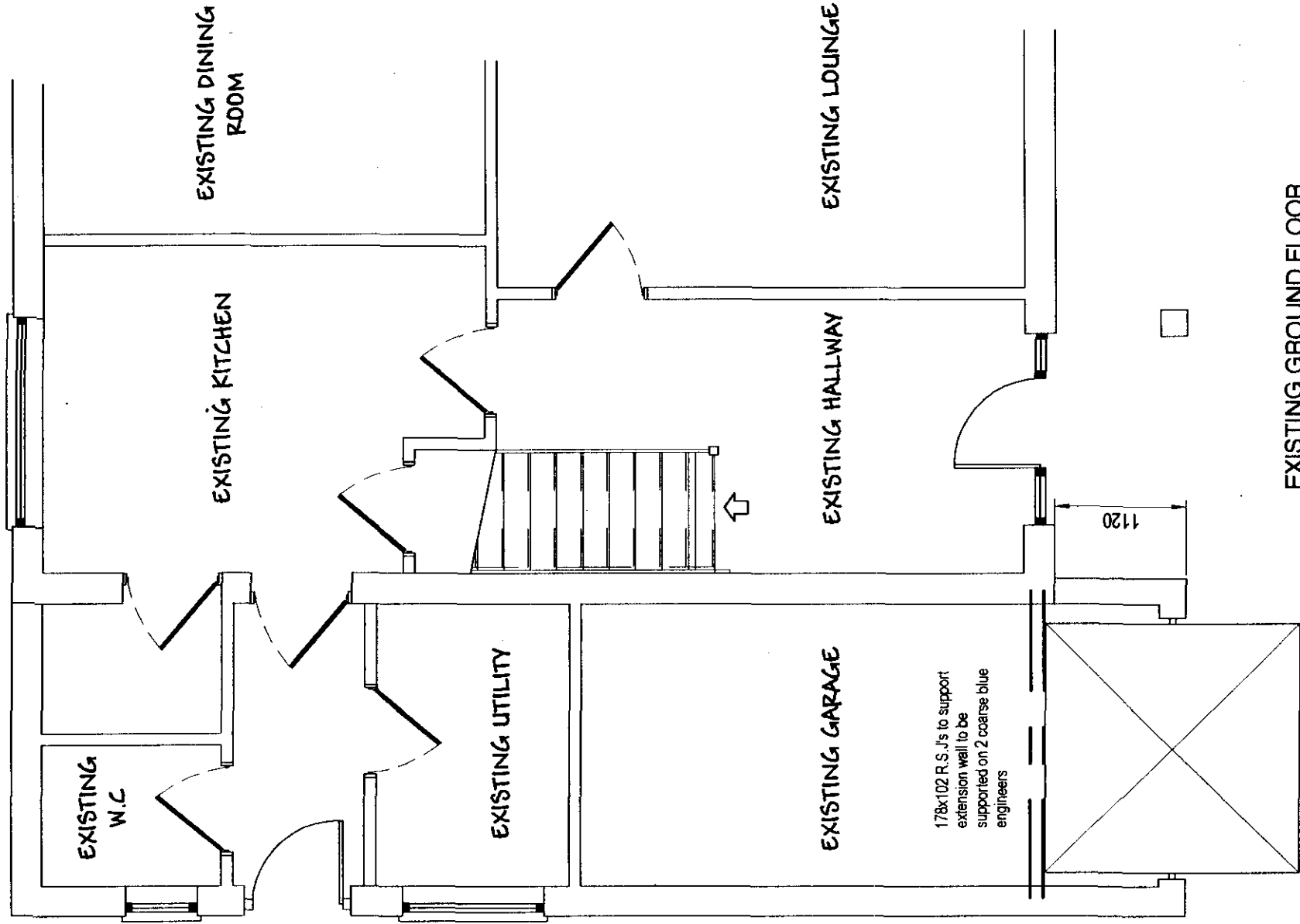
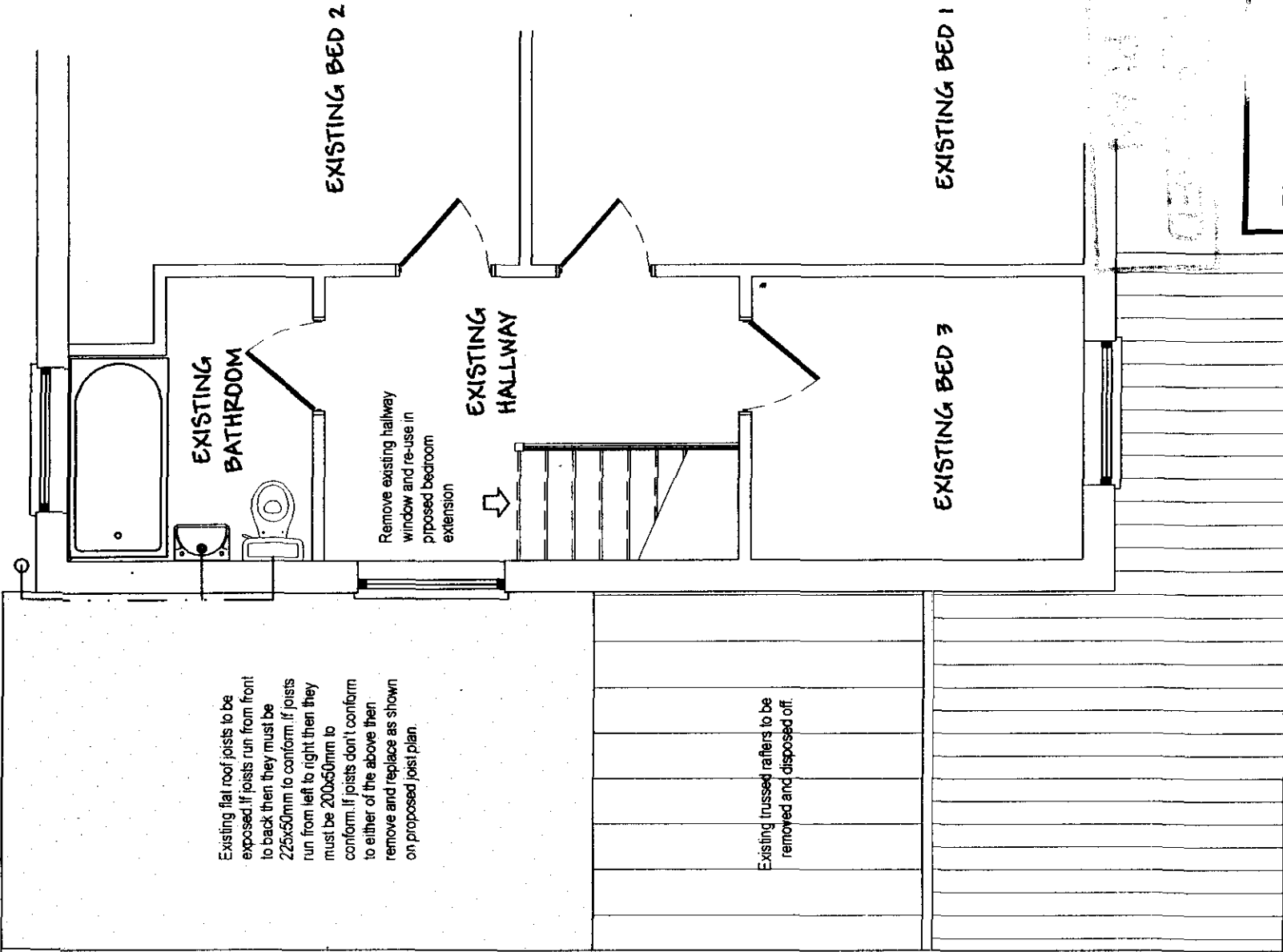


GENERAL CONDITIONS
Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials. Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.
The notes shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the client and Local Authority immediately.
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 practice and all necessary BS codes for Workmanship on Building Sites. Necessary then these will be a chargeable extra.



EXISTING GROUND FLOOR
PLAN SCALE 1:50



EXISTING FIRST FLOOR
PLAN SCALE 1:50

Planner
- 4 APR 2002
Ref 0406102

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

PROPOSED EXTENSION FOR MR & MRS COLIN FISHER @ No.3, MEADOWGATE LANE, SPALDING

REV DESCRIPTION:

DRG No.: 01

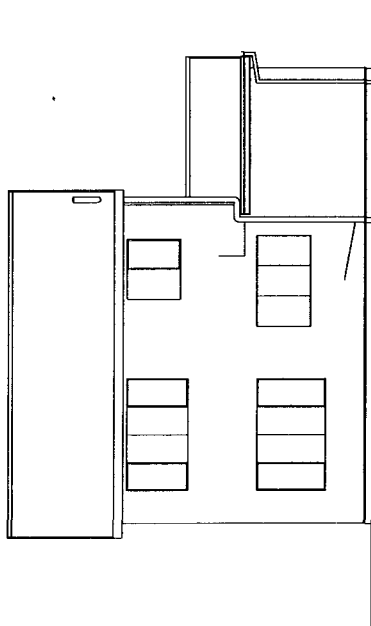
MARCH 02

REV:

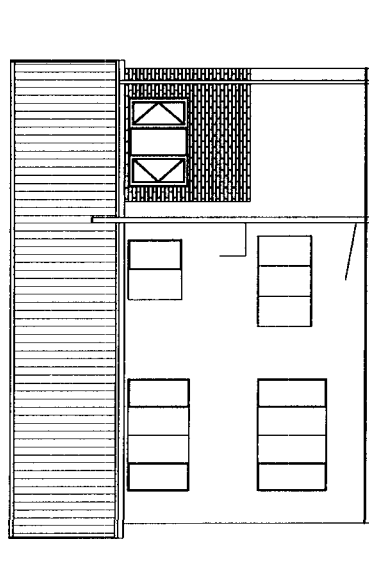
GENERAL CONDITIONS
All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the client and Local Authority immediately. Any discrepancies should be brought to the attention of the Client for remedial action before commencing work.

The notes shown are only 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 SFP calculations if deemed necessary then these will be a chargeable extra.

Any materials not specified to be of a standard suitable for the work shown are to be of a standard suitable in accordance with good building practice and all necessary BS codes for Workmanship on Building Sites.



EXISTING REAR ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100

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, SKIRTINGS & ARCHITRAVES

All internal finished timber to be agreed on site with the client prior to any materials being placed on order.

DAMP PROOF COARSE (D.P.C.)

Provide a d.p.c. to all window heads, girders and sills of all openings in cavity walls which must project 25mm into back of all frames. Provide performed cavity wall ties above windows doors and if applicable meter boxes with weep vents at a max of 2m centres with a min of 2m per opening.

MORTAR

All mortar to be 1:1.6 sand/cement/lime or equally approved.

WINDOWS

All windows to be uPVC double glazed with 800mm² trickle ventilators all in accordance with clients requirements. Opening vents to give 1/10th of floor area ventilation to all rooms. All glazing to meet the requirements of section 14 of the Building Regulations and BS6206 class B A1 double glazed units to be installed in accordance with BS 6262.

NOGGINGS

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

ROOF CONSTRUCTION

To be Trussed Rafter 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 manufacture 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 thermostatic radiator control valves.

ELECTRICAL INSTALLATION

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

RAINWATER DRAINAGE

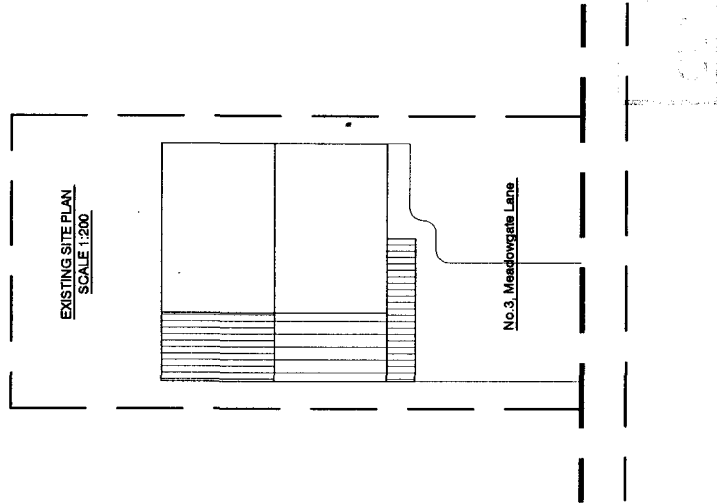
To be as existing and connected into existing guttering to discharge into existing downpipes.

WASTE SIZES FOR NEW PLUMBING

All new plumbing to have the following waste sizes:
W.C.s - 100mm ø Multikwik or similar approved
W.H.B.s - 32mm ø uPVC with 75mm Deep sealed trap
SINKS - 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 pipework exceeds 3m and W.H.B. pipework exceeds 1.5m.

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.



EXISTING SITE PLAN
SCALE 1:200

No.3, Meadowgate Lane

Planner
- 4 A... 2002

Ref C406102

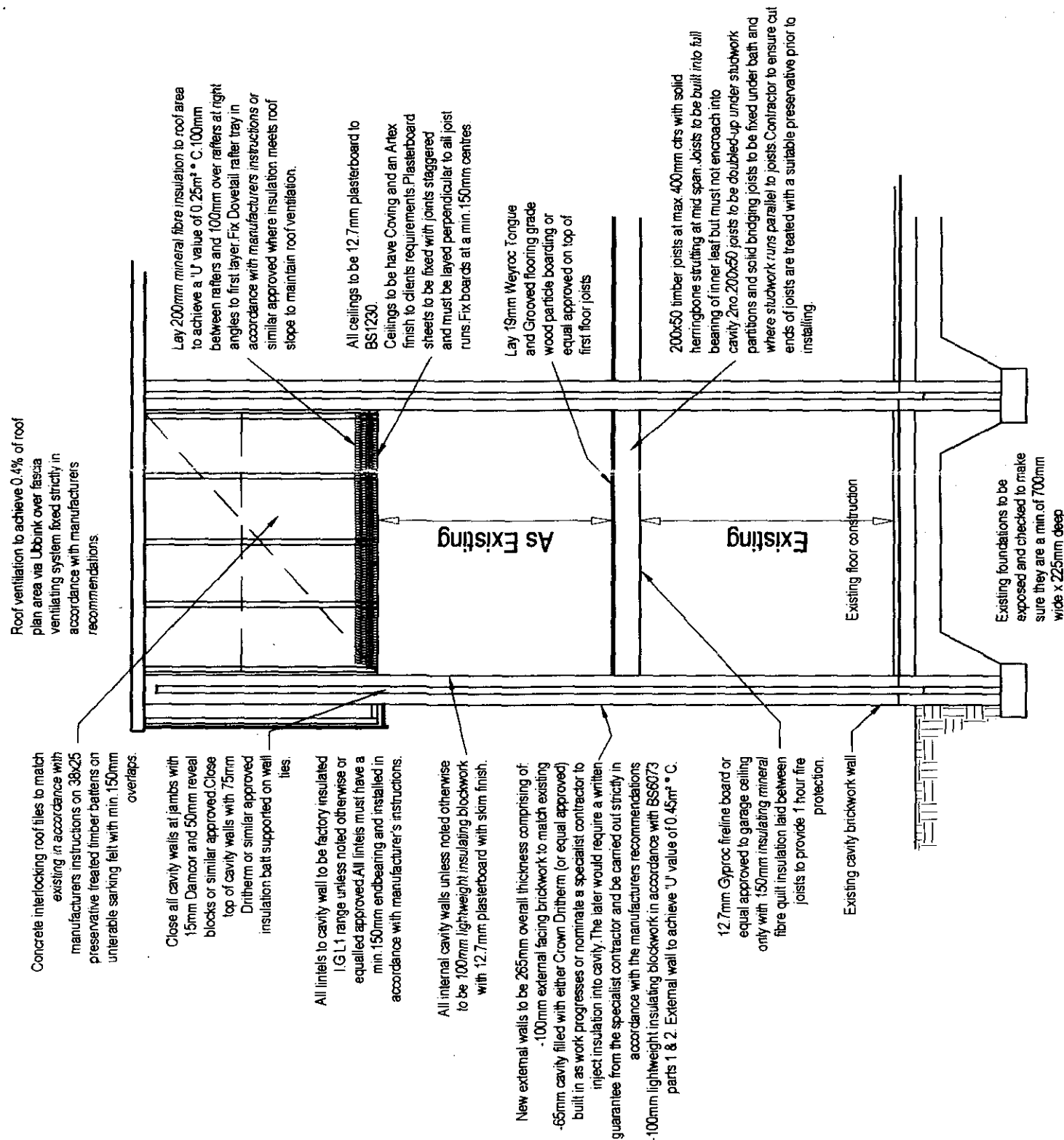
PROPOSED EXTENSION FOR MR & MRS COLIN FISHER @ No.3, MEADOWGATE LANE, SPALDING

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

REV DESCRIPTION:

DRG No.: 04 REV: MARCH 02

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.
The notes shown are based on typical site conditions for that area, only abnormal conditions should be brought to the full Specification. No allowance has been made for any structural calculations or SFE calculations. If deemed necessary then these will be a chargeable 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 practice and all necessary BS codes for Workmanship on Building Sites.



PROPOSED SECTION

SHDC
Planning & Development
- 4 APR 2002
Re: 0406102

R E M W A Y D E S I G N - 3 Rembrandt Way, Spalding, Lincs, PE11 3HX Tel: 07815 112 058

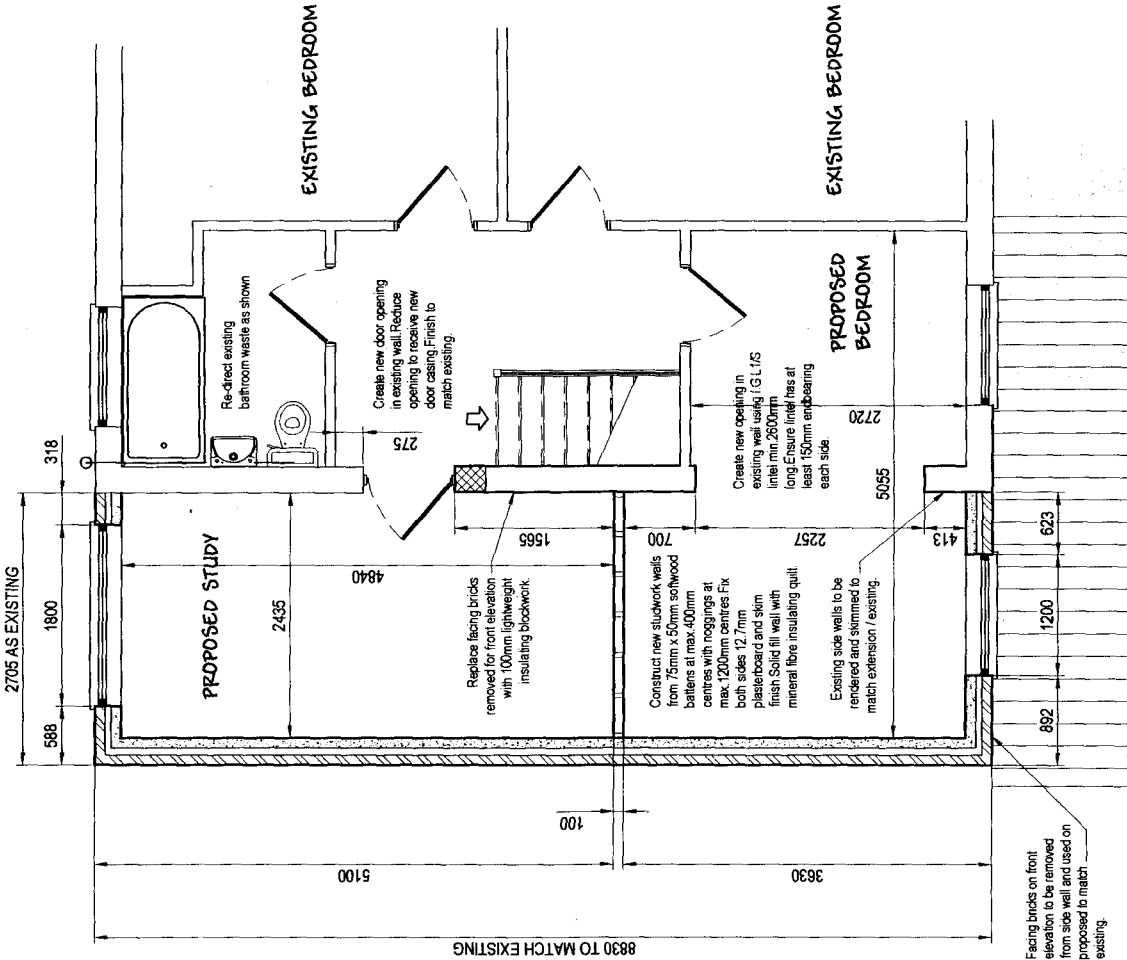
PROPOSED EXTENSION FOR MR & MRS COLIN FISHER @ No.3, MEADOWGATE LANE, SPALDING

REV DESCRIPTION:		
DRG No.:	05	MARCH' 02
		REV:

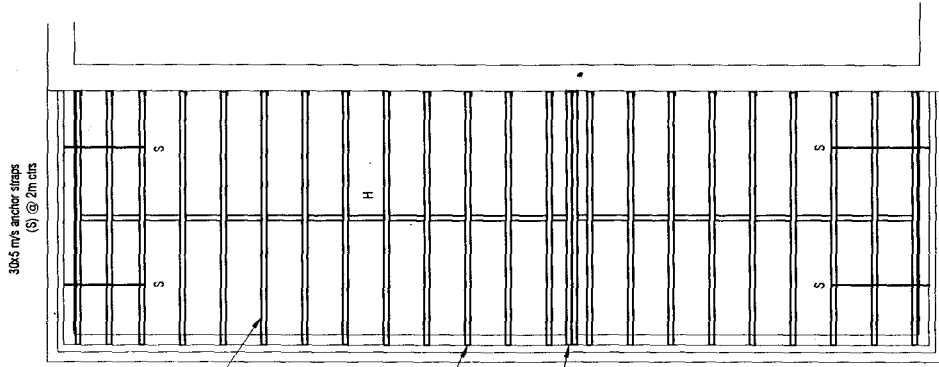
GENERAL CONDITIONS
 All details shown are based on typical site conditions for the work proposed and should not be treated as a guarantee of the Client or Local Authority immediately necessary then these will be a chargeable extra.

The notes shown are mainly to cover the requirements for the work proposed and not for the purpose of a full specification. The Client is responsible for obtaining all necessary BS codes for Materials on Building. Some necessary then these will be a chargeable extra.

Any materials not specified to be of a standard suitable for the work proposed and not for the purpose of a full specification. The Client is responsible for obtaining all necessary BS codes for Materials on Building. Some necessary then these will be a chargeable extra.



PROPOSED FIRST FLOOR
 PLAN SCALE 1:50



PROPOSED JOIST PLAN
 SCALE 1:50

Planning
 - 4 APR 2002
 Rel 0406102

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

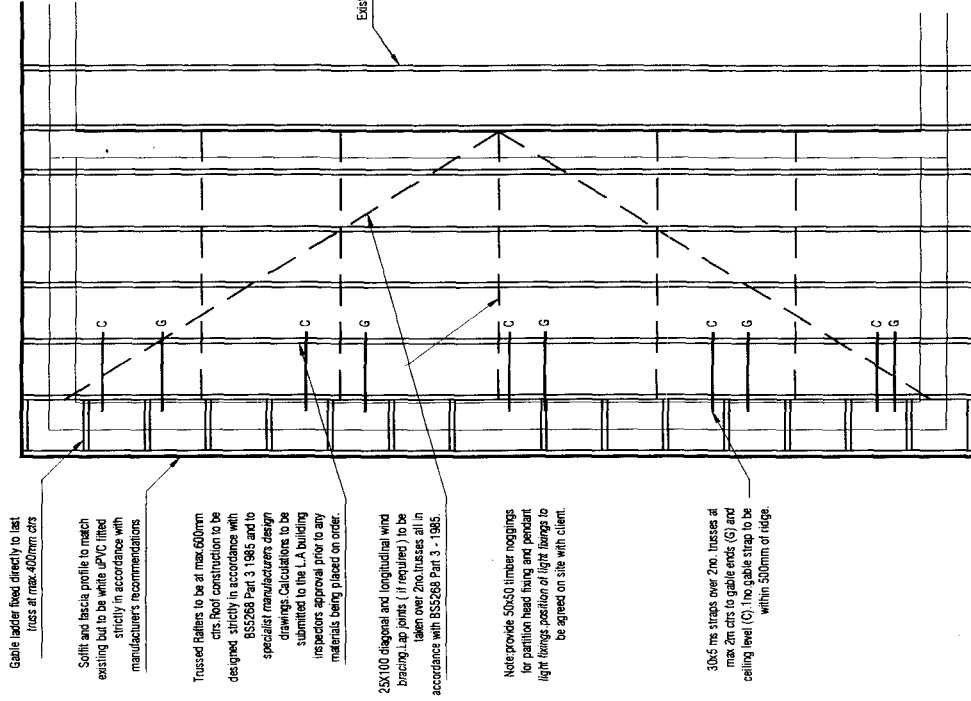
PROPOSED EXTENSION FOR MR & MRS COLIN FISHER @ No.3, MEADOWGATE LANE, SPALDING

REV DESCRIPTION:

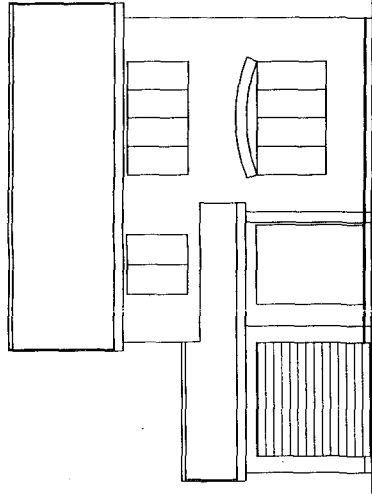
DRG No: 02 REV:

MARCH 02

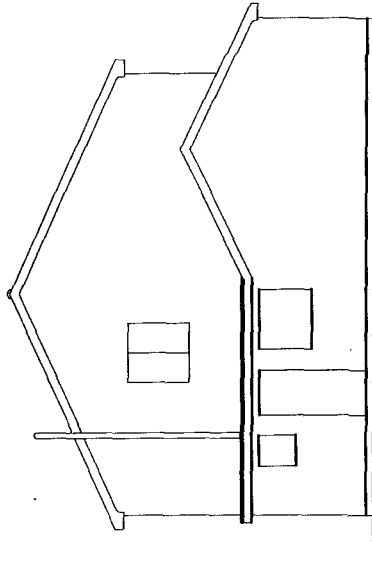
GENERAL COMMENTS
All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the Client and Local Authority immediately.
The notes shown are mostly to cover the requirements of Building Regulations and should not be treated as a final Specification. The Client has been made aware of the necessary BS codes for workmanship on Building Sites. 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 practice and all necessary BS codes for workmanship on Building Sites.



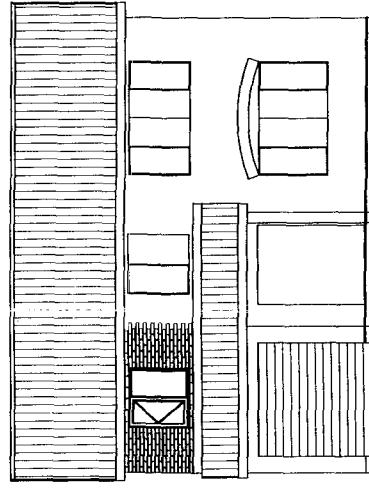
PROPOSED ROOF PLAN
SCALE 1:50



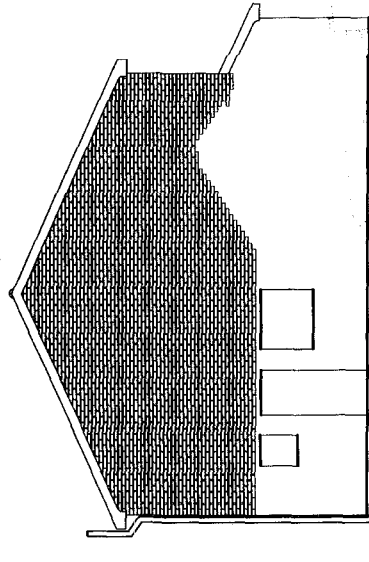
EXISTING FRONT ELEVATION
SCALE 1:100



EXISTING SIDE ELEVATION
SCALE 1:100



PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100

Planned
reupfront
- 4 April 2002

RE M W A Y D E S I G N - 3 Rembrandt Way, Spalding, Lincs, PE11 3HX Tel: 07815 112 058

PROPOSED EXTENSION FOR MR & MRS COLIN FISHER @ No. 3, MEADOWGATE LANE, SPALDING

REV DESCRIPTION:

DRG No.: 03

MARCH '02

REV: