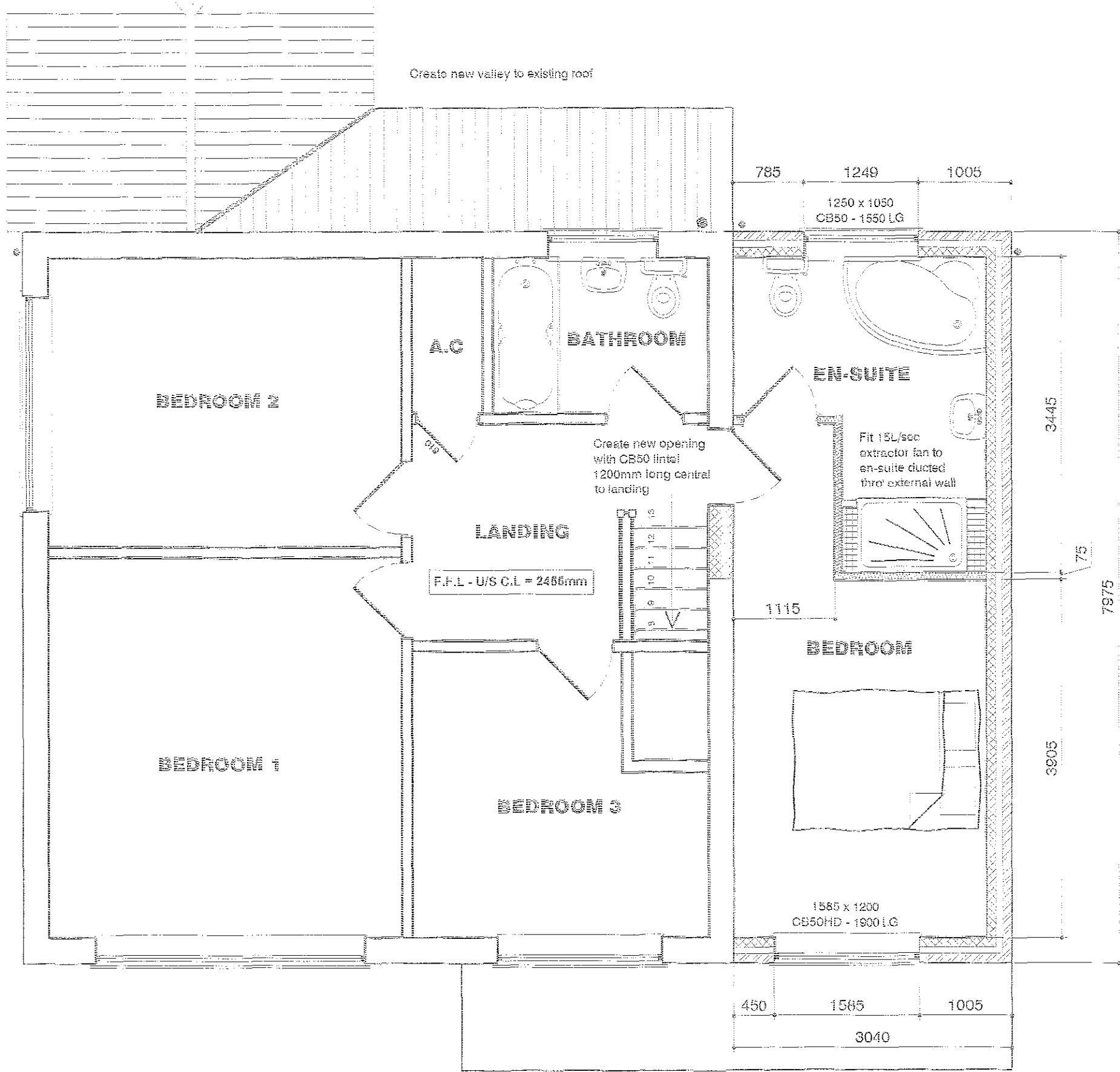


Contractor to check all Dimensions on site prior to ordering materials / commencing work. Do Not Scale from this Drawing - If in doubt then please ask



PROPOSED FIRST FLOOR PLAN
Scale 1:150

Construct new studwork walls from 25mm x 50mm softwood battens at max. 400mm centres with noggings at max. 1200mm centres. Fix room sides 15mm plasterboard and skim finish. Solid fill wall with 100mm mineral fibre insulation. Fix 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 cupboards, e.g. study and proposed bedrooms.

EXTERNAL WALLS

All external walls to be 275mm overall thickness comprising of:
• 100mm Brickwork to match existing
• 75mm cavity filled with Crown Dikerm (or equal approved) built in as work progresses. Insulation bats 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 Thermatite 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 Thermatite or similar approved insulated cavity closers fitted strictly in accordance with manufacturer's instructions. Roof insulation to be continuous with wall cavity insulation. Install insulated Cavity Closers by Thermatite or equal approved. 25mm thick x 75mm wide (to equal cavity width) at jambs and ends 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 sill.

MORTAR

All mortar to be 8:1:1 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 BS1243:1975. 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. Bad ties a minimum of 50mm into each leaf and ensure wall ties are completely free from mortar droppings.

LINTELS

All lintels to cavity wall to be factory insulated Bimley Superglaz range unless noted otherwise or equal 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 4000mm² double ventilation to Kitchen, Utility, Bathroom & En-Suite windows and 8000mm² elsewhere all in accordance with manufacturer's recommendations. Patio doors to be fitted with 10000mm² ventilators. Opening vents to give 100 l/h of floor area rapid ventilation to all rooms. All glazing within 800mm of floor level and within 300mm of a door to a height of 1500mm of ground level to have toughened glass in accordance with Section 4 of the Building Regulations and BS6262 class 3. 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 windows to have a perimeter weatherseal both internally and externally and to be fully draught sealed. Provide frosted glass to all Bathroom, WCs and En-suite windows. Ensure windows & doors are fitted within masonry reveal to overlap cavity closer by min. 10mm to avoid cold bridging.

TIMBER WALL PLATES

All timber wall plates 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 300G galvanised mild steel straps at max 1.8m c/c where rafters and ceiling joists run parallel to blockwork walls. Also fit at max 1.8m c/c to anchor wallplate to blockwork wall with min 3m. Fixings per strap. Ensure the turn down of the strap is over a substantial face of masonry and light against it. Fix each strap with 4no. 75mm nails or screws with at least one fixed to third raft.

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/mK 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 BRF Report No. 269 2002 Edition.

DAMP PROOF COARSE (D.P.C.)

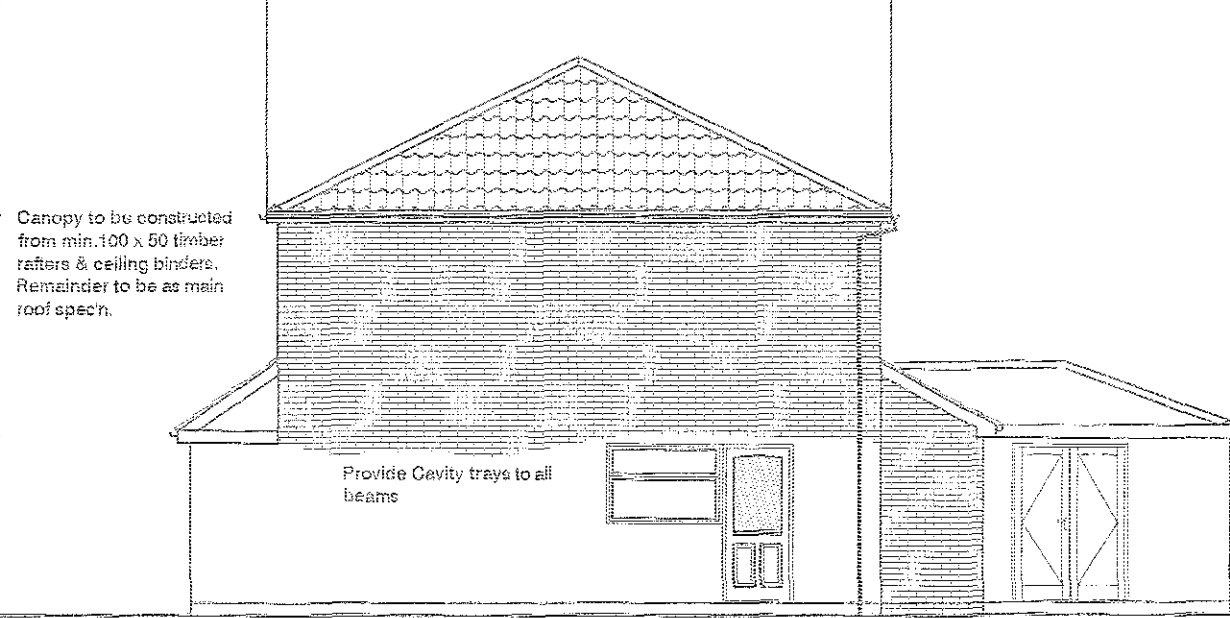
Provide perforated cavity wall trays above windows & doors with weep vents at a max. of 2m centres with a min. of 2no per opening.



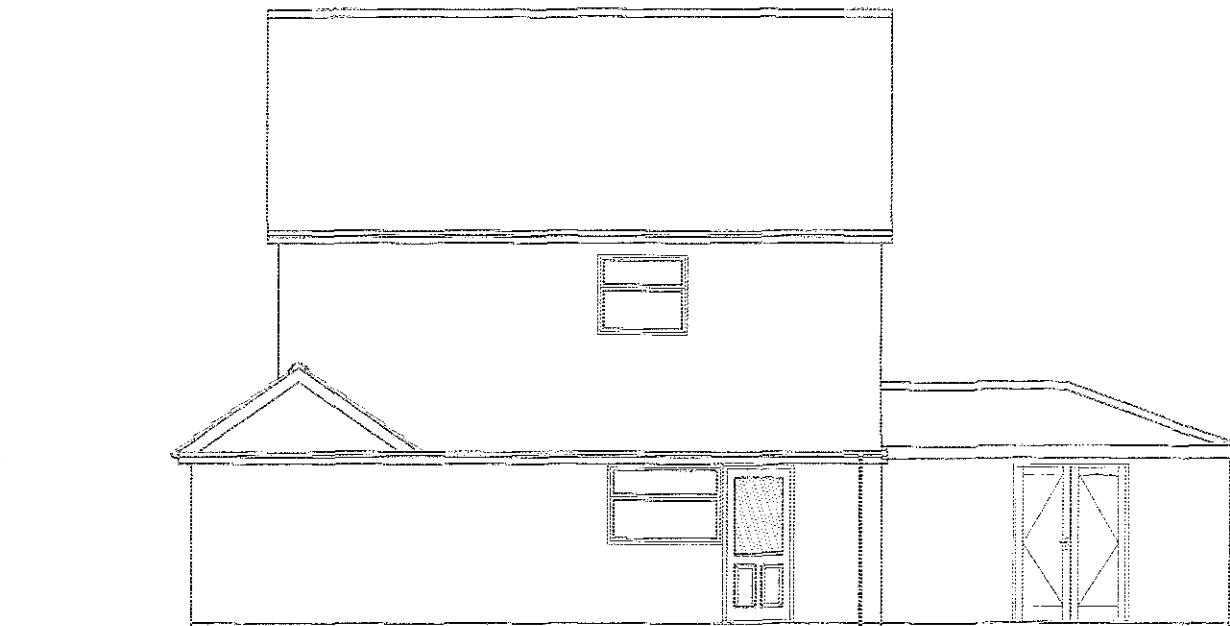
PROPOSED FRONT ELEVATION
Scale 1:100



EXISTING FRONT ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100



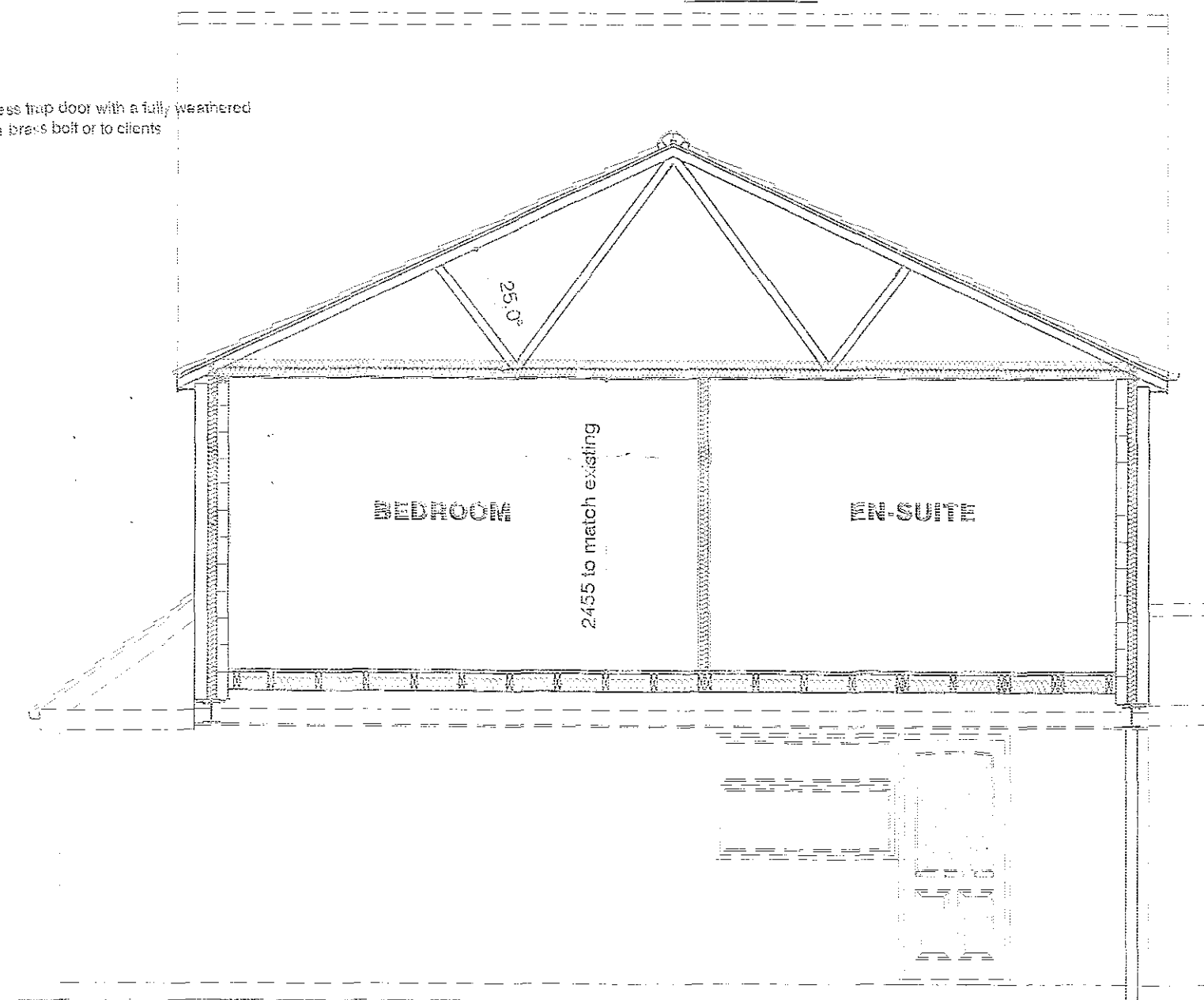
EXISTING SIDE ELEVATION
Scale 1:100



PROPOSED REAR ELEVATION
Scale 1:100



EXISTING REAR ELEVATION
Scale 1:100



PROPOSED SECTION
Scale 1:50

AMENDED PLAN

Ref. A2

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 erecting 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 those 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.

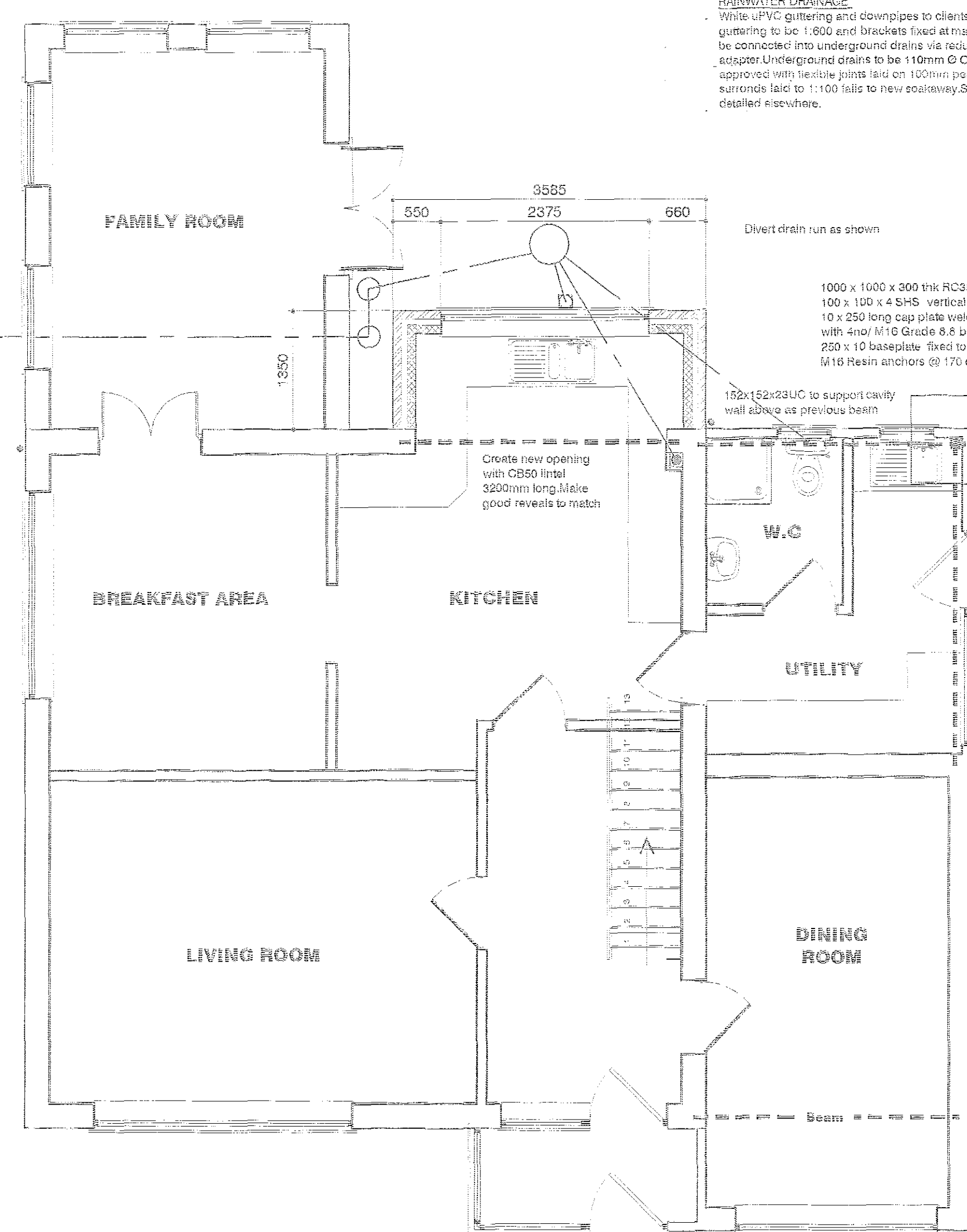
REV DESCRIPTION:
B - 26.04.05 - Kitchen Bay added
A - 21.07.04 - Roof amended to Hipped



Project: Proposed 1st Floor Side Extension

Client: Mr M Vincent "Palmetto" Northgate West Pinchbeck PE11 3TB

Date: June 04 DRG No.: 916/02 REV: B



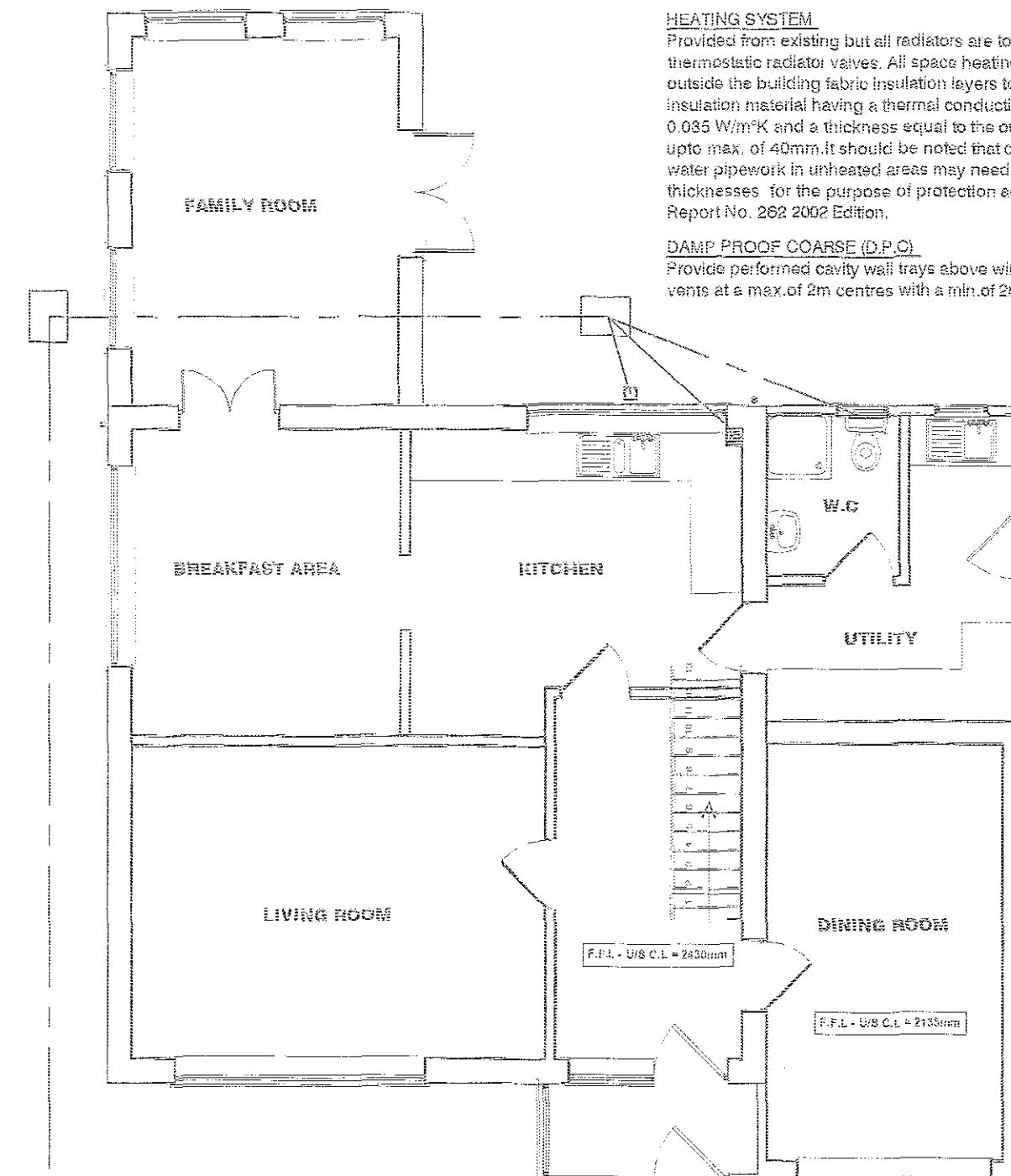
PROPOSED GROUND FLOOR PLAN
Scale 1:50

All beams must have 30mins fire resistance.

Construction and structural integrity of wall to existing study to be determined on site.

