

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



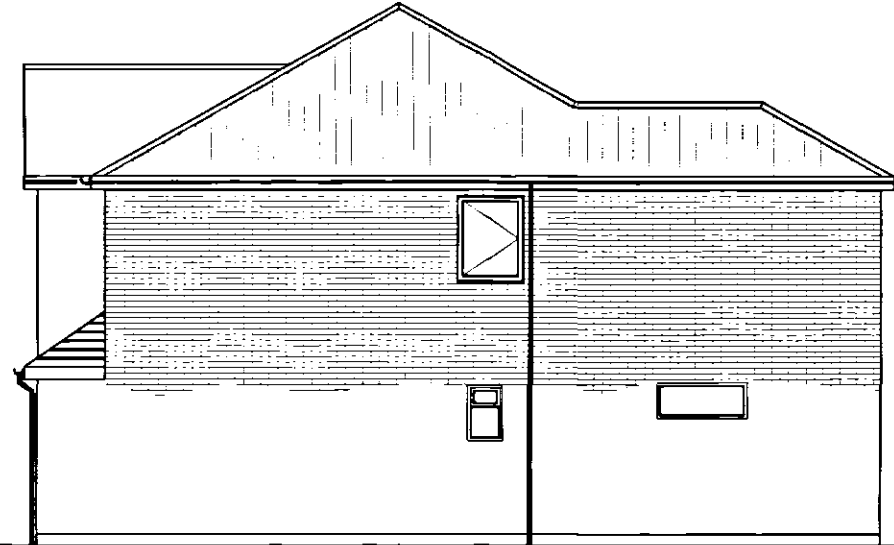
EXISTING SIDE ELEVATION
Scale 1:100



EXISTING REAR ELEVATION
Scale 1:100



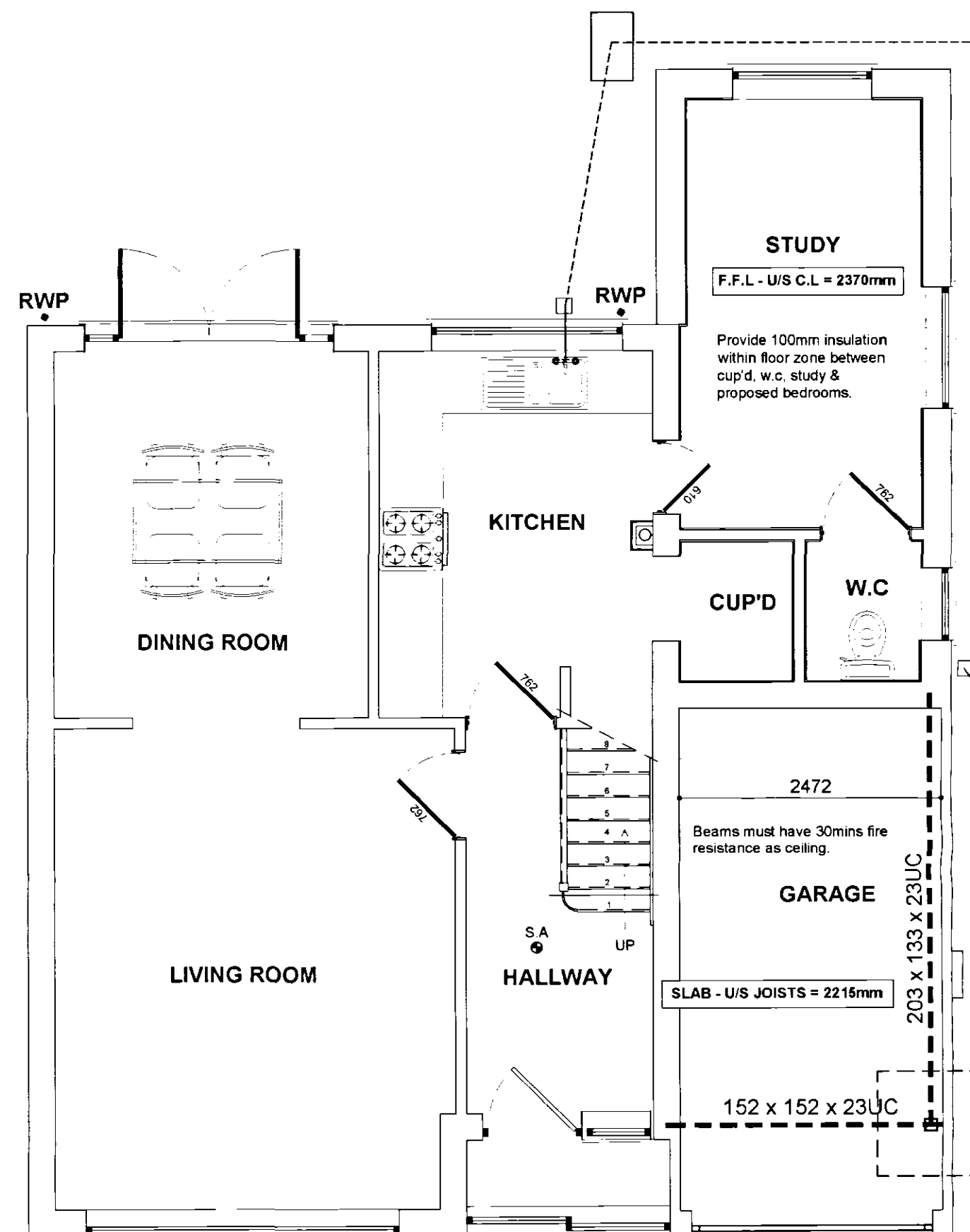
PROPOSED FRONT ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100



PROPOSED REAR ELEVATION
Scale 1:100



EXISTING FIRST FLOOR PLAN
Not to Scale

Construction and structural integrity of wall to existing study to be determined on site.

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

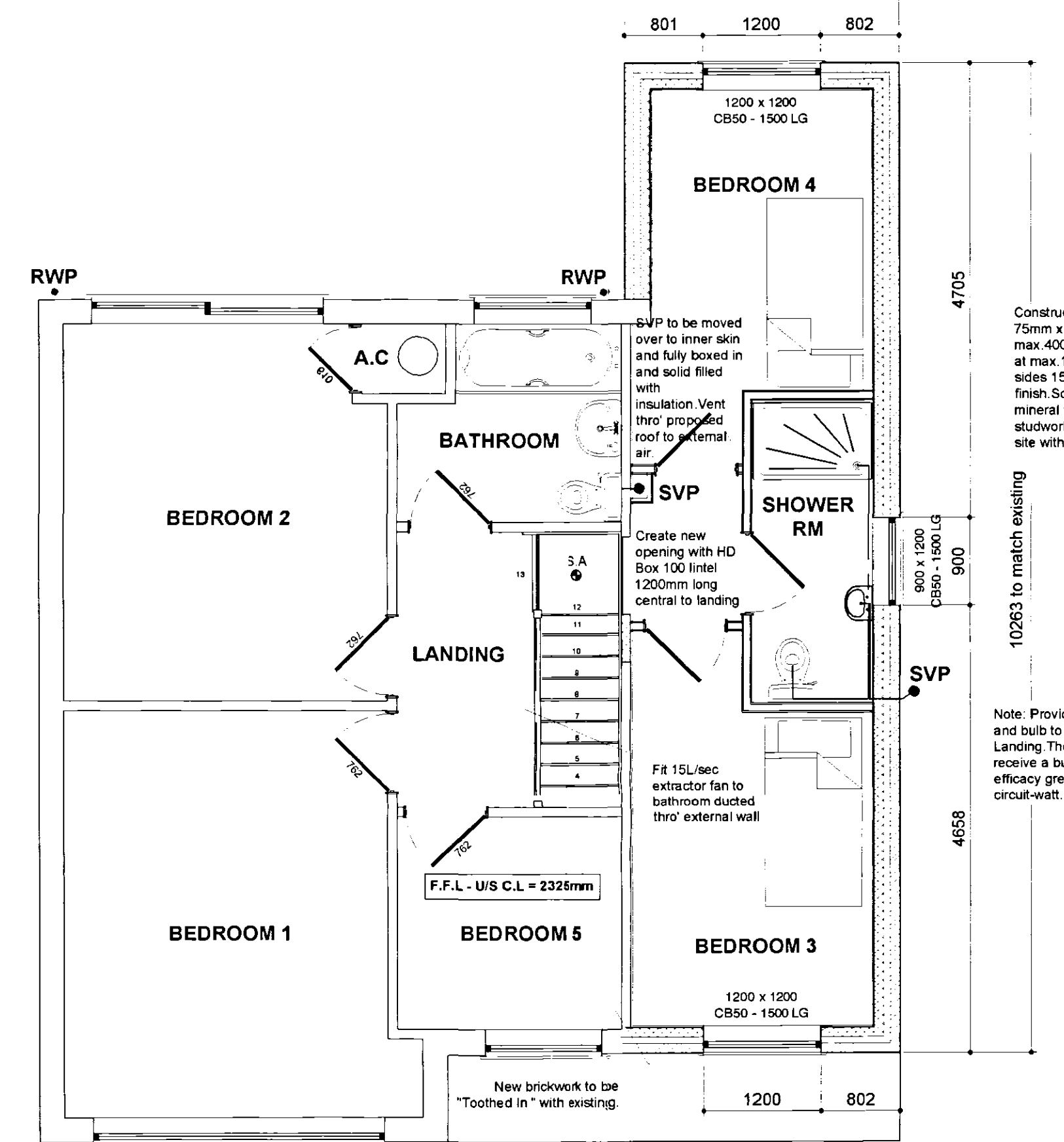
Contractor to ensure garage ceiling is fitted with 12.7mm Fireline board or 2no. sheets of 12.7mm p/board and insulated with 200mm thk mineral wool to achieve 30mins fire resistance.

203 x 133 x 23UC with 250 x 100 x 10thk bearing plates welded to underside of beams where supported on walls. Bearing to be min 100mm each end on min 7N/mm² blockwork

100 x 100 x 300 thk RC35 base foundation supporting 80 x 80 x 3.6 SHS vertical steel post. Post to have 130 x 10 x 250 long cap plate welded to top and fixed to beam with 4no. M16 Grade 8.8 bolts @ 70mm ctrs and 250 x 10 baseplate fixed to pad foundation with 4no. M20 Resin anchors @ 170 ctrs.

All external lights except inside garage to have a sensor which will extinguish the light when there is enough daylight and when not required at night

To mains sewer in West Elloe Avenue.

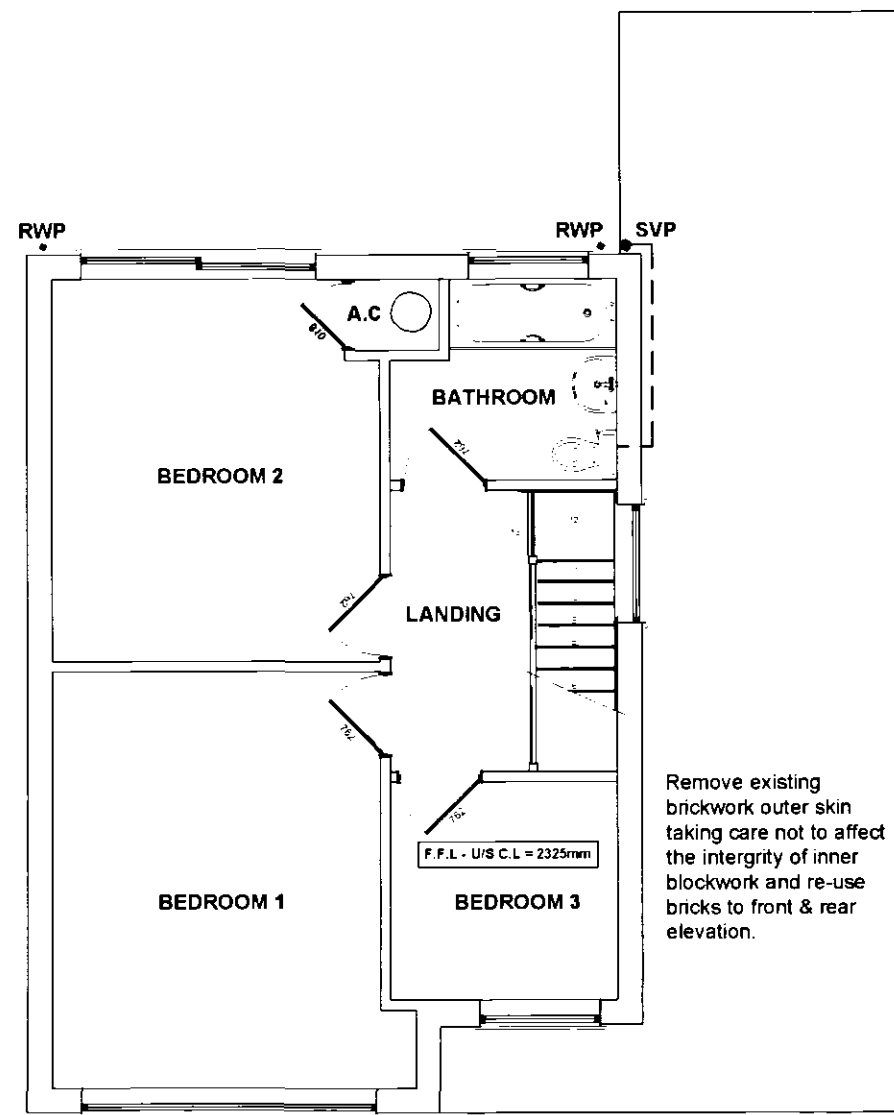


PROPOSED FIRST FLOOR PLAN
Not to Scale

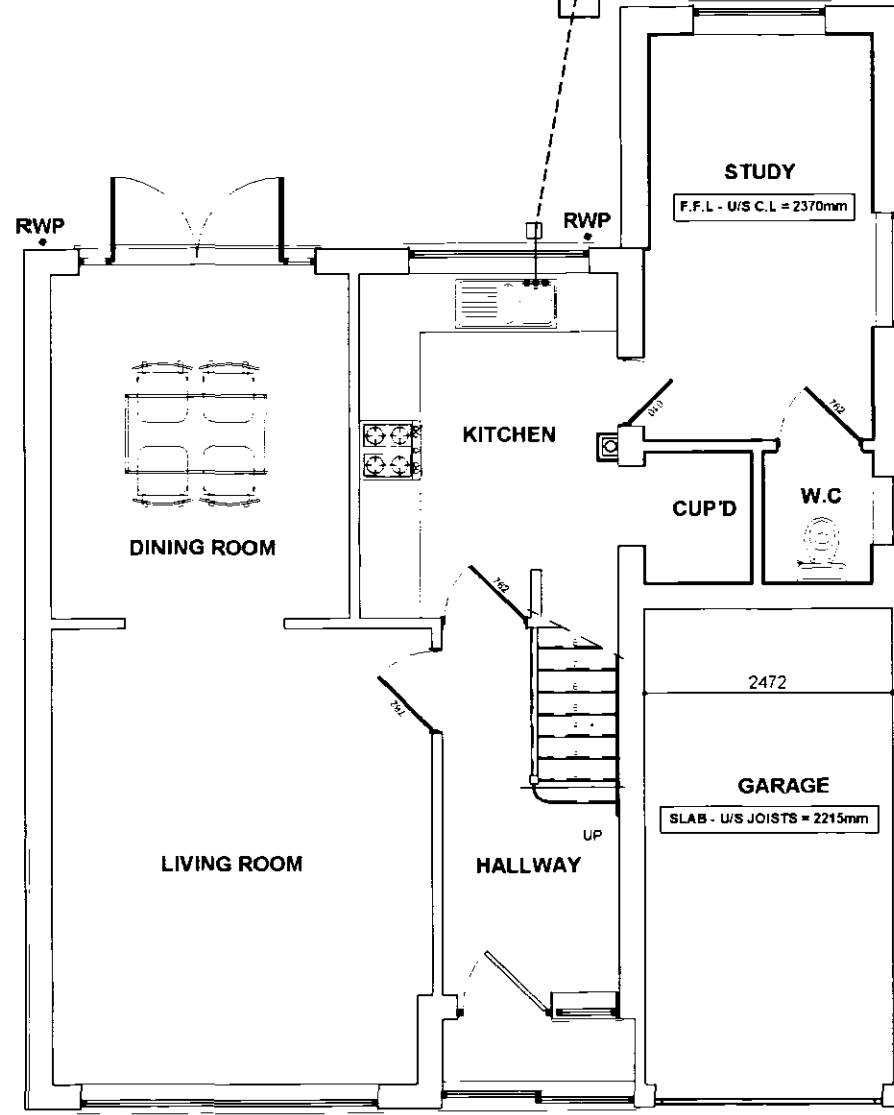
Construct new studwork walls from 75mm x 50mm softwood battens at max 400mm centres with noggings at max 1200mm centres. Fix room sides 15mm plasterboard and skim finish. Solid fill wall with 100mm mineral fibre insulation. Exact studwork layout to be confirmed on site with client.

Note: Provide energy efficient light and bulb to Bedrooms & Landing. The light fitting is to only receive a bulb that has a luminous efficacy greater than 40 lumens per circuit-watt.

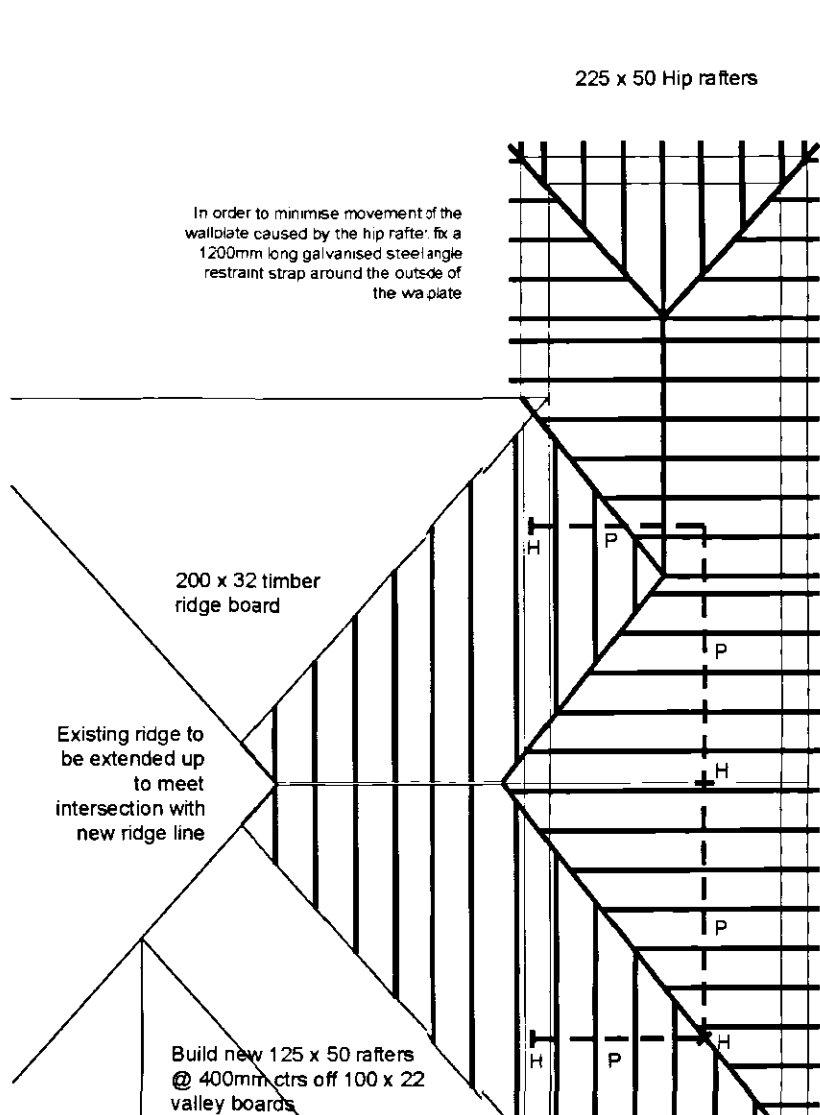
30x5 min's anchor straps (S) @ 2m ctrs with solid strutting beneath. Notch straps into minimum 3no. joists and fix with two nails.



EXISTING FIRST FLOOR PLAN
Not to Scale



EXISTING GROUND FLOOR PLAN
Not to Scale



PROPOSED ROOF PLAN
Not to Scale

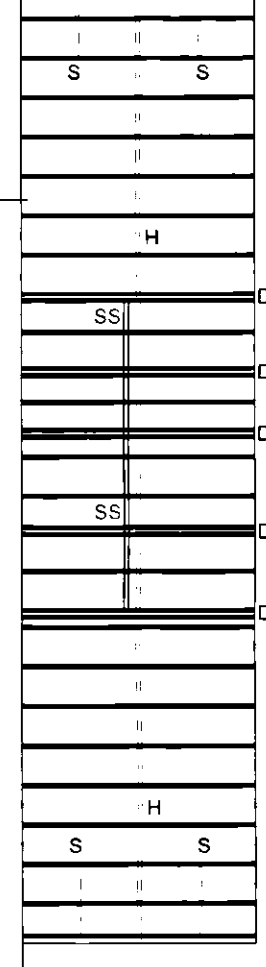
Support purlin connections directly over a rafter / strut or connection to be made with a "scarf" joint near strut so that the joint supports the longer span. Provide metal plate under scarf joint.

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

Provide 150 x 50 ceiling joists @ 400mm ctrs with strutting to mid-span. Double-up ceiling joists at vertical hanger (H) positions.

Dotted line shows 225 x 75 continuous purlin (P) braced/mouthed to rafters as existing roof and 100 x 50 vertical hangers (H) in positions shown.

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



PROPOSED JOIST PLAN
Not to Scale

EXTERNAL WALLS
All external walls to be 265mm overall thickness comprising of:
-100mm Brickwork to match existing / 100mm with 15mm Sandtex
-45mm 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 DPC's should be installed to ensure that penetrating water is directed only to the outer leaf.
-100mm Thermalite Shield insulating blockwork.
Continue wall insulation at least 150mm below top of perimeter floor insulation and support of 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 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.

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 Orange uPVC or similar approved with flexible joints laid on 100mm peagravel and min 150mm surrounds laid to 1:100 falls to new soakaway. Soakaway specification detailed elsewhere.

NOGGINGS
Fix 3x30mm timber noggings to all potential loose plasterboard ceiling edges and right 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 36mm brass bolt or to clients requirements.

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/m²K 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.

DAMP PROOF COARSE (D.P.C.)
Provide perforated cavity wall trays above windows & doors with weep vents at a max. of 2m centres with a min. of 2no. per opening.

WASTE SIZES FOR NEW PLUMBING
All new plumbing to have the following waste sizes:
W.C.=100mm Ø Multiwix 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.

LINTELS
All lintels to cavity wall to be factory insulated Birtley Supergly 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 baseplate.

WINDOWS & DOORS
All windows to be White uPVC to clients requirements based on styles shown on elevations. 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 trickle ventilators. Opening vents to give 1/20th 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 4 of the Building Regulations and BS6036 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 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 galvanneal 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.

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 Clients requirements / approval in accordance with manufacturers instructions on SO-25 preservative treated timber battens on unheatable sarking felt type F with min. 150mm overlaps. Generally all tiles at perimeter of roof to be clipped and nailed.

ROOF VENTILATION
Roof ventilation to be achieved via fascia 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 15mm plasterboard to BS1230. Ceilings to be have Coving and an Arter 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.

WASTE SIZES FOR NEW PLUMBING
All new plumbing to have the following waste sizes:
W.C.=100mm Ø Multiwix 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.

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.

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 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 practice and all necessary BS codes for Workmanship on Building Sites.

SHDC
Planning & Development
19 APR 2004
Ref: 0507104

REV DESCRIPTION:

remway design
Plans drawn for: Local Authority - Planning permission & Building Control.
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PE11 3HX
Tel: 07815 112 058
Fax: 01775 768 921
e-mail: jason@remwaydesign.co.uk

Project: Proposed First Floor Bedroom & Shower Room Extension

Client: Mr T Hutton
23 West Elloe Ave
Spalding
PE11 2BH

Date: march 04 DRG NO.: TH-01 REV: