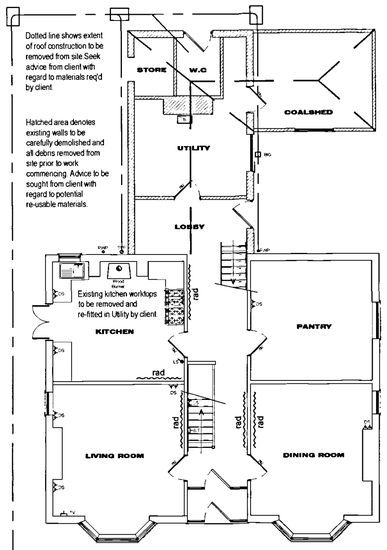


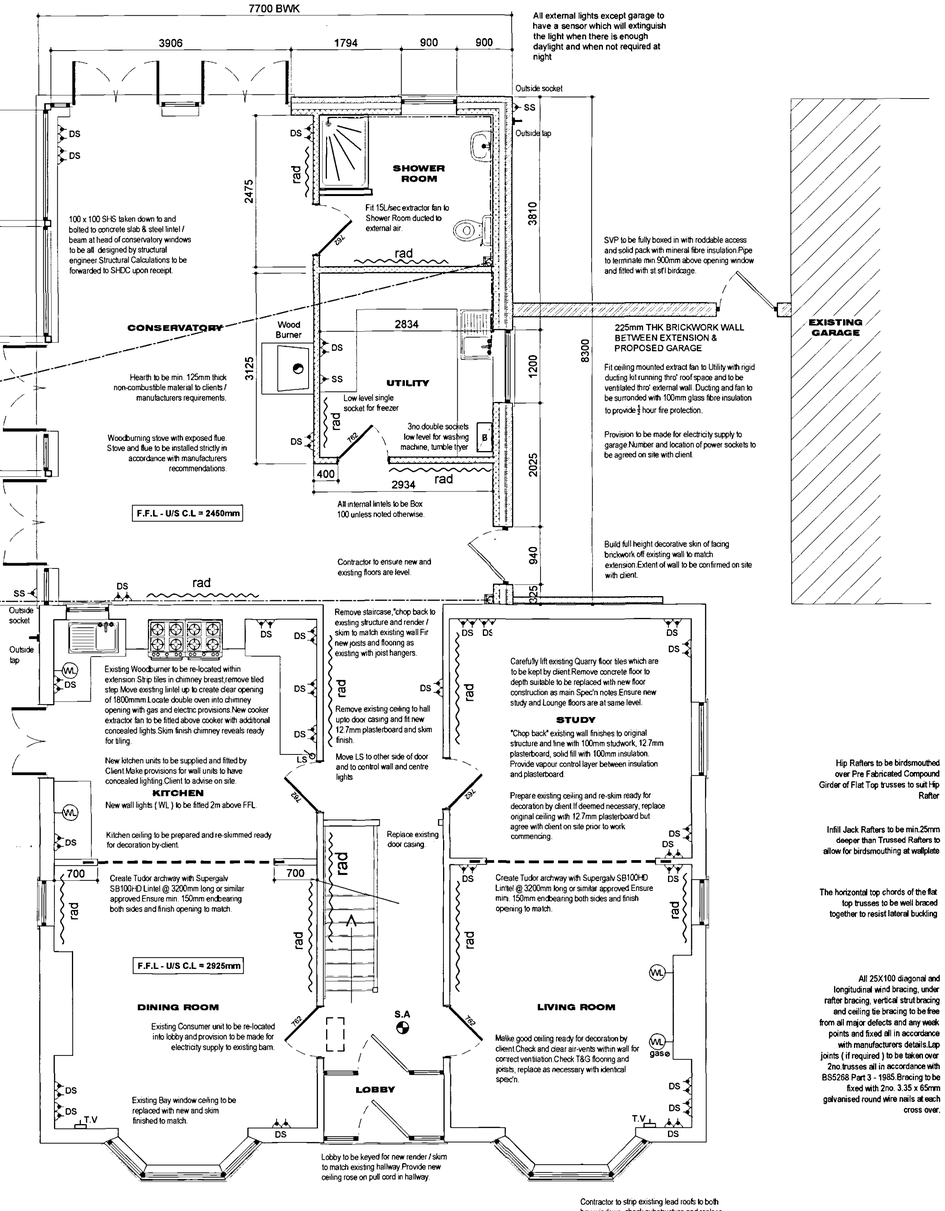
EXISTING GROUND FLOOR PLAN
Scale 1:100

PROPOSED FOUNDATION PLAN
Not to Scale

Contractor to make visible inspection of brickwork to all external walls Chase out existing mortar and re-point as necessary Agree on site with client prior to commencement

Face damaged brickwork to be treated with suitable sealant to stop deterioration, build new feature plinth brickwork to height agreed on site with client (approx 1200mm) off new strip foundation.

Provide new Code 4 lead flashings around all existing chimneys



PROPOSED GROUND FLOOR PLAN
Scale 1:50

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 to be Marley Moderns or equal approved tile that will allow a roof pitch of 17.5° fitted in accordance with manufacturers instructions on 50x25 preservative treated timber battens on untearable sarking felt type 1F with min.150mm overlaps.Generally all tiles at perimeter of roof to be clipped and nailed.

ROOF VENTILATION
Roof ventilation to be achieved via over the fascia ventilators complete with integral insect proof screens which will supply the roof space with ventilation equivalent to a continuous 10mm gap.

CEILINGS
All ceilings to be 12.7mm plasterboard to BS1230. Ceilings to be have Coving and an 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 u/side 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 strictly 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 Multikwik 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.

ROOF / LOFT ACCESS
Provide insulated roof access trap door with a fully weathered sealed frame and a 38mm brass bolt or to clients requirements.

WINDOWS & DOORS
All windows to be purpose made treated timber to clients requirements based on styles shown on elevations in standard metric joinery.Fit with 4000mm² trickle ventilators 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 ⅛th 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 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 soft Low "E" coating on 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 and to be fully draught sealed.Provide frosted glass to all Bathroom, W.C's and En-suite windows.Ensure windows & doors are fitted within masonry reveal to overlap cavity closer by min.10mm to avoid cold bridging.

ROOF CONSTRUCTION
To be Trussed Rafters designed and constructed in accordance with BS 5268 Part 3:1985 all by specialist approved manufacturer.Trusses to be set at max 600mm centres with all necessary 100x25 bracing.Truss manufacturer to provide all necessary calculations and details to the Client / Contractor for L.A Building Inspectors approval prior to installation of any roof truss.

TIMBER WALL PLATES
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
Tie 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 at max 1.8m ctrs to anchor wallplate to blockwork wall with min 3no. fixings per strap.

SOAKAWAYS
All rainwater to discharge into soakaways and to be min.of 5m from any building & a min.of 1m³ 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.

RAINWATER DRAINAGE
Black polyester powder coated aluminium feature guttering and downpipes to clients approval.Falls for guttering to be 1:600 and brackets fixed at max. 2m ctrs.Downpipes to be connected into underground drains via appropriate reducing adapter.Underground drains to be 110mm Ø Osma uPVC or similar approved with flexible joints laid on 100mm peagravel and min 150mm surronds laid to 1:100 falls to new soakaway.Soakaway specification detailed elsewhere.

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. 262 2002 Edition.

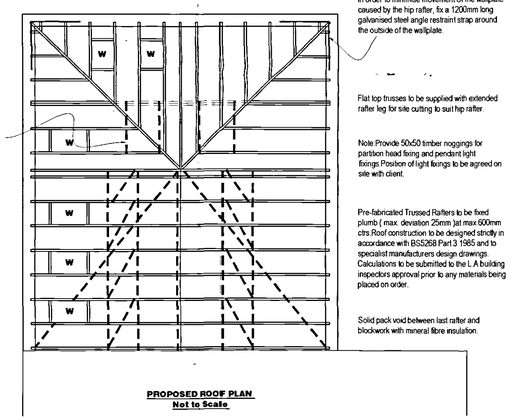
Hip Rafters to be birdsmouthed over Pre Fabricated Compound Girder of Flat Top trusses to suit Hip Rafter

Infill Jack Rafters to be min.25mm deeper than Trussed Rafters to allow for birdsmouthing at wallplate

The horizontal top chords of the flat top trusses to be well braced together to resist lateral buckling

All 25X100 diagonal and longitudinal wind bracing, under rafter bracing, vertical strut bracing and ceiling tie bracing to be free from all major defects and any weak points and 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.Bracing to be fixed with 2no. 3.35 x 65mm galvanised round wire nails at each cross over.

Pre - Fabricated Mono pitch trusses by specialist



In order to minimise movement of the wallplate caused by the hip rafter, fix a 1200mm long galvanised steel angle restraint strap around the outside of the wallplate.

Flat top trusses to be supplied with extended rafter leg for site cutting to suit hip rafter.

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

Pre-fabricated Trussed Rafters to be fixed plumb (max. deviation 25mm)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 inspectors approval prior to any materials being placed on order.

Solid pack void between last rafter and blockwork with mineral fibre insulation.

PROPOSED ROOF PLAN
Not to Scale

GENERAL REMEDIAL NOTES:

- All exposed electrical trunking and surface mounted boxes to be chased into wall and finished to match existing surface.
- Strip all existing ground floor walls to original plaster surface,make good and prepare for decorating by Client.
- All existing skirting board and door architrave to be removed and replaced with identical to existing lounge.Provide Hall & kitchen with same design but only 6" skirting board.
- Contractor to check all internal door casings, replace or make good as required.
- Contractor to check all external walls for damp and inject damp proof coarse as required strictly in accordance with manufacturers recommendations."Chop back" wall finishes to areas affected to 1m above FFL as instructed by damp proof manufacturer and finish to match existing walls.
- All Cermic wall tiling to be by Client.Contractor to prepare walls accordingly.

BUILDING CONTROL SPECIFICATION NOTES

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 conditions 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.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.

GROUND FLOOR
65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge poythene separating layer on a 60mm Celotex Double R GA2000 rigid insulation board or similar approved.The insulation should be laid over the whole of the concrete floor. The surface of the floor should be smooth and flat to within 5mm when measured with a 3m straight edge. Irregularities greater than this must be levelled out.The perimeter insulation boards are cut to size and should be securely held in place to prevent dislodgement by following work.The vapour control layer is laid over the insulation and turned up at the junction with the walls. The screed is laid, with the wire mesh placed at half the screed depth. It is important to compact the screed well to produce a durable floor surface.
Provide 30mm thick perimeter insulation between screed and floor insulation upto d.p.c level on 100mm thick GEN3 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.

DAMP PROOF COARSE (D.P.C)
Horizontal heavy duty polythene DPC "Hyload" or similar approved 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 300mm overall thickness comprising of:
-100mm Facing Brickwork to match existing
-100mm 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 or similar approved Insulated cavity closers fitted strictly in accordance with manufacturers instructions. Roof insulation to be continuous with wall cavity insulation.

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 900mm 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.

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.Do not allow masonry to overhang lintel by more than 25mm. Note: lintels are not to have a continuous baseplate.

SHDC
Planning & Development
24 JUL 2003
Ref 0922/03

DETERMINED PLAN

REV DESCRIPTION:

EXISTING FRONT ELEVATION
Scale 1:100

EXISTING SIDE ELEVATION
Scale 1:100

EXISTING REAR ELEVATION
Scale 1:100

EXISTING SIDE ELEVATION
Scale 1:100

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

remway design
Plans drawn for: Local Authority - Planning permission & Building Control.
3,Rembrandt Way
Spalding
Lincs
PE11 3HX
Tel: 07815 112058
Fax: 01775 768 921
e-mail: jason@remwaydesign.co.uk

Project: Proposed Grd Flr Sun Lounge, Utility & Bathroom Extension

Client: Mr Carl Garrud
10 Watergate
Quadring
PE11 4PY