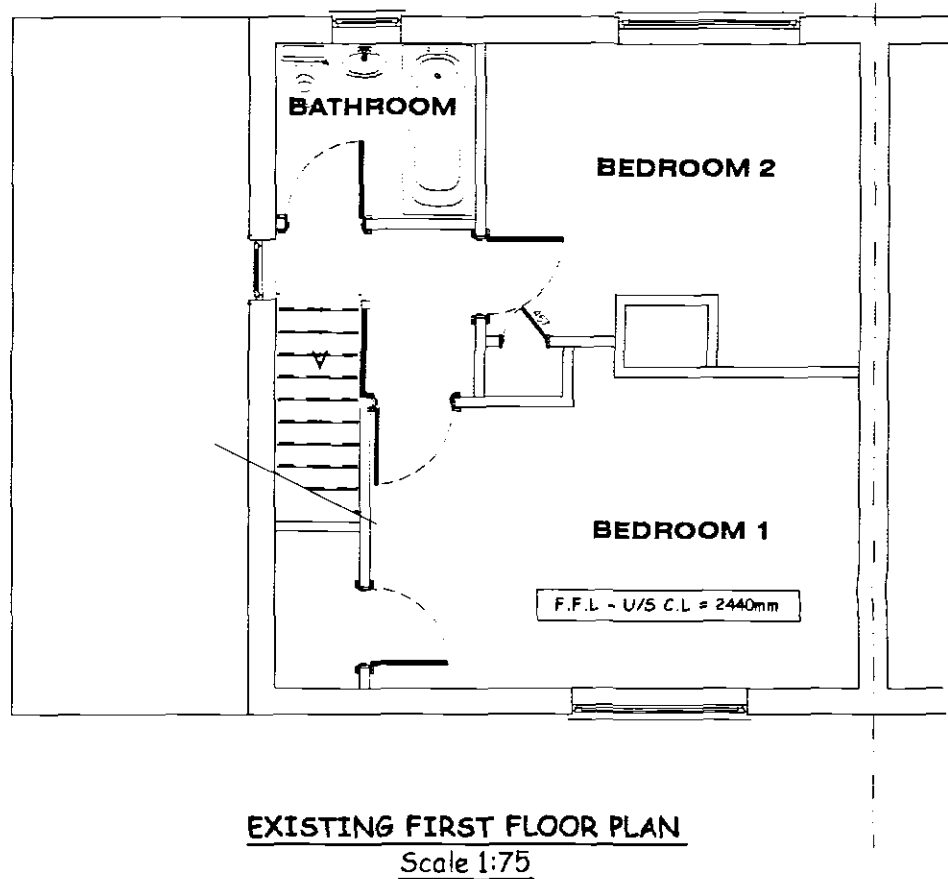
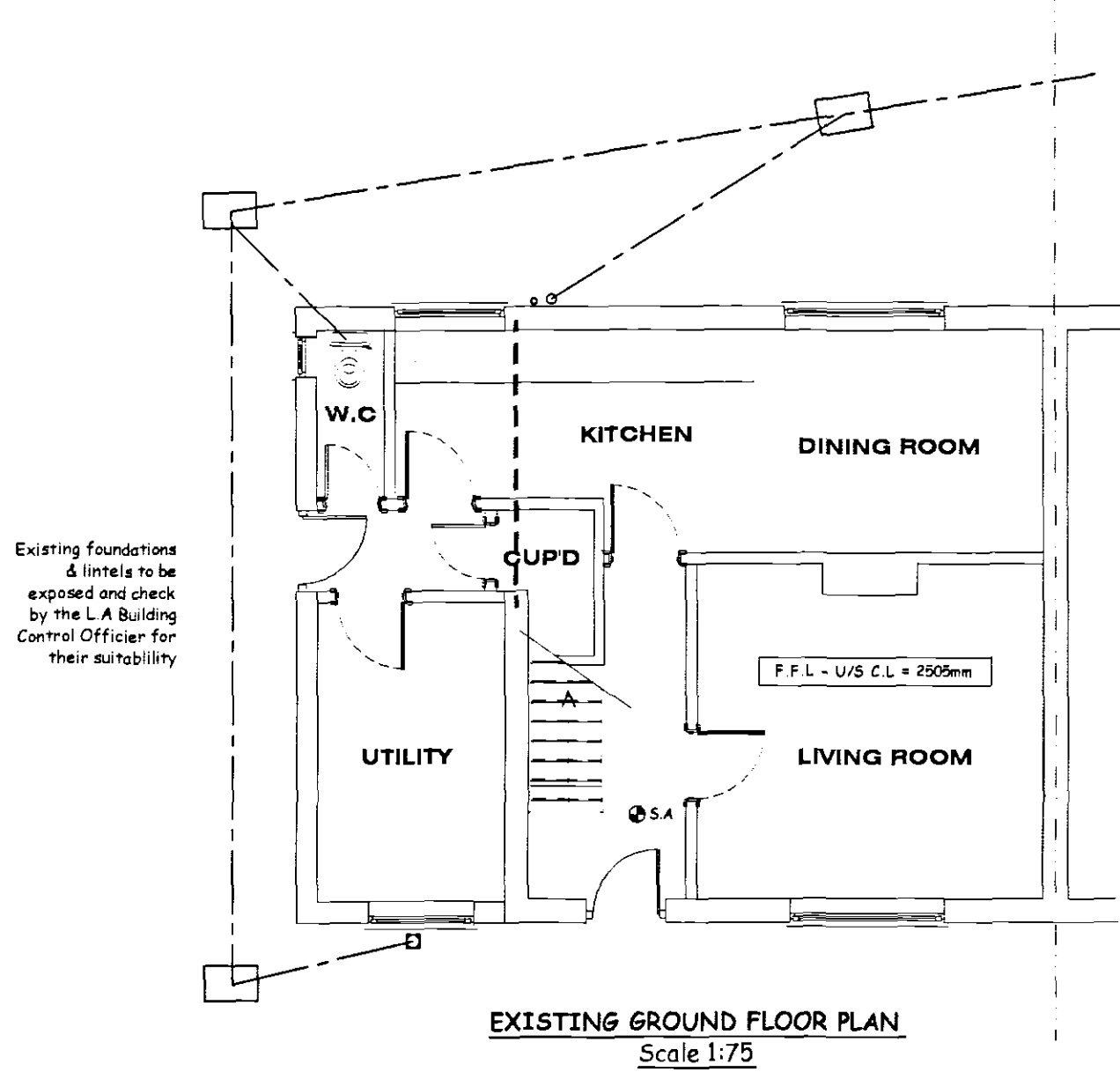
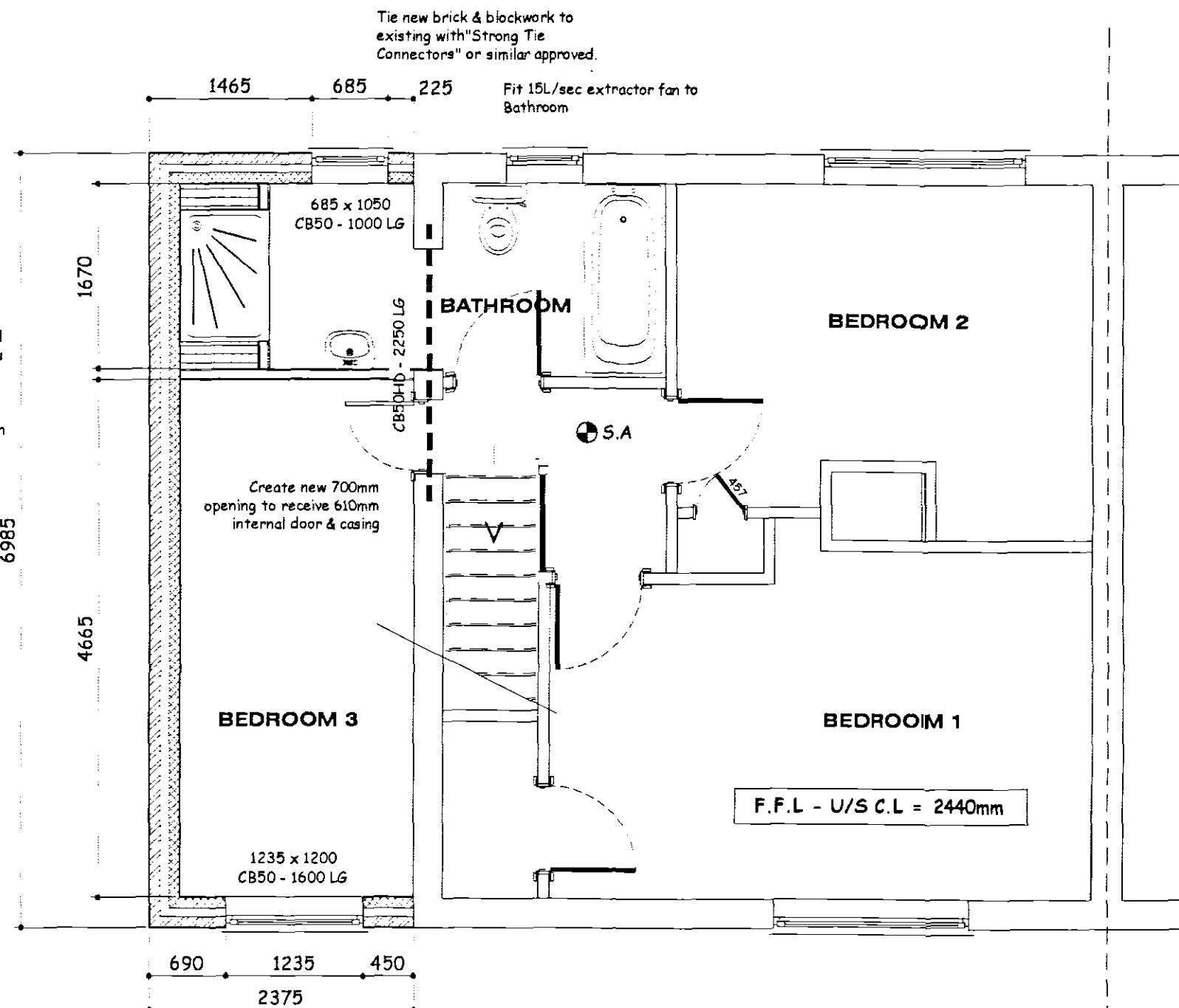


Contractor to check all Dimensions on site prior to ordering materials / commencing work. Do Not Scale from this Drawing - If in doubt then please ask



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 1:50

DAMP PROOF COURSE (D.P.C.)
Horizontal heavy duty polythene DPC "Hyloclad" or similar approved to all walls in accordance with BS 6815 and set min 150mm above all external ground levels. DPC in walls must be linked / lapped with DPM in ground. Provide performed cavity wall trays above windows & doors with weep vents at a max of 2m centres with a min of 2m per opening.

EXTERNAL WALLS
All external walls to be 275mm overall thickness comprising of:
-100mm Facing Brickwork to match existing
-75mm cavity filled with Crown Britherm (or equal approved) built in as work progresses. Insulation battens 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 Thermatec Shield insulating blockwork.
Continue wall insulation to 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.

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 75mm wide (to equal cavity width) at jambs and eaves 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 eave.

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 equal approved. All lintels must have a min 150mm of bearing 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 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 m² 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 weather seal 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.

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
The roof structure to blockwork wall with 30x5 galvanised mild steel straps at max 1.8m ctrs where rafters and ceiling joists parallel to blockwork walls. Also fit at max 1.8m ctrs to anchor wallplate to blockwork wall with min 3m. 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 nogging and packing. Attach to timber members with four steel screws or four 4mm x 75mm round nails for roofs and two into each joist for floors. The turn down and 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 85W6 x 75mm long on 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.

WASTE SIZES FOR NEW PLUMBING
All new plumbing to have the following waste sizes:
W.C. 100mm x Multiwik on similar approved
W.H.B. 32mm x uPVC with 75mm Deep sealed trap
SINKS 40mm x uPVC with 75mm Deep sealed trap
SHOWERS 40mm x 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.

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/m²K and a thickness equal to the outside diameter of pipe up to 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.

CEILING
All ceilings to be 15mm plasterboard to BS1230. Ceilings to be Cove and skim finish to clients requirements. Plasterboard sheets to be fixed with joints staggered and must be laid perpendicular to all joist runs. Fix boards at a min 150mm centres.

First and last joists to be clear of wall by 25-50mm to aid floor fixing and services installation.

125 x 50 joists @ max 450mm 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 larger with max 5mm gap. Joist bottom to be notched to keep ceiling line level.

Double up joists (D) underneath studwork wall & provide solid strutting where wall runs at right angles to joists (both shown dotted).

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

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

30x5 m/s anchor straps (S) @ 2m ctrs with solid strutting beneath. Notch straps into minimum 3m joists to allow level floor boards.

ALL TIMBER TO BE SC16 STRENGTH CLASS, DRY GRADED TO BS4978 AND MARKED "DRY" OR "KD"

PROPOSED JOIST PLAN
Not to Scale

New 150 x 50 rafters @ 400mm ctrs (Nominal 1200mm principle rafters) and binnedmouthed over wallplate

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.

Support all 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.

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) binnedmouthed to 150 x 50 rafters at 400mm ctrs and built into gable walls where applicable with 175 x 38 collar & 100 x 50 vertical hangers at positions shown (H). Supply 100 x 50 ceiling joists / collars with strutting / lateral straps as floor joists specification and double up at vertical hanger positions.

Note: Provide 50x50 timber nogging for partition head fixing and pendant light fixings. Position of light fixings to be agreed on site with client.

ALL TIMBER TO BE SC16 STRENGTH CLASS, DRY GRADED TO BS4978 AND MARKED "DRY" OR "KD"

PROPOSED ROOF PLAN
Not to Scale

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/s of plasterboard ceiling to the battery 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 such that when one alarm is triggered all alarms are activated.

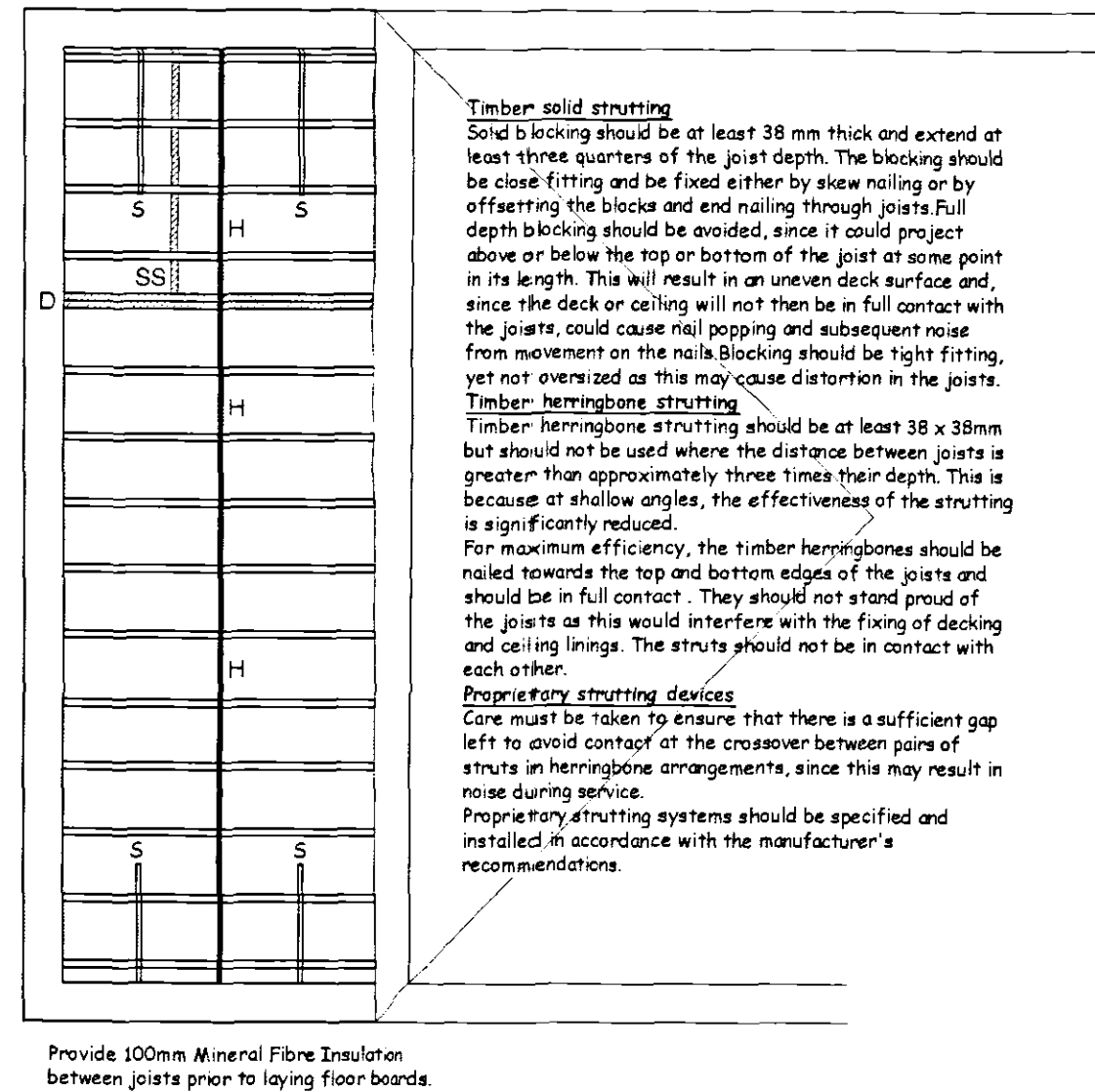
NOGGINGS
Fix 38x38mm timber nogging to all potential loose plasterboard ceiling edges and light fittings. Position of light fittings to be advised by client on site.

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.

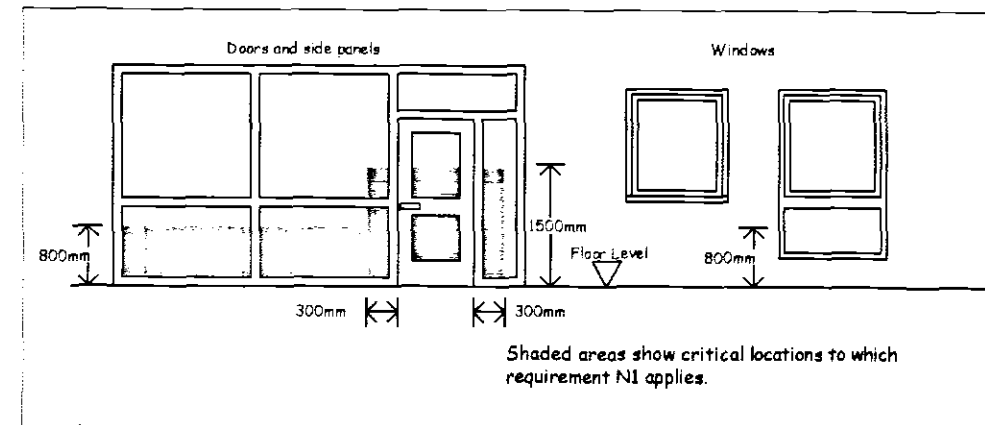
ROOF / LOFT ACCESS
Provide insulated roof access trap door with a fully weathered sealed frame and a 38mm brass bolt or to clients requirements.

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 reduced adaptor. Underground drains to be 110mm Ø Osma uPVC or similar approved with flexible joints laid on 100mm pea gravel and min 150mm surrounds laid to 1:100 falls to new soakaway. Soakaway specification detailed elsewhere.

Lay 22mm Weyrac Tongue and Grooved flooring grade wood particle boarding or equal approved on top of first floor joists with staggered joints in a brick bond pattern. Allow a min 12mm gap around perimeter where boards abut solid wall. Unsupported ends must be supported by noggin. Apply a generous bead of approved wood adhesive to the top of the joists prior to laying the boards. Boards should be fixed using anti rust annular ring shank nails min 55mm long, positioning nails 15mm in from each end of panel with a further nail equidistant between i.e. 3 nails across the width of each panel. Screw fixings may be used for an even more comprehensive fit.



BLOCK COMPARISON TABLE (to achieve a 'U' value of 0.25W/m ² K)			
Manufacturer	100mm Hk Block type	Full Fill Cavity Insulation thickness	
Thermalite	Shield	65mm	
Piomar	Fibrite	85mm	
	Agrite	85mm	
	Stranlite	85mm	
	Piomar	100mm	
Tarmac Topblock	Hemalite	85mm	
	Lignacite	85mm	
	Topcrete	100mm	
Durox Supabloc		65mm	



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 P Nicholls
45 Queens Road
Spalding
PE11 2JJ

DETERMINED

Site: PLAN
Proposed Side Extension above existing Kitchen / Utility

remway design
c/o South Lincs Plant Hire
Enterprise Way
Pinchbeck
Spalding
PE11 3YR
Tel / Fax: 01775 761892
Mobile: 07815 112 058
e-mail: jason@remwaydesign.co.uk

Date: Jun05 Scale: As Noted

Drawing No: rem 1058 - 01