

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.

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

All 25X100 diagonal and longitudinal wind bracing, and ceiling tie 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 2m 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 firmly butt against walls.

In order to minimise movement of the wallplate caused by the hip rafter, fix a 1200mm long galvanised steel angle restraint strap around the outside of the wallplate.

Infill Jack Rafters to be min. 25mm deeper than Trussed Rafters to allow for birds mouthing at wallplate.

Pre-fabricated Mono pitch trusses by specialist to be fitted to girder truss with approved Girder Truss Shoe with min. bearing length of 90mm.

Hip Rafters to be birds mouthed over Pre-fabricated Compound Girder of Flat Top trusses and wallplate.

Double up joists (D) underneath bath & studwork wall and solid strutting (SS) req'd where studwork will run at right angles to joist span.

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

Nail overlapping joists together and ensure overhang does not exceed 100mm to limit any cantilever movement.

225 x 50 joists @ max 400mm ctrs. Solid herringbone strutting @ mid point to spans over 2m. Strutting at third points to span 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 level.

All cut ends of joists to be sealed with suitable preservative.

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

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

ALL TIMBER TO BE SC3 GRADE DRY GRADED TO BS4978 AND MARKED "DRY" OR "KD"

Provide 100mm insulation within floor zone.

First and last joist to be clear of wall by 25-50mm to aid floor and services installation.

PROPOSED JOIST PLAN
Scale 1:75

PROPOSED ROOF PLAN
Scale 1:75

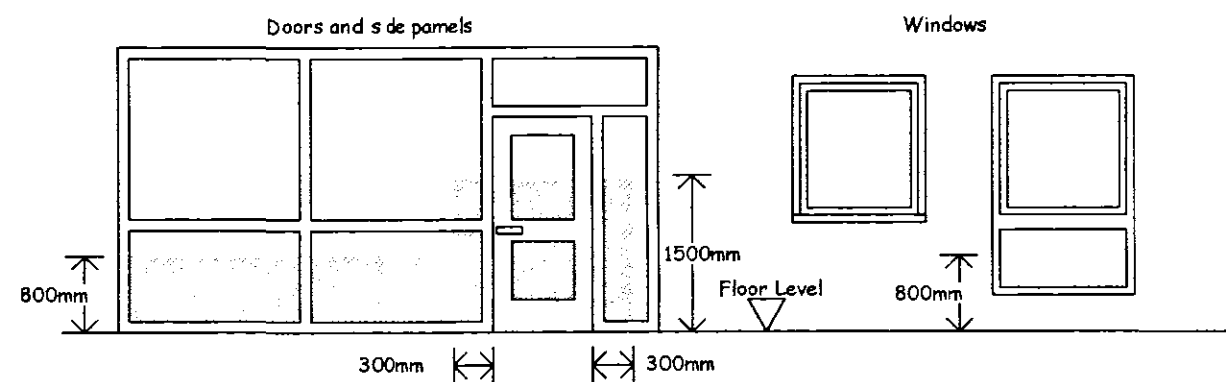
HEATING SYSTEM
Provide a Low Pressure Hot water Central system via Gas Fired Boiler and cylinder complete with fan assisted flue and combustion air vent. Balanced flue to be located on external wall within 2m of ground level. Area of vent is to be in strict accordance with manufacturer's recommendations. Boiler size & output rating etc to be confirmed by Heating Engineer. Boiler to have a SEDBUK rating of 80%. Electrical operated boiler control interlocks are to control the operating periods of the boiler which in turn is controlled by a room thermostat positioned in proposed living room. The boiler should only fire when the space heating on the cylinder thermostat calls for heat. All radiators are to be fitted with thermostatic radiator valves. The hot water cylinder is to be insulated with a factory applied PU foam coating at least 35mm thick having a min. density of 35kg/m³. 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/mK 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.

COMMISSIONING OF HEATING AND HOT WATER SYSTEM
Contractor to submit a certificate to show that commissioning has been successfully carried out. The certificate should be made available to the Client and SHDC building inspectors. A suitable certificate should be one published as part of the Benchmark Code of Practice for Installation, Commissioning and Servicing of Central Heating Systems, a blank copy may be included within the boiler manufacturers installers instructions or from C.H.I. Information Council on Tel no. 01926 423 284.

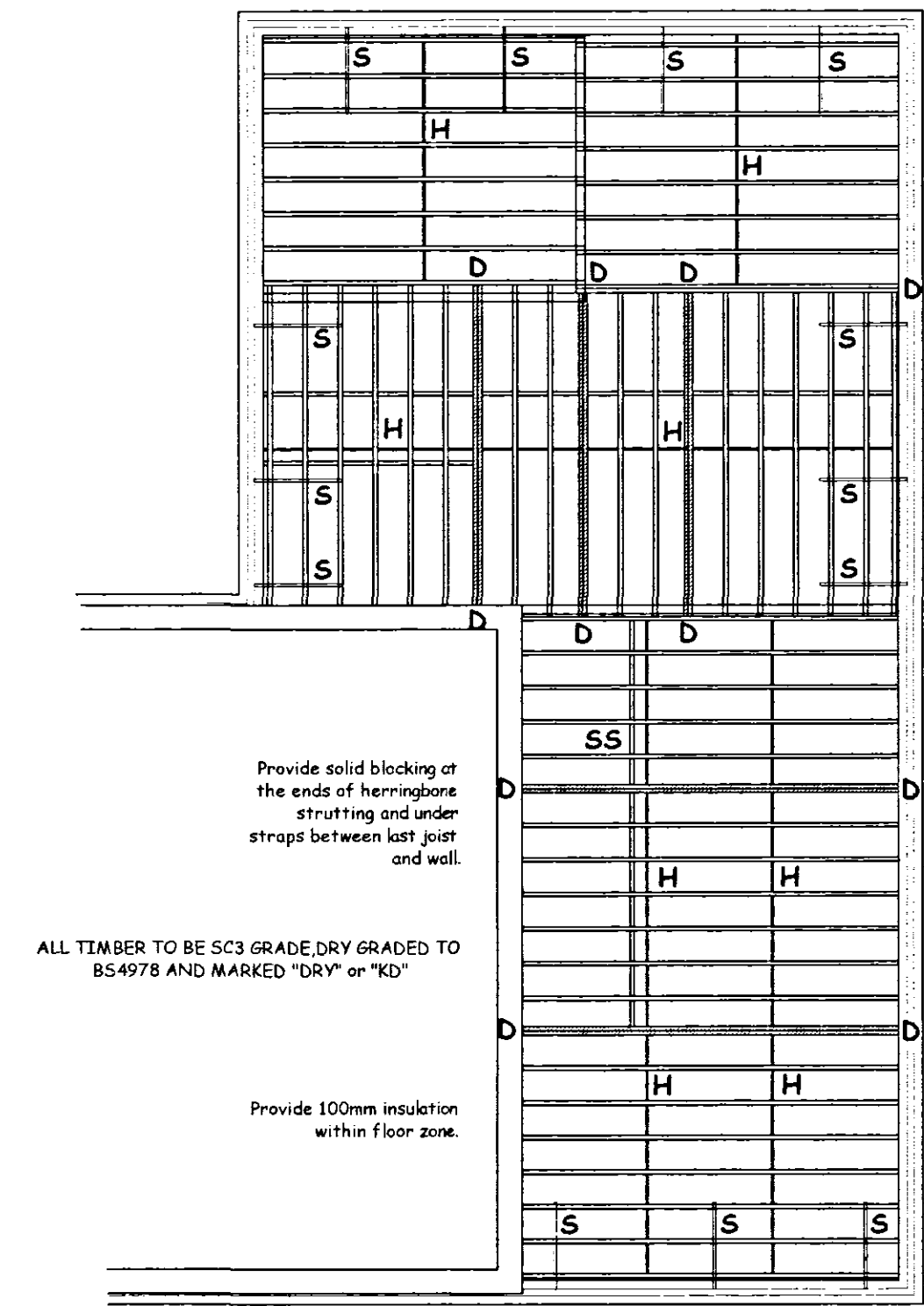
NOTICE PLATES FOR HEARTHES & FLUES (Requirement 34)
Information essential to the correct application and use of these facilities should be permanently posted within the dwelling. A notice plate should be provided containing the following information:
- The location of the hearth, fireplace or the location of the beginning of the flue
- The category of the flue and generic types of appliances that can be safely accommodated
- The type and size of the flue and the manufacturers name and address details
- The installation date
The notice plate should be robust and fitted next to the electricity consumer unit.

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
White 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 0.9m 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.



Shaded areas show critical locations to which requirement N1 applies.
(ie. glazing in areas numbered 2,4,5,6,7,8,11)



Double up joists (D) underneath bath & studwork wall and solid strutting (SS) req'd where studwork will run at right angles to joist span.

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

Nail overlapping joists together and ensure overhang does not exceed 100mm to limit any cantilever movement.

225 x 50 joists @ max 400mm ctrs. Solid herringbone strutting @ mid point to spans over 2m. Strutting at third points to span 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 level.

All cut ends of joists to be sealed with suitable preservative.

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

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

ALL TIMBER TO BE SC3 GRADE DRY GRADED TO BS4978 AND MARKED "DRY" OR "KD"

Provide 100mm insulation within floor zone.

First and last joist to be clear of wall by 25-50mm to aid floor and services installation.

PROPOSED JOIST PLAN
Scale 1:75

PROPOSED ROOF PLAN
Scale 1:75

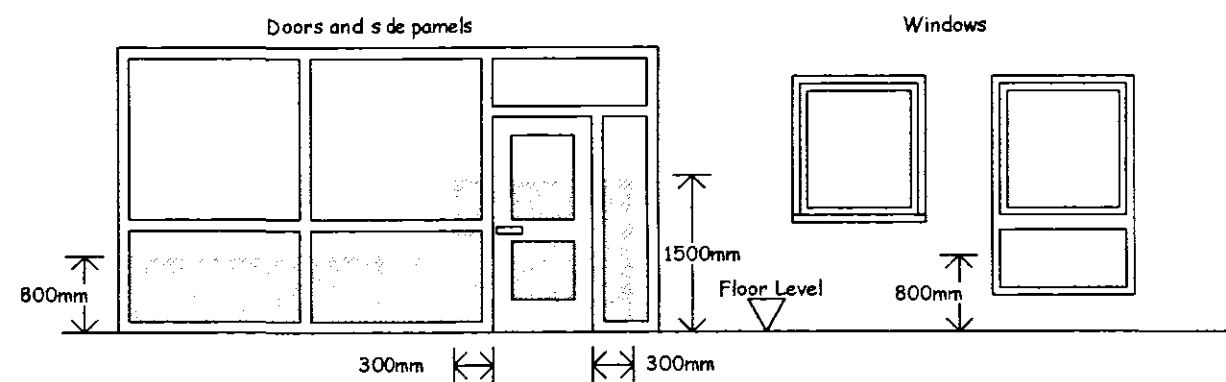
HEATING SYSTEM
Provide a Low Pressure Hot water Central system via Gas Fired Boiler and cylinder complete with fan assisted flue and combustion air vent. Balanced flue to be located on external wall within 2m of ground level. Area of vent is to be in strict accordance with manufacturer's recommendations. Boiler size & output rating etc to be confirmed by Heating Engineer. Boiler to have a SEDBUK rating of 80%. Electrical operated boiler control interlocks are to control the operating periods of the boiler which in turn is controlled by a room thermostat positioned in proposed living room. The boiler should only fire when the space heating on the cylinder thermostat calls for heat. All radiators are to be fitted with thermostatic radiator valves. The hot water cylinder is to be insulated with a factory applied PU foam coating at least 35mm thick having a min. density of 35kg/m³. 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/mK 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.

COMMISSIONING OF HEATING AND HOT WATER SYSTEM
Contractor to submit a certificate to show that commissioning has been successfully carried out. The certificate should be made available to the Client and SHDC building inspectors. A suitable certificate should be one published as part of the Benchmark Code of Practice for Installation, Commissioning and Servicing of Central Heating Systems, a blank copy may be included within the boiler manufacturers installers instructions or from C.H.I. Information Council on Tel no. 01926 423 284.

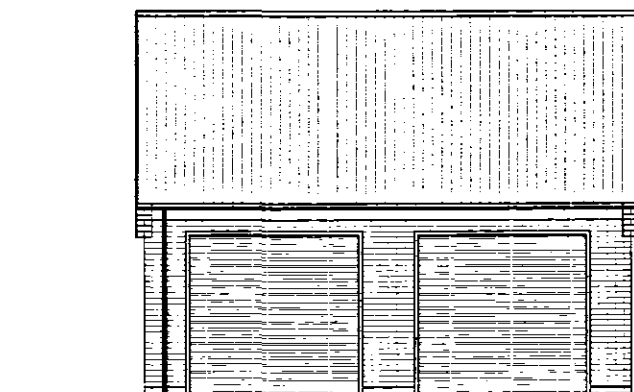
NOTICE PLATES FOR HEARTHES & FLUES (Requirement 34)
Information essential to the correct application and use of these facilities should be permanently posted within the dwelling. A notice plate should be provided containing the following information:
- The location of the hearth, fireplace or the location of the beginning of the flue
- The category of the flue and generic types of appliances that can be safely accommodated
- The type and size of the flue and the manufacturers name and address details
- The installation date
The notice plate should be robust and fitted next to the electricity consumer unit.

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.

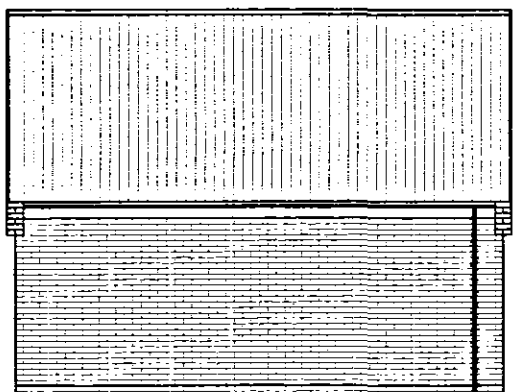
RAINWATER DRAINAGE
White UPVC guttering and downpipes to clients approval. Falls for guttering to be 1:600 and brackets fixed at max. 2m ctrs. Downpipes to be connected into underground drains via reducing adapter. Underground drains to be 110mm Ø 0.9m UPVC or similar approved with flexible joints laid on 100mm pea gravel and min 150mm surrounds laid to 1:100 falls to new soakaway. Soakaway specification detailed elsewhere.



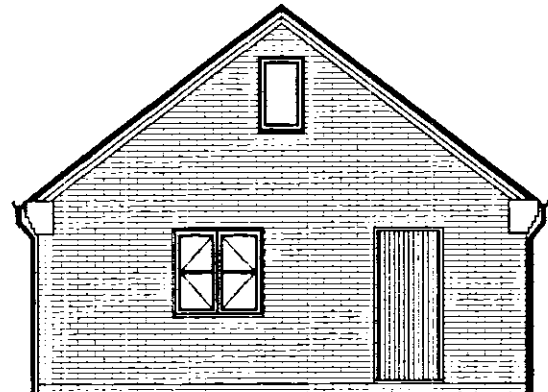
Shaded areas show critical locations to which requirement N1 applies.
(ie. glazing in areas numbered 2,4,5,6,7,8,11)



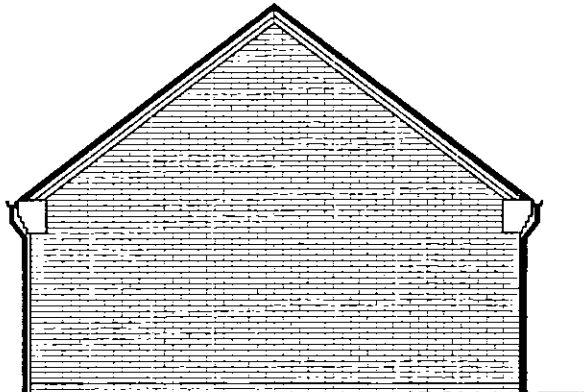
PROPOSED GARAGE FRONT ELEVATION
SCALE 1:100



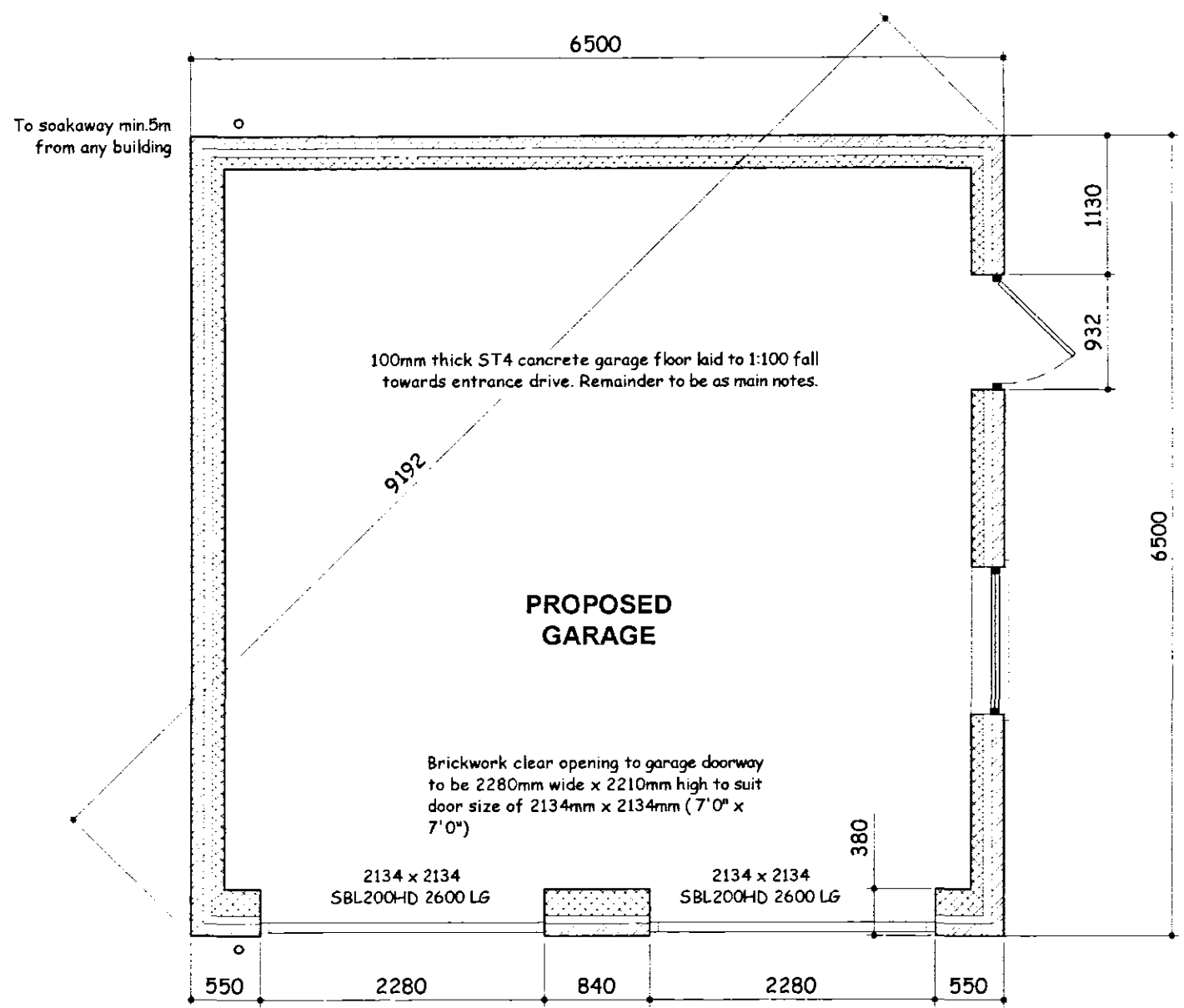
PROPOSED GARAGE REAR ELEVATION
SCALE 1:100



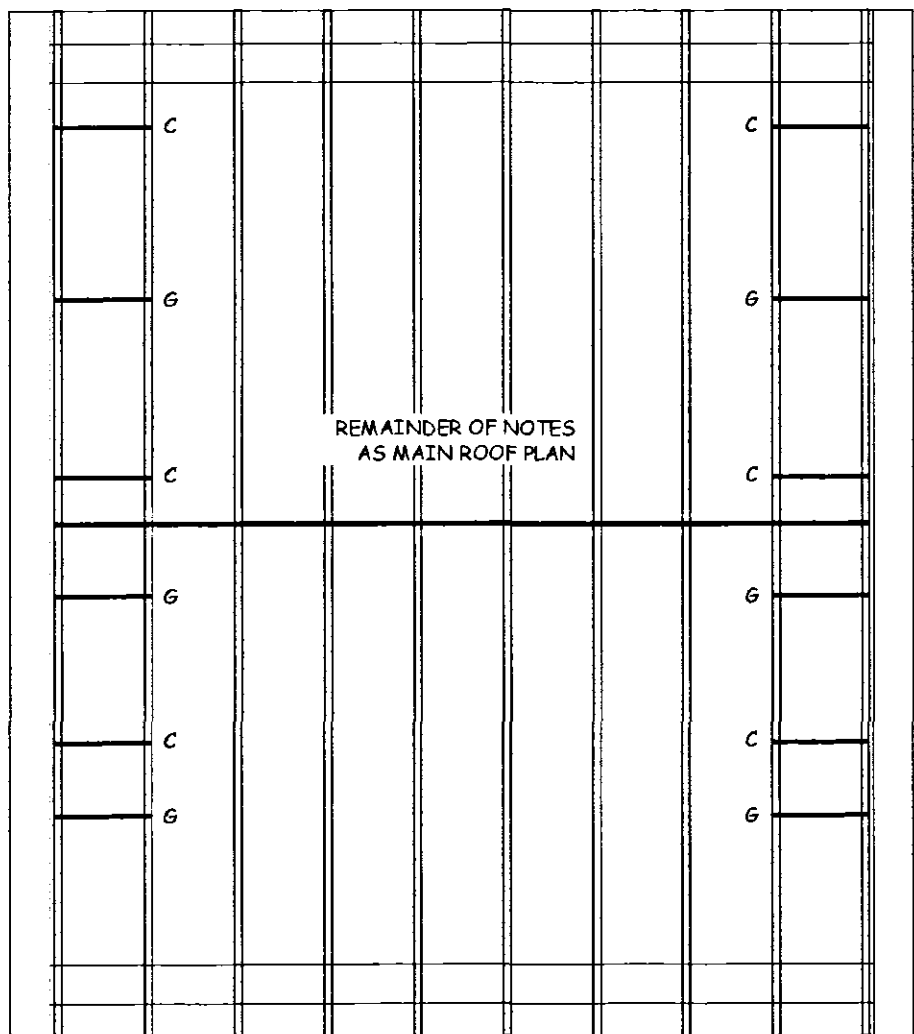
PROPOSED GARAGE SIDE ELEVATION
SCALE 1:100



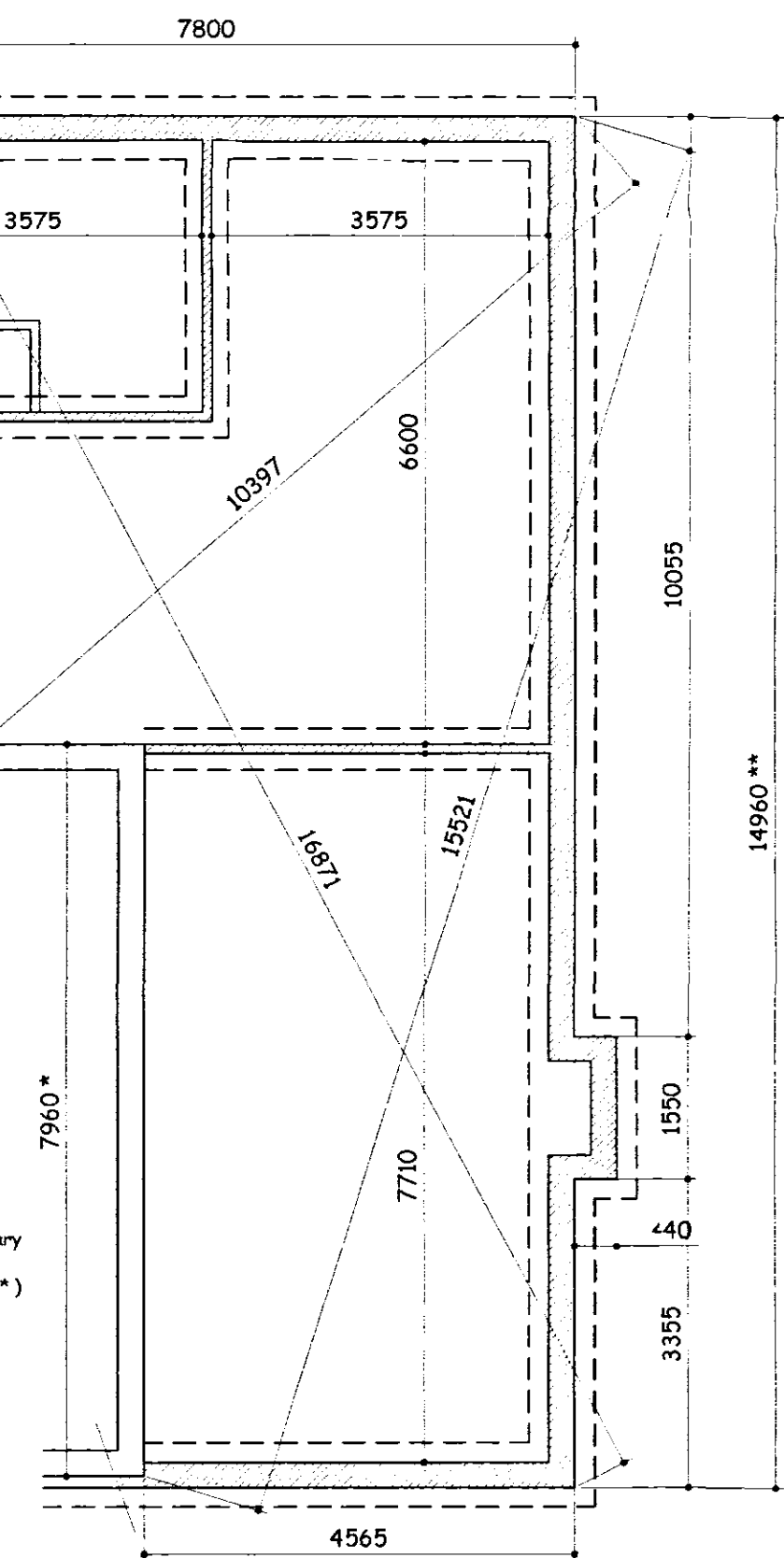
PROPOSED GARAGE SIDE ELEVATION
SCALE 1:100



PROPOSED GARAGE PLAN
SCALE 1:50

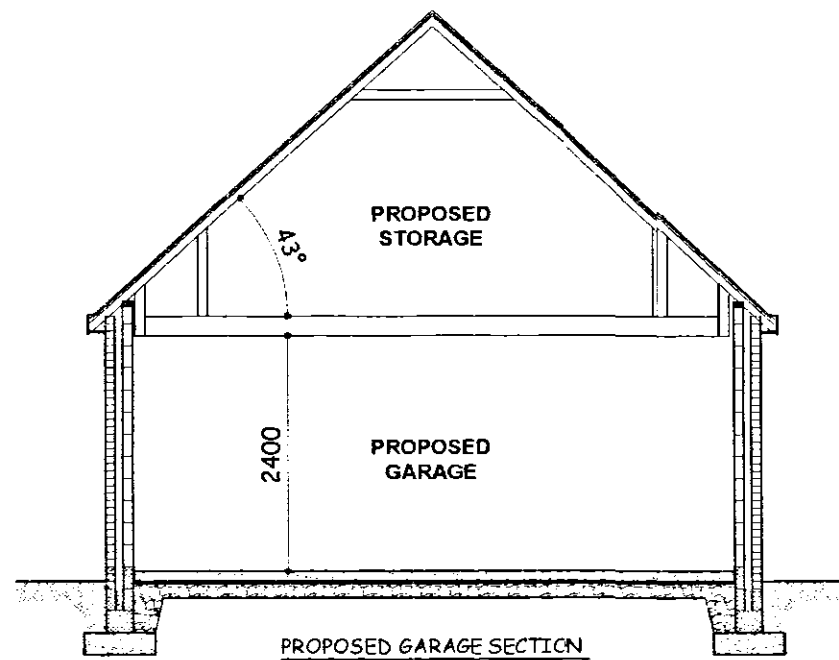


PROPOSED GARAGE ROOF PLAN
SCALE 1:50

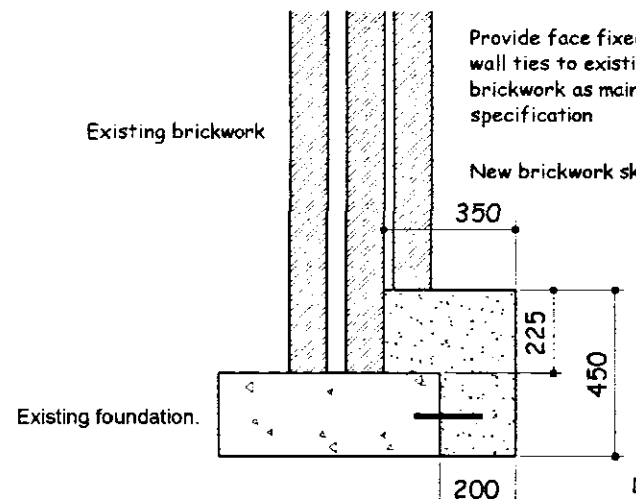


PROPOSED FOUNDATION PLAN

** = These dimensions may vary subject to confirmation of existing dwelling dimension (")

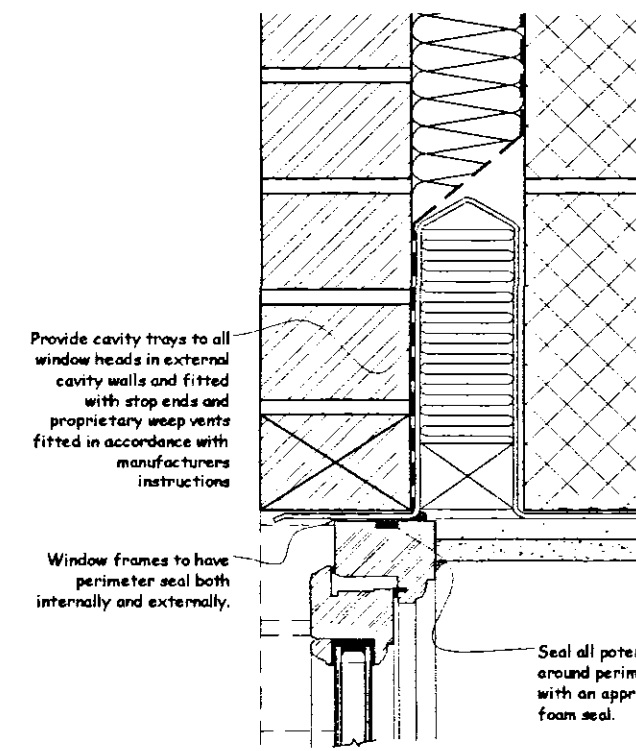


PROPOSED GARAGE SECTION
SCALE 1:75

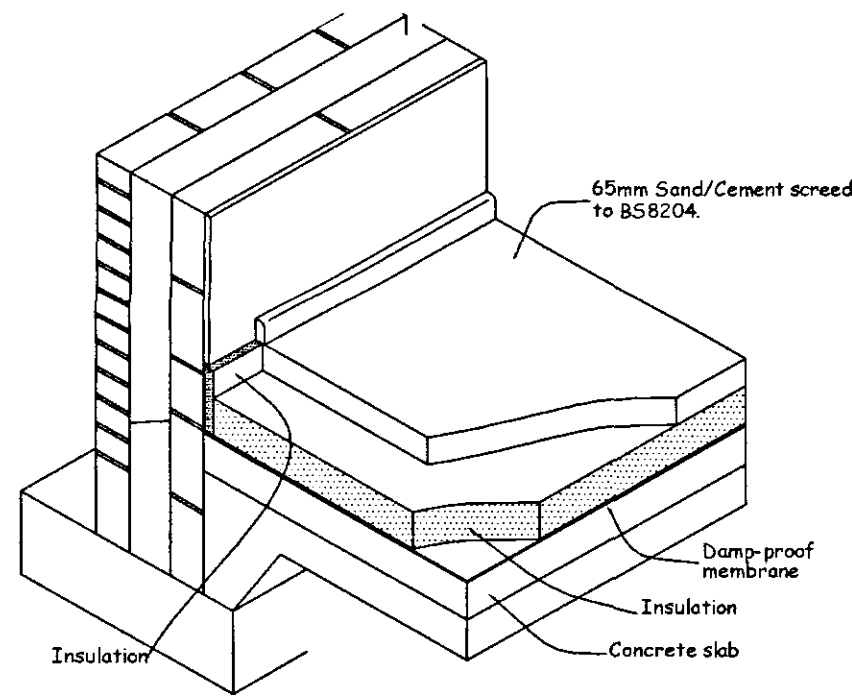


TYPICAL FOUNDATION DETAIL TO EXISTING WALL WITH NEW EXTERNAL BRICKWORK SKIN

Note: The detail shown is a typical constructional method to provide an new external brickwork skin. This detail should be adapted to suit specific site conditions and always to the satisfaction of the Building Inspector.



TYPICAL WINDOW HEAD DETAIL
Not to Scale



TYPICAL ISOMETRIC SLAB DETAIL
Not to Scale

NOTE: Damp-proof membrane can also be positioned below the concrete slab.

Proposed Plans & Elevations

SHDC
Planning & Development
14 SEP 2004
Ref: 12104

Client:
Mr J McKeown
c/o Mr B Warner
38 Pilgrims Way
Spalding
PE11 1LU

Site:
Proposed Two Storey Side &
Rear Extensions @ High Road
House, High Road, Whaplode,
PE12 6JT

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 / 1:100

Drawing No:
rem 928 - 03

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 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 practice and all necessary BS codes for Workmanship on Building Sites.