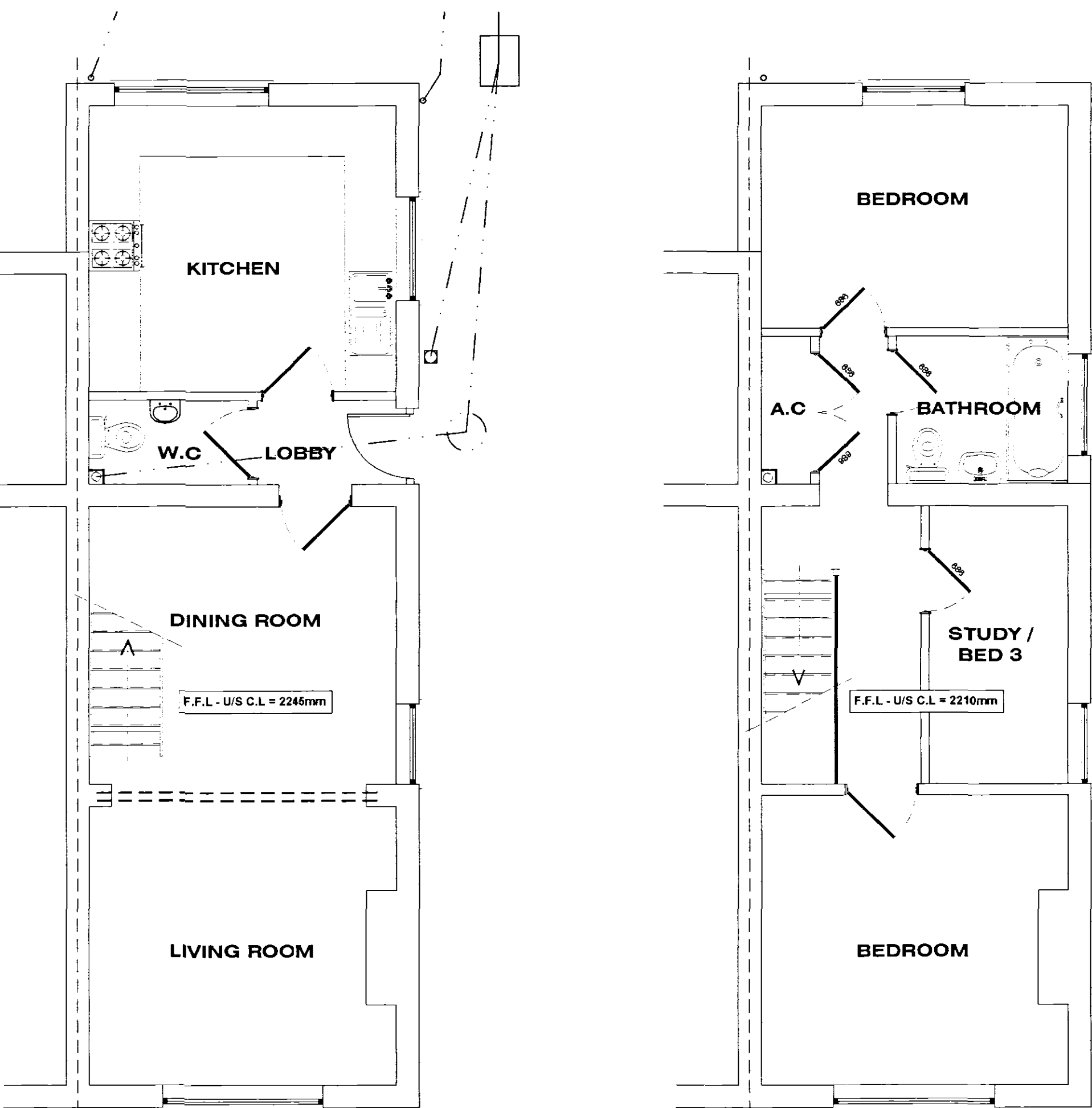


Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask

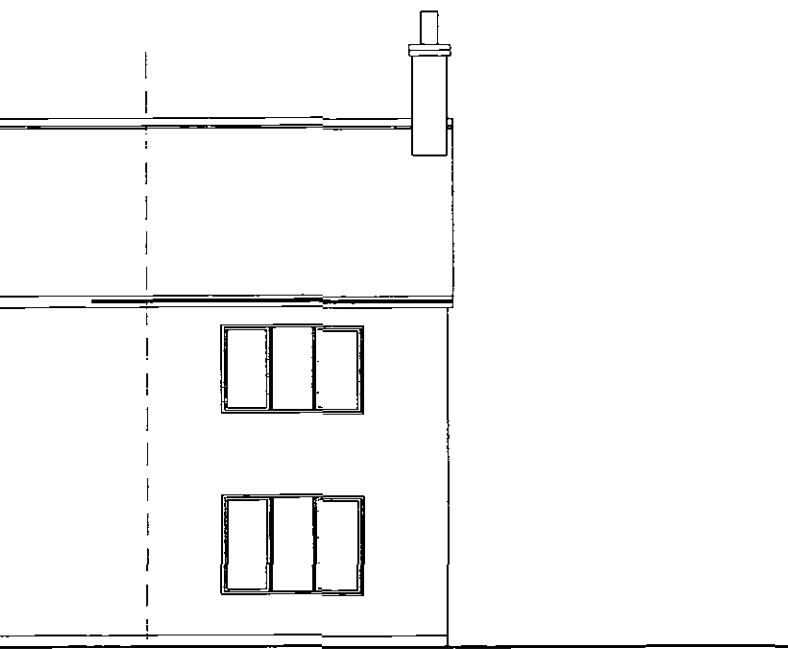


EXISTING GROUND FLOOR PLAN
Scale1:50

EXISTING FIRST FLOOR PLAN
Scale1:50

PROPOSED GROUND FLOOR PLAN
Scale1:50

PROPOSED FIRST FLOOR PLAN
Scale1:50



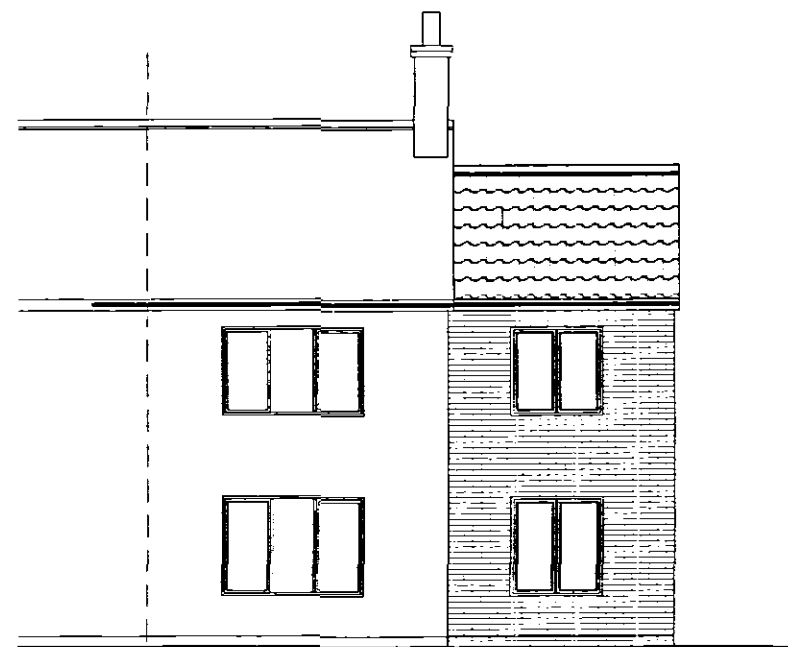
EXISTING FRONT ELEVATION
Scale1:100



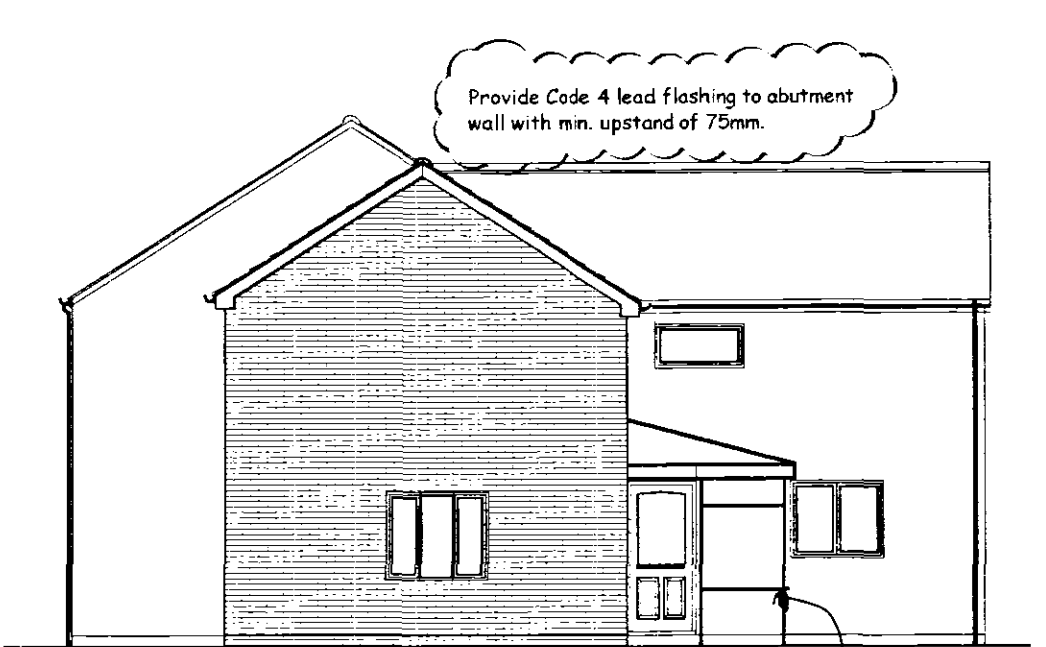
EXISTING SIDE ELEVATION
Scale1:100



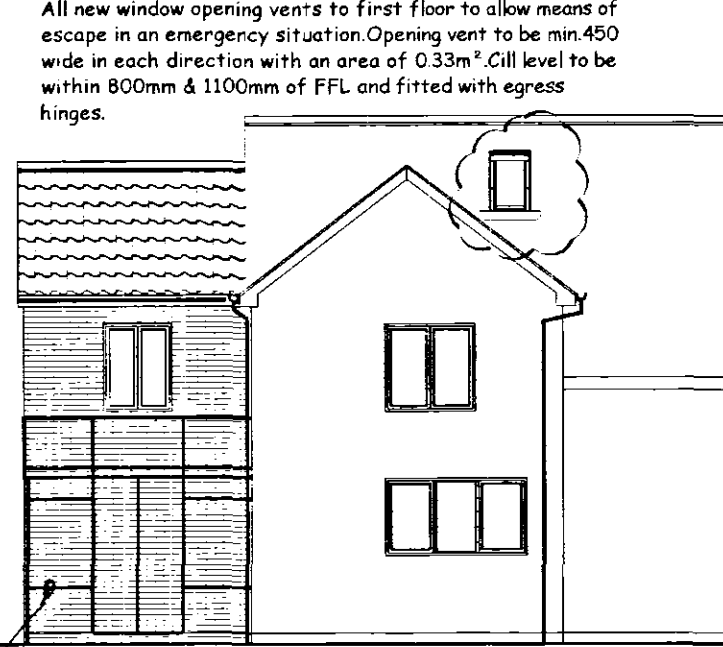
EXISTING REAR ELEVATION
Scale1:100



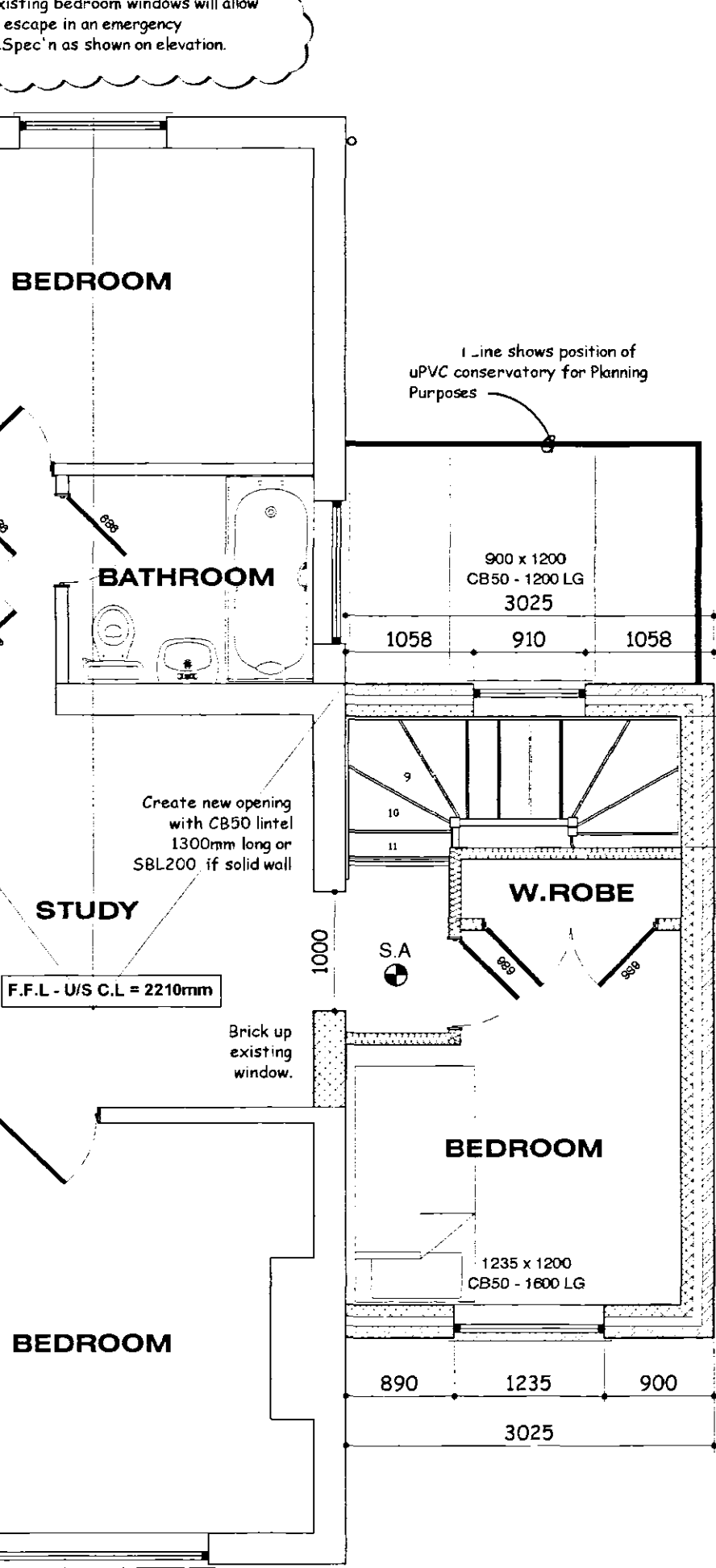
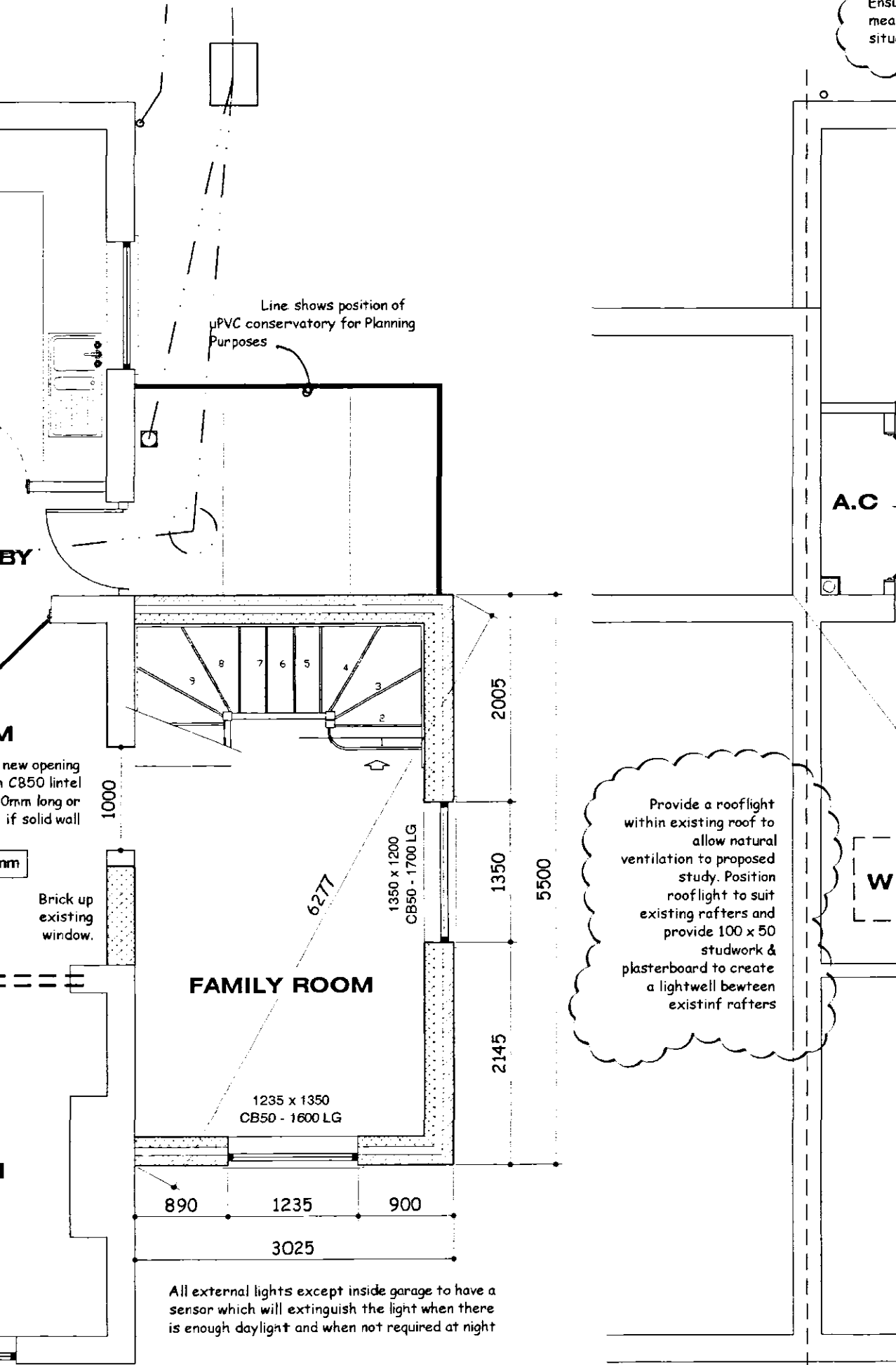
PROPOSED FRONT ELEVATION
Scale1:100



PROPOSED SIDE ELEVATION
Scale1:100



PROPOSED REAR ELEVATION
Scale1:100



Ceilings
All ceilings to be 12.7mm plasterboard to BS1230.
Ceilings to be have Coving and an Arterx finish to clients requirements.
Plasterboard sheets to be fixed with joints staggered and must be lapped perpendicular to all joists.
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.

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.

ROOF / LOFT ACCESS
Provide insulated roof access trap door with a fully weathered sealed frame and a 38mm brass bolt or to clients requirements.

HEATING SYSTEM
Provided from existing but all radiators are to be fitted with thermostatic radiator valves.
All space heating pipework located outside the building fabric insulation layers to be wrapped with insulation material having a thermal conductivity at 40°C not exceeding 0.035 W/m²K and a thickness equal to the outside diameter of pipe up to max of 40mm.
It should be noted that central heating and hot water pipework in unheated areas may need increased insulation thicknesses for the purpose of protection against frost, refer to BRE Report No. 262 2002 Edition.

ROOF FINISH
Concrete Interlocking Roof tiles to match existing 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 tile roofing 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 all abutments with min.75mm upstand.

ROOF INSULATION
The whole area of the ceiling to be insulated with two layers of Crown Wool Mineral Fibre Insulation or equal approved of a total thickness 300mm to achieve a 'U' value of 0.10w/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 wall 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.

ROOF VENTILATION
Install Tyvek® or similar approved Breathable Membrane in accordance with manufacturers instructions which are briefly described below & BBA certificate 99/1635 (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 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 bituminous felt underlay and secured with stainless steel staples or large headed galvanised cleat 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 or 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.

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
White uPVC gutters and downpipes to clients approval.
Falls for gutters to be 1:600 and brackets fixed at max. 2m ctrs.
Downpipes to be connected into underground drains via reducing adaptor.
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.

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.

MASONRY WALL CONNECTORS
Provide Simpson Strong - Tie or similar approved wall connectors to connect new & existing brick / blockwork.
Use all specified fasteners.
Fasteners must be spaced evenly, unless otherwise specified, and installed into the existing bricks or block and not into mortar joints.
Insert wall ties provided at maximum 300 mm centres, bedding the ties into the mortar joints.
Detailed site work instructions are provided with each wall connector system and must be adhered to at all times.
In exposed locations it may be necessary to incorporate additional protection, for example the insertion of a vertical dpc.

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 6/EN3 in accordance with BS5328:1981.
Foundations to extend well 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.
Two courses of Class B brickwork & two courses of Red Engineering brickwork below D.P.C. on outer face and two courses 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
The new brick/blockwork to existing with 'Simpson Strong Tie' or similar approved.
Staircase to be based on standard B & P design.
Stair layout to suit F.F.L.-F.F.L. dimension and to have any rise between 155mm - 220mm with any going between 245mm and 260mm, or any rise between 165 and 200mm used with any going between 223 and 300mm with a max. pitch of 42°.
900mm or all width of stair trimmers with 810mm unobstructed width, 200mm clear headroom, 905mm raising handrail height, 942mm landing balustrade height.
Balustrade is to be capable of withstanding an horizontal impact force of 0.36 Kn/m.
Balusters are to be spaced at ctrs which will prevent a 100mm Ø sphere passing through.

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 2no per opening.

EXTERNAL WALLS
All external walls to be 265mm overall thickness comprising of:
- 100mm Brickwork to match existing (LBC Richard Orange)
- 50mm cavity filled with Crown DriTerm (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 Thermabate 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 jamps 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 65mm wide (to equal cavity width) at jamps and clips 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 sill.

WALL TIES
Stainless steel cavity wall ties to BS1243:1978.
To be built into cavity wall as work proceeds and spaced at 900mm 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 Supergalv range unless noted otherwise or equal approved.
All lintels must have a min.100mm 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 10mm 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 SCS grade and use a min. length of 3m and half lap plates at joints and corners.
Provide anchor straps as described in notes elsewhere.

rev "A" - 16.09.04 - Building Control Amendments shown clouded

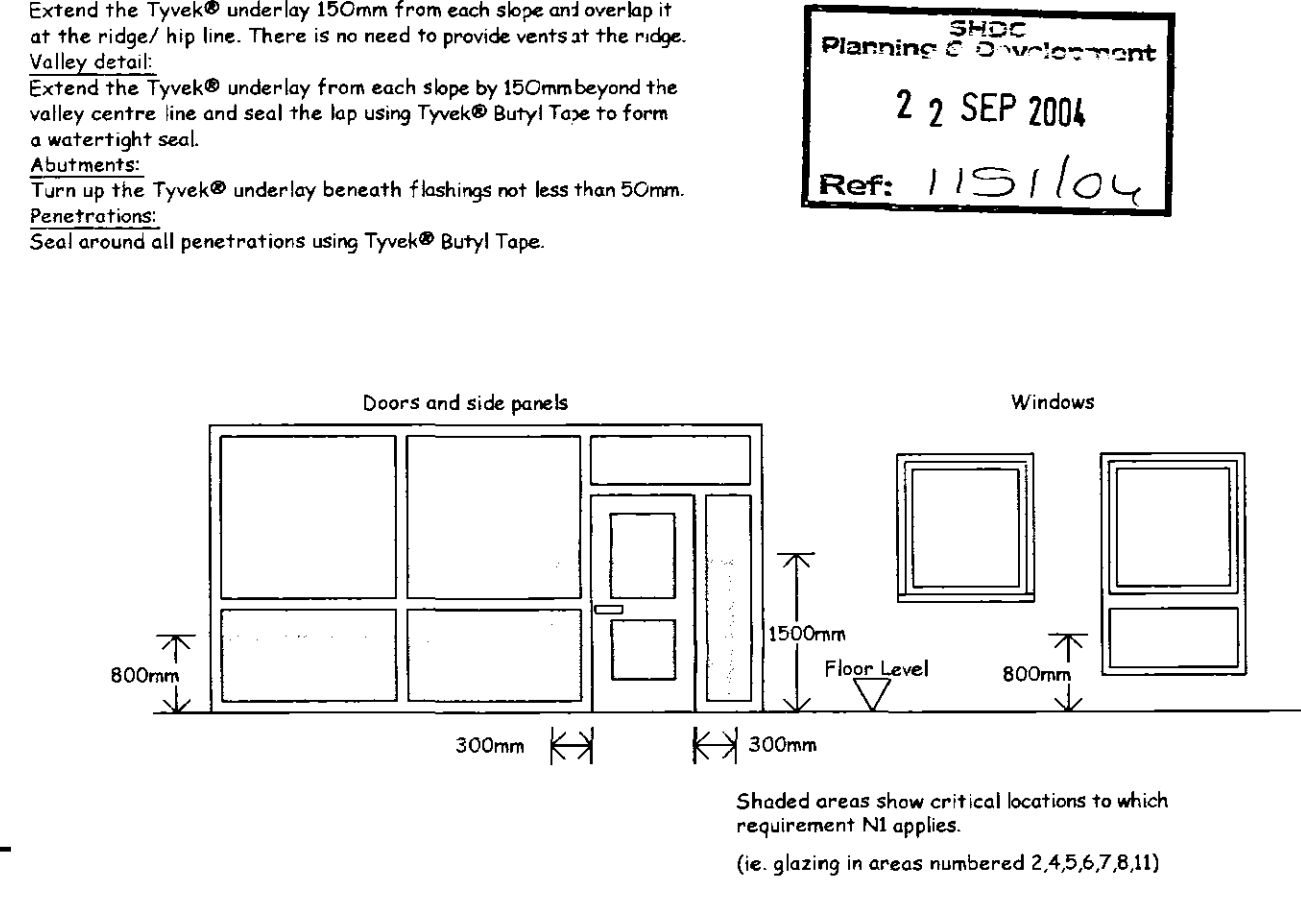
Client: Mr A Hudson
86 Moulton Chapel Road
Cowbit
PE20 0XD

Site: **DETERMINED PLAN**
Proposed Two Storey Side Extension & Rear Conservatory

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

Date: **aug04** Scale: 1:50 / 1:75 / 1:100

Drawing No: **rem 921 - 01 "A"**



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.