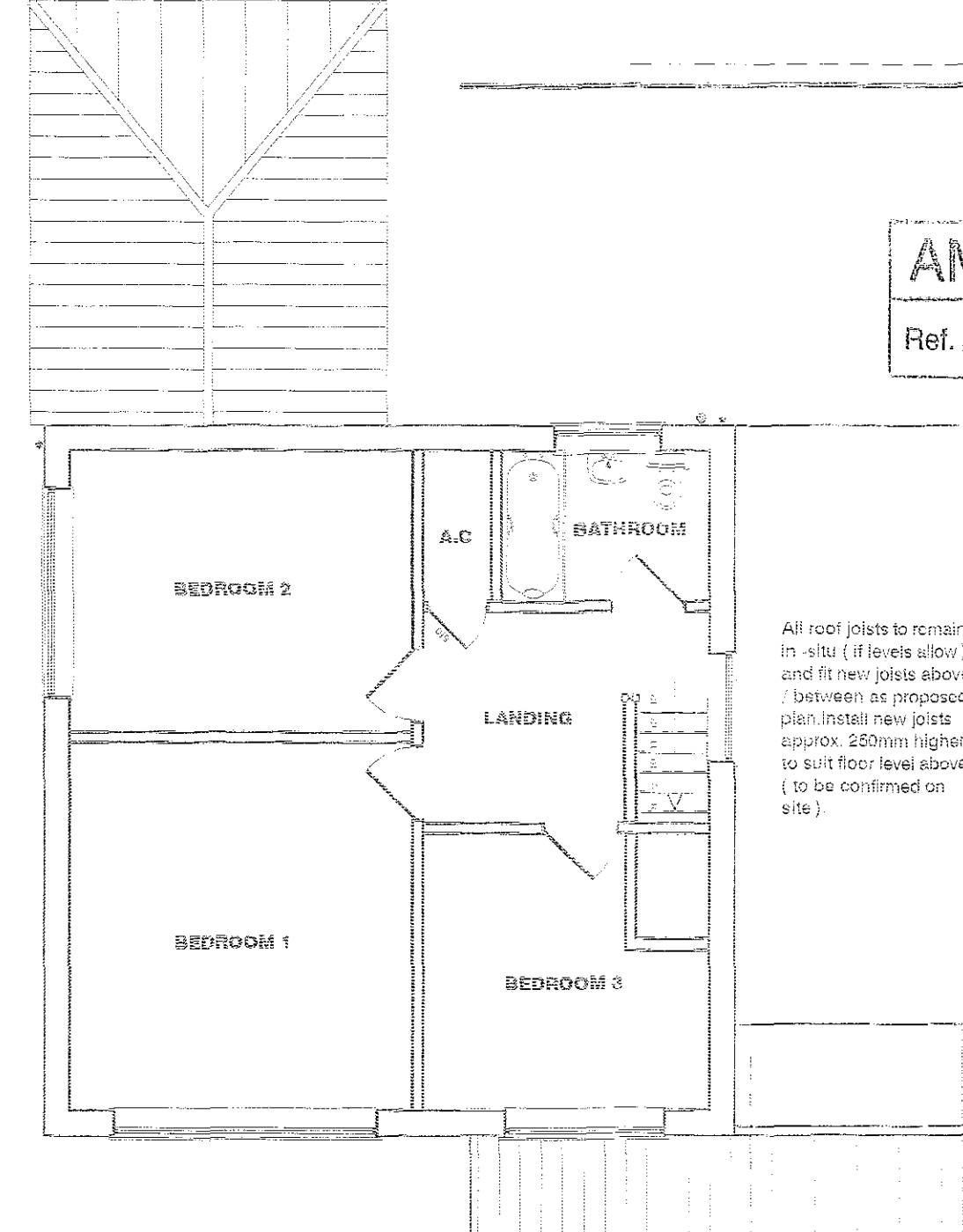
Existing foundations to be exposed and must be to the satisfaction of the L.A. Building Inspector.

Provide 150x152x30UC to support cavity wall above with 250 x 10 thick plate welded centrally on top beam to have 250 x 100 x 10 thick bearing plates both ends welded to inside where supported on walls bearing onto minimum 3no. courses of engineering brickwork 450mm wide beam to have 50mins Fire Resistance.



EXISTING GROUND FLOOR PLAN
Scale 1:50

All external light to correct made good to have a window which is not damaged by the work to be done. If the window is damaged by the work to be done, the window should be replaced with a new one of the same size and type.



EXISTING FIRST FLOOR PLAN
Scale 1:50