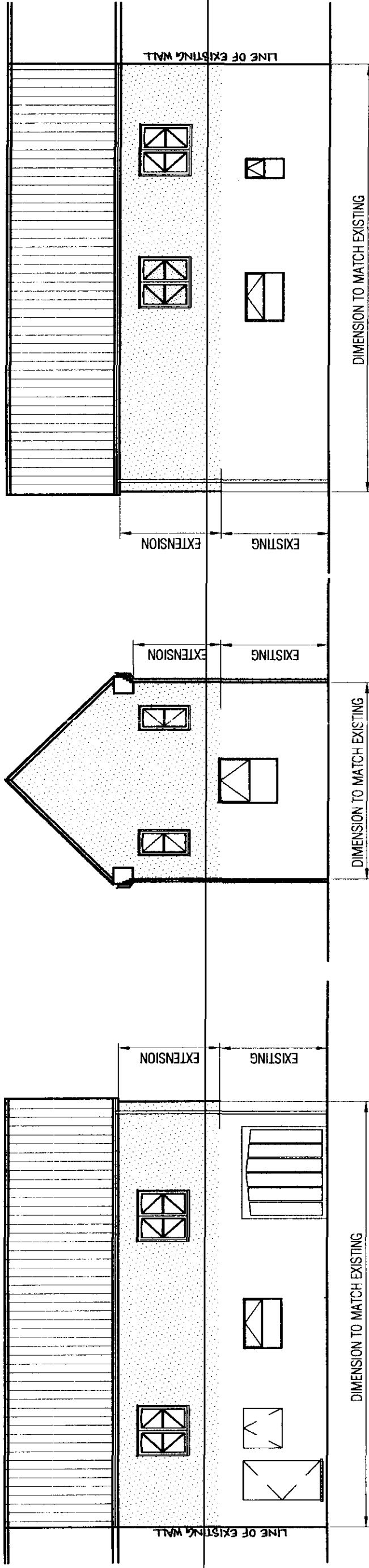


GENERAL CONDITIONS

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 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 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 SIDE ELEVATION

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—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.

FIRST FLOOR
Ensure 12.7mm Gyproc fireline board or equal approved is fitted to garage ceiling with 150mm insulating mineral fibre quilt insulation laid between joists to provide 1 hour fire protection. 19mm Weyroc Tongue and grooved flooring grade wood particle board to bedroom floor.

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 2m per opening.

MORTAR
All mortar to be 1:1.5 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 give 1/30th 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.

PROPOSED END ELEVATION

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 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 thermostatic radiator control valves.

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

PROPOSED SIDE ELEVATION

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.

Planned
25 APR 2002

Ref

PROPOSED SECTION

1st FLR EXTEN'N ABOVE GARAGE FOR MR & MRS FAULKNER @ BROADGATE, SUTTON ST.JAMES

REV DESCRIPTION:

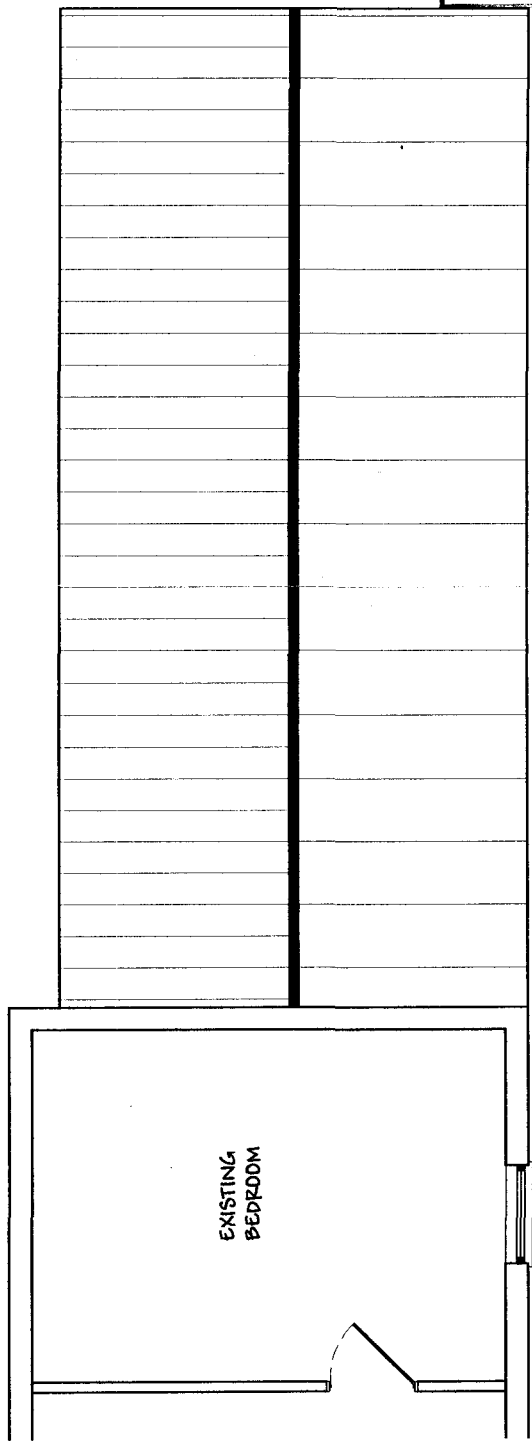
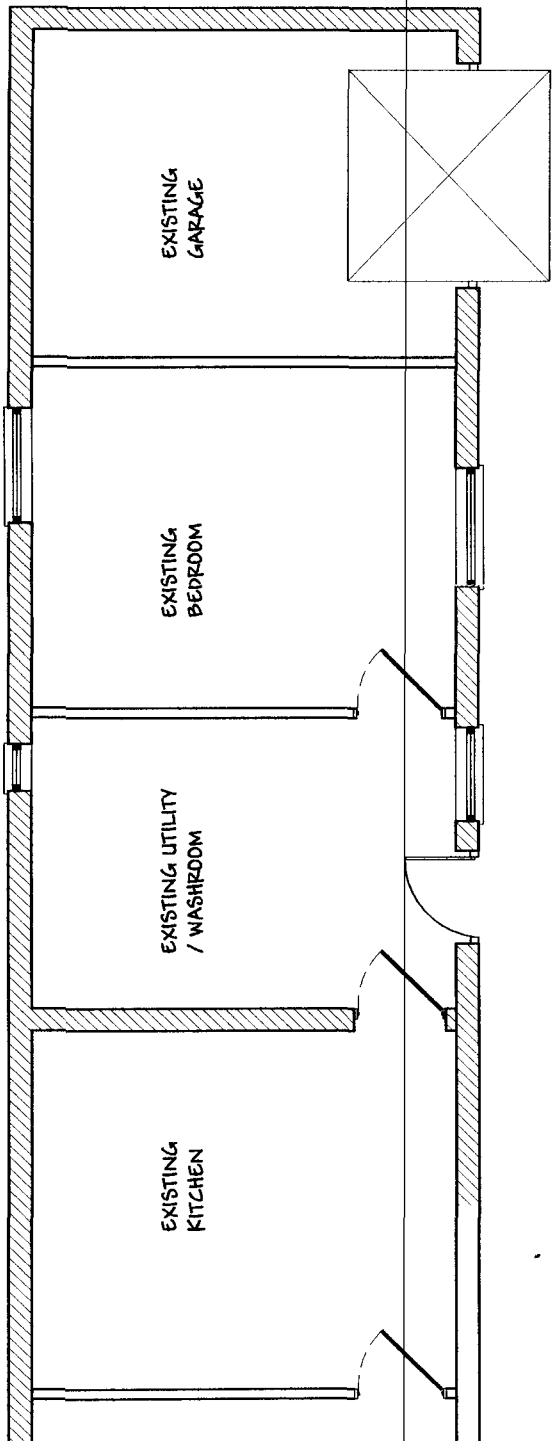
DRG No. DC/06 DEC'2001 REV:

GENERAL CONDITIONS

Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials. They should also check the drawings for the attention of the Client for any errors or omissions before commencing further.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as a contract document. They are for the information of the Client and Local Authority immediately.

Any materials not specified to be of a standard suitable for the work proposed and it is for the contractor to select the materials and specify the standard to be used. It is the contractor's responsibility to ensure that all materials are of the correct specification and to ensure that all work is carried out in accordance with the Building Regulations.



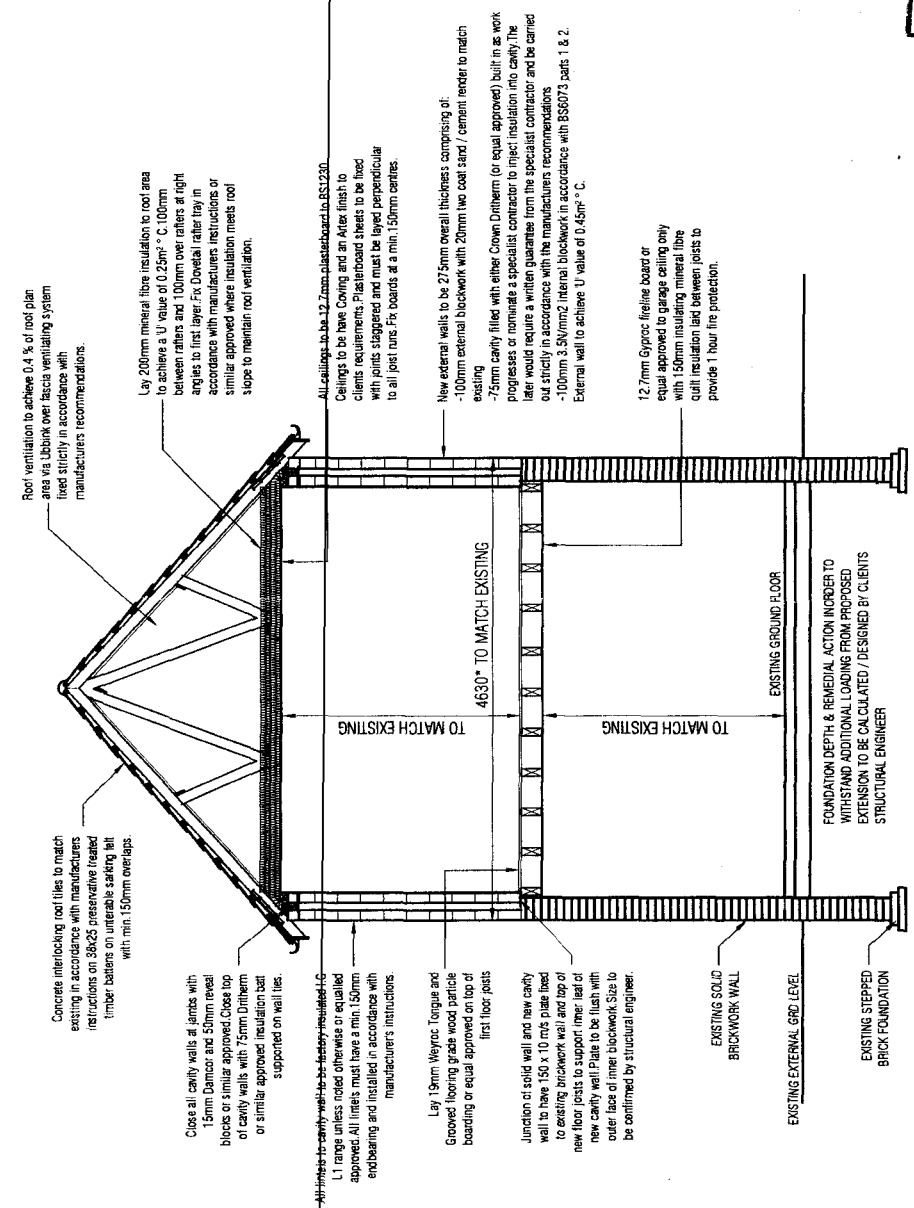
SHDC
Planning
25 APR 2002
RC
04/01/02

GENERAL COMMENTS
All details shown are based on typical site conditions for the proposed extension. The client is responsible for ensuring that the proposed extension complies with all relevant building regulations and standards. Any discrepancies should be brought to the attention of the Client for remedial action before commencing further work.

The client is responsible for ensuring that the proposed extension complies with all relevant building regulations and standards. Any discrepancies should be brought to the attention of the Client for remedial action before commencing further work.

Any materials not specified, to be of a standard suitable for the proposed extension. The client is responsible for ensuring that the proposed extension complies with all relevant building regulations and standards. Any discrepancies should be brought to the attention of the Client for remedial action before commencing further work.

25 APR 2002
CWA/102



PROPOSED SECTION

PROPOSED SECTION

1st FLR EXTEN'N ABOVE GARAGE FOR MR & MRS FAULKNER @ BROADGATE, SUTTON SJ. JAMES

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

Create new 1200mm wide x 1200mm high window using I.G.L/AD lintel @ 1500mm long. Window to match existing. Make good opening to match existing bedroom walls.

En-suite to have extractor fan that will give 15 litres/second.

EXISTING
BEDROOM

Create new studwork partition wall. Construction to be as specification notes opposite

Existing timber door re-positioned as shown to existing bedroom

6 Create new studwork partition wall. Construction to be as specification notes opposite

Create new archway using I.G. Intel type L9 1200mm long with min. 150mm endbearing. Render and skim to match existing walls.

PROPOSED HALLWAY

PROPOSED
BEDROOM

4620 TO MATCH EXISTING

10001 TO MATCH EXISTING

SHNC
Planning
25 MAR 2002
Re: 0491/02

PROPOSED FIRST FLOOR PLAN

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

PROPOSED FIRST FLOOR PLAN

1st FLR EXTEN'N ABOVE GARAGE FOR MR & MRS FAULKNER @ BROADGATE, SUTTON ST. JAMES

REV DESCRIPTION:

DRG No. DC/04

GENERAL CONDITIONS

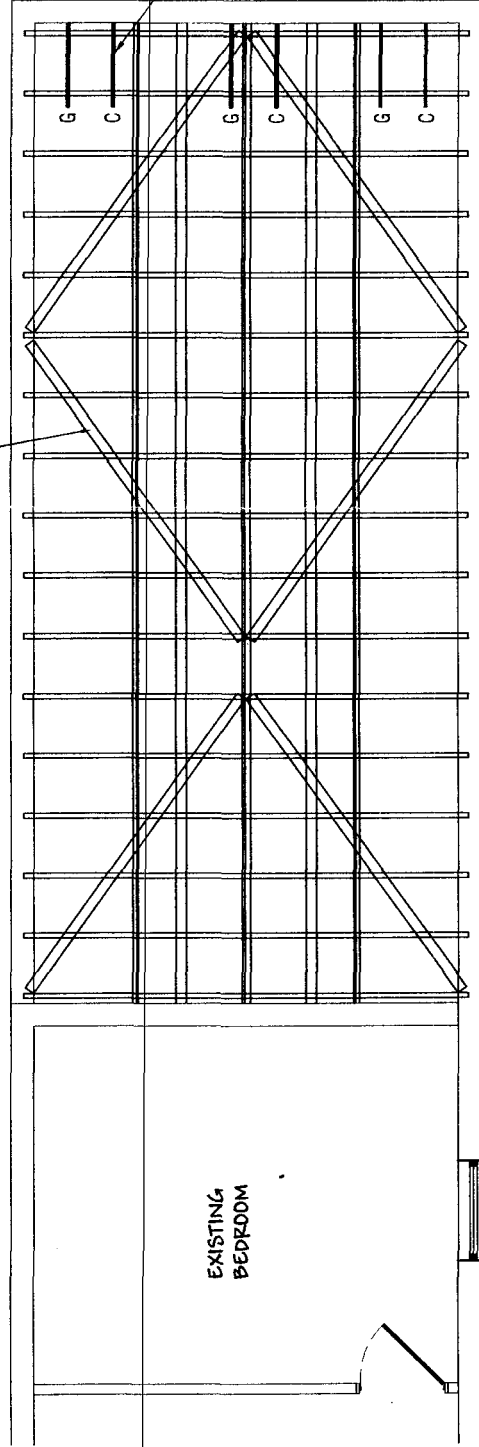
Contractors are responsible for checking all dimensions and materials against the drawings and specifications. Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

All details shown are based on typical site conditions for the project. The architect is not responsible for any full specification. No allowance has been made for any structural calculations or SBC calculations. If deemed necessary then these will be a chargeable extra.

The notes shown are mainly to cover the requirements of building regulations and should not be taken as a full specification. No allowance has been made for any structural calculations or SBC calculations. If deemed necessary then these will be a chargeable extra.

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

100X25 DIAGONAL AND LONGITUDINAL
WIND BRACING LAP JOINTS IF
REQUIRED SHOULD BE TAKEN OVER 2
TRUSSES ALL IN ACCORDANCE WITH
BS5268 PART 3 1985.



CHEVRON BRACING OMITTED FOR
CLARITY. ROOF TO BE IN ACCORDANCE
WITH SPECIFICATION NOTES SHOWN
ON DRAWING No. DC/06

PROPOSED ROOF LAYOUT PLAN

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

Planner: **25**

25 11 11 2012

Ref: **25/11/12**

PROPOSED ROOF LAYOUT PLAN

1st FLR EXTEN'N ABOVE GARAGE FOR MR & MRS FAULKNER @ BROADGATE, SUTTON ST. JAMES

REV DESCRIPTION:

DRG No. DC/03

DEC/2001

REV:

GENERAL CONDITIONS

As far as possible, for checking all discrepancies 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 above are merely to cover the requirements of Building Regulations and should not be treated as a full Specification. No alterations have been made for any structural considerations or SPC calculations if deemed necessary then there will be a complete extra.

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

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

Planner

25 JUN 2002

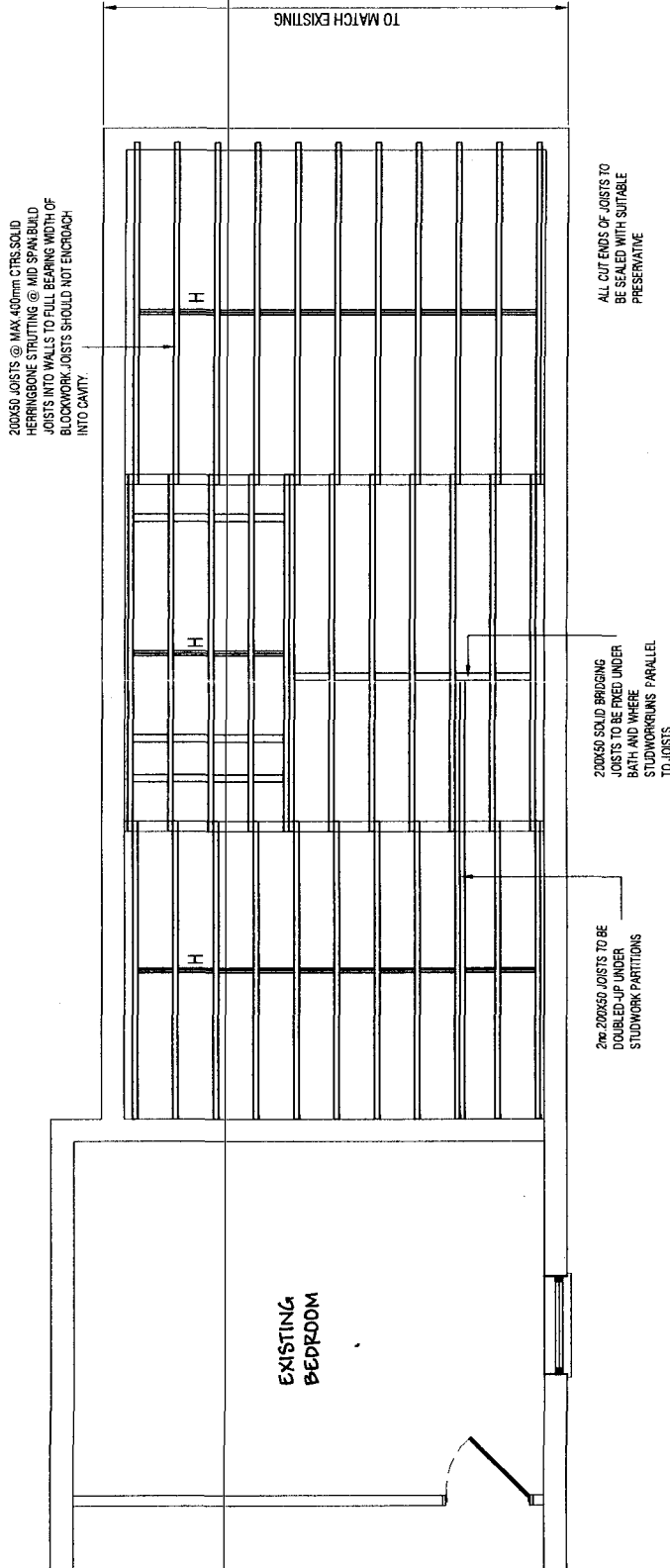
0451/02

REV DESCRIPTION:

DRG No. DC/02 DEC/2001 REV:

PROPOSED FIRST FLOOR JOIST LAYOUT

1st FLR EXTEN'N ABOVE GARAGE FOR MR & MRS FAULKNER @ BROADGATE, SUTTON ST. JAMES



FIRST FLOOR JOIST LAYOUT