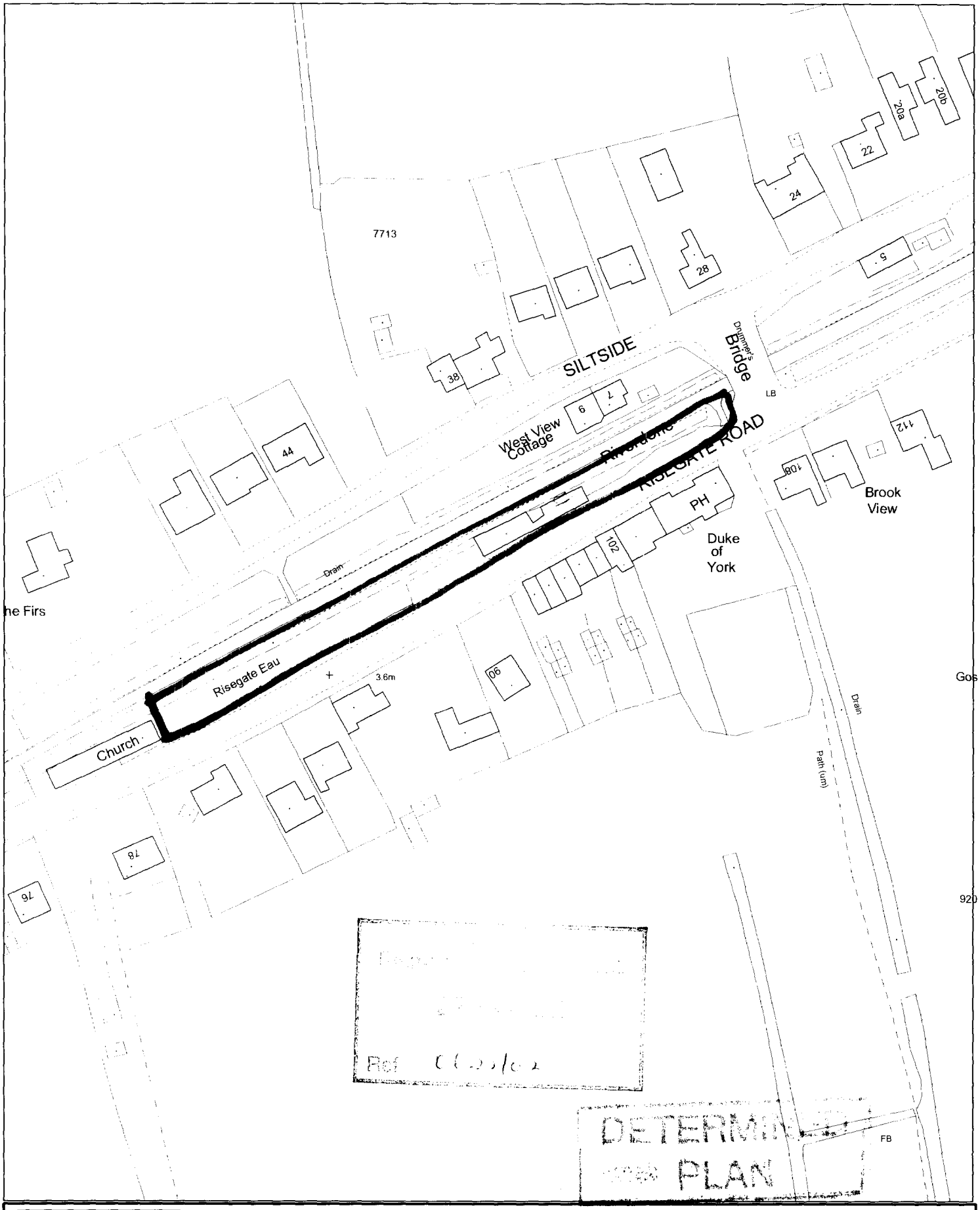


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Council Offices, Priory Road, Spalding, Lincolnshire PE11 2XE

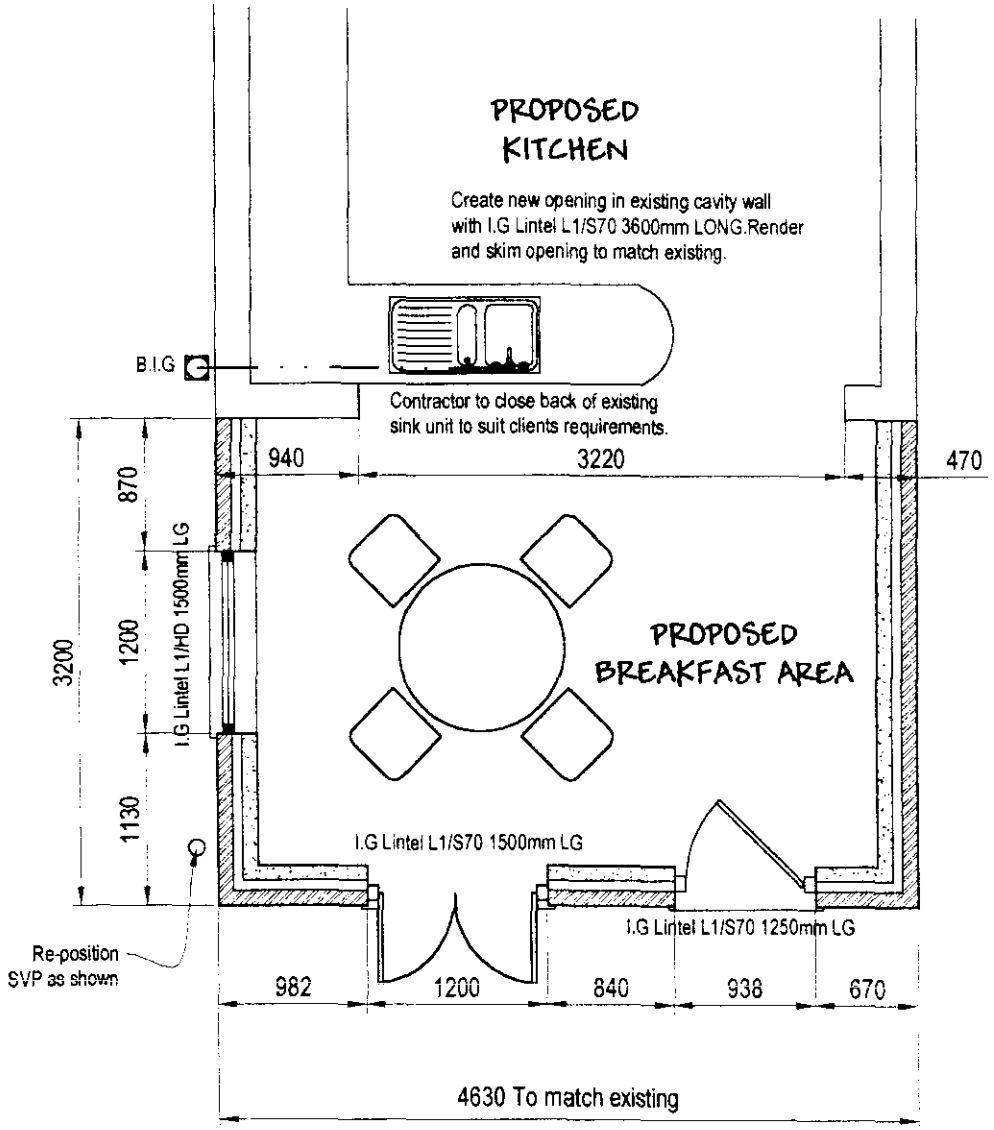
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GENERAL CONDITIONS
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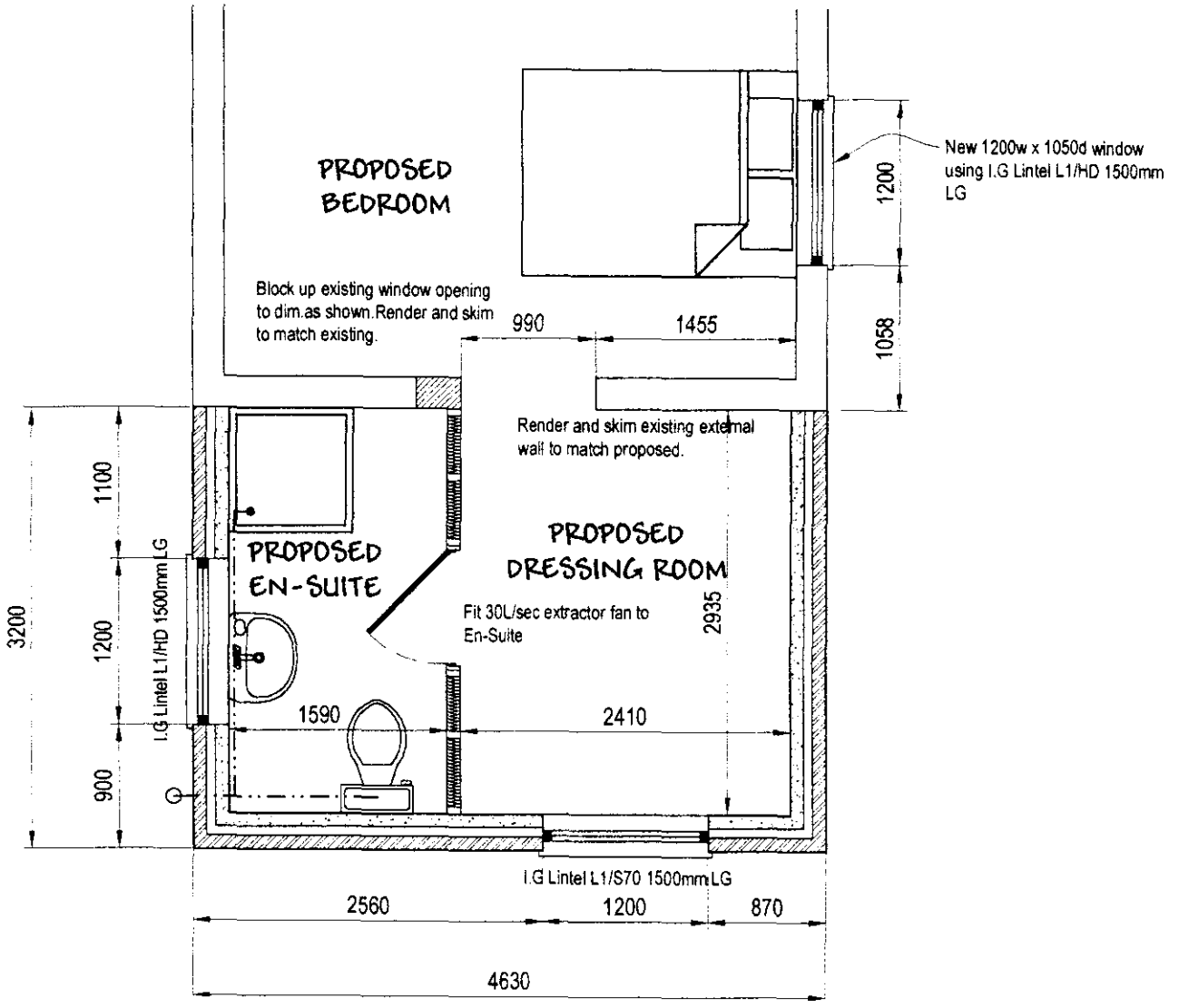
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Any materials not specified to be of a standard suitable for the work proposed and fit for purpose.All work to be in accordance with good building practise and all necessary BS codes for Workmanship on Building Sites.



PROPOSED GROUND FLOOR PLAN
SCALE 1:50



PROPOSED FIRST FLOOR PLAN
SCALE 1:50

DETERMINED
PLAN

REMWAY DESIGN - 3 Rembrandt Way, Spalding, Lincs,PE11 3HX Tel: 07815 112 058

PROPOSED EXTENSION FOR MR & MRS MIKE STACEY @ RIVERDENE, RISEGATE RD, GOSBERTON RISEGATE

REV DESCRIPTION.			
DRG No.: 02	MARCH' 02	REV:	

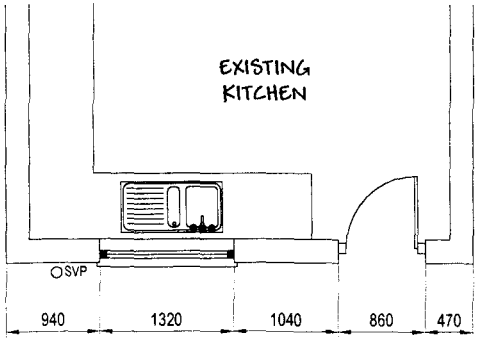
GENERAL CONDITIONS

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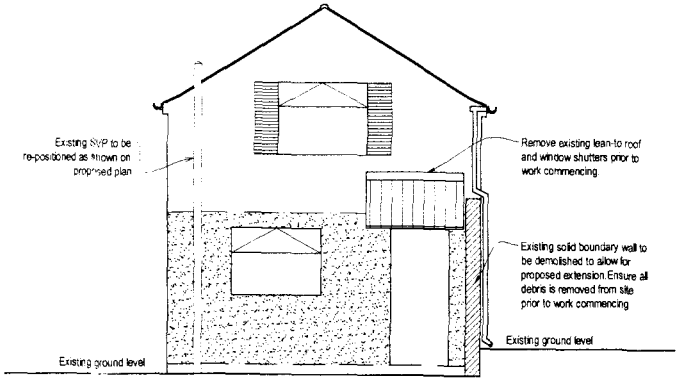
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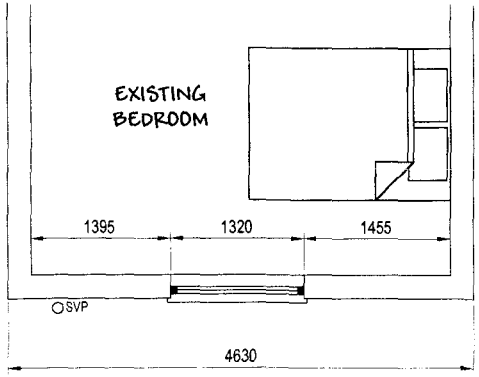
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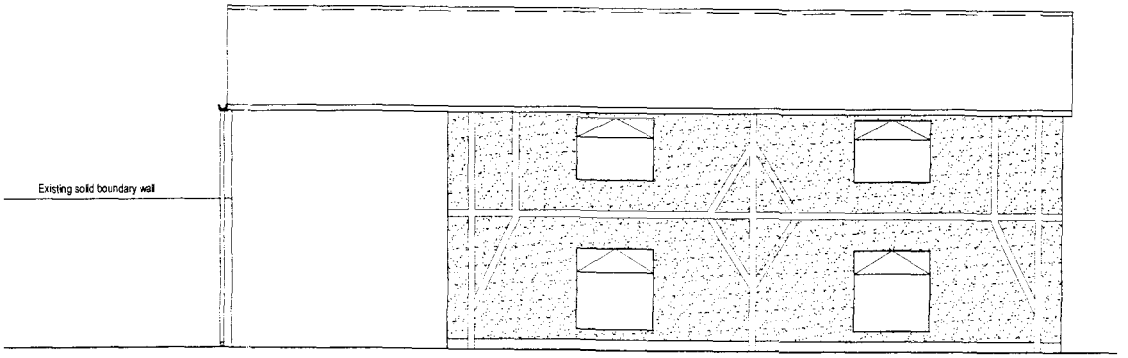
EXISTING GROUND FLOOR PLAN
SCALE 1:50



EXISTING COURTYARD ELEVATION



EXISTING FIRST FLOOR PLAN
SCALE 1:50



EXISTING RISEGATE ROAD ELEVATION

DETERMINED
PLAN

REMWAY DESIGN - 3 Rembrandt Way, Spalding, Lincs,PE11 3HX Tel: 07815 112 058

PROPOSED EXTENSION FOR MR & MRS MIKE STACEY @ RIVERDENE, RISEGATE RD, GOSBERTON RISEGATE

REV DESCRIPTION:

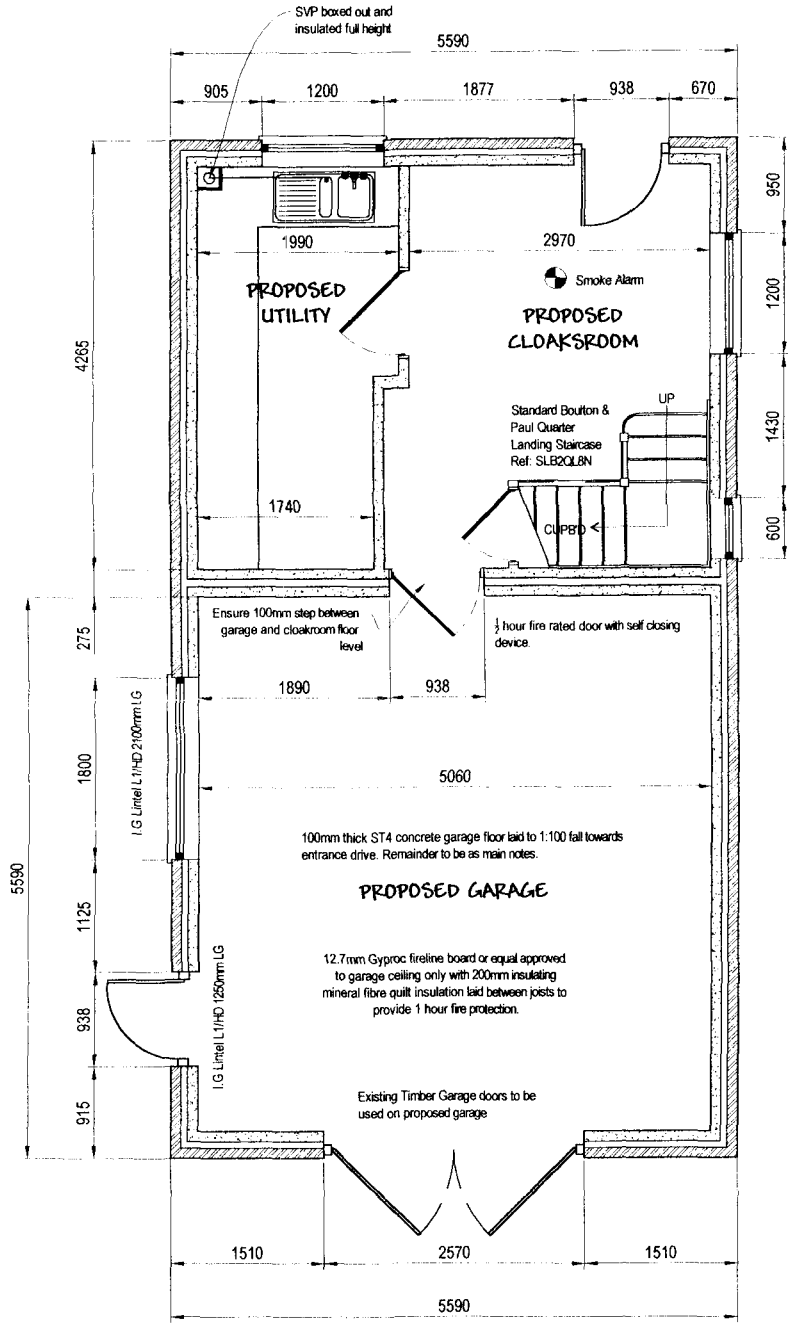
DRG No.: 01	MARCH' 02	REV:

GENERAL CONDITIONS
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PROPOSED GROUND FLOOR PLAN
OF GARAGE BLOCK

DETERMINED PLAN

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

PROPOSED EXTENSION FOR MR & MRS M STACEY @ "RIVERDENE" RISEGATE RD, GOSBERTON RISEGATE

REV DESCRIPTION:

DRG No.: 03 | APRIL' 02 | REV:

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.

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

DECORATION & WALL TILING
All internal decoration and wall tiling to be agreed on site with the client prior to any materials being placed on order.

JOINERY, SKIRTING & ARCHITRAVES
All internal finished timber to be agreed on site with the client prior to any materials being placed on order.

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

WINDOWS
All windows to be uPVC double glazed with 8000mm² trickle ventilators all in accordance with clients requirements.Opening vents to cive $\frac{1}{20}$ th of floor area ventilation to all rooms.All glazing to meet the requirements of 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 12mm air gap *with Low 'E' inner pane to achieve a* 'U' value of 2.0w/m²K.

NOGGINGS
Fix 38x25mm timber noggings to all potential loose plasterboard ceiling edges.

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 for L.A Building Inspectors approval prior to manufacture.

HEATING
Provided from existing with new radiators to have termostatic radiator control valves.

ELECTRICAL INSTALLATION
To be in strict accordance with the latest I.E.E Regulations

RAINWATER DRAINAGE
To be all as existing and connected into existing guttering to discharge into existing downpipes.

WASTE SIZES FOR NEW PLUMBING
All new plumbing to have the following waste sizes:
W.C=100mm ø Multikwik 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.

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.

FIRST FLOOR FINISH
Lay 19mm Weyroc tongue and grroved flooring grade wood particle board or equal approved on top of first floor joists.Stagger joints accordingly.

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

DAMP PROOF COARSE (D.P.C)
Horizontal heavy duty polythene DPC 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 also a dpc to all window heads,jambs and cills of all openings in cavity walls which must project 25mm into back of all frames.Provide performed cavity wall trays above windows & doors with weep vents at a max.of 2m centres with a min.of 2no.per opening.

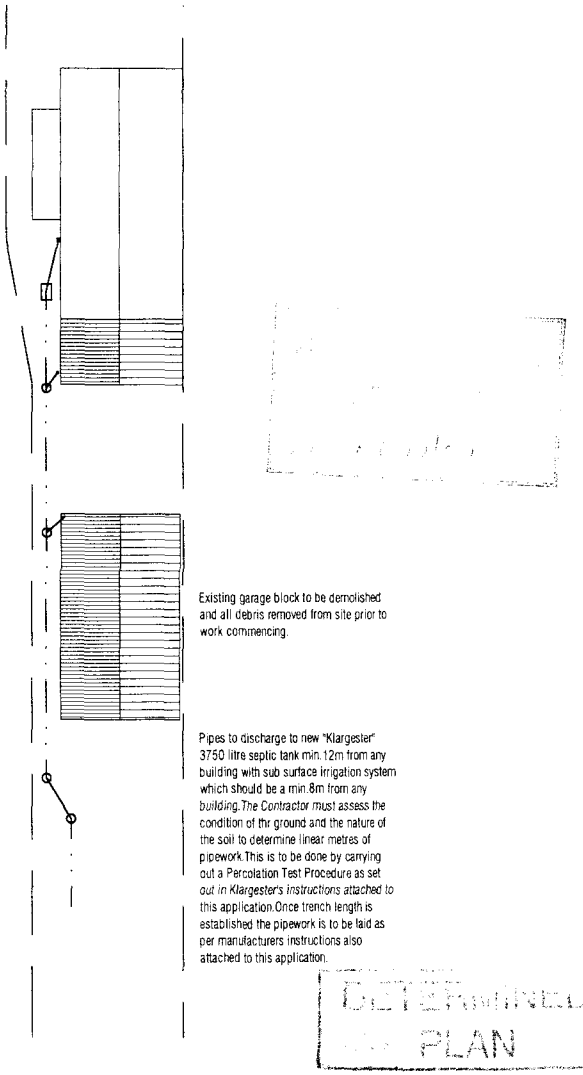
SOAKAWAYS
All soakaways to be min.of 5m from any building & a min.of 1m³ filled with rubble to within 450mm of external ground level.Overlay rubble with polythene sheet and backfill with clean topsoil.Note the soakaway inlet pipe must discharge to the centre of the soakaway in all directions.

RAINWATER DRAINAGE
White uPVC guttering and downpipes to 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 surronds laid to 1:100 falls to new soakaway.Soakaway specification detailed elsewhere.All existing discharges to be re-positioned when work *commences.Contractor to ensure* no live drains exist beneath proposed extension.

NOTE: ALL EXISTING DRAIN RUNS, INSPECTION CHAMBERS AND SEPTIC TANK TO BE REMOVED AND REPLACED WITH NEW AS DESCRIBED.

New I.C less than 650mm deep 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.

SITE PLAN SCALE 1:250



Underground drains to be 110mmØ uPVC Osma or equal approved with flexible joints laid on 100mm peagravel and min.150mm peagravel surronds.

Existing garage block to be demolished and all debris removed from site prior to work commencing.

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 change in bends and junctions.Contractor to ensure no live drains run beneath proposed works.

Pipes to discharge to new "Klargester" 3750 litre septic tank min.12m from any building with sub surface irrigation system which should be a min.8m from any *building.The Contractor must assess the* condition of thr ground and the nature of the soil to determine linear metres of pipework.This is to be done by carrying out a Percolation Test Procedure as set *out in Klargester's instructions attached to* this application.Once trench length is established the pipework is to be laid as per manufacturers instructions also attached to this application.

DETERMINED PLAN

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

PROPOSED EXTENSION FOR MR & MRS MIKE STACEY @ RIVERDENE, RISEGATE RD, GOSBERTON RISEGATE

REV DESCRIPTION:

DRG No.: 10 | MARCH' 02 | REV:

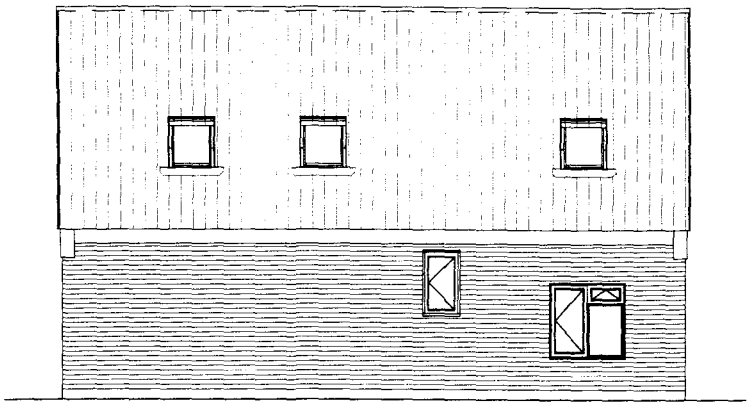
GENERAL CONDITIONS

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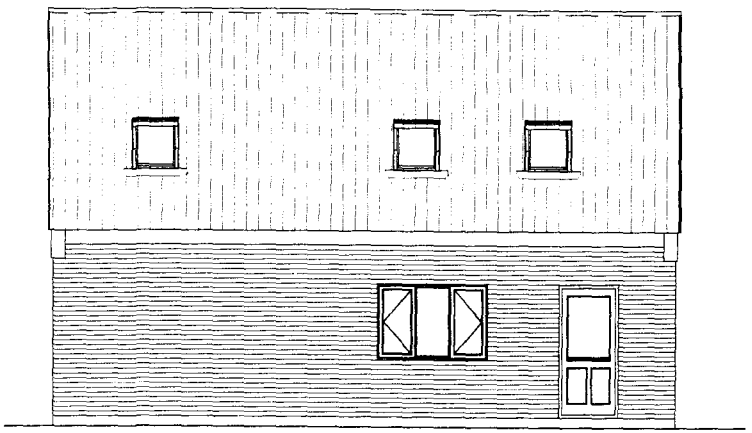
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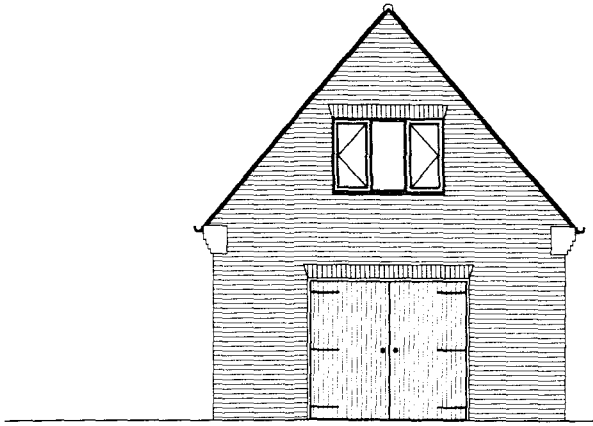
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PROPOSED RISEGATE ROAD ELEVATION
OF GARAGE BLOCK



PROPOSED SIDE ELEVATION
OF GARAGE BLOCK



PROPOSED REAR ELEVATION
FROM RISEGATE ROAD



PROPOSED COURTYARD ELEVATION

PLAN

REMWAY DESIGN - 3 Rembrandt Way, Spalding, Lincs,PE11 3HX Tel: 07815 112 058

PROPOSED EXTENSION FOR MR & MRS MIKE STACEY @ RIVERDENE, RISEGATE RD, GOSBERTON RISEGATE

REV DESCRIPTION:			
DRG No.: 09	MARCH 02	REV:	

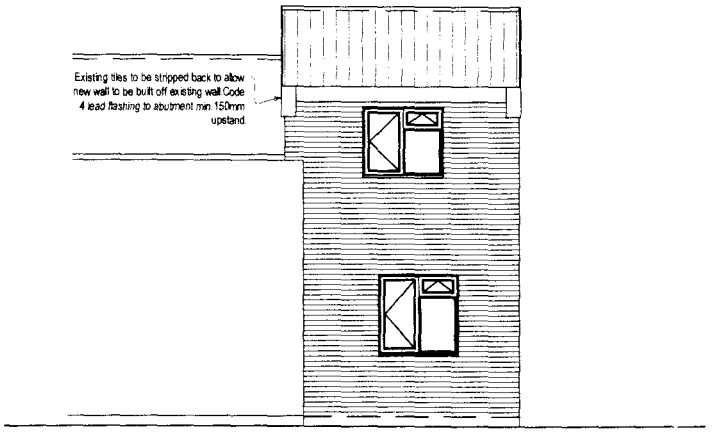
GENERAL CONDITIONS

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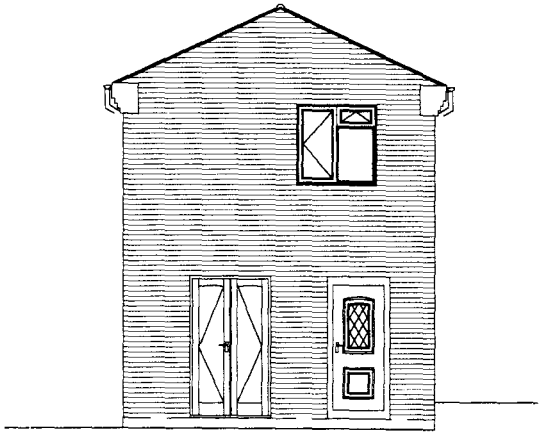
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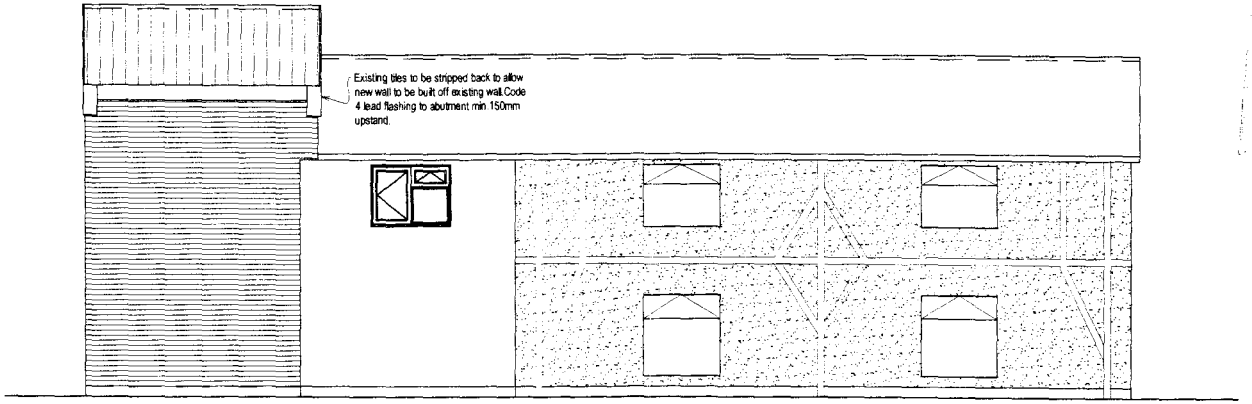
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PROPOSED SIDE ELEVATION



PROPOSED COURTYARD ELEVATION



PLAN

REMWAY DESIGN - 3 Rembrandt Way, Spalding, Lincs,PE11 3HX Tel: 07815 112 058

PROPOSED EXTENSION FOR MR & MRS MIKE STACEY @ RIVERDENE, RISEGATE RD, GOSBERTON RISEGATE

REV DESCRIPTION:			
DRG No.: 08	MARCH' 02	REV:	

GENERAL CONDITIONS
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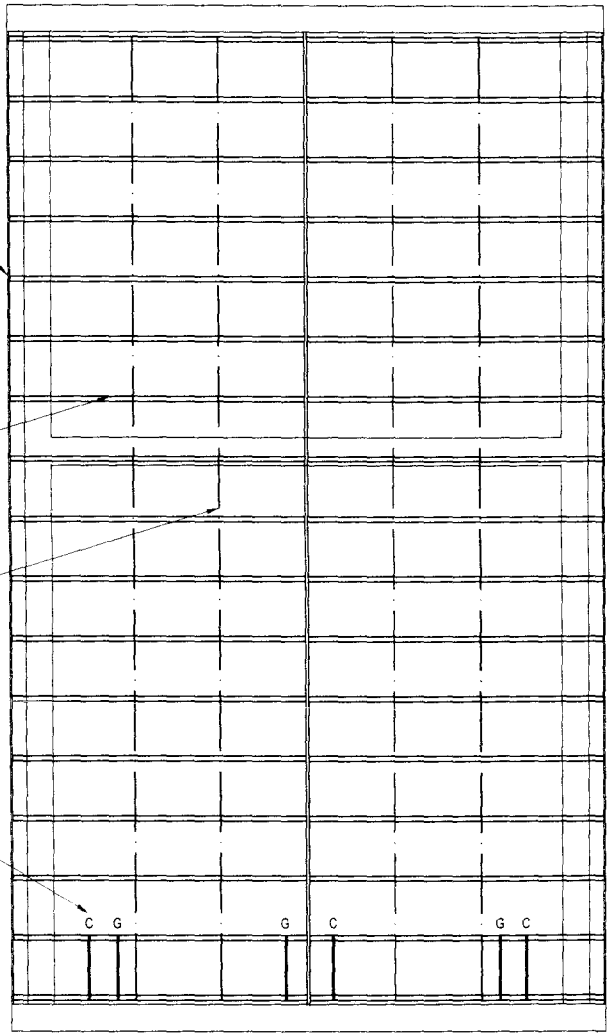
Soffit and fascia profile to match existing but to be white uPVC fitted strictly in accordance with manufacturer's recommendations

Attic Trussed Rafters complete with integral floor joists to be at max.600mm ctrs.Roof construction to be designed strictly in accordance with BS5268 Part 3 1985 and strictly designed to specialist manufacturers details.Calculations to be submitted to the L.A building inspectors approval prior to any materials being placed on order.

25X100 diagonal and longitudinal wind bracing.Lap joints (if required) to be taken over 2no.trusses all in accordance with BS5268 Part 3 - 1985.Contractor to erect trusses and bracing in accordance with specialist details.

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

30x5 ms straps over 2no. trusses at max 2m ctrs to gable ends (G) and ceiling level (C). 1no.gable strap to be within 500mm of ridge.



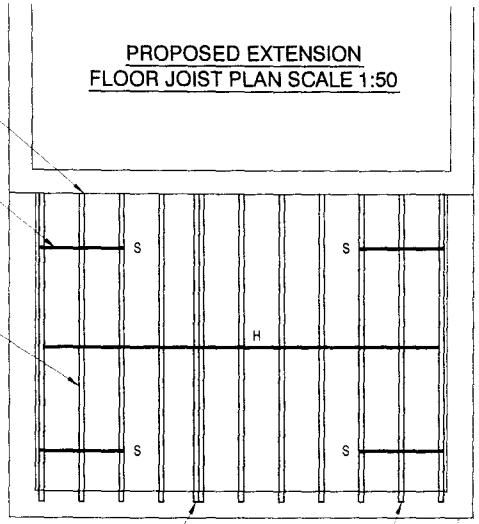
PROPOSED ROOF PLAN
SCALE 1:50

PROPOSED EXTENSION FLOOR JOIST PLAN SCALE 1:50

Joists to be supported off joist hangers fixed strictly in accordance with manufacturer's instructions.

30x5 m/s anchor straps (S) @ 2m ctrs

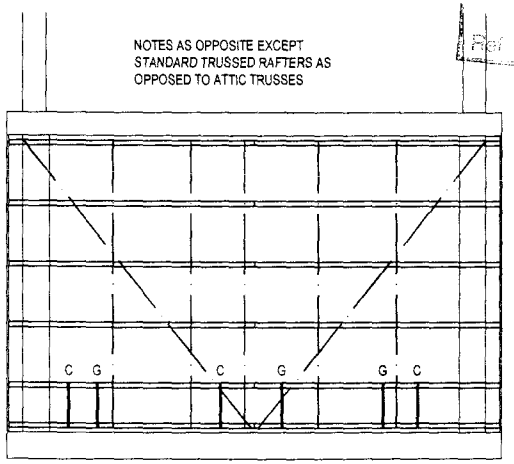
200x50 joists @ max.400mm ctrs.solid herringbone strutting (H) @ mid span.Build joists into walls to full bearing width of blockwork.Ensure joists do not encroach into cavity.



2no.200x50 joists to be doubled-up under studwork partition

All cut ends of joists to be sealed with suitable preservative

NOTES AS OPPOSITE EXCEPT STANDARD TRUSSED RAFTERS AS OPPOSED TO ATTIC TRUSSES



PROPOSED EXTENSION ROOF PLAN
SCALE 1:50

PLAN

REMWAY DESIGN - 3 Rembrandt Way, Spalding, Lincs,PE11 3HX Tel: 07815 112 058

PROPOSED EXTENSION FOR MR & MRS MIKE STACEY @ RIVERDENE, RISEGATE RD, GOSBERTON RISEGATE

REV DESCRIPTION:

DRG No.: 07	MARCH' 02	REV:

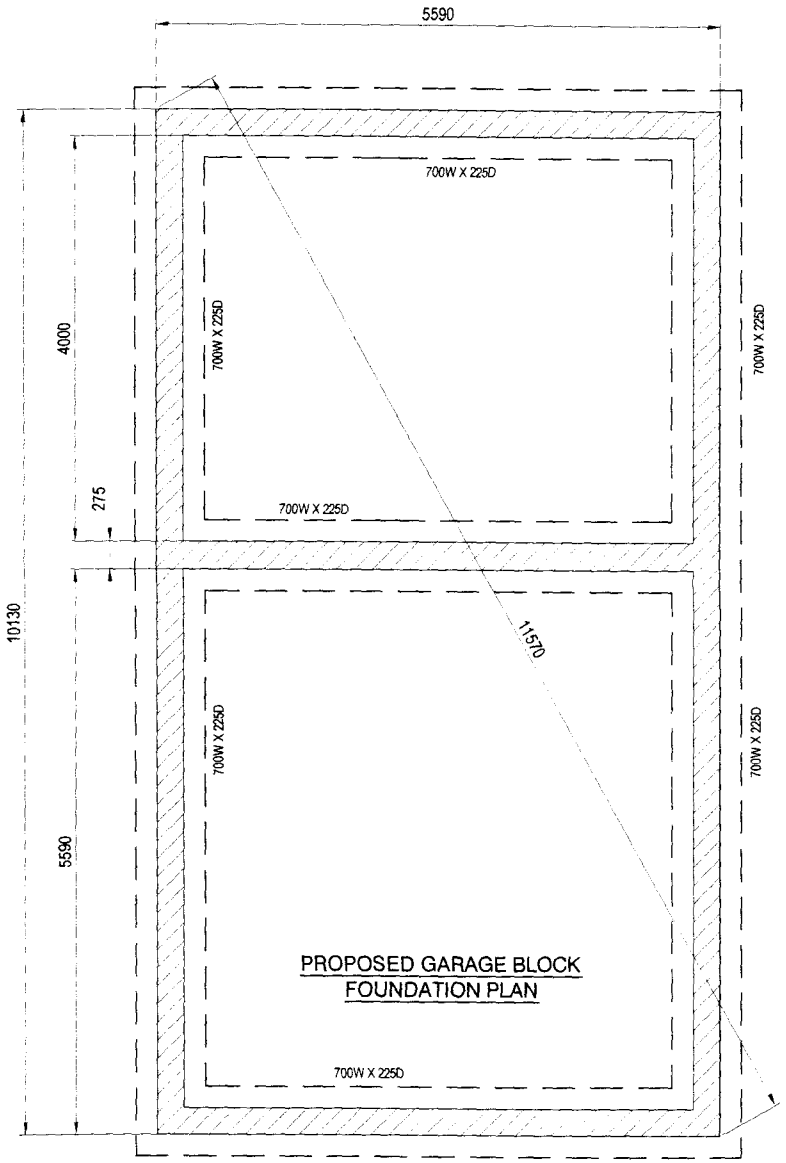
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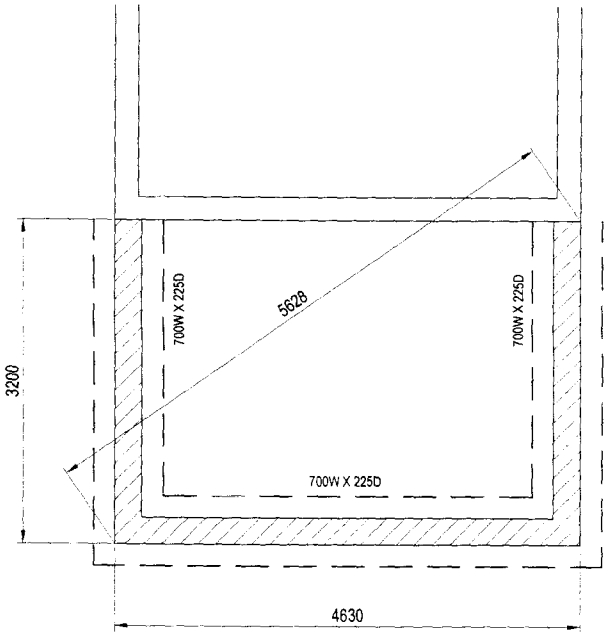
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PROPOSED GARAGE BLOCK
FOUNDATION PLAN



PROPOSED EXTENSION
FOUNDATION PLAN

DETERMINED
PLANS

REMWAY DESIGN - 3 Rembrandt Way, Spalding, Lincs,PE11 3HX Tel: 07815 112 058

PROPOSED EXTENSION FOR MR & MRS MIKE STACEY @ RIVERDENE, RISEGATE RD, GOSBERTON RISEGATE

REV DESCRIPTION:

DRG No : 06 | MARCH' 02 | REV:

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

Roof ventilation to achieve 0.4% of roof plan area via Ubbink over fascia ventilating system and Ventilated ridge tiles full length fixed strictly in accordance with manufacturers recommendations.

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

Lay 19mm Weyroc Tongue and Grooved flooring grade wood particle boarding or equal approved on top of first floor joists

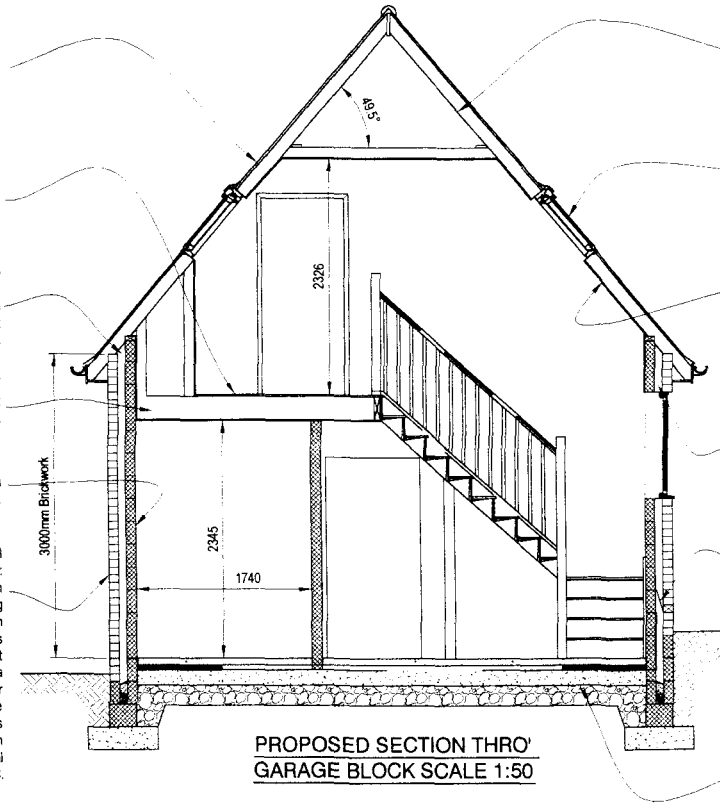
Close all cavity walls at jambs with 15mm Damcor and 50mm reveal blocks or similar approved.Close top of cavity walls with 75mm Dritherm or similar approved insulation batt supported on wall ties.

Proposed floor joists to be an intergral part of Attic roof truss designed by specialist manufacturer.

All internal cavity walls unless noted otherwise to be 100mm lightweight insulating blockwork with 12.7mm plasterboard with skim finish.

New external walls to be 275mm overall thickness comprising of:
-100mm external facing brickwork to match existing
-75mm cavity filled with either Crown Dritherm (or equal approved) built in as work progresses or nominate a specialist contractor to inject insulation into cavity.The later would require a written guarantee from the specialist contractor and be carried out strictly in accordance with the manufacturers recommendations
-100mm lightweight insulating blockwork in accordance with BS6073 parts 1 & 2. External wall to achieve 'U' value of 0.35w/m² K. C.

WALLS BELOW D.P.C
3no.Coarse of Class B 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 min. of 225mm below DPC with lean concrete mix.



PROPOSED SECTION THRO' GARAGE BLOCK SCALE 1:50

Roof to achieve a 'U' value of 0.16w/m²K by using 2no.layers of 60mm Celotex Double R GA2000 rigid insulation board fixed between rafters on timber noggings fixed securely to sides of each rafter with 12.7mm Duplex plasterboard.Celotex boarding & noggings to be fixed, cut and installed strictly in accordance with manufacturer's instructions. Noggings to be fixed to ensure min.50mm ventilation gap.

Velux roof window fitted strictly in accordance with manufacturers instructions.

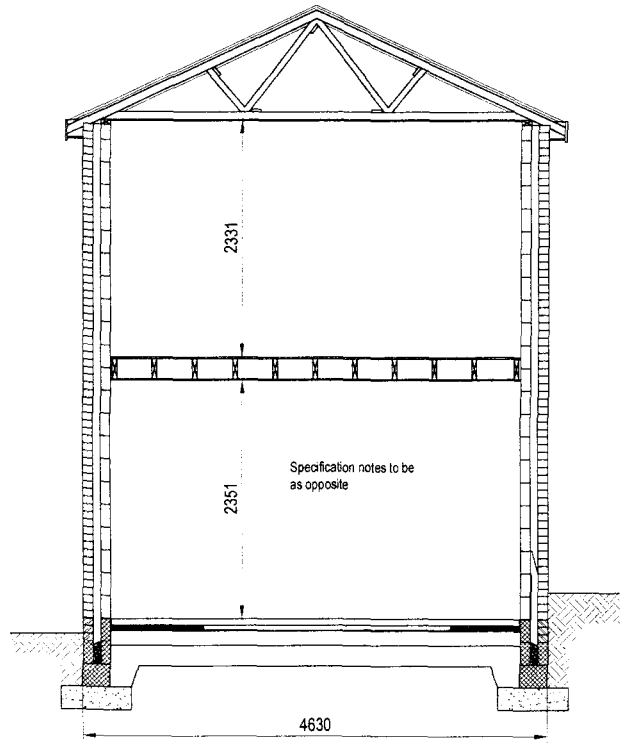
All ceilings to be 12.7mm plasterboard to BS1230.
Ceilings to be have Artex finish to clients requirements.Plasterboard sheets to be fixed with joints staggered and must be layed perpendicular to all joist runs.Fix boards at a min.150mm centres.

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.

DPM to extend into cavity tight against external face of internal blockwork up 2no. coarses and built back into internal wall min. 150mm above external pavement level.Install continuous performed cavity tray in coarse above dpm with weep vents at max.2m centres.

65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge poythene separating layer on a 60mm Celotex Double R GA2000 rigid insulation board or similar approved on 100mm thick ST4 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.All service entries to be sealed with pressure sensitive tape. Floor to achieve 'U' value of 0.25w/m²K.

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 ST4 Grade 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 (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.



PROPOSED EXTENSION SECTON

DETERMINED
PLAN

REMWAY DESIGN - 3 Rembrandt Way, Spalding, Lincs,PE11 3HX Tel: 07815 112 058

PROPOSED EXTENSION FOR MR & MRS MIKE STACEY @ RIVERDENE, RISEGATE RD, GOSBERTON RISEGATE

REV DESCRIPTION:

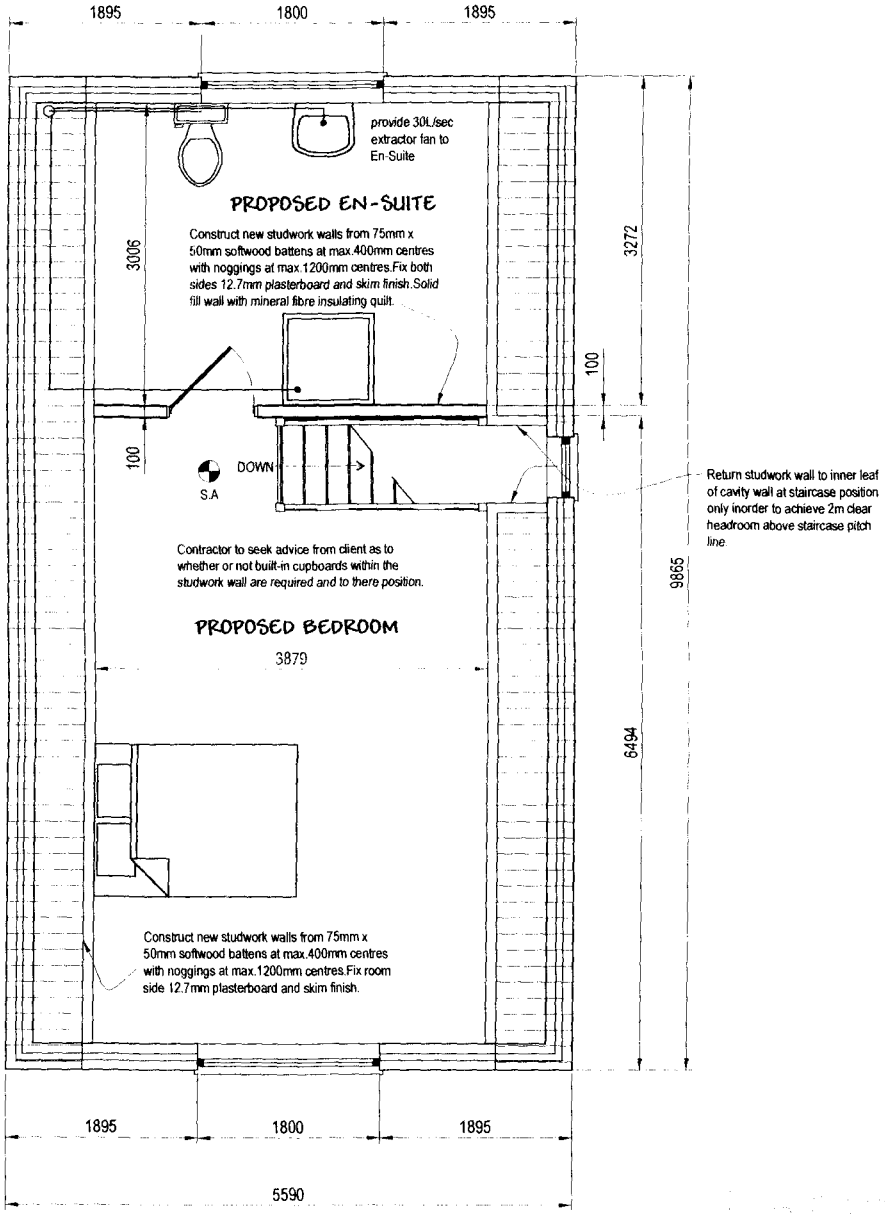
DRG No.: 05	MARCH' 02	REV:

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 immediately.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as a full Specification.No allowance has been made for any structural calculations or SAP calculations.If deemed necessary then these will be a chargable extra.

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



PROPOSED FIRST FLOOR PLAN
OF GARAGE BLOCK

PLAN

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

PROPOSED EXTENSION FOR MR & MRS M STACEY @ "RIVERDENE" RISEGATE RD, GOSBERTON RISEGATE

REV DESCRIPTION:			
DRG No. : 04	APRIL '02	REV: