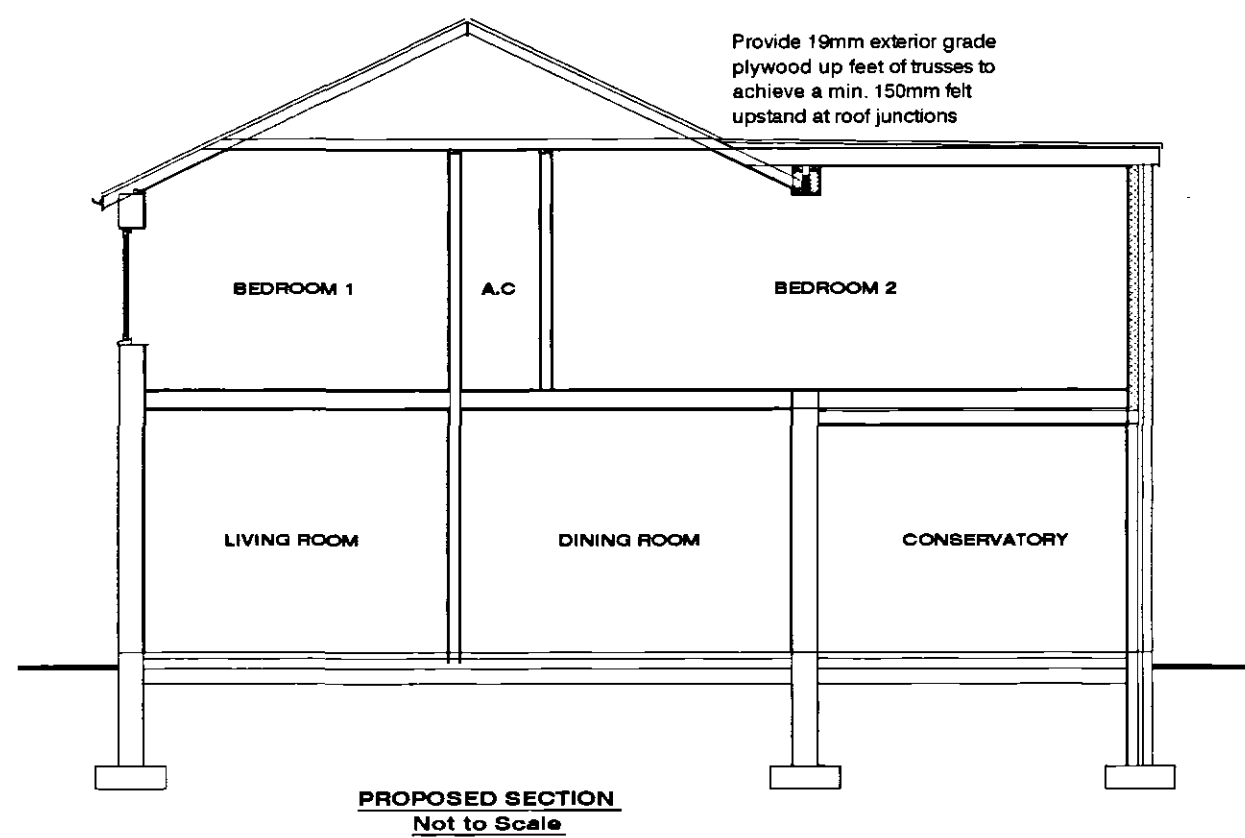
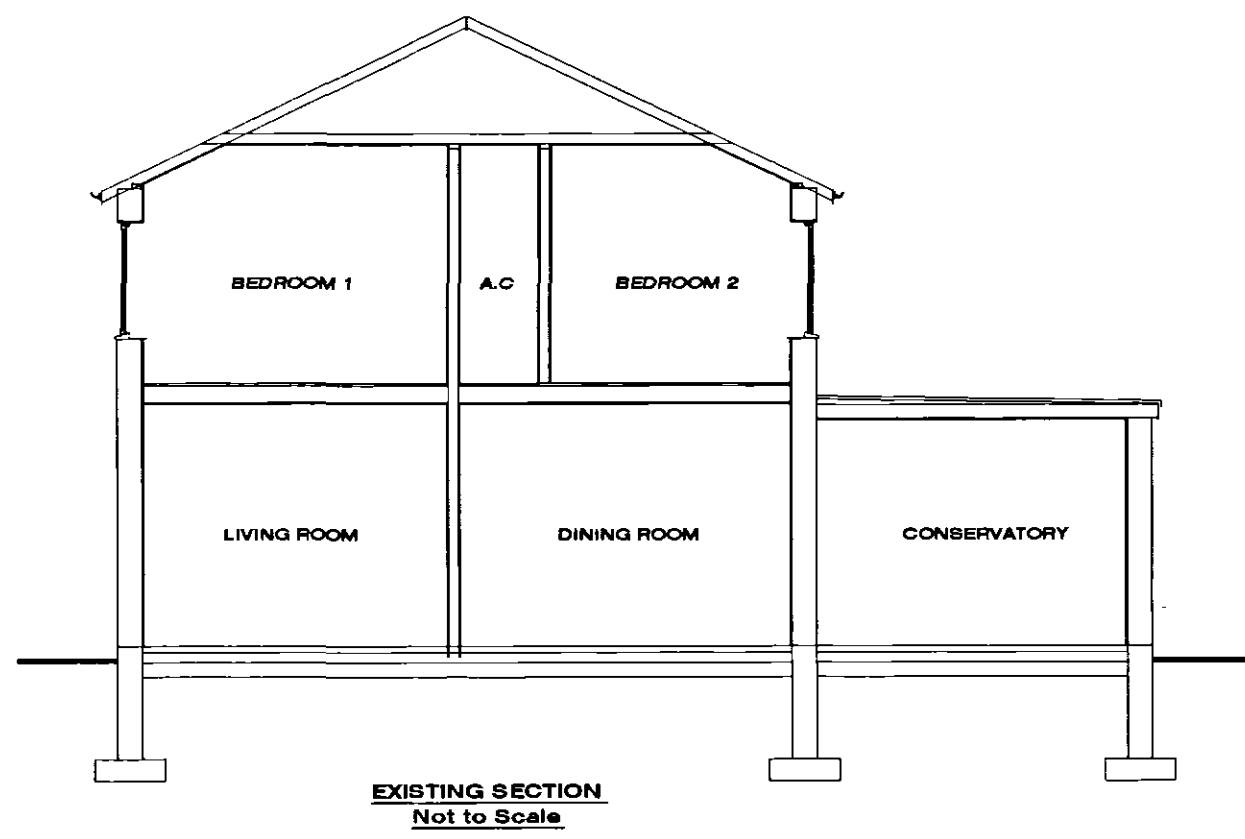
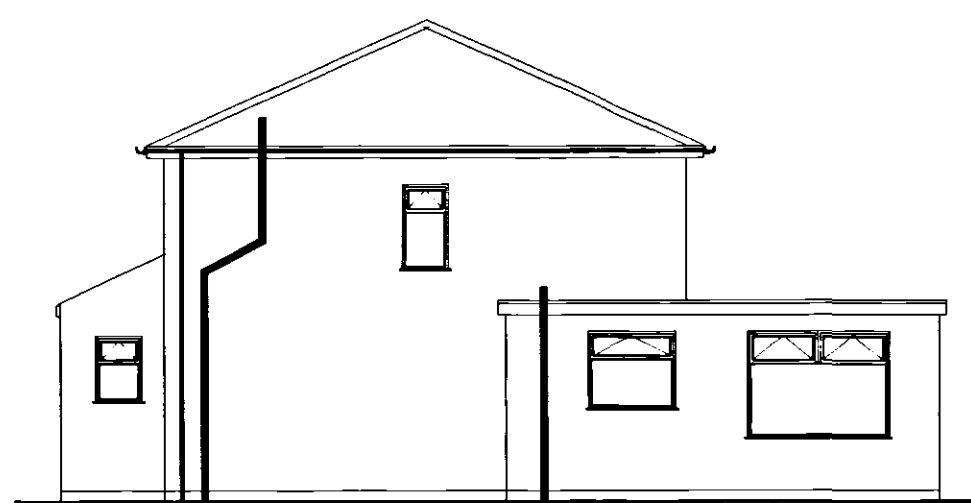


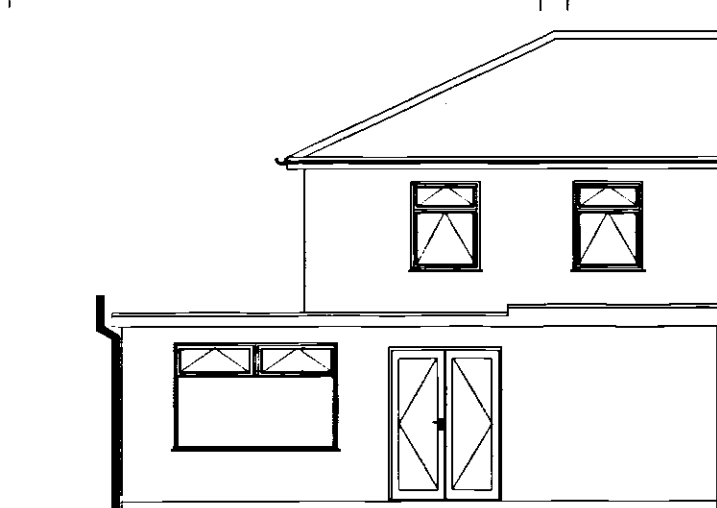
Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask



EXISTING FRONT ELEVATION
Scale 1:100



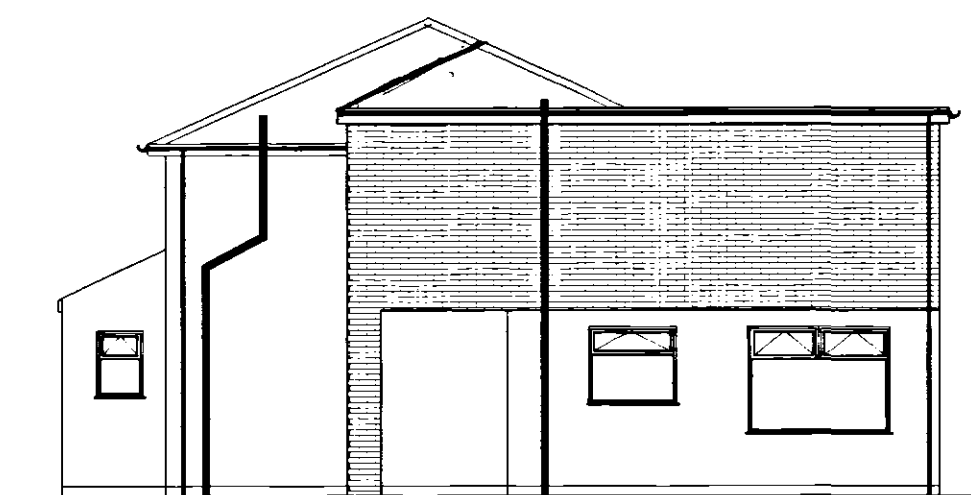
EXISTING SIDE ELEVATION
Scale 1:100



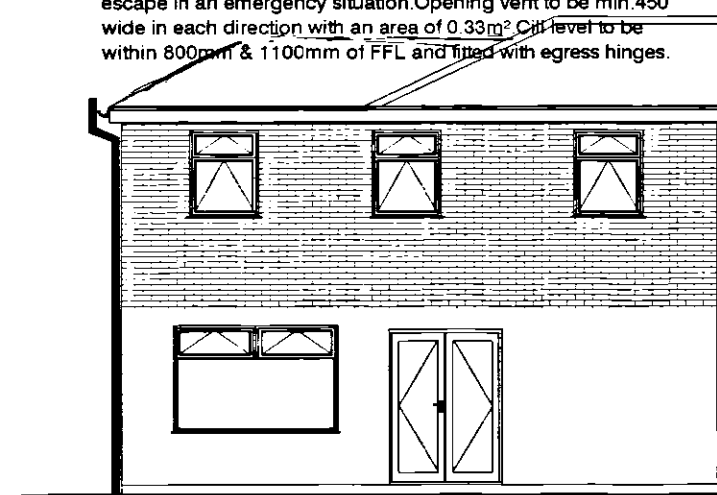
EXISTING REAR ELEVATION
Scale 1:100



PROPOSED FRONT ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100



PROPOSED REAR ELEVATION
Scale 1:100

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 2m 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 Thermalite Shield insulating blockwork.
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 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 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.

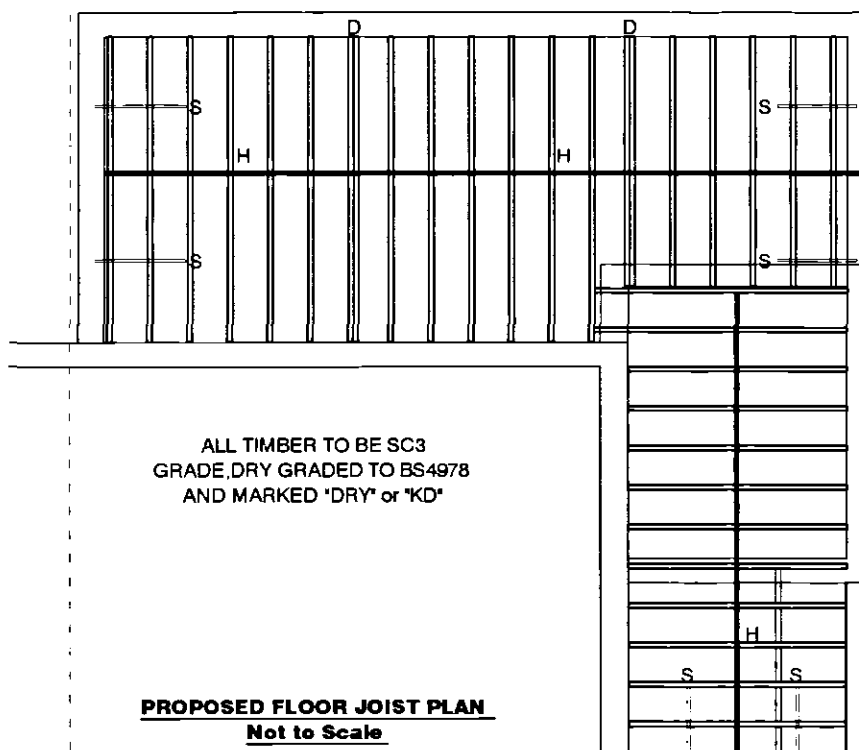
WALL TIES
Stainless steel cavity wall ties to BS1243:1978. To be built into cavity wall as works proceeds and spaced at 900mm centres horizontally, 450mm centres vertically and 300mm staggered around all openings. Ensure wall ties are level or at least sloping to the outside leaf. Bed ties a minimum 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 Birtley Supergalv range unless noted otherwise or equal approved. All lintels must have a min 150mm endbearing and installed in accordance with manufacturers 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 400mm² trickle ventilators to Kitchen, Utility, Bathroom & En-Suite windows and 8000mm² elsewhere all in accordance with manufacturers recommendations. Patio doors to be fitted with 10000mm² ventilators. Opening vents to give 1/20 ft 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 8262 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.

CEILINGS
All ceilings to be 12.7mm plasterboard to BS1250. Ceilings to be have Cove and an Artec finish to clients requirements. Plasterboard sheets to be fixed with joints staggered and must be laid perpendicular to all joist runs. Fix boards at a min 150mm centres.

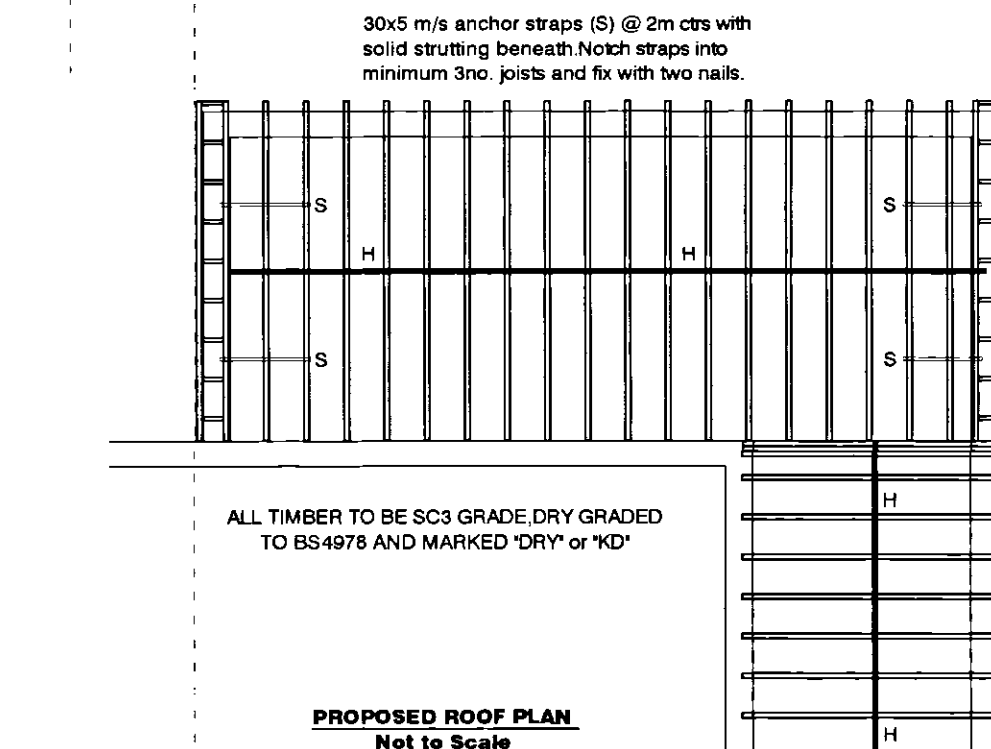
SMOKE ALARMS
To be self contained, interconnected and wired to a separately fused circuit with a battery back up. Smoke alarms to be fitted to outside of plasterboard ceiling to the ground floor max 7m from the kitchen / lounge and to be max. 3m from any bedroom door. All alarms to be strictly in accordance with BS 5446 and to be wired that when one alarm is triggered all alarms are activated.



ALL TIMBER TO BE SC3 GRADE DRY GRADED TO BS4978 AND MARKED 'DRY' or 'KD'

PROPOSED FLOOR JOIST PLAN
Not to Scale

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 BS4978 AND MARKED 'DRY' or 'KD'

PROPOSED ROOF PLAN
Not to Scale

TIMBER WALL PLATES
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 strap.

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

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

175min x 50 joists (or to match existing floor) approx. 225mm dp. Confirmation req'd on site (or 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 line level.

All cut ends of joists to be sealed with suitable preservative

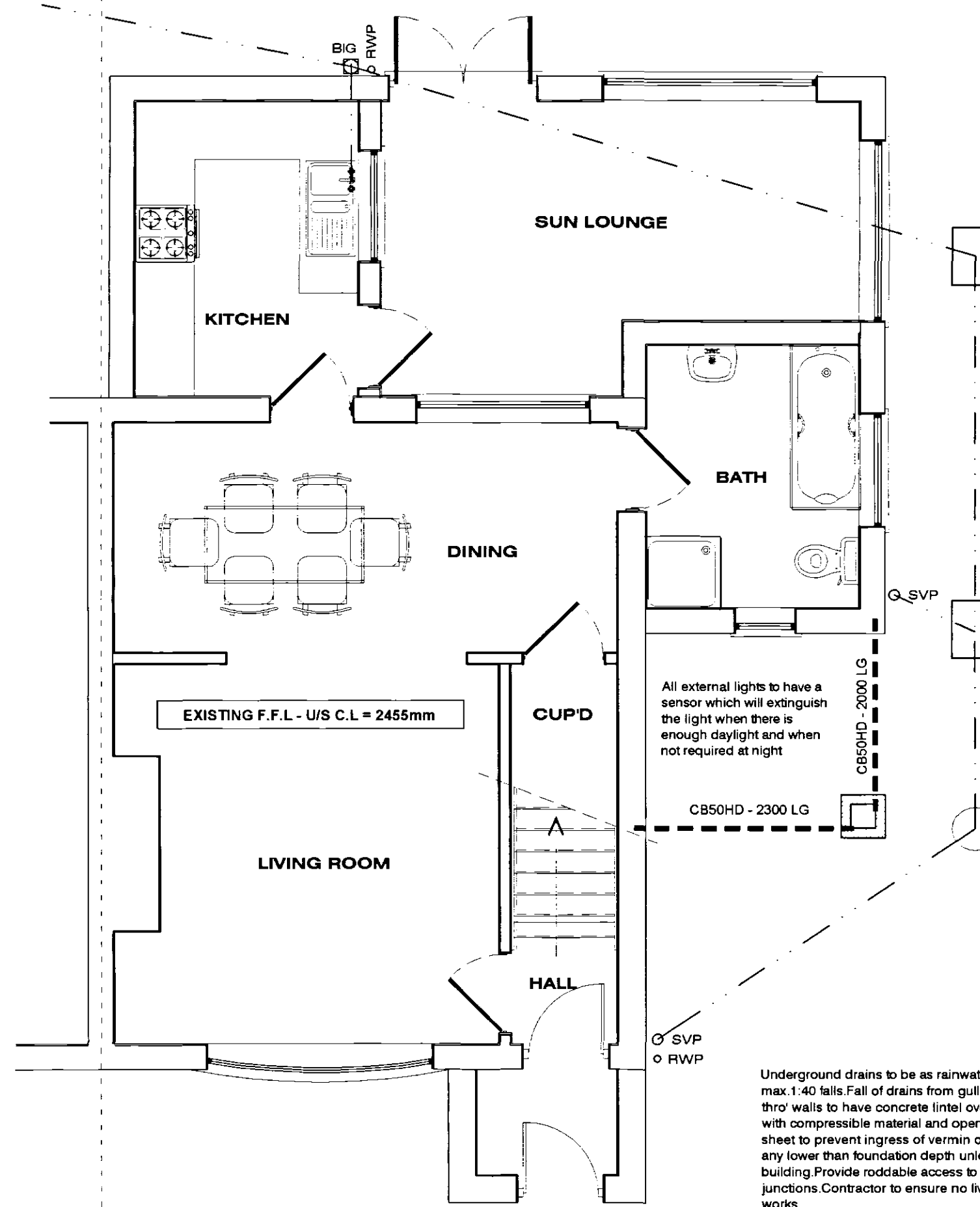
30x5 m/s anchor straps (S) @ 2m ctrs with solid strutting beneath. Knot straps into minimum 3no. joists and fix with two nails.

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

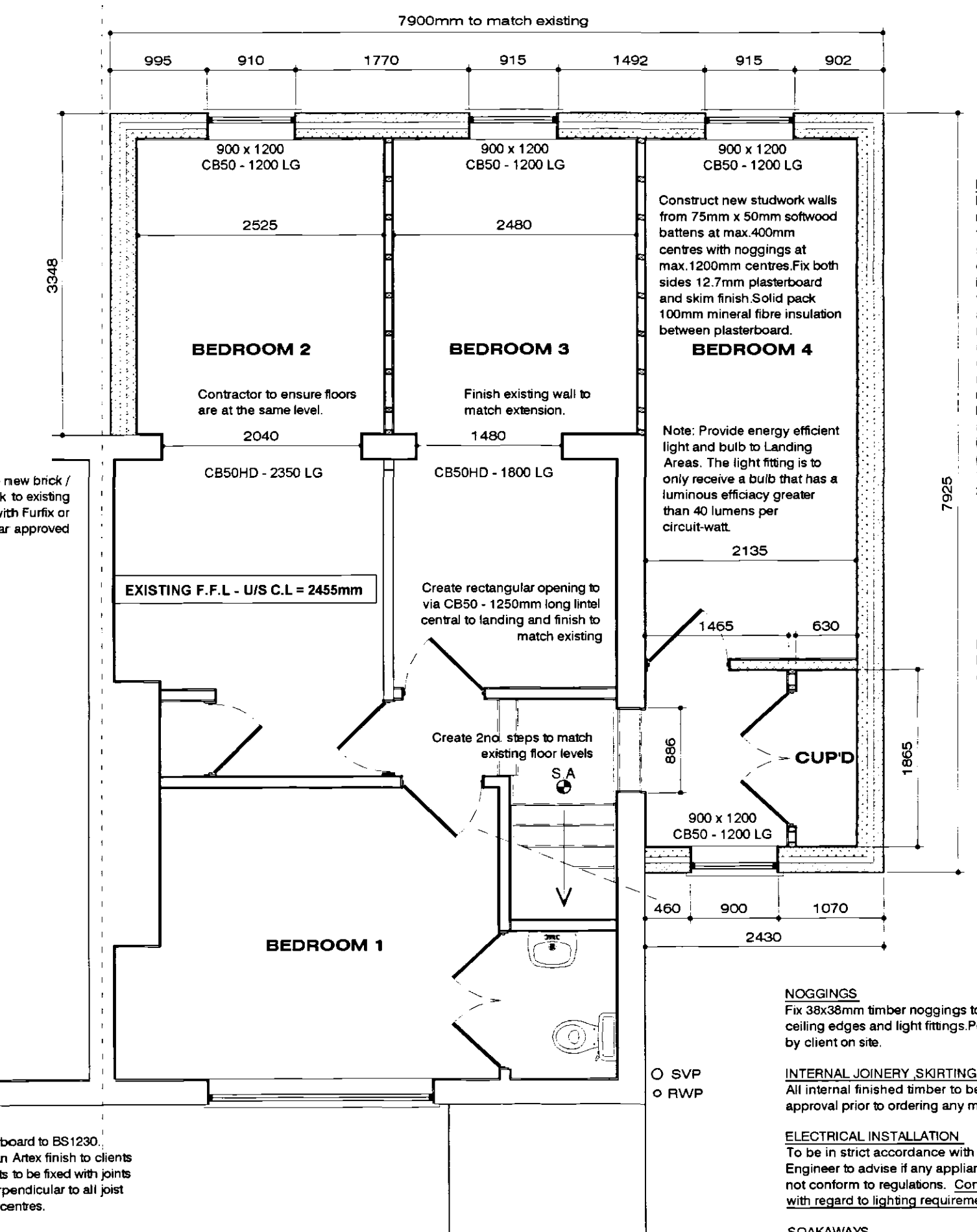
3no. joists bolted together to support adjacent joists running perpendicular. Fix joists with approved hangers.

150min x 50 joists @ max 400mm ctrs. Solid herringbone strutting @ mid point to spans over 2m. Strutting at third points to span over 4m.

All cut ends of joists to be sealed with suitable preservative



PROPOSED GROUND FLOOR PLAN
Scale 1:50



PROPOSED FIRST FLOOR PLAN
Scale 1:50

Existing foundations and lintels to be exposed and must be to the satisfaction of the L.A Building Control officer.

450 x 450 Brickwork pillar built off 1000 x 1000 x 225 deep pad foundation

New I.C. less than 650mm deep and only one branch connection to be 225mmØ and I.C. between 600mm and 1000mm deep to be 450mmØ uPVC Osma or equal approved I.C. over 1000mm deep to be 1200x750 on 150mm C20P concrete base with 215mm Class B brick walls with Grade B medium duty cover.

Underground drains to be as rainwater drainage but with min 1:80 and max 1:40 falls. Fall of drains from gullies to be 1:40. All drains passing thro' walls to have concrete lintel over with 50mm space around filled with compressible material and opening masked with durable rigid sheet to prevent ingress of vermin or back fill. Drain runs must not be any lower than foundation depth unless min of 1m from any building. Provide roddable access to all change in bends and junctions. Contractor to ensure no live drains run beneath proposed works.

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 up to 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.

FLAT ROOF ('WARM ROOF')

Polyprop 185 or similar approved glass fibre roofing system on 19mm quality plywood of the minimum standard BCX (American Plywood Association Standard) applied strictly in accordance with manufacturers recommendations on 80mm Celotex Double F GA2000 on 500 gauge vapour control layer on 19mm exterior grade plywood decking on tapered firings to give a min. 1:80 fall on timber SC3 grade joists as proposed plan. Soffit and fascia boards to match existing.

Build up internal blockwork wall off cavity wall below

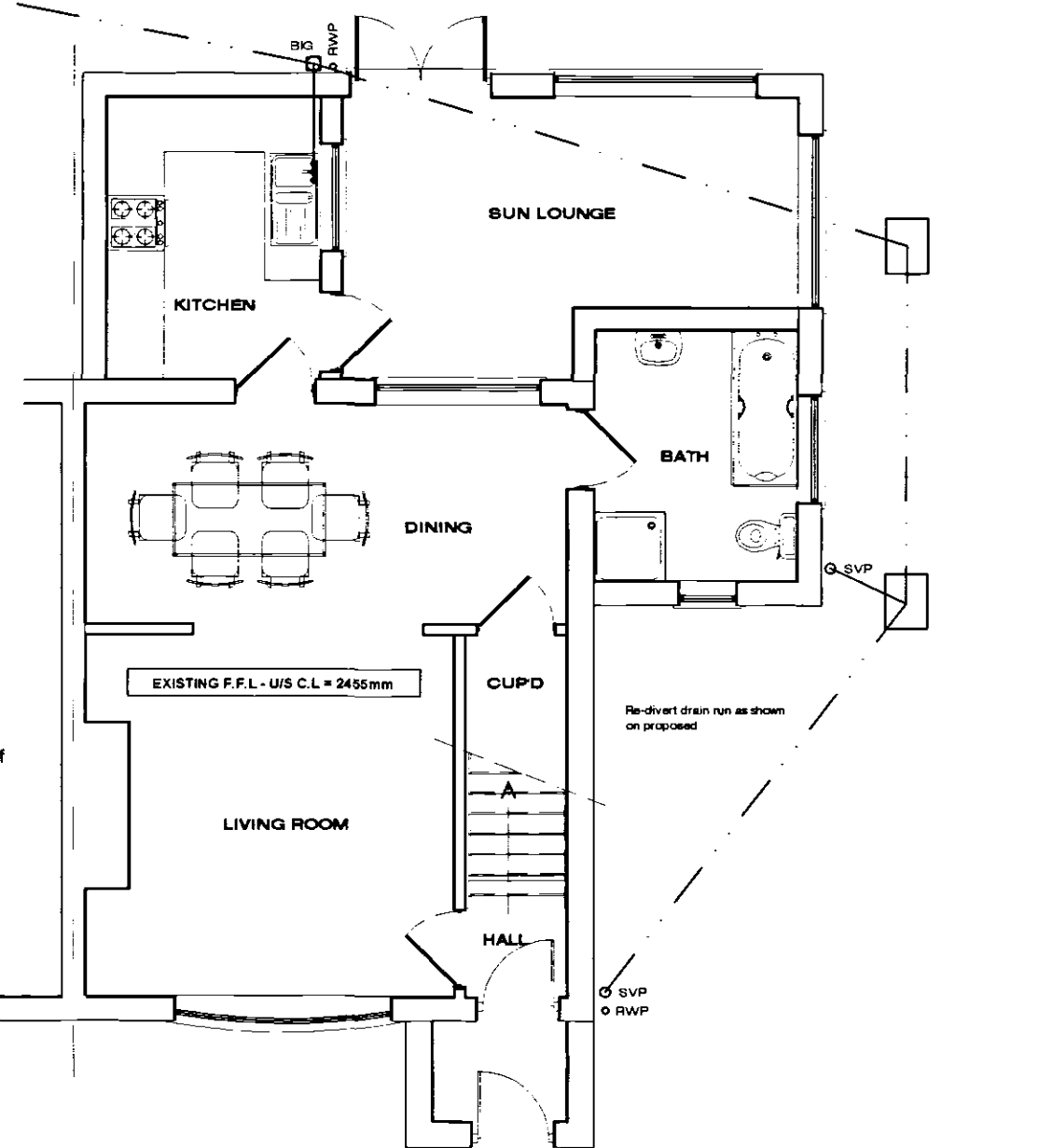
NOGGINGS

Fix 38x36mm timber noggings to all potential loose plasterboard ceiling edges and light fittings. Position of light fittings to be advised by client on site.

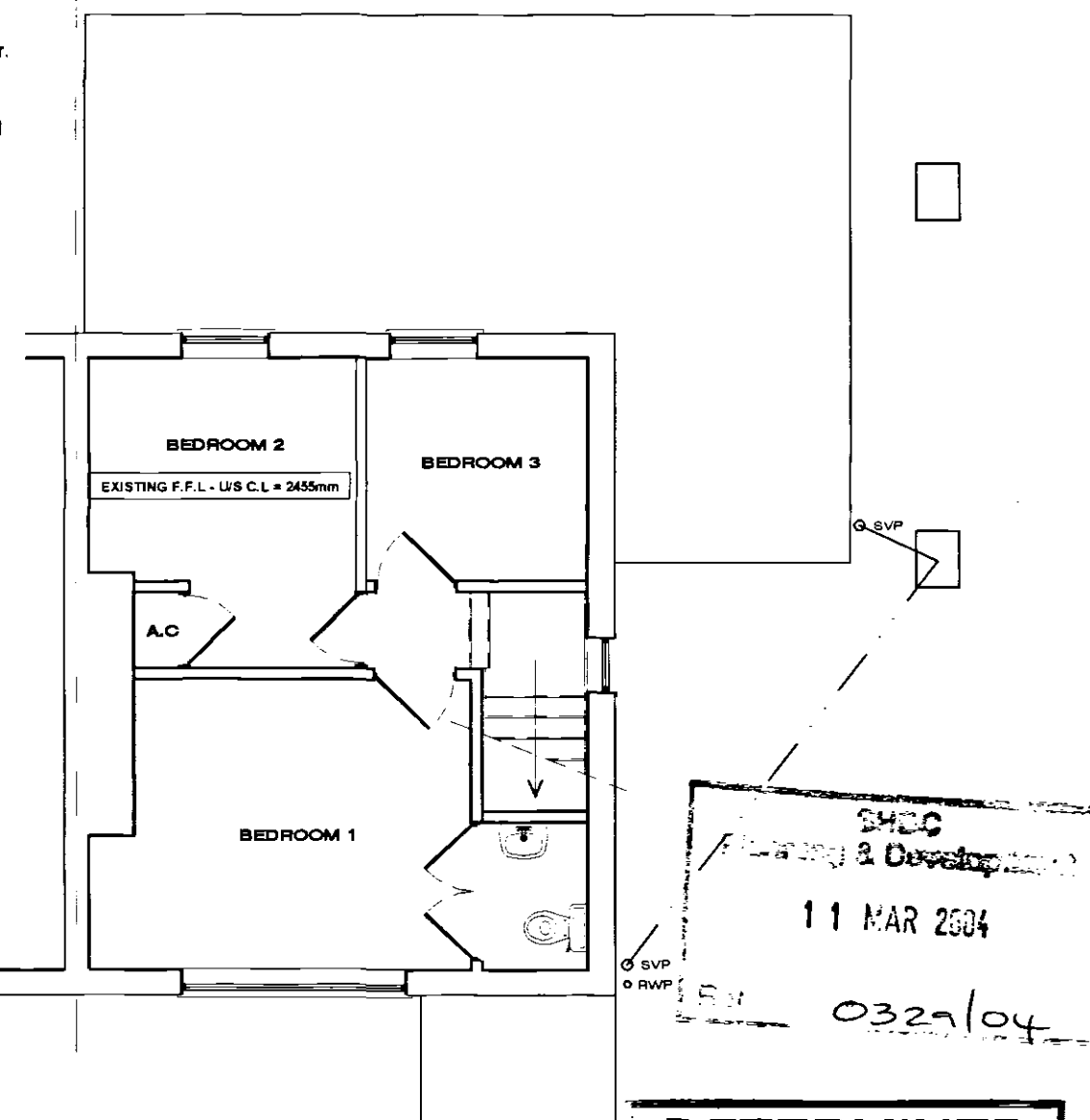
INTERNAL JOINERY, SKIRTING & ARCHITRAVES
All internal finished timber to be free from all defects and to clients approval prior to ordering any materials.

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.

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



EXISTING GROUND FLOOR PLAN
Scale 1:75



EXISTING FIRST FLOOR PLAN
Scale 1:75

11 MAR 2004
032/04

DETERMINED PLAN

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.

RAINWATER DRAINAGE
White uPVC 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 reducing adapter. Underground drains to be 110mm Ø Osma uPVC or similar approved with flexible joints laid on 100mm peag gravel and min 150mm surrounds laid to 1:100 falls to new soakaway. Soakaway specification detailed elsewhere.

REV DESCRIPTION:

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 First Floor Bedroom Extensions above Existing Kitchen

Client: Mr L Cooke
20 Willousby Road
Spalding
PE11 2AX

Date: Feb04 DRG No.: LC01 REV: