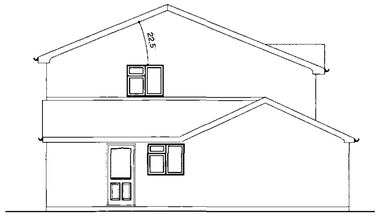
Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask



EXISTING FRONT ELEVATION
Scale 1:100



EXISTING SIDE ELEVATION
Scale 1:100



EXISTING REAR ELEVATION
Scale 1:100

All new window opening vents to first floor 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.

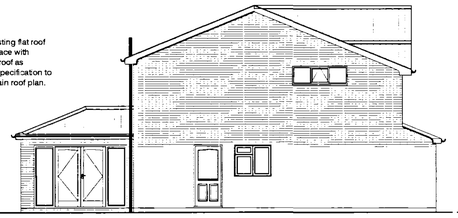
Canopy to be constructed from 100 x 50 timber rafters & ceiling binders. Remainder to be as main roof specin.

Code 4 lead flashing and cavity tray to abutment wall.



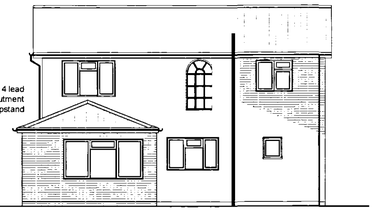
PROPOSED FRONT ELEVATION
Scale 1:100

Strip existing flat roof and replace with pitched roof as shown.Specification to be as main roof plan.



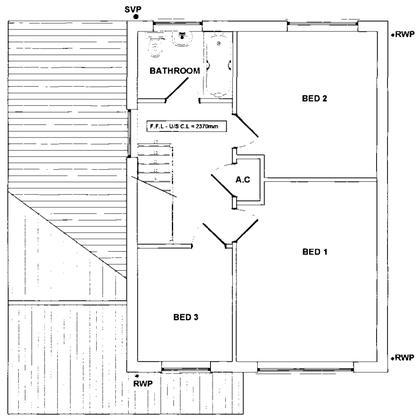
PROPOSED SIDE ELEVATION
Scale 1:100

Provide Code 4 lead flashing to wall abutment with min. 75mm upstand



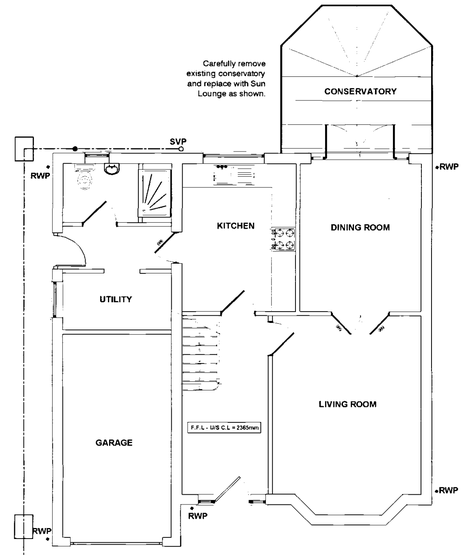
PROPOSED REAR ELEVATION
Scale 1:100

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.



EXISTING FIRST FLOOR PLAN
Not to Scale

Carefully remove existing conservatory and replace with Sun Lounge as shown.



EXISTING GROUND FLOOR PLAN
Not to Scale

SUN LOUNGE ROOF INSULATION.
Roof to achieve a 'U' value of 0.16w/m²K by using 2no.layers of 75mm Celotex tuff-R GA3000Z rigid insulation board fixed between rafters on timber noggings fixed securely to sides of each rafter with 15mm Duplex plasterboard.Celotex boarding & noggings to be fixed, cut and installed strictly in accordance with manufacturers instructions and the brief description with Building Control Specification.

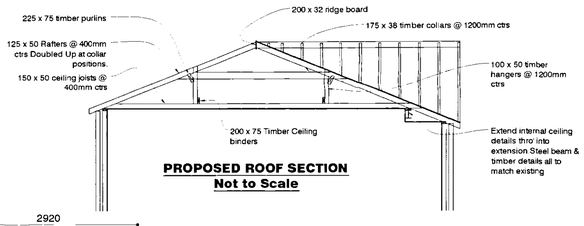
SUN LOUNGE ROOF VENTILATION.
Install "Tyvek" or similar approved Breathable membrane over rafters by either fixing battens to the sides of the rafters and allowing the membranes to sag between or by fixing counter battens over the membrane leaving the entire rafter depth to be filled with insulation, all in accordance with the membrane manufacturers recommendations.

