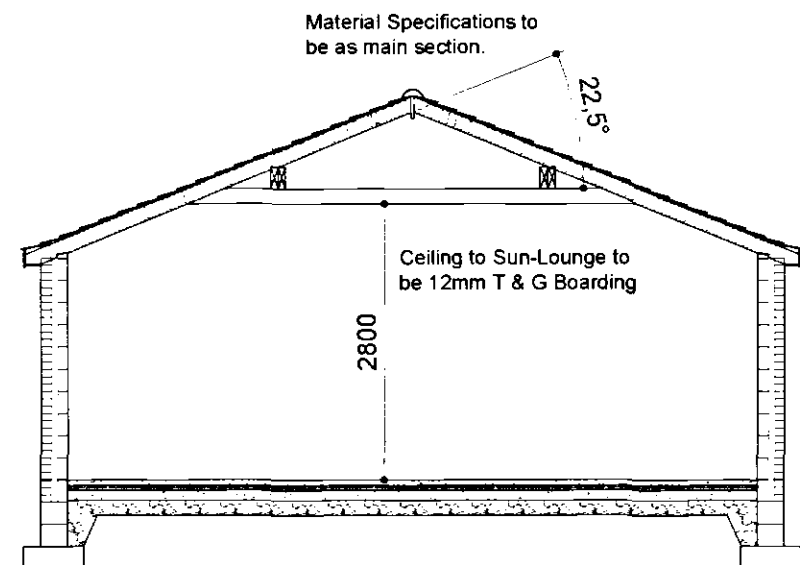




SECTION THRO' SUN-LOUNGE
Scale 1:75

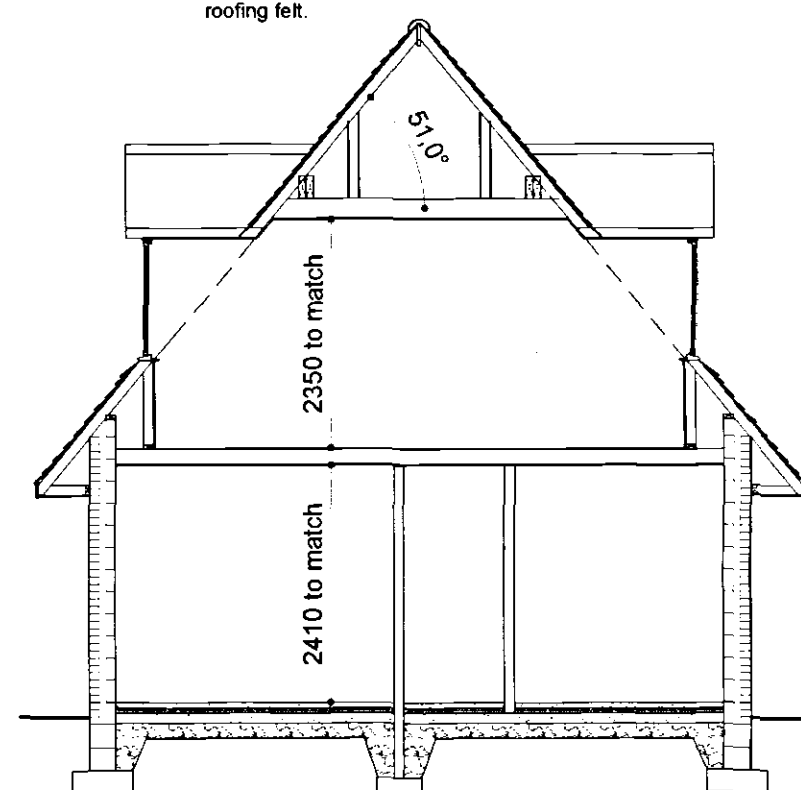
ROOF INSULATION BETWEEN RAFTERS (UNVENTILATED)
Installation to be strictly in accordance with Celotex's instructions which are briefly described below:
- Install breather membranes over rafters by either fixing battens to the sides of the rafters and allowing the membranes to sag between the rafters or fixing counter battens over the membrane leaving the entire rafter depth to be filled with insulation. All in accordance with the membrane manufacturer's recommendations.
- Measure the space to be filled between the inside face of the rafters prior to cutting board.
- Cut tuft-R at a slight angle, making the board width slightly oversize on one surface, to achieve a 'friction fit'.
- Push the boards into the void between the rafters until tight up to the battens or the membrane, ensuring that lateral joints are closely butted.
- Cut and fit second layer as above and push tight up to the underside of the first layer.
- Fit tightly to ridge plate and carry over or tightly but wall plate at eaves.
Complete the internal finish by the use of 15mm plasterboard.
- A vapour control layer should be installed to the underside of the rafters. Vapour check plasterboard or a separate polyethylene sheet is recommended for higher humidity areas such as kitchens and bathrooms.

DORMER WINDOW
Construct dormer window from 100 x 50 timber framing. 150 x 50 timber joists to form head member. Fix externally 12mm thick exterior grade WBP plywood sheathing ensuring to allow expansion gaps of 3mm at joints. Fix breather membrane to outer face of sheathing. 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 pboard a 500 gauge vapour bamer.

ROOF INSULATION
Roof to achieve a 'U' value of 0.16w/m²K by using 2no layers of 75mm Celotex tuft-R GA2002 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 manufacturer's recommendations.

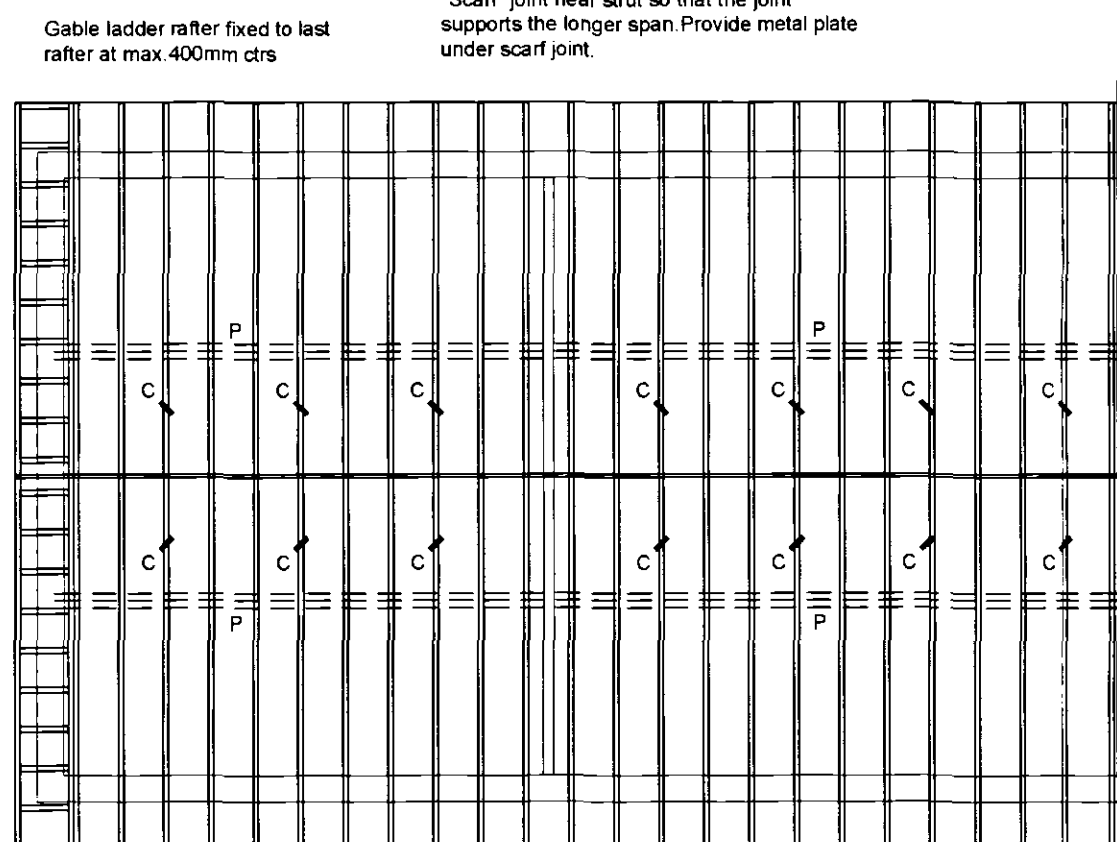
WALLS BELOW D.P.C.
3no Coarse of Class B brickwork below D.P.C on outer face and 1no coarse of 7N/mm² on inner skin of cavity face. Elsewhere to be either 7N/mm² concrete blockwork or full width trench blocks both to be within 225mm of DPC level. Cavity to be filled to within 225mm min. of below DPC with lean concrete mix.



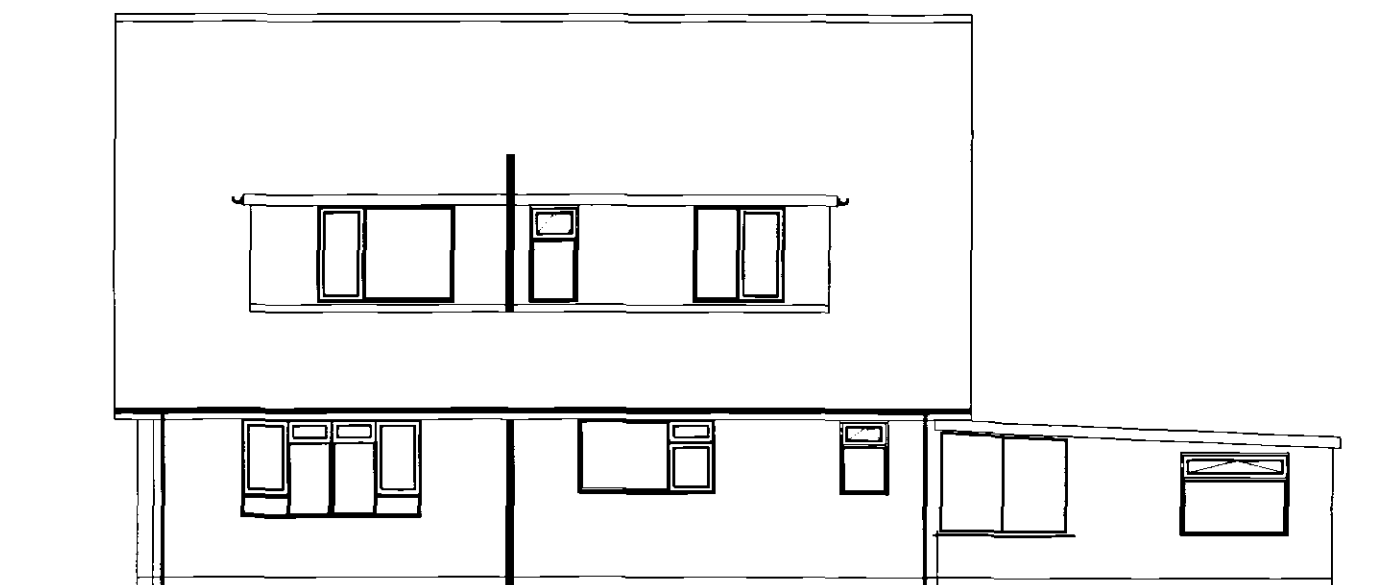
PROPOSED SECTION
Scale 1:75

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 d.p.c level on 100mm thick ST4 concrete sub-floor on a 1200 gauge DPM lapped onto DPC within walls on min 150mm clean and well compacted hardcore. Depth of hardcore must not exceed 600mm and must be compacted in 150mm thick layers. All service entries to be sealed with pressure sensitive tape. Floor to achieve a min 'U' Value of 0.25w/m²K.

Dotted line shows 2no 225 x 75 continuous purlin (P) braced mouthed to 150 x 50 rafters at 450mm ctrs and built into gable walls and blockwork wall with 200 x 75 vertical collar (C) in positions shown. Supply 200 x 50 ceiling joists / collars @ 450mm ctrs with strutting / lateral straps as floor joists specification and double up at vertical collar positions.

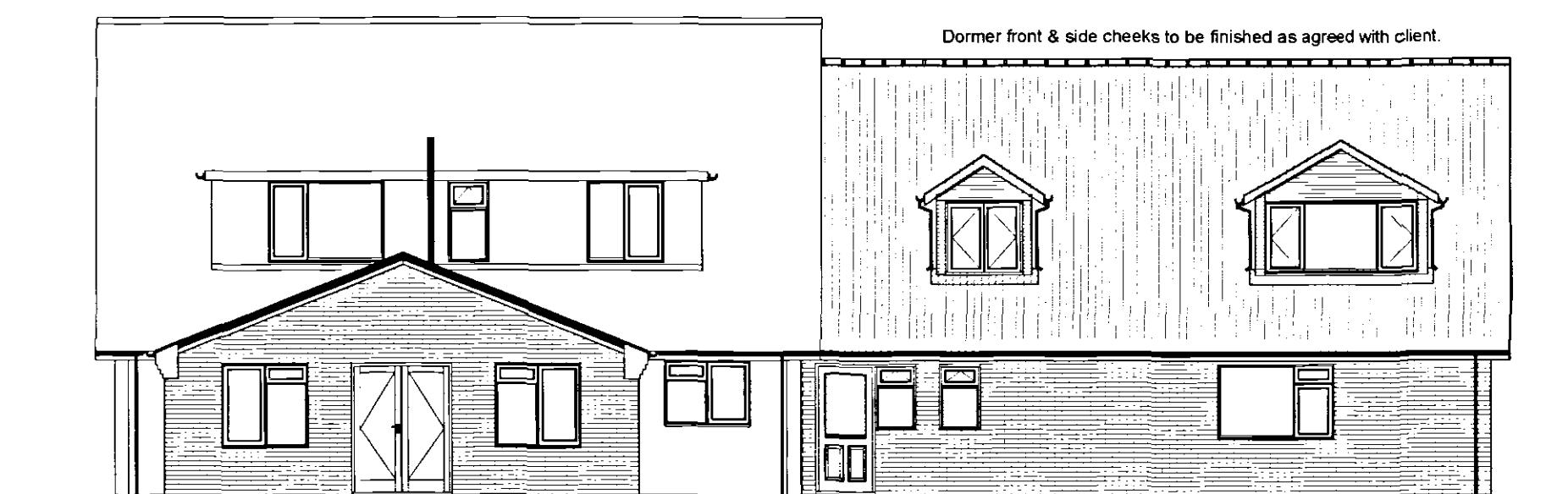


PROPOSED ROOF PLAN
Not to Scale



EXISTING REAR ELEVATION
Scale 1:100

Existing Timber roof covering to be replaced with Roof tiles to match extensions.



PROPOSED REAR ELEVATION
Scale 1:100

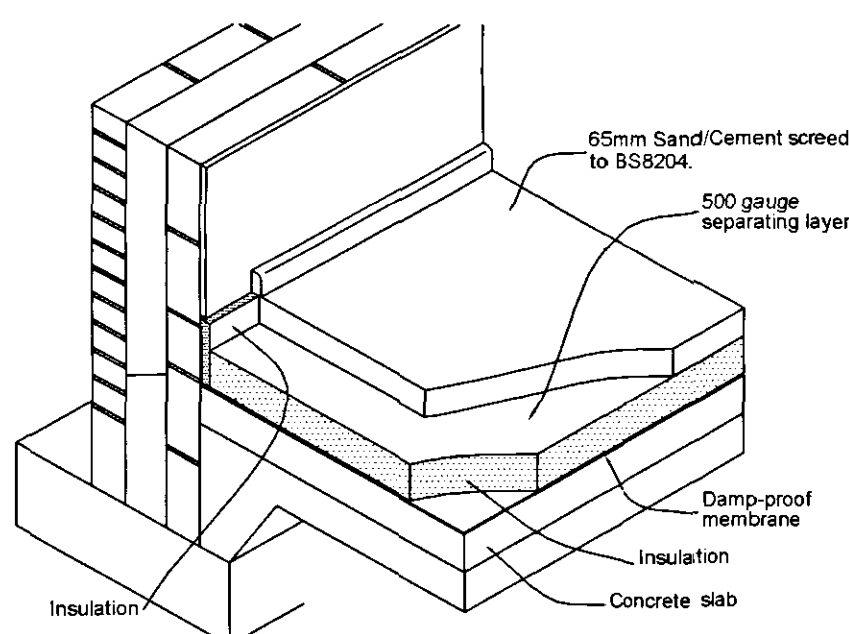
CAVITIES
Close all cavity walls at jambs with Thermabate or similar approved insulated cavity closers fitted strictly in accordance with manufacturers instructions. Roof insulation to be continuous with wall cavity insulation.

EXTERNAL WALLS
All external walls to be 265mm overall thickness comprising of:
- 100mm Facing Brickwork to match existing
- 65mm cavity filled with Crown Dri-term (or equal approved with a thermal conductivity of 0.036W/m²K) built in as work progresses
- 100mm Thermaite 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.

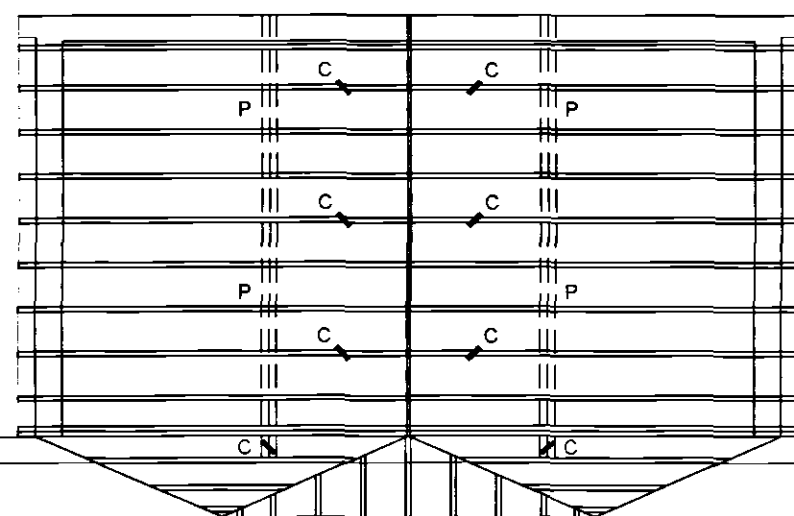
DAMP PROOF COARSE (D.P.C.)
Horizontal heavy duty polythene DPC 'tyload' or similar approved to all walls in accordance with BS 6815 and set 300mm above all external ground levels. DPC in walls must be linked / lapped with DPM in ground floor. Provide performed cavity wall trays above windows & doors with weep vents at a max of 2m centres with a min of 2no per opening.

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 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 RC40 in accordance with BS5328:1991. Foundations to external wall to be 750mm Wide x 225mm deep and internal walls to be 400 x 225mm deep. Excavate down to solid firm strata i.e. 750mm deep min 1000mm if in clay 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.



TYPICAL ISOMETRIC SLAB DETAIL
Not to Scale



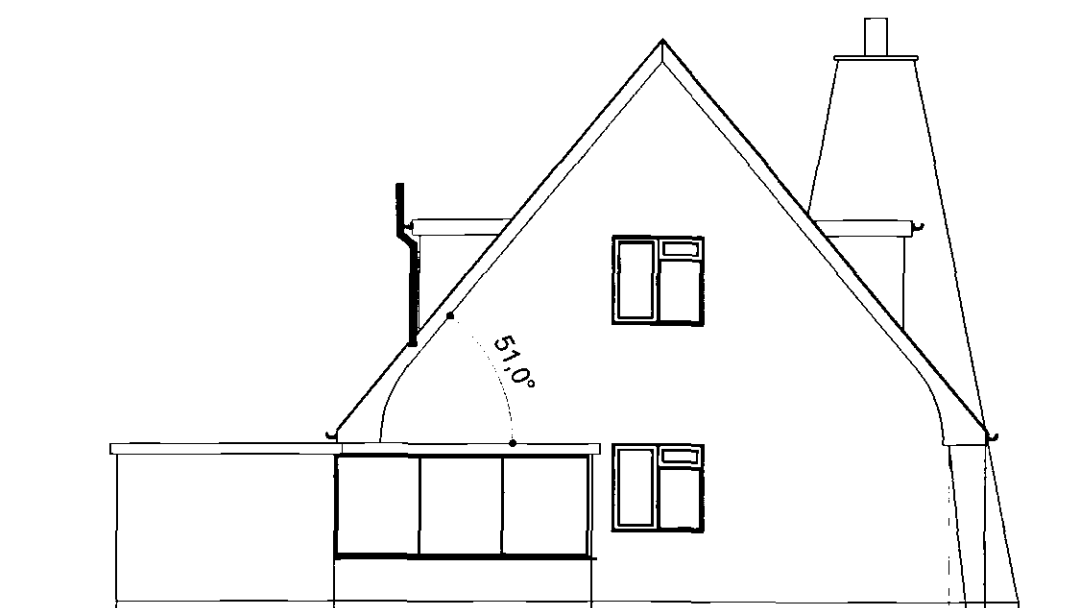
Roof specification to be as main roof.

Build new 200 x 50 rafters off 100 x 22 valley boards off existing rafter 100 x 50 rafters

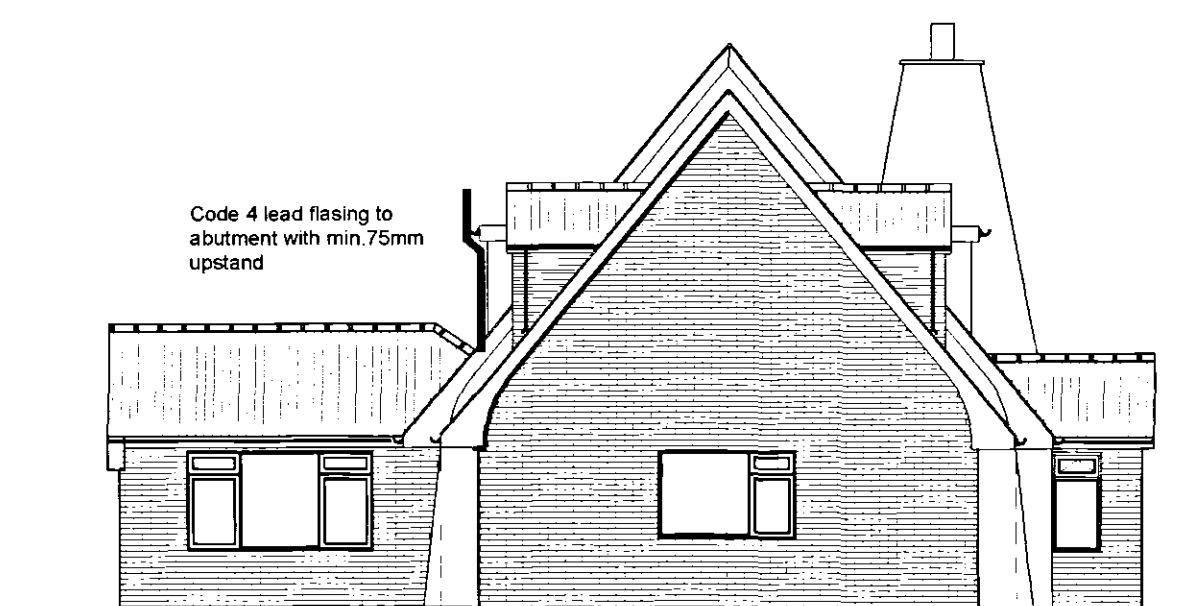
Create new hip end under existing window off valley boards to meet intersection with new ridge line

First rafter fixed direct to existing gable ladder

200 x 32 timber ridge board



EXISTING SIDE ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100

Code 4 lead flashing to abutment with min 75mm upstand

Double up joists (D) underneath studwork wall and solid strutting (SS) req'd 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

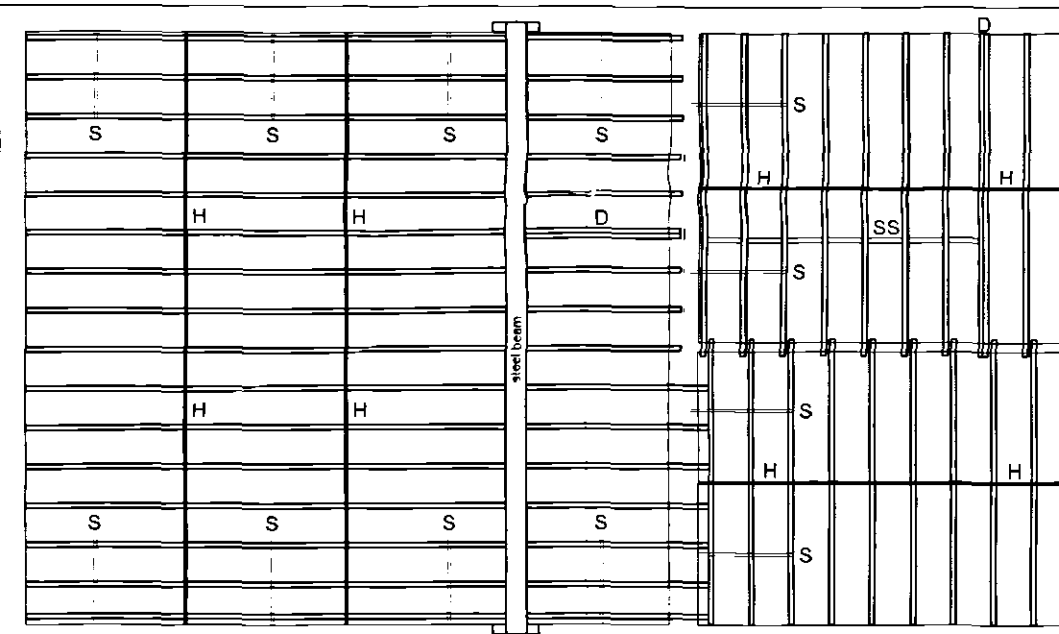
225x50 joists @ max 400mm ctrs. Solid herringbone strutting @ mid point to spans over 2m. Strutting at third points to span over 4m. Joists to be supported at all junctions with approved Joist Hangers with 75mm min. bearing on masonry and joist. Joist to be cut accurately for a tight fit in hanger with max 6mm gap. Joist bottom to be notched to keep ceiling level.

All cut ends of joists to be sealed with suitable preservative

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

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

Notch joists neatly into steelwork to allow for timber shrinkage, i.e. at least 12mm projection at floor side and at least 2mm at ceiling level.

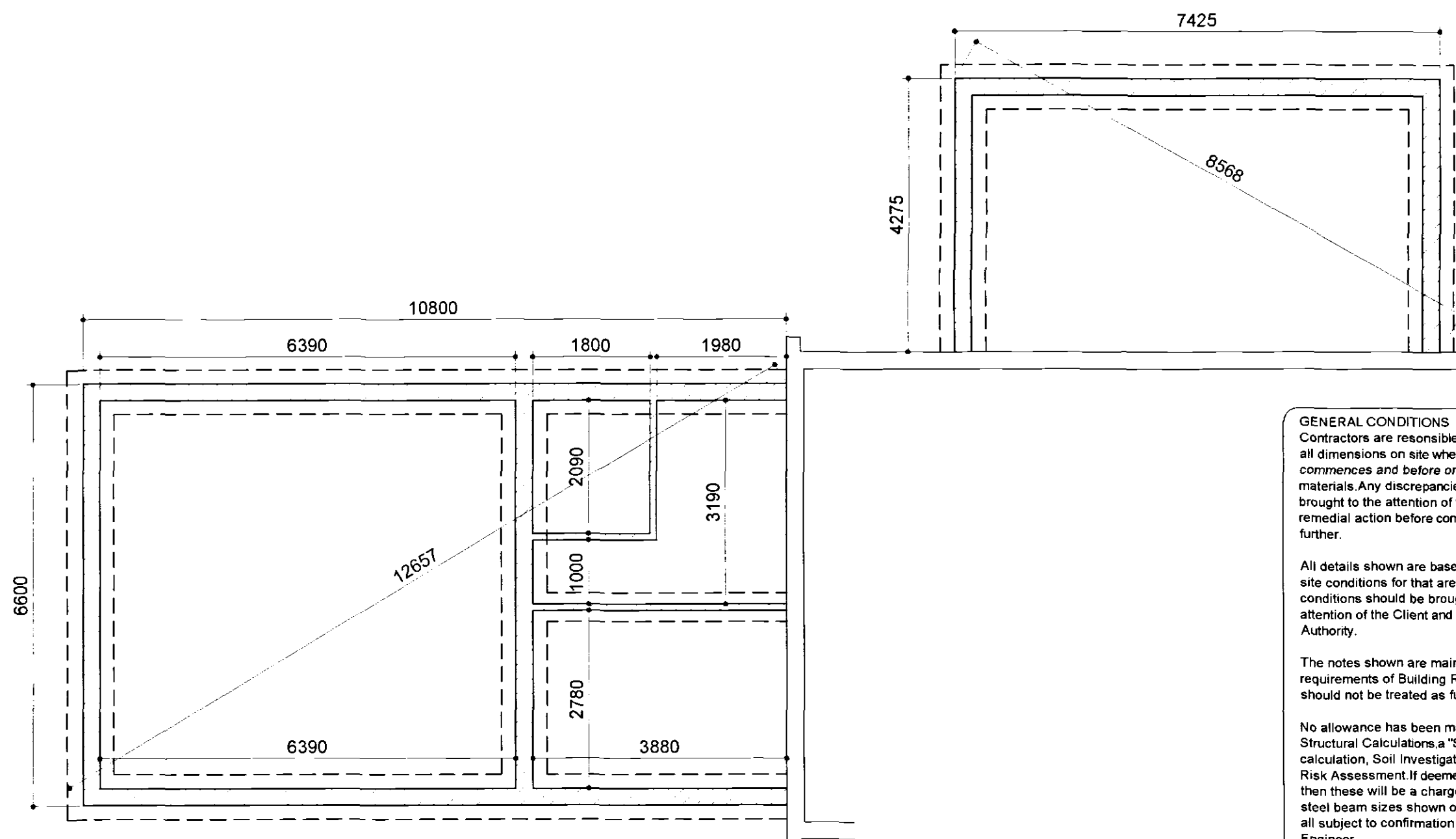


Nail overlapping joists together and ensure overhang does not exceed 100mm to limit any cantilever movement.

First and last joist to be clear of wall by 25-50mm to aid the installation of services and fixing floor decking.

ALL TIMBER TO BE SC3 GRADE DRY GRADED TO BS4976 AND MARKED 'DRY' OR 'KD'

PROPOSED JOIST PLAN
Not to Scale



PROPOSED FOUNDATION PLAN
Scale 1:75

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.

REV DESCRIPTION
DETERMINED PLAN

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 & Mrs N Steadman
2 Clay Drive
West Pinchbeck
Spalding
PE11 3MB**

Date: **aug 03** DRG No: **NS-02** REV: