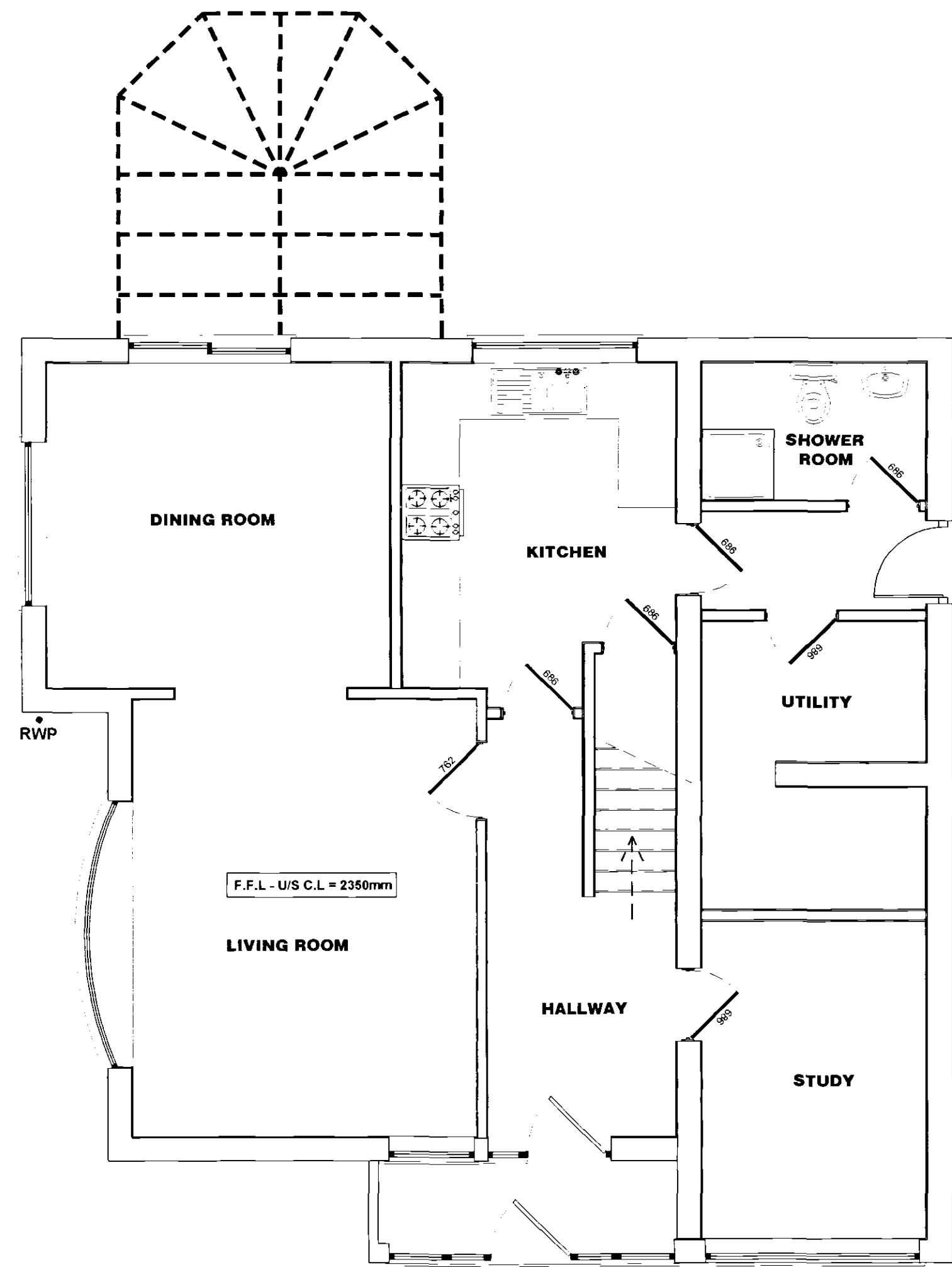
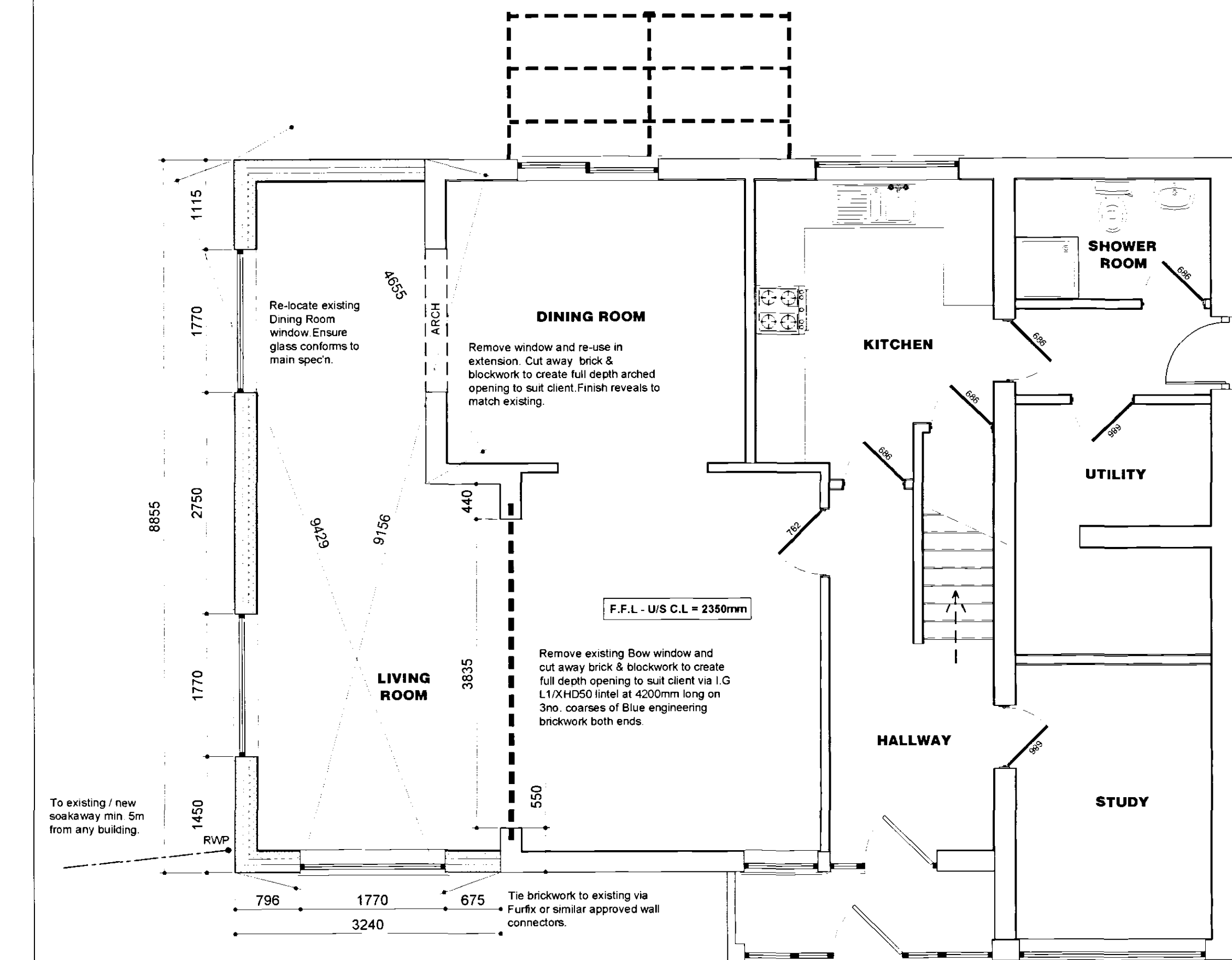
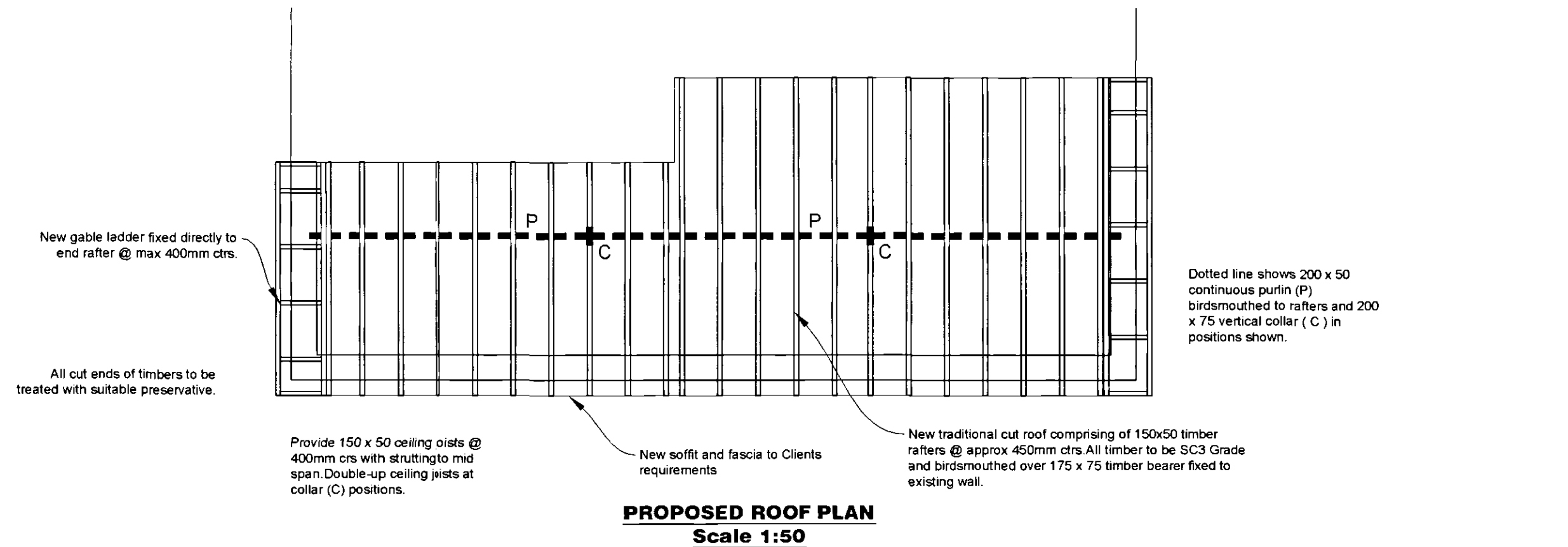




EXISTING GROUND FLOOR PLAN
Not to Scale



PROPOSED GROUND FLOOR PLAN
Scale 1:50



PROPOSED ROOF PLAN
Scale 1:50



PROPOSED FRONT ELEVATION
Scale 1:100



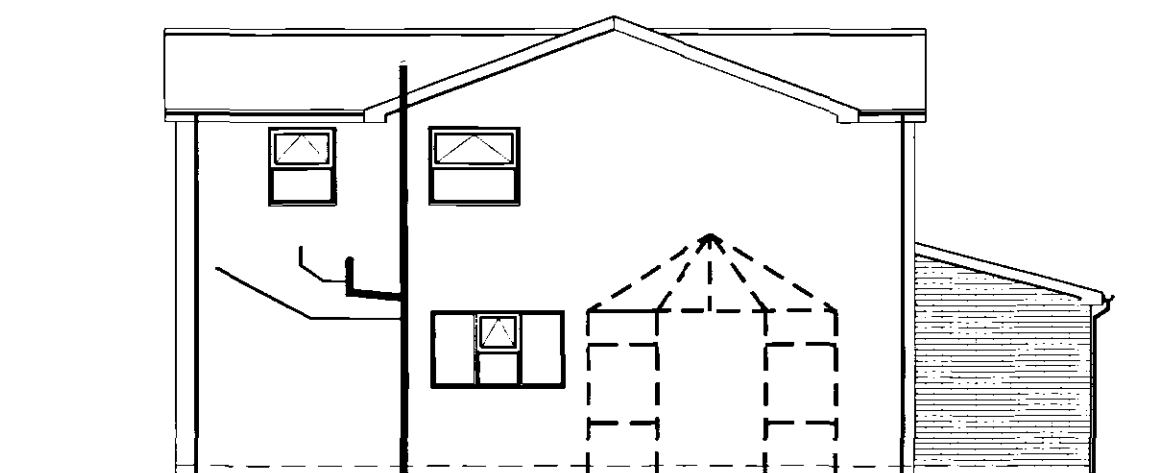
EXISTING FRONT ELEVATION
Scale 1:100



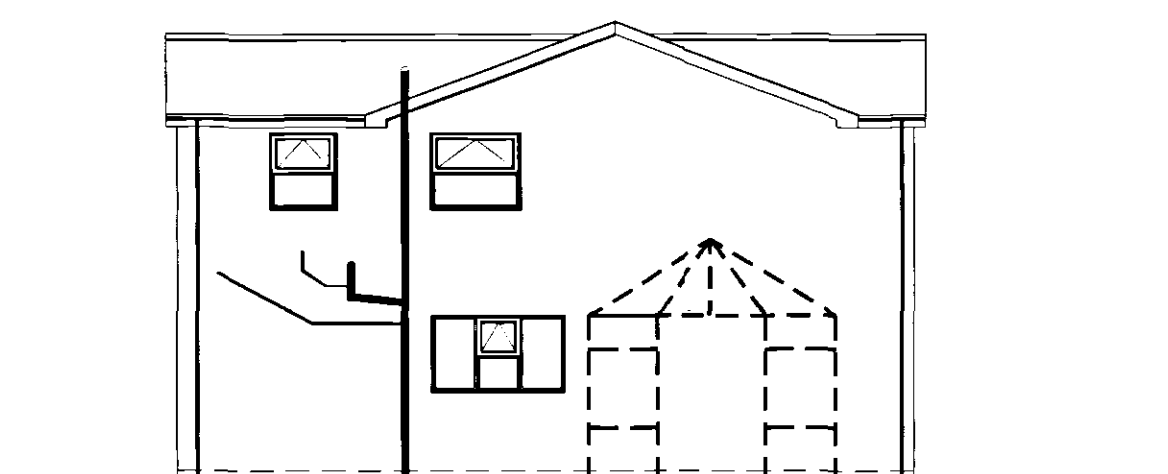
PROPOSED SIDE ELEVATION
Scale 1:100



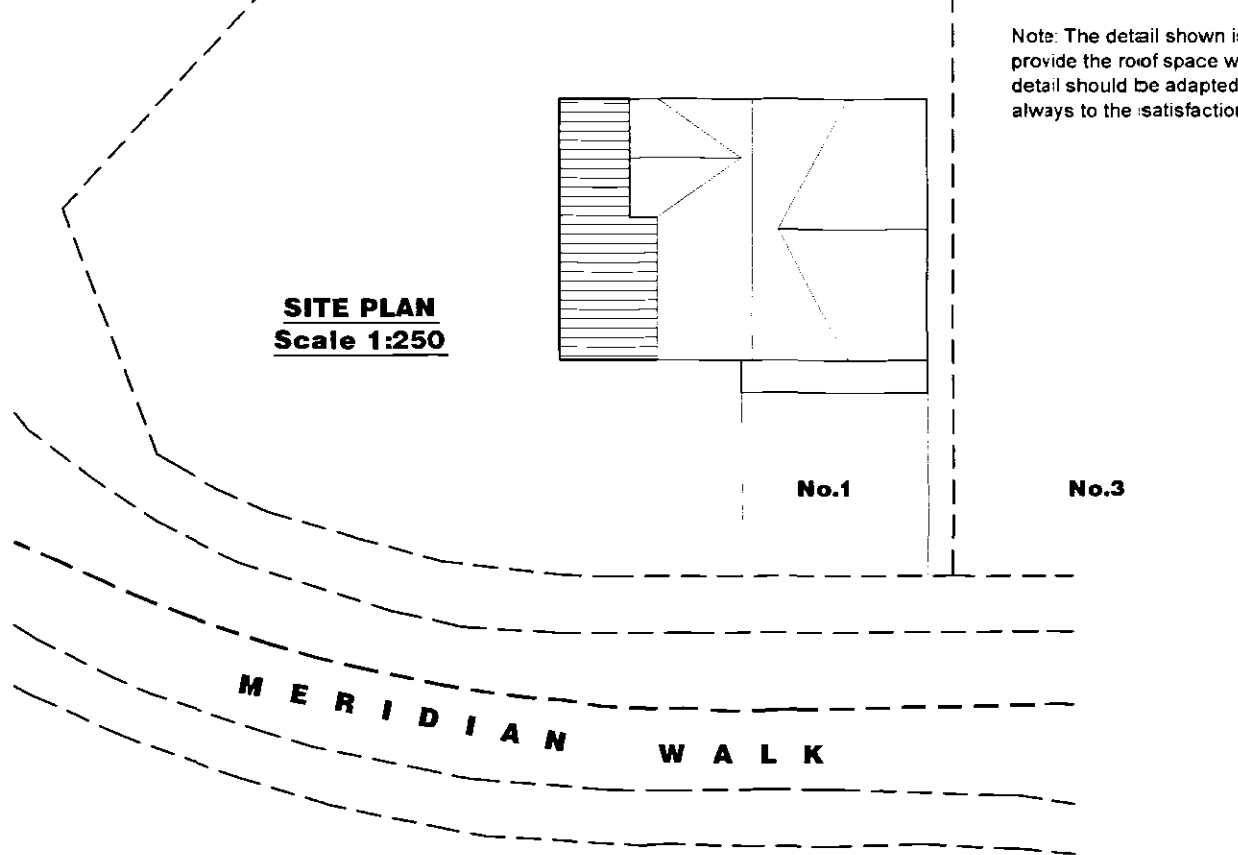
EXISTING SIDE ELEVATION
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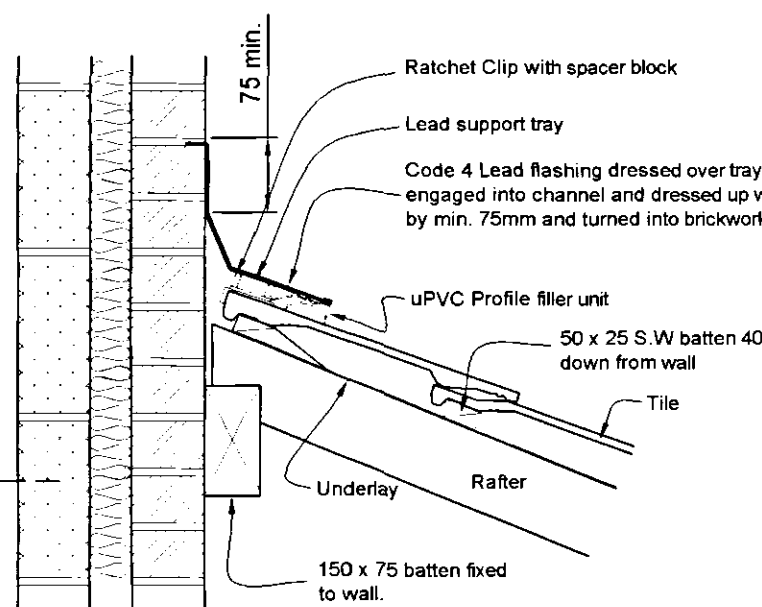
PROPOSED REAR ELEVATION
Scale 1:100



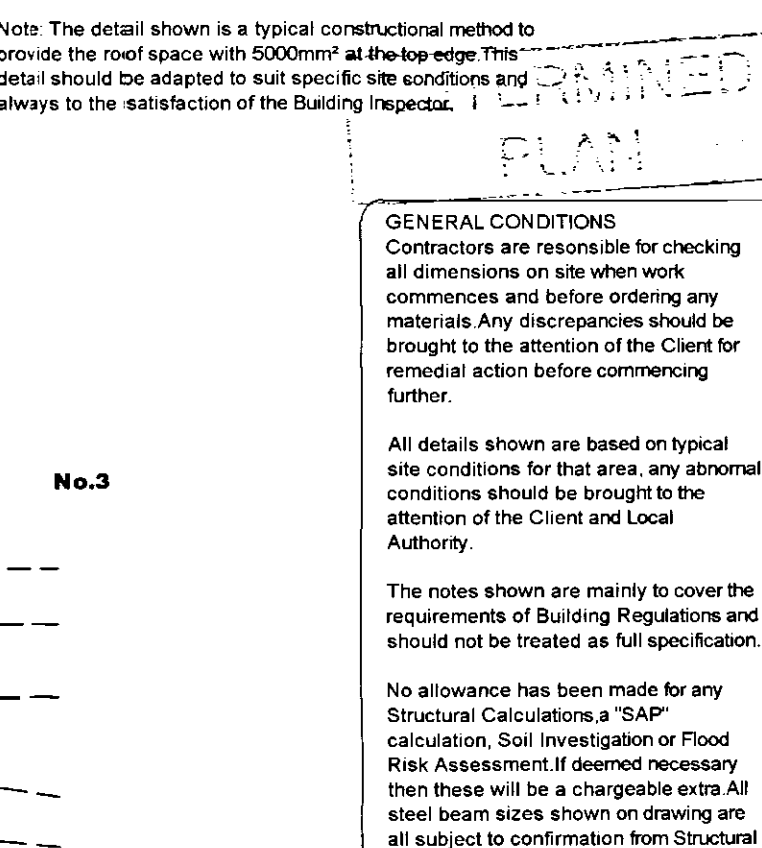
EXISTING REAR ELEVATION
Scale 1:100



SITE PLAN
Scale 1:250



TYPICAL ROOF TOP ABUTMENT DETAIL
Not to Scale



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 or SAP calculation, Soil Investigation or Flood Risk Assessment. If deemed necessary then these will be a chargeable extra. All steel beam sizes shown on drawings 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 practice and all necessary BS codes for Workmanship on Building Sites.

ROOF / LOFT ACCESS
Provide insulated roof access trap door with a fully weathered sealed frame and a 38mm brass bolt or to clients requirements.
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.
HEATING SYSTEM
Provided from existing but all radiators are to be fitted with thermostatic radiator valves. 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/m²K and a thickness equal to the outside diameter of pipe up to 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.
RAINWATER DRAINAGE
White uPVC guttering and downpipes to clients approval. Falls for 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 Corus uPVC or similar approved with flexible joints laid on 100mm peagrade and min 150mm surrounds laid to 1:100 falls to new soakaway. Soakaway specification detailed elsewhere.
ROOF INSULATION
Lay 300mm mineral fibre insulation to roof area to achieve a min 'U' value of 0.16 W/m²K. 100mm between rafters and 200mm over rafters at right angles to first layer. Fix Dovetail rafter tray in accordance with manufacturers instructions or similar approved where insulation meets roof slope to maintain roof ventilation.
ROOF FINISH
Marley Wessex or Malvern or similar concrete interlocking roof tiles which will shed water efficiently at low pitches fitted in accordance with manufacturers instructions on 50x25 preservative treated timber battens on unferable sarking felt type IF with min 150mm overlaps. Generally all tiles at perimeter of roof to be clipped and nailed.
ROOF VENTILATION
Roof ventilation to be achieved via soffit level ventilators complete with integral insect proof screens which will supply the roof space with ventilation equivalent to a continuous 10mm gap and Top Abutment Ventilation system which will supply the equivalent of continuous 5mm gap as detail.
CEILING
All ceilings to be 12.7mm plasterboard to BS1230.
Ceilings to be have Cove and an Artex finish to clients requirements. Plasterboard sheets to be fixed with joints staggered and must be laid perpendicular to all joist runs. Fix boards at a min 150mm centres.
WALLS
Close all cavity walls at jambs with Thermabate or similar approved insulated cavity closers fitted strictly in accordance with manufacturers instructions. Roof insulation to be continuous with wall cavity insulation.
