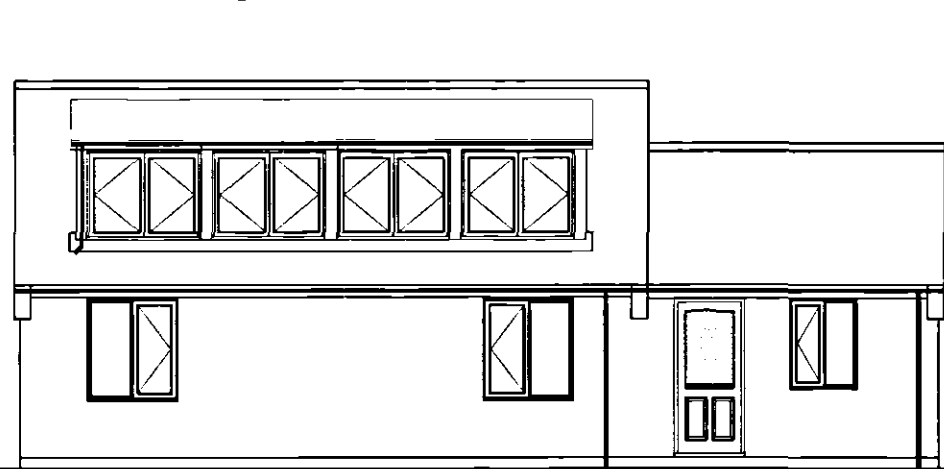


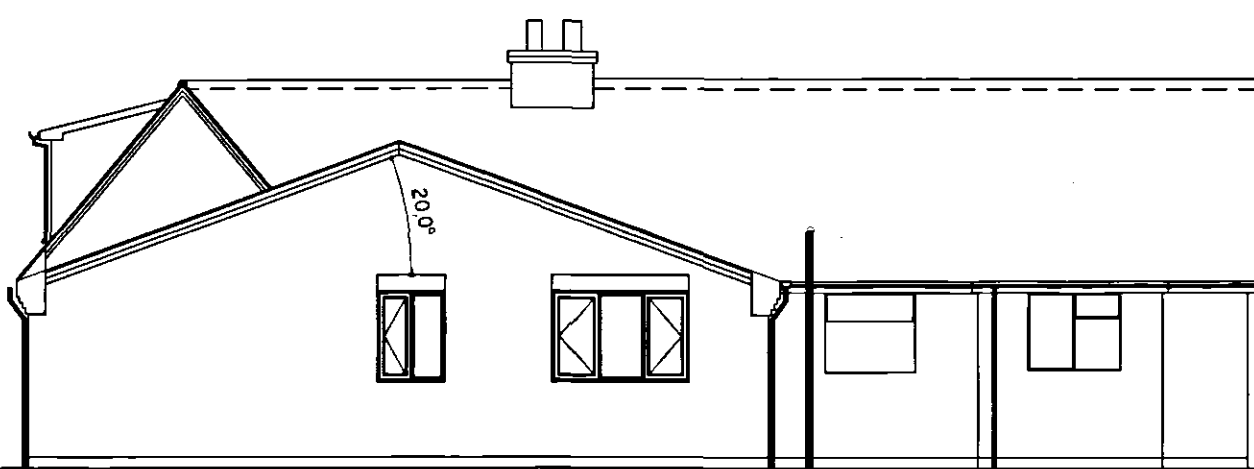
Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask



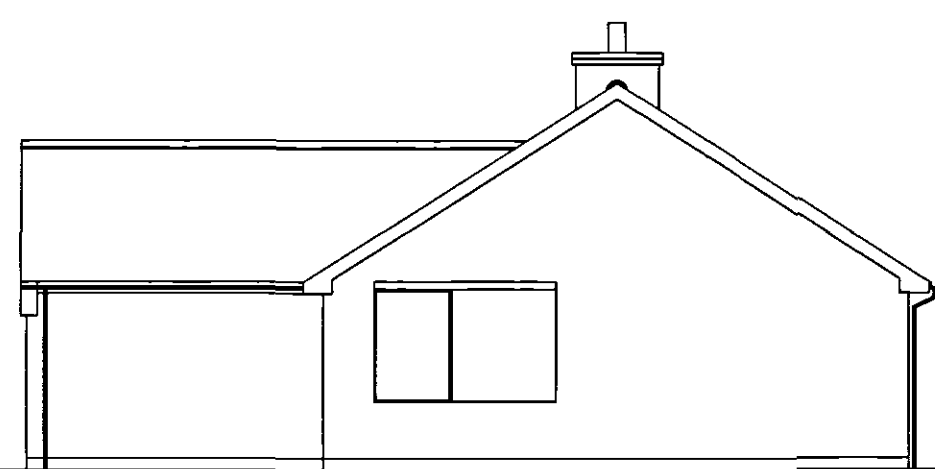
EXISTING FRONT ELEVATION
Scale 1:100



EXISTING SIDE ELEVATION
Scale 1:100



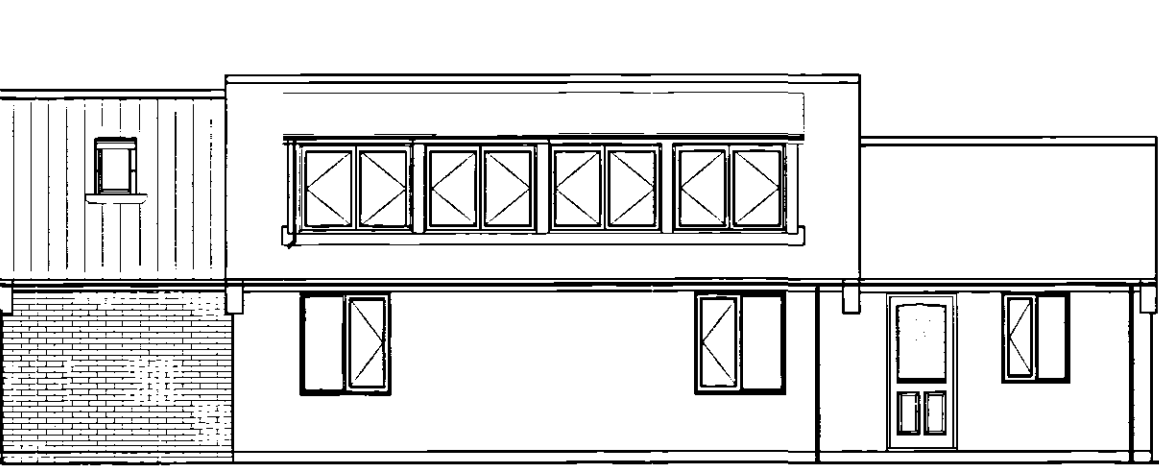
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Scale 1:100



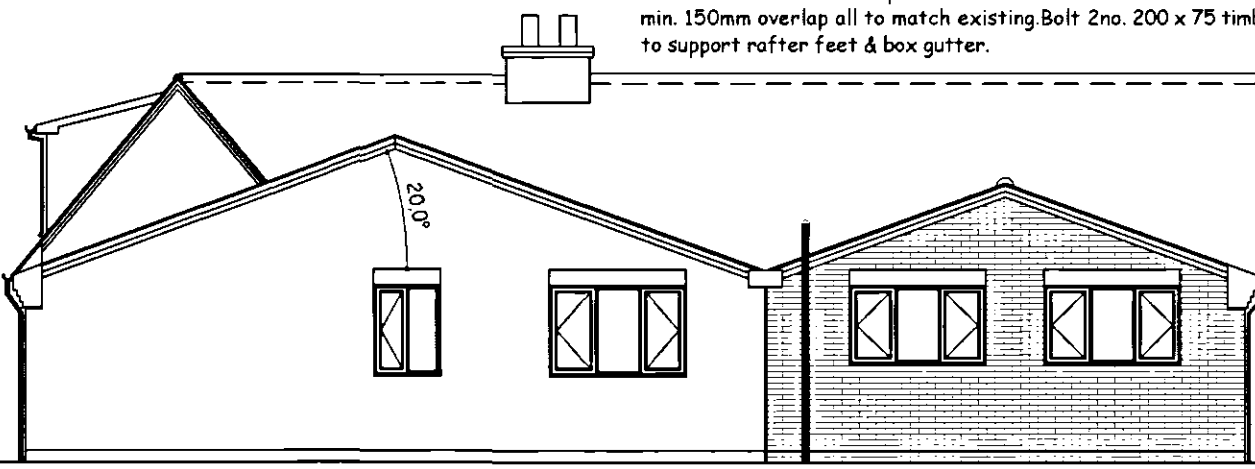
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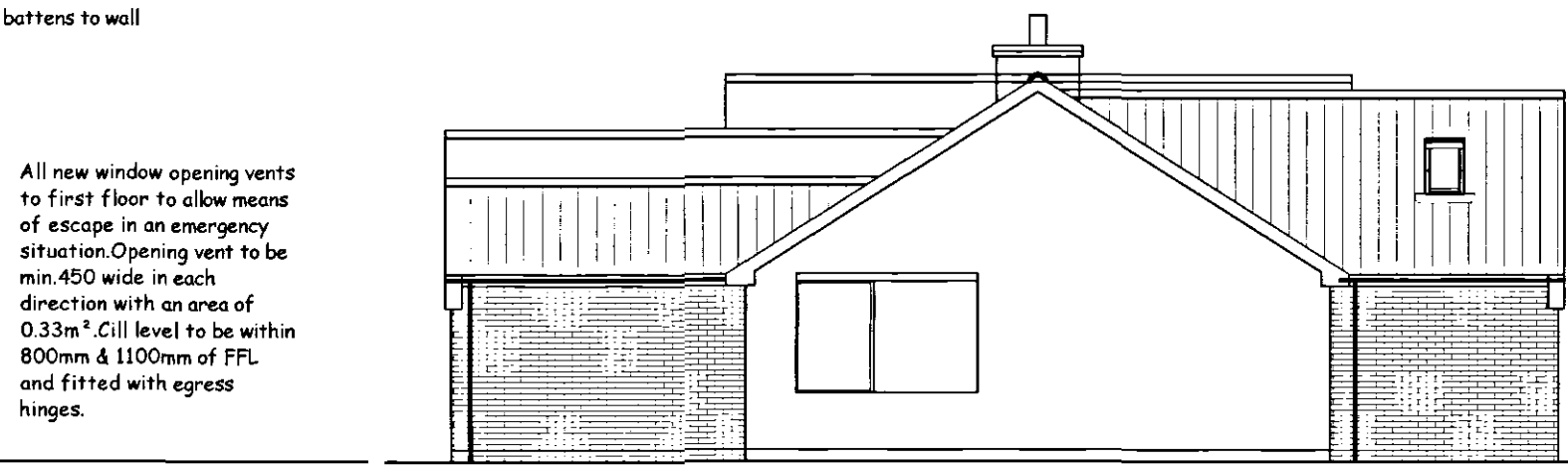
PROPOSED FRONT ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100



PROPOSED REAR ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100

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 BS5328:1991. 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.

3m Courses of Class B brickwork below D.P.C. on outer face and 1m course 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 D.P.C. level. Cavity to be filled to within 225mm min. of below D.P.C. with lean concrete mix.

GROUND FLOOR

65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge polythene separating layer on a 60mm Celotex Double R GA3000Z 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 D.P.C. 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.

Floor Insulation Installation guidelines (under screed)

1. Install a Damp Proof Membrane (DPM) below the slab OR apply a liquid waterproofing material to the top surface of the slab.
 2. The DPM must provide continuity with DPCs installed within the surrounding walls.
 3. Level the surface of the slab, it should be smooth and free of projections.
 4. Use a thin sand blinding on a rough tamped slab to ensure that boards are continuously supported. Cut strips of board at upstands to fit around floor perimeters to eliminate heat bridging at upstand edges.
 5. Upstand depth should equal the sum of the slab insulation and screed thickness.
 6. The upstand thickness should not exceed the combined thickness of wall plaster and skirtings.
 7. Lay boards directly onto the prepared slab, cutting infill boards as required. Joints must be tightly butted. The use of a polythene vapour control layer over the insulation is recommended by the BRE to minimise the risk of condensation forming at the insulation/slab interface.
 8. Apply a sand/cement screed over the GA3000Z boards to a minimum thickness of 65 mm. Use scaffold boards or other protection to prevent wheelbarrows and other traffic damaging boards.
 9. Allow screed to dry thoroughly before an impermeable surface, such as a vinyl floor finish, is applied.
 10. These recommendations are suitable for normal domestic floor loadings. If higher loadings are required it may be necessary to increase screed thickness and provide reinforcement within the screed.
- Installation guidelines (under slab)
- Insulation under the slab must have: Level and well blinded hardcore. DPM (Damp Proof Membrane) placed under insulation. Insulated upstand = thickness of slab + screed. DPM contiguous with the DPC. Vapour control layer (e.g. 1000 g polythene) laid directly over insulation.

DAMP PROOF COURSE (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 2m apart.

EXTERNAL WALLS

All external walls to be 275mm overall thickness comprising of:
-100mm Brickwork to match existing
-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.
Continuous 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. Insulated Cavity Closers by Thermabate on 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 clip 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 Birtley Superglaze range unless noted otherwise or equal 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 800mm² 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 11 of the Building Regulations and BS6262 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.

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 run parallel to blockwork walls. Also fit at max 1.8m ctrs to anchor wallplate to blockwork wall with min 3no. fixings per strap.

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 Engineers 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.

CEILINGINGS

All ceilings to be 15mm plasterboard to BS1230. Ceilings to be have Coveing and skim / artex finish to clients requirements. Plasterboard sheets to be fixed with joints staggered and must be lapped 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 e Multiwik or similar approved
W.H.B.-32mm e uPVC with 75mm Deep sealed trap
SINKS-40mm e uPVC with 75mm Deep sealed trap
SHOWERS-40mm e 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.

SOAKAWAYS

All rainwater to discharge into soakaways and to be min of 5m from any building & a min of 1m² 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

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 pea gravel and min 150mm surrounds laid to 1:100 falls to new soakaway. Soakaway specification detailed elsewhere.

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

LIVING ROOM

DINING ROOM

KITCHEN

SVP's to be fully boxed in with roddable access. Air admittance valve to be fitted to SVP within bathroom & ensuite pipe to terminate 900mm above opening window and fitted with stat'l birdcage. Solid fill around pipe with mineral fibre insulation.

FAMILY BATHROOM

Sanitaryware layout shown is indicative only & must be confirmed on site together with the extent of Wall & Floor tiling with the client on site.

EN.SUITE

SVP

PROPOSED GROUND FLOOR PLAN
Scale 1:50

ROOF FINISH

Sandraft or similar approved Concrete Interlocking Double Pantile with min. 75mm headlap & max. gauge 345mm (9.7 tiles / m²) fixed in accordance with manufacturers instructions and in accordance with BS 5534:Part 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 watertight 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.

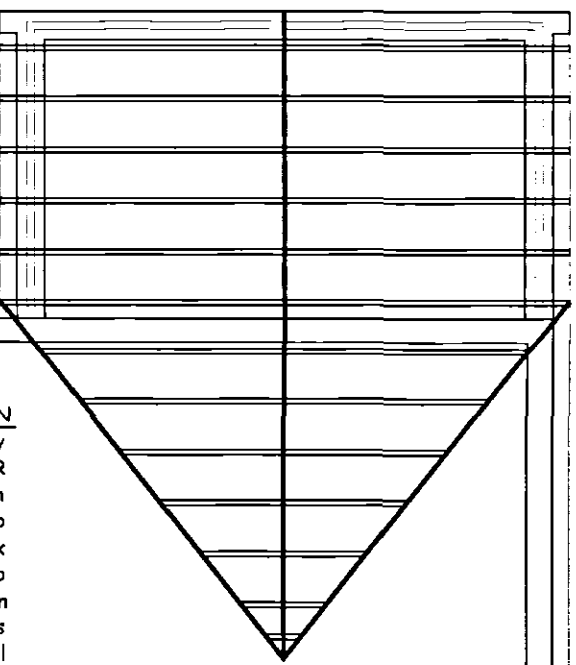
EN.SUITE & BATHROOM ROOF INSULATION

The whole area of the ceiling to be insulated with two layers of Crown Wool Mineral Fibre Tissue or equal approved of a total thickness 300mm to achieve a 'U' value of 0.16w/m²K. Width of first layer of insulation to be appropriate to the joist spacings and of a thickness equal to joist depth (100mm). The insulation to be laid between the joists to finish over the top plate on external walls and pushed up tight to roofing membrane. The second layer (200mm) of Crown Wool to be laid at right angles to the first layer. All joints between the rolls of insulation to be close butted.

BLOCK COMPARISON TABLE (to achieve a 'U' value of 0.35w/m ² K)		
Manufacturer	100mm thick Block type	Full Fill Cavity insulation thickness
Thermalite	Shield	65mm
Plascon	Fibrolite	65mm
	Aglite	85mm
	Stranlite	85mm
	Plascon	100mm
Termac	Hemelite	85mm
	Lignacite	85mm
	Tegretec	100mm
	Durox Superblock	65mm

NOTE-MANUFACTURER'S DETAILS & CALCULATIONS TO BE FORWARDED TO SHC'S BUILDING CONTROL OFFICER FOR APPROVAL AT LEAST 7 DAYS PRIOR TO FIXING ON SITE

NOTE: ATTIC TRUSSES REQ'D ABOVE BEDROOMS TO PROVIDE ADDITIONAL STORAGE SPACE ONLY



ROOF PLAN
Not to Scale

Special diminishing trusses to be built off 100 x 22 valley boards

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

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. Install Tyvek® underlay in accordance with the above certificate will enable 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 blanket in accordance with the above certificate and secured with stainless steel staples or large headed galvanised clout nails. Eaves: There is no need to provide any vents into the 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. Ridge detail: Lap the Tyvek® underlay 50mm onto the gable or flying rafter. Valley 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. Abutments: Turn up the Tyvek® underlay beneath flashings not less than 50mm penetration. Seal around all penetrations using Tyvek® Butyl Tape.

Underground drains to be at 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 modified 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 roddable access to all change in bends and junctions. Contractor to ensure no live drains run beneath proposed works.

New I.C. less than 650mm deep and only one branch connection to be 225mm Ø and I.C. between 600mm and 1000mm deep to be 450mm Ø uPVC Osma or equal approved. I.C. over 1000mm deep to be 1200-750 or 150mm CIP concrete base with 215mm Class B brick walls with Grade B medium duty cover.

ROOF / LOFT ACCESS

Provide insulated roof access trap door with a fully weathered sealed frame and a 38mm brass bolt on to clients requirements.

Soffit and fascia profile to match existing fitted strictly in accordance with manufacturer's recommendations

Solid pack void between rafters and blockwork with mineral fibre insulation.

All bracing left off for clarity. Refer to manufacturers details / layouts for bracing requirements.

Pre-fabricated Attic Trusses to Front Extension only to be fixed plumb (max. deviation 25mm) at max. 600mm ctrs. Roof construction to be designed 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 manufacturer's 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 struts (S) over 2no. 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.

Client: Ms S Tidswell Planning & Development
New Bungallow
Burr Lane
Spalding
PE12 6AZ
18 OCT 2004
Ref: 1393/04

Site: Proposed Bathroom & En.Suite
Rear Extension with Bedroom
Front Extension

remway design
3, Rembrandt Way
Spalding
Lincs
PE11 3HX
Tel: 07815 112 058
Fax: 01775 768 921
e-mail: jason@remwaydesign.co.uk

Date: sep04 Scale: 1:50 / 1:100

Drawing No: rem 938 - 01