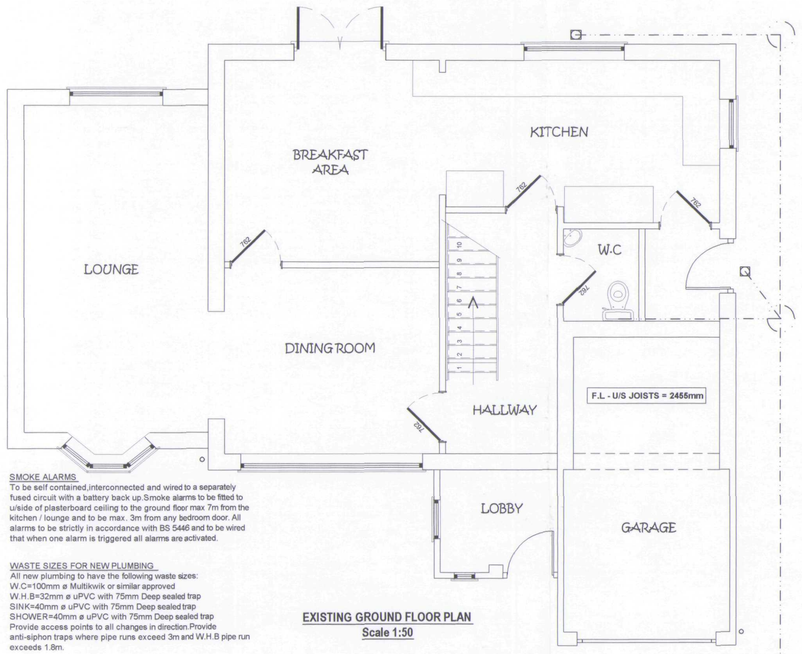
Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask

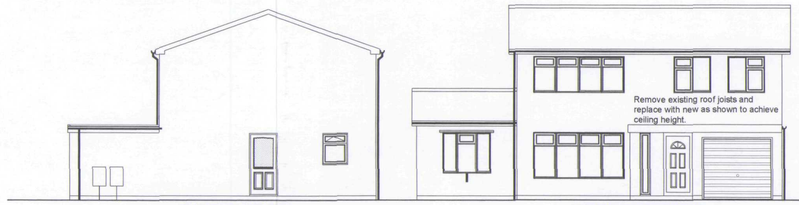


EXISTING GROUND FLOOR PLAN
Scale 1:50

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 fitted 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.

Garage and lobby walls to be extended to suit proposed plan

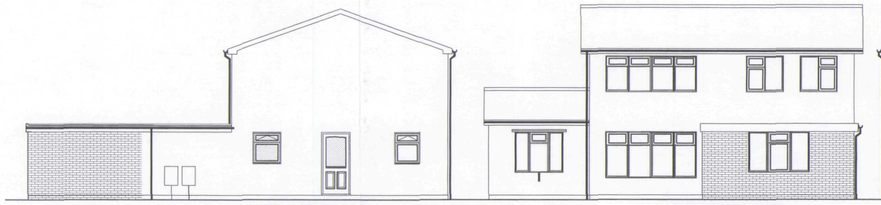


EXISTING SIDE ELEVATION
Scale 1:100

EXISTING FRONT ELEVATION
Scale 1:100

EXISTING SIDE ELEVATION
Scale 1:100

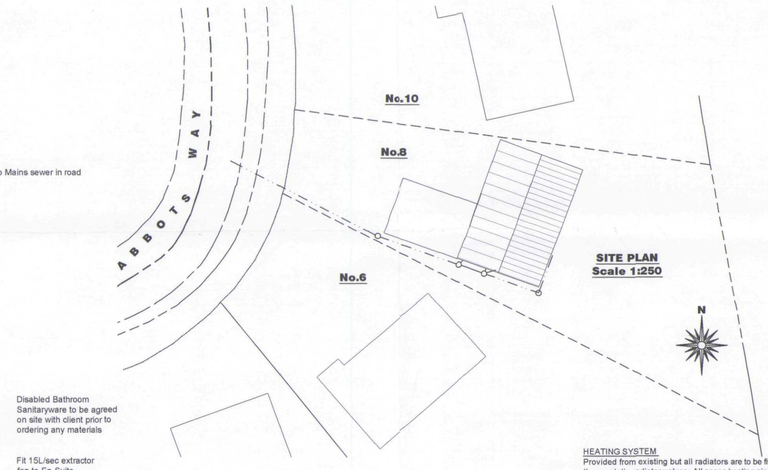
EXTERNAL WALLS
All external walls to be 265mm overall thickness comprising of:
-100mm Brickwork to match existing
-65mm cavity filled with Crown Dritherm (or equal approved) built in as work progresses.Insulation batts should be kept clean and free from mortar droppings, all joints should be closely 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 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.



PROPOSED SIDE ELEVATION
Scale 1:100

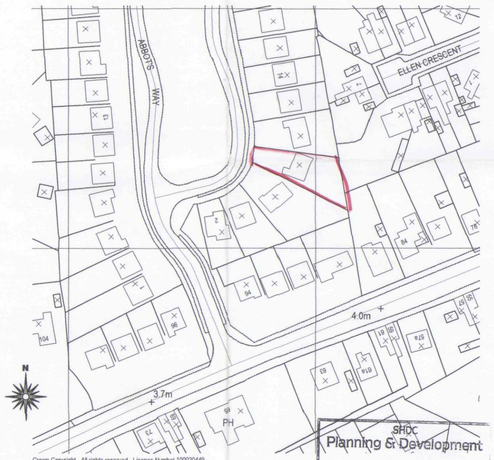
PROPOSED FRONT ELEVATION
Scale 1:100

PROPOSED SIDE ELEVATION
Scale 1:100



SITE PLAN
Scale 1:250

To Mains sewer in road



LOCATION PLAN
Scale 1:1250

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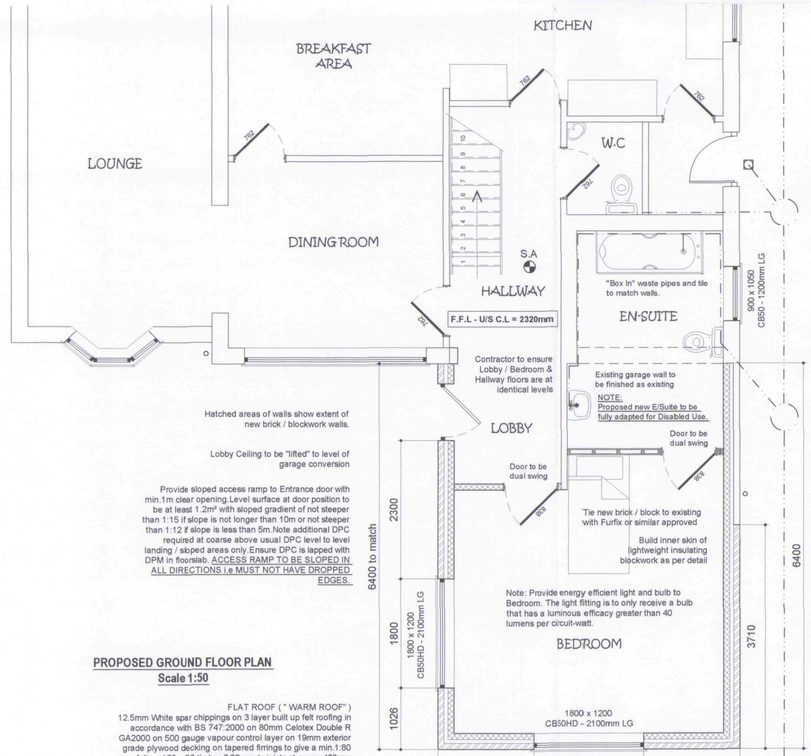


PROPOSED GROUND FLOOR PLAN
Scale 1:50

Disabled Bathroom
Sanitaryware to be agreed on site with client prior to ordering any materials

Fit 15L/sec extractor fan to En-Suite

Fit new window to En-suite via CB50 lintel @ 1200mm long

Construct new studwork wall from 75mm x 50mm softwood battens at max.400mm centres with noggings at max.1200mm centres.Fix room sides 12.7mm plasterboard and skim finish and solid pack with 100mm mineral fibre insulation.Plasterboard sheets to be screw fixed to battens.

"Box in" waste pipes and tile to match walls.

900 x 1050 CB50 - 1200mm LG

Existing garage wall to be finished as existing

NOTE:
Proposed new E/Suite to be fully adapted for Disabled Use.

Contractor to ensure Lobby / Bedroom & Hallway floors are at identical levels

Hatched areas of walls show extent of new brick / blockwork walls.

Door to be dual swing

Lobby Ceiling to be "lifted" to level of garage conversion

Provide sloped access ramp to Entrance door with min.1m clear opening.Level surface at door position to be at least 1.2m² with sloped gradient of not steeper than 1:15 if slope is not longer than 10m or not steeper than 1:12 if slope is less than 5m.Note additional DPC required at coarse above usual DPC level to level landing / sloped areas only.Ensure DPC is lapped with DPM in floorslab. ACCESS RAMP TO BE SLOPED IN ALL DIRECTIONS i.e MUST NOT HAVE DROPPED EDGES.

Tie new brick / block to existing with Furfix or similar approved

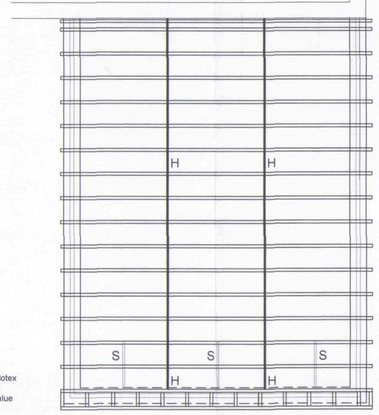
Build inner skin of lightweight insulating blockwork as per detail

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

Provide existing garage floor with 60mm Celotex Double R GA2000 rigid insulation board and screed finish to level floor to achieve a 'U' value of 0.25W/m²K.Provide vapour control layer between insulation board and screed finish.

FLAT ROOF (" WARM ROOF")
12.5mm White spar chippings on 3 layer built up felt roofing in accordance with BS 747:2000 on 80mm Celotex Double R GA2000 on 500 gauge vapour control layer on 19mm exterior grade plywood decking on tapered firrings to give a min.1:80 fall on 150 x 50 timber SC3 grade joists at a max.400mm centres to achieve a min 'U' valuate of 0.25W/m²K. Solid Herring bone strutting at mid span.Soffit and fascia boards to match existing.

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



PROPOSED JOIST PLAN
Not to Scale

NOTE: Contractor to be aware that the Client will require a Disabled Ceiling Track hoist fitting. Contractor to provide solid

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.

Remove existing floor joists and replace with new as shown to achieve ceiling height.

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

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

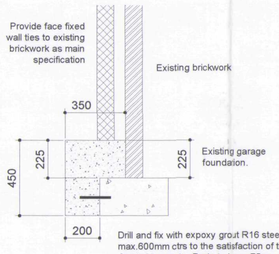
225 x 50 joists @ max.400mm ctrs to match existing. Solid herringbone strutting @ third spans.

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

All cut ends of joists to be sealed with suitable preservative

ACCESSIBLE SWITCHES & SOCKETS
Inorder to use the dwelling more easily by all persons then wall mounted switches, sockets, TV sockets, telephone jack points and door bells..... etc should be positioned between 450mm and 1200mm from finished floor level.Door bells & light switches to be fitted 1200mm from FFL and the remainder 450mm from FFL.

RAINWATER DRAINAGE
uPVC guttering and downpipes to clients approval.Falls for guttering to be 1:800 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 surronds laid to 1:100 falls to new soakaway.Soakaway specification detailed elsewhere.



Drill and fix with expoxy grout R16 steel tie rods at max.600mm ctrs to the satisfaction of the Building Control Inspector.Rods to have 75mm edge cover into existing and 100mm edge cover into proposed.

TYPICAL FOUNDATION DETAIL TO EXISTING WALL

Note: The detail shown is a typical constructional method to provide an inner skin of blockwork.This detail should be adapted to suit specific site conditions and always to the satisfaction of the Building Inspector.

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 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 be fit for purpose.All work to be in accordance with good building practise

BUILDING CONTROL SPECIFICATION

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 BS5328:1981.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 trench 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 polythene 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.

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.

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.

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.

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.Provide reconstituted stone subcills to windows as shown.Subcill to clients approval. Ensure subcills are fully protected throughout duration of building works.

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.

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.

REV DESCRIPTION:
"B" - 228.04.04 - Bedroom door moved into lobby to suit Client
"A" - 24.03.03 - General Amendments to suit Client

remway design
Plans drawn for: Local Authority - Planning permission & Building Control.
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Spalding
Lincs
PE11 3HX
Tel: 07815 112 058
Fax: 01775 768 921
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DETERMINED PLAN

Project:
Proposed Garage Extension & Conversion into Disabled Bedroom

Client:
Mr & Mrs Mason
8, Abbotts Way
Spalding
Lincs
PE11 1JS