MORTAR
All mortar to be 6:1:1 sand/cement/lime or equally approved and to be a consistent colour throughout duration of contact. Finish mortar joints as agreed with Client on site.
WALL TIES
Stainless steel cavity wall ties to BS1243:1978. To be built into cavity wall as works proceeds and spaced at 900mm centres horizontally, 450mm centres vertically and 300mm staggered around all openings. Ensure wall ties are level or 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.
INTELS
All lintels to cavity wall to be factory insulated I.G.L1 range unless noted otherwise or equalled approved. All lintels must have a min 150mm endbearing and 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 400mm trickle ventilators to Kitchen, Utility, Bathroom & En-Suite windows and 800mm² elsewhere all in accordance with manufacturer's recommendations. Patio doors to be fitted with 1000mm² ventilators. Opening vents to give 1/20th of floor area rapid ventilation to all rooms. All glazing within 800mm of ground level and within 300mm of a door to a height of 1500mm of ground level to have toughened glass in accordance with Section N of the Building Regulations and BS6206 class B. All double glazed units to be installed in accordance with BS 6262 and to have a 16mm Air gap with a soft Low 'E' coating on glass inner pane to achieve a min '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 10mm to avoid cold bridging. Provide reconstructed stone subcills to windows as shown. Submit to clients approval. Ensure subcills are fully protected throughout duration of building works.
ROOF CONSTRUCTION
To be Trussed Rafters designed and constructed in accordance with BS 5268 Part 3:1985 all by specialist approved manufacturer. Trusses to be set at max 600mm centres with all necessary 100x25 bracing. Truss manufacturer to provide all necessary calculations and details to the Client / Contractor for L.A. Building Inspectors approval prior to installation of any roof truss.
TIMBER WALLPLATES
All timber wallplates supporting roof trusses to be 100mm x 50mm bedded on top of wall. Timber to be SC3 grade and use 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 1.8m ctrs where rafters and ceiling joists run parallel to blockwork walls. Also fit at max 1.8m ctrs to anchor wallplate to blockwork wall with min 3no. fixings per strap.
SOAKAWAYS
All rainwater to discharge into soakaways and to be min of 5m from any building & a min of 1m² filled with rubble to within 450mm of external ground level. Overlay rubble with polythene sheet and backfill with clean topsoil. Note the soakaway inlet pipe must discharge to the centre of the soakaway in all directions.

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 wall to be min 700mm wide x 225mm deep. Excavate down to solid firm strata i.e. 750mm deep (min 1000mm if soil is of a shrinkable nature). Exact depth to suit conditions on site and 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. course of 7N/mm² concrete blockwork or full width trench blocks both to be within 225mm of D.P.C. 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 chicken wire on 500 gauge polythene separating layer on a 60mm Celotex Double R GA2000 or 100mm Jablite Jabfor 70 rigid insulation board or similar approved, provide 30mm brick perimeter insulation between screed and floor insulation up to d.p.c. level on 100mm thick GEN3 concrete sub-floor on a 1200 gauge DPM lapped onto D.P.C. within walls on min 150mm clean and well compacted hardcore. Depth of hardcore must not exceed 800mm 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 0.25 W/m²K.
DAMP PROOF COARSE (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 performed cavity wall trays above windows & doors with weep vents at a max of 2m centres with a min of 2no. per opening.
EXTERNAL WALLS
All external walls to be 265mm overall thickness comprising of:
-100mm Brickwork to match existing
-65mm cavity filled with Crown Dntherm (or equal approved) built in as work progresses
-100mm Thermabite Shield insulating blockwork.
Continue wall insulation at least 150mm below top of perimeter floor insulation and support off wall ties.
External wall to achieve a min 'U' Value of 0.35 W/m²K.
CAVITIES
Close all cavity walls at jambs with Thermabate or similar approved insulated cavity closers fitted strictly in accordance with manufacturers instructions. Roof insulation to be continuous with wall cavity insulation.
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Planning & Design
REV DESCRIPTION
08 JUL 2003
Ref scales

Remway design
Plans drawn for: Local Authority - Planning permission & Building Control.
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Spalding
Lincs
PE11 3HX
Tel: 07815 112 068
Fax: 01775 768 521
e-mail: jason@remwaydesign.co.uk

Project: **Proposed Lounge & Dining Room Extension**

Client: **Mr & Mrs G Sansom
No 1 Meridian Walk
Holbeach
PE12 7NR**

Date: **June'03** DRG No.: **GS.01** REV: