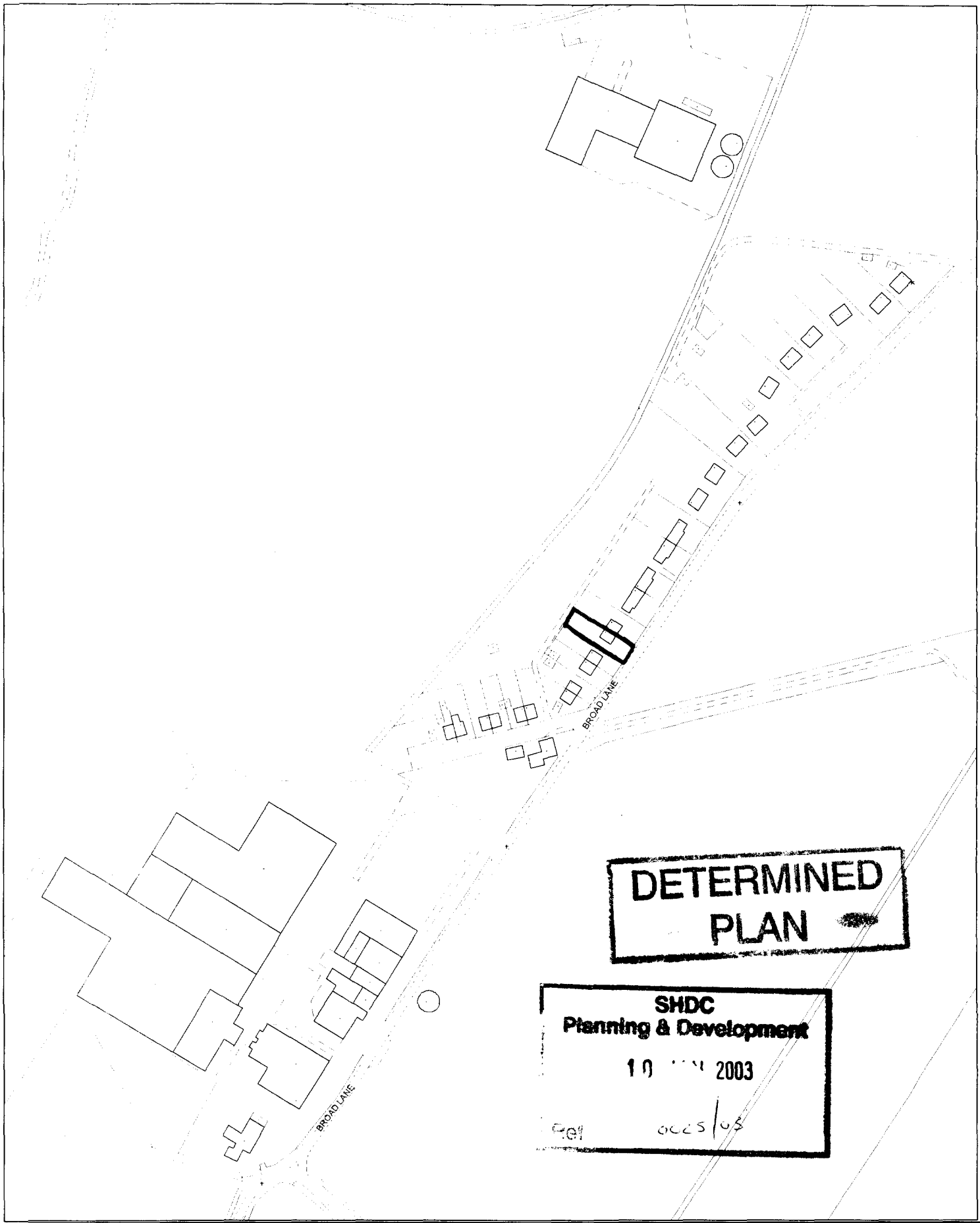


DETERMINED PLAN

SHDC
Planning & Development
10 [illegible] 2003
Ref 0025/03

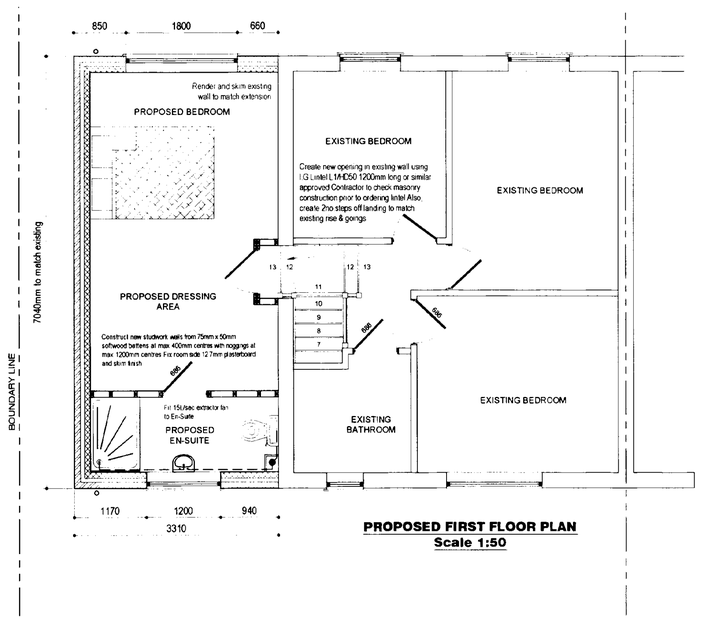
[redacted]
Council Offices, Priory Road, Spalding,
Lincolnshire PE11 2XE

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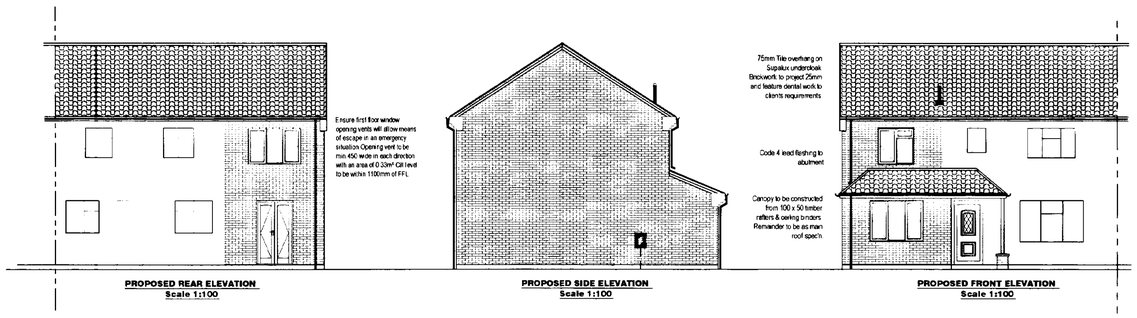
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PROPOSED FIRST FLOOR PLAN
Scale 1:50



PROPOSED REAR ELEVATION
Scale 1:100

PROPOSED SIDE ELEVATION
Scale 1:100

PROPOSED FRONT ELEVATION
Scale 1:100

All new plumbing to have the following waste sizes
W C=100mm ø Multiwrk or similar approved
W H B=32mm ø uPVC with 75mm Deep sealed trap
SINK=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 porential 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 clients requirements

SOAKAWAYS
All soakaways 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

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

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 condition 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 coarse of 7Nmm2 on inner skin of cavity face Elsewhere to be either 7Nmm2 concrete blockwork or full width trench blocks Bolt to be within 225mm of DPC level Cavity to be filled to within 225mm min. of below DPC 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 rigid insulation board or similar approved, provide 30mm thick perimeter insulation between screed and floor insulation upto dp c level on 100mm thick GEN3 concrete sub-floor on a 1200 gauge DPM lapped onto DPC wher walls on min 150mm clean and well compacted hardcore Depth of hardcore must not exceed 600mm and to be compacted in depths not exceeding 150mm All service entries to be sealed with pressure sensitive tape Floor to achieve a min 'U' Value of 0.25w/m²K

DAMP PROOF COARSE (D.P.C).
Horizontal heavy duty polythene DPC 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 dwelling
-65mm cavity filled with Crown Dritherm (or equal approved) built in as work progresses
-100mm Thermalite 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 0.35w/m²K

CAVITIES
Close all cavity walls at jambs with Thermabate Insulated cavity closers fitted strictly in accordance with manufacturers instructions Close top of cavity walls with 75mm Dritherm or similar approved insulation batt supported on wall ties

MORTAR
All mortar to be 6:1:1 sand/cement/lime or equally approved and to be closest match to existing as possible Colour of mortar to be a consistent colour throughout duration of building work.

WALL TIES
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

LINTELS
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 Note lintels are not to have a continuous bespoke

WINDOWS
All windows to be uPVC double glazed to match existing with 8000mm² trickle ventilators all in accordance with clients requirements Opening vents to give ⅛th of floor area rapid ventilation to all rooms All glazing to meet the requirements of 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 Low 'E' 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

TIMBER WALLPLATES
All timber wallplates supporting roof trusses to be 100mm x 50mm bedded on top of wall Timber to be SC3 grade Provide anchor straps as described in notes elsewhere

LATERAL RESTRAINT STRAPS
The roof structure to brickwork wall with 30X5 galvanised mild steel straps at max 1.8m ctrs where rafters and ceiling joists run parallel to brickwork walls Also fix at max 1.8m ctrs to anchor wallplate to brickwork wall with min 3no fixings per strap

INTERNAL WALLS TO FIRST FLOOR
Internal walls to first floor to be studwork as per specification detailed on proposed plan

RAINWATER DRAINAGE
uPVC guttering and downpipes to match existing 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 Osma 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

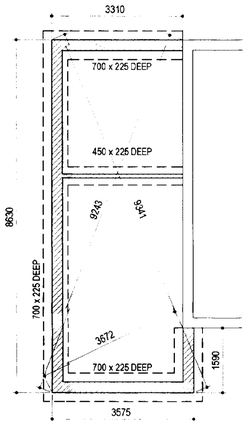
ROOF INSULATION
Lay 300mm mineral fibre insulation to roof area to achieve a 'U' value of 0.16w/m²K 100mm between rafters and 200mm over rafters at right angles to first layer Fix Dovetail rafter tray in accordance with manufacturers instructions or similar approved where insulation meets roof slope to maintain roof ventilation

ROOF FINISH
Concrete interlocking roof tiles in accordance with manufacturers instructions on 38x25 preservative treated timber battens on untearable sarking felt with min 150mm overlaps

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 25mm gap Provide at both sides of roof to ensure cross ventilation

CEILINGS
All ceilings to be 12.7mm plasterboard to BS1230
Ceilings to be have Coving and 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 utside of plasterboard ceiling to the ground floor max 7m from the kitchen and lounge and to be strictly in accordance



FOUNDATION PLAN
Not to Scale

ALL TIMBER TO BE SC3 GRADE

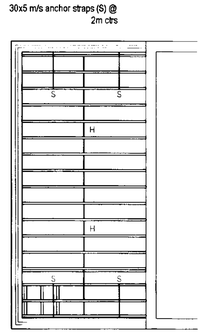
All cut ends of joists to be sealed with suitable preservative

Lay 22mm Weyroc Tongue and Grooved flooring grade wood particle boarding or equal approved on top of first floor joists with staggered joints

200x50 joists @ max.400mm ctrs. Solid herringbone strutting @ mid point to spans over 2m. Strutting at third points to span over 4m. Joists to be supported at all junctions with approved Joist Hangers.

2no 200x50 joists to be doubled-up under studwork partition

Solid strutting req'd under shower



JOIST PLAN
Not to Scale

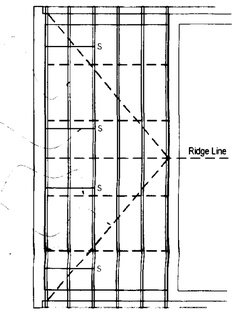
Trussed Rafters to be at max 600mm ctrs. Roof construction to be designed strictly in accordance with BS5268 Part 3 1985 and to specialist manufacturers design drawings. Calculations to be submitted to the L A Building Control Officers approval prior to any materials being placed on order.

30x5 ms straps over 2no. trusses at max 2m ctrs to gable ends and ceiling level. 1no gable strap to be within 500mm of ridge.

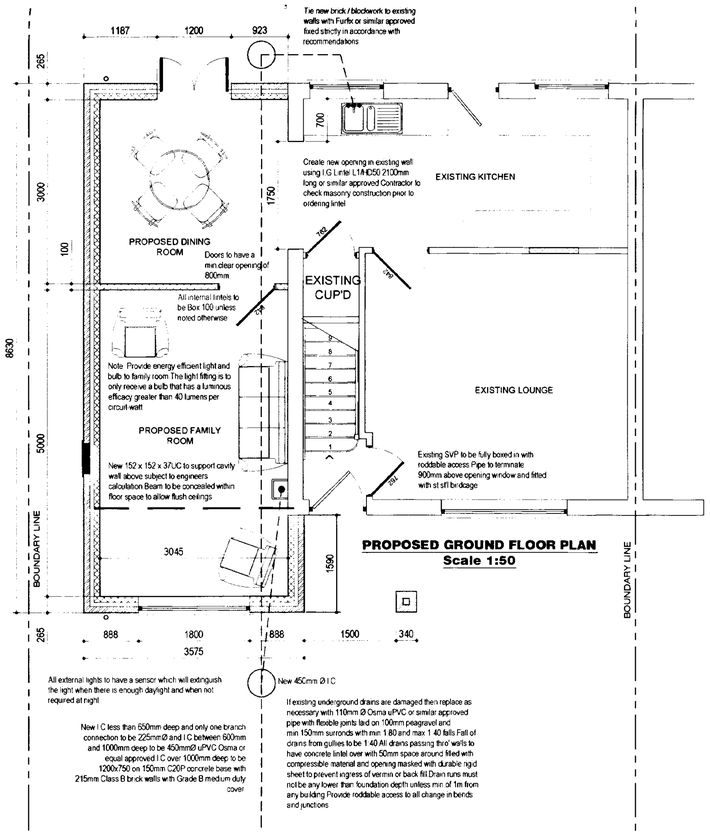
25X100 diagonal and longitudinal wind bracing to be fixed all in accordance with manufacturers details. Lap joints (if required) to be taken over 2no trusses all in accordance with BS5268 Part 3 - 1985.

Note provide 50x50 timber noggings for partition head fixing and pendant light fixings position of light fixings to be agreed on site with client.

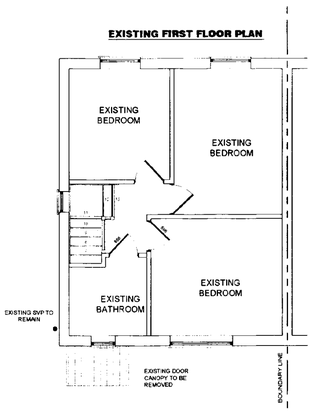
Soffit and fascia profile to match existing fitted strictly in accordance with manufacturer's recommendations



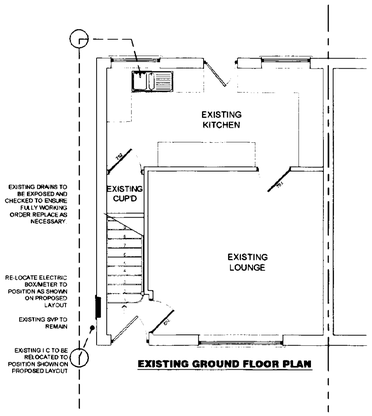
ROOF PLAN
Not to Scale



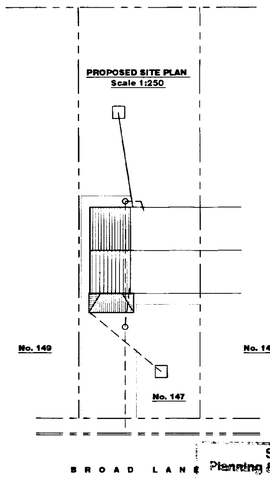
PROPOSED GROUND FLOOR PLAN
Scale 1:50



EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN



PROPOSED SITE PLAN
Scale 1:250

DETERMINED
PLAN

REV DESCRIPTION:

SHDC
Planning & Development
Rec'd 02/05/03

BROAD LANE

remway design
3, Rembrandt Way
Spalding
Lincs
PE11 3HX
Tel: 07815 112 058
Fax: 01775 768 921
e-mail: jason@remwaydesign.co.uk

GENERAL CONDITIONS
Contractors are resonsible for checking all dimensions on site prior to work commencing 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 Structural Calculations, a "SAP" calculation or Flood Risk Assessment .If deemed necessary then these will be a chargeable extra.

Project: Proposed 2 Storey Side Extension

Client: Mr & Mrs J Pettitt
147 Broadlane
Moulton
Spalding
PE12 6PW