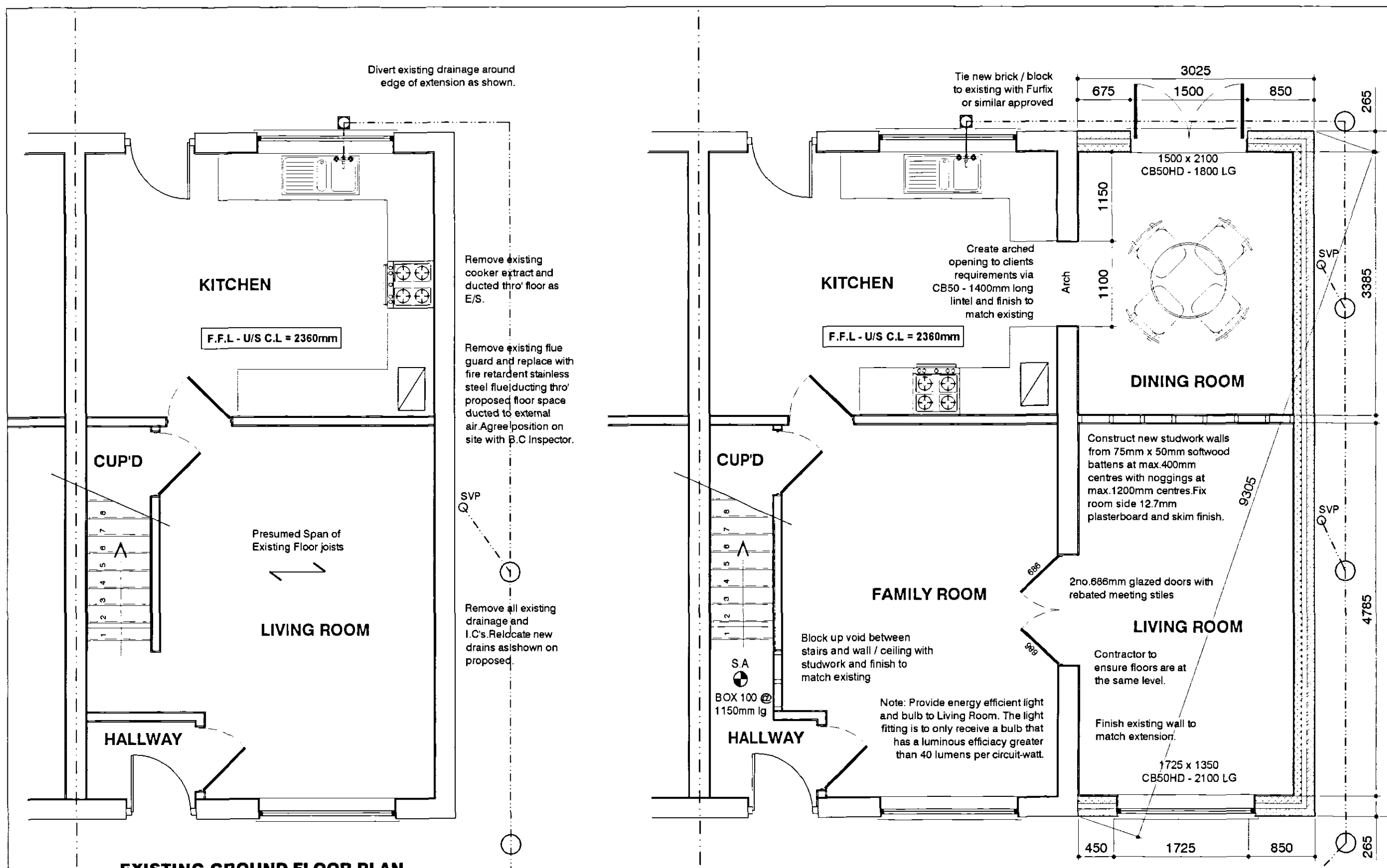
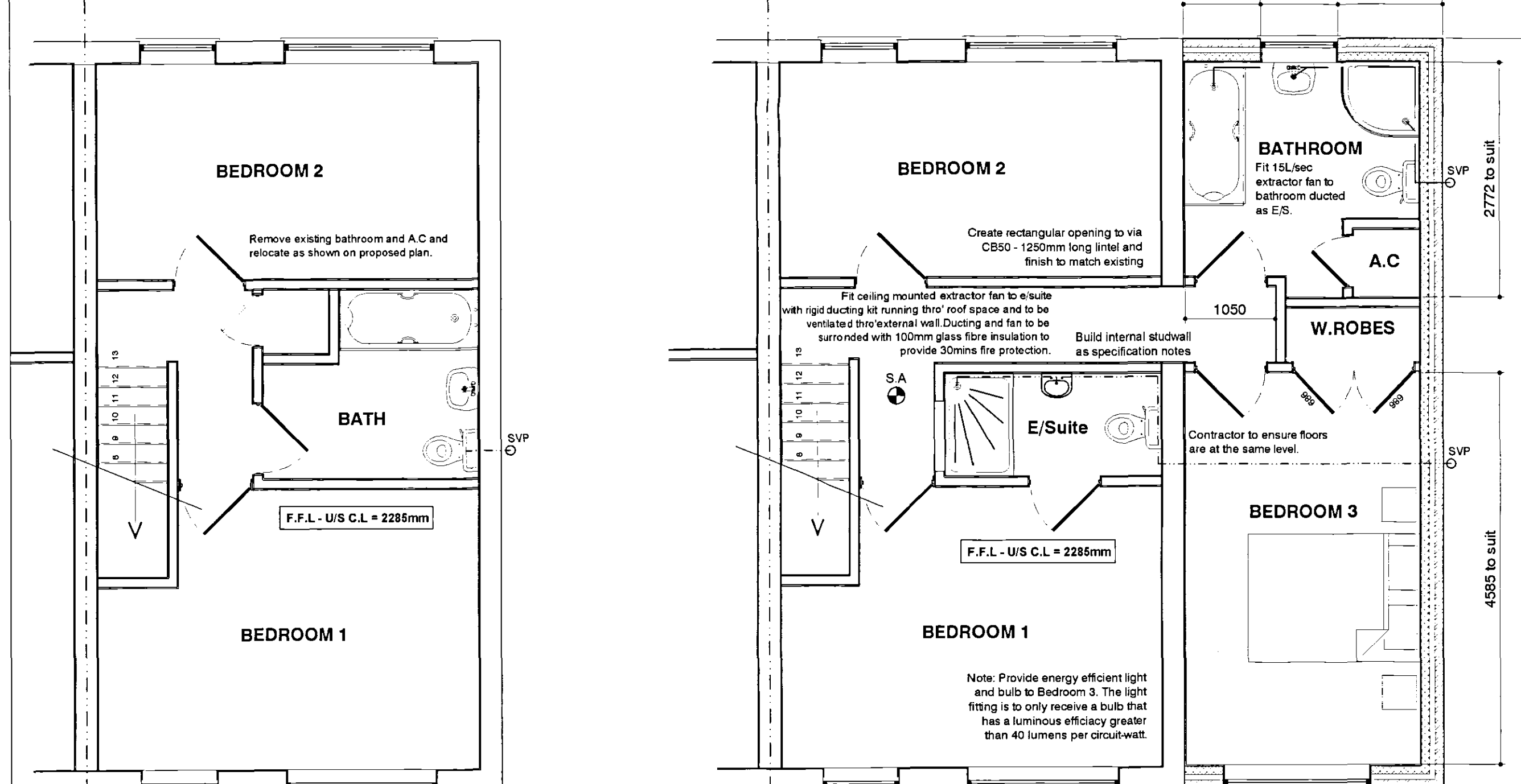




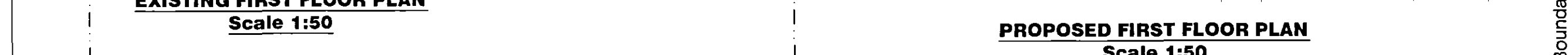
EXISTING GROUND FLOOR PLAN
Scale 1:50



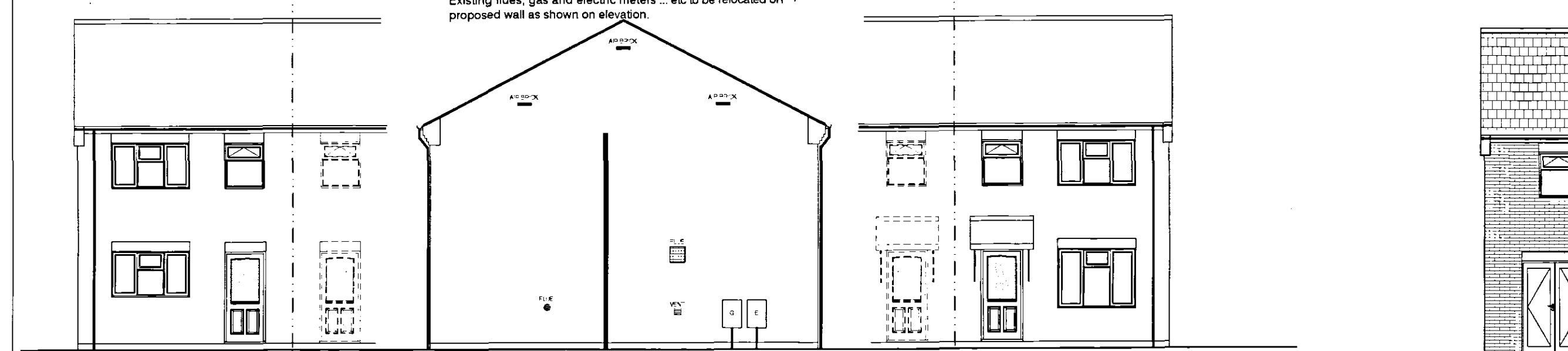
PROPOSED GROUND FLOOR PLAN
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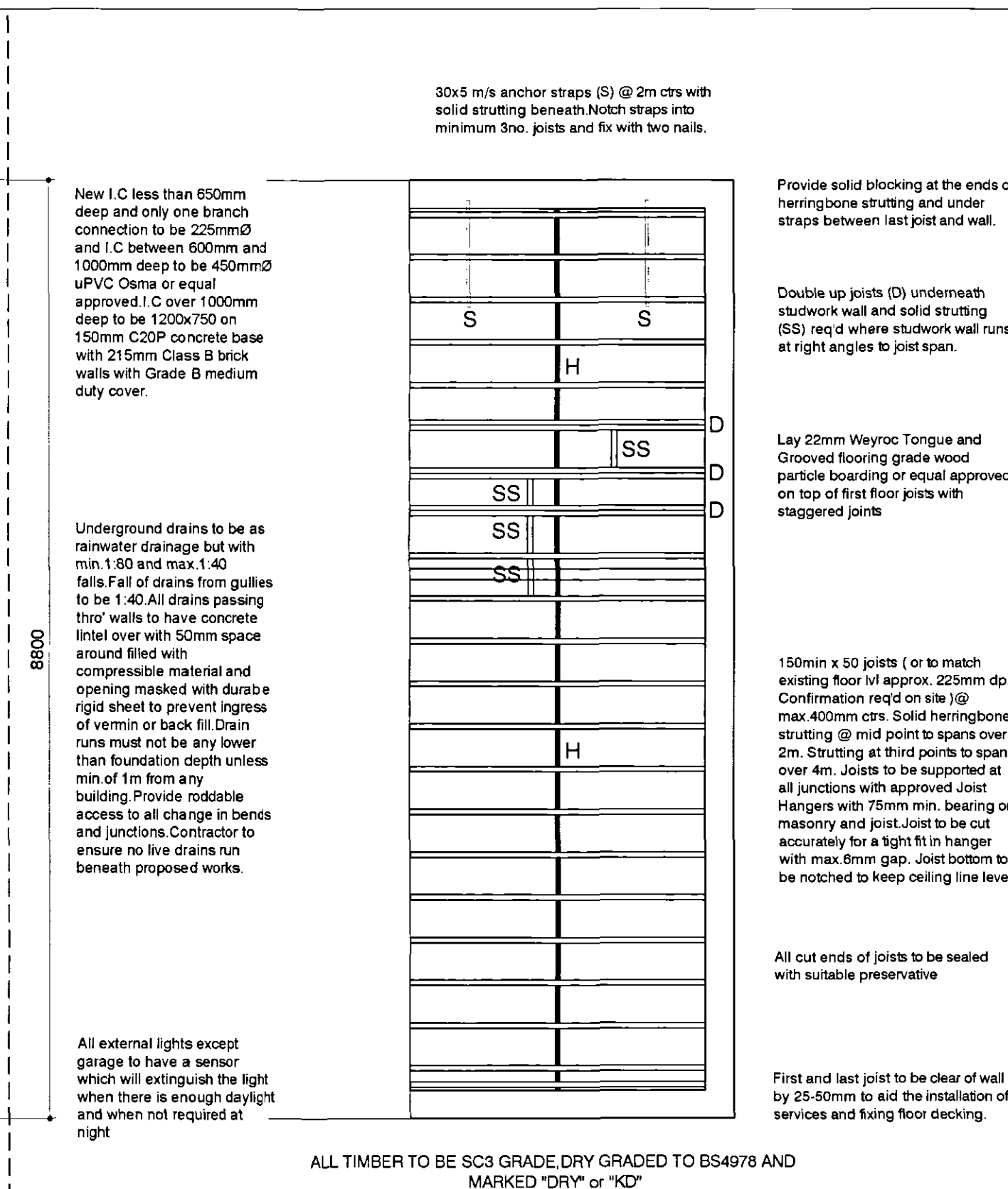
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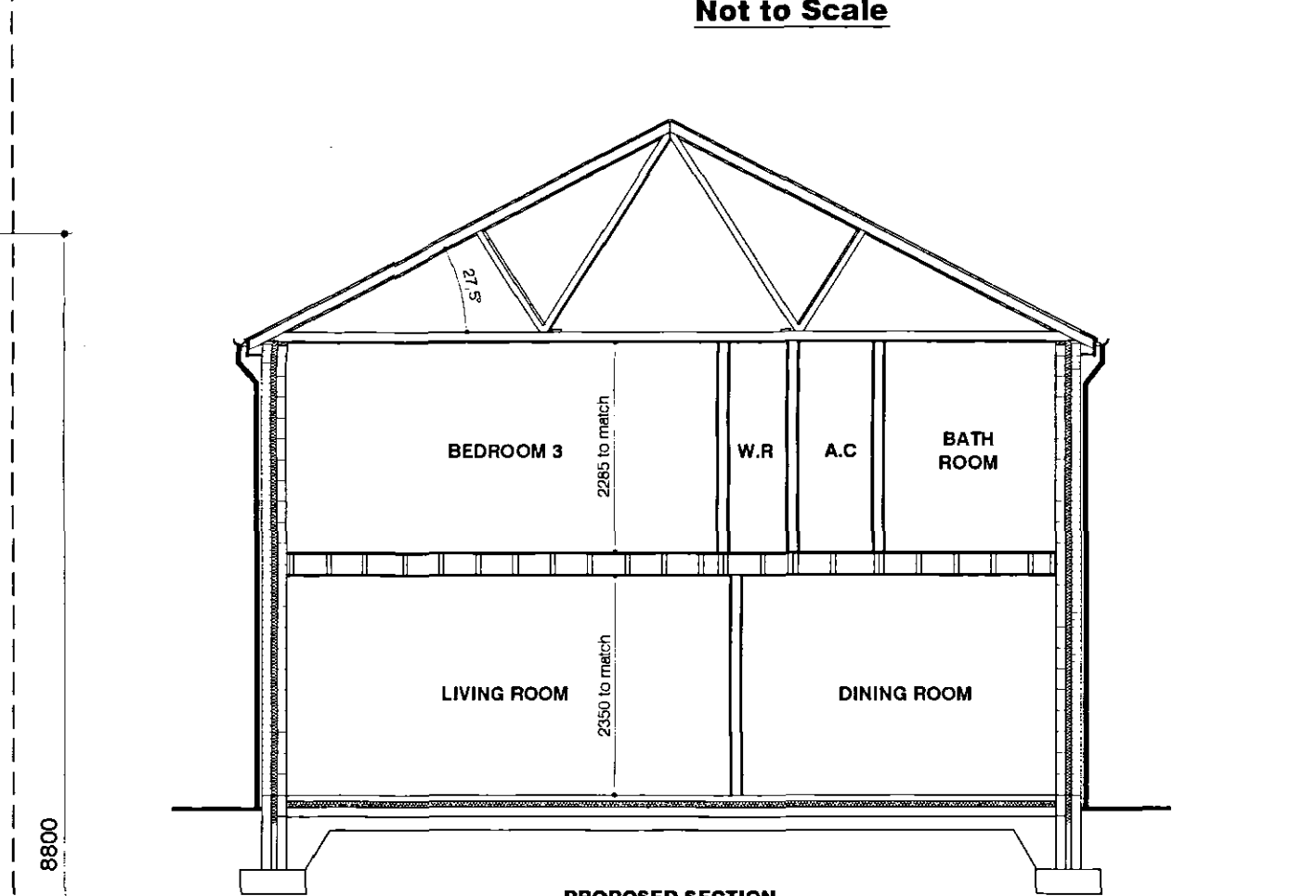
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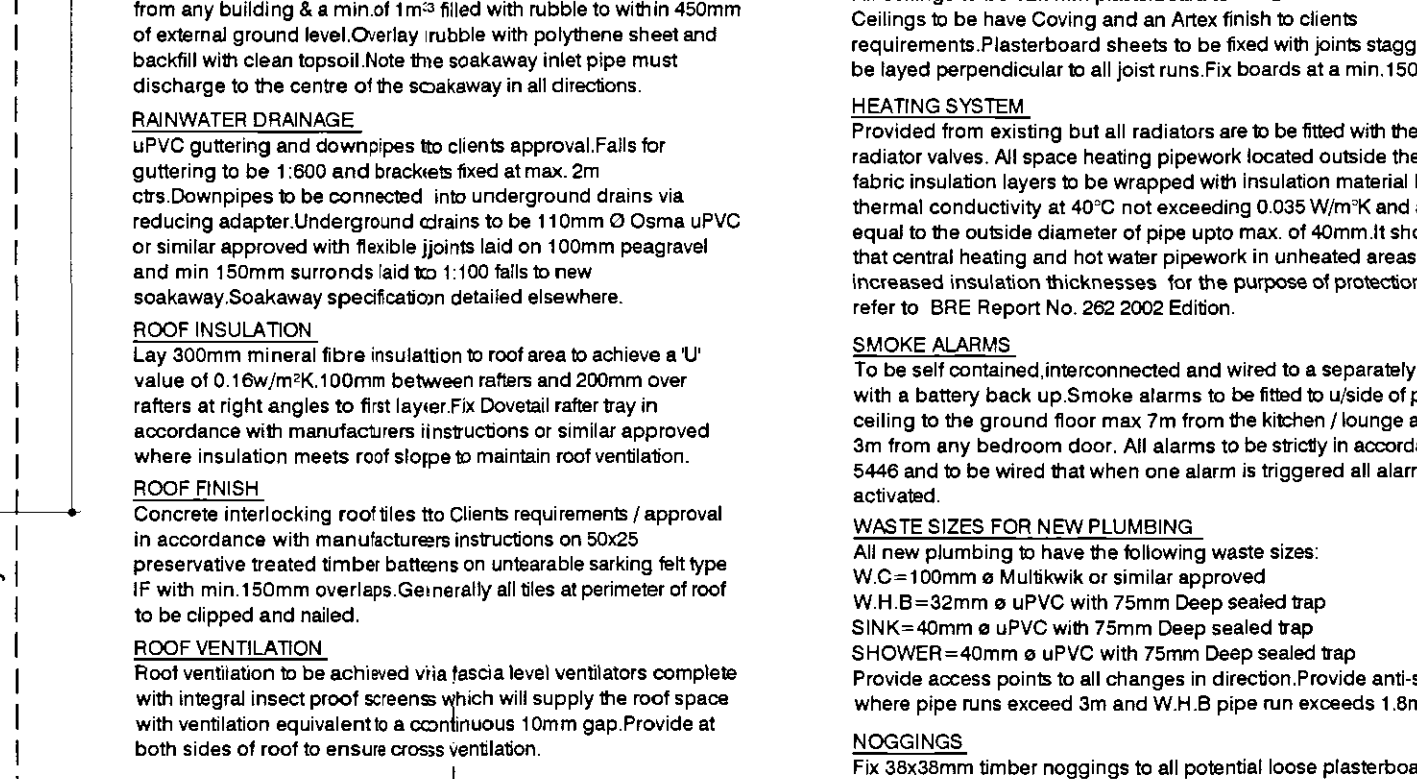
EXISTING REAR ELEVATION Scale 1:100
EXISTING SIDE ELEVATION Scale 1:100
EXISTING FRONT ELEVATION Scale 1:100



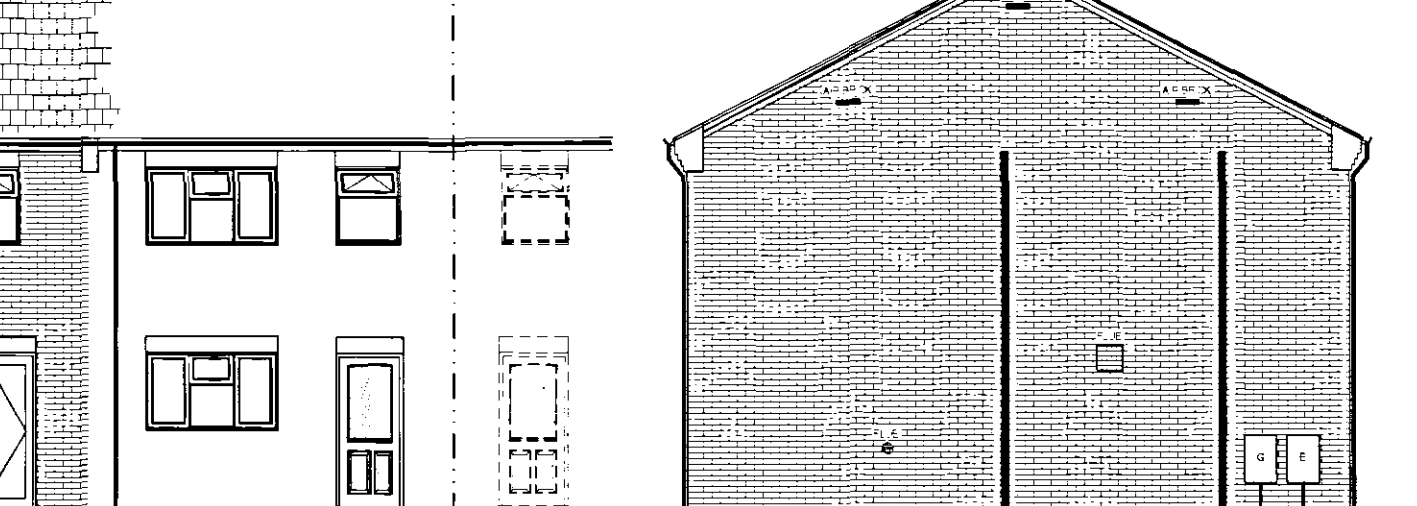
PROPOSED JOIST PLAN
Not to Scale



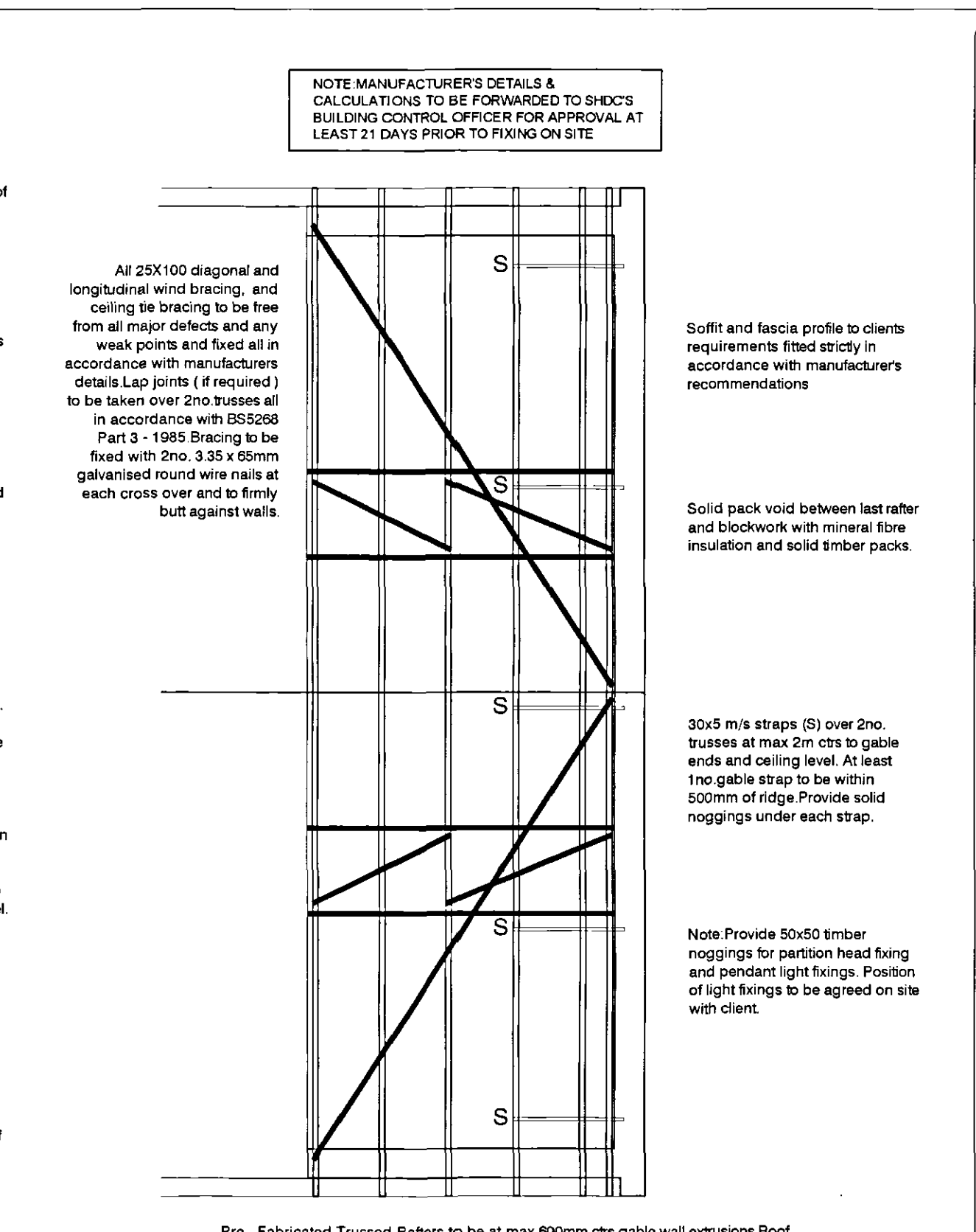
PROPOSED SECTION
Scale 1:175



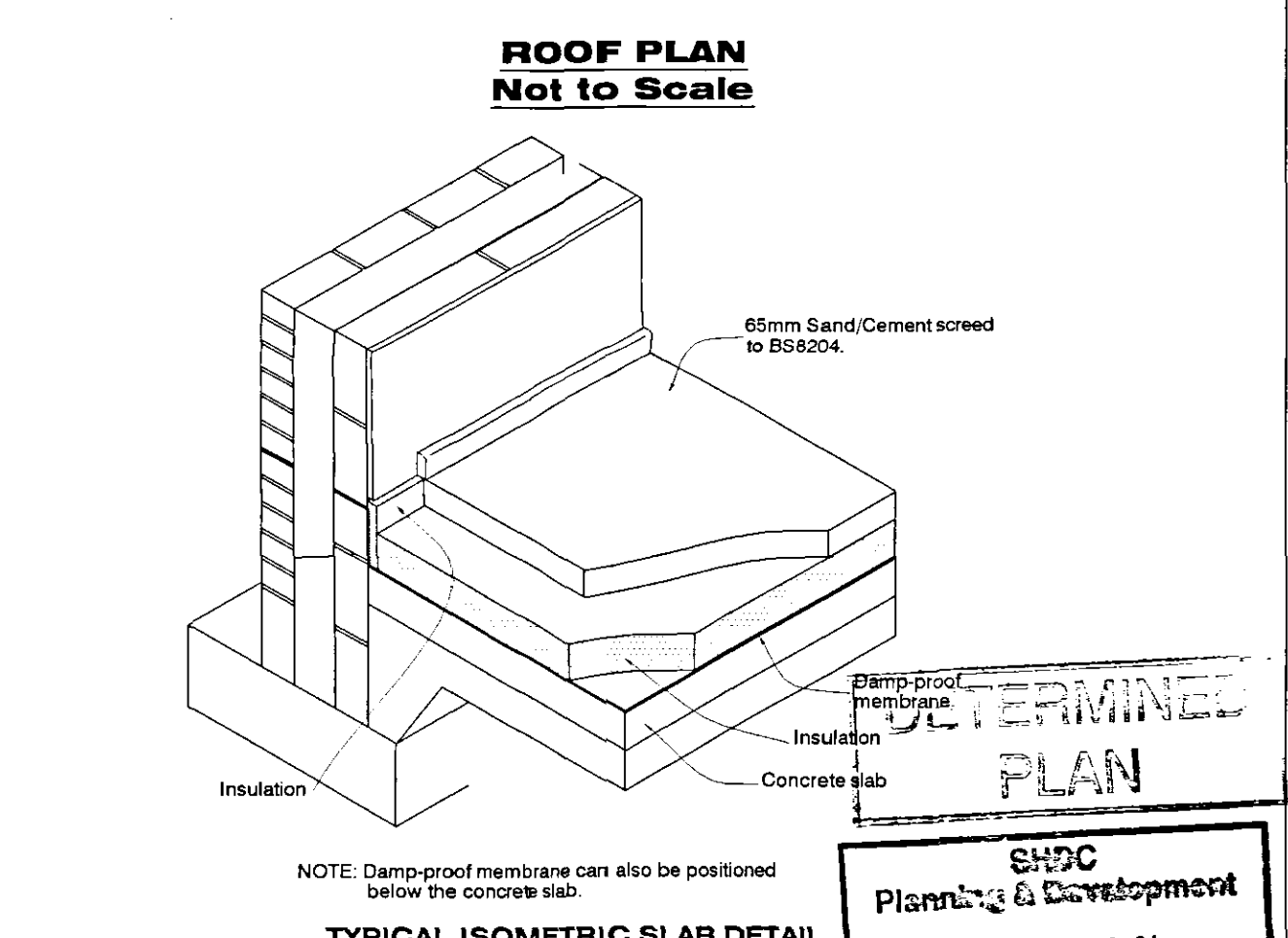
TYPICAL ISOMETRIC SLAB DETAIL
Not to Scale



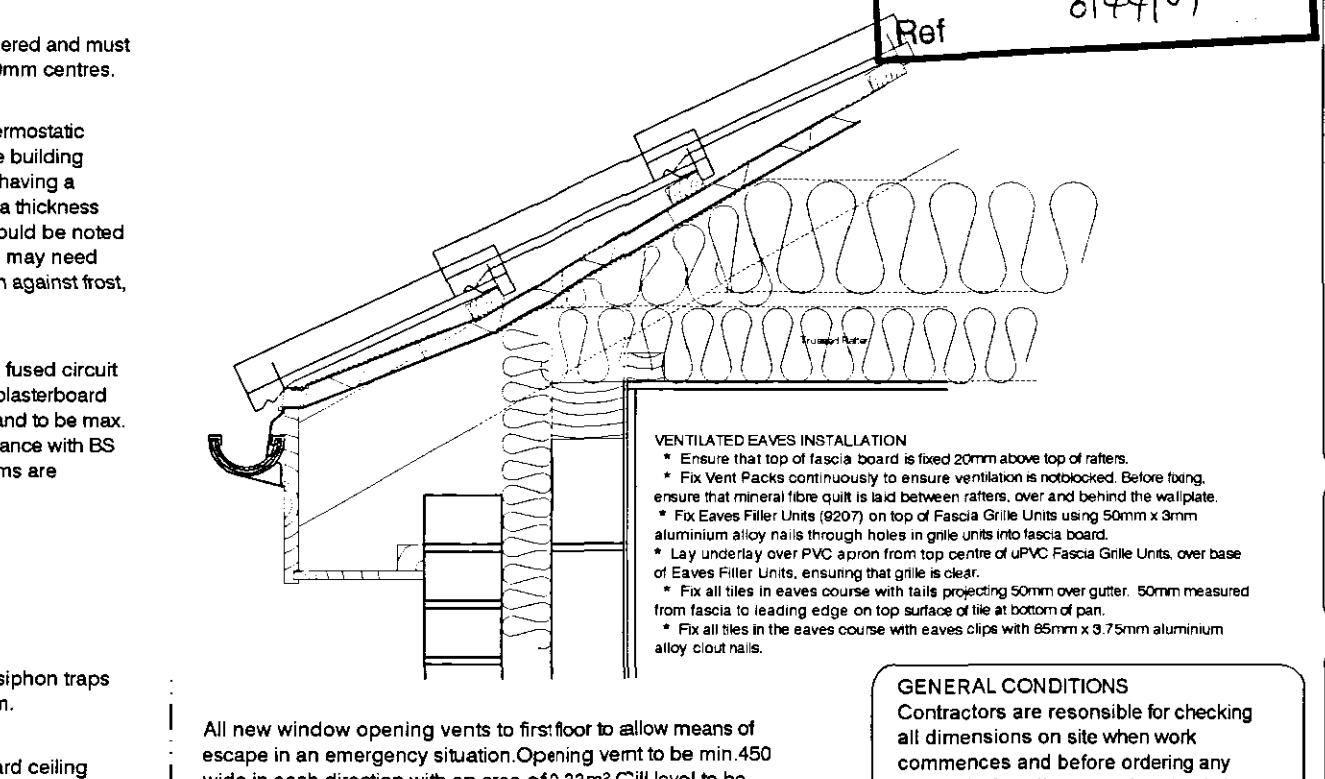
PROPOSED REAR ELEVATION Scale 1:100
PROPOSED SIDE ELEVATION Scale 1:100
PROPOSED FRONT ELEVATION Scale 1:100



ROOF PLAN
Not to Scale



TYPICAL ISOMETRIC SLAB DETAIL
Not to Scale



PROPOSED REAR ELEVATION Scale 1:100
PROPOSED SIDE ELEVATION Scale 1:100
PROPOSED FRONT ELEVATION Scale 1:100

BUILDING CONTROL SPECIFICATION

FOUNDATIONS
Existing building area to be stripped of all vegetation matter and rubble to a min depth of 150mm before excavation commences. Concrete mix for foundations to be GC3 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 be confirmed on site and to the strict approval of the LA 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 Courses of Class B brickwork below D.P.C. on outer face and 1no course 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 D.P.C. level. Cavity to be filled to within 225mm min. of below D.P.C. with lean concrete mix.

GROUND FLOOR
65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge pythene 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 up to d.p.c. level on 100mm thick GC3 concrete sub-floor on a 120 gauge DPM applied onto DPC within walls on min. 150mm clean and well compacted hardcore. Depth of hardcore must not exceed 800mm 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 "Hyloclad" 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 265mm overall thickness comprising of:
- 100mm Brickwork to match existing
- 65mm cavity filled with Crown Dritherm (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 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. Install Insulated Cavity Closers by Thermabate or equal approved, 25mm thick x 65mm wide to equal cavity width at jambs 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 BS 1243:1978. 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 Birtley Supergalv 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 baffle.

WINDOWS & DOORS
All windows to be White uPVC to clients requirements based on styles shown on elevations. Fit with 4000mm² sash 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 120 ft² of floor area rapid ventilation to all rooms. All glazing within 600mm 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 BS6262 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.

TIMBER WALLPLATES
All timber wallplates 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 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 trap.

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

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.

REV DESCRIPTION:

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 "SAP" calculation, Soil Investigation or Flood Risk Assessment. If deemed necessary then there 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 to be fit for purpose. All work to be in accordance with good building practice and all necessary BS codes for Workmanship on Building Sites.

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 Duffy
11 Fantail Close
Spalding
PE11 3YN**

Date: **Jan04** DRG No.: **TD01** REV: