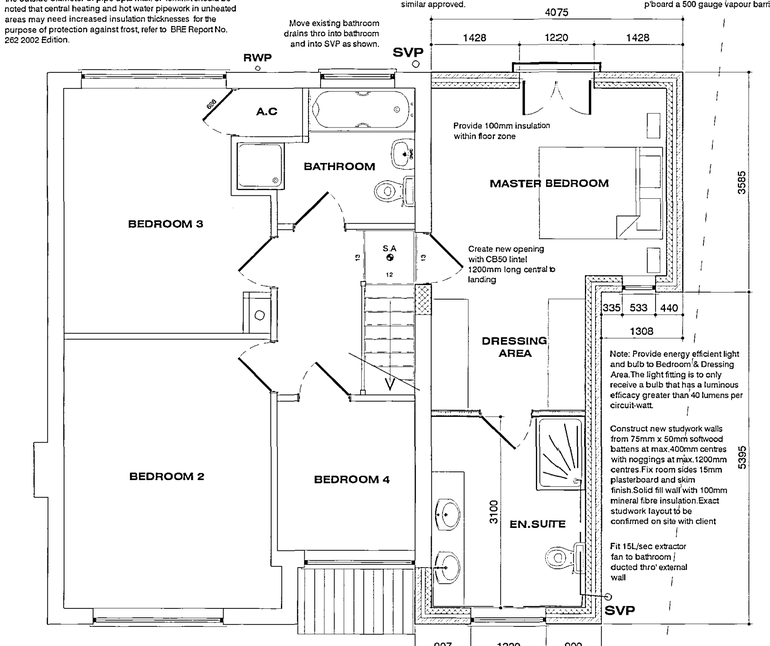
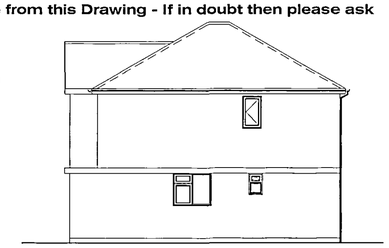
Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask

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.

Fix externally to u/side 12mm thk exterior grade WBP plywood sheeting ensuring to allow expansion gaps of 3mm at joints.Fix breather membrane to outer face of sheeting.External finish to uPVC T&G cladding with all necessary fixings and corner covers.Solid pack internally with mineral fibre insulation and supply between insulation and p'board a 500 gauge vapour barrier.



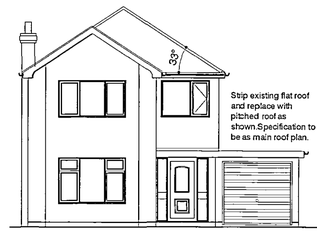
PROPOSED FIRST FLOOR PLAN
Scale 1:50



EXISTING SIDE ELEVATION
Scale 1:100



EXISTING REAR ELEVATION
Scale 1:100



EXISTING FRONT ELEVATION
Scale 1:100

WALL TIES
Stainless steel cavity wall ties to BS1243:1978.To be built into cavity wall as works proceeds and spaced at 750mm 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.

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.

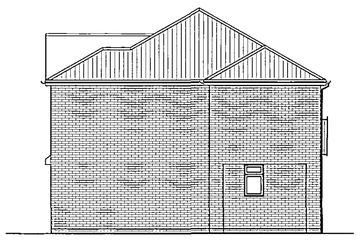
FOUNDATIONS
Existing building area to be stripped of all vegetable matter and rubbish to a min.depth of 150mm before excavation commences.Concrete mix for foundations to be GEN3 in accordance with BS5328:1981.Foundations to external wall to be min.700mm wide x 225mm deep.Excavate down to solid firm strata 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.

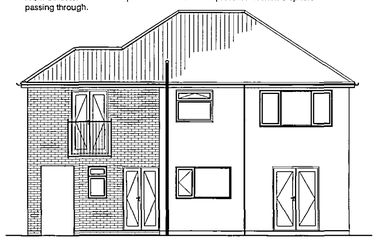
GROUND FLOOR
65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge polythene separating layer on a 60mm Celotex Double R GA2000 rigid insulation board or similar approved, provide 30mm thick perimeter insulation between screed and floor insulation upto d.p.c level on 100mm thick 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.

Black Painted Mild Steel Balconette to be formed as clients requirements and fitted strictly in accorance with manufacturers instructions.1100mm balustrade height is to be capable of withstanding an horizontal impact force of 0.35 Kn/m.Balusters are to be spaced at ctrs which will prevent a 100mm Ø sphere passing through.



PROPOSED SIDE ELEVATION
Scale 1:100

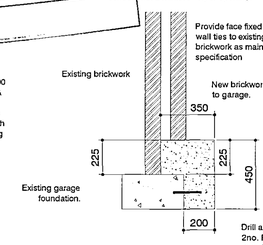


PROPOSED REAR ELEVATION
Scale 1:100

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.



PROPOSED FRONT ELEVATION
Scale 1:100



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.

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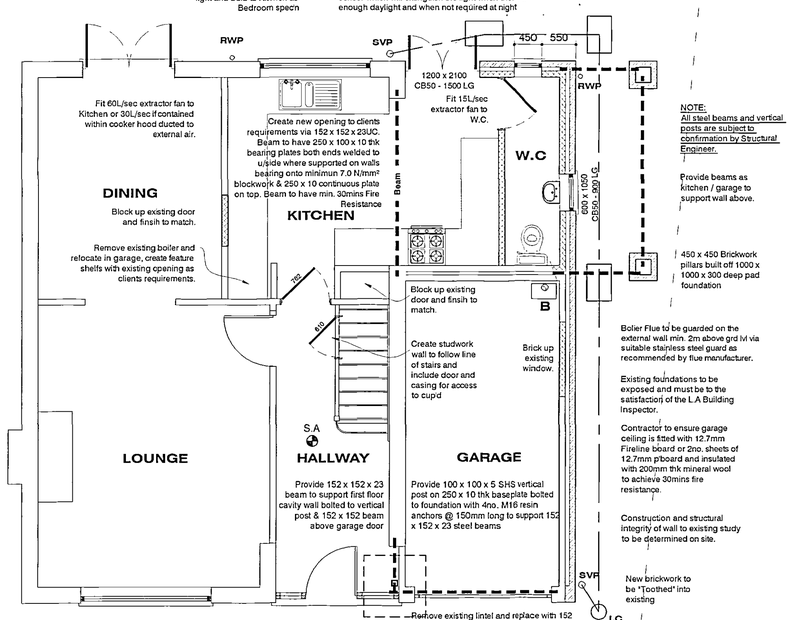
DETERMINED PLAN

Note: Provide energy efficient light and bulb to Kitchen as Bedroom specn

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



NOTE:
All steel beams and vertical posts are subject to confirmation by Structural Engineer.

Provide beams as kitchen / garage to support wall above.

450 x 450 Brickwork pillars built off 1000 x 1000 x 300 deep pad foundation

Boiler Flue to be guarded on the external wall min. 2m above grd lvl via suitable stainless steel guard as recommended by flue manufacturer.

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

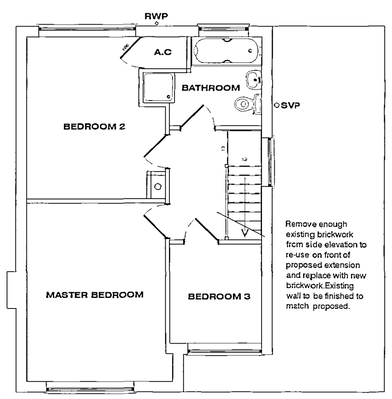
Contractor to ensure garage ceiling is fitted with 12.7mm Fireline board or 2no. sheets of 12.7mm p'board and insulated with 200mm thk mineral wool to achieve 30mins fire resistance.

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

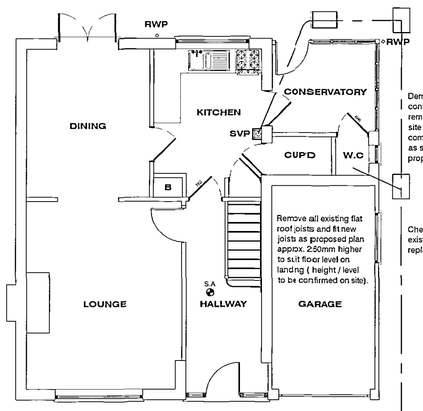
New brickwork to be "Toothed" into existing

To mains sewer in St Andrews Rd

PROPOSED GROUND FLOOR PLAN
Scale 1:50



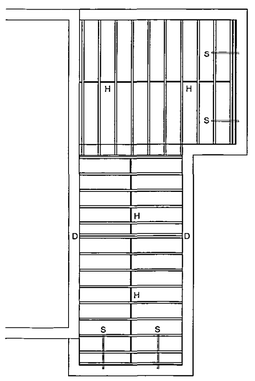
EXISTING FIRST FLOOR PLAN
Scale 1:75



EXISTING GROUND FLOOR PLAN
Scale 1:75

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

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



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

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 boarding or equal approved on top of first floor joists with staggered joints

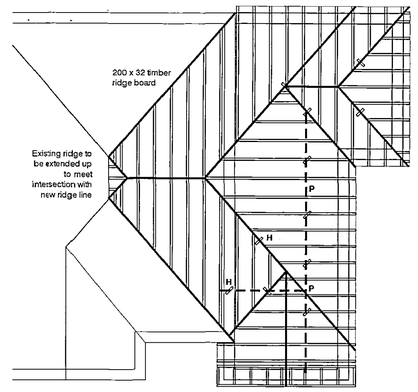
175 x 50 joists @ max.400mm ctrs. Solid herringbone strutting @ mid point to spans over 2m. Strutting at third points to span over 4m. Joists to be supported at all junctions with approved Joist Hangers with 75mm min. bearing on masonry and joist.Joist to be cut accurately for a tight fit in hanger with max 6mm gap. Joist bottom to be notched to keep ceiling line level.

All cut ends of joists to be sealed with suitable preservative

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

PROPOSED JOIST PLAN
Not to Scale

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



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

PROPOSED ROOF PLAN
Not to Scale

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.

225 x 75 timber hip rafters

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

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.

White uPVC soffit and fascia profile to match existing.

All cut ends of joists to be sealed with suitable preservative

Dotted line shows 225 x 75 continuous purlin (P)birdsmouthed to 150 x 50 rafters at 450mm ctrs and built into gable wall with 175 x 38 collar & 100 x 50 vertical hangers at positions shown (H) in positions shown.Supply 200 x 50 ceiling joists / collars @ 100mm ctrs with strutting / lateral straps as floor joists specification and double up at vertical hanger positions.

First rafter fixed direct to existing gable ladder

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 38mm brass bolt or to clients requirements.

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.

FOUL DRAINAGE
Underground drains to be as rainwater drainage but with min.1:60 and max.1:40 falls.Fall of drains from gullies to be 1:40.All drains passing thro' walls to have concrete lintel over with 50mm space around filled with compressible material and opening masked with durable rigid sheet to prevent ingress of vermin or back fill.Drain runs must not be any lower than foundation depth unless min.of 1m from any building.Provide roddable access to all change in bends and junctions.Contractor to ensure no live drains run beneath proposed works.New I.C less than 650mm deep and only one branch connection to be 225mmO and I.C between 600mm and 1000mm deep to be 450mmO uPVC Osma or equal approved.I.C over 1000mm deep to be 1200x750 on 150mm C20P concrete base with 215mm Class B brick walls with Grade B medium duty cover.

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 O 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.

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 manufacturers 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.

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 joist spacings and of a thickness equal to joist depth (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.

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.

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 ....mm 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.

CEILINGS
All ceilings to be 15mm 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 o Multikwik or similar approved
W.H.B=32mm o uPVC with 75mm Deep sealed trap
SINK=-40mm o uPVC with 75mmDeep sealed trap
SHOWER=-40mm o 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.

MASONRY WALL CONNECTORS
Provide Simpson Strong - Tie or similar approved wall connectors to connect new & existing brick / blockwork.Use all specified fasteners.Fasteners must be spaced evenly, unless otherwise specified, and installed into the existing bricks or block and not into mortar joints.Insert wall ties provided at maximum 300 mm centres, bedding the ties into the mortar joints.Detailed site work instructions are provided with each wall connector system and must be adhered to at all times.In exposed locations it may be necessary to incorporate additional protection, for example the insertion of a vertical dpc.

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 and all necessary BS codes for Workmanship on Building Sites.

REV DESCRIPTION:
C - 03.07.04 - Front elevation amended to show render to match existing
B - 22.06.04 - Roof Plan Amended
A-19.05.04-Building Control Amendments

remway design Ltd
Plans drawn for: Local Authority - Planning permission & Building Control.
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Tel: 07815 112 058
Fax: 01775 769 921
e-mail: jason@remwaydesign.co.uk

Project:
Proposed 1st Floor Bedroom 4 En.Suite Extension

Client:
Mr Pitts
21 St Andrews Road
Spalding
PE11 2SH

Date: march 04 | DRG No.: MP-01 | REV: C