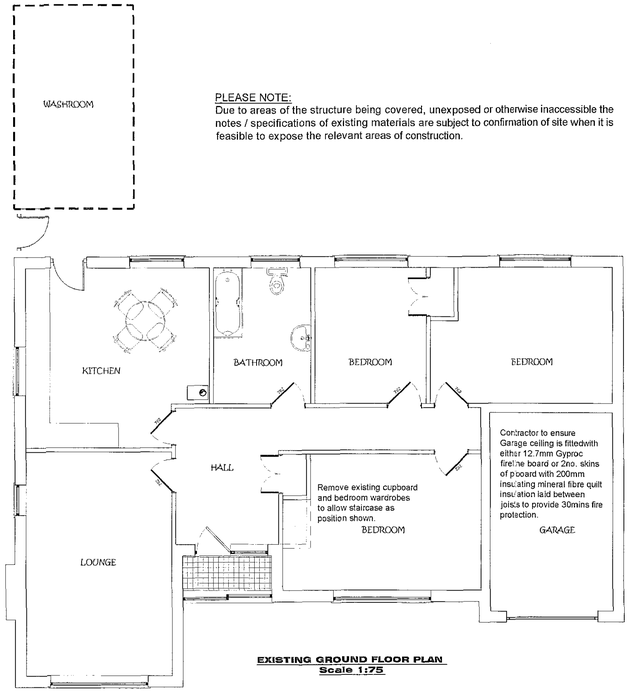
Contractor to check all Dimensions on site prior to ordering materials / commencing work.

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



EXISTING GROUND FLOOR PLAN
Scale 1:75

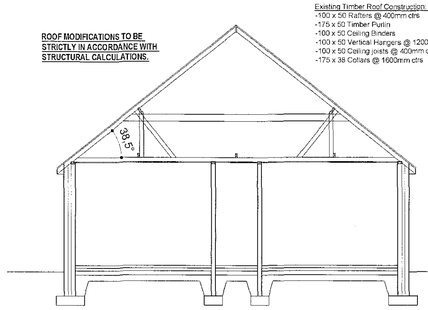
PLEASE NOTE:
Due to areas of the structure being covered, unexposed or otherwise inaccessible the notes / specifications of existing materials are subject to confirmation of site when it is feasible to expose the relevant areas of construction.

INSULATION FIXING GUIDELINES

1.Make sure there is enough rafter depth to accommodate not only the thickness of the GA3000Z insulation but also a 50 mm ventilated air space above the boards.
2.Fix battens or nails (leaving 50 % of their length exposed) to the inside face of the rafter so that the bottom of the batten/nail is 50mm below the slaters felt. These nails should be spaced at regular centres to offer sufficient resistance to stop the board obstructing the air space.
3.Measure the space to be filled between the inside face of the rafters prior to cutting board.
4.Cut tuff-R at a slight angle, making the board width slightly oversize on one surface, to achieve a 'friction fit'.
5.Push the boards into the void between the rafters until tight up to the underside of the stop batten or nails, ensuring that lateral joints are closely butted.
6.Secure the second layer of Celotex tuff-R GA3000Z to the underside of the rafters with broad-headed clout nails. Joints between boards must be tightly butted.
7.The length of fasteners required to secure the plasterboard lining should be considered.
8.It is good building practice to vapour seal all insulation board joints. This may be achieved by the use of a self-adhesive aluminium foil tape.
9.Clearly mark rafter-lines on the board face, using a spirit-based felt-tip marker.
10.Nail or screw plaster board or other lining through the insulation to the rafter.
11.Alternatively, secure the boards in place using softwood battens and fix the plasterboard direct to the batten. This also provides a void for lighting cables/conduit.
12.50mm ventilation gap must be provided above an insulated ceiling directly through the cold void. Failure to do so could result in serious condensation problems that may lead to decay and possible failure.

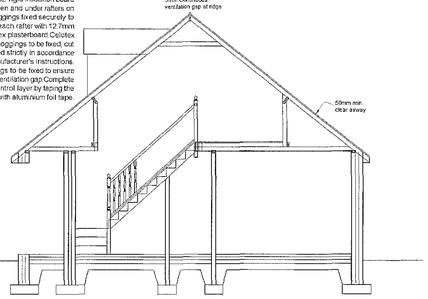
ROOF MODIFICATIONS TO BE STRICTLY IN ACCORDANCE WITH STRUCTURAL CALCULATIONS.

Existing Timber Roof Construction
-100 x 50 Rafters @ 400mm ctrs
-175 x 50 Timber Purlin
-100 x 50 Ceiling Binders
-100 x 50 Vertical Hangers @ 1200mm ctrs
-100 x 50 Ceiling joists @ 400mm ctrs
-175 x 38 Collars @ 1600mm ctrs



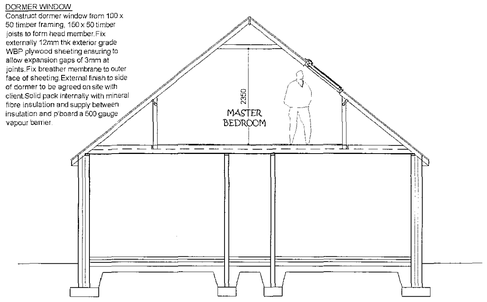
EXISTING SECTION
Scale 1:75

Roof to achieve a 'U' value of 0.30w/m²k by using 1no.layer of 50mm & 1no. layer of 35mm Celotex tuff-R GA3000Z rigid insulation board fixed between and under 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.Complete the vapour control layer by taping the joints with aluminium foil tape.

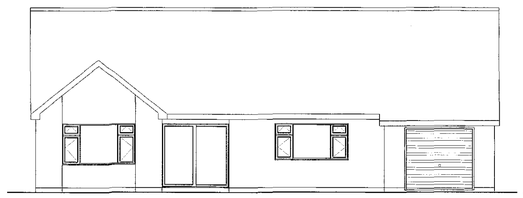


PROPOSED SECTION
Scale 1:75

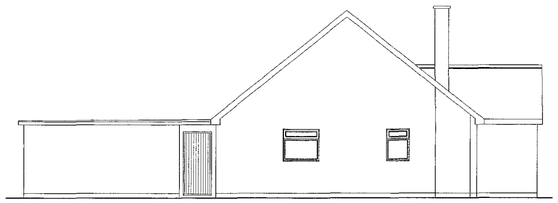
DORMER WINDOW
Construct dormer window from 100 x 50 timber framing. 150 x 50 timber joists to form head member.Fix externally 12mm thk exterior grade WBP plywood sheeting ensuring to allow expansion gaps of 3mm at joints.Fix breather membrane to outer face of sheeting.External finish to side of dormer 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.



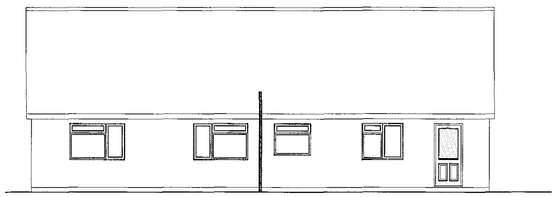
PROPOSED SECTION
Scale 1:75



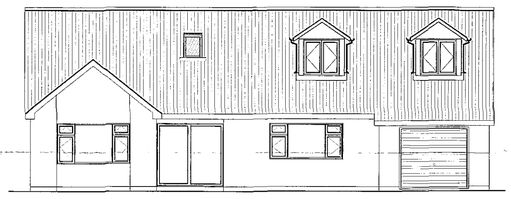
EXISTING FRONT ELEVATION
Scale 1:100



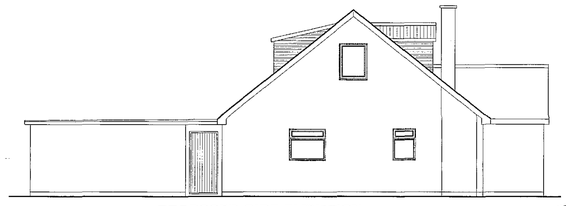
EXISTING SIDE ELEVATION
Scale 1:100



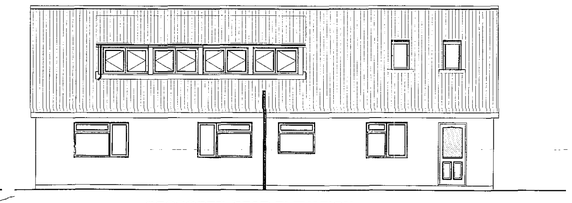
EXISTING REAR ELEVATION
Scale 1:100
(Washroom Omitted)



PROPOSED FRONT ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100



PROPOSED REAR ELEVATION
Scale 1:100
(Washroom Omitted)

BUILDING CONTROL SPECIFICATION

GENERAL CONDITIONS
Contractors are reponsible 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.

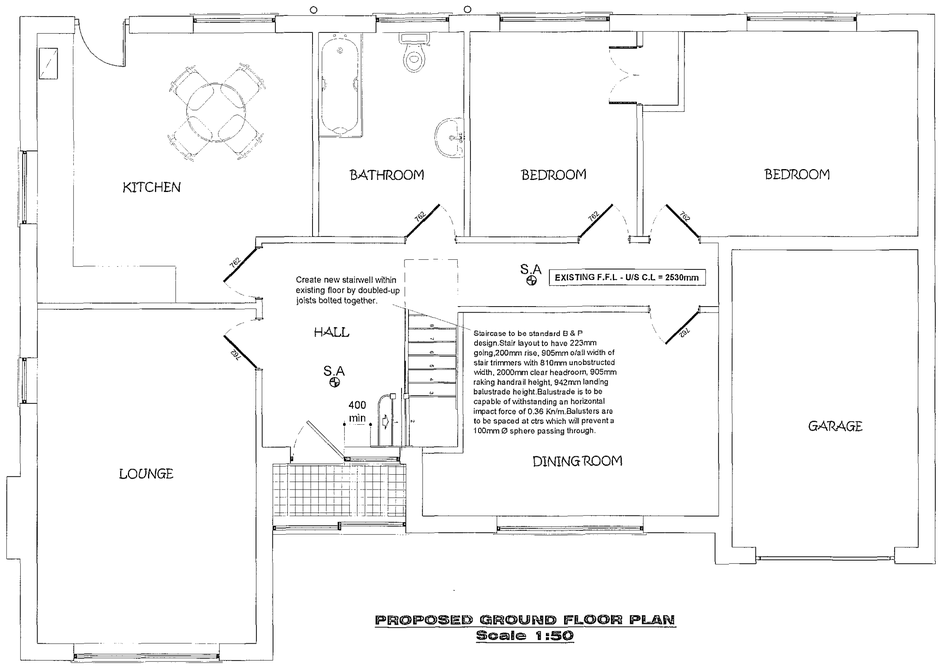
The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.

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.

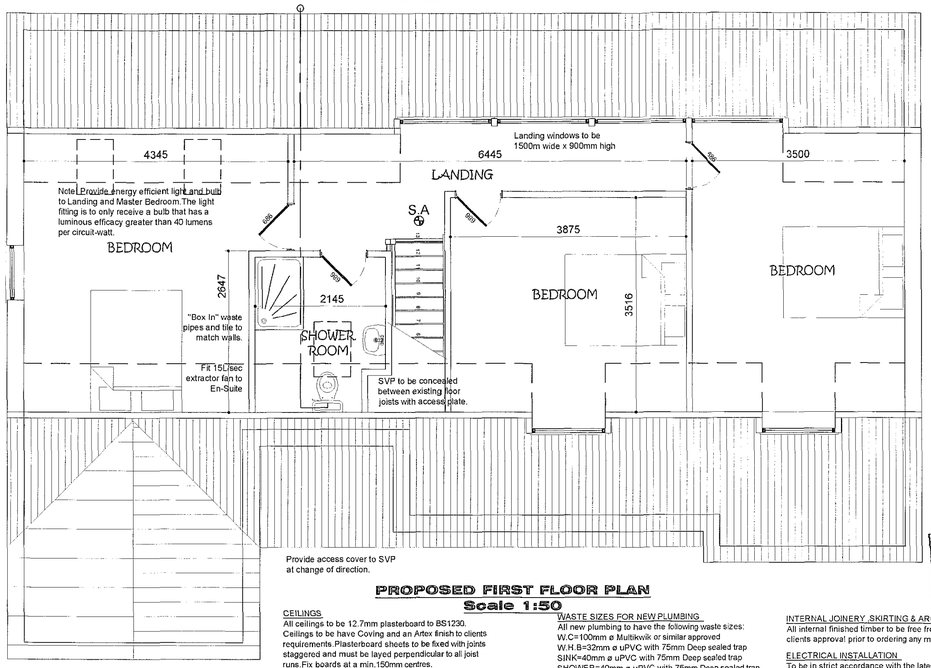
Boiler Flue to be guarded on the external wall via suitable stainless steel guard as recommended by flue manufacturer.

Move boiler to suit Client.Boiler to be moved by a Corgi registered Plumbing & Heating Engineer.



PROPOSED GROUND FLOOR PLAN
Scale 1:50

Construct new studwork walls from 75mm x 50mm softwood battens at max.400mm centres with noggings at max.1200mm centres.Fix room sides 12.7mm plasterboard and skim finish and solid pack with 100mm mineral fibre insulation.Plasterboard sheets to be screw fixed to battens.



Provide access cover to SVP at change of direction.

PROPOSED FIRST FLOOR PLAN
Scale 1:50

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 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 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.

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.

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 1F with min.150mm overlaps.Generally all tiles at perimeter of roof to be clipped and nailed.

SHDC
PLANNING & DEVELOPMENT
11 NOV 2003
REV DESCRIPTION:
Ref. 1354/03

DETERMINED PLANS

renway 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@renwaydesign.co.uk

Proposed Loft Conversion

Client: Mr & Mrs Ladyrn
"St Julian"
Horseshoe Road
Spalding
PE11 3BE

Date:	DRG No. :	REV:
OCT'03	ML01	