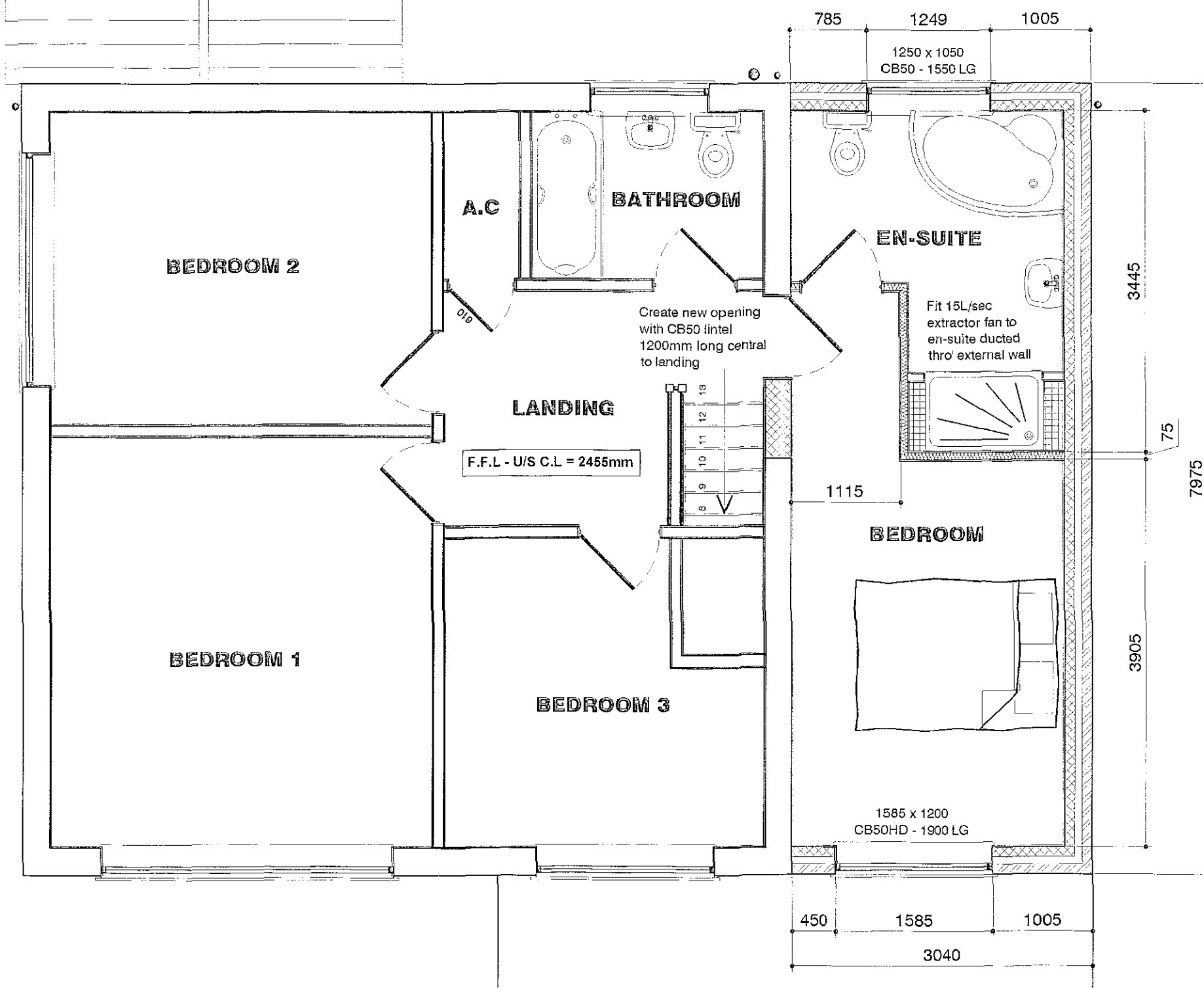


Contractor to check all Dimensions on site prior to ordering materials / commencing work. Do Not Scale from this Drawing - If in doubt then please ask



PROPOSED FIRST FLOOR PLAN
Scale 1:50

Construct new studwork walls from 75mm x 50mm softwood battens at max. 450mm centres with noggings at max. 1200mm centres. Fix room sides 15mm plasterboard and skim finish. Solid fill wall with 100mm mineral fibre insulation. Exact studwork layout to be confirmed on site with client.

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

Provide 100mm insulation within floor zone between cupd, w.g. study & proposed bedrooms.

EXTERNAL WALLS
All external walls to be 275mm overall thickness comprising of:
-100mm Brickwork to match existing
-75mm cavity filled with Crown Ditherm (or equal approved) built in as work progresses. Insulation batts should be kept clean and free from mortar droppings. All joints should be closely butted. Any cutting and fitting should be neatly done and not distort the layers of glass wool which comprise the material. All DPCs should be installed to ensure that penetrating water is directed only to the outer leaf.
-100mm Thermatec 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 joints with Thermabate or similar approved insulated cavity closers fitted strictly in accordance with manufacturers instructions. Roof insulation to be continuous with wall cavity insulation. Install Insulated Cavity Closers by Thermabate or equal approved, 25mm thick x 75mm wide (to equal cavity width) at jamps and cills of all openings in masonry cavity walls. Secure with the proprietary clips provided at maximum 500mm centres. Ensure that closers fit tightly to each other and to the lintel. The closer at the jamb must completely lap the closer at the cill.

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.

WALL TIES
Stainless steel cavity wall ties to BS1243:1978. To be built into cavity wall as works proceeds and spaced at 750mm 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.

LATERAL RESTRAINT STRIPS
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 max 1.8m ctrs to anchor wallplate to blockwork wall with min 50mm fixings per strap. Ensure the turn down of the strap is over a substantial piece of masonry and tight against it. Fix each strap with 4no. 75mm nails or screws with at least one fixed to third rafter.

CEILING
All ceilings to be 12.7mm plasterboard to BS1200. Ceilings to be have Coveing and an Artec finish to clients requirements. Plasterboard sheets to be fixed with joints staggered and must be lapped 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 underside 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 sticky 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 Mulsikwik 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.

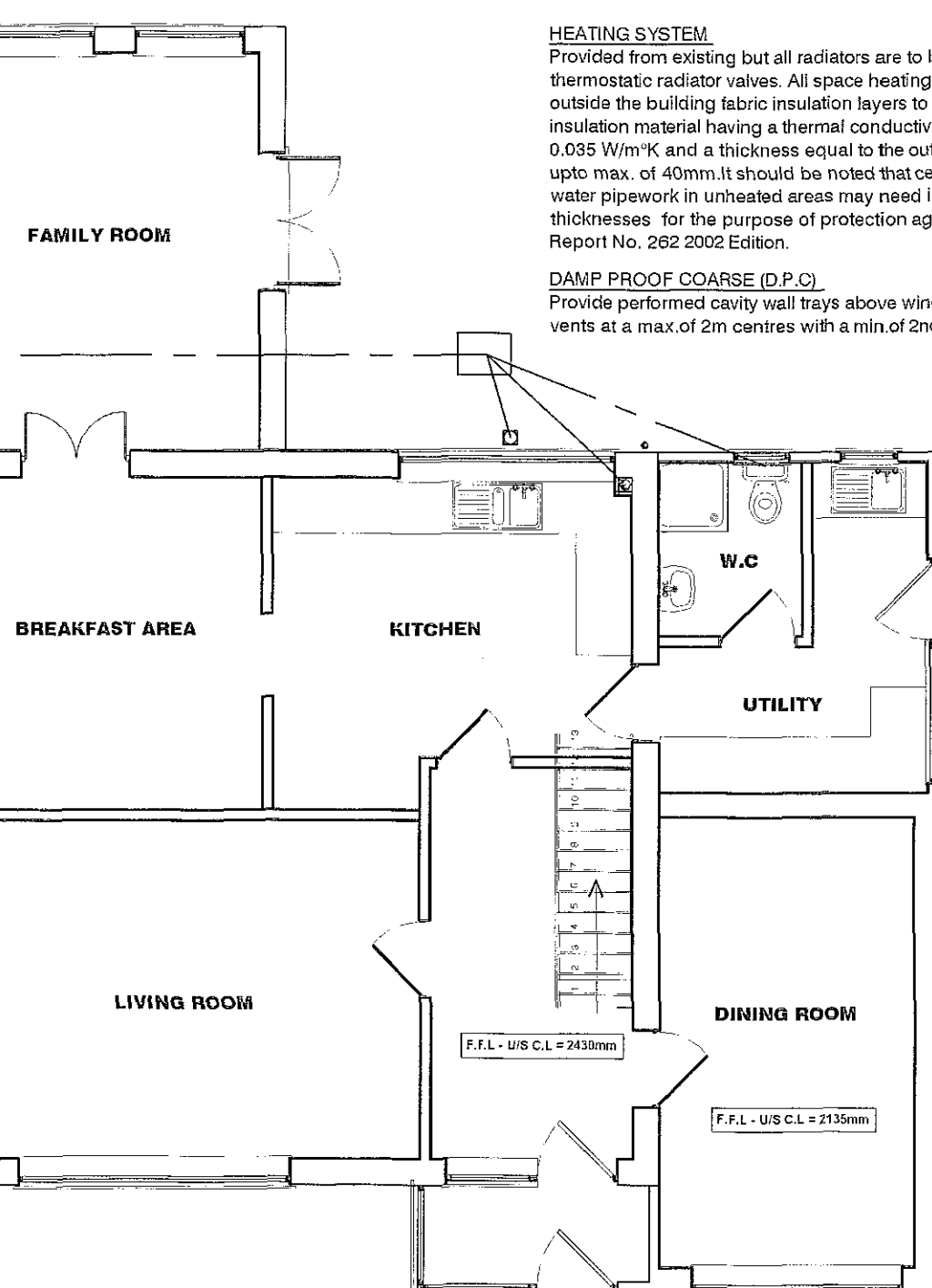
NOGGINGS
Fix 38x38mm timber noggings to all potential loose plasterboard ceiling edges and light fittings. Position of light fittings to be advised by client on site.

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/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. 282 2000 Edition.

DAMP PROOF COARSE (D.P.C.)
Provide performed cavity wall trays above windows & doors with weep vents at a max. of 2m centres with a min of 2no per opening.



EXISTING GROUND FLOOR PLAN
Scale 1:50

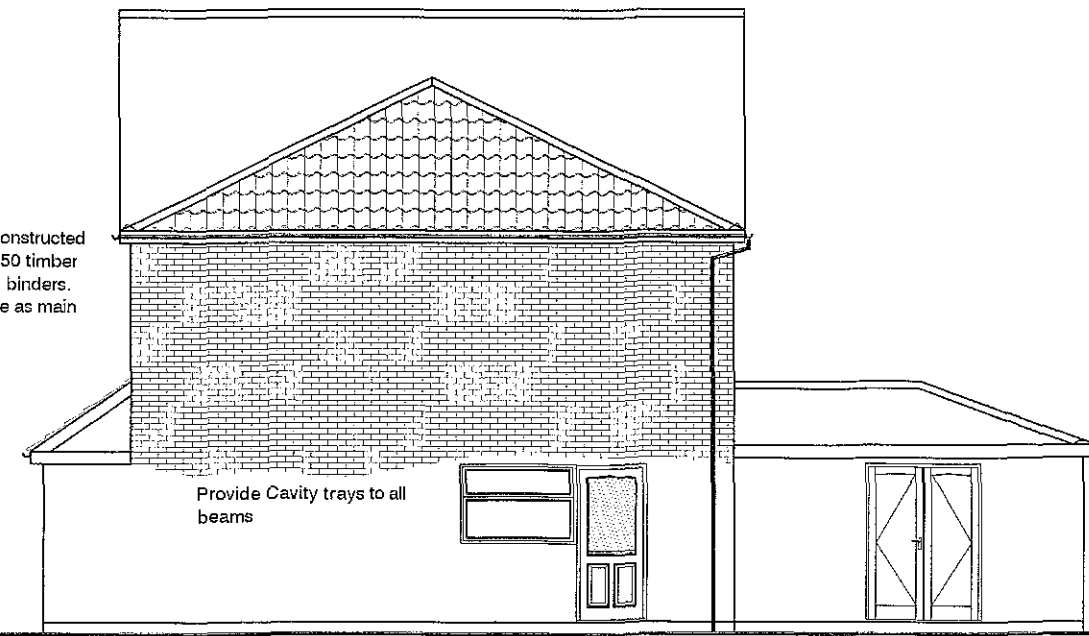
All external lights except outside garage lights to be suitably screened so that the light does not shine into the eyes of the public when the light is on.



PROPOSED FRONT ELEVATION
Scale 1:100



EXISTING FRONT ELEVATION
Scale 1:100



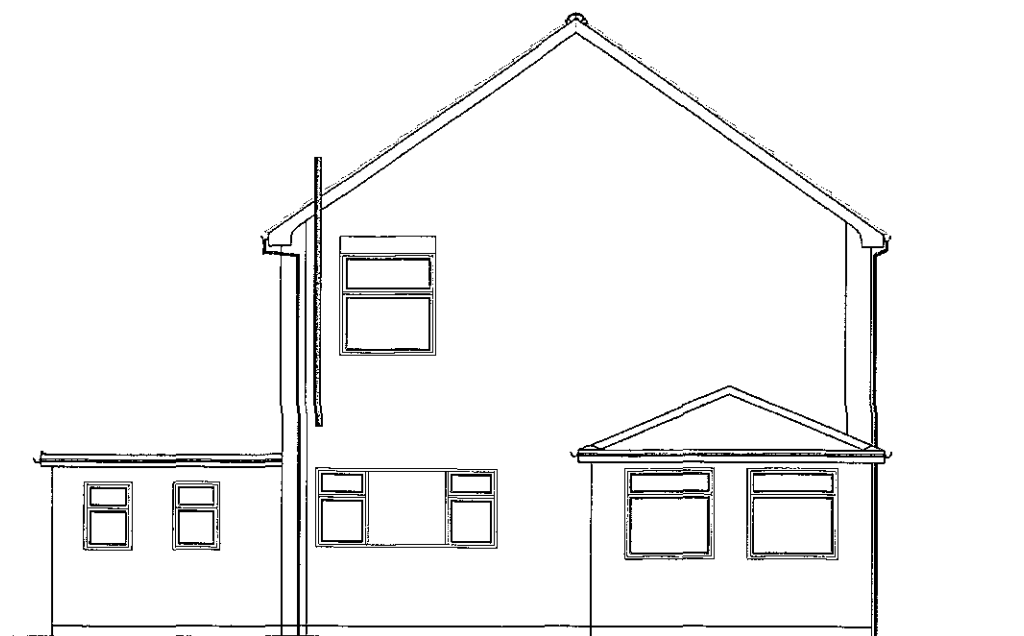
PROPOSED SIDE ELEVATION
Scale 1:100



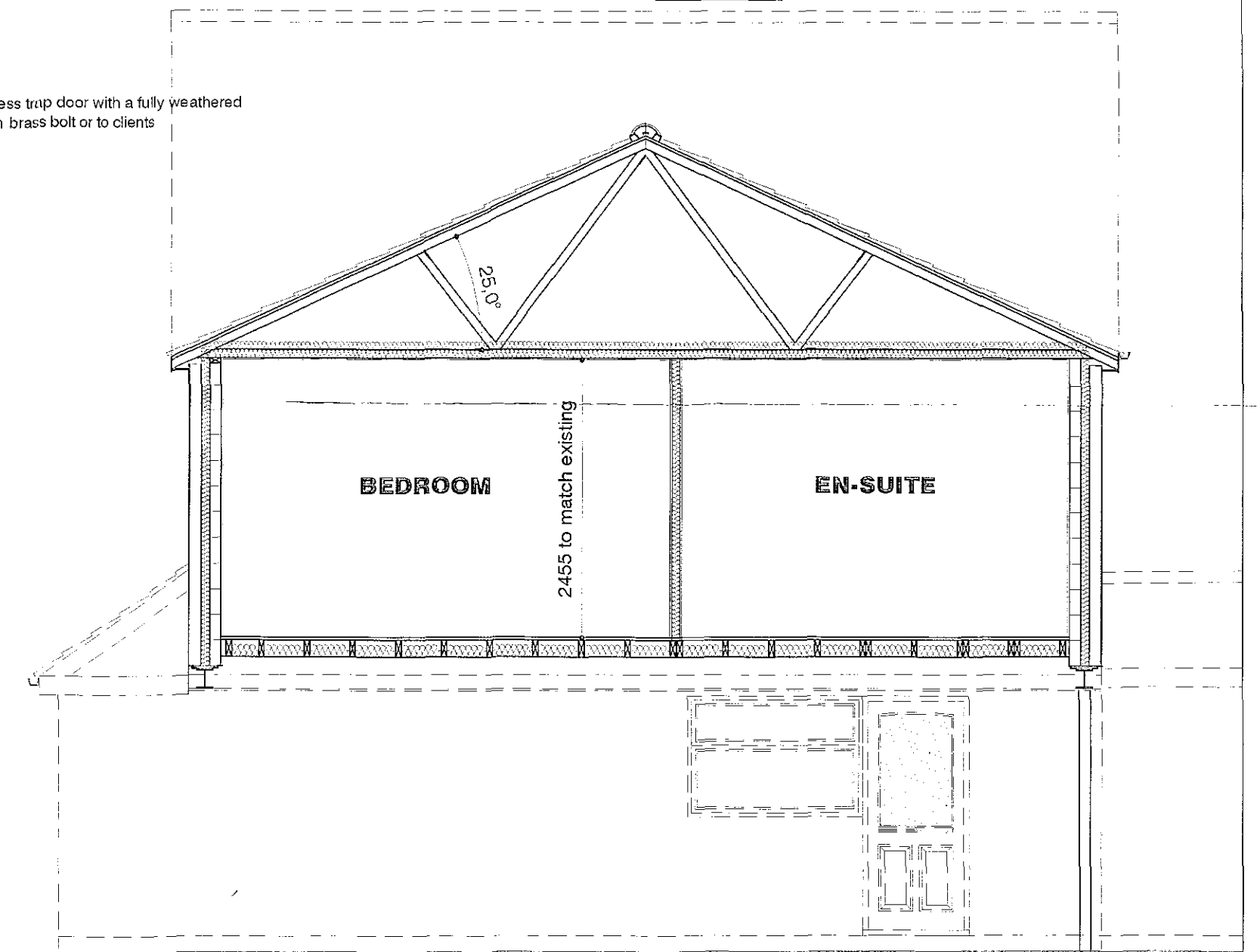
EXISTING SIDE ELEVATION
Scale 1:100



PROPOSED REAR ELEVATION
Scale 1:100



EXISTING REAR ELEVATION
Scale 1:100



PROPOSED SECTION
Scale 1:50

SHDC
Planning & Development
26 JUL 2004
Ref: 0838/04

DETERMINED
PLAN

AMENDED PLAN
Ref. A1

REV DESCRIPTION:
A - 21.07.04 - Roof amended to Hipped

remway design Ltd
Plans drawn for: Local Authority - Planning permission & Building Control.
3 Rembrandt Way
Spalding
Lincs
PE11 3HX
Tel: 01775 112 056
Fax: 01775 788 921
e-mail: jason@remwaydesign.co.uk

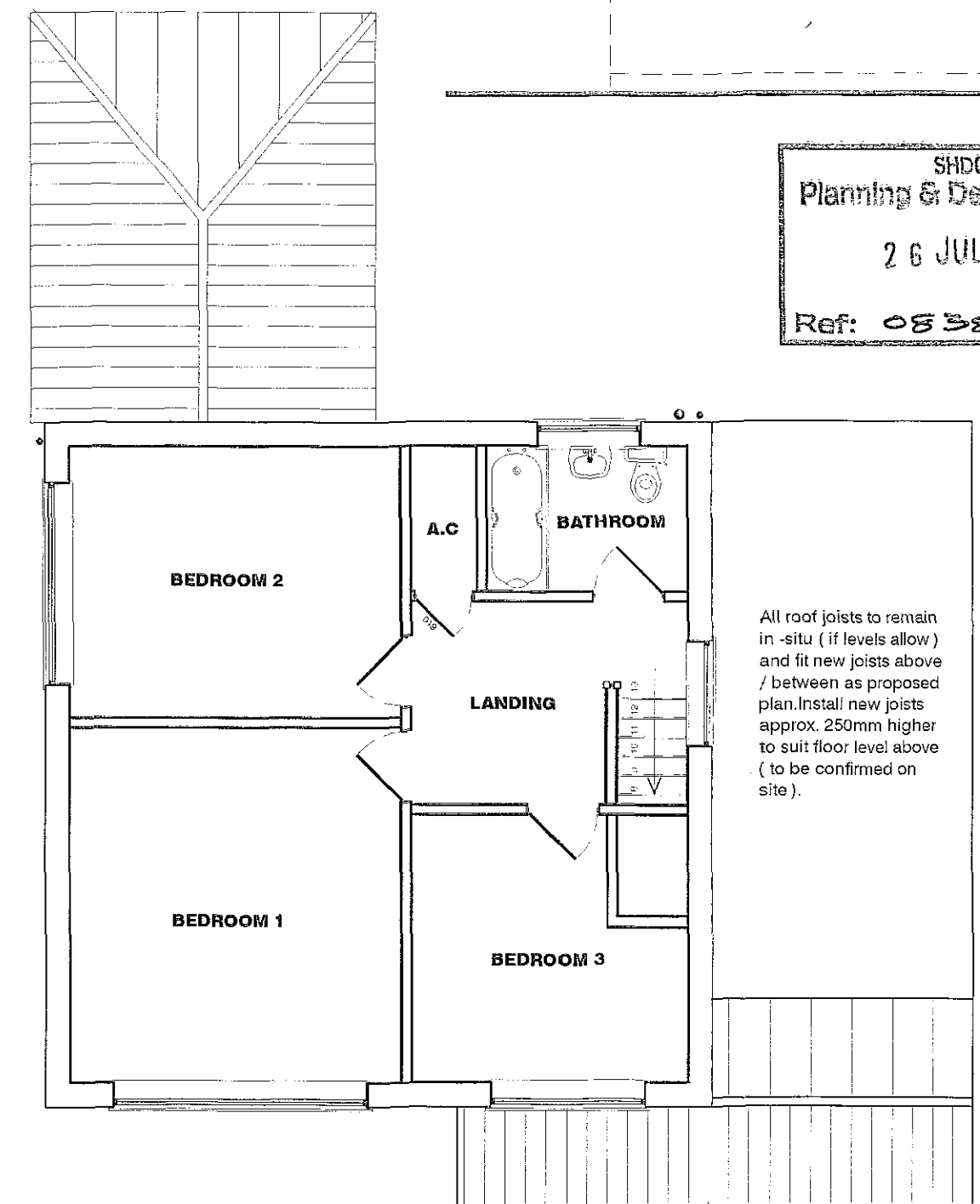
Project: Proposed 1st Floor Side Extension
Client: Mr M Vincent
"Palmetto"
Northgate
West Pinchbeck
PE11 3TB
Date: June04 DRG No.: 916-01 REV: A

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 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 practice and all necessary BS codes for Workmanship on Building Sites.

All roof joists to remain in-situ (if levels allow) and fit new joists above / between as proposed plan install new joists approx. 250mm higher to suit floor level above (to be confirmed on site).



EXISTING FIRST FLOOR PLAN
Scale 1:50