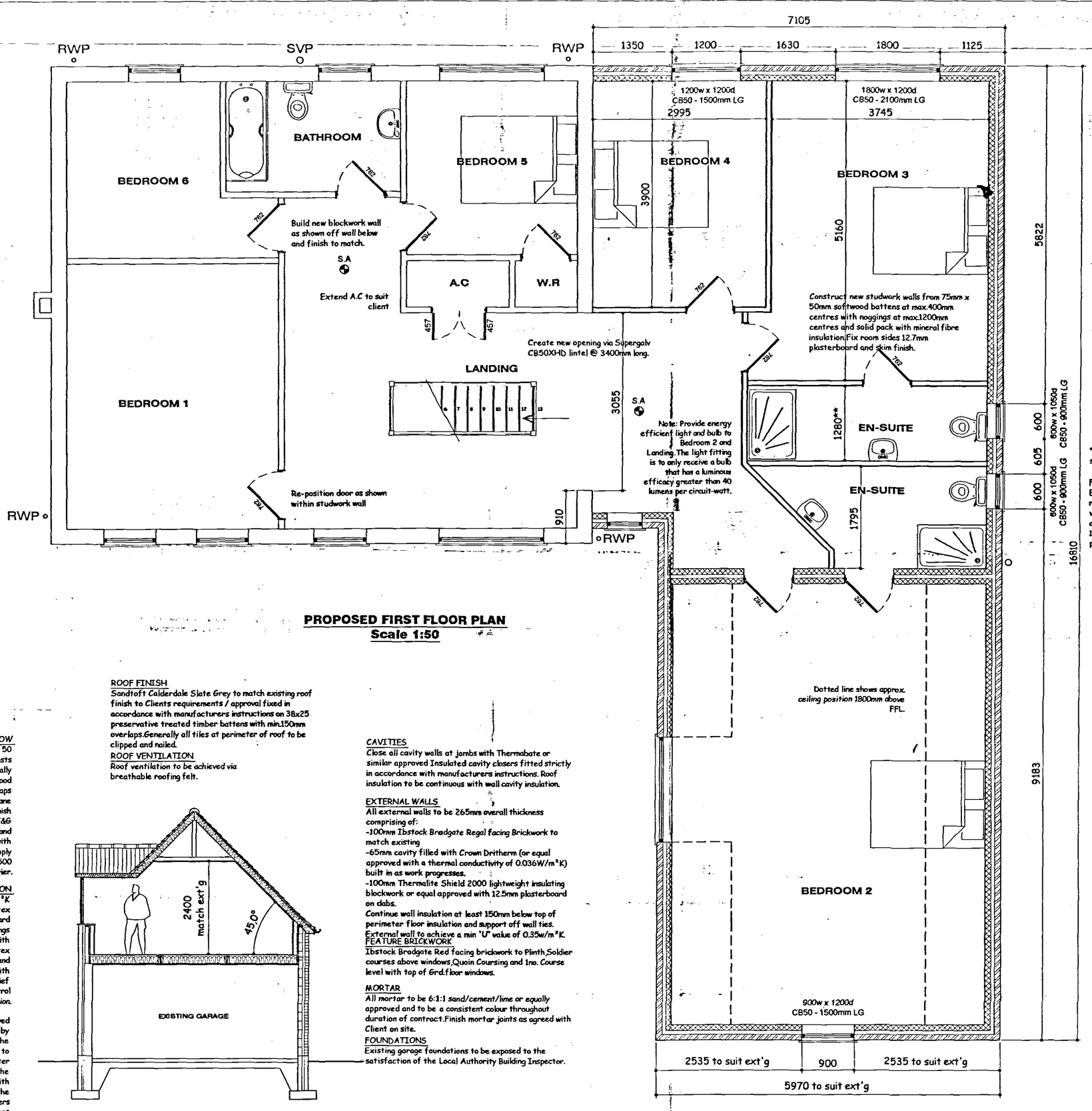
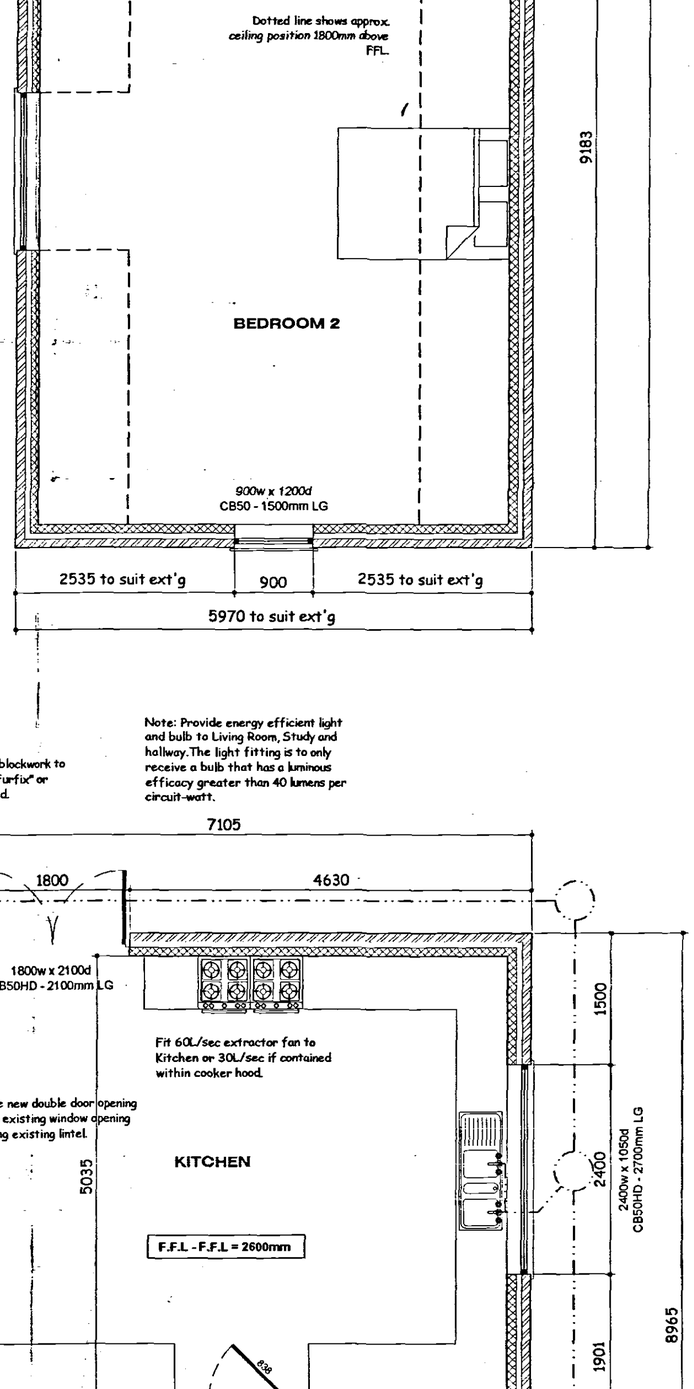


** =En-Suite width to suit clients shower tray

Fit 15L/sec extractor fans to En-Suites with rigid ducting kit running thro' roof space and to be ventilated thro' soffit. Ducting and fan to be surronded with 100mm glass fibre insulation to provide 1/2 hour fire protection.

PROPOSED FIRST FLOOR PLAN
Scale 1:50



ROOF FINISH
Sandtoft Calderdale Slate Grey to match existing roof finish to Clients requirements / approval fixed in accordance with manufacturers instructions on 38x25 preservative treated timber battens with min.150mm overlaps.Generally all tiles at perimeter of roof to be clipped and nailed.

ROOF VENTILATION
Roof ventilation to be achieved via breathable roofing felt.

DORMER WINDOW
Construct dormer window from 100 x 50 timber framing, 150 x 50 timber joists to form head member.Fix externally 12mm thk exterior grade WBP plywood sheeting ensuring to allow expansion gaps of 3mm at joints.Fix breather membrane to outer face of sheeting.External finish to side of dormer to be white uPVC T&G cladding with all necessary fixings and corner covers.Solid pack internally with mineral fibre insulation and supply between insulation and p'board a 500 gauge vapour barrier.

ROOF INSULATION
Roof to achieve a 'U' value of 0.16w/m²K by using 2no.layers of 75mm Celotex tuff-R GA3000Z rigid insulation board fixed between rafters on timber noggings fixed securely to sides of each rafter with 12.7mm Duplex plasterboard.Celotex boarding & noggings to be fixed, cut and installed strictly in accordance with manufacturer's instructions and the brief description with Building Control Specification.

Install "Tyvek" or similar approved Breathable membrane over rafters by either fixing battens to the sides of the rafters and allowing the membranes to sag between or by fixing counter battens over the membrane leaving the entire rafter depth to be filled with insulation, all in accordance with the membrane manufacturers recommendations.

PROPOSED SECTION ABOVE EXISTING GARAGE
Scale 1:75

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.

EXTERNAL WALLS
All external walls to be 265mm overall thickness comprising of:
-100mm Ibstock Bradgate Regal facing Brickwork to match existing
-65mm cavity filled with Crown Dritherm (or equal approved with a thermal conductivity of 0.036W/m²K) built in as work progresses.
-100mm Thermalite Shield 2000 lightweight insulating blockwork or equal approved with 12.5mm plasterboard on dabs.
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 0.35w/m²K.

FEATURE BRICKWORK
Ibstock Bradgate Red facing brickwork to Plinth,Soldier courses above windows,Quoin Coursing and 1no. Course level with top of Grd.floor windows.

MORTAR
All mortar to be 6:1:1 sand/cement/lime or equally approved and to be a consistent colour throughout duration of contract.Finish mortar joints as agreed with Client on site.

FOUNDATIONS
Existing garage foundations to be exposed to the satisfaction of the Local Authority Building Inspector.

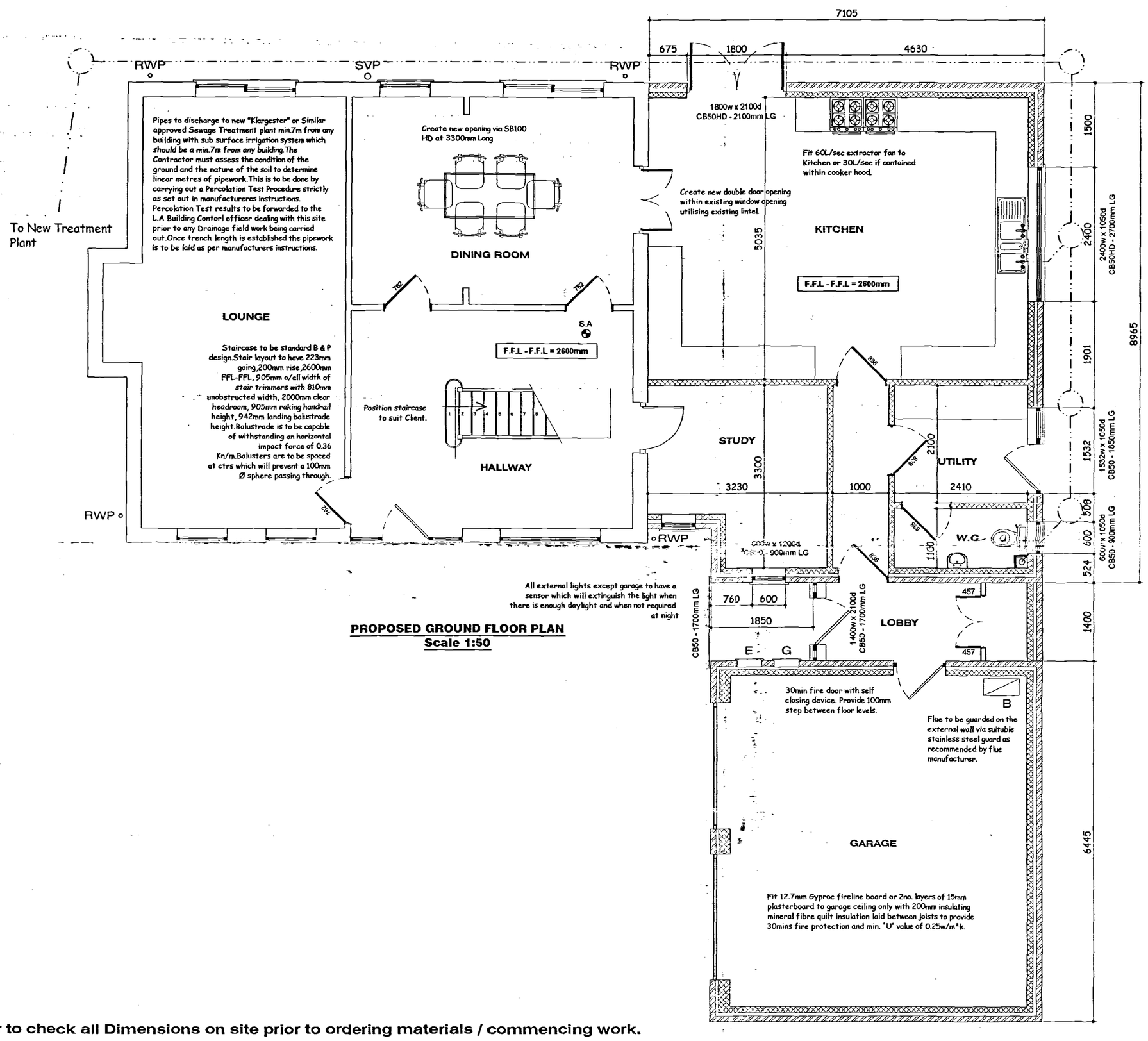
Tie new brick/blockwork to existing with "Furfix" or similar approved.

Note: Provide energy efficient light and bulb to Living Room, Study and hallway.The light fitting is to only receive a bulb that has a luminous efficacy greater than 40 lumens per circuit-watt.

New I.C less than 650mm deep and only one branch connection to be 225mmØ and I.C between 600mm and 1000mm deep to be 450mmØ uPVC Osma or equal approved.I.C over 1000mm deep to be 1200x750 on 150mm C20P concrete base with 215mm Class B brick walls with Grade B medium duty cover.

Underground drains to be as rainwater drainage but with min.1:80 and max.1:40 falls.Fall of drains from gullies to be 1:40.All drains passing thro' walls to have concrete lintel over with 50mm space around filled with compressible material and opening masked with durable rigid sheet to prevent ingress of vermin or back fill.Drain runs must not be any lower than foundation depth unless min.of 1m from any building.Provide roddable access to all change in bends and junctions.Contractor to ensure no live drains run beneath proposed works.

Fit 30L/sec ceiling mounted extract fan to Utility & 15L/sec to W.C with rigid ducting kit running thro' floor space and to be ventilated thro'external wall.Ducting and fan to be surronded with 100mm glass fibre insulation to provide 30mins fire protection.



All external lights except garage to have a sensor which will extinguish the light when there is enough daylight and when not required at night

PROPOSED GROUND FLOOR PLAN
Scale 1:50

GENERAL CONDITIONS
Contractors are resonsible 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.

REV DESCRIPTION:

remway design
Plans drawn for: Local Authority - Planning permission & Building Control.
3, Rembrandt Way
Spalding
Lincs
PE11 3HX
Tel: 07815 112 058
Fax: 01775 768 921
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.02 | REV:

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