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

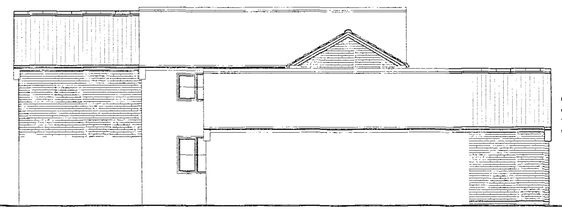
All new window opening vents to first floor to allow means of escape in an emergency situation.Opening vent to be min.450 wide in each direction with an area of 0.33m². Cill level to be within 800mm & 1100mm off FFL and fitted with egress hinges



PROPOSED SIDE ELEVATION
Scale 1:100



PROPOSED REAR ELEVATION
Scale 1:100



Code 4 lead flashing and stepped cavity trays to all roof / wall abutments

PROPOSED SIDE ELEVATION
Scale 1:100

75mm tile overhang on Supalux under cloak,feature brickwork to project 25mm. Dental work & corbels to be agreed with client on site.



PROPOSED FRONT ELEVATION
Scale 1:100

FOUNDATIONS
Existing foundations to be exposed and must be to the satisfaction of the Local Authority Building Control Officier (L.A.B.C.O)

DAMP PROOF COURSE (D.P.C)
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 275mm overall thickness comprising of:
-100mm Facing Brickwork to be advised
-75mm cavity filled with Crown Dritherm (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 only to the outer leaf.
-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.

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 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.

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.

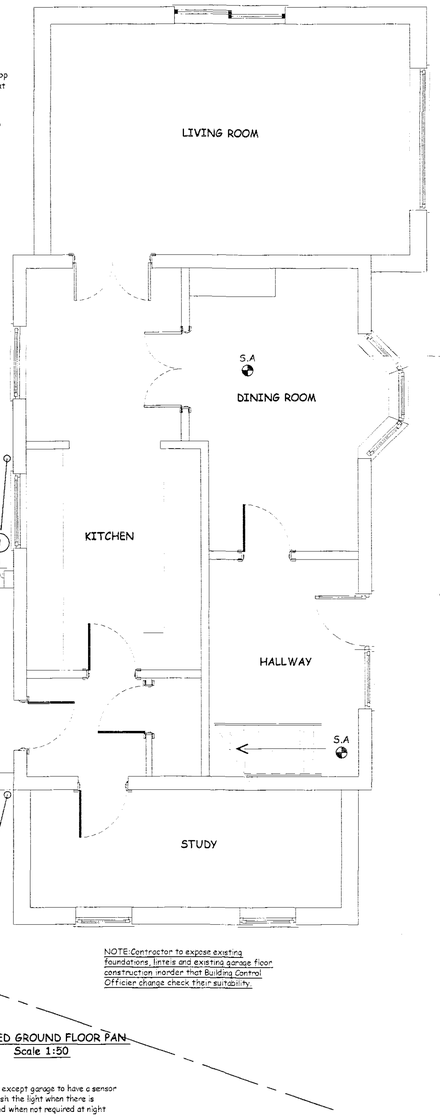
LINTELS
All lintels to cavity wall to be factory insulated Bintley Supergalv range unless noted otherwise or equalled approved.All lintels must have a min.150mm endbearing and installed in accordance with manufacturer's instructions.Do not allow masonry to overhang lintel by more than 25mm. Note: lintels are not to have a continuous baseplate.

WINDOWS & DOORS
All windows to be 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 manufacturar's recommendations.Patio doors to be fitted with 12000mm² 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 c 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.

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.

ROOF INSULATION - SLOPED CEILINGS (UNDER RAFTER)
The whole area of the ceiling to be insulated with 25mm thk W.R.I Layer Tri Iso Super 9 Insulation to achieve a 'U' value of 0.19w/m²K fitted strictly in accordance with manufacturers instructions:
1. Unroll the insulation preferably vertical, starting from the top of the roof.
2. Staple the insulation product at 500mm ctrs on the w/side of the rafters
3. Overlap the widths by min. 50mm and max. 100mm and tape joints with approved tape.
4.At the bottom of the roof slope, staple the insulation directly to the wallplate.
5.Nail 25mm thk cross battens to the rafters to create 25mm cavity / ventilation gap through the insulation and then attach p'board.
Roof Insulation 'U' Value Calculation sheet available on request

Underground drains to be as rainwater drainage but with min 1:80 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 riddable access to all change in bends and junctions.Contractor to ensure no the drains run beneath proposed works.New I.C less than 650mm deep and only one branch connection to be 225mmØ and I.C between 600mm and 1000mm deep to be 450mmØ 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.



NOTE:Contractor to expose existing foundations, lintels and existing garage floor construction inorder that Building Control Officier change check their suitability.

PROPOSED GROUND FLOOR PAN
Scale 1:50

Note: Provide energy efficient lights and bulbs to Bedroom 1 and landing.The light fitting is to only receive a bulb that has a luminous efficacy greater than 40 lumens per circuit-watt.

Construct new studwork walls from 89 x 38mm C.L.S softwood battens at max 600mm centres with noggings at max.1200mm centres.Fix room sides 12.7mm plasterboard,scrim tape all joints and skim finish.Pack with 75mm mineral fibre insulation.

All external lights except garage to have a sensor which will extinguish the light when there is enough daylight and when not required at night

GARAGE FLOOR
Min.100mm thick ST4 concrete with a light gauge reinforcing chicken wire laid to 1:100 fall towards entrance drive 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.

ROOF FINISH
Concrete Interlocking Double Pantile fixed in accordance with manufacturers instructions and in accordance with BS 5534: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 weathertight 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 sawn 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.

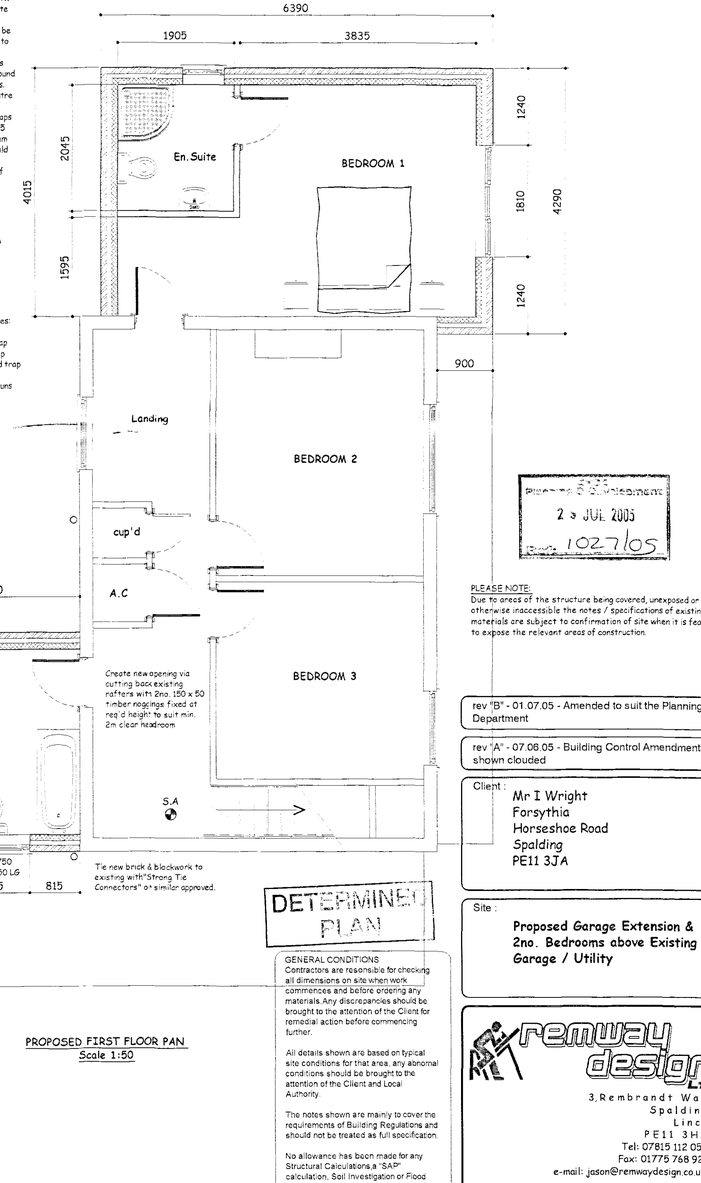
ROOF VENTILATION
Install Tyvek® or similar approved Breathable Membrane in accordance with manufacturers instructions which are briefly described below & BBA certificate 99/3635 (fourth issue) breather membranes in non-ventilated pitched roofs of any plan, any shape or any size under all types of roof coverings including tight jointed and fully interlocking tiles and synthetic slates. Installing Tyvek® underlay in accordance with the above certificate will enab e a roof to meet all the requirements of the Building Regulations.
Installation Guidelines
Tyvek® SUPRO should be installed with min. 150mm overlaps 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 onto 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.

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.*

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 4 mm x 75 mm round nails for roofs and two into each joist for floors. The turn down end should be 100 mm 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 BSW G x 75 mm long or wood screws into plugs No 12 x 50 mm long should be used. The number of fixings should be in accordance with the design plans and the lowest fixing should be located within 150 mm of the bottom of the vertical strap.

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 a 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.



PROPOSED FIRST FLOOR PAN
Scale 1:50

Proposed Plans & Elevations

PLANNING & DEVELOPMENT
2 3 JUL 2005
1027/05

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.

rev "B" - 01.07.05 - Amended to suit the Planning Department

rev "A" - 07.06.05 - Building Control Amendments shown clouded

Client :
Mr I Wright
Forsythia
Horseshoe Road
Spalding
PE11 3JA

Site :
Proposed Garage Extension & 2no. Bedrooms above Existing Garage / Utility

DETERMINED PLAN

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 practise and all necessary BS codes for Workmanship on Building Sites.

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Date : mapr05 | Scale : 1:50 / 1:100

Drawing No:
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