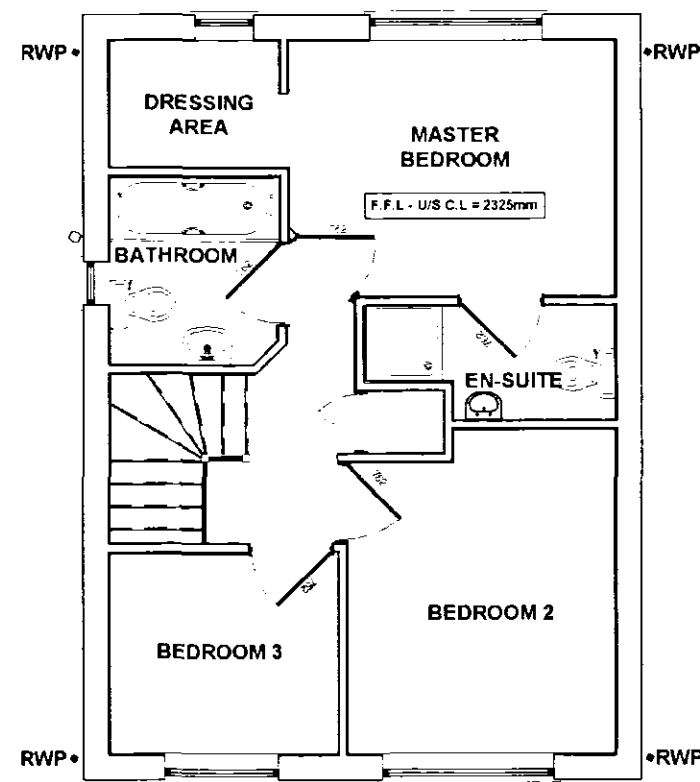
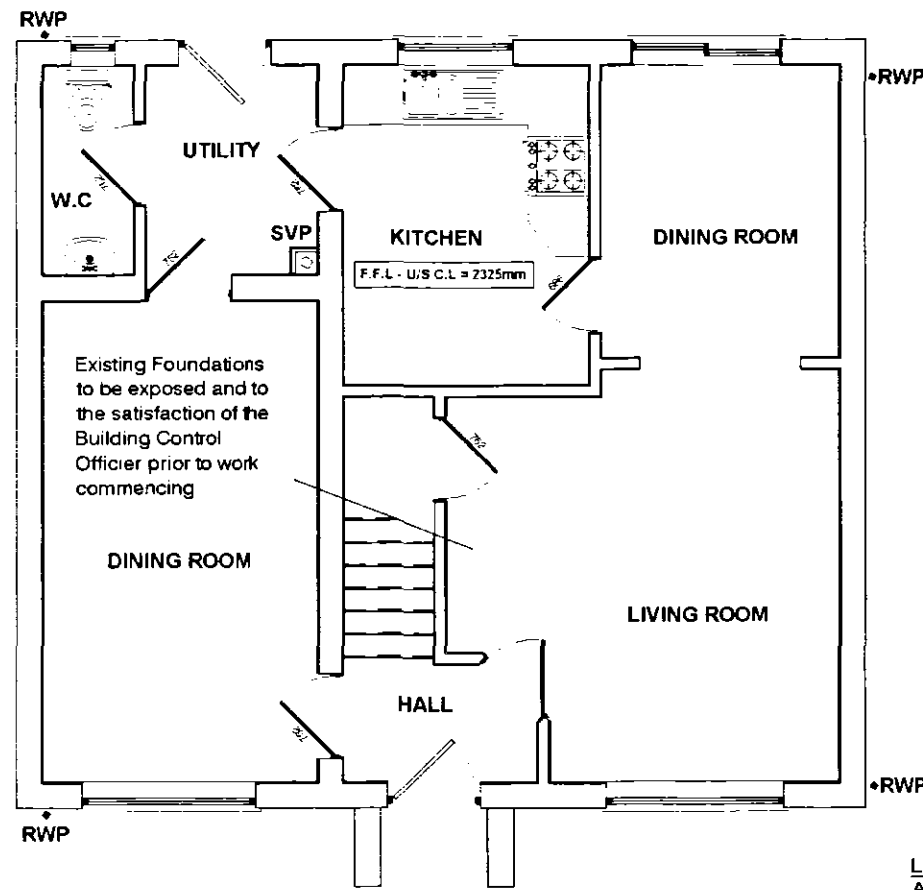


Contractor to check all Dimensions on site prior to ordering materials / commencing work. Do Not Scale from this Drawing - If in doubt then please ask



EXISTING FIRST FLOOR PLAN
Not to Scale



EXISTING GROUND FLOOR PLAN
Not to Scale

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 comprise the material. All DPC's should be installed to ensure that penetrating water is directed only to the outer leaf.
-100mm Thermatec 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.

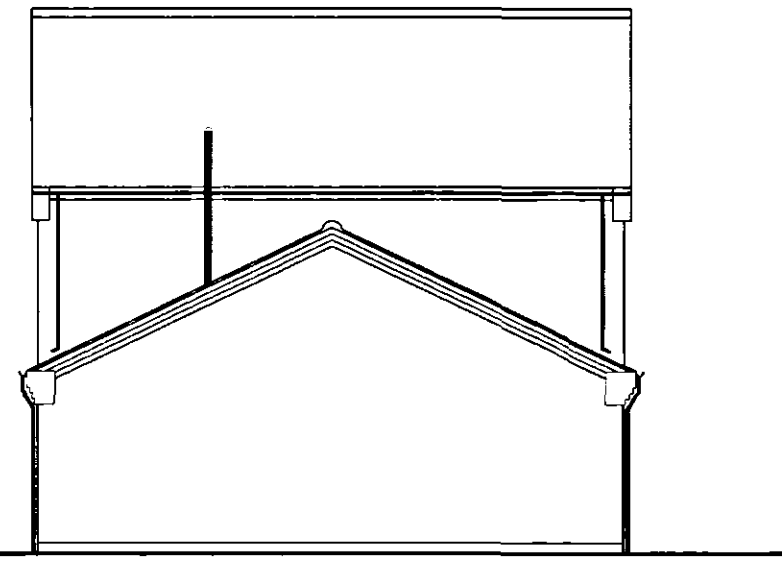
CAVITIES
Close all cavity walls at jambs with Thermabate or similar approved insulating cavity closers fitted strictly in accordance with manufacturers instructions. Roof insulation to be continuous with wall cavity insulation. Install Insulated Cavity Closers by Thermabate or equal approved. 25mm thick 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 intel. The closer at the jamb must completely lap the closer at the cill.

WINDOWS & DOORS
All lintels to cavity wall to be factory insulated Birtley Supergalv range unless noted otherwise or equal approved. All lintels must have a min 150mm end bearing 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.
All lintels to cavity wall to be factory insulated Birtley Supergalv range unless noted otherwise or equal approved. All lintels must have a min 150mm end bearing 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.
The whole area of the ceiling to be insulated with two layers of Crown Wool Mineral Fibre Insulation or equal approved of a total thickness 300mm to achieve a U value of 0.16w/m²K. Width of first layer of insulation to be appropriate to the post spacings and of a thickness equal to ceiling joist depth i.e. 100mm. The insulation to be laid between the joists to finish over the wall plate on external walls and pushed up tight to roofing membrane. The second layer (200mm) of Crown Wool to be laid at right angles to the first layer. All joints between the rolls of insulation to be close butted.
CEILINGS
All ceilings to be 15mm plasterboard to BS1250.
Ceilings to be have Coveing and an Artex finish to clients requirements. Plasterboard sheets to be fixed with joints staggered and must be lapped 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.

PROPOSED FIRST FLOOR PLAN
Scale 1:50



EXISTING FRONT ELEVATION
Scale 1:100



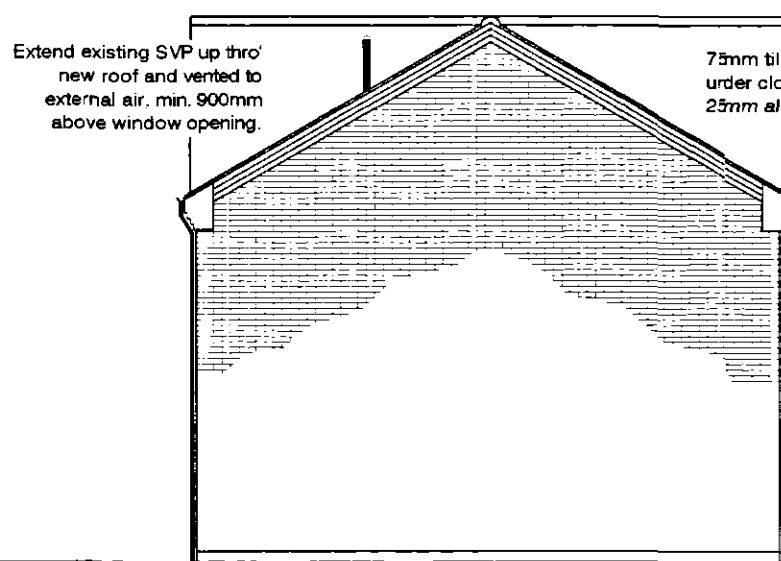
EXISTING SIDE ELEVATION
Scale 1:100



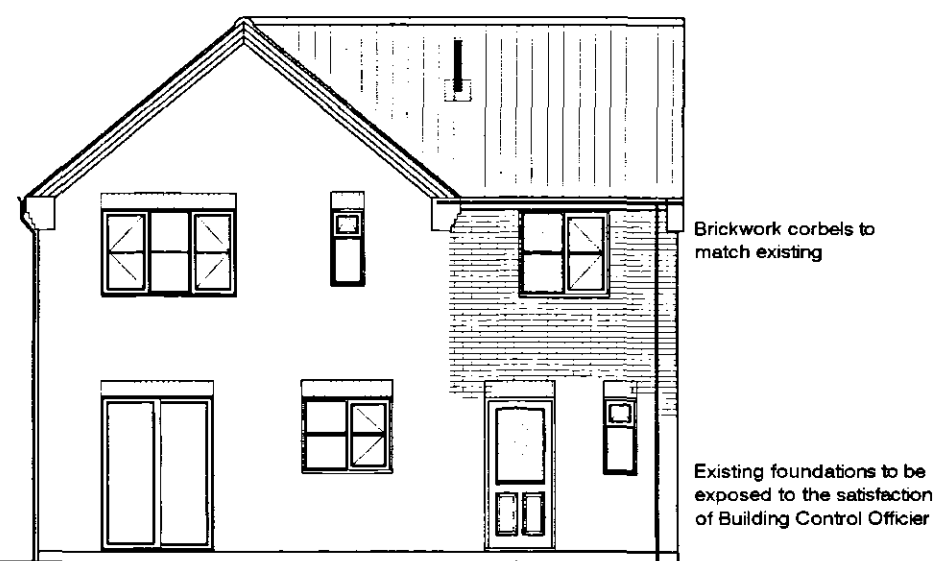
EXISTING REAR ELEVATION
Scale 1:100



PROPOSED FRONT ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100



PROPOSED REAR ELEVATION
Scale 1:100

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
The 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.

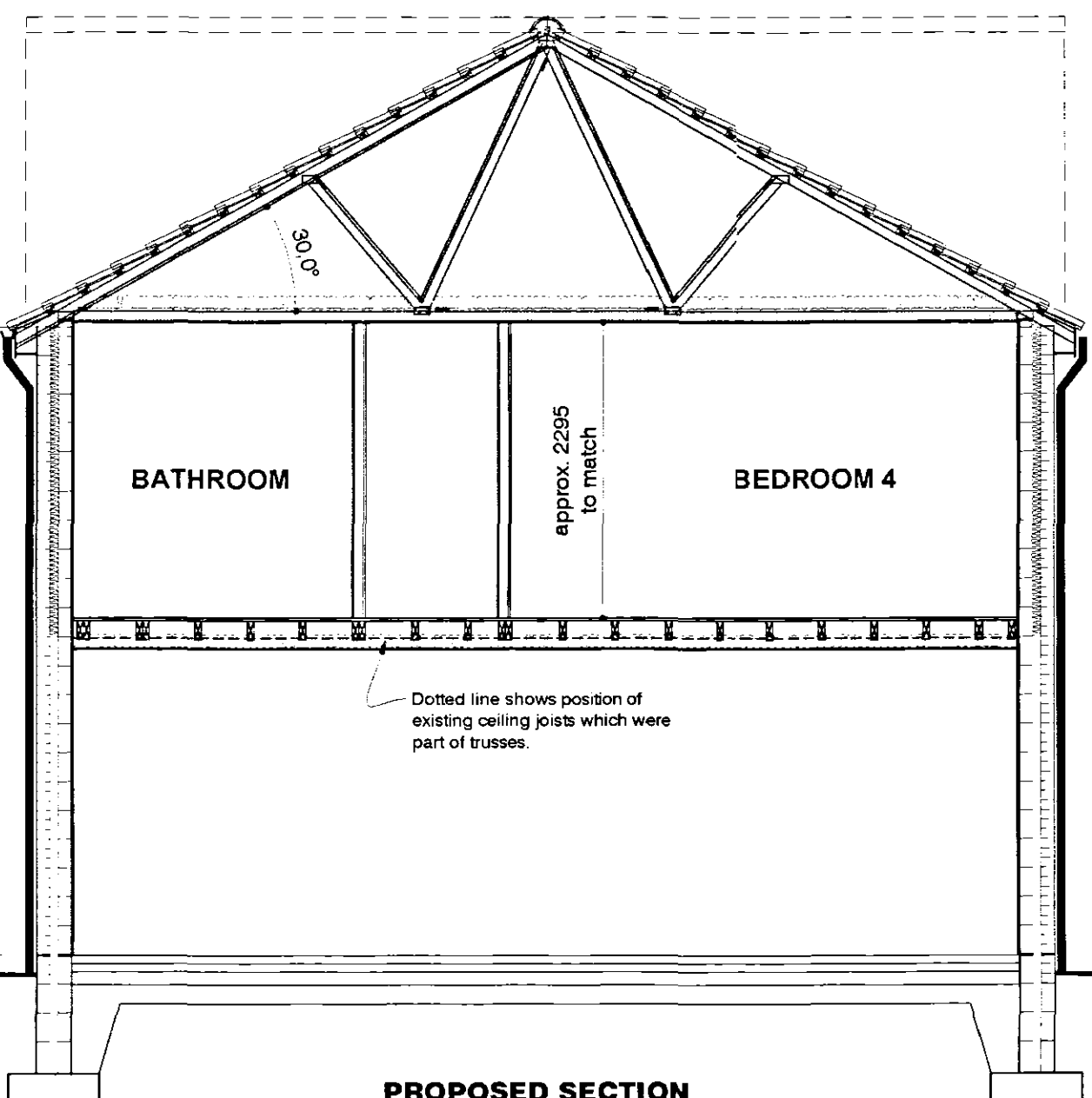
ROOF INSULATION
The whole area of the ceiling to be insulated with two layers of Crown Wool Mineral Fibre Insulation or equal approved of a total thickness 300mm to achieve a U value of 0.16w/m²K. Width of first layer of insulation to be appropriate to the post spacings and of a thickness equal to ceiling joist depth i.e. 100mm. The insulation to be laid between the joists to finish over the wall plate on external walls and pushed up tight to roofing membrane. The second layer (200mm) of Crown Wool to be laid at right angles to the first layer. All joints between the rolls of insulation to be close butted.

CEILINGS
All ceilings to be 15mm plasterboard to BS1250.
Ceilings to be have Coveing and an Artex finish to clients requirements. Plasterboard sheets to be fixed with joints staggered and must be lapped perpendicular to all joist runs. Fix boards at a min 150mm centres.

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ROOF VENTILATION
Install Tyvek® or similar approved Breathable Membrane in accordance with manufacturer's instructions which are briefly described below & BBA certificate 99/3635 (fourth issue) breathable membrane in non-ventilated pitched roofs of any plan, any shape or any size under all types of roof coverings including tight jointed and fully interlocking tiles and synthetic slates. Installing Tyvek® underlay in accordance with the above certificate will enable a roof to meet all the requirements of the Building Regulations.
Installation Guidelines
Tyvek® SUPRO should be installed with min. 150mm overlaps as a standard bituminous felt underlay and secured with stainless steel staples or large headed galvanised clout nails.
Eaves:
There is no need to provide any vents into the loft at eaves, because a Tyvek® non-ventilated roof system does not rely upon air movement beneath the membrane to avoid damage by condensation. To avoid water ponding behind the fascia of closed eaves and to prevent prolonged exposure of the membrane to ultra-violet radiation, use a Tyvek® Eaves Carrier. Stop the membrane short of the fascia and lap it onto the Eaves Carrier Pack closed eaves with fibrous insulation to reduce thermal bridging.
Verge detail:
Lap the Tyvek® underlay 50mm onto the gable or flying rafter.
Ridge/hip detail:
Extend the Tyvek® underlay 150mm from each slope and overlap it at the ridge/hip line. There is no need to provide vent at the ridge.
Valley detail:
Extend the Tyvek® underlay from each slope by 150mm beyond the valley centre line and seal the lap using Tyvek® Butyl Tape to form a watertight seal.
Abutments:
Turn up the Tyvek® underlay beneath flashings not less than 50mm.
Penetrations:
Seal around all penetrations using Tyvek® Butyl Tape.

ROOF FINISH
Concrete Interlocking Roof tiles to match existing roof finish to Clients requirements / approval fixed in accordance with manufacturers instructions and BS5334 part 1:1978 to suit prevailing exposure on 50x25 preservative treated timber battens. Generally all tiles 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 SECTION
Scale 1:50

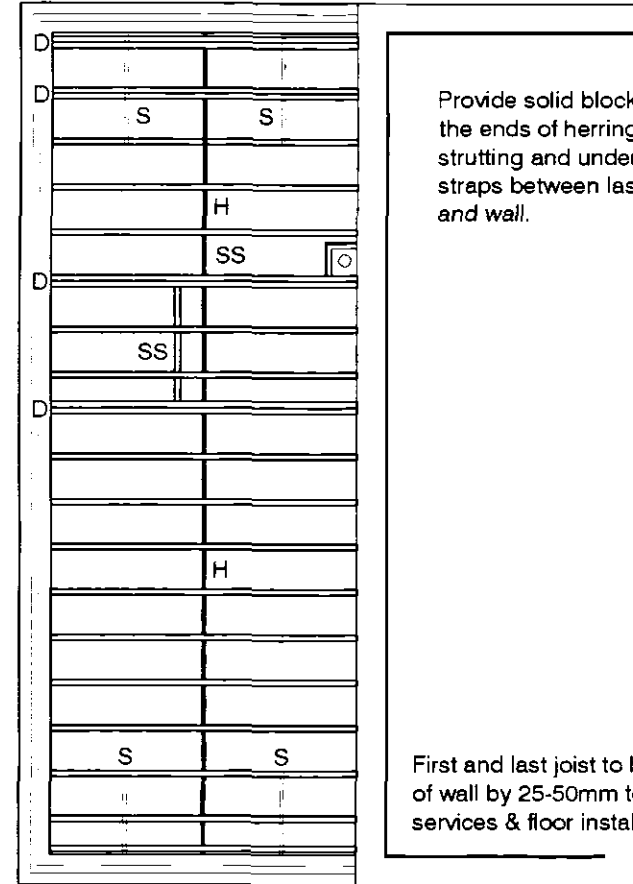
Double up joists (D) underneath bath & studwork wall and solid strutting (SS) req'd where studwork wall runs at right angles to joist span.

Lay 25mm Weyac Tongue and Grooved flooring grade wood particle boarding 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 masonry and joist to be cut accurately for a tight fit in hanger with max 4mm gap. Joist bottom to be notched to keep ceiling line level.

All cut ends of joists to be sealed with suitable preservative

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



PROPOSED FIRST FLOOR JOIST PLAN
Not to Scale

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

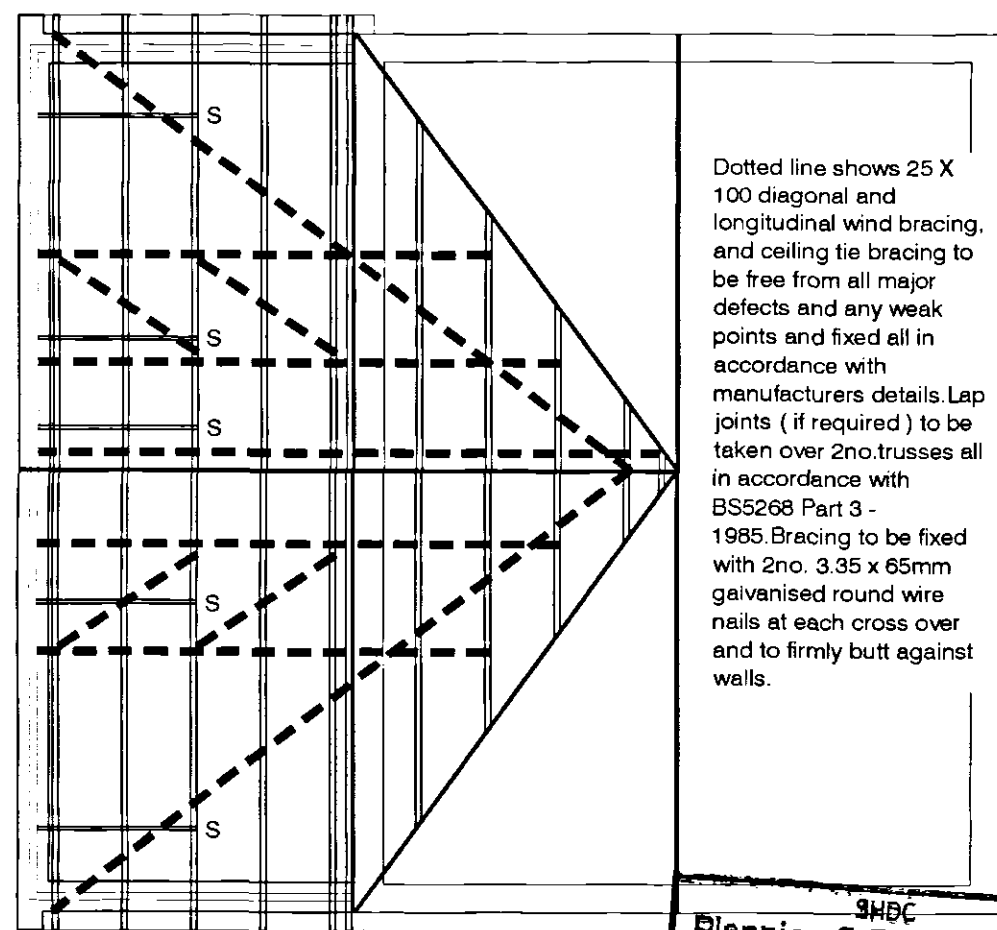
NOTE: MANUFACTURER'S DETAILS & CALCULATIONS TO BE FORWARDED TO SHDC'S BUILDING CONTROL OFFICER FOR APPROVAL AT LEAST 21 DAYS PRIOR TO FIXING ON SITE

Soffit and fascia profile to clients requirements fitted strictly in accordance with manufacturer's recommendations

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

30x5 m/s straps (S) over 2no. trusses at max 2m ctrs to gable ends and ceiling level. At least 1no. gable strap to be within 500mm of ridge. Provide solid noggings under each strap.

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



PROPOSED ROOF PLAN
Not to Scale

Pre - Fabricated Trussed Rafters to be at max 600mm ctrs. Roof construction to be designed strictly in accordance with BS5268 Part 3 1995 and contractor to ensure trusses are fitted strictly in accordance with specialist manufacturer's design drawings & calculations. First and last truss to be fixed 25-50mm from wall.

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

SHDC
Planning & Development
2 9 APR 2004
Ref: 0558/04

DETERMINED
PLAN
REV DESCRIPTION

remway design
Plans drawn for Local Authority - Planning permission & Building Control
3 Rembrandt Way
Spalding
Lincs
PE11 3HX
Tel: 01775 768 056
Fax: 01775 768 921
e-mail: jason@remwaydesign.co.uk

Project: Proposed First Floor Bedroom & Bathroom Extension

Client: Mr T Langford
20 Horsefayre Fields
Spalding
PE11 3FA

Date: april 04 DRG No.: LAN-01 REV: