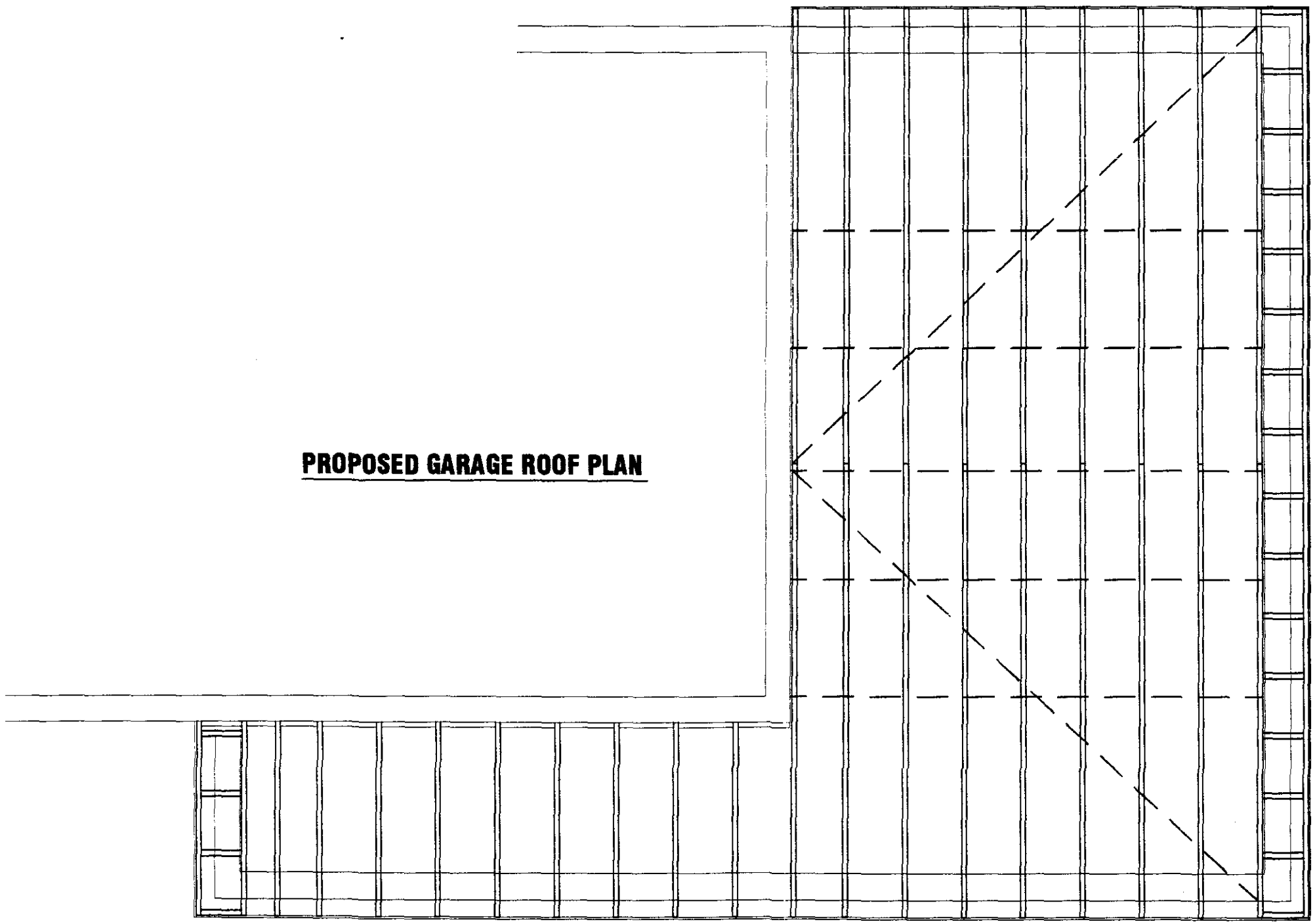
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PROPOSED GARAGE ROOF PLAN

GARAGE ROOF CONSTRUCTION TO BE AS EXTENSION ROOF PLAN.

38X100 rafters and ceiling joists over porch

1:50

REMWAY DESIGN - 3 Rembrandt Way, Spalding, Lincs, PE11 3HX Tel: 07815 112 058 e-mail: jason@remwaydesign.co.uk

1st FLR REAR EXTENSION FOR MR SCOTT GENEVER @ 15, APELDOORN GARDENS,SPALDING

REV DESCRIPTION:		
DRG No. DC/07	DEC'2001	REV:

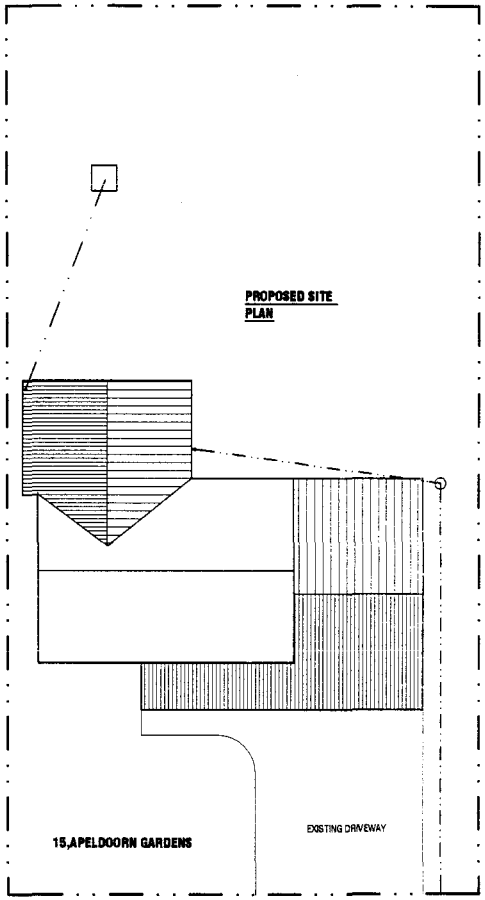
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1:200

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1st FLR REAR EXTENSION FOR MR SCOTT GENEVER @ 15, APELDOORN GARDENS,SPALDING

REV DESCRIPTION:		
DRG No. DC/10	DEC'2001	REV:

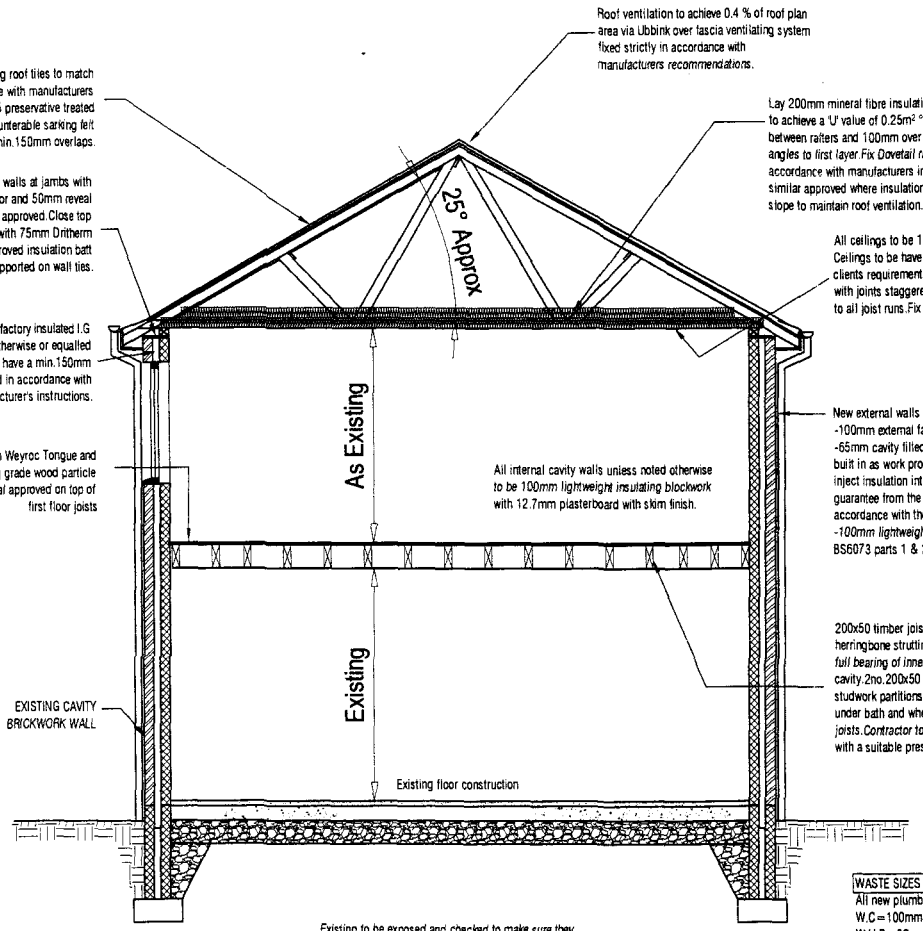
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HOUSE DRAINAGE
110mm Ø uPVC pipe to have max.1:80 & min.1:40 fall with 100mm peagravel bed and 150mm peagravel to pipe surrond to discharge into existing inspection chamber.*Drain runs with less* than 300mm cover to have paving slab protection over trench on top of peagravel surrond on haunched back trench.Omit where concrete path is cast over pipe runs.



PROPOSED SECTION

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.

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.*

EXTRACTOR FANS
En-suite & Bathroom=to give 15 litres/second

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

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DAMP PROOF COURSE (D.P.C)
Provide 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 and if applicable meter boxes with weep vents at a max.of 2m centres with a min.of 2no.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 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.

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 alt 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.

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.

PORCH GROUND FLOOR
65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge poythene separating layer on a 50mm Jablite 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.Thicken floorslab underneath internal walls.

PORCH FOUNDATIONS
Existing building area to be stripped of all vegetable matter and excavated 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.

1:50

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1st FLR REAR EXTENSION FOR MR SCOTT GENEVER @ 15, APELDOORN GARDENS,SPALDING

REV	DESCRIPTION:		
DRG No. DC/09	DEC'2001	REV:	

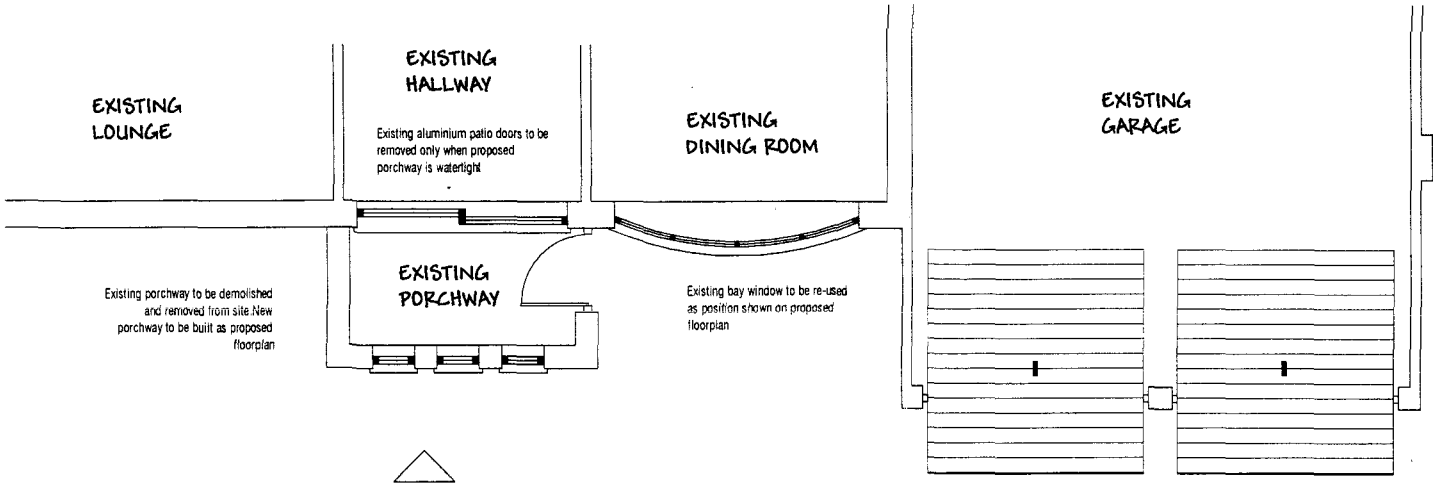
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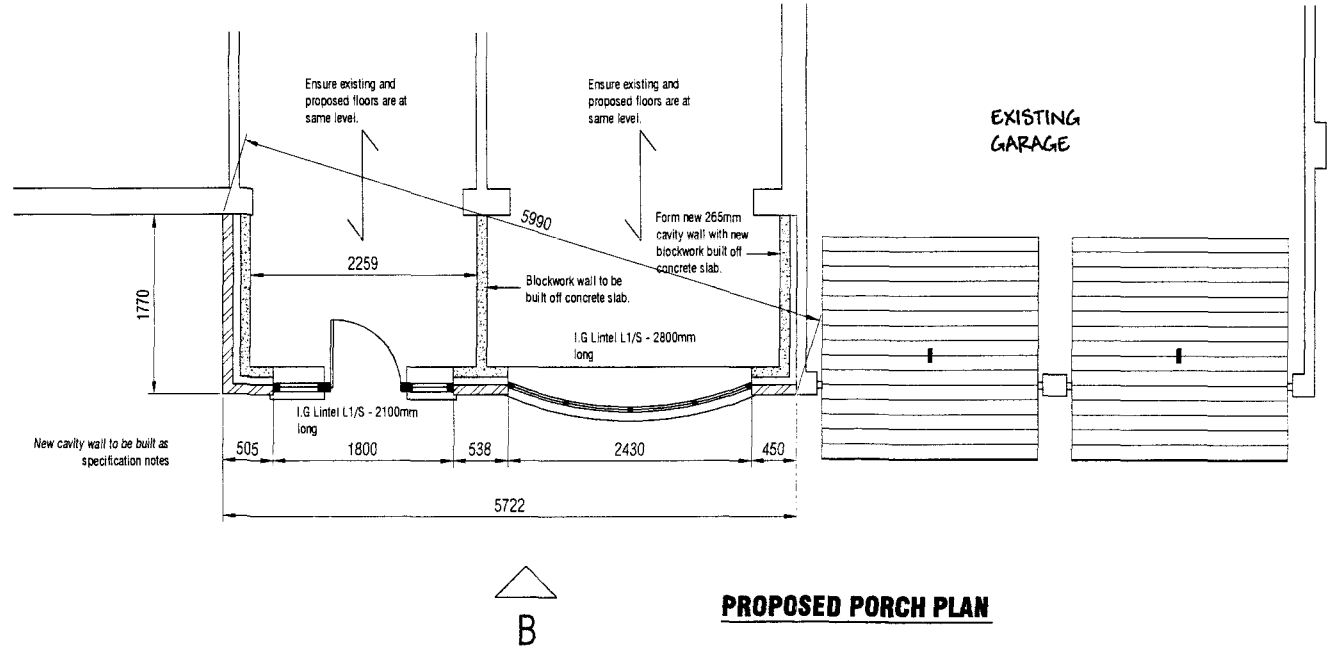
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PROPOSED PORCH PLAN

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1st FLR REAR EXTENSION FOR MR SCOTT GENEVER @ 15, APELDOORN GARDENS,SPALDING

REV DESCRIPTION:		
DRG No. DC/08	DEC'2001	REV:

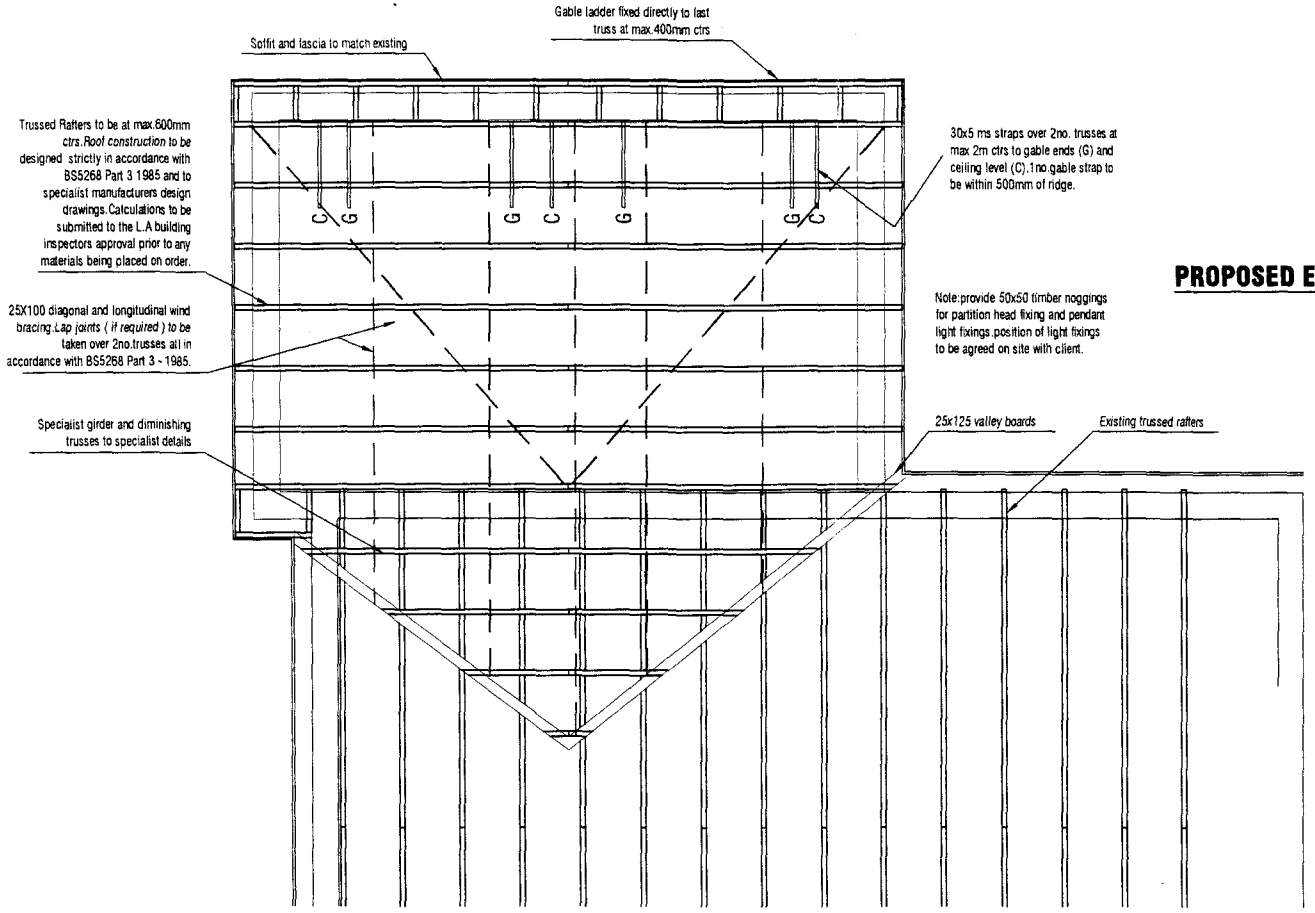
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PROPOSED EXTENSION ROOF PLAN

1:50

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1st FLR REAR EXTENSION FOR MR SCOTT GENEVER @ 15, APELDOORN GARDENS, SPALDING

REV DESCRIPTION:		
DRG No. DC/06	DEC'2001	REV:

GENERAL CONDITIONS

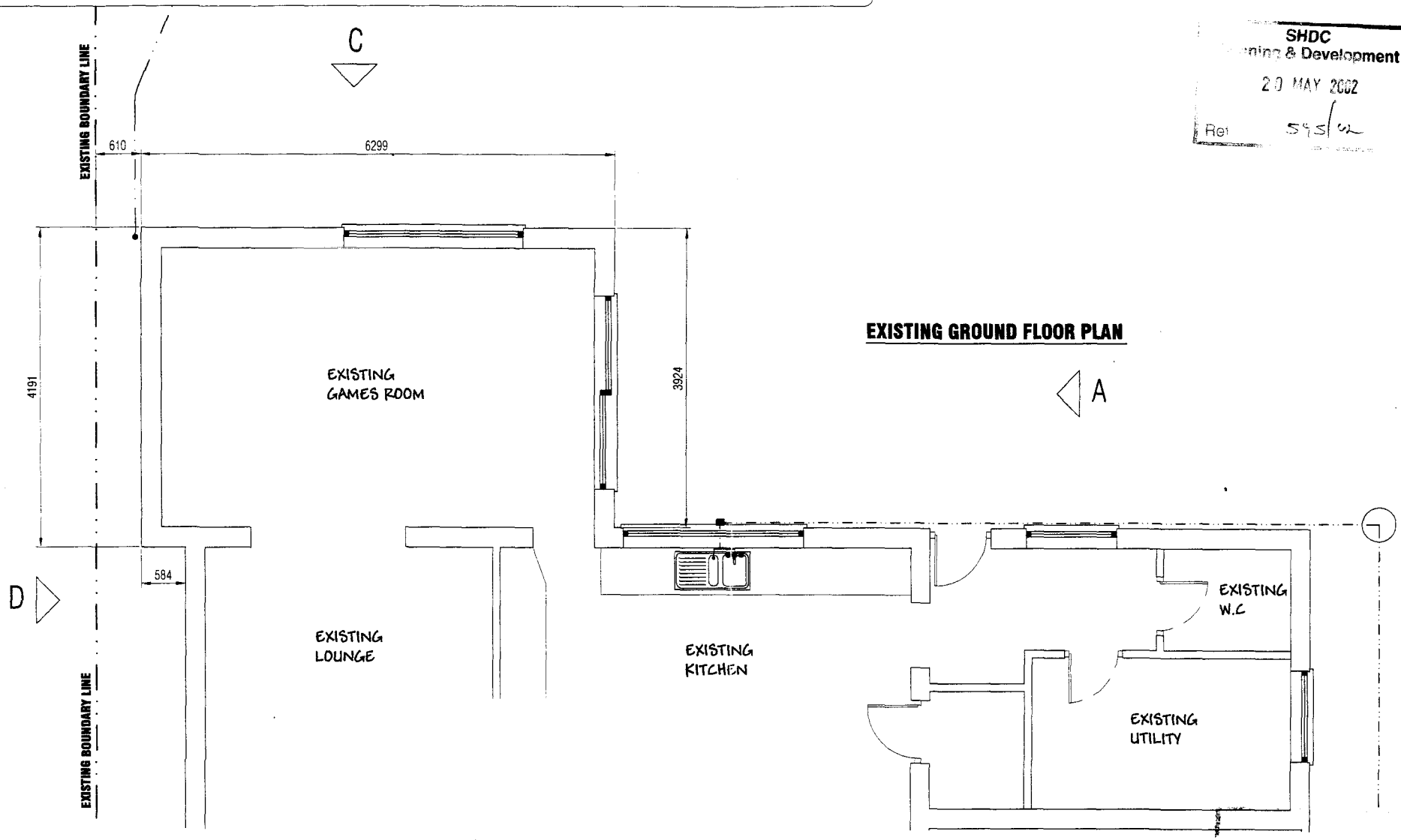
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EXISTING GROUND FLOOR PLAN

1:50

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1st FLR REAR EXTENSION FOR MR SCOTT GENEVER @ 15, APELDOORN GARDENS, SPALDING

REV	DESCRIPTION:		
DRG No. DC/05		DEC'2001	REV:

GENERAL CONDITIONS

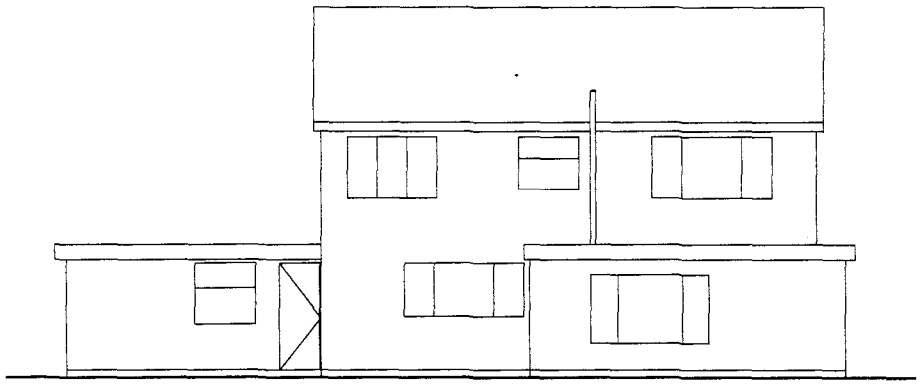
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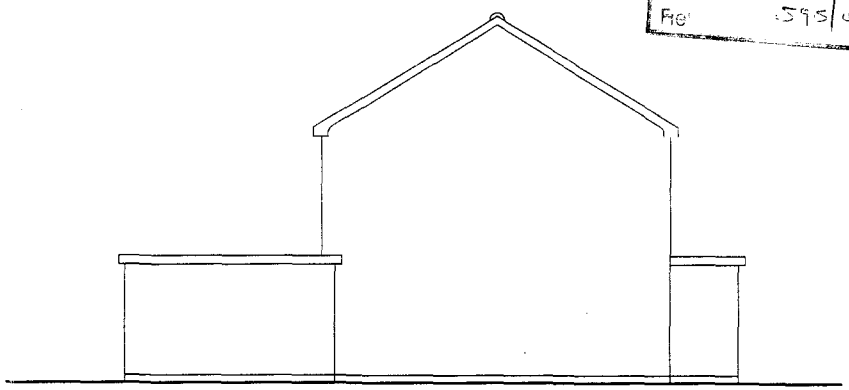
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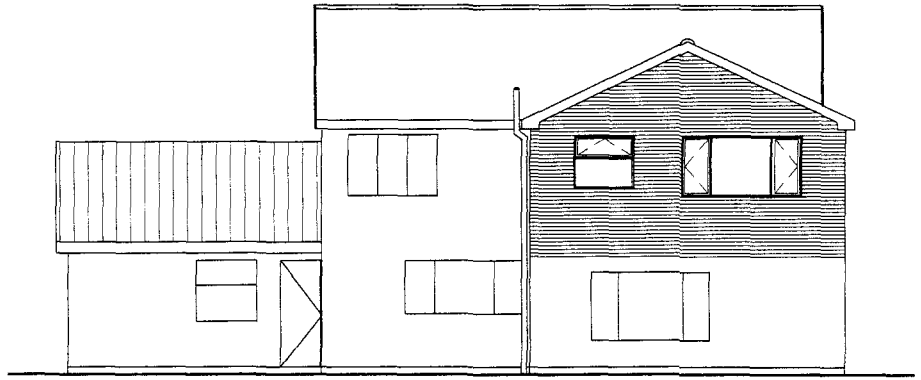
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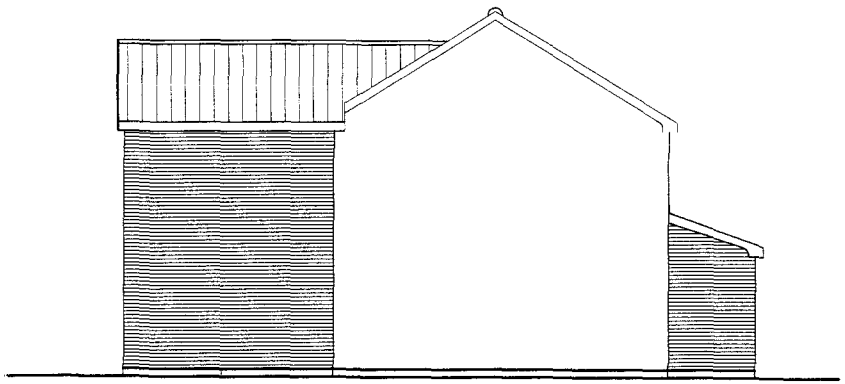
EXISTING REAR ELEVATION C



EXISTING REAR ELEVATION D



PROPOSED REAR ELEVATION C



PROPOSED REAR ELEVATION D

1:100

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C

6299mm TO MATCH EXISTING

610 | 864 | 2380 | 977 | 1200 | 878

New RWP to be connected to existing downpipe to discharge into existing soakaway

Existing bedroom window to be re-used here

Existing bathroom window

PROPOSED BEDROOM

PROPOSED EN-SUITE

PROPOSED BATHROOM

PROPOSED DRESSING ROOM

EXISTING HALLWAY

EXISTING BEDROOM

4191mm TO MATCH EXISTING

3657

2234

820 | 900 | 1076 | 900

225

3557

1323

100

2108

1450

584

2380mm Existing

1920

691

External existing wall to be rendered and skimmed to match extension walls

Ensure existing and proposed floors are at same level.

Remove existing window and install in new position shown in extension wall.Render and skim opening to match existing

Construct new studwork walls from 75mm x 50mm softwood battens at max.400mm centres with noggings at max.1200mm centres.Fix both sides 12.7mm plasterboard and skim finish.Solid fill wall with mineral fibre insulating quilt.

New s.v.p to be connected to existing inspection chamber to discharge into existing mains sewer

Existing flat roof to be stripped off and removed from site.Seek clients approval before removing / disposing of existing timber joists

Remove existing window and create new opening as shown using new I.G lintel I.G/HD - 1800mm long.Render and skim wall to match existing

A

D

B

EXISTING BOUNDARY LINE

PROPOSED FIRST FLOOR PLAN

1:50

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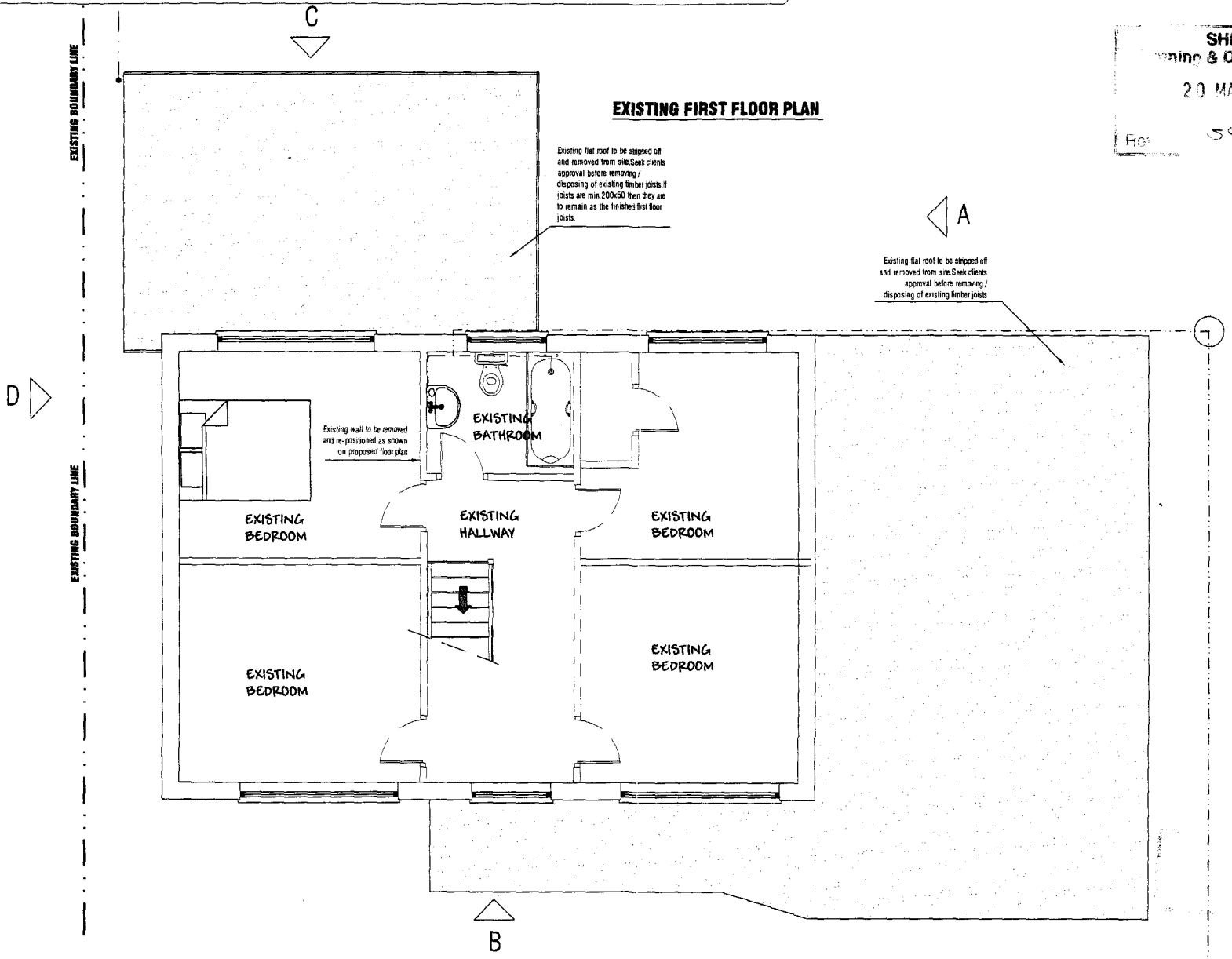
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EXISTING FIRST FLOOR PLAN



1:50

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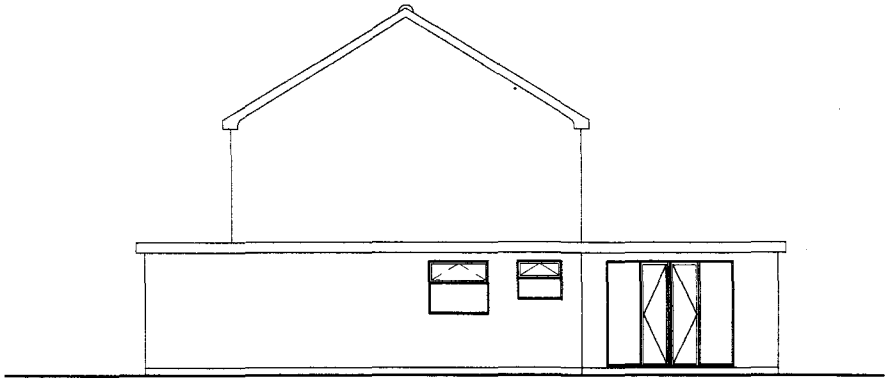
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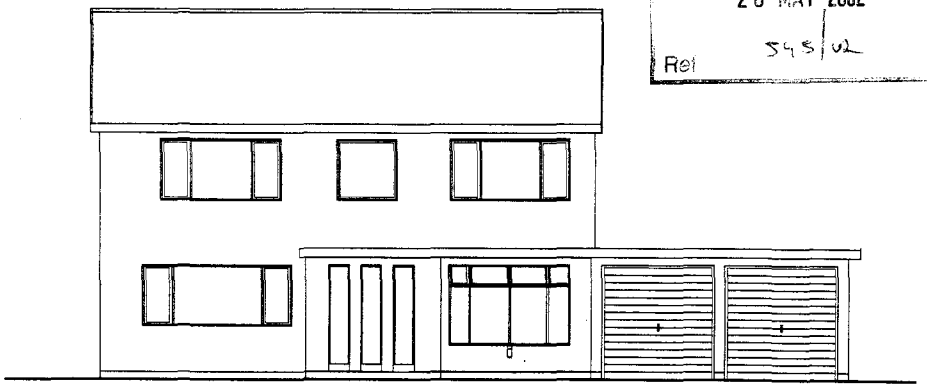
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EXISTING REAR ELEVATION A

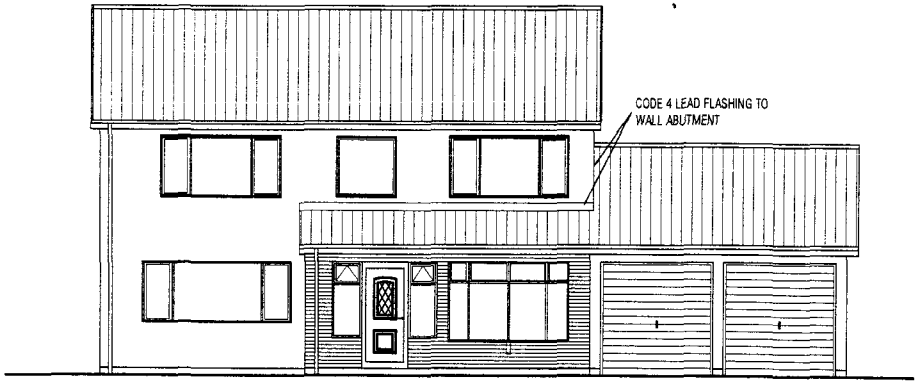


EXISTING REAR ELEVATION B

Roof pitch to be approx.24°.Exact angle of roof to ensure min.150mm lead flashing 2no. coarses below window cill.



PROPOSED REAR ELEVATION A



PROPOSED REAR ELEVATION B

1:100

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