TIMBER WALLPLATES.
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.

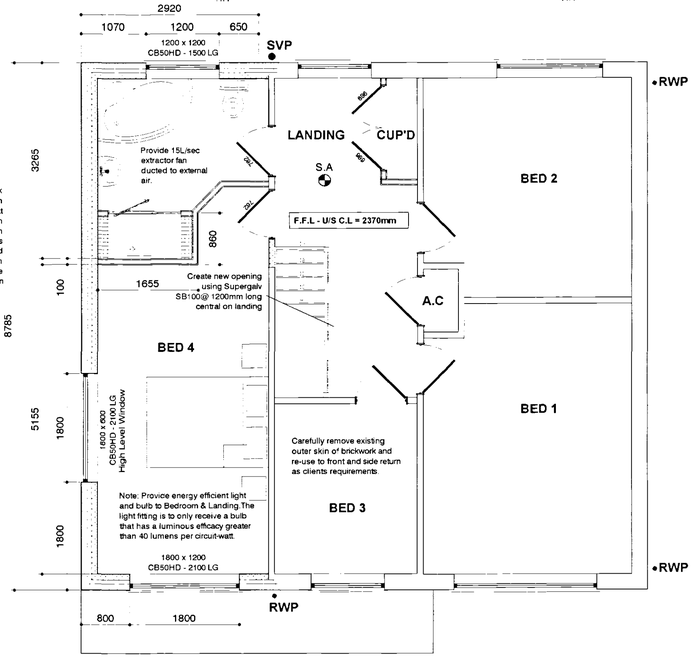
LATERAL RESTRAINT STRAPS.
Tie roof structure to blockwork wall with 30X5 galvanised mild steel straps at max 1.8m ctrs where rafters and ceiling joists run parallel to blockwork walls.Also fit at max 1.8m ctrs to anchor wallplate to blockwork wall with min 3no. fixings per strap.

MAIN 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 match existing roof finish to Clients requirements / approval fixed in accordance with manufacturers instructions and BS5534 part 1:1978 to suit prevailing exposure on 50x25 preservative treated timber battens.Generally all ties at perimeter of roof to be clipped and nailed. Use Approved Glass Fibre valley troughs to all valleys.Use Code 4 Lead flashing to all abutments with min 75mm upstand.



PROPOSED ROOF SECTION
Not to Scale



PROPOSED FIRST FLOOR PLAN
Scale 1:50

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.

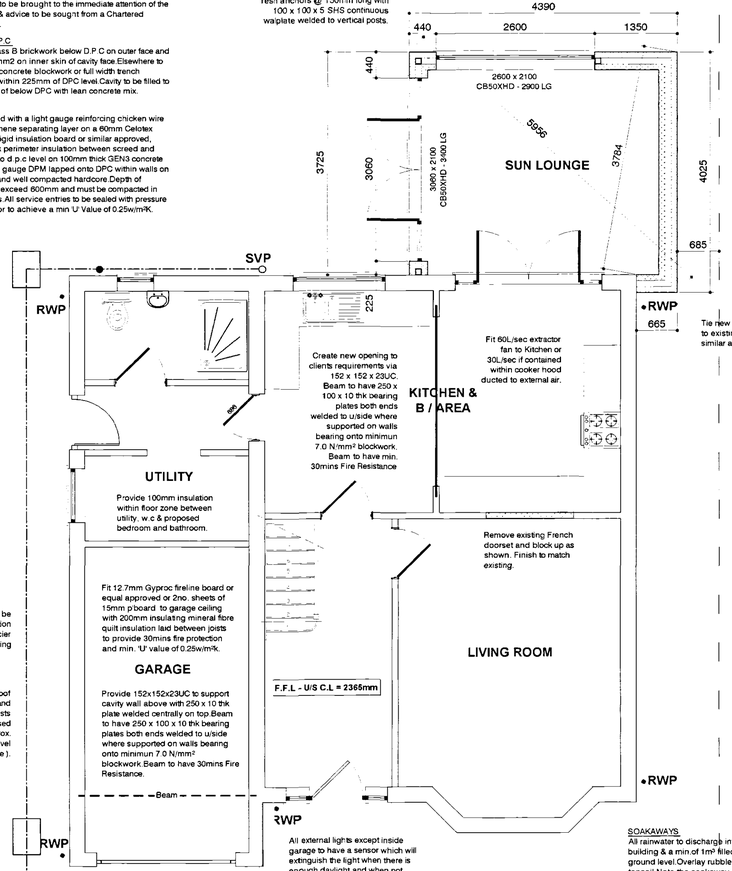
WALL TIES
Stainless steel cavity wall ties to BS1243:1978.To be built into cavity wall as works proceeds and spaced at 900mm centres horizontally.450mm centres vertically and 300mm staggered around all openings Ensure wall ties are level or at least sloping to the outside leaf.Bed ties a minimum of 50mm into each leaf and ensure wall ties are completely free from mortar droppings.

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 BS8328:1981.Foundations to external wall to be min.700mm wide x 225mm deep.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.Courses of Class B brickwork below D.P.C on outer face and 1no.coarse of 7N/mm2 on inner skin of cavity face.Elsewhere to be either 7N/mm2 concrete blockwork or full width bench blocks.Both to be within 225mm of DPC level.Cavity to be filled to within 225mm min. of below DPC with lean concrete mix.

GROUND FLOOR
65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge poythene separating layer on a 60mm Celotex Double R GA2000 rigid insulation board or similar approved, provide 30mm thick perimeter insulation between screed and floor insulation upto d.p.c level on 100mm thick GEN3 concrete sub-floor on a 1200 gauge DPM lapped onto DPC within walls on min.150mm clean and well compacted hardcore.Depth of hardcore must not exceed 600mm and must be compacted in 150mm thick layers.All service entries to be sealed with pressure sensitive tape. Floor to achieve a min 'U' Value of 0.25w/m²K.

Provide 100 x 100 x 5 SHS vertical psts on 250 x 10 thk baseplate bolted to foundation with 4no. M16 resin anchors @ 150mm long with 100 x 100 x 5 SHS continuous wallplate welded to vertical posts.



Existing Foundations to be exposed and to the satisfaction of the Building Control Officier prior to work commencing

Leave all existing 150 x 50 roof joists to utility, shower room and garage in -situ and fit new joists above / between as proposed plan.Install new joists approx. 250mm higher to suit floor level above (to be confirmed on site).

PROPOSED GROUND FLOOR PLAN
Scale 1:50

External walls to be as main specification but with 100mm cavity and wall ties spaced at 750mm ctrs as opposed to 900mm.

Tie new brick/blockwork to existing with'Furfix' or similar approved.

SOAKAWAYS
All rainwater to discharge into soakaways and to be min of 5m from any building & a min of 1m³ 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.

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 pea/gravel and min 150mm surronds laid to 1:100 falls to new soakaway.Soakaway specification detailed elsewhere.

Gable ladder rafter fixed to last rafter at max.400mm ctrs

Soffit and fascia profile to match existing fitted strictly in accordance with manufacturers recommendations

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

Provide 125 x 50 rafters @ 400mm ctrs .Double-up ceiling joists at vertical hanger (H) positions.

Solid pack void between last rafter and blockwork with mineral fibre insulation and solid timber packs.

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.

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

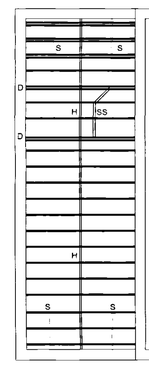
Double up joists (D) underneath bath & studwork wall and solid strutting (SS) reqd where studwork wall runs at right angles to joist span.

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

150 x 50 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 with 75mm min. bearing on nasonry and joist.Joist to be c.t accurately for a tight fit in hanger with max 6mm gap. Joist bottom to be notched to keep ceiling line level.

ALL TIMBER TO BE SC3 GRADE

All cut ends of joists to be sealed with suitable preservative



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

First and last joist to be clear of wall by 25-50mm.

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

PROPOSED JOIST PLAN
Not to Scale

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.

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.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 compose the material. All DPCs 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 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.Install Insulated Cavity Closers by Thermabate or equal approved, 25mm thick x 65mm wide (to equal cavity width) at jambs and cills 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 cill.

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 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:

DETERMINED PLAN

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

remway design Ltd
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 1st Floor Bedroom & Bathroom Extension

Client:
Mr S Inglis
22 Meadway
Spalding
PE11 3LQ

Date: march04 | DRG No.: SI-01 | REV: