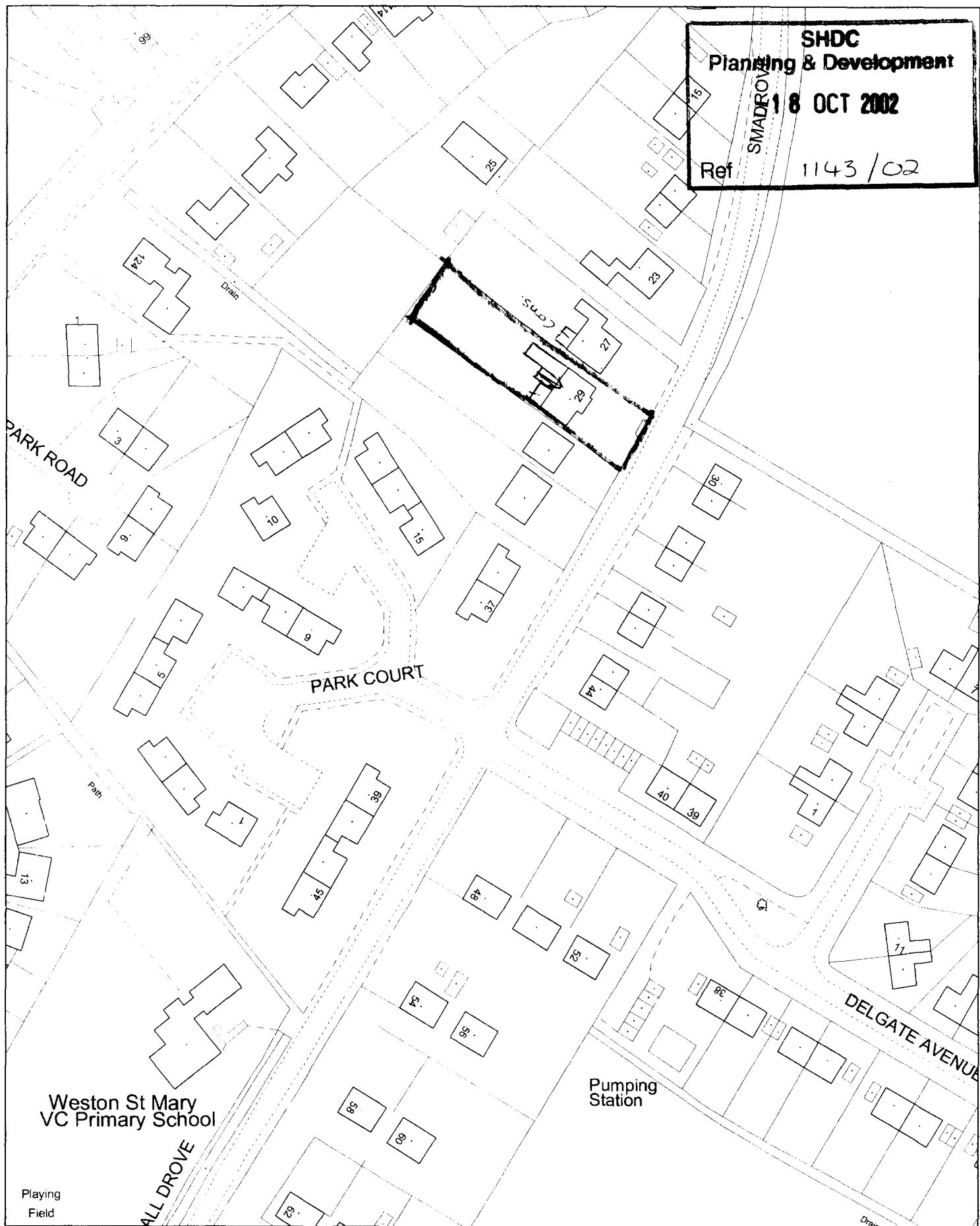


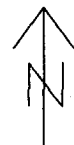


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Scale:
1:1250

Council Offices, Priory Road, Spalding,
Lincolnshire PE11 2XE

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MARSH GROVE
WESTON

No 27

W. 1/4 W

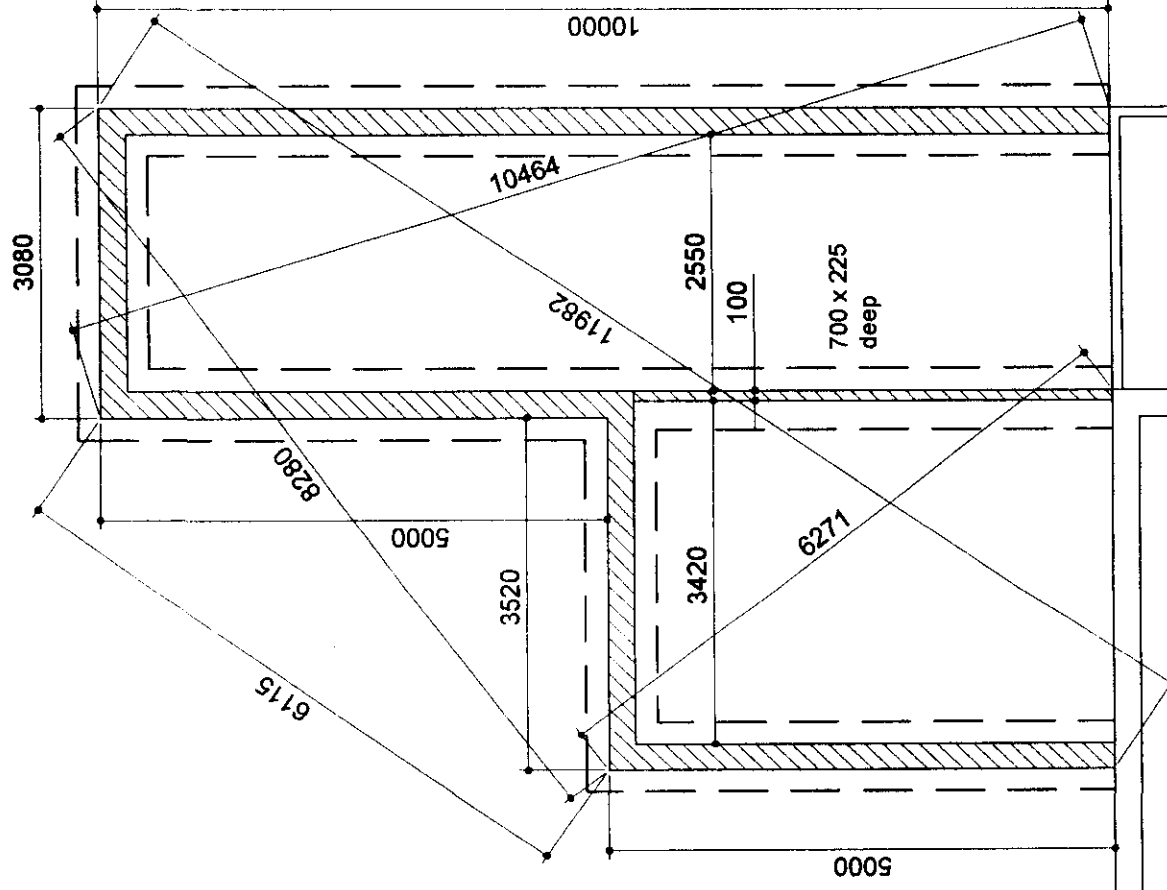
CONSERVATION
2m HIGH

No 29

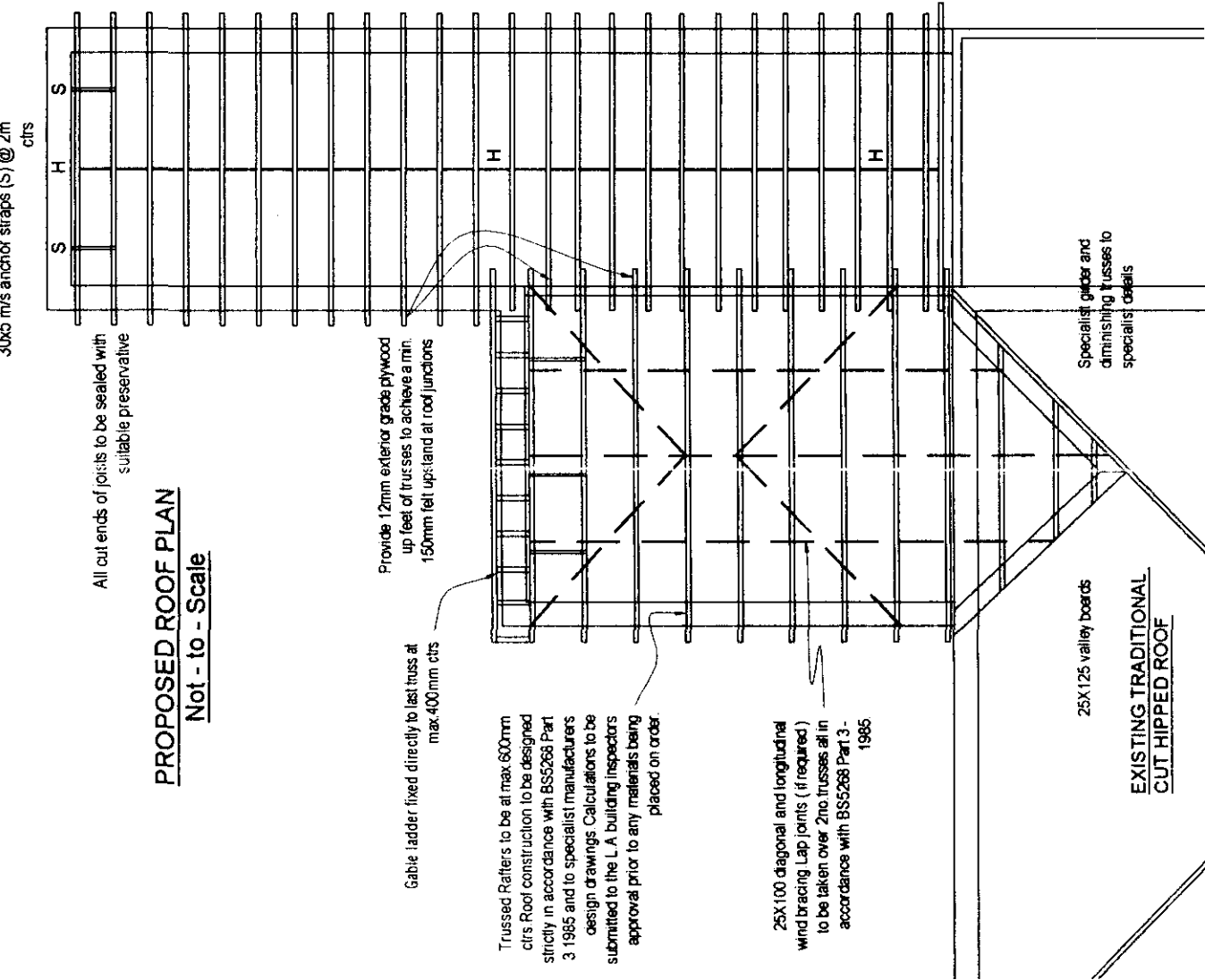
PROPOSED
EXTENSION

10-6 M LIND
3-6 HIGH

2-25m



PROPOSED FOUNDATION PLAN
Not - to - Scale



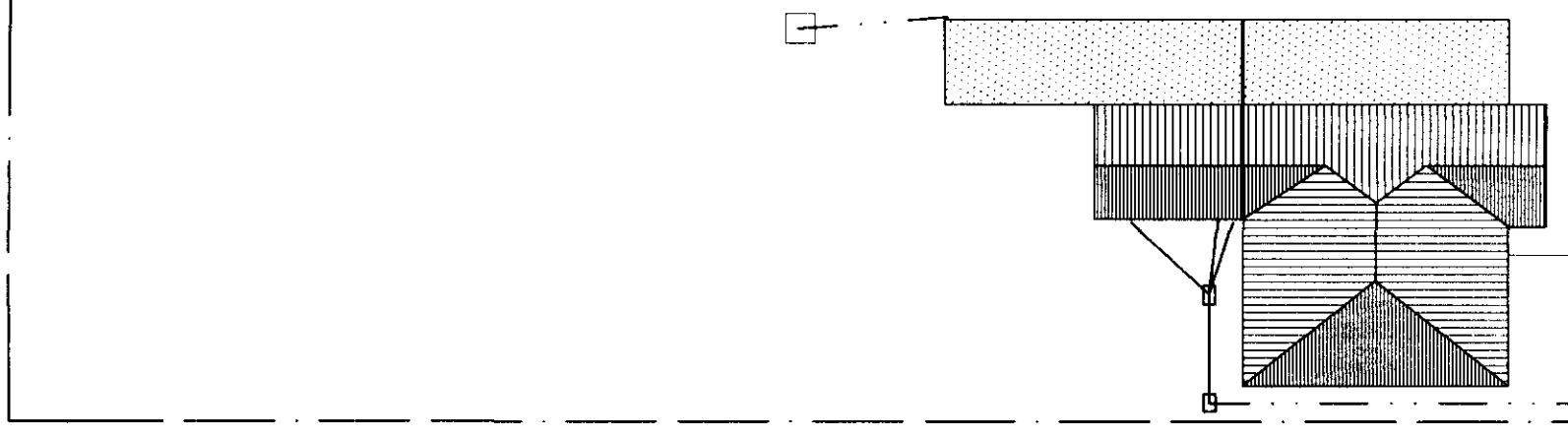
PROPOSED ROOF PLAN
Not - to - Scale

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

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

SHDC
Planning & Development
18 OCT 2002
Ref 1143/02

SITE PLAN
Scale 1:250



No. 29 SMALLDROVE

No. 31

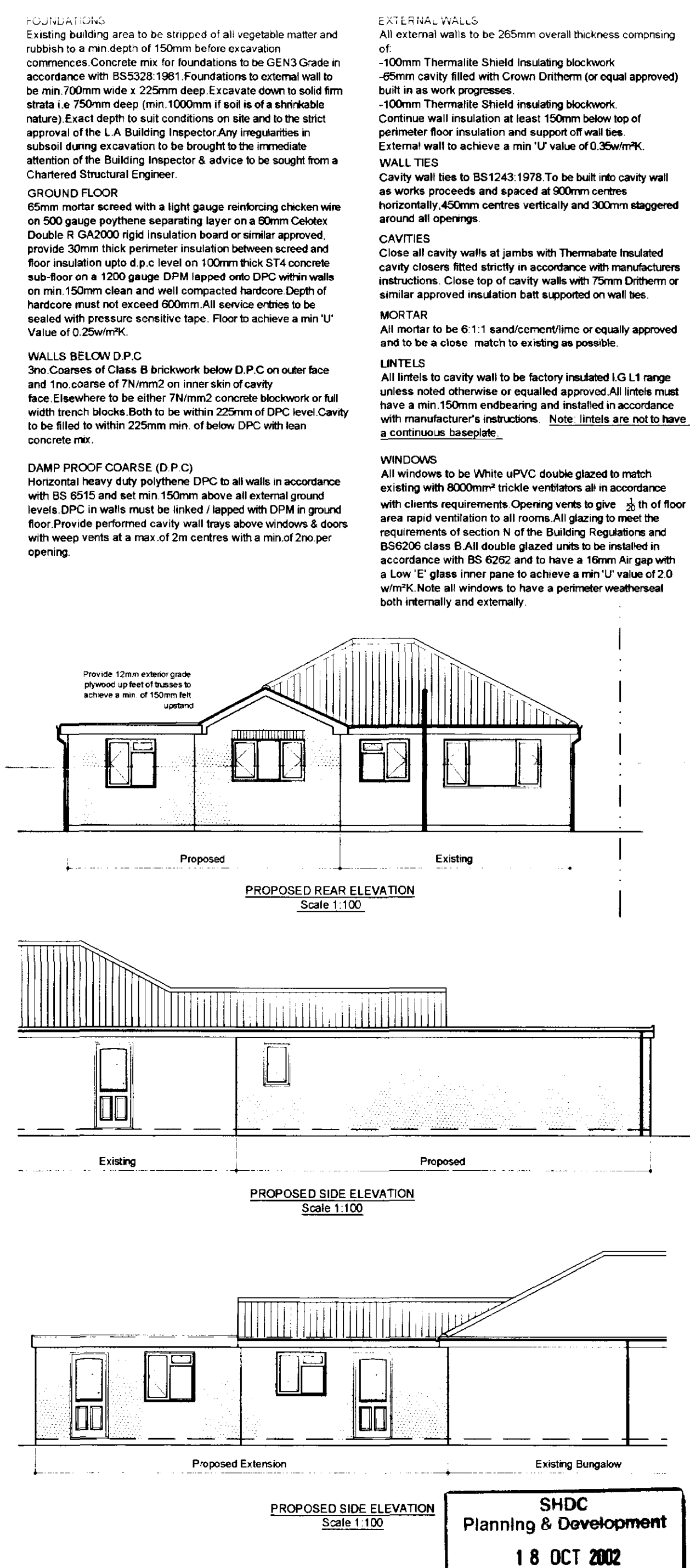
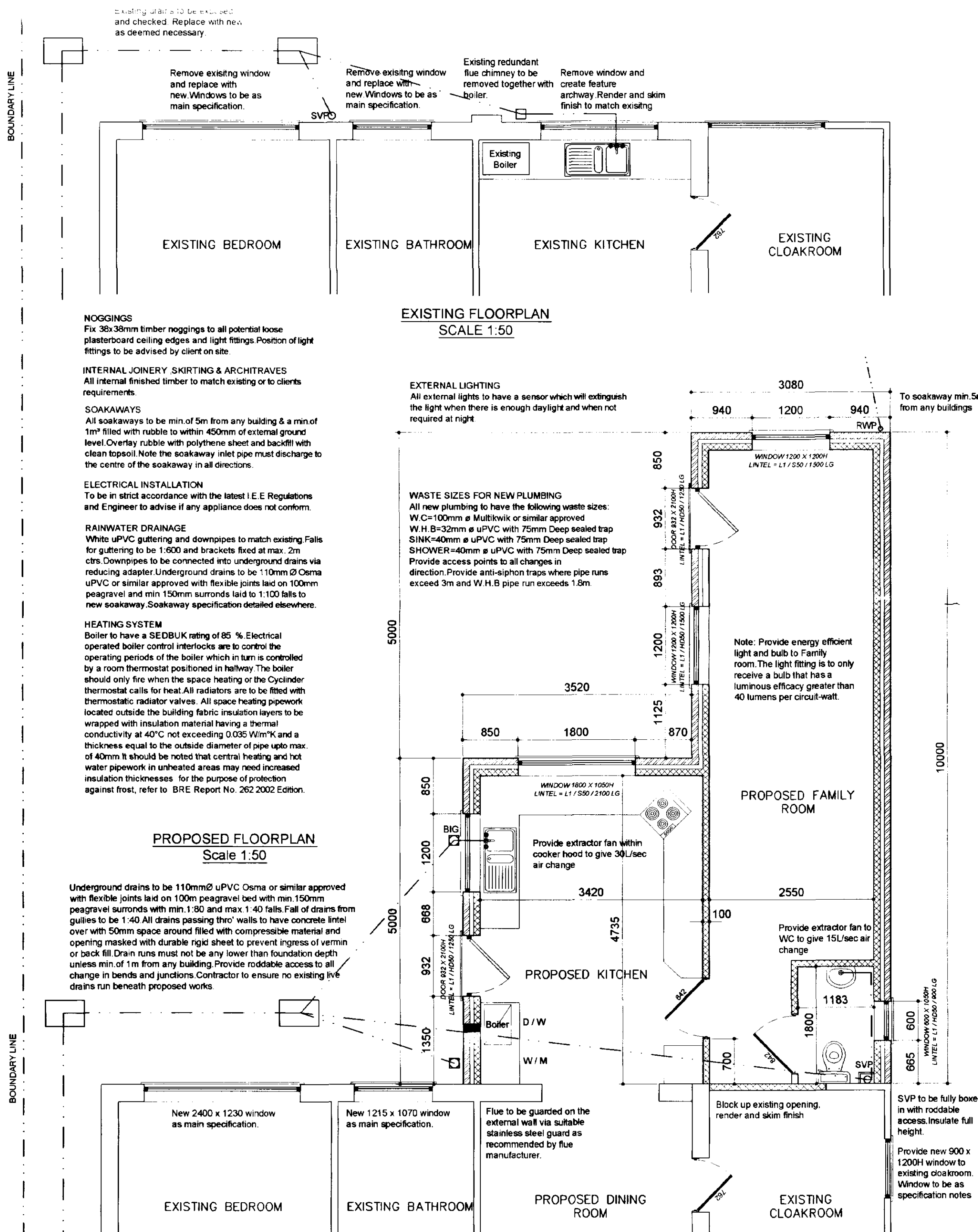
No. 27

REV DESCRIPTION: *		
DRG No. :	02	oct02
		REV:

rem way design - 3 Rembrandt Way, Spalding, Lincs, PE11 3HX Tel: 07815 112 058

PROPOSED EXTENSION FOR MR COLIN SEATON @ 29, SMALLDROVE, WESTON

S M A L L D R O V E



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 Structural Calculations or "SAP" calculation. If deemed necessary then these will be a chargeable extra.

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.

ROOF INSULATION
Lay 300mm mineral fibre insulation to roof area to achieve a 'U' value of 0.16w/m²K. 100mm between rafters and 200mm over rafters at right angles to first layer. Fix Dovetail rafter tray in accordance with manufacturers instructions or similar approved where insulation meets roof slope to maintain roof ventilation.

ROOF CONSTRUCTION
To be Trussed Rafters designed and constructed in accordance with BS 5268 Part 3:1985 all by specialist approved manufacturer. Trusses to be set at max. 600mm centres with all necessary 100x25 bracing. Truss manufacturer to provide calculations and details to Client and Contractor for L.A Building Inspectors approval prior to roof trusses being installed.

ROOF FINISH
Concrete interlocking roof tiles to match existing in accordance with manufacturers instructions on 38x25 preservative treated timber battens on untearable sarking felt with min. 150mm overlaps.

LATERAL RESTRAINT STRAPS
Tie roof structure to blockwork wall with 30X5 galvanised mild steel straps at max 2m ctrs where rafters and ceiling joists run parallel to blockwork walls. Also fit at max 2m ctrs to anchor wallplate to blockwork wall with min 3no. fixings per strap.

TIMBER WALLPLATES
All timber wallplates supporting roof trusses to be 100mm x 50mm bedded on top of wall. Timber to be SC3 grade. Provide anchor straps as described in notes above.

FLAT ROOF ("WARM ROOF")
12.5mm White spar chipings on 3 layer built up felt roofing in accordance with BS 747:2000 on 60mm Celotex Double R GA2000 on 500 gauge vapour control layer on 12mm exterior grade plywood decking on tapered firings to give a min. 1:80 fall on 200 x 50 timber SC3 grade joists at a max. 400mm centres to achieve a min 'U' value of 0.25w/m²K. Solid Herring bone strutting at mid span. Soffit and fascia boards to match existing.

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 and lounge.

CEILING
All ceilings to be 12.7mm plasterboard to BS1230. Ceilings to be have Coveing and an Artex finish to match existing or 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.

REV DESCRIPTION:

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

Project: Proposed Rear Kitchen & Family Room Extension

Client: Mr Colin Seaton
29, Small Drove
Weston, Spalding
PE12 6HS

Date: oct 02 **DRG No.:** 01 **REV:**