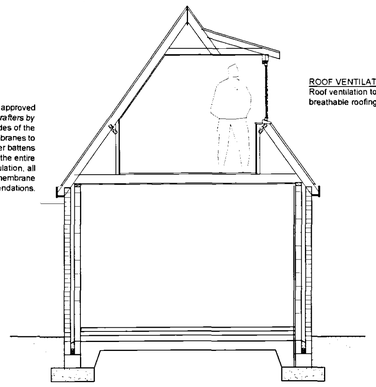
dDo Not Scale from this Drawing - If in doubt then please ask

Contractor to check all Dimensions on site prior to ordering materials / commencing work.

ROOF INSULATION
Roof to achieve a 'U' value of 0.16w/m²K by using 2no.layers of 75mm Celotex tuff-R GA3000Z rigid insulation board fixed between 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 and the brief description with Building Control Specification.

Install "Tyvek" or similar approved *Breathable membrane over rafters* by either fixing battens to the sides of the rafters and allowing the membranes to sag between or by fixing counter battens over the membrane leaving the entire rafter depth to be filled with insulation, all in accordance with the membrane manufacturers recommendations.

ROOF VENTILATION
Roof ventilation to be achieved via breathable roofing felt.



SECTION
Scale 1:50

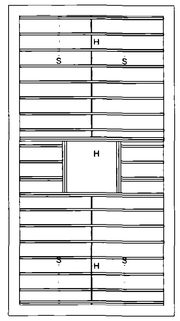
Provide solid blocking at the ends of herringbone strutting and under straps between last joist and wall.

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

200x50 joists @ max 400mm ctrs. Solid herringbone strutting @ 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

30x5 m/s anchor straps (S) @ 2m ctrs with solid strutting beneath.Notch straps into minimum 3no. joists and fix with two nails.



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

2no. 200 x 75 joists to form stair trimmers

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

PROPOSED JOIST PLAN
Not to Scale

DORMER WINDOW
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 agreed on site with client.Solid pack internally with mineral fibre insulation and supply between insulation and p'board a 500 gauge vapour barrier.

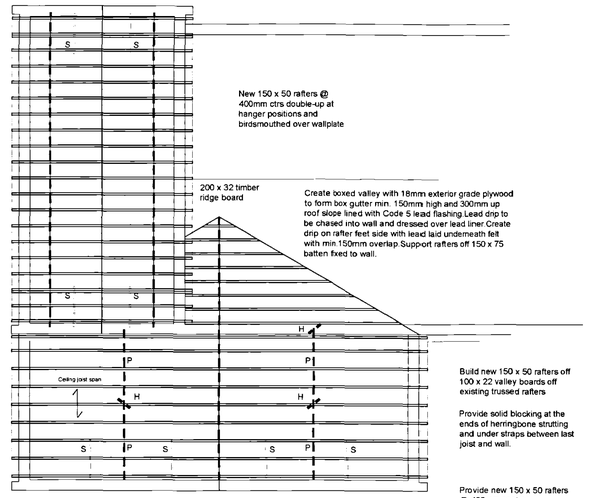
First and last ceiling joist to be clear of wall by 25-50mm.

White uPVC soffit and fascia profile to match existing.

All cut ends of joists to be sealed with suitable preservative

Dotted line shows 200 x 50 continuous purlin (P) birdsmouthed to rafters and 200 x 75 vertical hanger (H) in positions shown. Supply 150 x 50 ceiling joists @ 400mm ctrs with solid herringbone strutting @ mid point to spans over 2m. Provide strutting / lateral restraint straps as floor joists.Double up joists at vertical collar (C) positions.

and fix with two nails.



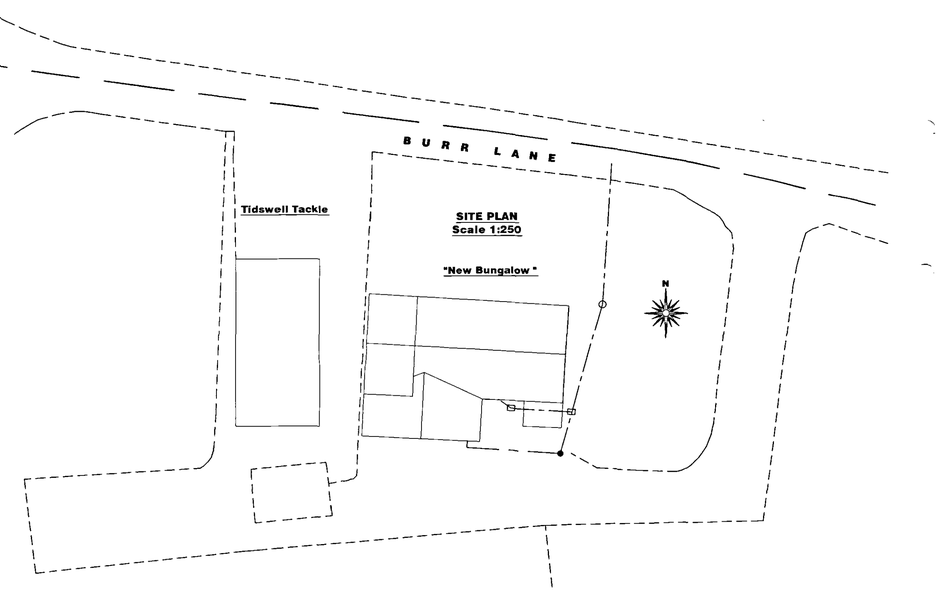
ALL TIMBER TO BE SC3 GRADE

PROPOSED ROOF PLAN
Not to Scale

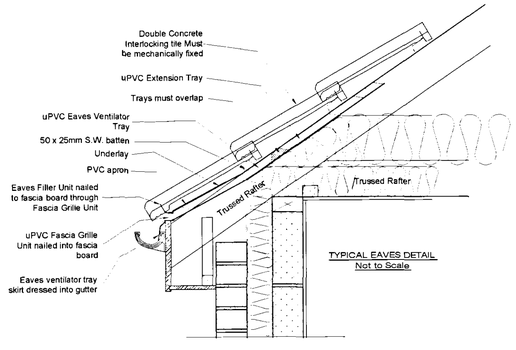
BUILDING CONTROL SPECIFICATION



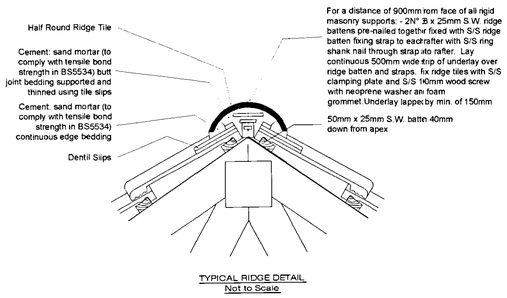
LOCATION PLAN
Scale 1:1000



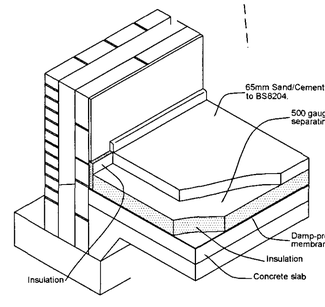
SITE PLAN
Scale 1:250



TYPICAL EAVES DETAIL
Not to Scale



TYPICAL RIDGE DETAIL
Not to Scale



NOTE: Damp-proof membrane can also be positioned below the concrete slab.

TYPICAL ISOMETRIC SLAB DETAIL
Not to Scale

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.

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.

REV DESCRIPTION:
'B' - 28.11.03 - Redrawn
'A' - 19.09.03 - Section Amended

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 Family Room and Bedroom Extension

Client: Ms S Tidswell
New Bungalow
Burr Lane
Spalding
PE12 6AZ

Date: april'03 | DRG No.: ST02 | REV: 'B'

AI PROPOSED 2 STOREY FAMILY ROOM & BEDROOM EXTENSION