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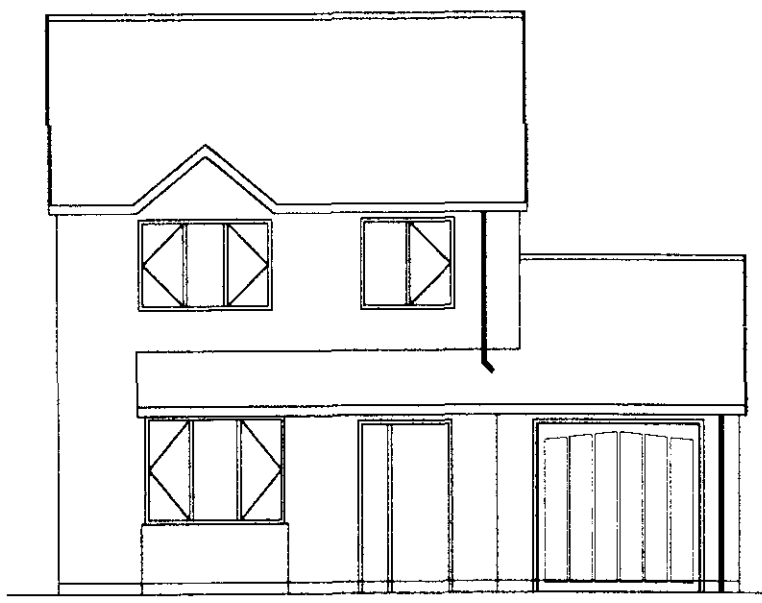
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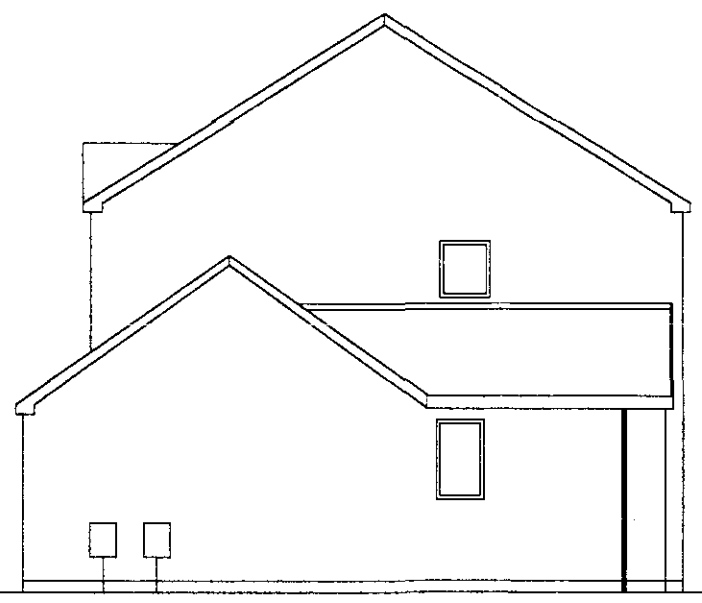
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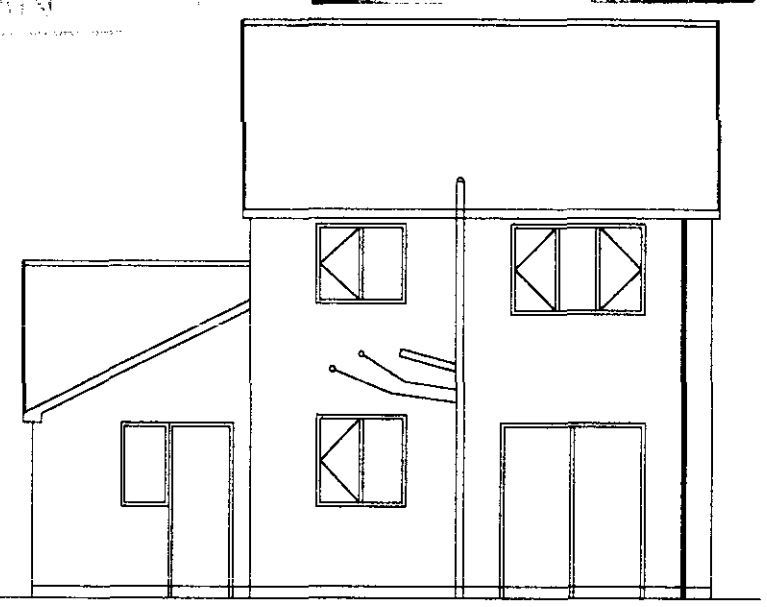
DETERMINE
PLAN



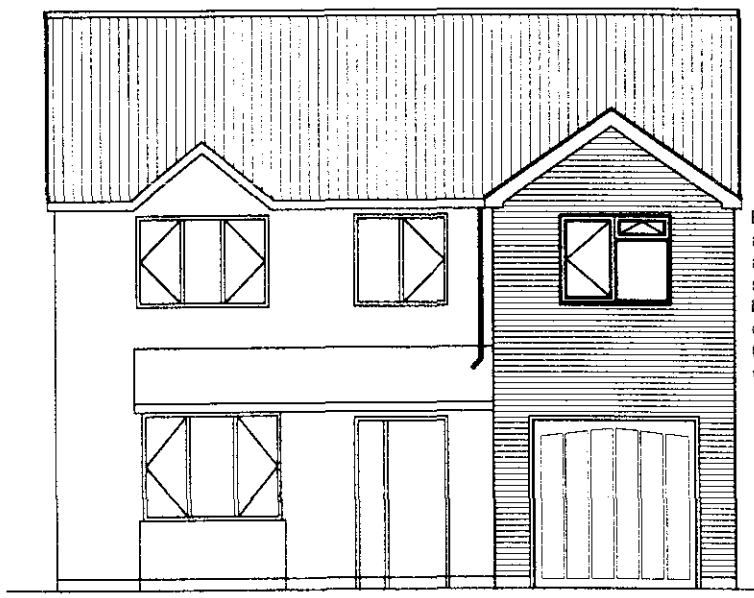
EXISTING FRONT ELEVATION
SCALE 1:100



EXISTING SIDE ELEVATION
SCALE 1:100

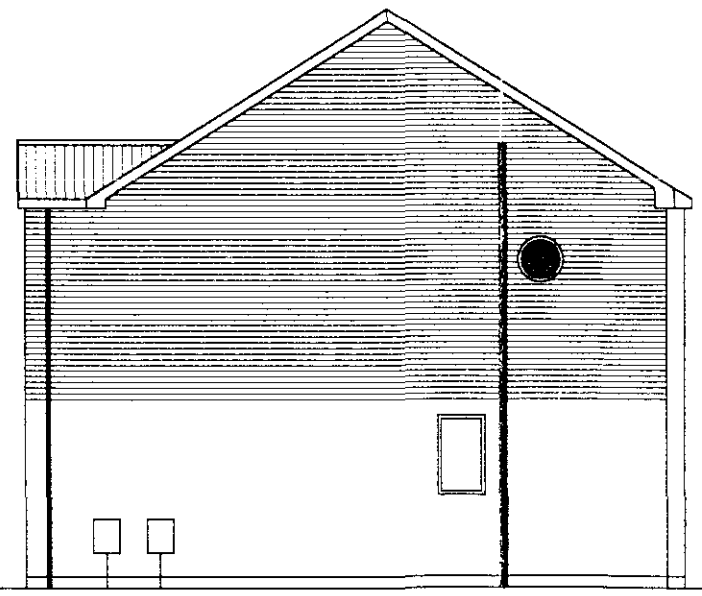


EXISTING REAR ELEVATION
SCALE 1:100



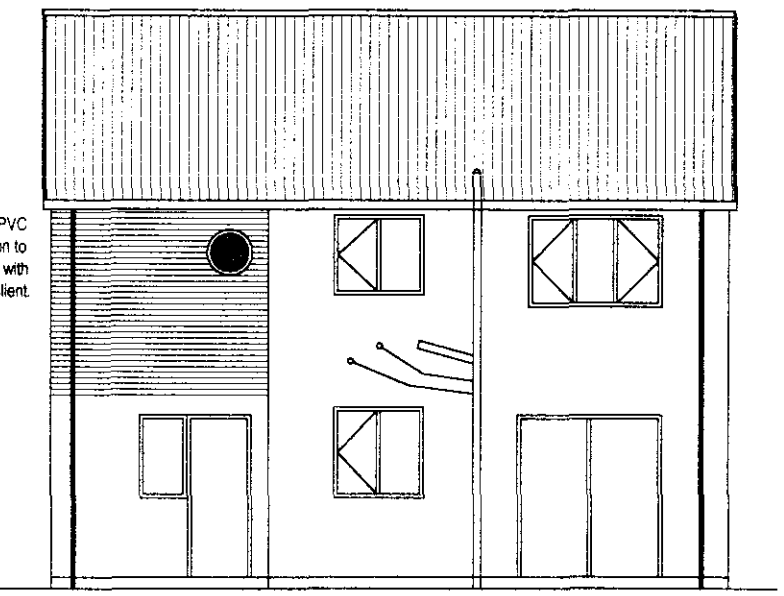
Ensure opening vent will allow means of escape in an emergency situation.Opening vent to be min.450 wide in each direction with an area of 0.33m² Cill level to be within 1100mm of FFL.

PROPOSED FRONT ELEVATION
SCALE 1:100



New 600mm Ø uPVC window.Exact position to be agreed on site with client.

PROPOSED SIDE ELEVATION
SCALE 1:100



New 600mm Ø uPVC window.Exact position to be agreed on site with client.

PROPOSED REAR ELEVATION
SCALE 1:100

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 DEAN COWAN @ 43,FAIRVIEW WAY, SPALDING

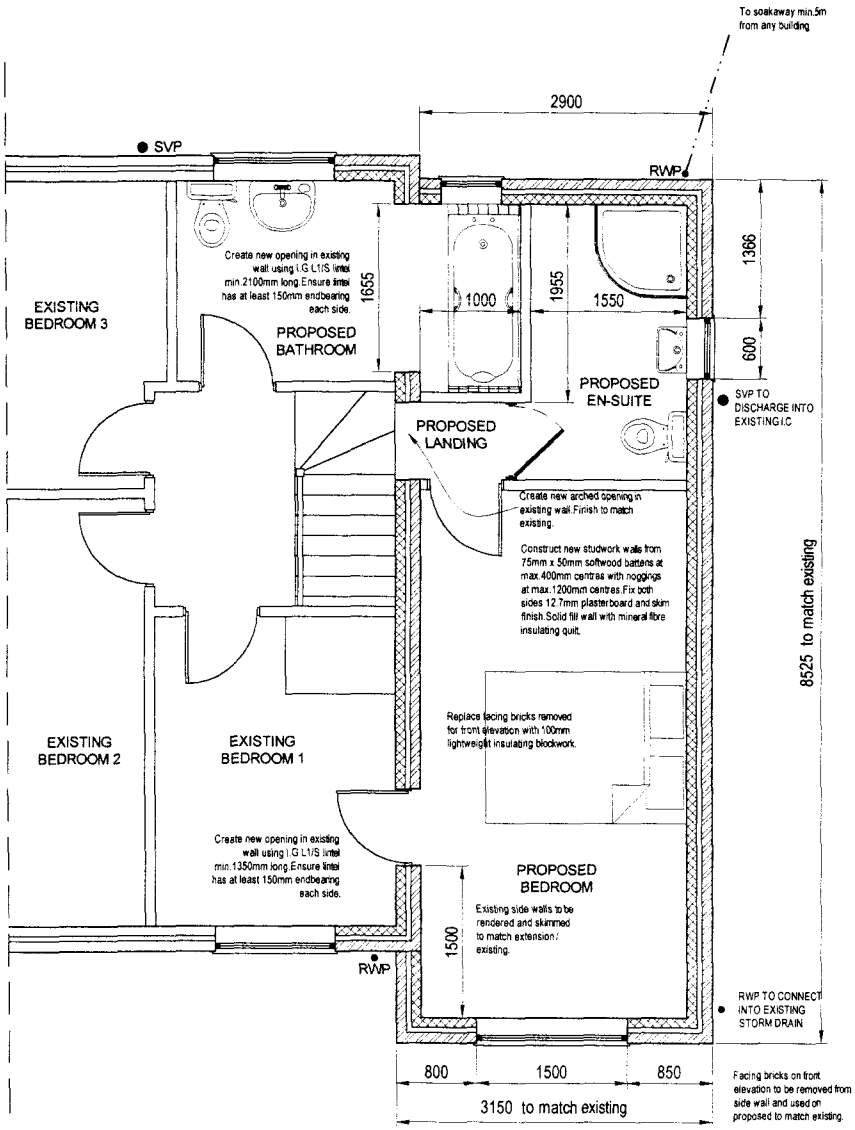
REV DESCRIPTION:			
DRG No.: 01	MARCH '02	REV:	

GENERAL CONDITIONS
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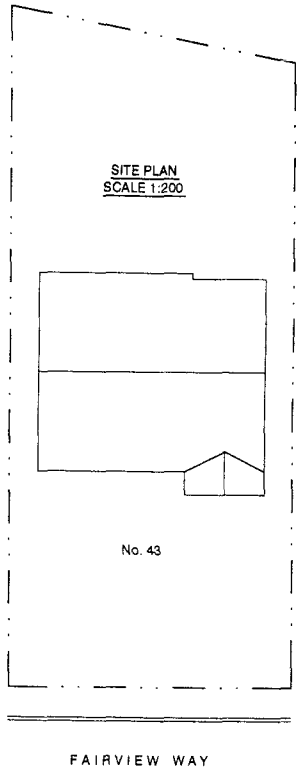
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PROPOSED FIRST FLOOR PLAN
SCALE 1:50



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PROPOSED EXTENSION FOR MR DEAN COWAN @ 43,FAIRVIEW WAY, SPALDING

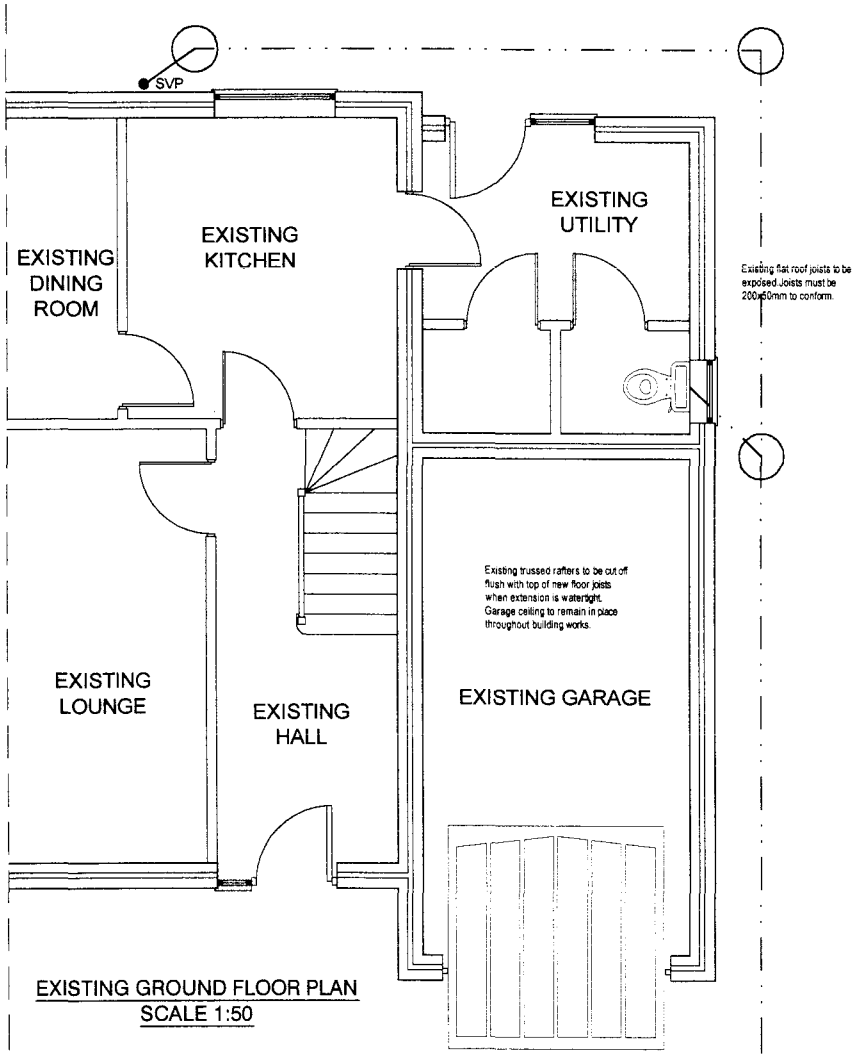
REV DESCRIPTION:			
DRG No.: 03	MARCH'02	REV:	

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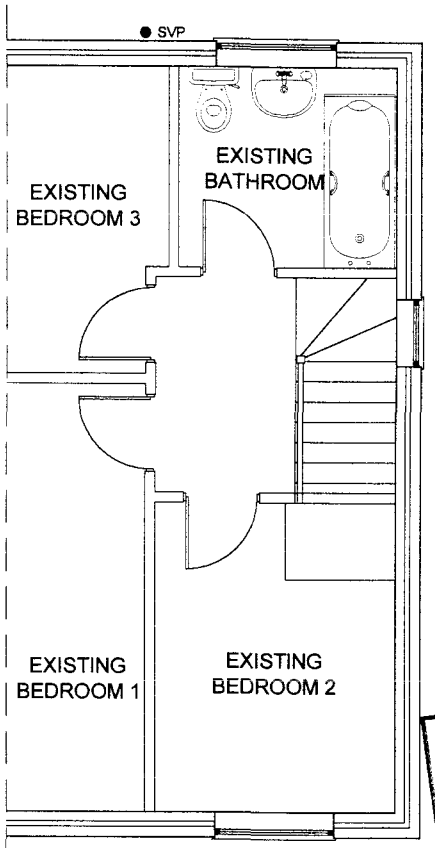
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EXISTING GROUND FLOOR PLAN
SCALE 1:50



EXISTING FIRST FLOOR PLAN
SCALE 1:50

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PROPOSED EXTENSION FOR MR DEAN COWAN @ 43,FAIRVIEW WAY, SPALDING

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

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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.

DAMP PROOF COARSE (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 and to match existing as close as possible.

WINDOWS
All windows to be uPVC double glazed with 8000mm² trickle ventilators all in accordance with clients requirements.Opening vents to give $\frac{1}{20}$ 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.

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.

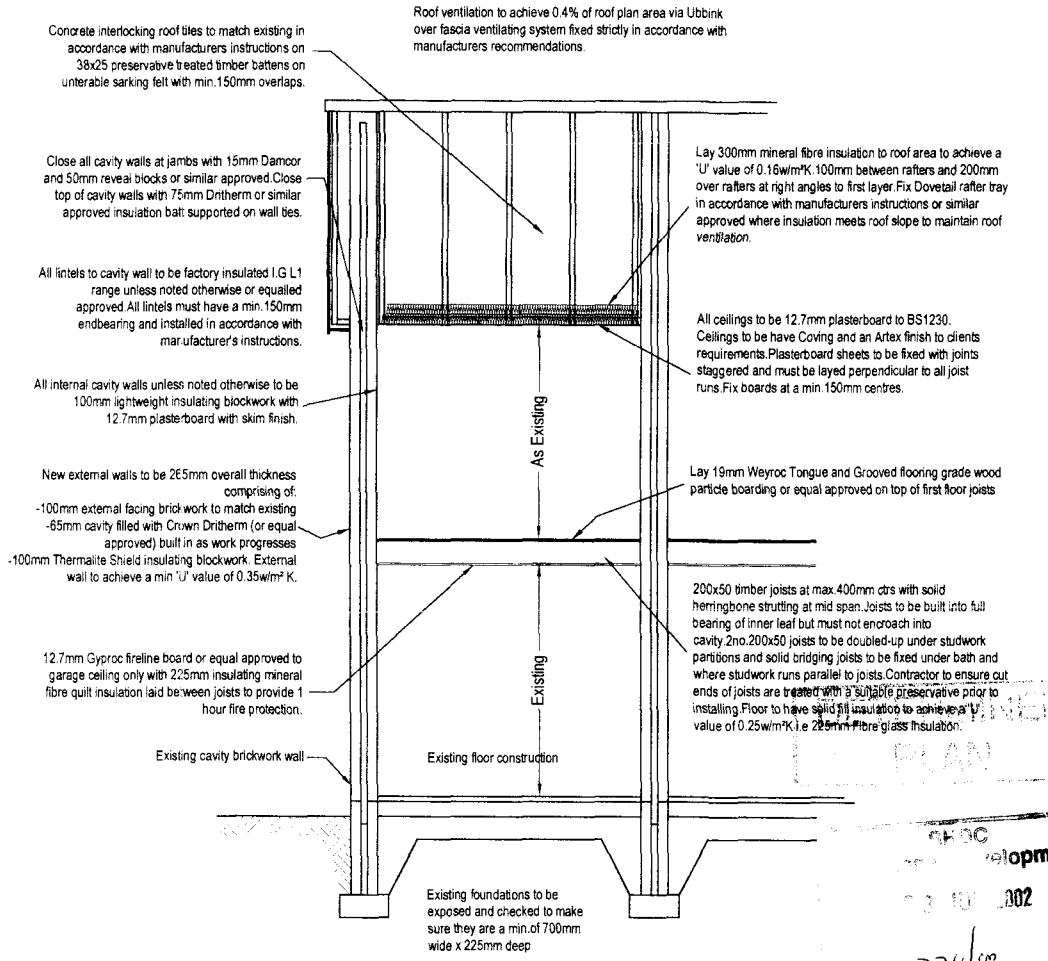
WALL TIES
Cavity wall ties to BS1243:1978.To be built into cavity wall as works proceeds and spaced at 900mm centres horizontally,450mm centres vertically and 300mm staggered around all openings.

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.

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

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 and lounge.

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.



PROPOSED SECTION

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PROPOSED EXTENSION FOR MR DEAN COWAN @ 43,FAIRVIEW WAY, SPALDING

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

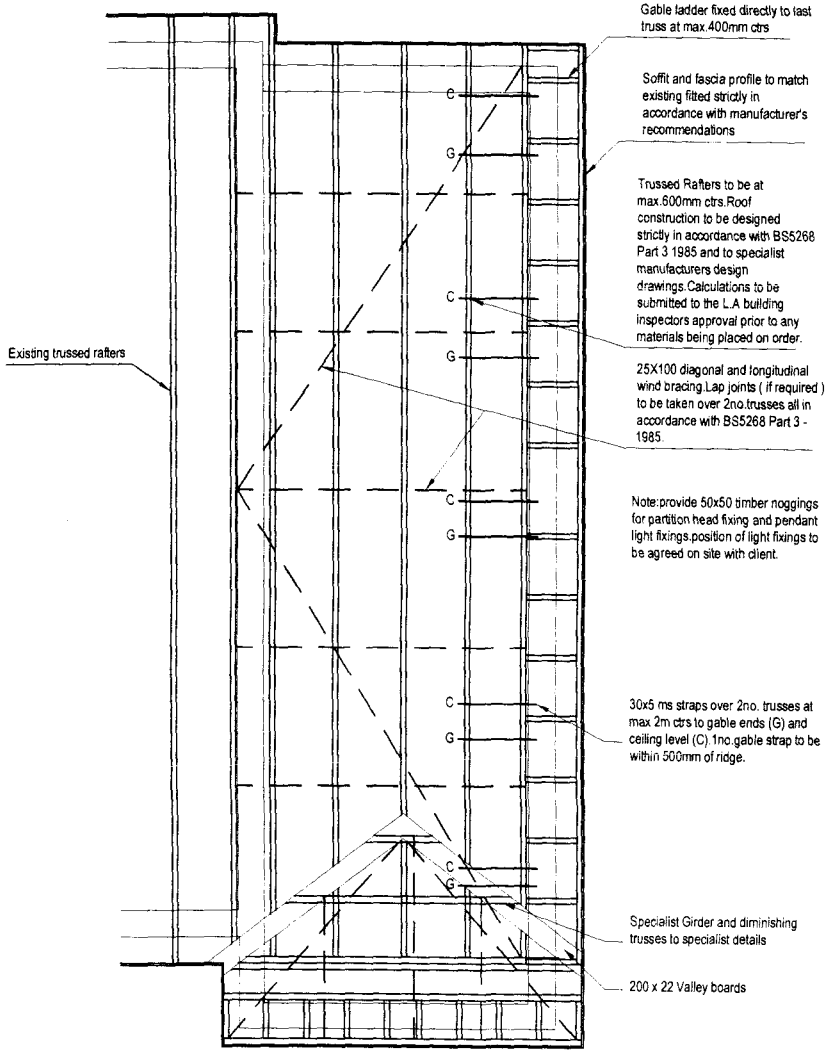
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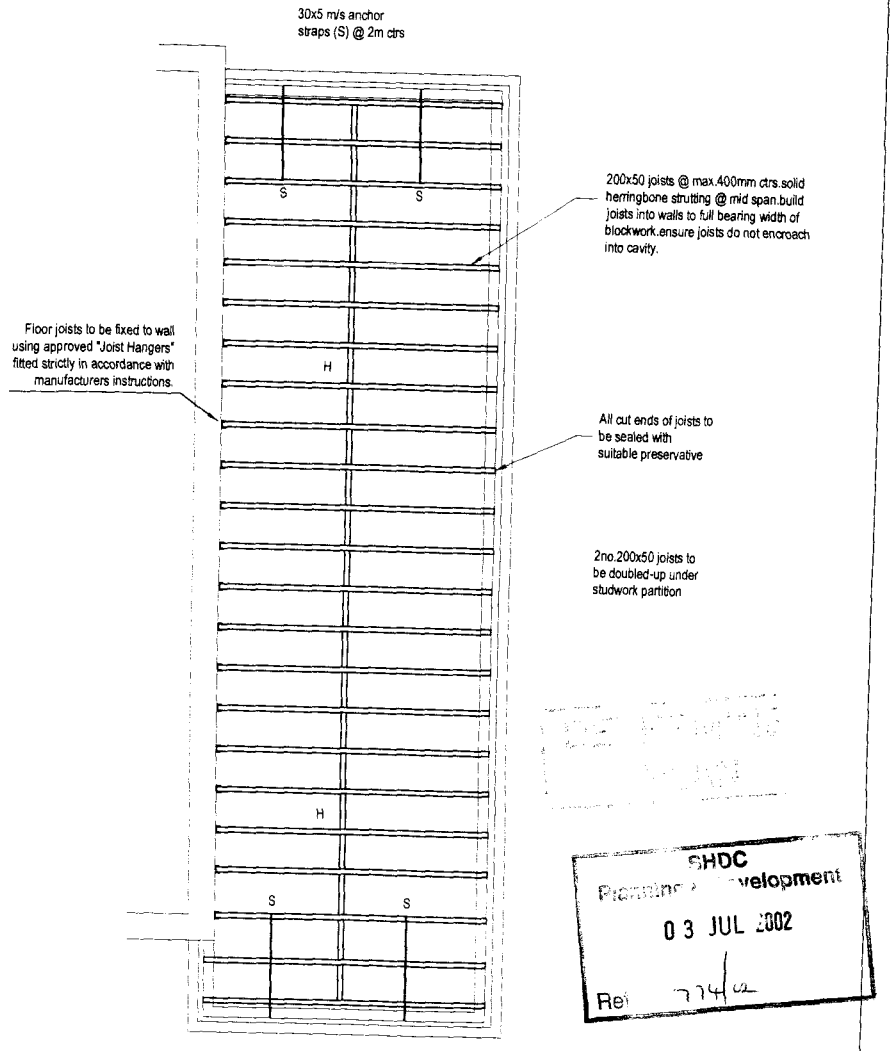
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PROPOSED ROOF PLAN
SCALE 1:50



PROPOSED JOIST PLAN
SCALE 1:50

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PROPOSED EXTENSION FOR MR DEAN COWAN @ 43,FAIRVIEW WAY, SPALDING

REV DESCRIPTION:			
DRG No :	04	MARCH '02	REV: