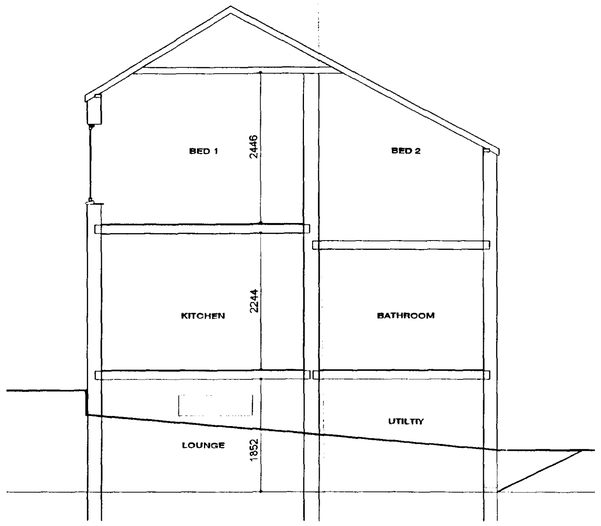


EXISTING SECTION
Scale 1:50

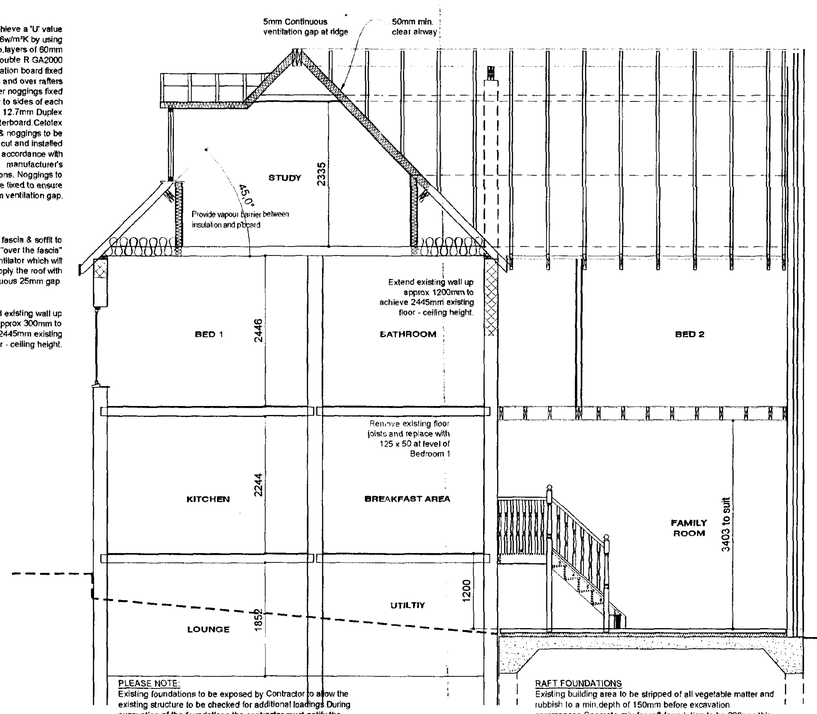
PROPOSED THIRD FLOOR PLAN
Scale 1:50

Construct dormer window from 100 x 50 timber framing, 150 x 50 timber joists to form head member Fix externally 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 side of dormer to be white uPVC T&G cladding with all necessary fixings and corner covers Solid pack internally with mineral fibre insulation and supply between insulation and pboard a 500 gauge vapour barrier.

Roof to achieve a 'U' value of 0.16w/m²K by using 2no.layers of 60mm Celotex Double R GA2000 rigid insulation board fixed between and over rafters on timber noggings fixed securely to sides of each rafter with 12.7mm Duplex plasterboard.Celotex boarding & noggings to be fixed, cut and installed strictly in accordance with manufacturer's instructions. Noggings to be fixed to ensure min.50mm ventilation gap.

Create fascia & soffit to allow for "over the fascia" ventilator which will supply the roof with continuous 25mm gap

Extend existing wall up approx 300mm to achieve 2445mm existing floor - ceiling height.



PLEASE NOTE:
Existing foundations to be exposed by Contractor to allow the existing structure to be checked for additional loadings.During excavation of the foundations the contractor must notify the Structural Engineer & the Building Control Officer so that they may be present to check existing work and to advise on the position of the localised depth of the new raft.

PROPOSED SECTION
Scale 1:50

ROOF CONSTRUCTION
Roof construction to be as Proposed Roof Plan

EXTERNAL WALLS
All external walls to be 265mm overall thickness comprising of:
-100mm Thermalite Shield insulating blockwork with 20mm Two Coat sand / cement render.
-65mm cavity filled with Crown Dritherm (or equal approved) built in as work progresses.
-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 0.35 w/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.

WALLS BELOW D.P.C
2no. coarses of Blue Engineering brickwork below D.P.C on outer face and 1no.coarse of 7N/mm2 on inner skin of cavity face.

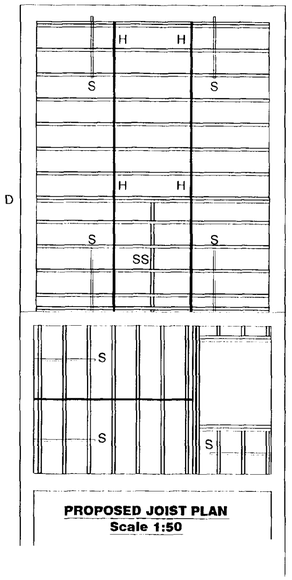
GROUND FLOOR
65mm mortar screed with a tight gauge reinforcing chicken wire on 500 gauge polythene separating layer on a 65mm Celotex Double R GA2000 rigid insulation board or similar approved, provide 30mm thick perimeter insulation between screed and floor insulation upto d.p.c level on a 1200 gauge DPM lapped onto DPC within walls on 200mm thk RC40 concrete raft 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

RAFT 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 raft foundation to be 200mm thk RC40 concrete with 2 layers of A252 reinforcing mesh in accordance with BS5328:1981 and Structural Calculations.Raft foundations to be min.300mm wide x 600mm deep as page 28 of structural calculations.Excavate down to solid firm strata.The raft foundation to be extended down to existing foundation depth locally to eliminate ground surcharge as agreed on site with S.E.

30x5 m/s anchor straps (S) @ 2m ctrs with solid strutting beneath.Notch straps into minimum 3no. joits 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



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

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

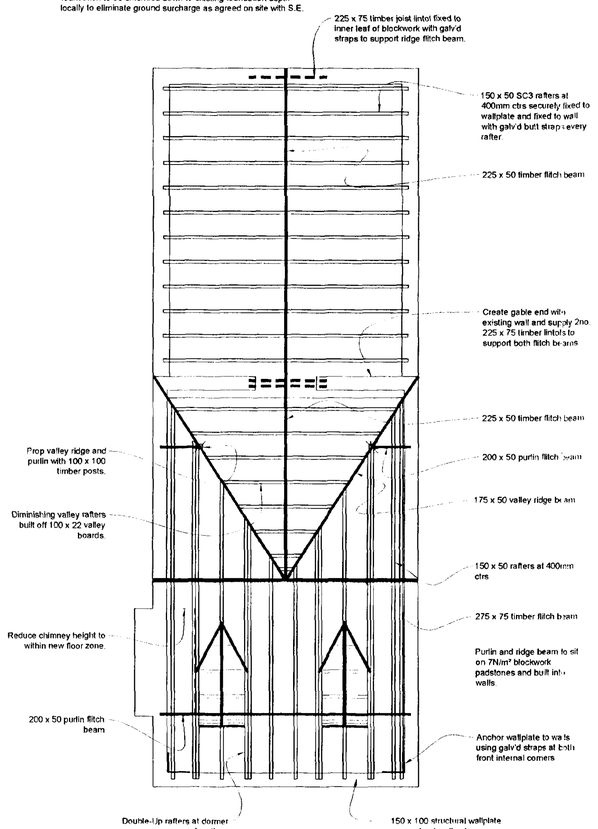
Double up joists (D) underneath studwork wall and solid strutting (SS) req'd where studwork wall runs at right angles to joist span.

200x50 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.

All cut ends of joists to be sealed with suitable preservative

Face fix straps to existing wall

PROPOSED JOIST PLAN
Scale 1:50



GENERAL CONDITIONS
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NOT DETERMINED

Extra info, not Amendment. Wanted for Section

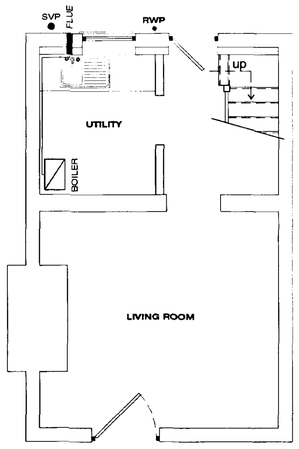
SHDC
Planning & Development
06 AUG 2003
Ref 687/03

REV DESCRIPTION:
CH-03

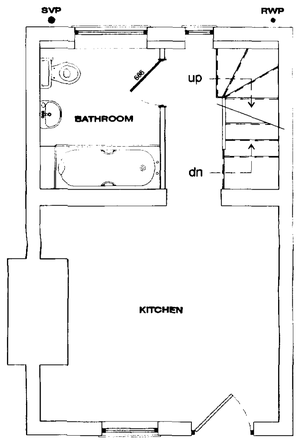
remway design
Plans drawn for: Local Authority - Planning permission & Building Control.
3 Rembrandt Way
Spalding
Lincs
PE11 3HX
Tel: 07815 112 058
Fax: 01775 768 921
e-mail: jason@remwaydesign.co.uk

Project:
Proposed Rear Extension & Loft Conversion

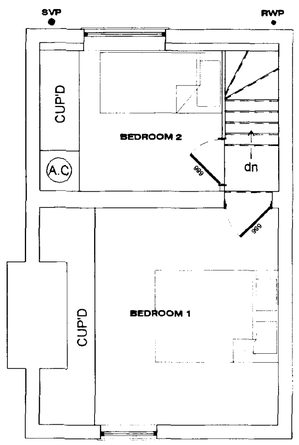
Client:
Mr C Hoppe
88, London Road
Spalding



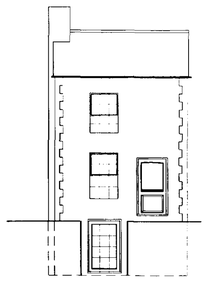
EXISTING GROUND FLOOR PLAN
Scale 1:50



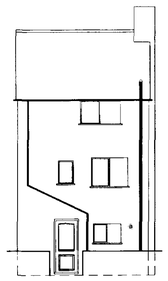
EXISTING FIRST FLOOR PLAN
Scale 1:50



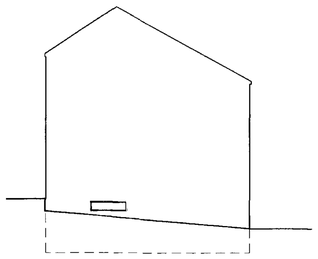
EXISTING SECOND FLOOR PLAN
Scale 1:50



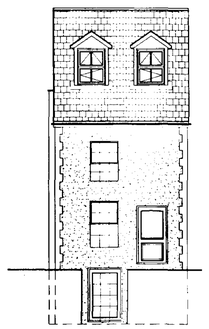
EXISTING FRONT ELEVATION
Scale 1:100



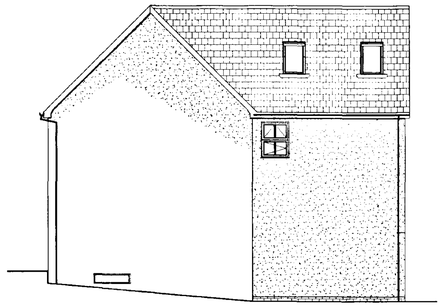
EXISTING REAR ELEVATION
Scale 1:100



EXISTING SIDE ELEVATION
Scale 1:100



PROPOSED FRONT ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
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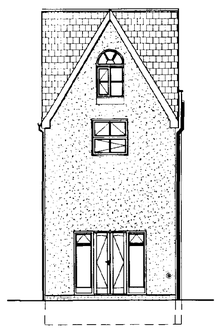
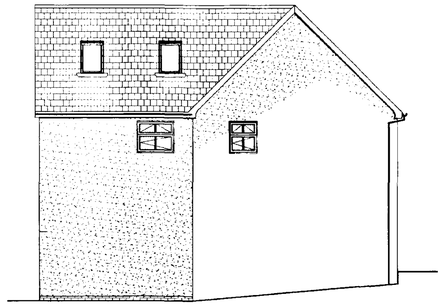
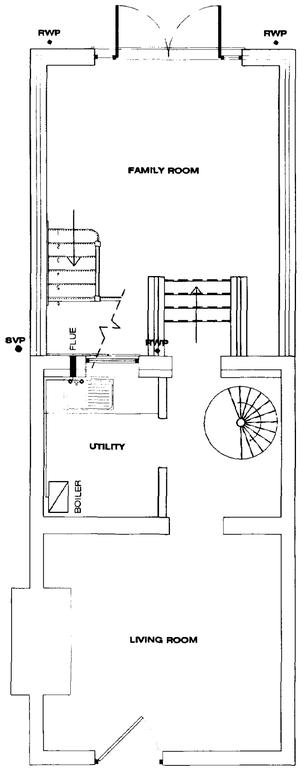


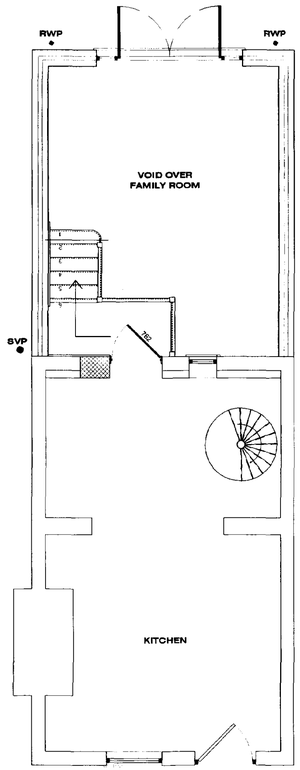
PROPOSED REAR ELEVATION
Scale 1:100



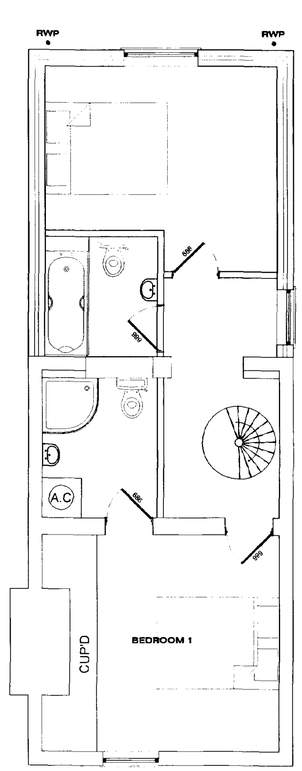
PROPOSED SIDE ELEVATION
Scale 1:100



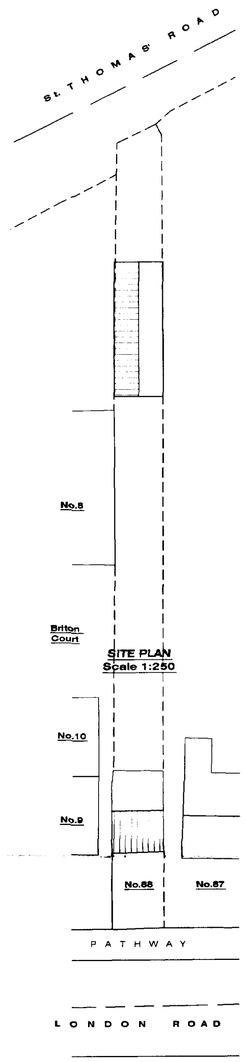
PROPOSED GROUND FLOOR PLAN
Scale 1:50



PROPOSED FIRST FLOOR PLAN
Scale 1:50



PROPOSED SECOND FLOOR PLAN
Scale 1:50



SITE PLAN
Scale 1:250

SHDC
Planning & Development
- 4 JUN 2003
0687/03
PLANS
DETERMINED
PLAN

REV DESCRIPTION:
A - 04.06.03-rooflights added to side elevations

GENERAL CONDITIONS
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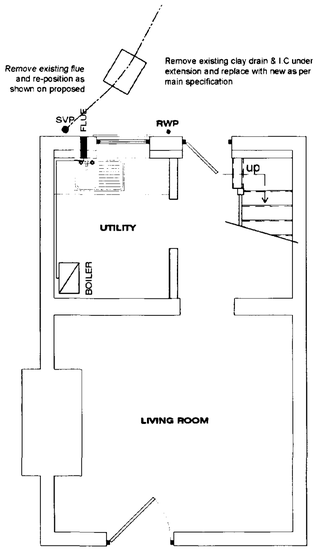
All materials not specified to be of a standard suitable for the work proposed

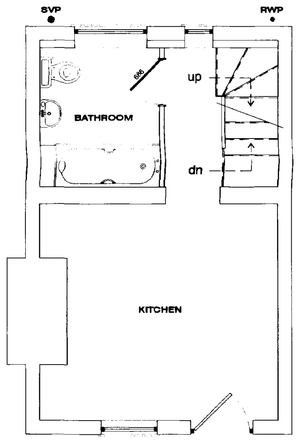
remway design
Plans drawn for: Local Authority - Planning permission & Building Control.
3, Rembrandt Way
Spalding
Lincs
PE11 3HX
Tel: 07815 112 058
Fax: 01775 768 921
e-mail: jason@remwaydesign.co.uk

Project:
Proposed Rear Extension & Loft Conversion

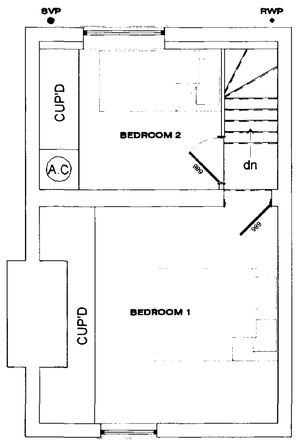
Client:
Mr C Hoppe
88, London Road
Spalding
PE11 2TN



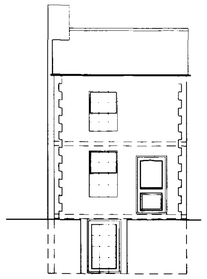
EXISTING GROUND FLOOR PLAN
Scale 1:50



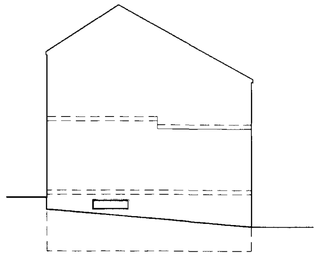
EXISTING FIRST FLOOR PLAN
Scale 1:50



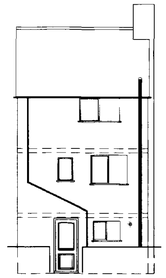
EXISTING SECOND FLOOR PLAN
Scale 1:50



EXISTING FRONT ELEVATION
Scale 1:100

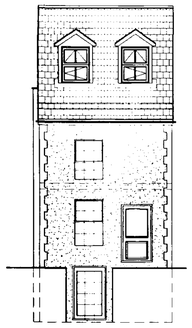


EXISTING SIDE ELEVATION
Scale 1:100



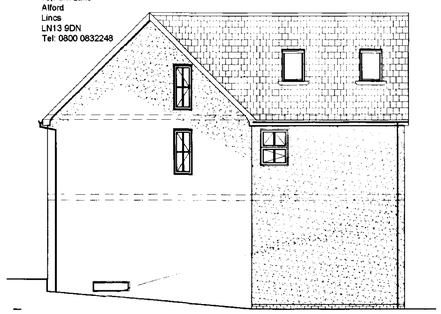
EXISTING REAR ELEVATION
Scale 1:100

All window opening vents 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.

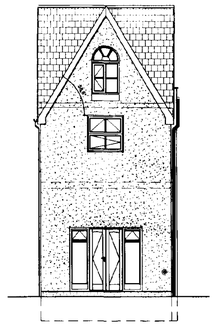


PROPOSED FRONT ELEVATION
Scale 1:100

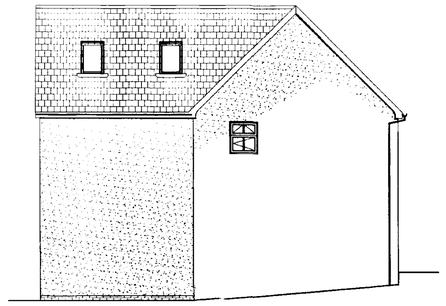
Provide a 6.5m long Bank's Permanently Installed Fire Escape Ladder fitted internally directly underneath both escape windows as supplied by:
Safelincs Ltd
18,Park Lane
Alford
Lincs
LN13 9DN
Tel: 0800 0832248



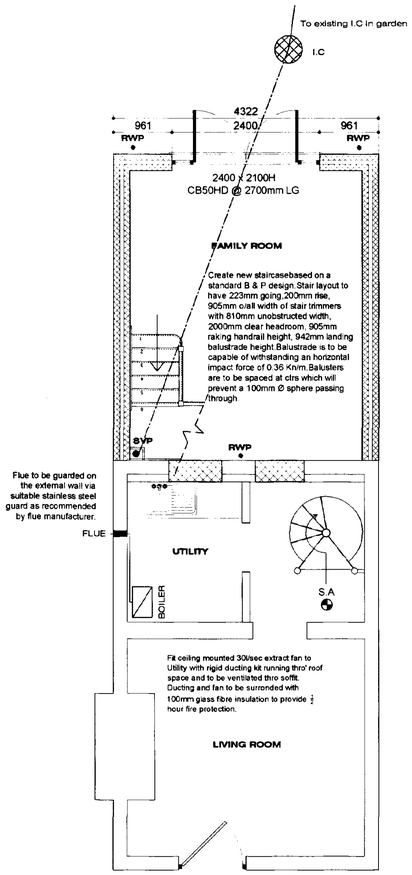
PROPOSED SIDE ELEVATION
Scale 1:100

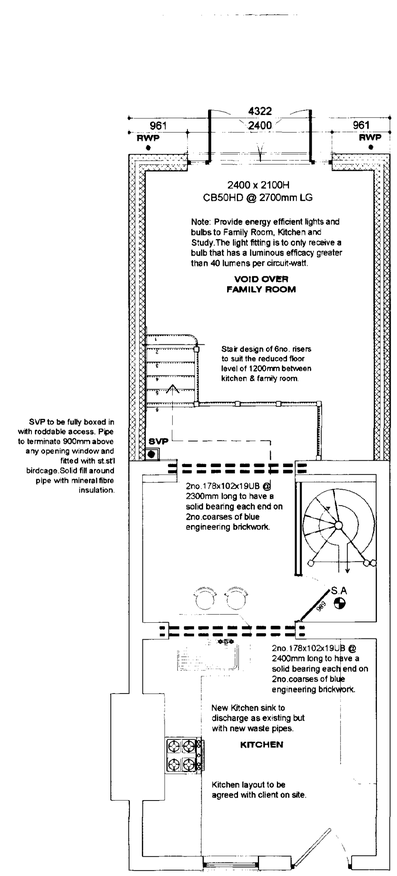


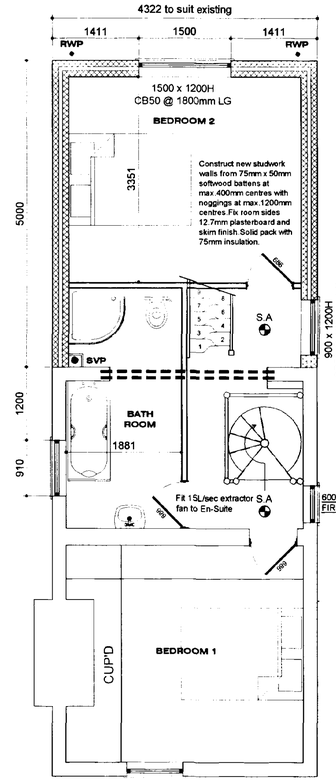
PROPOSED REAR ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100







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.

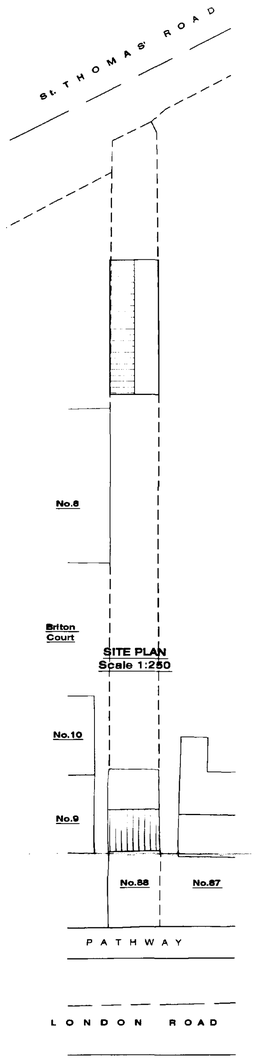
SMOKE ALARMS
To be self contained,interconnected and wired to a separately fused circuit with a battery back up.Smoke alarms to be fitted to underside of plasterboard ceiling to the ground floor max 7m from the kitchen / lounge and to be max. 3m from any bedroom door. All alarms to be strictly in accordance 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 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.

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.



SITE PLAN
Scale 1:250

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.

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
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.

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. Note: lintels are not to have a continuous baseplate.

WINDOWS
All windows to be White uPVC double glazed to match existing with 8000mm² trickle ventilators all in accordance with clients requirements.Opening vents to give 1/20th of floor area rapid ventilation to all rooms.All glazing to meet the requirements of 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 Low "E" glass inner pane to achieve a min "U" value of 2.0 w/m²K.Note all windows to have a perimeter weathersaal both internally and externally.Provide frosted glass to all bathroom and En-suite windows.

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 INSULATION TO OPEN PLAN TRUSSES
Roof to achieve a 'U' value of 0.16w/m²K.by using 2no.layers of 60mm Celotex Double R GA2000 rigid insulation board fixed between and over rafters on timber noggings fixed securely to sides of each rafter with 12.7mm Duplex plasterboard.Celotex boarding & noggings to be fixed, cut and installed strictly in accordance with manufacturer's instructions. Noggings to be fixed to ensure min.50mm ventilation gap.

ROOF FINISH
Cement Fibre roof slates Blue/Black Colour to Clients requirements / approval in accordance with manufacturers instructions on 50x25 preservative treated timber battens on untearable earking felt type IF with min.150mm overlaps.Generally all tiles at penmeter of roof to be clipped and nailed.

TIMBER WALLPLATES
All timber wallplates supporting roof trusses to be 100mm x 50mm bedded on top of wall.Timber to be SC3 grade.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.

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

Planning
2 0 AUG 2003
Ref 0687/03

A2

REV DESCRIPTION:
B - 20.08.03 - Fire Escape Windows added for B.Control
A - 04.06.03-rooflights added to side elevations

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Plans drawn for: Local Authority - Planning permission & Building Control.
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Project:
Proposed Rear Extension & Loft Conversion

Client:
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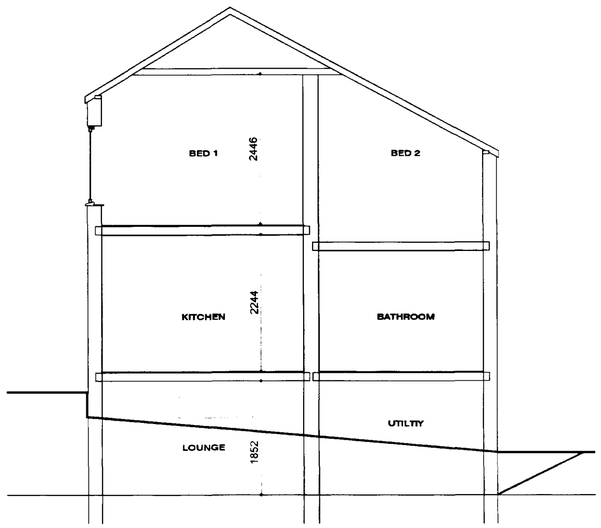


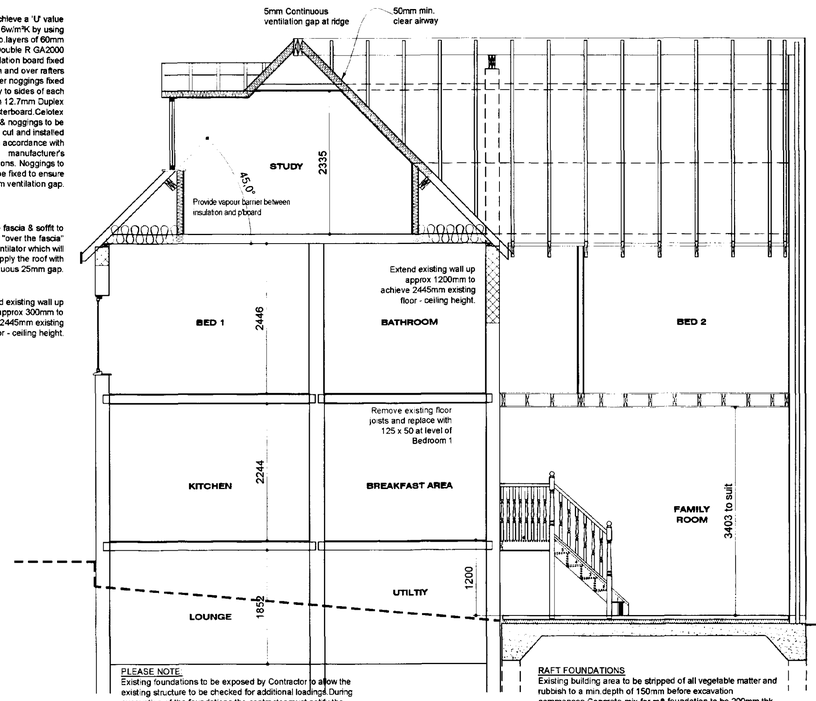
EXISTING SECTION
Scale 1:50

Roof to achieve a 'U' value of 0.16w/m²K by using 2no.layers of 60mm Celotex Double R GA2000 rigid insulation board fixed between and over rafters on timber noggings fixed securely to sides of each rafter with 12.7mm Duplex plasterboard.Celotex boarding & noggings to be fixed, cut and installed strictly in accordance with manufacturer's instructions. Noggings to be fixed to ensure min.50mm ventilation gap.

Create fascia & soffit to allow for "over the fascia" ventilator which will supply the roof with continuous 25mm gap.

Extend existing wall up approx.300mm to achieve 2445mm existing floor - ceiling height.

Construct dormer window from 100 x 50 timber framing, 150 x 50 timber joists to form head member.Fix externally 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 side of dormer to be white 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.



PLEASE NOTE
Existing foundations to be exposed by Contractor to allow the existing structure to be checked for additional loadings.During excavation of the foundations the contractor must notify the Structural Engineer & the Building Control Officer so that they may be present to check existing work and to advise on the position of the localised depth of the new raft.

PROPOSED SECTION
Scale 1:50

RAFT 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 raft foundation to be 200mm thk RC40 concrete with 2 layers of A252 reinforcing mesh in accordance with BS8326:1981 and Structural Calculations.Raft foundations to be min.300mm wide x 600mm deep as page 28 of structural calculations.Excavate down to solid firm strata.The raft foundation to be extended down to existing foundation depth locally to eliminate ground surcharge as agreed on site with S.E.

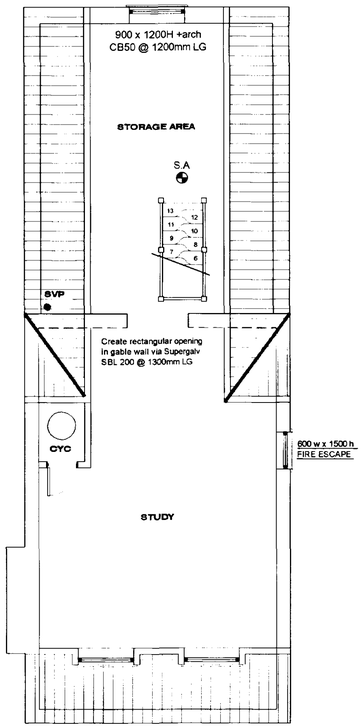
ROOF CONSTRUCTION
Roof construction to be as Proposed Roof Plan

EXTERNAL WALLS
All external walls to be 265mm overall thickness comprising of:
-100mm Thermalite Shield insulating blockwork with 20mm Two Coat sand / cement render.
-65mm cavity filled with Crown Dritherm (or equal approved) built in as work progresses.
-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.

DAMP PROOF COARSE (D.P.C)
Horizontal heavy duty polythene DPC "Hyload" or similar aporoved 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.

WALLS BELOW D.P.C
2no. coarses of Blue Engineering brickwork below D.P.C on outer face and 1no.coarse of 7N/mm2 on inner skin of cavity face.

GROUND FLOOR
65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge poythene separating layer on a 65mm 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 a 1200 gauge DPM lapped onto DPC within walls on 200mm thk RC40 concrete raft 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.

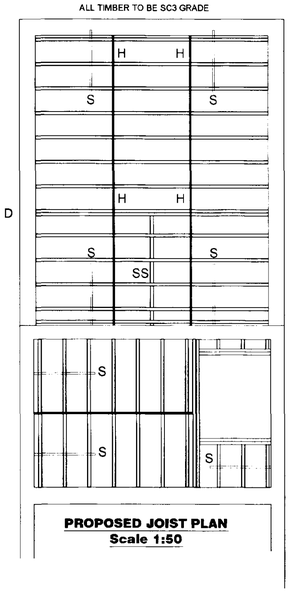


PROPOSED THIRD FLOOR PLAN
Scale 1:50

30x5 m/s anchor straps (S) @ 2m ctrs with solid strutting beneath.Notch straps into minimum 3no. joits 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



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

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

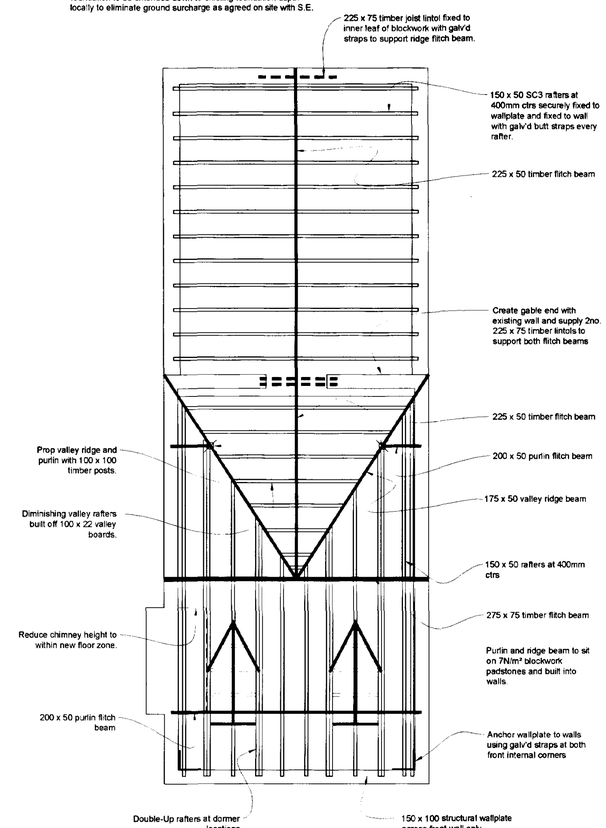
Double up joists (D) underneath studwork wall and solid strutting (SS) req'd where studwork wall runs at right angles to joist span.

200x50 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.

All cut ends of joists to be sealed with suitable preservative

Face fix straps to existing wall

PROPOSED JOIST PLAN
Scale 1:50



SUDC
2 0 AUG 2003
Rec'd 0687/03
Ref. A2

REV DESCRIPTION:
B - 20.08.03 - Fire Escape window added

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