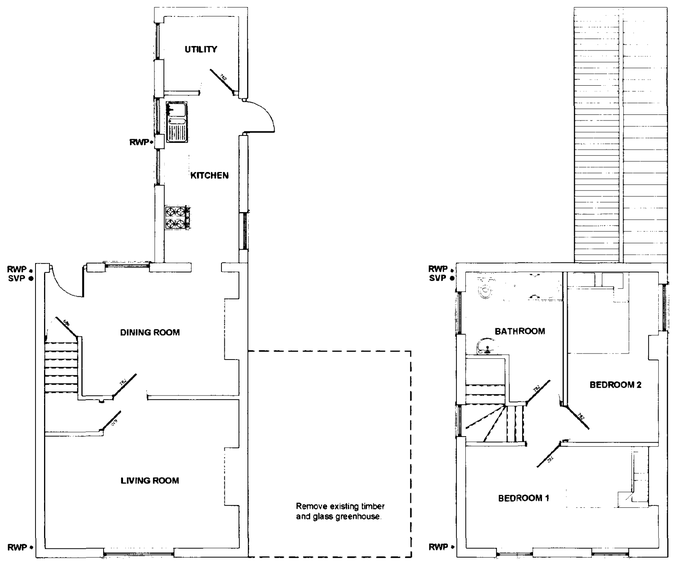
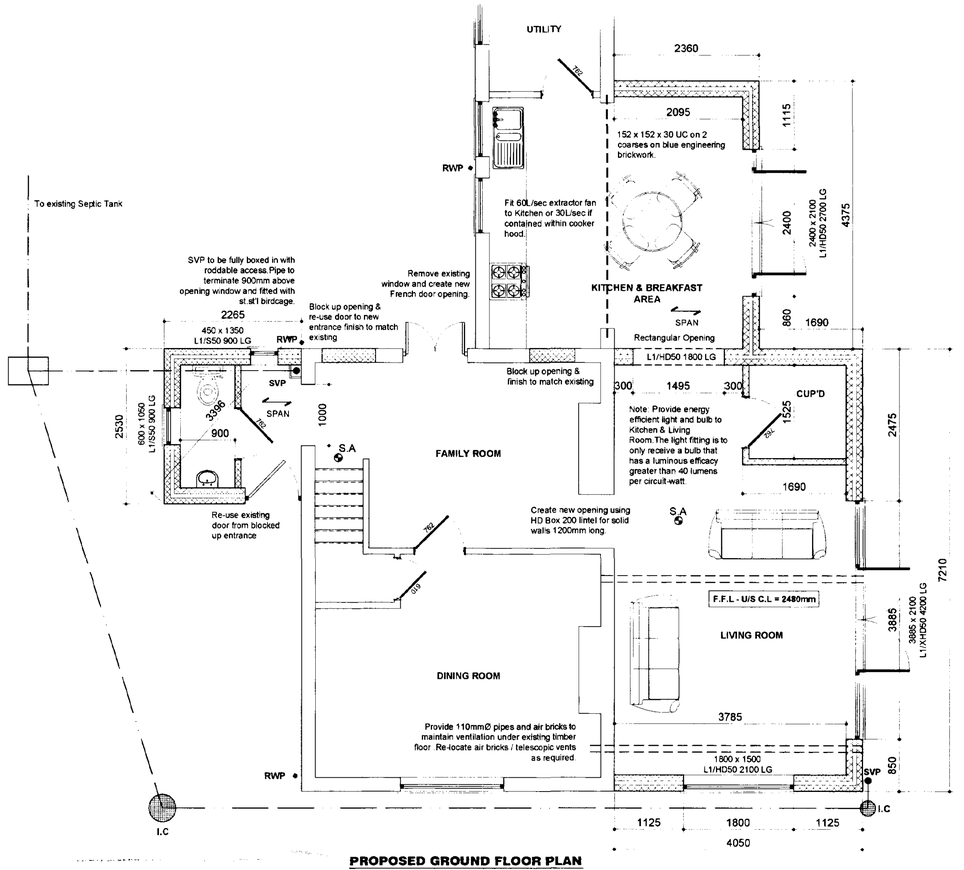
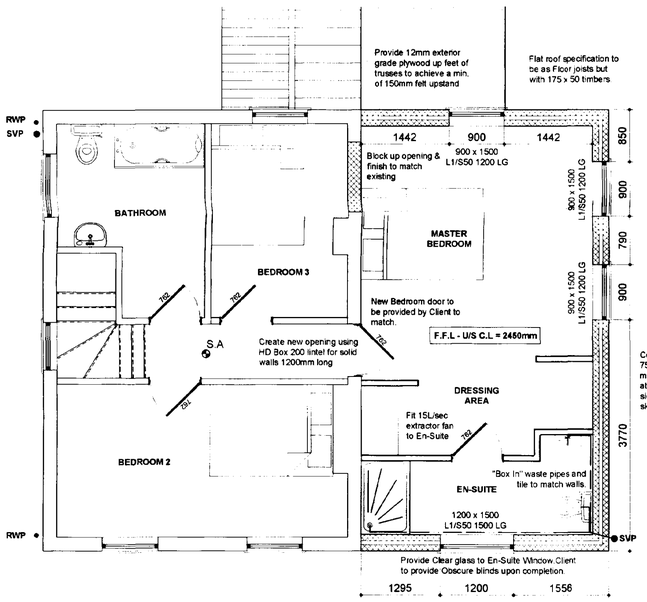


EXISTING GROUND FLOOR PLAN
Not to Scale

EXISTING FIRST FLOOR PLAN
Not to Scale



PROPOSED GROUND FLOOR PLAN
Scale 1:50

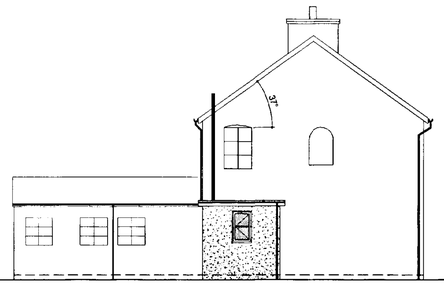


Construct new studwork walls from 75mm x 50mm softwood battens at max.400mm centres with noggings at max 1200mm centres.Fix room sides 12.7mm plasterboard and skim finish.

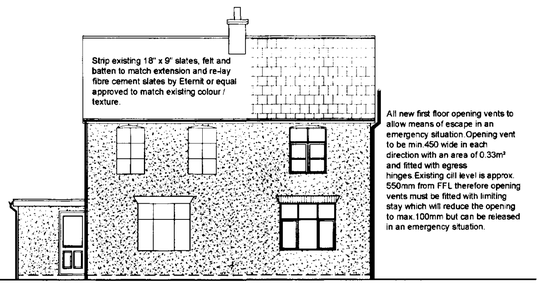
PROPOSED FIRST FLOOR PLAN
Scale 1:50



PROPOSED REAR ELEVATION
Scale 1:100

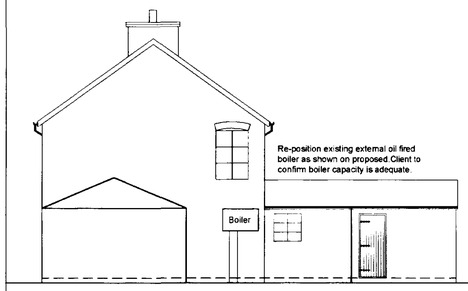


PROPOSED SIDE ELEVATION
Scale 1:100

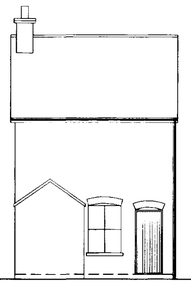


Render existing front elevation with extension as main notes

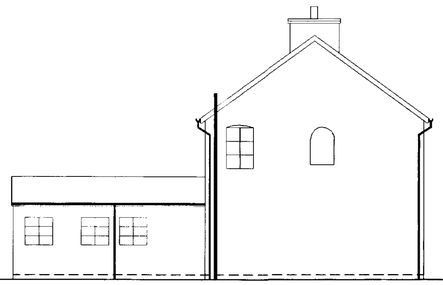
PROPOSED FRONT ELEVATION
Scale 1:100



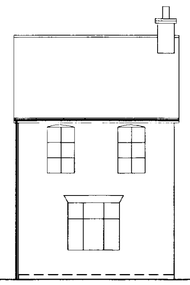
EXISTING SIDE ELEVATION
Scale 1:100



EXISTING REAR ELEVATION
Scale 1:100



EXISTING SIDE ELEVATION
Scale 1:100



EXISTING FRONT ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100

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 FINISH
Fibre Cement roof slates by Eternit or equal approved .Slates to existing colour and texture and must be fitted in accordance with BS 5534 Part 1 and manufacturers instructions on 50x25 preservative treated timber battens on untearable sarking felt type 1F with min.150mm overlaps.Generally all slates to be clipped and nailed as directed by manufacturer.

ROOF VENTILATION
Roof ventilation to be achieved via soffit level ventilators complete with integral insect proof screens which will supply the roof space with ventilation equivalent to a continuous 10mm gap.Provide at both sides of roof to ensure cross ventilation.

CEILINGS
All ceilings to be 12.7mm plasterboard to BS1230.
Ceilings to have a skimmed 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 Multiwork 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.

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 oil fired external boiler 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/m*K and a thickness equal to the outside diameter of pipe upto 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.

FLAT ROOF ("WARM ROOF")
12.5mm White spar chippings on 3 layer built up felt roofing in accordance with BS 747:2000 on 80mm Celotex Double R **GA2000 on 500 gauge vapour control layer on 12mm exterior** grade plywood decking on tapered firrings 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.

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

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 BS5328:1981.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
1no Coarse of Class B brickwork & 2no. coarses of Blue Engineering brickwork below D.P.C on outer face and 1no coarse 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 DPC level.Cavity to be filled to within 225mm min. of below DPC with lean concrete mix.

GROUND FLOOR
65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge polythene separating layer on a 80mm Celotex Double R GA2000 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 DPC 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.

DAMP PROOF COARSE (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 Thermalite Shield insulating blockwork.
-85mm cavity filled with Crown Dritherm (or equal approved) built in as work progresses.
-100mm Thermalite Shield insulating blockwork with 20mm Two-Coat Sand / Cement Render.
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 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.

MORTAR
All mortar to be 6:1:1 sand/cement/lime or equally approved.

WALL TIES
Cavity wall ties to BS1243:1978.To be built into cavity wall as works proceeds and spaced at 900mm centres horizontally,450mm centres vertically and 300mm staggered around all openings.

LINTELS
All lintels to cavity wall to be factory insulated I.G.L1 range unless noted otherwise or equalled approved.All lintels must have a min.150mm endbearing and installed in accordance with manufacturer's instructions. Note: lintels are not to have a continuous baseplate.

WINDOWS & DOORS
All windows to be purpose made uPVC to match existing 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 $\frac{1}{20}$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 unless noted elsewhere.Ensure windows & doors are fitted within masonry reveal to overlap cavity closer by min.15mm to avoid cold bridging.Refer to elevation for special note regarding opening vents to first floor windows.

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 all necessary calculations and details to the Client / Contractor for L.A Building Inspectors approval prior to installation of any roof truss.

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 elsewhere.

LATERAL RESTRAINT STRAPS
Tie roof structure to blockwork wall with 30X5 galvanised mild steel straps at max.1.6m ctrs where rafters and ceiling joists run parallel to blockwork walls.Also fit at max.1.6m ctrs to anchor wallplate to blockwork wall with min.3no. fixings per strap.Provide solid nogging under each strap.

SOAKAWAYS
All rainwater to discharge into soakaways and to be min.of 5m from any building & a min.of 1m³ 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 match existing.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 peagravel and min 150mm surrords laid to 1:100 falls to new soakaway.Soakaway specification detailed elsewhere.

Planning & Development
- 8 MAY 2003
Ref 0586/03

DETERMINED
PLAN
REVISION:

GENERAL CONDITIONS
Contractor's 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 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

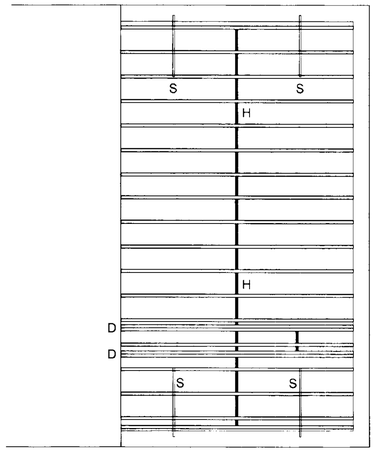
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Fax: 01775 768 921
e-mail: jason@remwaydesign.co.uk

Project: Proposed Kitchen, Lounge & Bedroom Extension

Client: Mr G Pile
Fieldhouse
Hurdletree Bank
Whaplode St Catherine
PE12 6SA

30x5 m/s anchor straps (S) @ 2m ctrs with solid strutting beneath.Notch straps into minimum 3no. joits and fix with two nails.

Provide solid blocking at the ends of herringbone strutting and under straps between last joist and wall.



First and last joist to be clear of wall by 25-50mm.

PROPOSED JOIST PLAN
Scale 1:50

Double up joists (D) undernearth blockwork & studwork wall and solid strutting req'd where studwork wall runs at right angles to joist span.

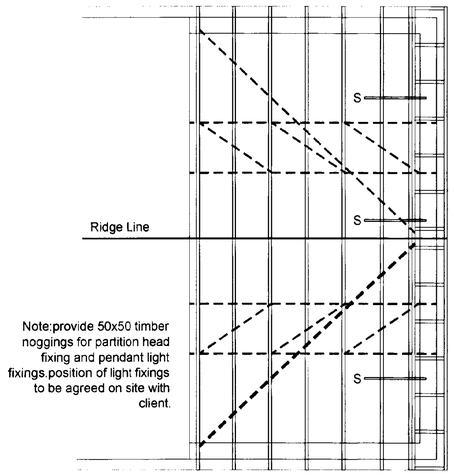
Lay 22mm Weyroc Tongue and Grooved flooring grade wood particle boarding or equal approved on top of first floor joists with staggered joints

225x50 joists @ max.400mm ctrs. Solid herringbone strutting @ mid point to spans over 2m. Strutting at third points to soan over 4m. Joists to be supported at all junctions with approved Joist Hangers with 75mm min bearing on masonry and joist.Joist to be cut accurately for a tight fit in hanger with max.6mm gap. Joist bottom to be notched to keep ceiling line level.

ALL TIMBER TO BE SC3 GRADE

All cut ends of joists to be sealed with suitable preservative

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



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 ROOF PLAN
Not to Scale

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

Ladder frames to be fixed direct to last truss at 400mm ctrs.

7no. Pre-fabricated Trussed Rafters 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.

GENERAL CONDITIONS

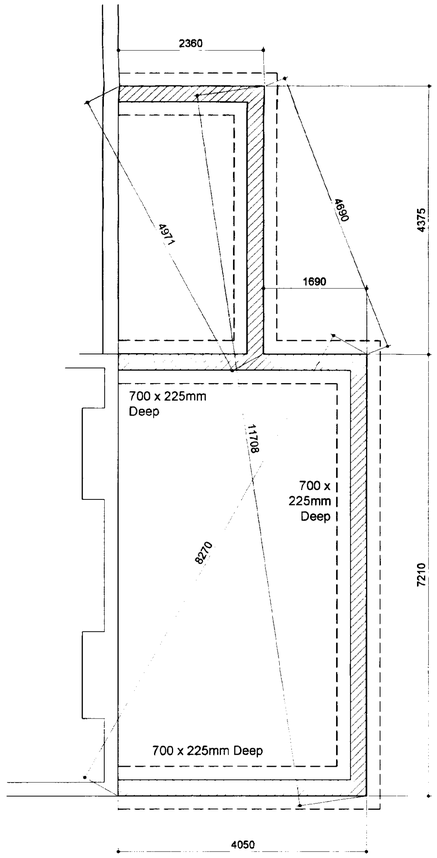
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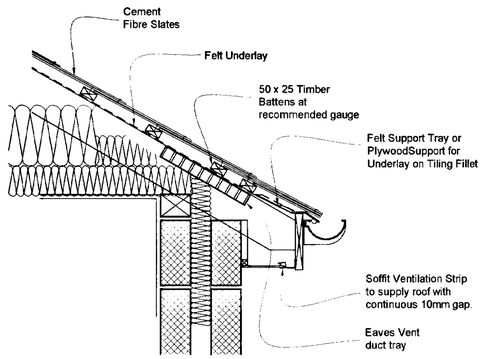
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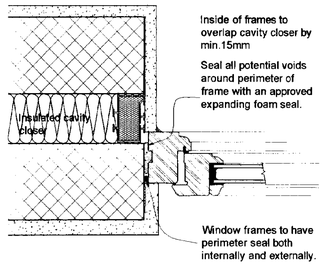
All materials not specified to be of a standard suitable for the work proposed and be fit for purpose.All work to be in accordance with gooc building practise and all necessary BS codes for Workmanship on Building Sites.



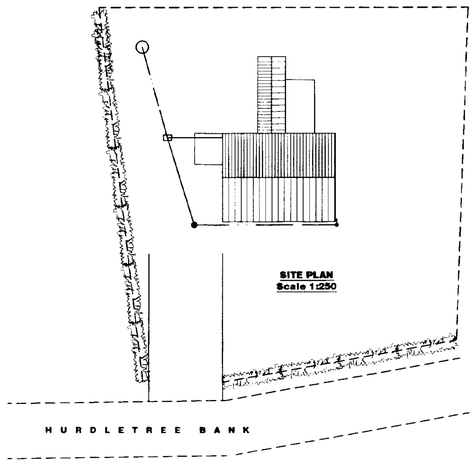
PROPOSED FOUNDATION PLAN
Scale 1:50



TYPICAL EAVES DETAIL
Not to Scale



TYPICAL WINDOW JAMB DETAIL
Not to Scale



SITE PLAN
Scale 1:250

SHDC
Planning & Development
- 8 MAY 2003
Ref 0586/03

DETERMINED
PLAN

REV DESCRIPTION:

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e-mail: jason@remwaydesign.co.uk

Project: Proposed Kitchen, Lounge & Bedroom Extension

Client: Mr G Pile
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