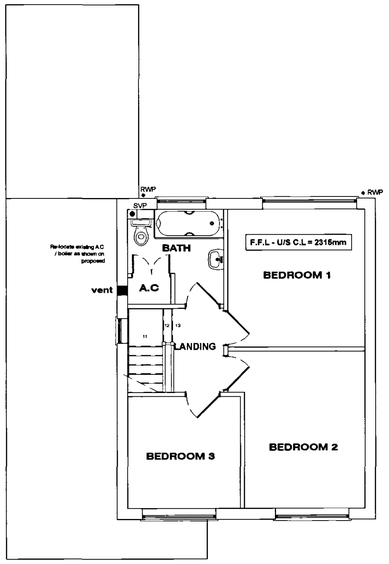
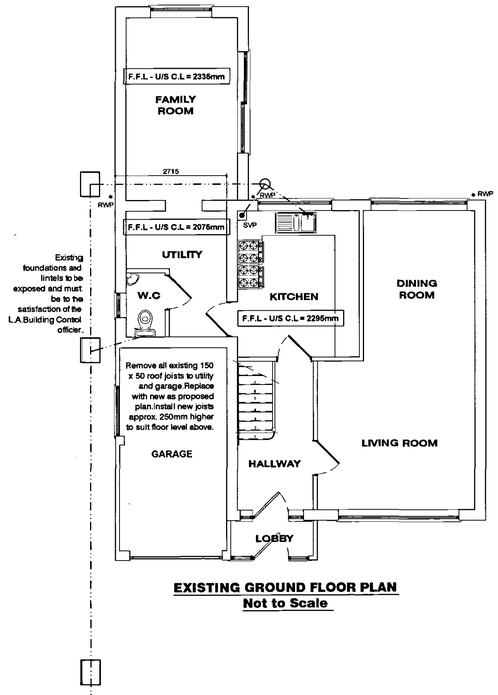
Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask



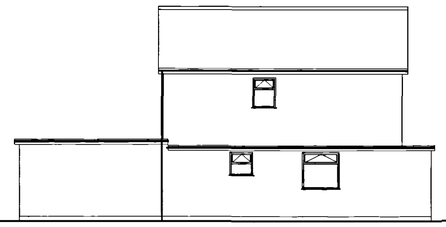
EXISTING FIRST FLOOR PLAN
Not to Scale



EXISTING GROUND FLOOR PLAN
Not to Scale



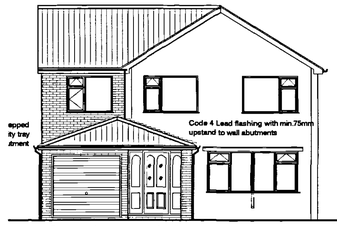
EXISTING FRONT ELEVATION
Scale 1:100



EXISTING SIDE ELEVATION
Scale 1:100

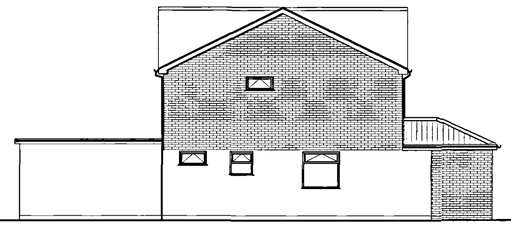


EXISTING REAR ELEVATION
Scale 1:100



Ensure opening vents to extension 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.

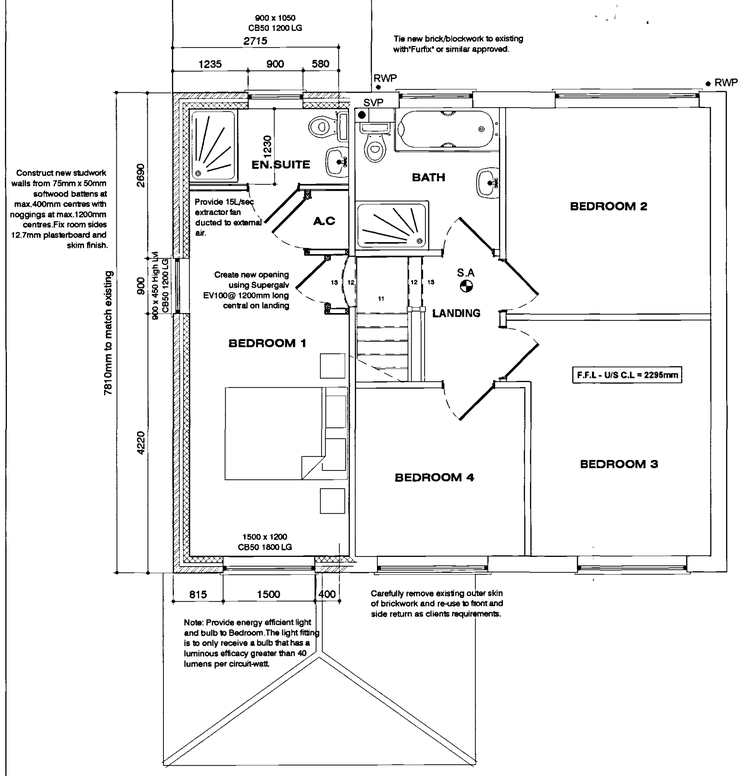
PROPOSED FRONT ELEVATION
Scale 1:100



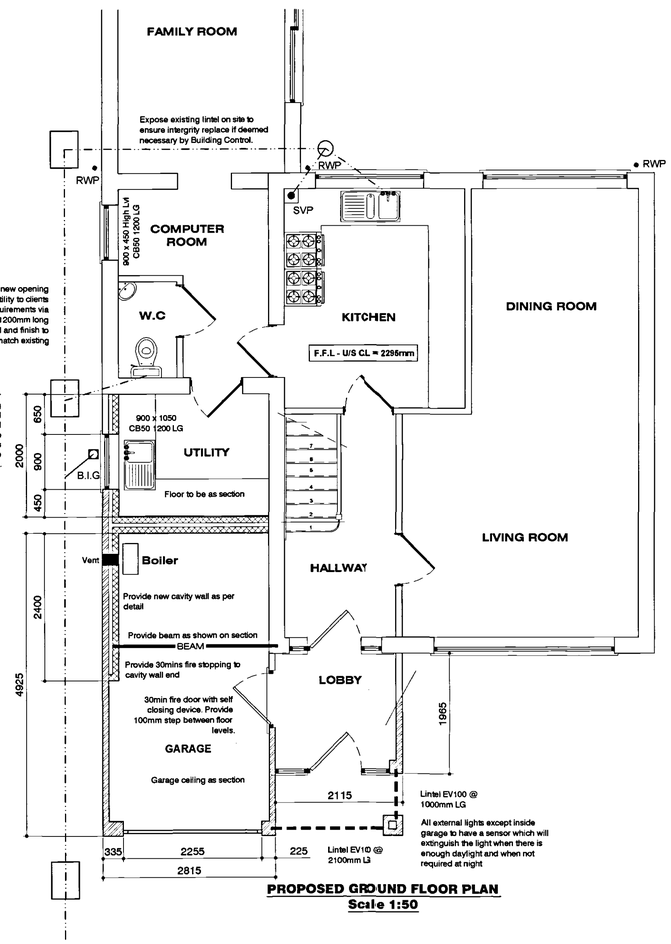
PROPOSED SIDE ELEVATION
Scale 1:100



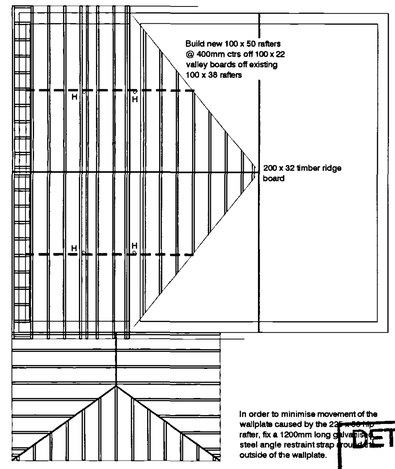
PROPOSED REAR ELEVATION
Scale 1:100



PROPOSED FIRST FLOOR PLAN
Scale 1:50



PROPOSED GROUND FLOOR PLAN
Scale 1:50



ALL TIMBER TO BE SC3 GRADE,DRY GRADED TO BS4978 AND MARKED "DRY" or "KD"

PROPOSED ROOF PLAN
Not to Scale

Double up joists (D) underneath studwork wall and solid strutting (SS) reqd where studwork wall runs at right angles to joist span.

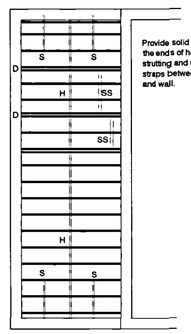
Lay 22mm Weyroc Tongue and Grooved flooring grade wood particle boarding or equal approved on top of first floor joists with staggered joints

150 x 50 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 with 75mm min. bearing on masonry and joist.Joist to be cut accurately for a tight fit in hanger with max.6mm gap. Joist bottom to be notched to keep ceiling line level.

First and last joist to be clear of wall by 25-50mm.

All cut ends of joists to be sealed with suitable preservative

30x5 m/s anchor straps (S) @ 2m ctrs with solid strutting beneath.Notch straps into minimum 3no. joists and fix with two nails.



Provide solid blocking at the ends of herringbone strutting and under straps between last joist and wall.

ALL TIMBER TO BE SC3 GRADE,DRY GRADED TO BS4978 AND MARKED "DRY" or "KD"

PROPOSED JOIST PLAN
Not to Scale

PLEASE NOTE:
Due to areas of the structure being covered, unexposed or otherwise inaccessible the notes / specifications of existing materials are subject to confirmation of site when it is feasible to expose the relevant areas of construction.

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.

DETERMINED PLAN

Planning Department
25 FEB 2004
Ref 0261/04

REV DESCRIPTION:

remway design Ltd
Plans drawn for: Local Authority - Planning permission & Building Control.
3, Rembrandt Way
Spalding
Lincs
PE11 3HX
Tel: 07815 112 058
Fax: 01775 766 921
e-mail: jason@remwaydesign.co.uk

Project:
Proposed Extension above Existing Garage

Client:
Mr C Cocks
11, Westfield Drive
Spalding
PE11 3TW

Date:	DRG No.:	REV:
feb'04	CC01	