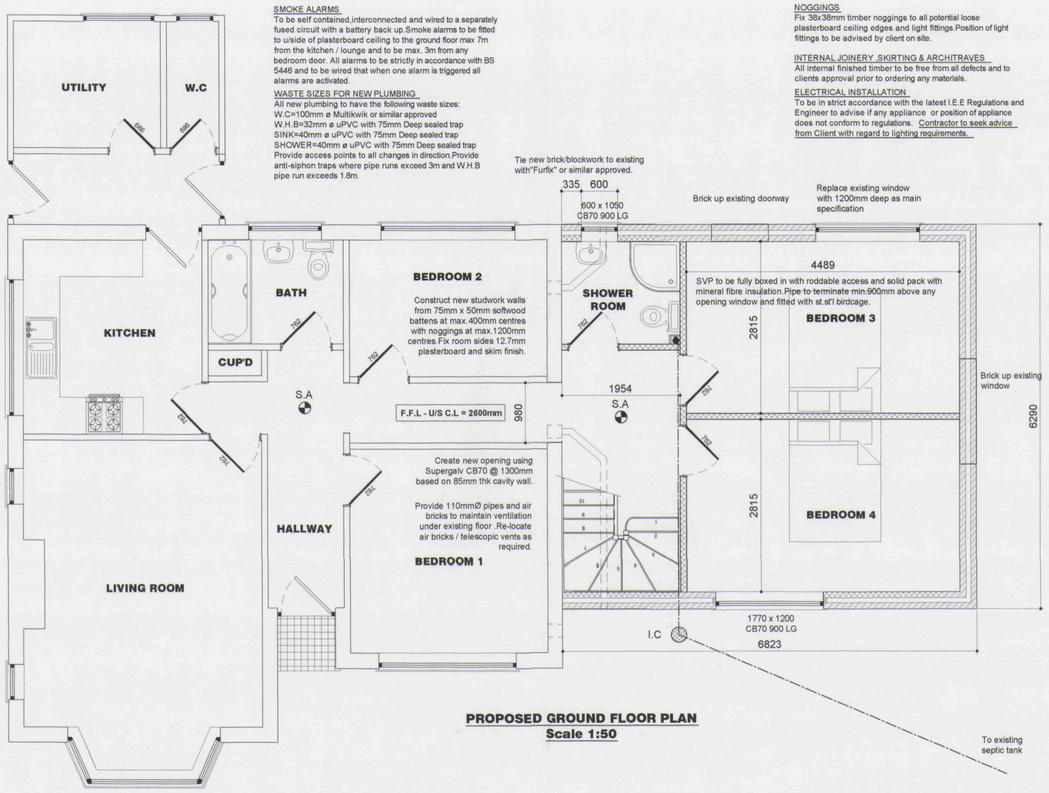
SMOKE ALARMS
To be self contained,interconnected and wired to a separately fused circuit with a battery back up.Smoke alarms to be fitted to u/side of plasterboard ceiling to the ground floor max 7m from the kitchen / lounge and to be max. 3m from any bedroom door. All alarms to be strictly in accordance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

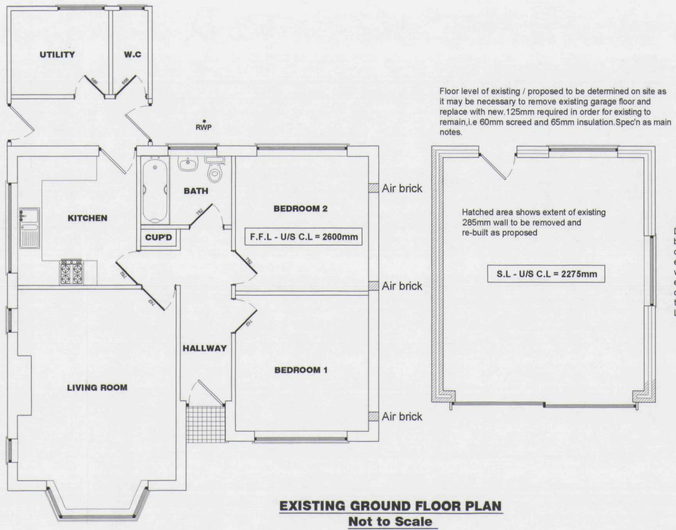
NOGGINGS
Fix 38x38mm timber noggings to all potential loose plasterboard ceiling edges and light fittings.Position of light fittings to be advised by client on site.

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

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.



PROPOSED GROUND FLOOR PLAN
Scale 1:50



EXISTING GROUND FLOOR PLAN
Not to Scale

Floor level of existing / proposed to be determined on site as it may be necessary to remove existing garage floor and replace with new.125mm required in order for existing to remain,i.e 60mm screed and 65mm insulation.Spec'n as main notes.

Due to areas of the structure being covered, unexposed or otherwise inaccessible the existing foundations,lintels and wall construction are to be exposed when building work commences and must be to the satisfaction of the L.A.Building Control officer.

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.Provide vapour control layer between insulation and plasterboard.

ROOF FINISH
Concrete interlocking roof tiles to Clients requirements / approval in accordance with manufacturers instructions on 50x25 preservative treated timber battens on untearable sarking felt type IF with min.150mm overlaps.Generally all tiles at perimeter of roof to be clipped and nailed.

ROOF VENTILATION
Roof ventilation to be achieved via soffit level ventilators complete with integral insect proof screens which will supply the roof space with ventilation equivalent to a continuous 25mm gap and ventilated ridge tiles full length to provide equivalent to continuous 5mm gap.

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.

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.Coarse 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 poythene 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.

EXTERNAL WALLS
All external walls to be 285mm overall thickness comprising of:
-100mm Brickwork to match existing
-85mm cavity filled with Crown Supafil blown fibre insulation (or equal approved) installed strictly in accordance with manufacturers instructions
-100mm Brickwork as existing with 12.7mm plasterboard on dabs
External wall to achieve a min 'U' value of 0.35w/m²K.

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
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.

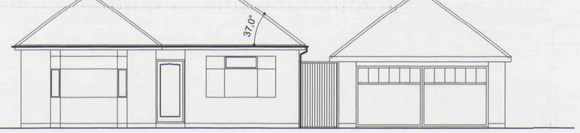
TIMBER WALLPLATES
All timber wallplates supporting roof trusses to be 100mm x 50mm bedded on top of wall.Timber to be SC3 grade and use a min. length of 3m and half-lap plates at joints and corners. Provide anchor straps as described in notes elsewhere.

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.

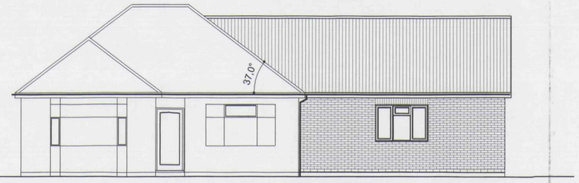
SOAKAWAYS
All rainwater to discharge into soakaways and to be min.of 5m from any building & a min.of 1m³ filled with rubble to within 450mm of external ground level.Overlay rubble with polythene sheet and backfill with clean topsoil.Note the soakaway inlet pipe must discharge to the centre of the soakaway 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.

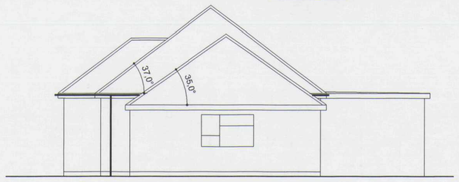
Remove existing hipped garage roof and build up existing wall by approx.6 coarses to the same wallplate level as bungalow.



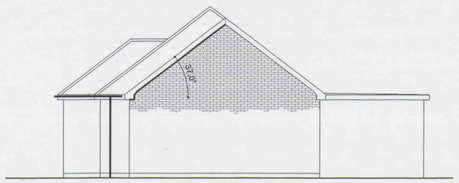
EXISTING FRONT ELEVATION
Scale 1:100



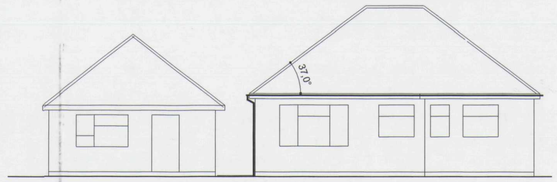
PROPOSED FRONT ELEVATION
Scale 1:100



EXISTING SIDE ELEVATION
Scale 1:100

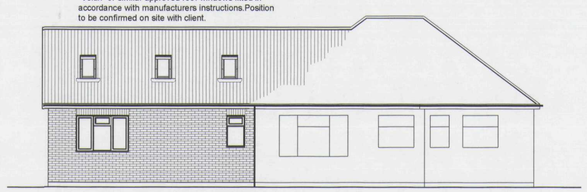


PROPOSED SIDE ELEVATION
Scale 1:100



EXISTING REAR ELEVATION
Scale 1:100

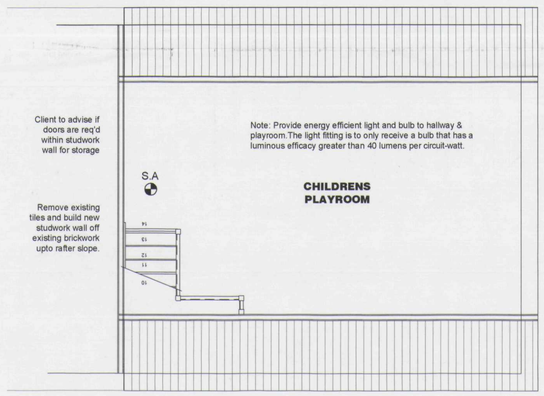
"Velux" or similar approved roof windows fitted in accordance with manufacturers instructions.Position to be confirmed on site with client.



PROPOSED REAR ELEVATION
Scale 1:100

Client to advise if doors are req'd within studwork wall for storage

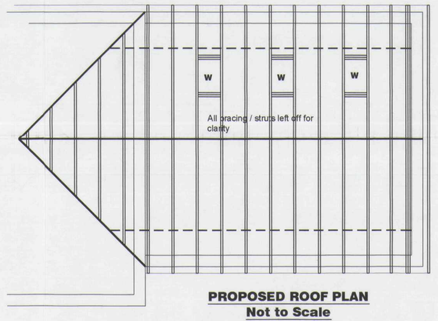
Remove existing tiles and build new studwork wall off existing brickwork upto rafter slope.



PROPOSED FIRST FLOOR PLAN
Scale 1:50

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 supplied and fitted by Protect Roofing Tel Mark 07931-221108 fitted strictly in accordance with manufacturer's recommendations



PROPOSED ROOF PLAN
Not to Scale

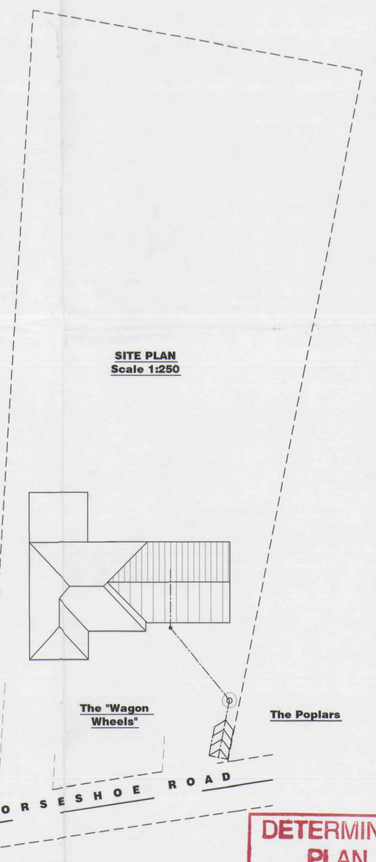
Solid pack void between last rafter and blockwork with mineral fibre insulation.

Ladder frames to be fixed direct to last truss at 400mm ctrs.

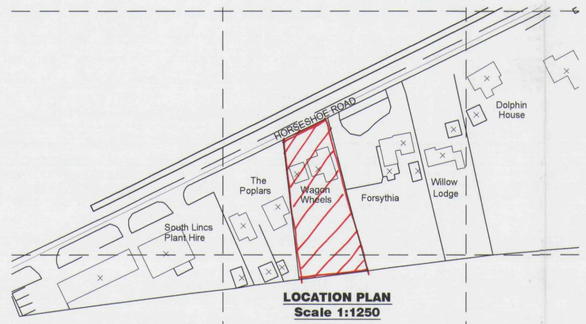
One part open plan pre-fabricated Trussed Rafters to be fixed plumb (max. deviation 25mm)at max.600mm ctrs.Roof construction to be designed strictly in accordance with BS5268 Part 3 1985 and to specialist manufacturers design drawings. Calculations to be submitted to the L.A building inspectors approval prior to any materials being placed on order.

All 25X100 diagonal and longitudinal wind bracing,and chevron 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 be fixed as close to the truss node points as possible

30x5 m/s straps (S) over 3no. trusses at max 2m ctrs to gable ends and ceiling level. At least 1no.gable strap to be within 500mm of ridge.Fit solid noggings to suit truss depth at all strap positions and between end truss and wall face.



SITE PLAN
Scale 1:250



LOCATION PLAN
Scale 1:1250

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.

SHDC
Planning & Development
24 JUL 2003
REV DESCRIPTION:
Ref 0921/03

DETERMINED PLAN

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 Garage Conversion into 2no. Bedrooms

Client: Mr M Hamcocks
"The Wagon Wheels"
Horseshoe Road
Spalding
PE11 3JA

Date: june'03 | DRG No. MH.01 | REV: