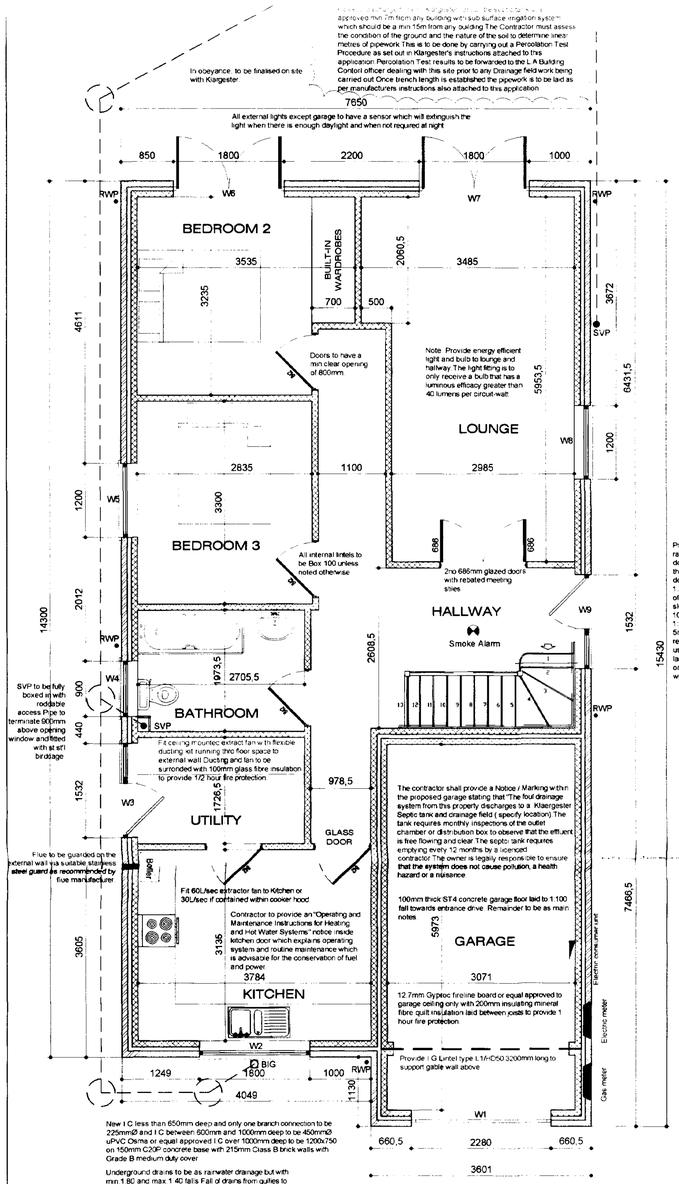
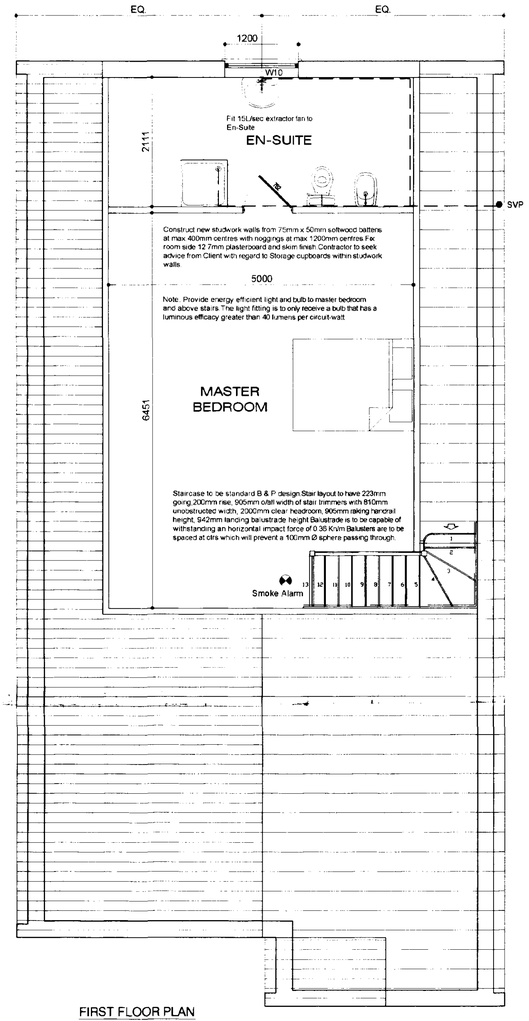
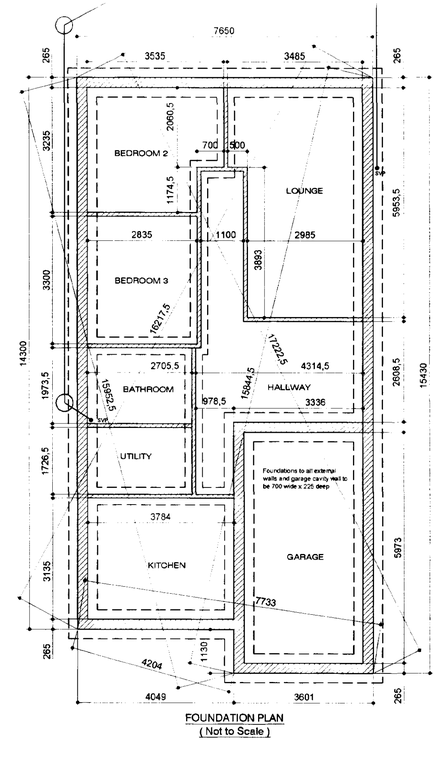


GROUND FLOOR PLAN
(Scale 1:50)

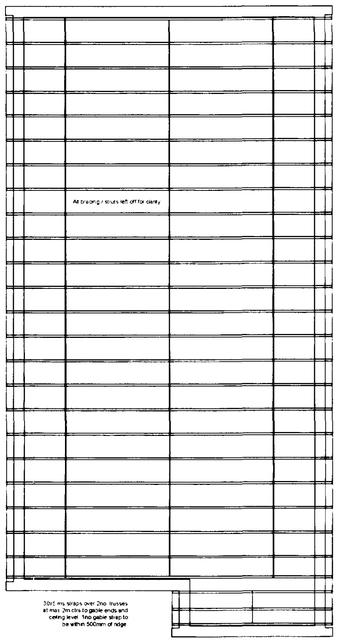


FIRST FLOOR PLAN
(Scale 1:50)

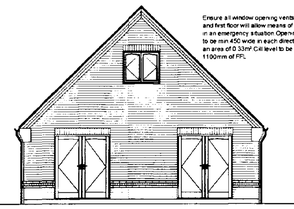


FOUNDATION PLAN
(Not to Scale)

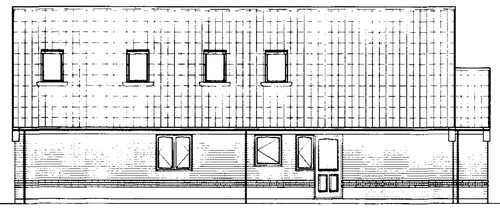
WINDOW / DOOR SCHEDULE		
Window Code	Width x Height	Lintel
W1	2280 x 2057	L1/S50 - 2500mm LG
W2	1800 x 1050	L1/S50 - 2100mm LG
W3	1532 x 2100	L1/HD50 - 1850mm LG
W4	900 x 1050	L1/HD50 - 1200mm LG
W5	1200 x 1200	L1/HD50 - 1500mm LG
W6	1800 x 2100	L1/S50 - 2100mm LG
W7	1800 x 2100	L1/S50 - 2100mm LG
W8	1200 x 1200	L1/HD50 - 1500mm LG
W9	1532 x 2100	L1/HD50 - 1850mm LG
W10	1200 x 1050	L1/S50 - 1500mm LG



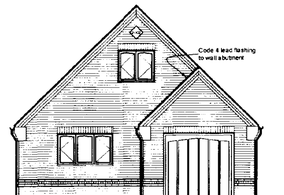
ROOF PLAN
(Not to Scale)

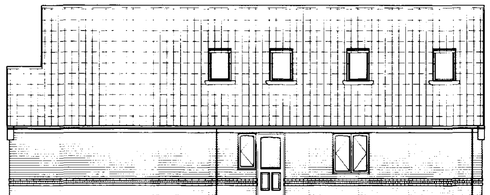


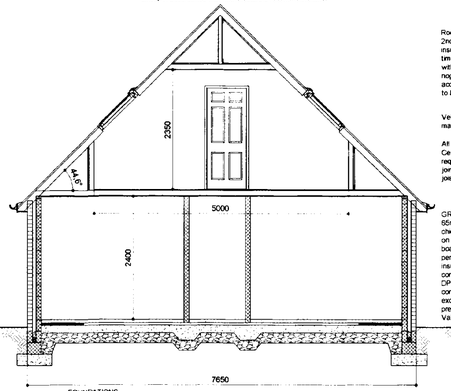
REAR ELEVATION
(Scale 1:100)



SIDE ELEVATION
(Scale 1:100)







SECTION
(Not to Scale)

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 performed cavity wall trays above windows & doors with weep vents at a max. of 2m centres with a min.of 2no per opening.

MORTAR
All mortar to be 6 1:1 sand/cement/lime or equally approved and to be consistent throughout building works

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.

LINTELS
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. Note :lintels are not to have a continuous basejoint.

WINDOWS
All windows to be White uPVC double glazed to match existing with 8000mm² trickle ventilators to habitable rooms & 4000mm² to others all in accordance with clients requirements.Opening vents to give $\frac{1}{20}$th of floor area rapid 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 a 16mm Air gap with a Low "E" glass inner pane to achieve a min "U" value of 2.0 w/m²K.Note all windows to have a perimeter weatherseal both internally and externally.

TIMBER WALLPLATES
All timber wallplates supporting roof trusses to be 100mm x 50mm bedded on top of wall.Timber to be SC3 grade.Provide anchor straps as described in notes elsewhere.

LATERAL RESTRAINT STRAPS
Tie roof structure to blockwork wall with 30X5 galvanised mild steel straps at max 1.8m ctrs where rafters and ceiling joists run parallel to blockwork walls.Also fit at max 1.8m ctrs to anchor wallplate to blockwork wall with min 3no. fixings per strap.

INTERNAL WALLS TO FIRST FLOOR
Internal walls to first floor to be studwork as per specification detailed on proposed plan.

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.

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 utside of plasterboard ceiling to the ground floor max 7m from the kitchen and lounge.All smoke alarms to be in accordance with BS5446

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.

NOGGINGS
Fix 38x38mm timber noggings to all potential loose plasterboard ceiling edges and light fittings.Position of light fittings to be advised by client on site.

INTERNAL JOINERY ,SKIRTING & ARCHITRAVES
All internal finished timber to clients requirements.

ELECTRICAL INSTALLATION
To be in strict accordance with the latest I.E.E Regulations and the Electrical Engineer Contractor is to ensure that all appliances / fittings / position conform to the regulations.

HEATING SYSTEM
Provide a Low Pressure Hot water Central system via Gas Fired Boiler and cyclinder complete with fan assisted flue and combustion air vent.Area of vent is to be in strict accordance with manufacturer's recommendations.Boiler to have a SEDBUK rating of 85 % 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 or the Cyclinder termostat calls for heat All radiators are to be fitted with thermostatic radiator valves. The hot water cyclinder is to be insulated with a factory applied PU foam coating at least 35mm thk 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/m°K and a thickness equal to the outside diameter of pipe upto 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.Oil storage tanks should have a hard surface beneath such as concrete of paving slabs at least 42mm thick extending out at least 300mm beyond the perimeter of the tank (or external skin if it is of the integrally bunded type). Depending on location of oil storage tank fire protection may be required. Table 5.1 of A.D.J of building regulations must be adhered too.

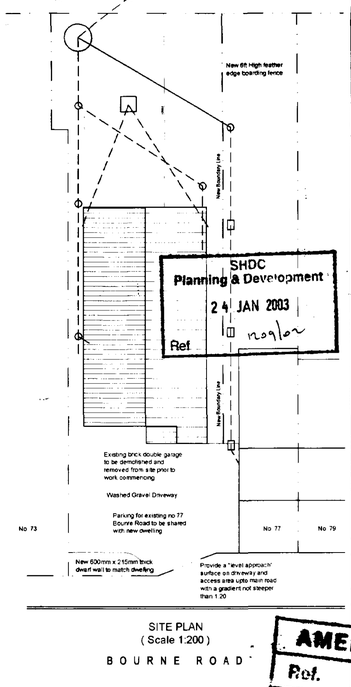
COMMISSIONING OF HEATING AND HOT WATER SYSTEM
Contractor to submit a cetificate to show that commissioning has been successfully carried out. The certificate should be made available to the Client and SHDC building inspectors. A suitable certificate should be one published as part of the Benchmark Code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

Soffit and fascia profile to clients requirements fitted strictly in accordance with manufacturer's recommendations

One Part Open Plan Trussed Rafters to be at max 600mm ctrs Roof construction to be designed strictly in accordance with BS5268 Part 3 1985 and to specialist manufacturers design drawings Calculations to be submitted to the L A building inspectors approver prior to any materials being placed on order

At 25X100 diagonal and longitudinal wind bracing under rafter bracing, vertical strut bracing and ceiling tie bracing to be fixed all in accordance with manufacturers details Lap joints (if required) to be taken over 2no trussers all in accordance with BS5268 Part 3 - 1985

Note Provide 50x50 timber noggings for partition head fixing and pendant light fixings Position of light fixings to be agreed on site with client



SITE PLAN
(Scale 1:200)
BOURNE ROAD

REV	DESCRIPTION
C- 24.01.03-	Driveway note added and drainage amended
B - 22.11.02 -	Amended to SHDC letter dated 13 Nov 02
A - 13.11.02 -	Window added to front elevation

remway design
3, Rembrandt Way
Spalding
Lincs
PE11 3HX
Tel: 07815 112 058
Fax: 01775 768 921
e-mail: jason@remwaydesign.co.uk

AMENDED PLAN
Ref. A1

DETERMINED

GENERAL CONDITIONS
Contractors are responsible for checking all dimensions on site within their own trade before commencing 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 unusual 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.

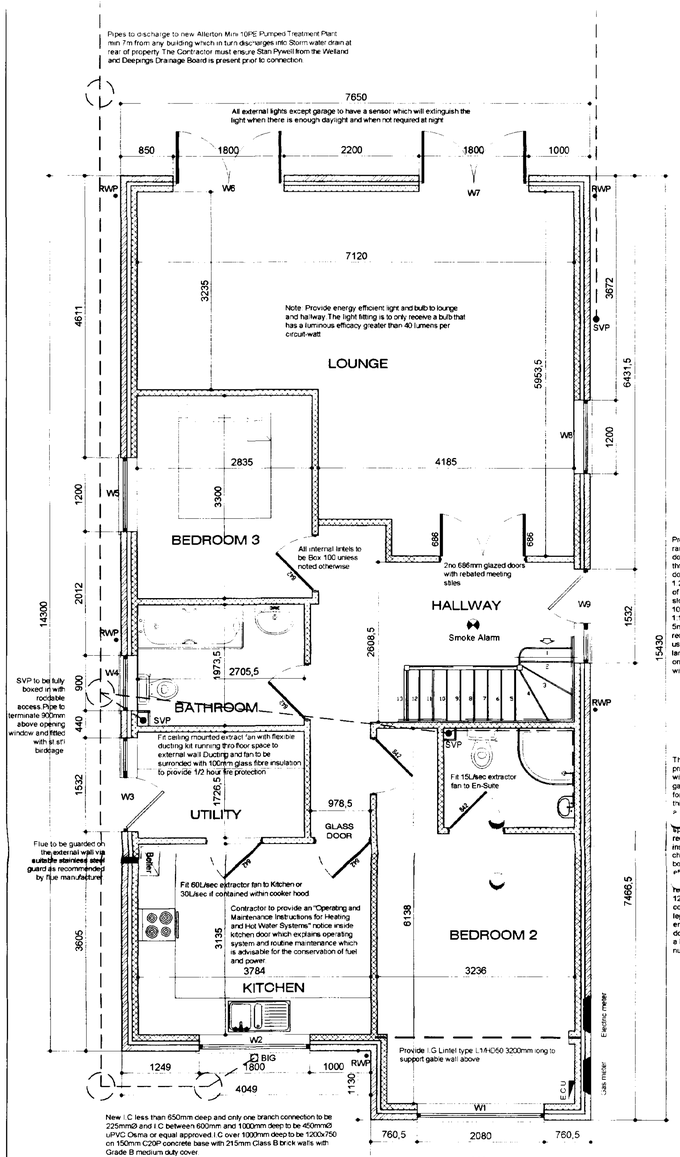
No allowance has been made for Structural Calculations or "SAP" calculation.If deemed necessary then these will be a chargeable extra.

All materials not specified to be of a standard suitable for the work proposed and

Proposed 3 Bedroomed Chalet Bungalow
PLAN

Client: Mr Dave Roberts
14, Welbeck Drive
Spalding
Lincs
PE11 1PD

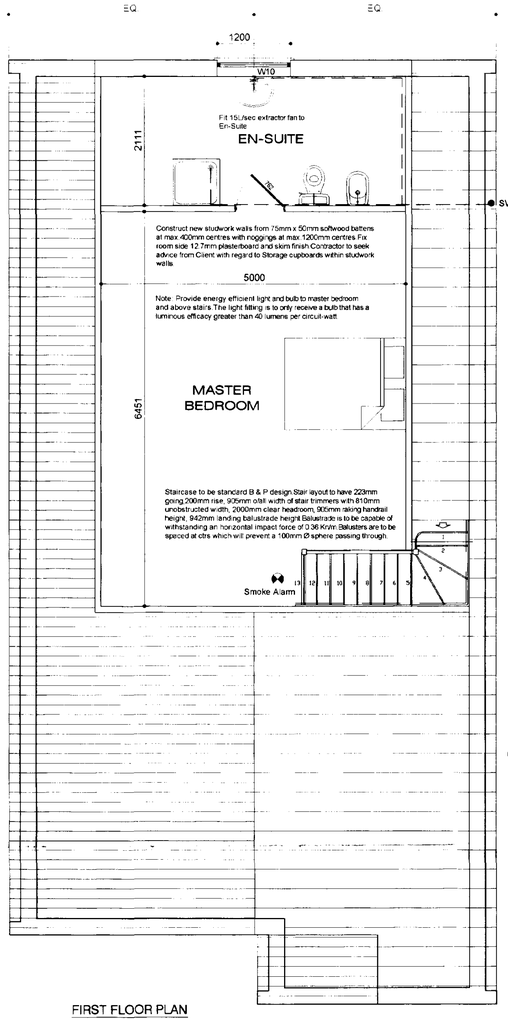
Pipes to discharge to new Allerton Mini 10PE Pumped Treatment Plant min 7m from any building which in turn discharges into Storm water drain at rear of property. The Contractor must ensure Stan Pywell from the Welland and Deepings Drainage Board is present prior to connection.



New I.C less than 650mm deep and only one branch connection to be 225mm3 and I.C between 600mm and 1000mm deep to be 450mm3 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.

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.

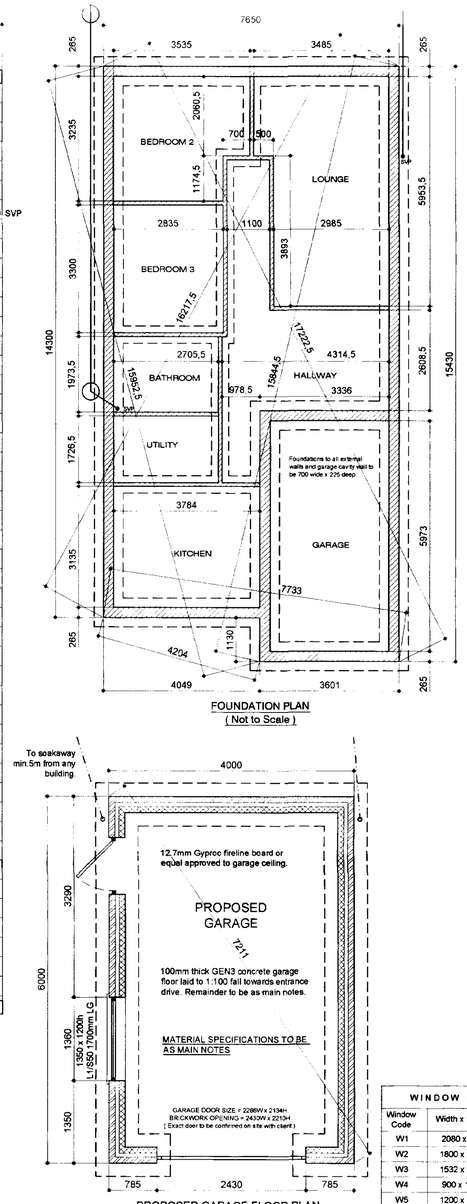
AMENDED GROUND FLOOR PLAN
(Scale 1:50)



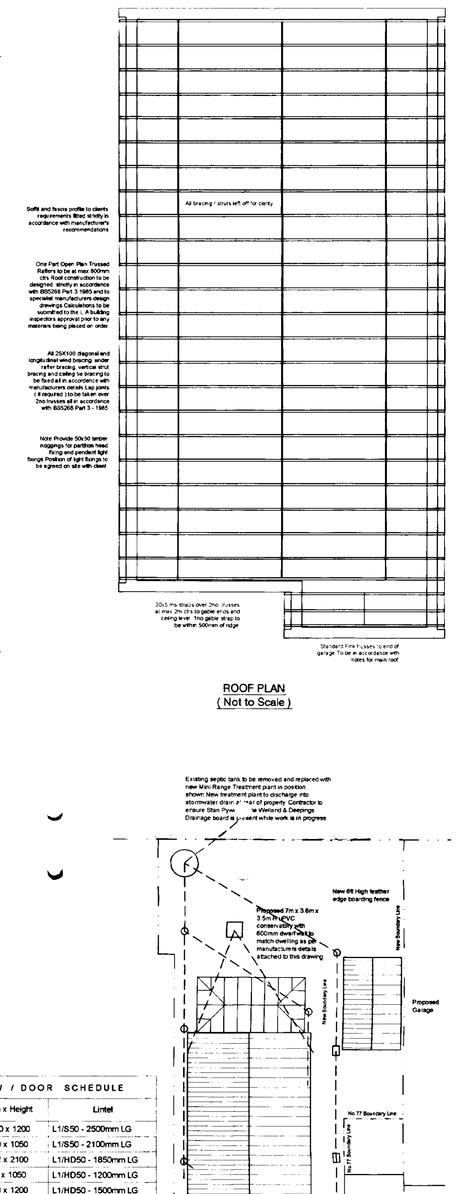
Provide sloped access ramp to front entrance door and level threshold. Level surface at door position to be at least 1.2m² with sloped gradient of not steeper than 1:15 if slope is not longer than 10m or not steeper than 1:12 if slope is less than 5m. Note additional DPC required at coarse above usual DPC level to level landing / sloped areas only. Ensure DPC is lapped with DPM in floorslab.

The contractor shall provide a Notice / Marking within the proposed garage stating that "The foul drainage system from this property discharges to a Klargester Septic tank drainage field (specify location). The tank requires monthly inspections of the outlet chamber or distribution box to observe that the effluent is free flowing and (The septic tank requires emptying every 12 months by a licenced contractor. The owner is legally responsible to ensure that the system does not cause pollution, a health hazard or a nuisance.

FIRST FLOOR PLAN
(Scale 1:50)



FOUNDATION PLAN
(Not to Scale)



ROOF PLAN
(Not to Scale)

Soffit and fascia profile to clients requirements fitted skilfully in accordance with manufacturer's recommendations

One Part Open Plan Trussed Rafters to be at max 600mm ctrs. Roof construction to be designed directly in accordance with BS5268 Part 3:1985 and to specialist manufacturers design drawings. Calculations to be submitted to the L.A building inspectors approval prior to any materials being placed on order.

All 25X100 diagonal end longitudinal wind bracing under purlin braces, purlin, roof bracing and ceiling tie bracing to be fixed all in accordance with manufacturers details. Lap joints (if required) to be taken over 2no trusses all in accordance with BS5268 Part 3 - 1985

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

DAMP PROOF COURSE (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 preformed cavity wall trays above windows & doors with weep vents at a max. of 2m centres with a min. of 2no per opening.

MORTAR
All mortar to be 6:1:1 sand/cement/lime or equally approved and to be consistent throughout building works.

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.

LINTELS
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 accertance with manufacturer's instructions. Note: lintels are not to have a continuous baseplate.

WINDOWS
All windows to be White uPVC double glazed to match existing with 8000mm² trickle ventilators to habitable rooms & 4000mm² to others all in accordance with clients requirements. Opening vents to give $\frac{1}{20}$th of floor area rapid 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 5262 and to have a 16mm Air gap with a Low 'E' glass inner pane to achieve a min 'U' value of 2.0 w/m²K. Note all windows to have a perimeter weatherseal both internally and externally.

TIMBER WALLPLATES
All timber wallplates supporting roof trusses to be 100mm x 50mm bedded on top of wall. Timber to be SC3 grade. Provide anchor straps as described in notes elsewhere.

LATERAL RESTRAINT STRAPS
Tie roof structure to Blockwork wall with 30X5 galvanised mild steel straps at max. 1.8m ctrs where rafters and ceiling joists run parallel to blockwork walls. Also fit at max. 1.8m ctrs to anchor wallplate to blockwork wall with min 3no. fixings per strap.

INTERNAL WALLS TO FIRST FLOOR
Internal walls to first floor to be studwork as per specification detailed on proposed plan.

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 pea-gravel and min 150mm surrounds laid to 1:100 falls to new soakaway. Soakaway specification detailed elsewhere.

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 ueside of plasterboard ceiling to the ground floor max 7m from the kitchen and lounge. All smoke alarms to be in accordance with BS5446.

WASTE SIZES FOR NEW PLUMBING
All new plumbing to have the following waste sizes:
W.C=100mm ø Multiwork or similar approved
W.H.B=32mm ø uPVC with 75mm Deep sealed trap
S/M/K=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.

NOGGINGS
Fix 38x38mm timber noggings to all potential loose plasterboard ceiling edges and light fittings. Position of light fittings to be advised by client on site.

INTERNAL JOINERY ,SKIRTING & ARCHITRAVES
All internal finished timber to clients requirements.

ELECTRICAL INSTALLATION
To be in strict accordance with the latest I.E.E Regulations and the Electrical Engineer Contractor is to ensure that all appliances / fittings / position conform to the regulations.

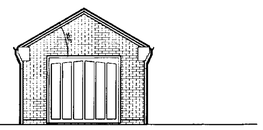
HEATING SYSTEM
Provide a Low Pressure Hot water Central system via Gas Fired Boiler and cyclinder complete with fan assisted flue and combustion air vent. Area of vent is to be in strict accordance with manufacturer's recommendations. Boiler to have a SEDBUK rating of 85 %. Electrical operated boiler 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 or the Cyclinder termostat calls for heat. All radiators are to be fitted with thermostatic radiator valves. The hot water cyclinder is to be insulated with a factory applied PU foam coating at least 35mm thk 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/m*K and a thickness equal to the outside diameter of pipe upto 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. Oil storage tank should have a hard surface beneath such as concrete of paving slabs at least 42mm thick extending out at least 300mm beyond the perimeter of the tank (or external skin if it is of the integrally bunded type). Depending on location of oil storage tank fire protection may be required. Table 5.1 of A.D.J of building regulations must be adhered too.

COMMISSIONING OF HEATING AND HOT WATER SYSTEM
Contractor to submit a cetificate 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 Practise for Installation, Commissioning and Servicing of Central Heating Systems, a blank copy may be included within the boiler manufacturers installations instructions or from C.H Information Council on Tel no: 01926 423 284.

PROPOSED GARAGE SIDE ELEVATIONS
Scale 1:100



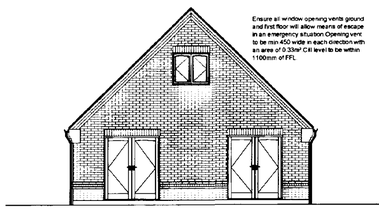
PROPOSED GARAGE FRONT ELEVATION
Scale 1:100



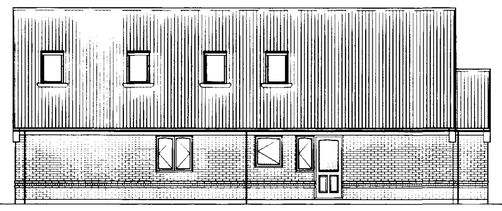
WINDOW / DOOR SCHEDULE		
Window Code	Width x Height	Lintel
W1	2080 x 1200	L1/S50 - 2500mm LG
W2	1800 x 1050	L1/S50 - 2100mm LG
W3	1532 x 2100	L1/HD50 - 1850mm LG
W4	900 x 1050	L1/HD50 - 1200mm LG
W5	1200 x 1200	L1/HD50 - 1500mm LG
W6	1800 x 2100	L1/S50 - 2100mm LG
W7	1800 x 2100	L1/S50 - 2100mm LG
W8	1200 x 1200	L1/HD50 - 1500mm LG
W9	1532 x 2100	L1/HD50 - 1850mm LG
W10	1200 x 1050	L1/S50 - 1500mm LG

PROPOSED GARAGE FLOOR PLAN
Scale 1:50

SITE PLAN
(Scale 1:200)
BOURNE ROAD



REAR ELEVATION
(Scale 1:100)



SIDE ELEVATION
(Scale 1:100)

Concrete interlocking roof tiles in accordance with manufacturers instructions on 50 x 50 preservative treated timber battens on untreated sarking felt to BS 747 with min. 150mm overlaps

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

Close all cavity walls at jambs Thermabate Insulated Cavity closers or similar approved

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

EXTERNAL WALLS
New external walls to be 275mm overall thickness comprising of -100mm external facing brickwork -55mm cavity filled with Crown Dritherm -100mm Thermalite Shield insulating blockwork in accordance with BS6073 parts 1 & 2. External wall to achieve a min. 'U' value of 0.35w/m²K. 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.

Roof ventilation to achieve 0.4 % of roof plan area via 25mm Fascia vent which will provide the equivalent of a continuous 25mm opening and Ventilated ridge tiles full length fixed strictly in accordance with manufacturers recommendations

Roof to achieve a 'U' value of 0.19w/m²K by using 2no layers of 60mm Celotex Double R GA2000 rigid insulation board fixed between and over 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.

GROUND FLOOR
65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge polythene separating layer on a 60mm Celotex Double R GA2000 rigid insulation board or similar approved. provide 30mm thick perimeter insulation between screed and floor insulation upto d.p.c level 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 a min '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 BS8328:1981. Foundations to external wall to be min. 700mm wide x 225mm deep. Excavate down to solid firm strata i.e 750mm deep (min. 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

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 Structural Calculations or "SAP" calculation. If deemed necessary then these will be a chargeable extra.

AMENDED PLAN
Ref. A2

Rev	Description
D-	27.06.03- Garage & Conservatory added. General amendments
C-	24.01.03- Driveway note added and drainage amended
B -	22.11.02 - Amended to SHDC letter dated 13 Nov 02
A -	13.11.02 - Window added to front elevation

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