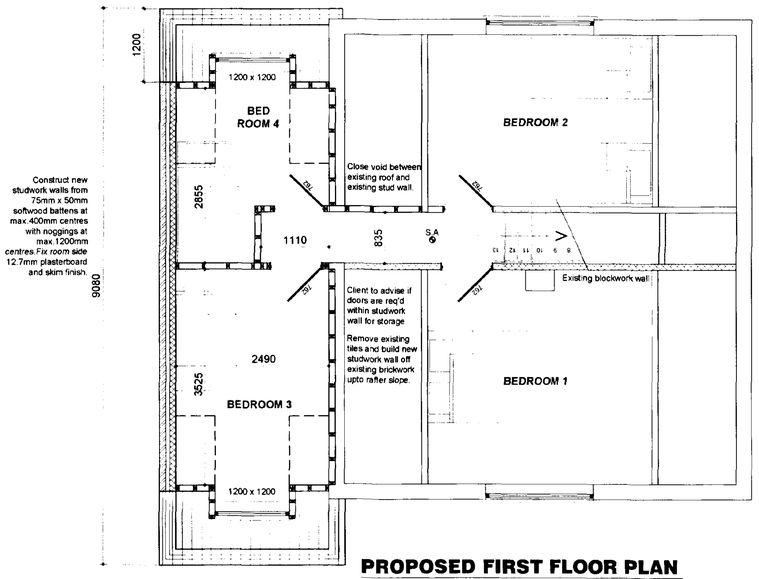
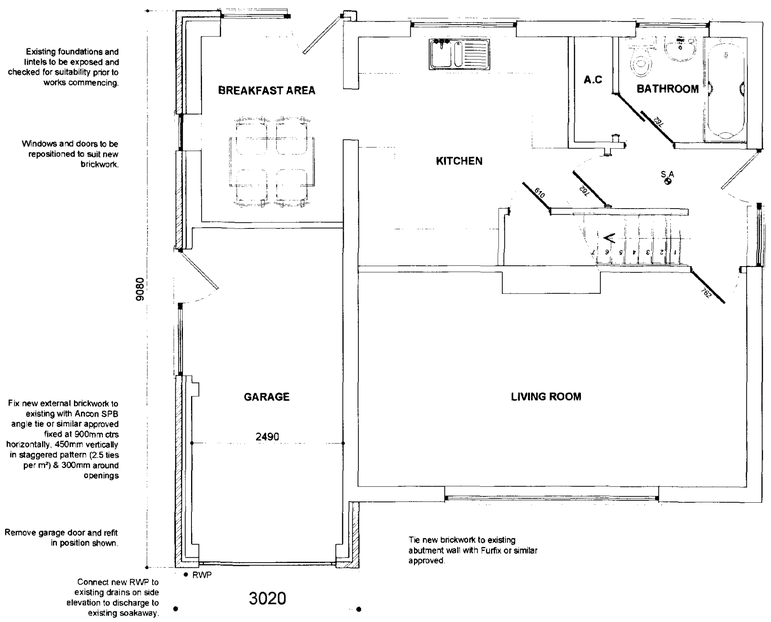


PROPOSED FIRST FLOOR PLAN
Scale 1:50



PROPOSED GROUND FLOOR PLAN
Scale 1:50

NOTE:MANUFACTURER'S DETAILS & CALCULATIONS TO BE FORWARDED TO SHDC'S BUILDING CONTROL OFFICER FOR APPROVAL AT LEAST 21 DAYS PRIOR TO FIXING ON SITE

Trussed Rafters to be doubled up either side of dormer windows and provide timber trimmers above and below openings

Trussed Rafters to be 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.

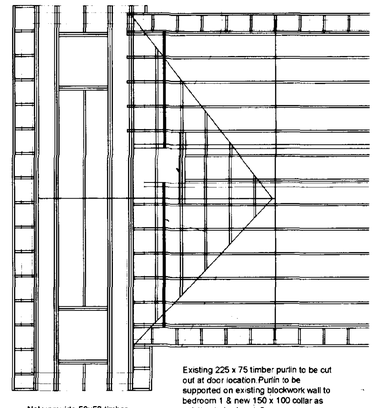
Soffit and fascia profile to match existing fitted strictly in accordance with manufacturer's recommendations

25X100 diagonal and longitudinal wind bracing to be 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.

30x5 ms straps over 2no. trusses at max 2m ctrs to gable ends and ceiling level. 1no.gable strap to be within 500mm of ridge.

100 x 22 valley boards to support dimensioning trusses

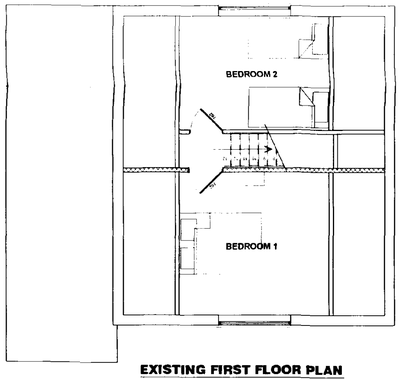
Create a "Dormer Door" opening within existing roof using 2no.200 x 75 trimmers fixed to existing rafters



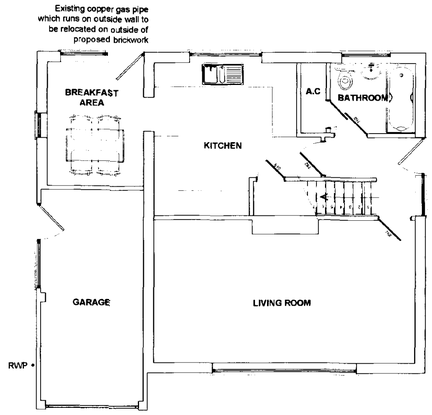
Note:provide 50x50 timber noggings for partition head fixing and pendant light fixings.position of light fixings to be agreed on site with client

Existing 225 x 75 timber purlin to be cut out at door location.Purlin to be supported on existing blockwork wall to bedroom 1 & new 150 x 100 collar as existing to bedroom 2.

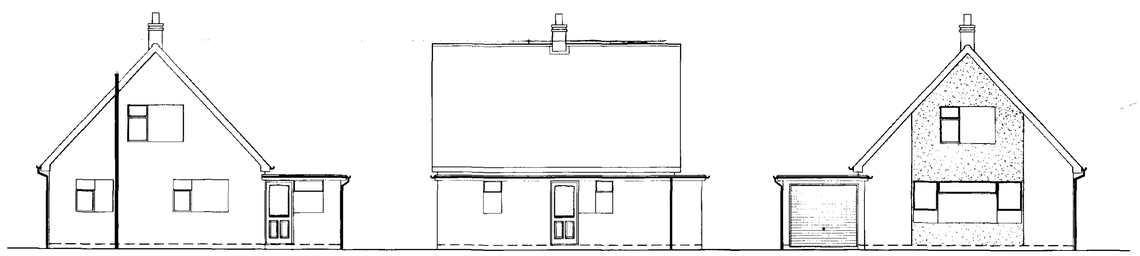
PROPOSED ROOF PLAN
Not to Scale



EXISTING FIRST FLOOR PLAN
Not to Scale



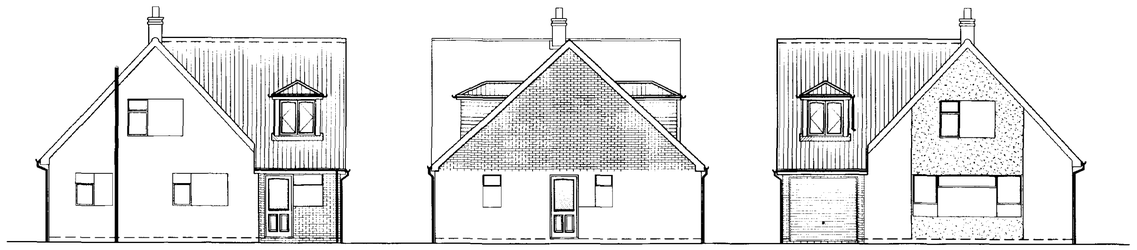
EXISTING GROUND FLOOR PLAN
Not to Scale



EXISTING REAR ELEVATION
Scale 1:100

EXISTING SIDE ELEVATION
Scale 1:100

EXISTING FRONT ELEVATION
Scale 1:100

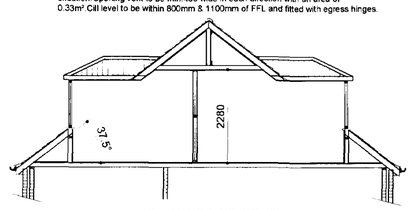


PROPOSED REAR ELEVATION
Scale 1:100

PROPOSED SIDE ELEVATION
Scale 1:100

PROPOSED FRONT ELEVATION
Scale 1:100

All window opening vents to extension to allow means of escape in an emergency situation.Opening vent to be min.450 wide in each direction with an area of 0.33m². Cill level to be within 800mm & 1100mm of FFL and fitted with egress hinges.



PROPOSED SECTION

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.

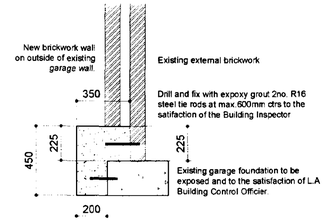
INTERNAL JOINERY ,SKIRTING & ARCHITRAVES
All internal finished timber to be free from all defects and to clients approval prior to ordering any materials.

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.

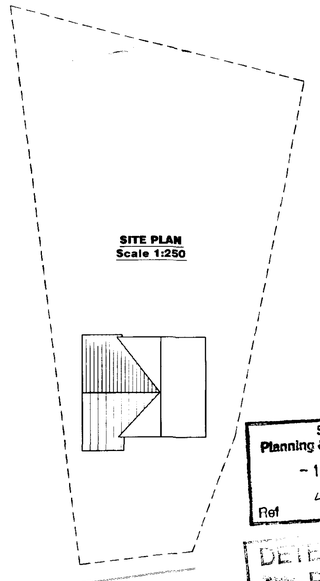
ROOF / LOFT ACCESS
Provide insulated roof access trap door with a fully weathered sealed frame and a 38mm brass bolt or to clients requirements.

INTERNAL WALLS TO FIRST FLOOR
Internal walls to first floor to be studwork as per specification detailed on proposed plan.

HEATING



TYPICAL FOUNDATION DETAIL TO EXISTING WALL



SITE PLAN
Scale 1:250

SHDC
Planning & Development
- 1 APR 2003
Ref 420/03
DETERMINED PLAN

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 existing garage / breakfast area to be exposed and checked for suitability and remedial work to be carried out as proposed sketch.Excavate down to solid firm strata (ie 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 Elsewhere to be either 7N/mm2 concrete blockwork.Both to be within 225mm of DPC level.Cavity to be filled to within 225mm min. of below DPC with lean concrete mix.

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 265mm overall thickness comprising of:
-100mm Brickwork to match existing
-65mm 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. Ensure cavity wall insulation and roof insulation are continuous.

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 existing.

WALL TIES
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.

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. Note: lintels are not to have a continuous baseplate.

WINDOWS
All windows to be White uPVC double glazed to match existing with 8000/mm² trickle ventilators all in accordance with clients requirements.Opening vents to give 1/20th of floor area rapid ventilation to all rooms.All glazing to meet the requirements of 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 Low 'E' 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.Provide frosted glass to all bathroom and En-suite windows.

TIMBER WALLPLATES
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.

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.Clema uPVC or similar approved with flexible joints laid on 100mm peagravel and min 150mm surronds laid to 1:100 falls to existing soakaway.

ROOF INSULATION
Roof to achieve a 'U' value of 0.16w/m²K by using 2no.layers of 60mm Celotex Double R GA2000 rigid insulation board fixed between or between and over rafters depending on rafter size 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. Noggings to be fixed to ensure min.50mm ventilation gap.

ROOF FINISH
Concrete interlocking roof tiles to match existing fitted strictly in accordance with manufacturers instructions on 50x25 preservative treated timber battens on untearable sarking felt type IF with min.150mm overlaps.Generally all tiles at perimeter of roof to be clipped and nailed.

ROOF VENTILATION
Roof ventilation to be achieved via 25mm soffit level ventilators complete with integral insect proof screens which will supply the roof space with ventilation equivalent to a continuous 25mm gap with ventilated ridge tiles full length of roof.

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 utside 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.

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.

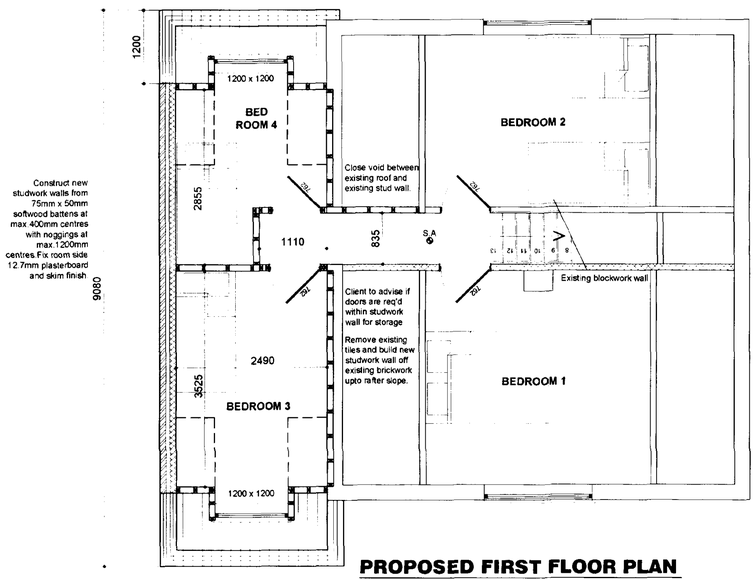
All materials not specified to be of a standard suitable for the work proposed

REV DESCRIPTION:

remway design
3, Rembrandt Way
Spalding
Lincs
PE11 3HX
Tel: 07815 112 058
Fax: 01775 768 921
e-mail: jason@remwaydesign.co.uk

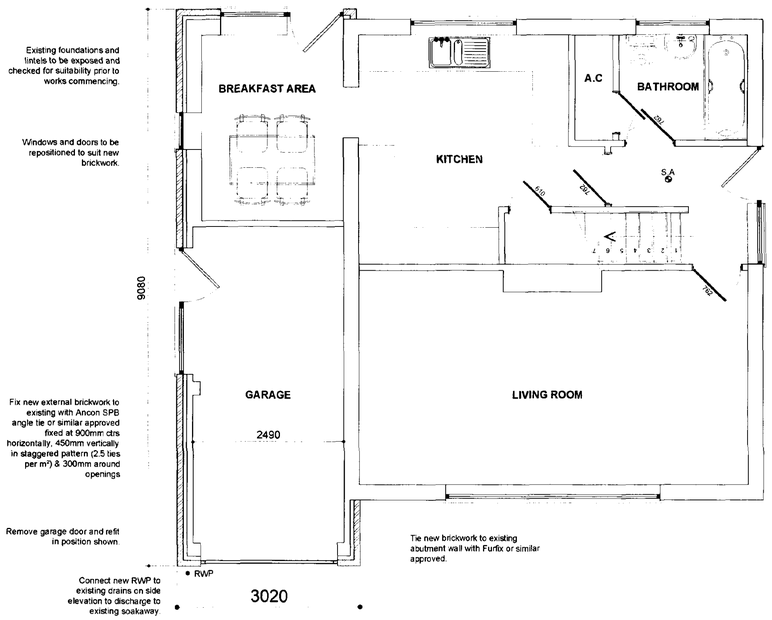
Project:
Proposed Bedroom Extension

Client:
Mr S Crane
57, Cathedral Drive
Spalding
PE11 1PG



Construct new studwork walls from 75mm x 50mm softwood battens at max 400mm centres with noggings at max.1200mm centres.Fix room side 12.7mm plasterboard and skim finish

PROPOSED FIRST FLOOR PLAN
Scale 1:50



Existing foundations and lintels to be exposed and checked for suitability prior to works commencing.

Windows and doors to be repositioned to suit new brickwork.

Fix new external brickwork to existing with Ancon SPB angle tie or similar approved fixed at 900mm ctrs horizontally, 450mm vertically in staggered pattern (2.5 ties per m²) & 300mm around openings

Remove garage door and refit in position shown

Connect new RWP to existing drains on side elevation to discharge to existing soakaway

Tie new brickwork to existing abutment wall with Furfix or similar approved.

PROPOSED GROUND FLOOR PLAN
Scale 1:50

NOTE:MANUFACTURER'S DETAILS & CALCULATIONS TO BE FORWARDED TO SHDC'S BUILDING CONTROL OFFICER FOR APPROVAL AT LEAST 21 DAYS PRIOR TO FIXING ON SITE

Trussed Rafters to be doubled up either side of dormer windows and provide timber trimmers above and below openings

Trussed Rafters to be 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.

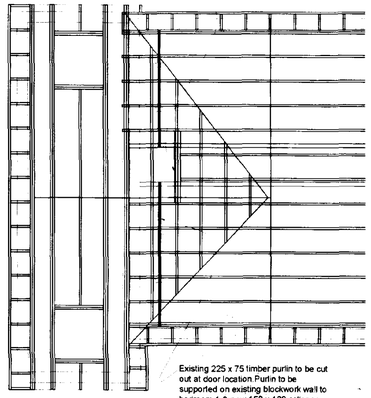
Soffit and fascia profile to match existing,fitted strictly in accordance with manufacturer's recommendations

25X100 diagonal and longitudinal wind bracing to be 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

30x5 ms straps over 2no trusses at max 2m ctrs to gable ends and ceiling level. 1no.gable strap to be within 500mm of ridge

100 x 22 valley boards to support dimensioning trusses.

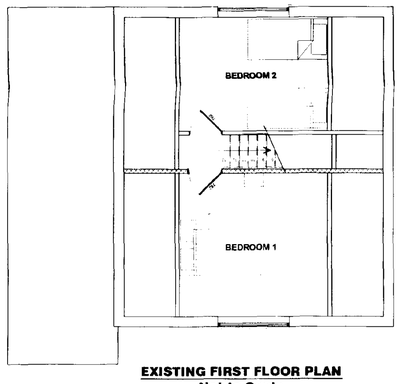
Create a "Dormer Door" opening within existing roof using 2no.200 x 75 trimmers fixed to existing rafters



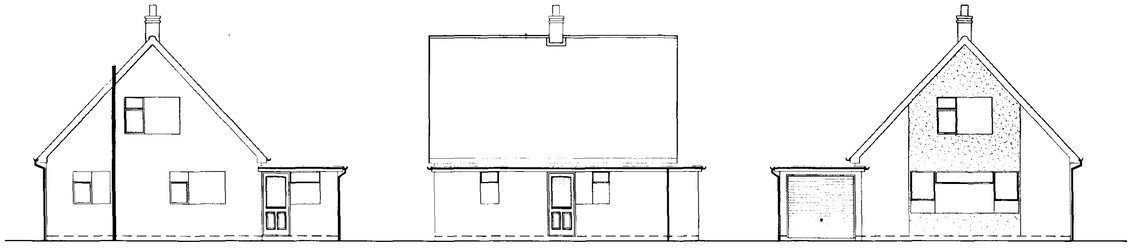
Note:provide 50x50 timber noggings for partition head fixing and pendant light fixings.position of light fixings to be agreed on site with client.

Existing 225 x 75 timber purlin to be cut out at door location.Purlin to be supported on existing blockwork wall to bedroom 1 & new 150 x 100 collar as existing to bedroom 2.

PROPOSED ROOF PLAN
Not to Scale



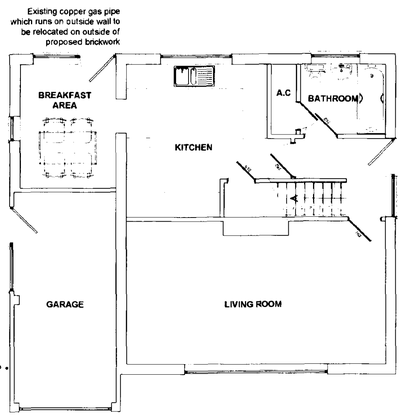
EXISTING FIRST FLOOR PLAN
Not to Scale



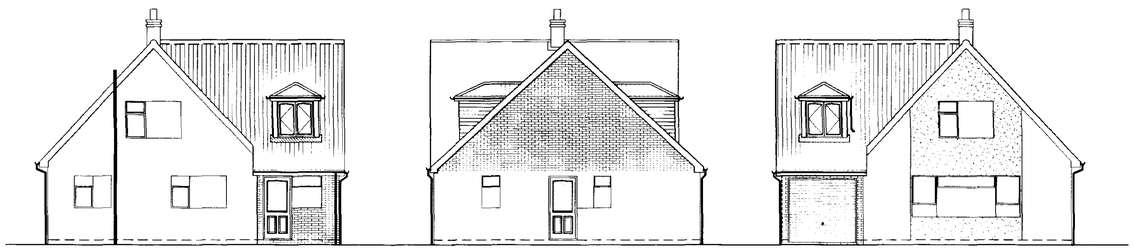
EXISTING REAR ELEVATION
Scale 1:100

EXISTING SIDE ELEVATION
Scale 1:100

EXISTING FRONT ELEVATION
Scale 1:100



EXISTING GROUND FLOOR PLAN
Not to Scale

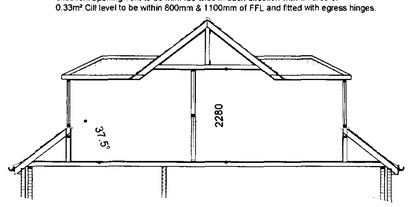


PROPOSED REAR ELEVATION
Scale 1:100

PROPOSED SIDE ELEVATION
Scale 1:100

PROPOSED FRONT ELEVATION
Scale 1:100

All window opening vents to extension to allow means of escape in an emergency situation.Opening vent to be min.450 wide in each direction with an area of 0.33m².Cill level to be within 800mm & 1100mm of FFL and fitted with egress hinges.



PROPOSED SECTION
Not to Scale

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.

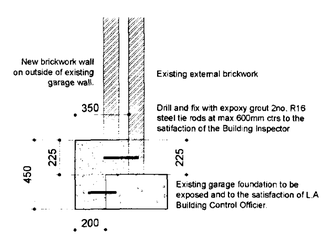
INTERNAL JOINERY ,SKIRTING & ARCHITRAVES
All internal finished timber to be free from all defects and to clients approval prior to ordering any materials.

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.

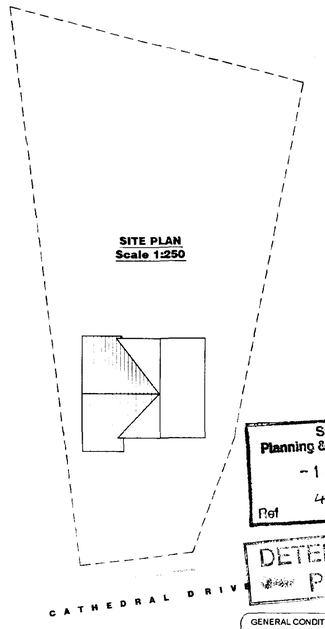
INTERNAL WALLS TO FIRST FLOOR
Internal walls to first floor to be studwork as per specification detailed on proposed plan.

HEATING
Existing heating system to be extended into proposed extension.Radiators to be fitted with Thermostatic Radiator Control Valves.



TYPICAL FOUNDATION DETAIL TO EXISTING WALL

Note: The detail shown is a typical constructional method to provide an outer skin of blockwork.This detail should be adapted to suit specific site conditions and always to the satisfaction of the Building Inspector



SHDC
Planning & Development
- 1 APR 2003
Ref 410/03
DETERMINED PLAN

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 existing garage / breakfast area to be exposed and checked for suitability and remedial work to be carried out as proposed sketch.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 Elsewhere to be either 7N/mm2 concrete blockwork.Both to be within 225mm of DPC level.Cavity to be filled to within 225mm min. of below DPC with lean concrete mix.

DAMP PROOF COARSE (D.P.C).
Horizontal heavy duty polythene DPC "Hytoad" or similar approved to all walls in accordance with BS 6515 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.
-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. Ensure cavity wall insulation and roof insulation are continuous.

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 existing.

WALL TIES
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.

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. Note: lintels are not to have a continuous basepiate.

WINDOWS
All windows to be White uPVC double glazed to match existing with 8000mm² trickle ventilators all in accordance with clients requirements.Opening vents to give $\frac{1}{20}$th of floor area rapid ventilation to all rooms.All glazing to meet the requirements of 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 Low 'E' 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.Provide frosted glass to all bathroom and En-suite windows.

TIMBER WALLPLATES
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.

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 peagravel and min 150mm surronds laid to 1:100 falls to existing soakaway.

ROOF INSULATION
Roof to achieve a 'U' value of 0.16w/m²K by using 2no.layers of 60mm Celotex Double R GA2000 rigid insulation board fixed between or between and over rafters depending on rafter size 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. Noggings to be fixed to ensure min.50mm ventilation gap.

ROOF FINISH
Concrete interlocking roof tiles to match existing fitted strictly 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 25mm soffit level ventilators complete with integral insect proof screens which will supply the roof space with ventilation equivalent to a continuous 25mm gap with ventilated ridge tiles full length of roof.

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 upside 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.

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 Workmanship on Building Sites

REV DESCRIPTION:

remway design
3, Rembrandt Way
Spalding
Lincs
PE11 3HX
Tel: 07815 112 058
Fax: 01775 768 921
e-mail: jason@remwaydesign.co.uk

Project:
Proposed Bedroom Extension

Client:
Mr S Crane
57, Cathedral Drive
Spalding
PE11 1PG

Date: march'03 | DRG No.: 01 | REV:

PROPOSED BEDROOM EXTENSION @ 57, CATHEDRAL DRIVE