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

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.

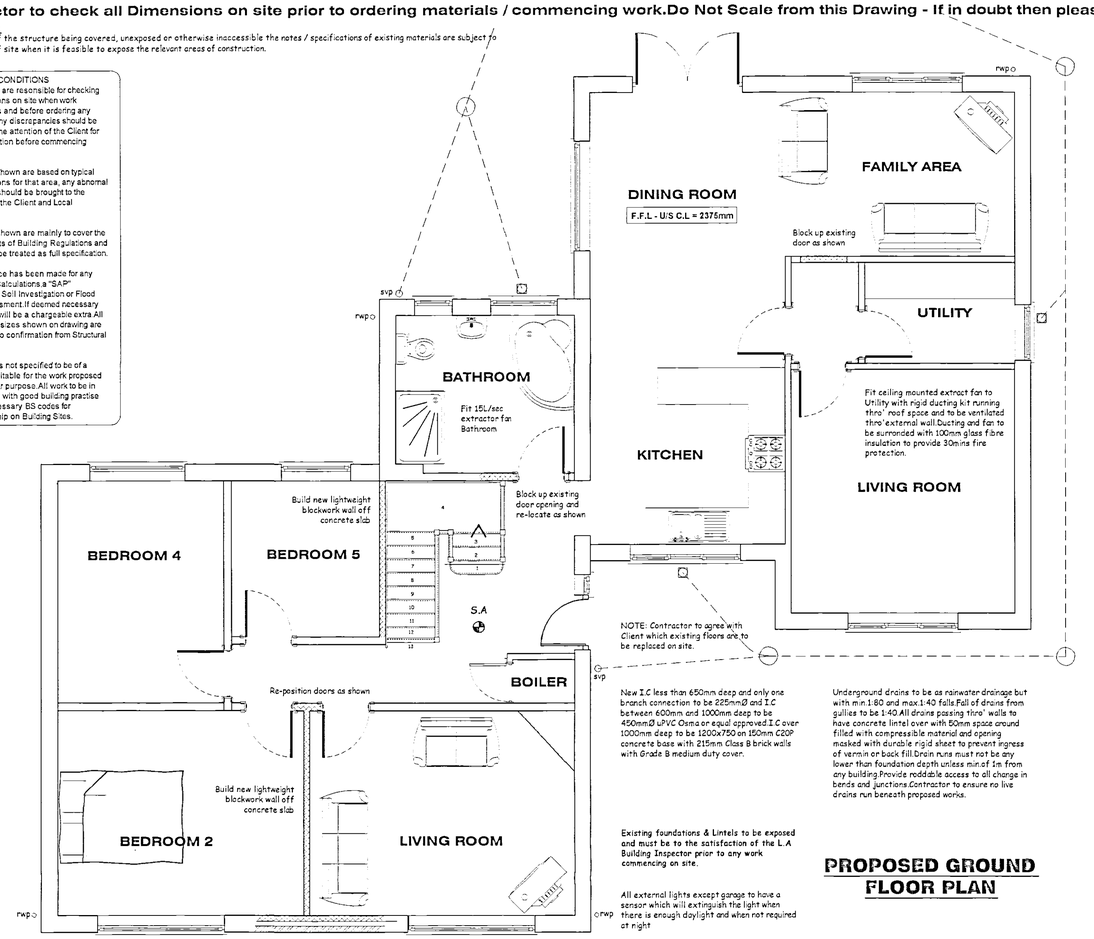
GENERAL CONDITIONS
Contractors are resonsible for checking all dimensions on site when work commences and before ordering any materials.Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

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.



New I.C less than 650mm deep and only one branch connection to be 225mmØ and I.C between 600mm and 1000mm deep to be 450mmØ uPVC Osma or equal approved I.C over 1000mm deep to be 1200x750 on 150mm C20P concrete base with 215mm Class B brick walls with Grade B medium duty cover.

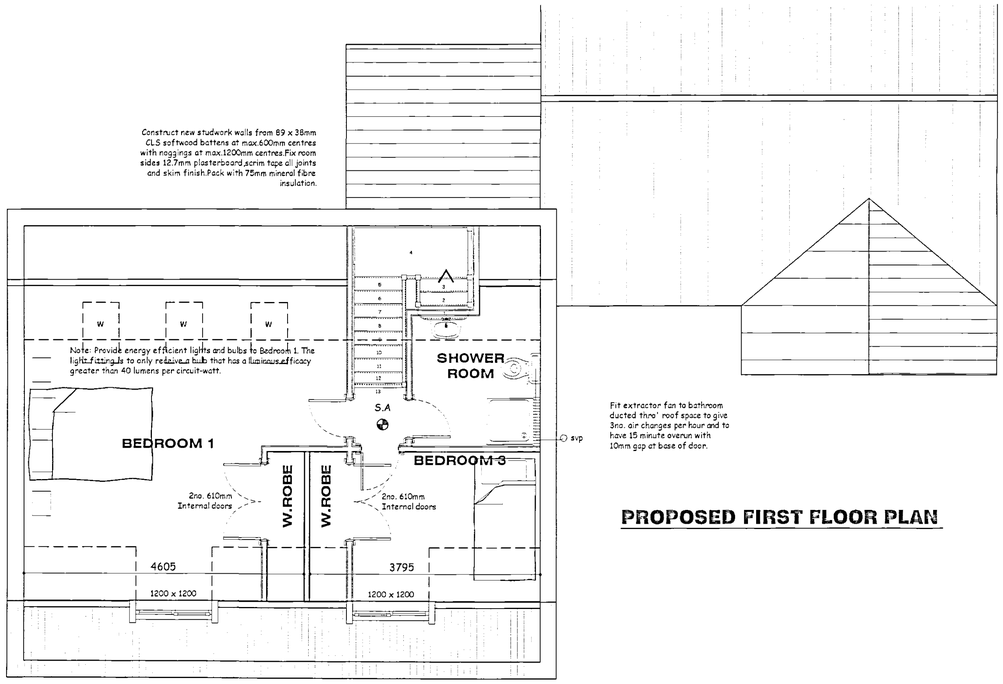
Underground drains to be as rainwater drainage but with min 1:80 and max 1:40 falls.Fall of drains from gullies to be 1:40.All drains passing thro' walls to have concrete lintel over with 50mm space around filled with compressible material and opening masked with durable rigid sheet to prevent ingress 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 charge in bends and junctions.Contractor to ensure no live drains run beneath proposed works.

Existing foundations & Lintels to be exposed and must be to the satisfaction of the L.A Building Inspector prior to any work commencing on site.

All external lights except garage to have a sensor which will extinguish the light when there is enough daylight and when not required at night

PROPOSED GROUND FLOOR PLAN

Demolish existing front brickwork returns and construct new cavity wall as shown. Extend existing foundation across if deemed necessary on site

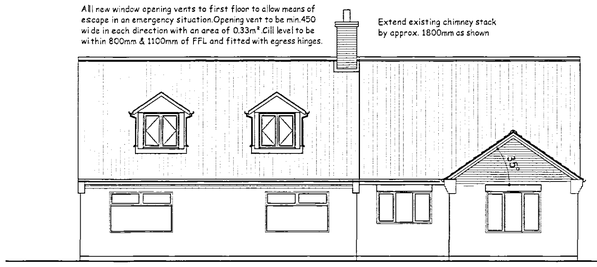


Fit extractor fan to bathroom ducted thro' roof space to give 3no. air changes per hour and to have 15 minute overun with 10mm gap at base of door.

PROPOSED FIRST FLOOR PLAN

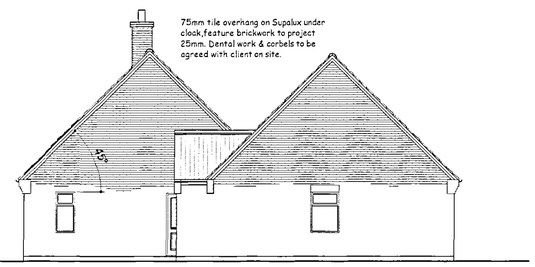
All new window opening vents to first floor to allow means of escape in an emergency situation.Opening vent to be min 450 wide in each direction with an area of 0.33m² Cill level to be within 800mm & 1100mm of FFL and fitted with egress hinges.

Extend existing chimney stack by approx. 1800mm as shown



PROPOSED FRONT ELEVATION

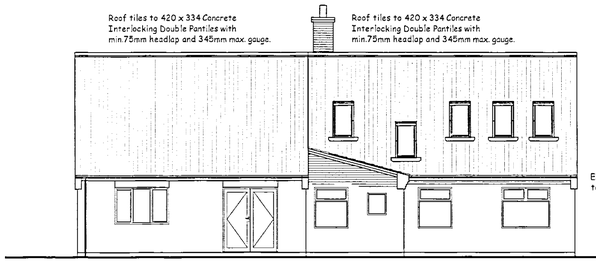
75mm tile overhang on Supalux under clack,feature brickwork to project 25mm. Dental work & corbels to be agreed with client on site.



PROPOSED SIDE ELEVATION

Roof tiles to 420 x 334 Concrete Interlocking Double Pantiles with min.75mm headlap and 345mm max. gauge.

Roof tiles to 420 x 334 Concrete Interlocking Double Pantiles with min.75mm headlap and 345mm max. gauge.



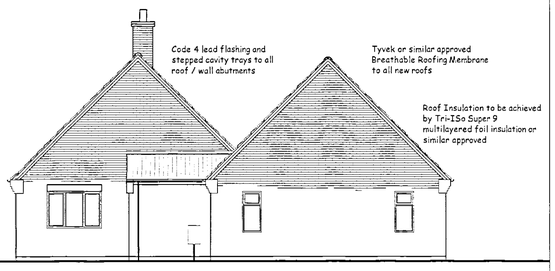
Extend existing brickwork to match extension level

PROPOSED REAR ELEVATION

Code 4 lead flashing and stepped cavity trays to all roof / wall abutments

Tyvek or similar approved Breathable Roofing Membrane to all new roofs

Roof Insulation to be achieved by Tri-ISo Super 9 multilayered foil insulation or similar approved



PROPOSED SIDE ELEVATION

NOTE:MANUFACTURER'S DETAILS & CALCULATIONS TO BE FORWARDED TO SHDC'S BUILDING CONTROL OFFICER FOR APPROVAL AT LEAST 21 DAYS PRIOR TO FIXING ON SITE

Solid pack void between last rafter and blockwork with mineral fibre insulation.

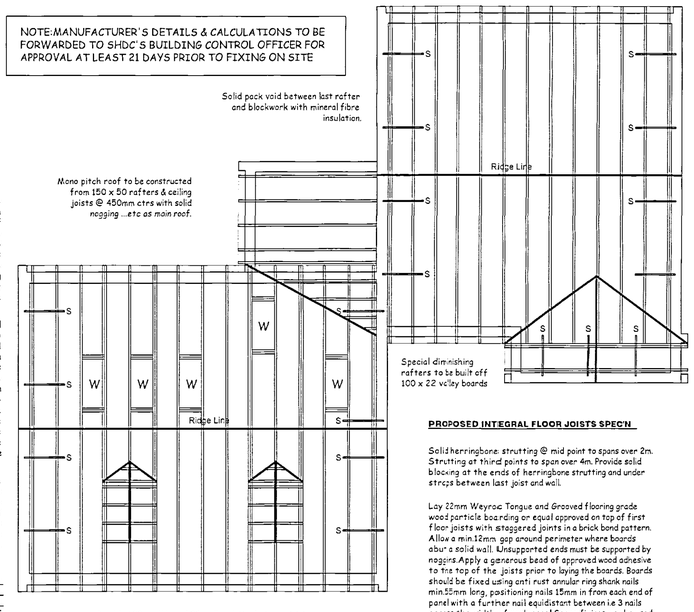
Pre-fabricated Attic Trusses to be fixed plumb (max. deviation 25mm)at max.600mm ctrs.Roof construction to be designed strictly in accordance with BS5268 Part 3 1985 and to specialist manufacturers design drawings. Calculations to be submitted to the L.A building inspectors approval prior to any materials 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 manufacturers 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 straps (S) over 3no. 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.

Bracing left out for clarity.Contractor to ensure bracing strictly in accordance with BS5268-3 and manufacturers instructions / details

Mono pitch roof to be constructed from 150 x 50 rafters & ceiling joists @ 450mm ctrs with solid nogging ...etc as main roof.



Provide 100mm Mineral Fibre Insulation between joists prior to laying floor boards.

ROOF PLAN
Not to Scale

Special dimnishing rafters to be built off 100 x 22 valley boards

Pre-fabricated Fink Trusses to be fixed plumb (max. deviation 25mm) at max.600mm ctrs.Roof construction to be designed strictly 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.

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

PROPOSED INTEGRAL FLOOR JOISTS SPEC'N.

Solid herringbone. strutting @ mid point to spans over 2m. Strutting at third points to span over 4m. Provide solid blocking at the ends of herringbone strutting and under strcgs 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 in a brick bond pattern. Allow a min 12mm gap around perimeter where boards abut a solid wall. Unsupported ends must be supported by noggins.Apply a generous bead of approved wood adhesive to the top of the joists prior to laying the boards. Boards should be fixed using anti rust annular ring shank nails min.50mm long, positioning nails 15mm in from each end of panel with a further nail equidistant between i.e.3 nails across the width of each panel.Screw fixings may be used for an even more comprehensive fit.

SHDC Planning & Development 3 JUN 2005 Ref: 0465/05

DETERMINED PLAN

AMENDED PLAN Ref. A1

rev "B" - 02.06.05 - Rear Dormer Window replaced with Rooflights inorder to gain Planning Permission

rev "A" - 20.05.05 - Building Control Amendments

Client :
Mr & Mrs N Payne
"The Chalet"
High Road
Whaplode
PE12 6TX

Site :
Existing Flat Roof Converted to Pitched with a Rear Grd Floor Extension

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 : nov04 | Scale : 1:50 / 1:100

Drawing No:
rem 958 - 02 "B"