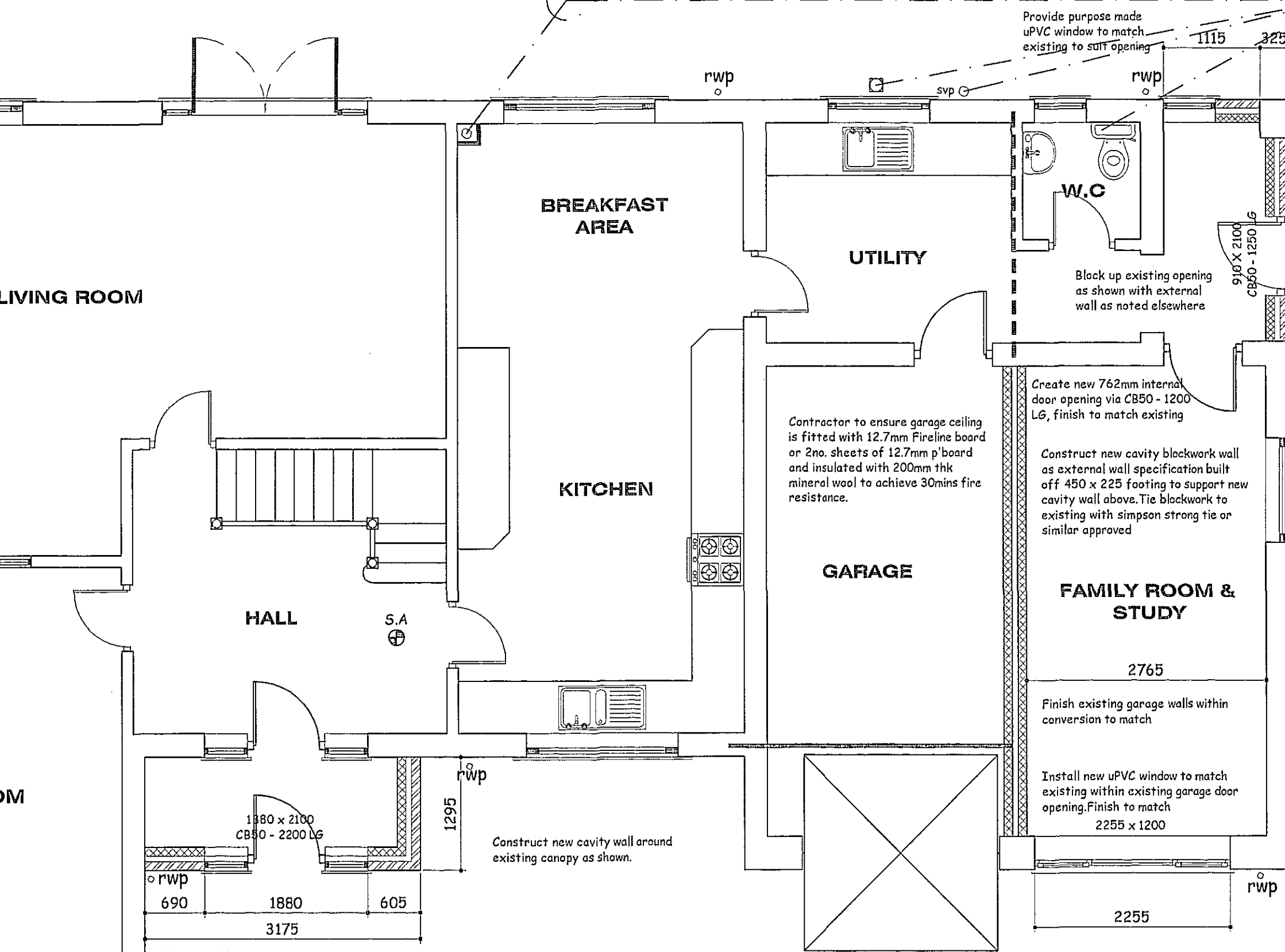
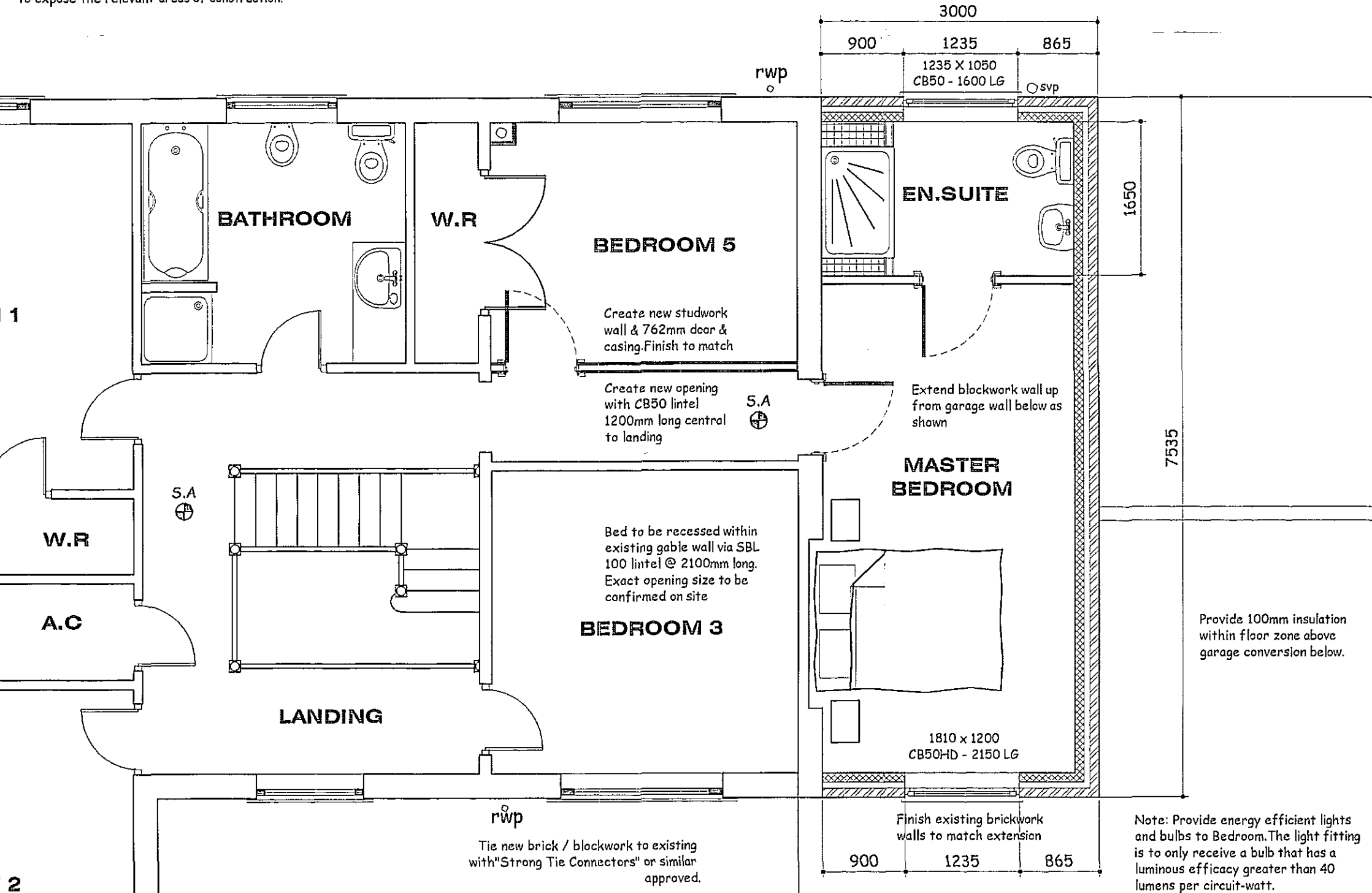


Contractor to check all Dimensions on site prior to ordering materials / commencing work. Do Not Scale from this Drawing - If in doubt then please ask



PROPOSED GROUND FLOOR PLAN  
Scale 1:50

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.



PROPOSED FIRST FLOOR PLAN  
Scale 1:75

**TIMBER WALLPLATES**  
All timber wallplates supporting roof trusses to be 100mm x 50mm babbled 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. Horizontal lateral restraint straps should be spaced not more than 2m centres and attached to at least 3 timber members through the use of noggings and packing. Attach to timber members with four steel screws or four 4mm x 75mm round nails for rafters and two into each joist for floors. The turn down should be 100mm at the centre of an uncut block or brick. Vertical restraint strapping should be at least 1m long. Where straps are fixed to masonry, hardened nails BS576 x 75mm long or wood screws into plugs No 12 x 50mm long should be used. The number of fixings should be in accordance with the design plans and the lowest fixing should be located within 150mm of the bottom of the vertical strap.

**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 up to max. of 40mm. It should be noted that cold 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.

**CEILING**  
All ceilings to be 15mm plasterboard to BS1230.

**CEILING**  
Ceilings to be have Coving and skim 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.

**INTERNAL JOINERY, SKIRTING & ARCHITRAVES**  
All internal finished timber to be free from all defects and to clients approval prior to ordering any materials.

**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.

**NOGGIN**  
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.

**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 300mm 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.

**ROOF / LOFT ACCESS**  
All electrical work required to meet the requirements of Part P must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the council Building Control Officers must be satisfied that either:  
1. An electrical installation certificate issued under a competent persons scheme has been issued or  
2. An appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so. The Engineer is 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.

**RAINWATER DRAINAGE**  
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 Omega UPVC or similar approved with flexible joints laid on 100mm peagravel and min 150mm surrounds laid to 1:100 falls to new soakaway. Soakaway specification detailed elsewhere.

**ELECTRICAL INSTALLATION**  
All electrical work required to meet the requirements of Part P must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the council Building Control Officers must be satisfied that either:  
1. An electrical installation certificate issued under a competent persons scheme has been issued or  
2. An appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so. The Engineer is 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 FINISH**  
Concrete Interlocking Paving Tiles to match existing fixed in accordance with manufacturers instructions and in accordance with BS 5334: Parts 1 and 2. Set out to give true lines and regular appearance, fitting neatly at all edges, junctions and features. Fix roof covering to make the building sound and weather tight at the earliest opportunity. Repair any defects as quickly as practicable to minimise damage and nuisance. Keep gutters and pipes free of debris and clean out at completion. Provide 50x25 preservative treated timber battens. Tiling battens should be not less than 1.2m long and continuous over at least 3 trusses. They should be fixed to every rafter member which they cross, or on which they are joined, with nails in accordance with BS5534: Part 1. The ends of the battens should be saw square and butt jointed centrally on a rafter member so that adequate bearing and nailing can be provided for each end of each batten. Butt joints in battens should be arranged so that not more than one batten in four is joined on any one rafter. Generally all tiles at perimeter of roof to be clipped and nailed. Use Code 4 Lead Flashing to any abutments with min. 75mm upstand.

**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/m<sup>2</sup>K. 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.

PROPOSED FIRST FLOOR JOIST PLAN  
Not to Scale

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

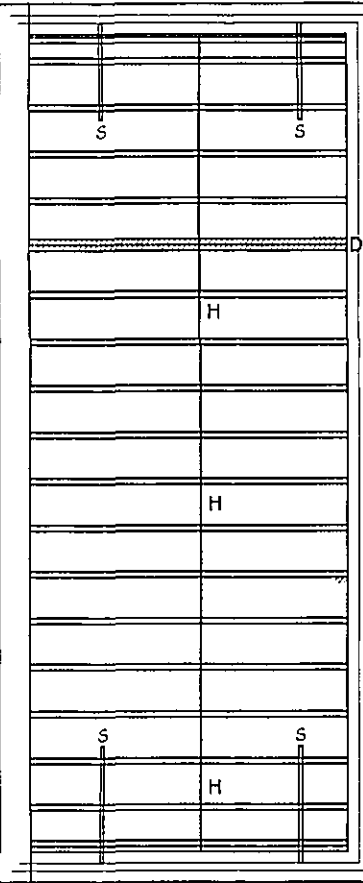
**Timber solid strutting**  
Solid blocking should be at least 38 mm thick and extend at least three quarters of the joist depth. The blocking should be close fitting and be fixed either by skew nailing or by offsetting the blocks and end nailing through joists. Full depth blocking should be avoided, since it could project above or below the top or bottom of the joist at some point in its length. This will result in an uneven deck surface and, since the deck or ceiling will not then be in full contact with the joists, could cause nail popping and subsequent noise from movement on the nails. Blocking should be tight fitting, yet not oversized as this may cause distortion in the joists.

**Timber herringbone strutting**  
Timber herringbone strutting should be at least 38 x 38mm but should not be used where the distance between joists is greater than approximately three times their depth. This is because at shallow angles, the effectiveness of the strutting is significantly reduced.

For maximum efficiency, the timber herringbones should be nailed towards the top and bottom edges of the joists and should be in full contact. They should not stand proud of the joists as this would interfere with the fixing of decking and ceiling linings. The struts should not be in contact with each other.

**Proprietary strutting devices**  
Care must be taken to ensure that there is a sufficient gap left to avoid contact at the crossover between pairs of struts in herringbone arrangements, since this may result in noise during service.

Proprietary strutting systems should be specified and installed in accordance with the manufacturer's recommendations.



150 x 50 joists @ max 400mm ctrs.  
Solid herringbone strutting (H) @ 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.

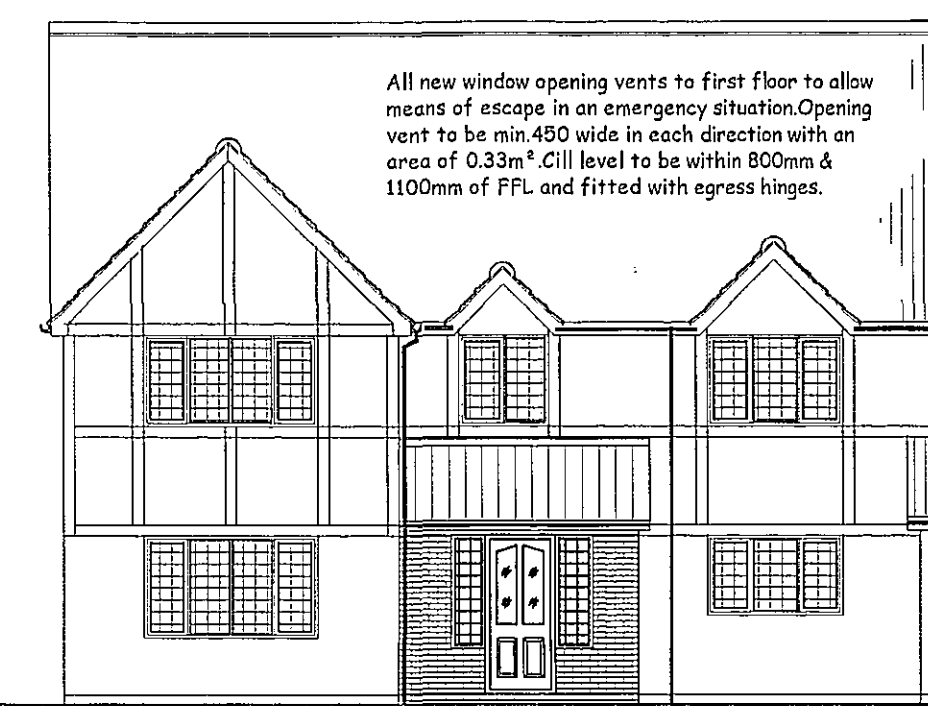
30x5 m/s anchor straps (S) @ 2m ctrs with solid strutting beneath. Notch straps into minimum 3no. joists to allow level floor boards. Refer also to Building Control Specification

Provide solid blocking at the ends of herringbone strutting between last joist and wall and underneath all restraint straps

All cut ends of joists to be sealed with suitable preservative prior to fixing in position.

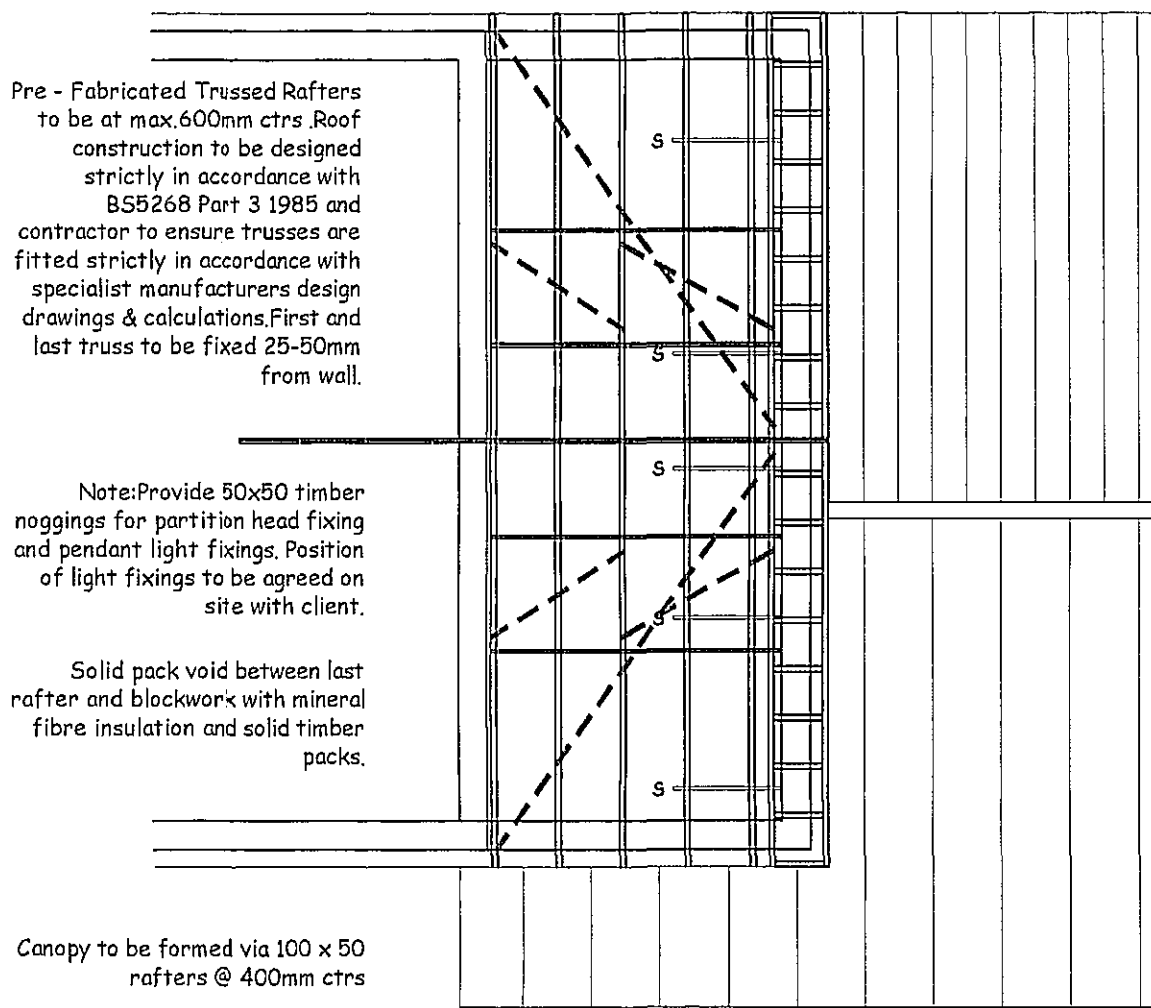
First and last joists to all areas to be clear of wall by 25-50mm.

| BLOCK COMPARISON TABLE (to achieve a 'U' value of 0.33w/m <sup>2</sup> K) |                        |                                       |
|---------------------------------------------------------------------------|------------------------|---------------------------------------|
| Manufacturer                                                              | 100mm thick Block type | Full Fill Cavity insulation thickness |
| Thermalite                                                                | Shield                 | 65mm                                  |
| Piscon                                                                    | Flidite                | 65mm                                  |
|                                                                           | Agilite                | 65mm                                  |
| Stronlite                                                                 | 85mm                   |                                       |
| Piscon                                                                    | 100mm                  |                                       |
| Thermalite                                                                | Hemelite               | 85mm                                  |
|                                                                           | Lignocite              | 85mm                                  |
| Topcrete                                                                  | 100mm                  |                                       |
| Durox Supabloc                                                            | 65mm                   |                                       |



PROPOSED FRONT ELEVATION  
Scale 1:100

NOTE: MANUFACTURER'S DETAILS & CALCULATIONS TO BE FORWARDED TO SHBC'S BUILDING CONTROL OFFICER FOR APPROVAL AT LEAST 7 DAYS PRIOR TO FIXING ON SITE

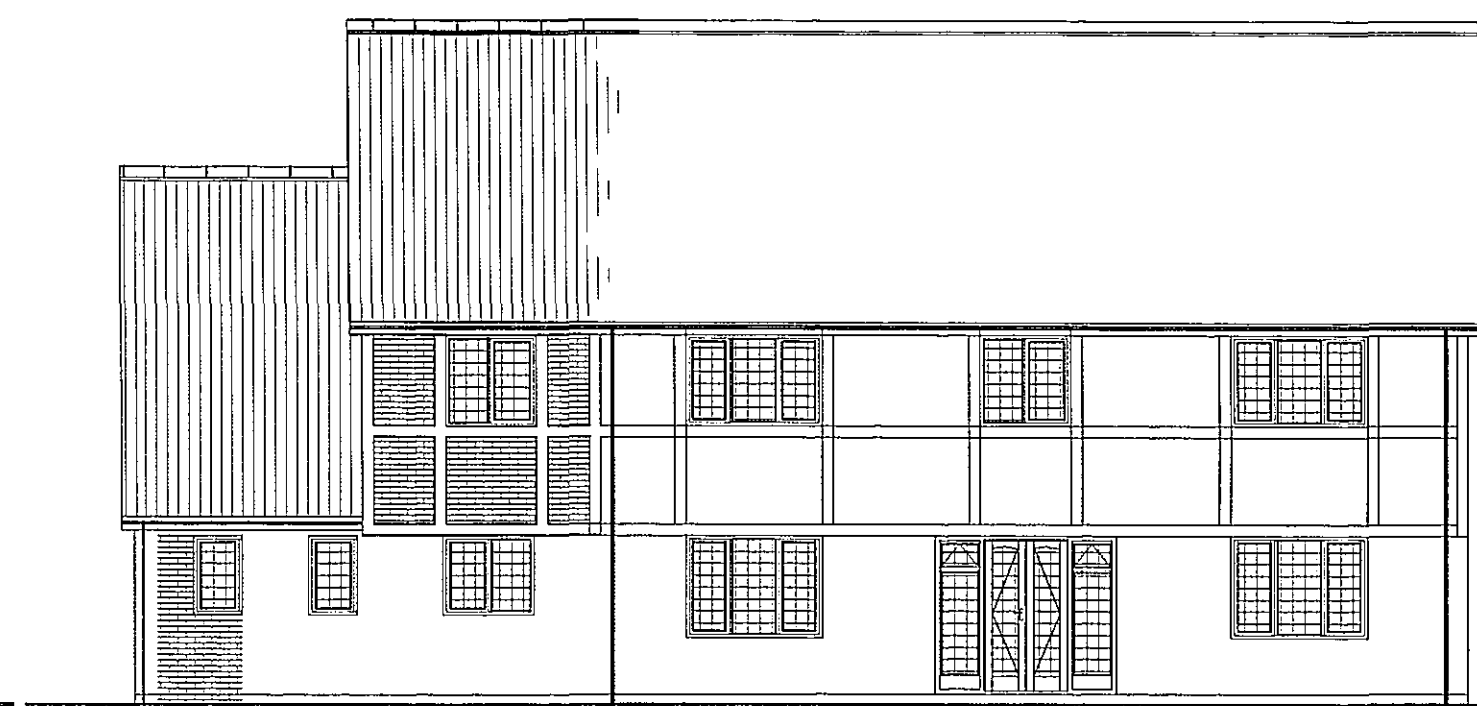


PROPOSED ROOF PLAN  
Not to Scale

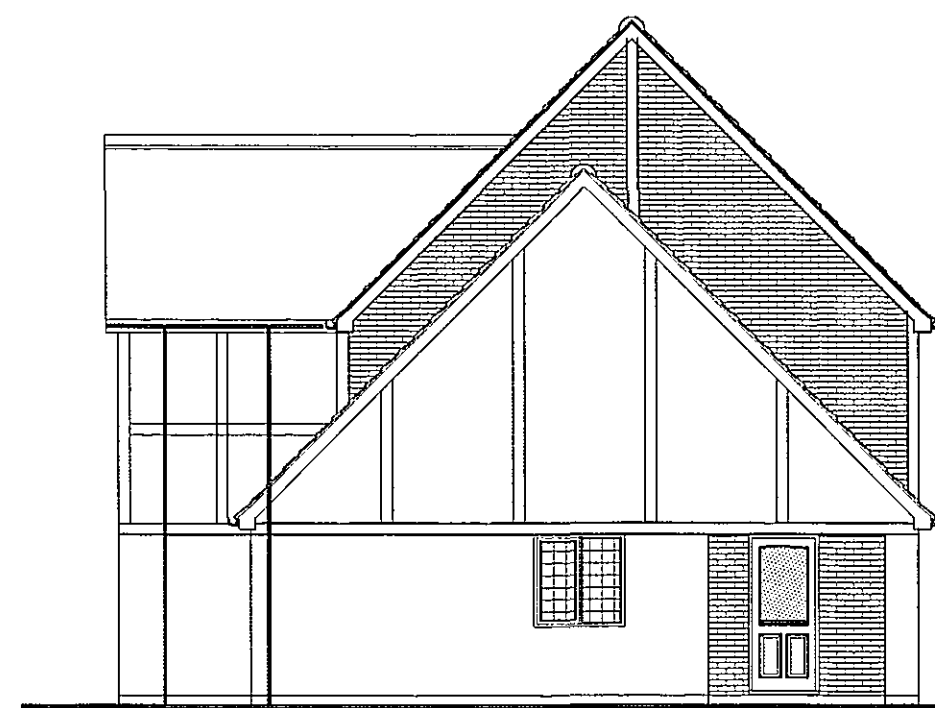
Lay 22mm Weyec Tongue and Grooved flooring grade wood particle boarding or equal approved on top of first floor joists with staggered joints

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.

Dotted line shows 25 X 100 diagonal and longitudinal wind bracing, and ceiling tie bracing to be free from all major defects and any weak points and fixed all in accordance with manufacturers details. Lap joints (if required) to be taken over 2no. trusses all in accordance with BS5268 Part 3 - 1985. Bracing to be fixed with 2no. 3.35 x 65mm galvanised round wire nails at each cross over and to firmly butt against walls.



PROPOSED REAR ELEVATION  
Scale 1:100



PROPOSED SIDE ELEVATION  
Scale 1:100

**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 BS5328:1991. 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.**  
1no. Course of Class B brickwork & 2no. courses of Red Engineering brickwork below D.P.C. on outer face and inner course of 7N/m<sup>2</sup> on inner skin of cavity face. Elsewhere to be either 7N/m<sup>2</sup> concrete blockwork or full width trench blocks both to be within 225mm of D.P.C. level. Cavity to be filled to within 225mm min. of below D.P.C. with lean concrete mix.

**GROUND FLOOR**  
65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge pythene separating layer on a 60mm Celotex Double R GA3000Z rigid insulation board or similar approved, provide 30mm thick primer insulation between screed and floor insulation up to dpc 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/m<sup>2</sup>K.

**Floor Insulation Installation guidelines (under screed)**  
1. Install a Damp Proof Membrane (DPM) below the slab OR apply a liquid waterproofing material to the top surface of the slab.  
2. The DPM must provide continuity with DPCs installed within the surrounding walls.  
3. Level the surface of the slab; it should be smooth and free of projections.  
4. Use a thin sand bedding on a rough tamped slab to ensure that boards are continuously supported. Cut strips of board as upstands to fit around floor perimeters to eliminate heat bridging at screed edges.  
5. Upstand depth should equal the sum of the slab insulation and screed thickness.  
6. The upstand thickness should not exceed the combined thickness of wall plaster and skirtings.  
7. Lay boards directly onto the prepared slab, cutting infill boards as required. Joints must be tightly butted. The use of a polythene vapour control layer over the insulation is recommended by the BRE to minimise the risk of condensation forming at the insulation/slab interface.  
8. Apply a sand/cement screed over the GA3000Z boards to a minimum thickness of 65 mm. Use scaffold boards or other protection to prevent wheelbarrows and other traffic damaging boards.  
9. Allow screed to dry thoroughly before an impermeable surface, such as a vinyl floor finish, is applied.  
10. These recommendations are suitable for normal domestic floor loadings. If higher loadings are required it may be necessary to increase screed thickness and provide reinforcement within the screed.

**Installation guidelines (under slab)**  
Insulation under the slab must have: Level and well blinded hardcore. DPM (Damp Proof Membrane) placed under insulation. Insulated upstand = thickness of slab + screed. DPM contiguous with the DPCs. Vapour control layer (e.g. 1000g polythene) laid directly over insulation.

**DAMP PROOF COURSE (D.P.C.)**  
All external walls to be 275mm overall thickness comprising of:  
-100mm Facing Brickwork to match existing  
-75mm cavity filled with Crown Ditherm (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 away from the base of the wall.  
-100mm Thermalite DPC 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/m<sup>2</sup>K.

**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. 28mm thick x 75mm wide (to equal cavity width) at jambs and eills 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 eill.

**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 and 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 equal 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 UPVC to clients requirements based on styles shown on elevations. Fit with 4000mm<sup>2</sup> trickle ventilators to Kitchen, Utility, Bathroom & En-Suite windows and 8000mm<sup>2</sup> elsewhere all in accordance with manufacturer's recommendations. Patio doors to be fitted with 10000mm<sup>2</sup> 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 M of the Building Regulations and BS6206 class 2A. All double glazed units to be installed in accordance with BS 6262 and to have a 16mm Air gap within the unit. Low E<sup>+</sup> cavity glazing to be used to achieve a min 'U' value of 2.0 w/m<sup>2</sup>K. 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. 40mm to avoid cold bridging.

**ROOF VENTILATION**  
Install Tyvek® or similar approved Breathable Membrane in accordance with manufacturers instructions which are briefly described below & BBA certificate 99/3635 (fourth issue) breather membranes in non-ventilated pitched roofs of any plan, any slope 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 overlap 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 into 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 vents 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.

Rev "B" - 11.05.05 - Design amended to suit the Planning Dept.

Rev "A" - 08.03.05 - Building Control Amendments shown clouded

**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.

Client : Mr & Mrs Lockyear  
16 Miles Bank  
Spalding  
PE11 3EZ

Site : Proposed Garage Conversion & Side Extension to form Bedroom, En.Suite & Dressing Room

**remway design**  
Planning & Development  
11 MAY 2005  
PE11 3HX  
Tel: 07815 112 058  
Fax: 01775 768 921  
e-mail: jason@remwaydesign.co.uk

Date : Jan05 Scale : 1:50 / 1:100

Drawing No: rem 982 - 02 "B"