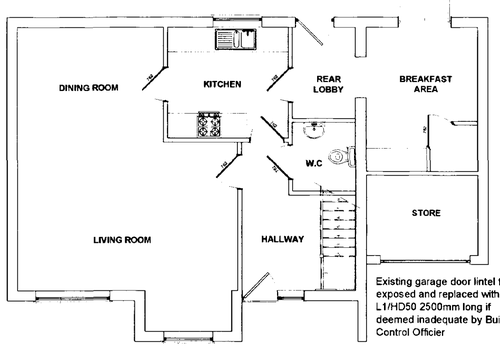
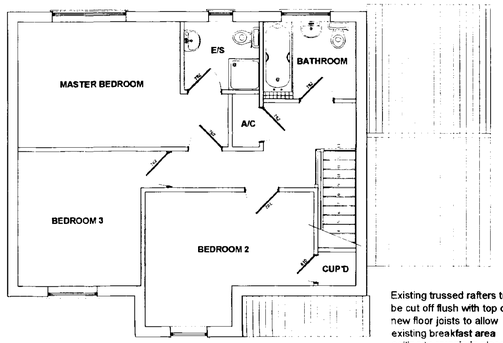
Existing foundations to be exposed and to the satisfaction of the L.A Building Officier.



Fit 12.7mm Gyproc fireline board or equal approved to store ceiling only with 200mm insulating mineral fibre quilt insulation laid between joists to provide 1 hour fire protection.

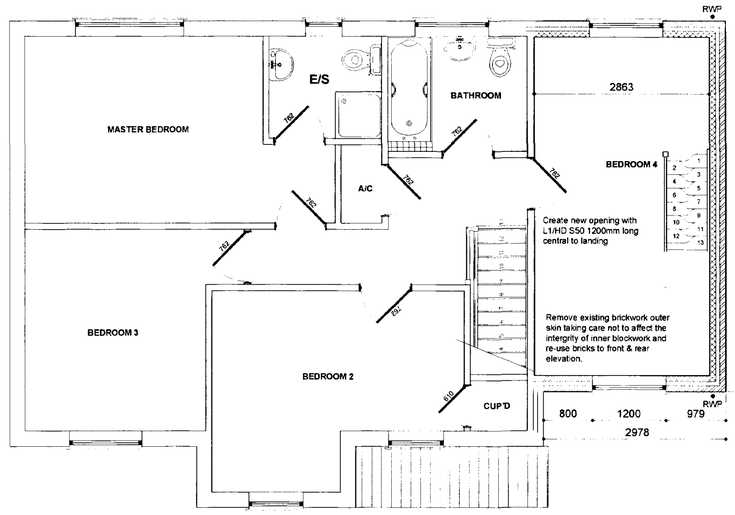
Existing garage door lintel to be exposed and replaced with L1/HD50 2500mm long if deemed inadequate by Building Control Officier

EXISTING GROUND FLOOR PLAN
Not to Scale



Existing trussed rafters to be cut off flush with top of new floor joists to allow existing breakfast area ceiling to remain in place during building works.

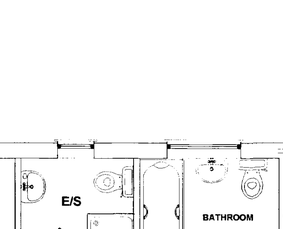
EXISTING FIRST FLOOR PLAN
Not to Scale



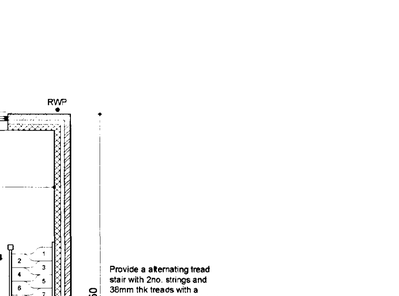
Provide a alternating tread stair with 2no. strings and 36mm thk treads with a min.going of 220mm which is measured between alternate nosings with a max.rise of 220mm.Provide if applicable tread closer bars which will reduce the gap between treads to under 100mm.Stair to have fixed handrails on both sides.

EXISTING FIRST FLOOR PLAN
Not to Scale

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

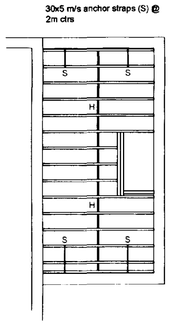


PROPOSED SECTION THRO' ROOF
Not to Scale



SITE PLAN
Scale 1:250

MAYTIME CLOSE



30x5 m/s anchor straps (S) @ 2m ctrs

Lay 22mm Weyroc Tongue and Grooved flooring grade wood particle boarding or equal approved on top of first floor joists with staggered joints

175x50 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.

2no.175 x 75 Stair trimmers

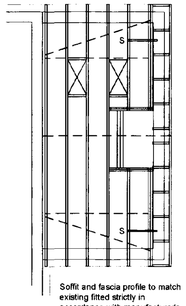
ALL TIMBER TO BE SC3 GRADE

All cut ends of joists to be sealed with suitable preservative

New floor joists to be laid between existing trusses as shown to suit existing landing floor height. Depending on existing floor zone top of 73mm ceiling member of truss to be notched back to allow joists to run thro'.

PROPOSED JOIST PLAN
Not to Scale

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.



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

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

Last truss to be kept back from gable wall by 50mm and gable ladder fixed to last truss with nails at max.400mm ctrs.

One Part Open Plan 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.

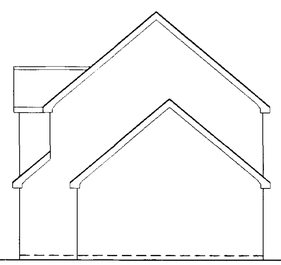
Alternating stair to have 2000mm clear headroom, 905mm raking handrail height, 942mm landing balustrade height in roof space.Balustrade is to be capable of withstanding an horizontal impact force of 0.36 Kn/m.Balusters are to be spaced at ctrs which will prevent a 100mm Ø sphere passing through.

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.

PROPOSED ROOF PLAN
Not to Scale



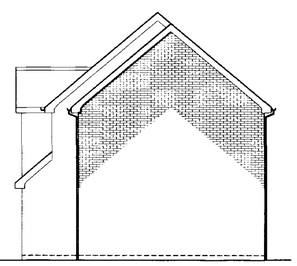
EXISTING FRONT ELEVATION
Scale 1:100



EXISTING SIDE ELEVATION
Scale 1:100



PROPOSED FRONT ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100



Dotted line shows position of existing conservatory

PROPOSED REAR ELEVATION
Scale 1:100

FOUNDATIONS
Existing foundations to be exposed and checked for suitability by SHDC Building Control Officier prior to work commencing.

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. 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
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 lintols 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 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 surrends laid to 1:100 falls to existing soakaways.

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 along roof slope and 5mm ventilation gap at ridge.

ROOF FINISH
Concrete interlocking roof tiles to Clients requirements / approval 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 soffit level ventilators complete with integral insect proof screens which will supply the roof space with ventilation equivalent to a continuous 10mm gap.Provide at both sides of roof to ensure cross ventilation.

CEILINGS
All ceilings to be 12.7mm plasterboard to BS1230
Ceilings to be have Coving and an Artex finish to clients requirements / to match existing.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 uside 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.

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.

PLANNING PURPOSES ONLY

SHDC
Planning & Development
05 AUG 2003
Ref 0451/03

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 to fit for purpose.All work to be in

REV DESCRIPTION:

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Fax: 01775 768 921
e-mail: jason@remwaydesign.co.uk

Project:
Proposed Bedroom Extension

Client:
Mr C Slee
7 Maytime Close
Spalding
PE11 3FR

DETERMINED PLAN