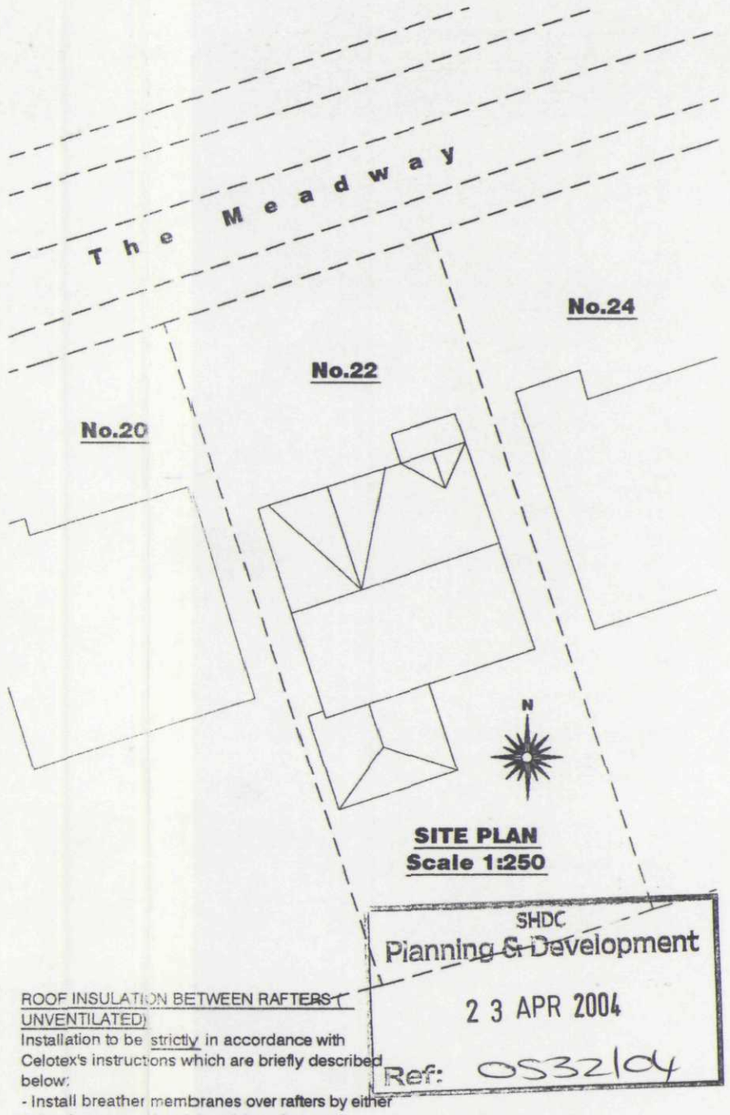


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LOCATION PLAN
Scale 1:1250



SITE PLAN
Scale 1:250

SHDC
Planning & Development
2 3 APR 2004
Ref: 0532/04

DETERMINE PLAN

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

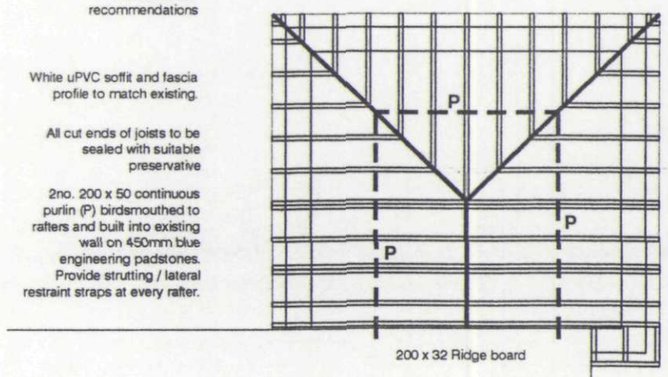
Soffit and fascia profile to match existing fitted strictly in accordance with manufacturer's recommendations

White uPVC soffit and fascia profile to match existing.

All cut ends of joists to be sealed with suitable preservative

2no. 200 x 50 continuous purlin (P) birdsmouthed to rafters and built into existing wall on 450mm blue engineering padstones. Provide strutting / lateral restraint straps at every rafter.

200 x 75 timber hip rafters



200 x 32 Ridge board

New 150 x 50 rafters @ 400mm ctrs double-up at positions shown and birdsmouthed over wallplate

In order to minimise movement of the wallplate caused by the hip rafter, fix a 1200mm long galvanised steel angle restraint strap around the outside of the wallplate.

Provide new 150 x 50 rafters fixed to existing wall with M10 Resin anchors @ max. 600mm ctrs.

ROOF INSULATION BETWEEN RAFTERS (UNVENTILATED)
Installation to be strictly in accordance with Celotex's instructions which are briefly described below;
- Install breather membranes over rafters by either fixing battens to the sides of the rafters and allowing the membranes to sag between the rafters or fixing counter battens over the membrane leaving the entire rafter depth to be filled with insulation. All in accordance with the membrane manufacturer's recommendations.
- Measure the space to be filled between the inside face of the rafters prior to cutting board.
- Cut tuff-R at a slight angle, making the board width slightly oversize on one surface, to achieve a 'friction fit'.
- Push the boards into the void between the rafters until tight up to the battens or the membrane, ensuring that lateral joints are closely butted.
- Cut and fit second layer as above and push tight up to the underside of the first layer.
- Fit tightly to ridge plate and carry over or tightly butt wall plate at eaves.
Complete the internal finish by the use of 15mm plasterboard.
- A vapour control layer should be installed to the underside of the rafters. Vapour check plasterboard or a separate polyethylene sheet is recommended for higher humidity areas such as kitchens and bathrooms.

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 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.

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.

LINTELS
All lintels to cavity wall to be factory insulated Birtley Supergalv range unless noted otherwise or equalled 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 ventilators.Opening vents to give 1/20 th 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 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.

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 u/side 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 Multikwik 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.

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

remway design
Plans drawn for: Local Authority - Planning permission & Building Control.
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Lincs
PE11 3HX
Tel : 01775 768921
Mobile : 07815 112 058
e-mail: jason@remwaydesign.co.uk

Project: Proposed 1st Floor Bedroom & Bathroom Extension

Client: Mr S Inglis
22 Meadway
Spalding
PE11 3LQ

Date: march04 | DRG No SI-02 | REV: