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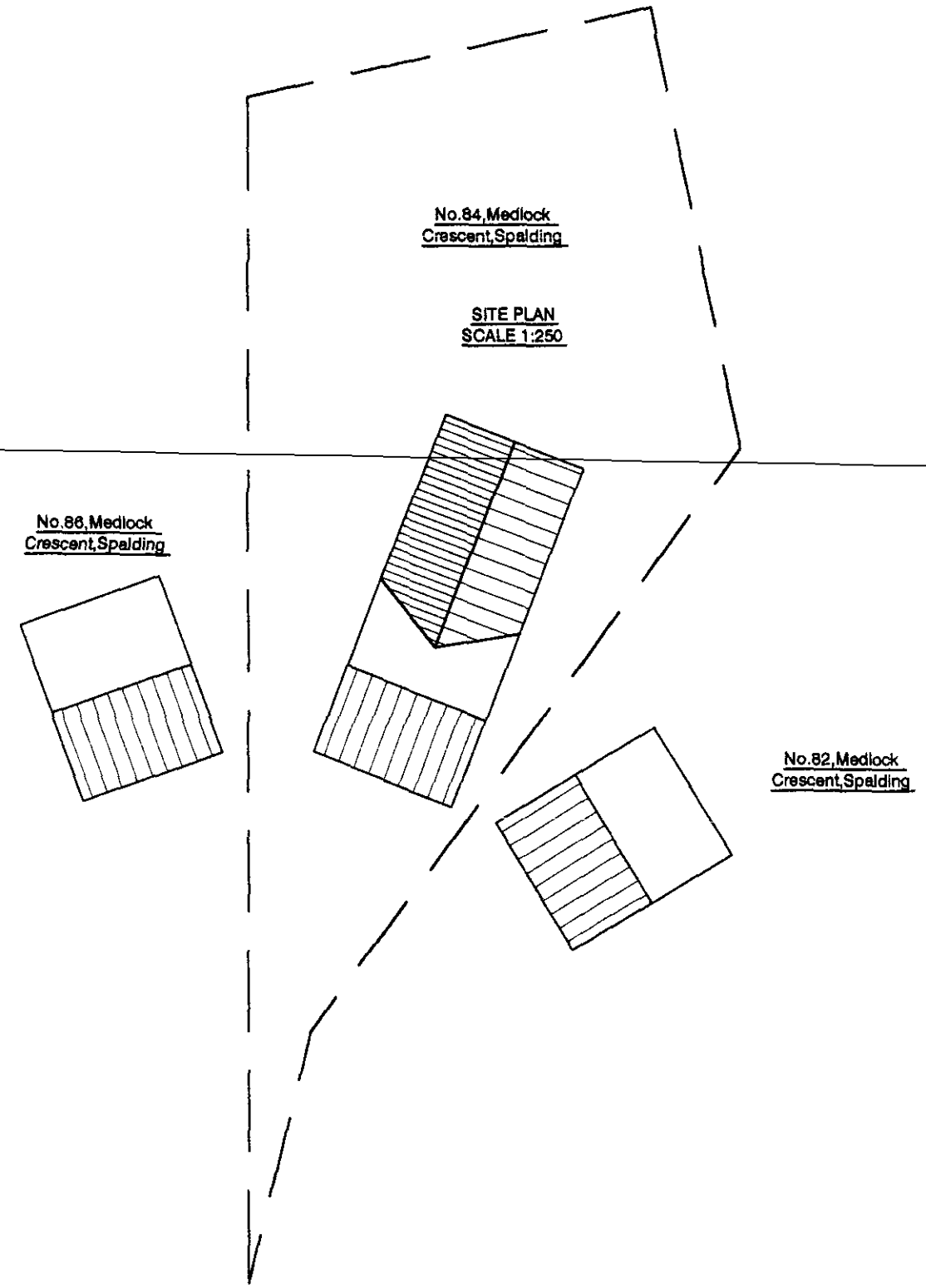

DECORATION & WALL TILING
All internal decoration and wall tiling to be agreed on site with the client prior to any materials being placed on order.

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.

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 meet the requirements of table A1 of Approved Document L1.

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

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
PVC 110mm half round guttering with 68mm Ø downpipes all to match existing.New RWP to connect to underground drainage pipe via 110 to 68 reducer.

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.

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- 1 MAY 2002
ref C523/02

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

PROPOSED EXTENSION FOR MR & MRS BLAND @ 84,MEDLOCK CRESCENT SPALDING

REV DESCRIPTION:		
DRG No. : 08	MARCH' 02	REV:

GENERAL CONDITIONS
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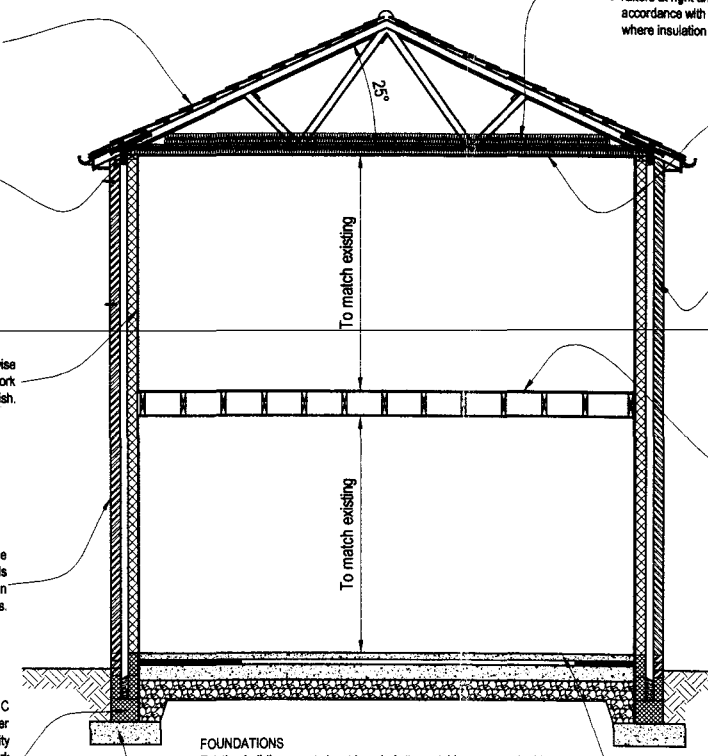
Roof ventilation to achieve 0.4% of roof plan area via Ubbink over fascia ventilating system fixed strictly in accordance with manufacturers recommendations with 10mm continuous air gap within soffit covered with insect mesh.

Lay 200mm mineral fibre insulation to roof area to achieve a 'U' value of 0.16w/m²K.100mm between rafters and 100mm over rafters at right angles to first layer.Fix Dovetail rafter tray in accordance with manufacturers instructions or similar approved where insulation meets roof slope to maintain roof ventilation.

Concrete interlocking roof tiles to match existing in accordance with manufacturers instructions on 38x25 preservative treated timber battens on untarable sarking felt with min.150mm overlaps.



All ceilings to be 12.7mm plasterboard to BS1230. Ceilings to be have Coving and an 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.

Close all cavity walls at jambs with 15mm Damcor and 50mm reveal blocks or similar approved.Close top of cavity walls with 75mm Dritherm or similar approved insulation batt supported on wall ties.

New external walls to be 275mm overall thickness comprising of:
-100mm external facing brickwork to match existing
-75mm cavity filled with either Crown Dritherm (or equal approved) built in as work progresses or nominate a specialist contractor to inject insulation into cavity.The later would require a written guarantee from the specialist contractor and be carried out strictly in accordance with the manufacturers recommendations
-100mm lightweight insulating blockwork in accordance with BS8073 parts 1 & 2. External wall to achieve 'U' value of 0.35m² ° C.

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

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

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.

WALLS BELOW D.P.C
3no.coarses of Class B brickwork below D.P.C on outer face and 1no.coarse of 3.5N/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.

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 BS5328:1981.Foundations to external wall to be min.700mm wide x 225mm deep & 450 X225mm deep under loadbearing internal wall.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.

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 (thicken slab under internal blockwork wall)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.

PROPOSED SECTION
SCALE 1:50

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- 1 MAY 2002
Ref 0523/02

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

PROPOSED EXTENSION FOR MR & MRS BLAND @ 84,MEDLOCK CRESCENT SPALDING

REV DESCRIPTION:			
DRG No.: 07	MARCH' 02	REV:	

GENERAL CONDITIONS

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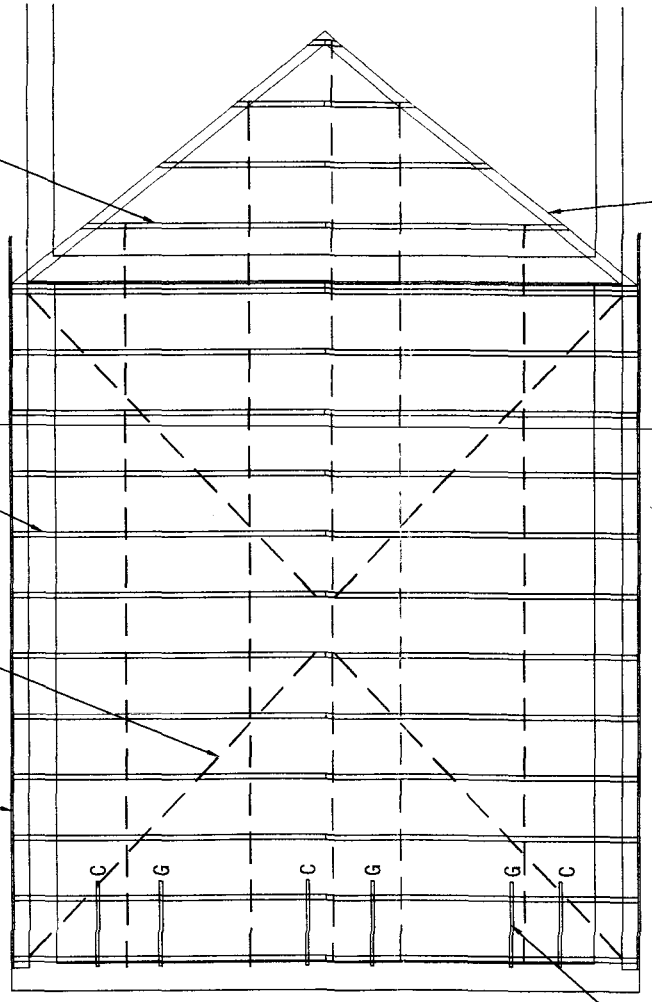

Specialist girder and diminishing trusses to specialist details

25x125 valley boards

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 approval prior to any materials being placed on order.

25X100 diagonal and longitudinal wind bracing.Lap joints (if required) to be taken over 2no.trusses all in accordance with BS5268 Part 3 - 1985.

Soffit and fascia to match existing

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

30x5 ms straps over 2no. trusses at max 2m ctrs to gable ends (G) and ceiling level (C).1no.gable strap to be within 500mm of ridge.

PROPOSED ROOFPLAN
SCALE 1:50

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- 1 2002
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REMWAY DESIGN - 3 Rembrandt Way, Spalding, Lincs,PE11 3HX Tel: 07815 112 058

PROPOSED EXTENSION FOR MR & MRS BLAND @ 84,MEDLOCK CRESCENT SPALDING

REV DESCRIPTION:			
DRG No. : 06	MARCH' 02	REV:	

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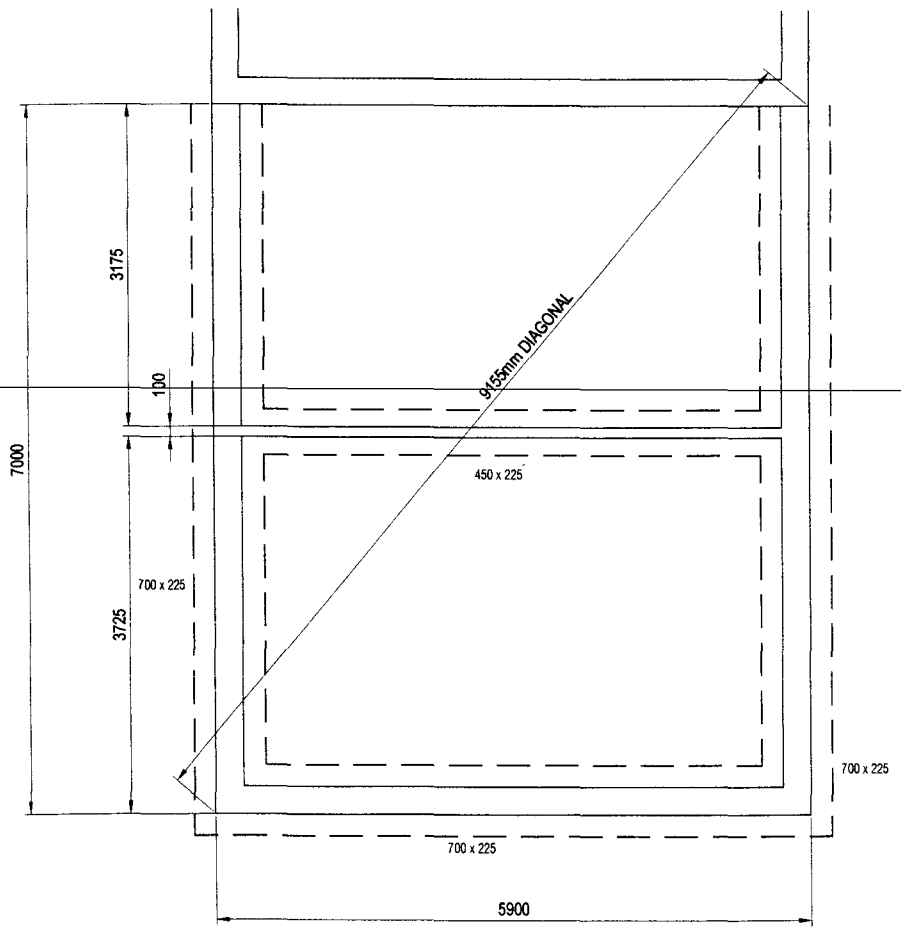
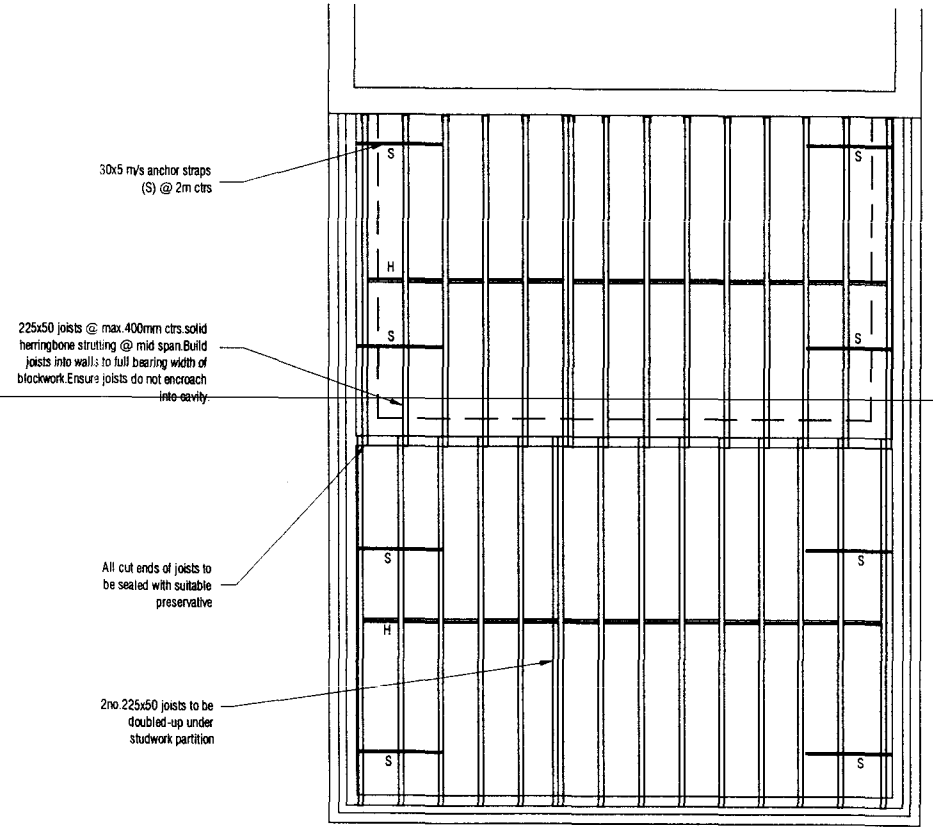


PROPOSED FOUNDATION PLAN
SCALE 1:50



PROPOSED FLOOR JOIST PLAN
SCALE 1:50

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Ref 0523/02

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

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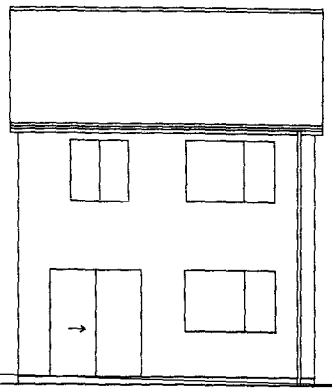
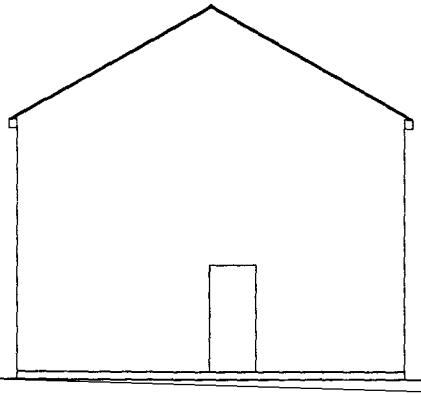
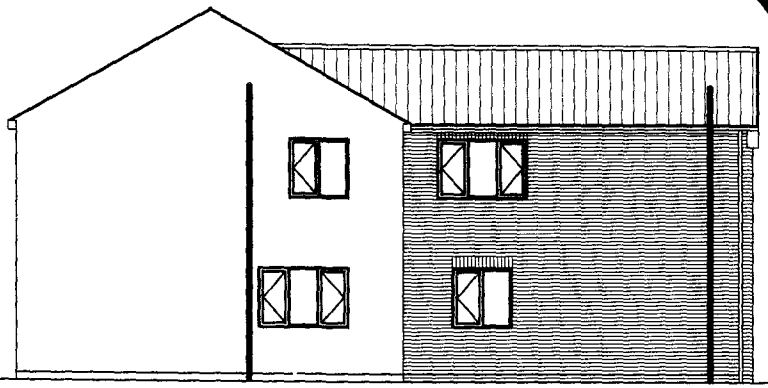


EXISTING REAR ELEVATION
SCALE 1:100



EXISTING SIDE ELEVATION
SCALE 1:100



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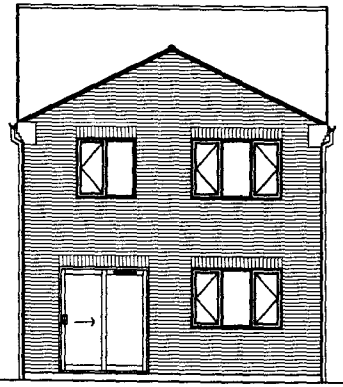

PROPOSED REAR ELEVATION
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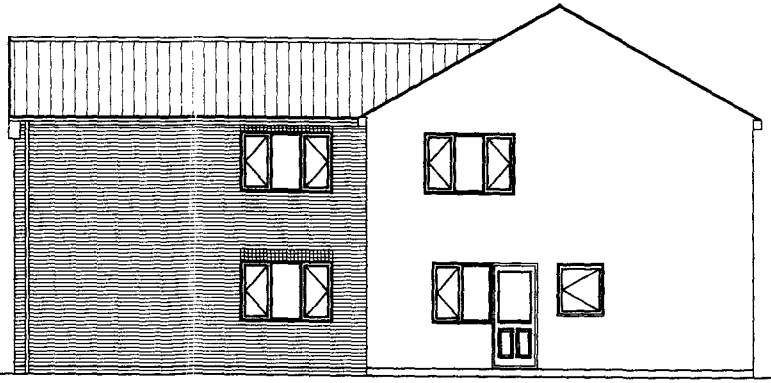

PROPOSED SIDE ELEVATION
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REMWAY DESIGN - 3 Rembrandt Way, Spalding, Lincs,PE11 3HX Tel: 07815 112 058

PROPOSED EXTENSION FOR MR & MRS BLAND @ 84,MEDLOCK CRESCENT SPALDING

REV DESCRIPTION:

DRG No.: 04	MARCH' 02	REV:

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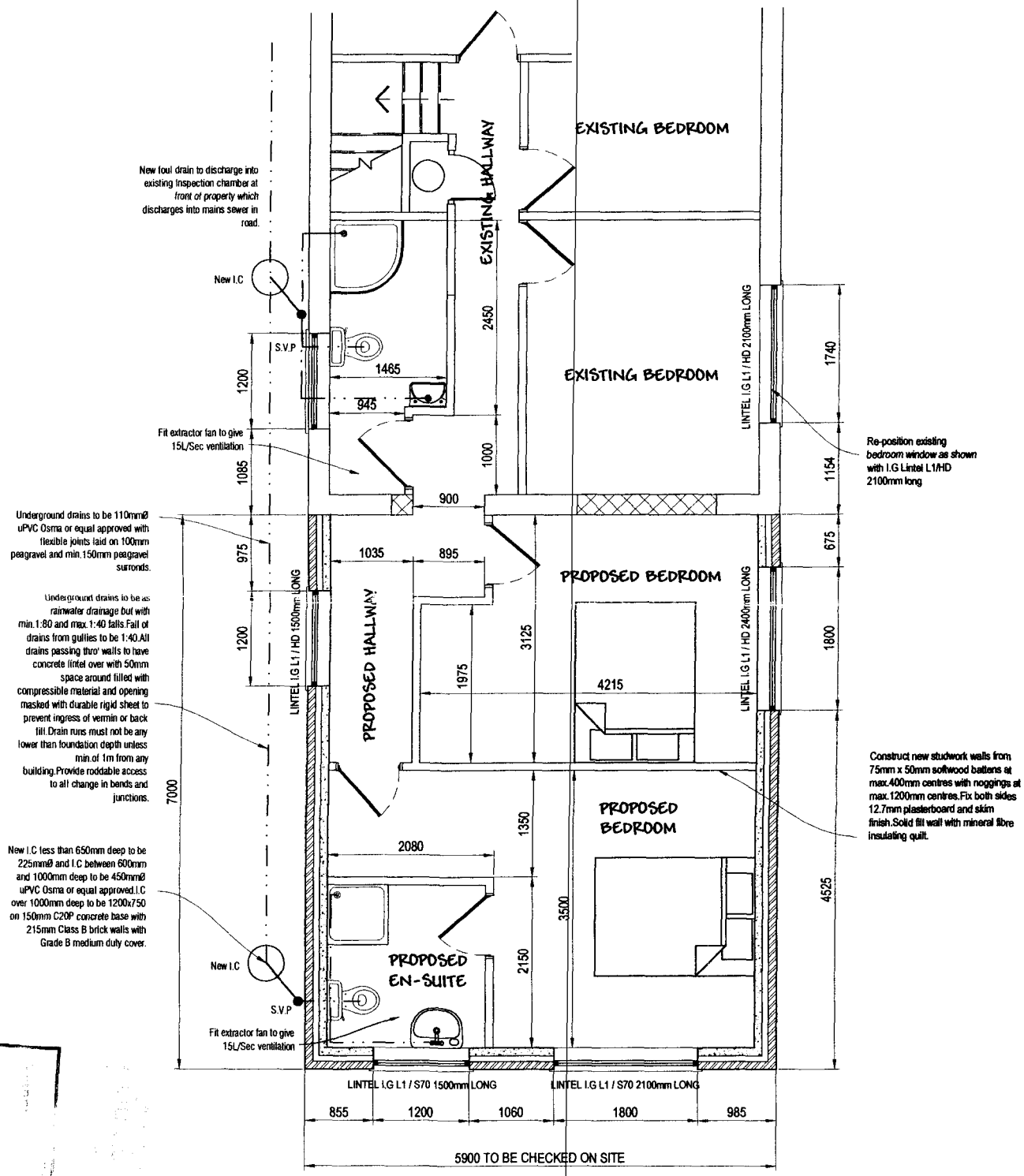

PROPOSED FIRST FLOOR PLAN
SCALE 1:50

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- 1 MAY 2002
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PROPOSED EXTENSION FOR MR & MRS BLAND @ 84,MEDLOCK CRESCENT SPALDING

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

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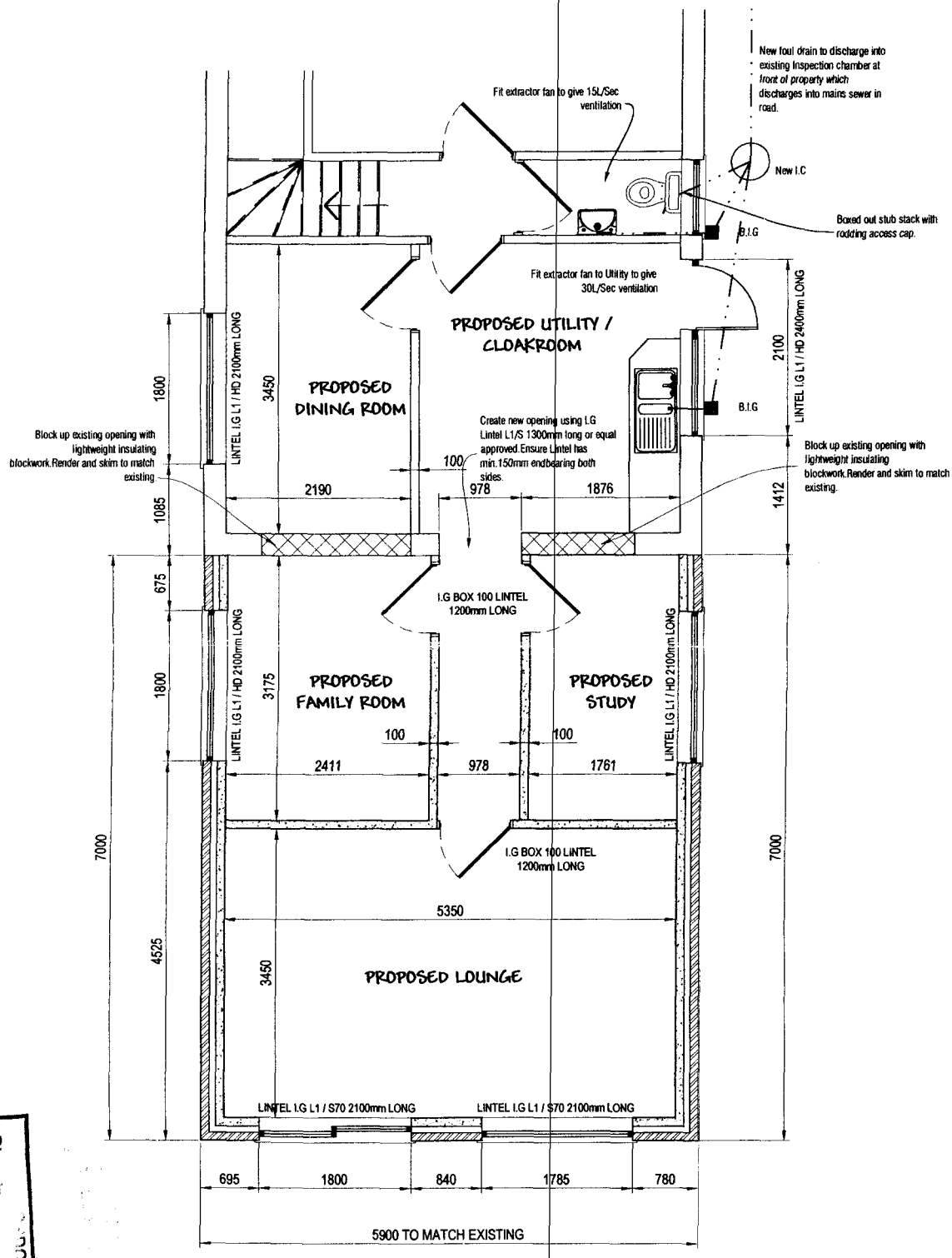

PROPOSED GROUND FLOOR PLAN
SCALE 1:50

Planning Department
- 1 MAY 2002
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PROPOSED EXTENSION FOR MR & MRS BLAND @ 84,MEDLOCK CRESCENT SPALDING

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

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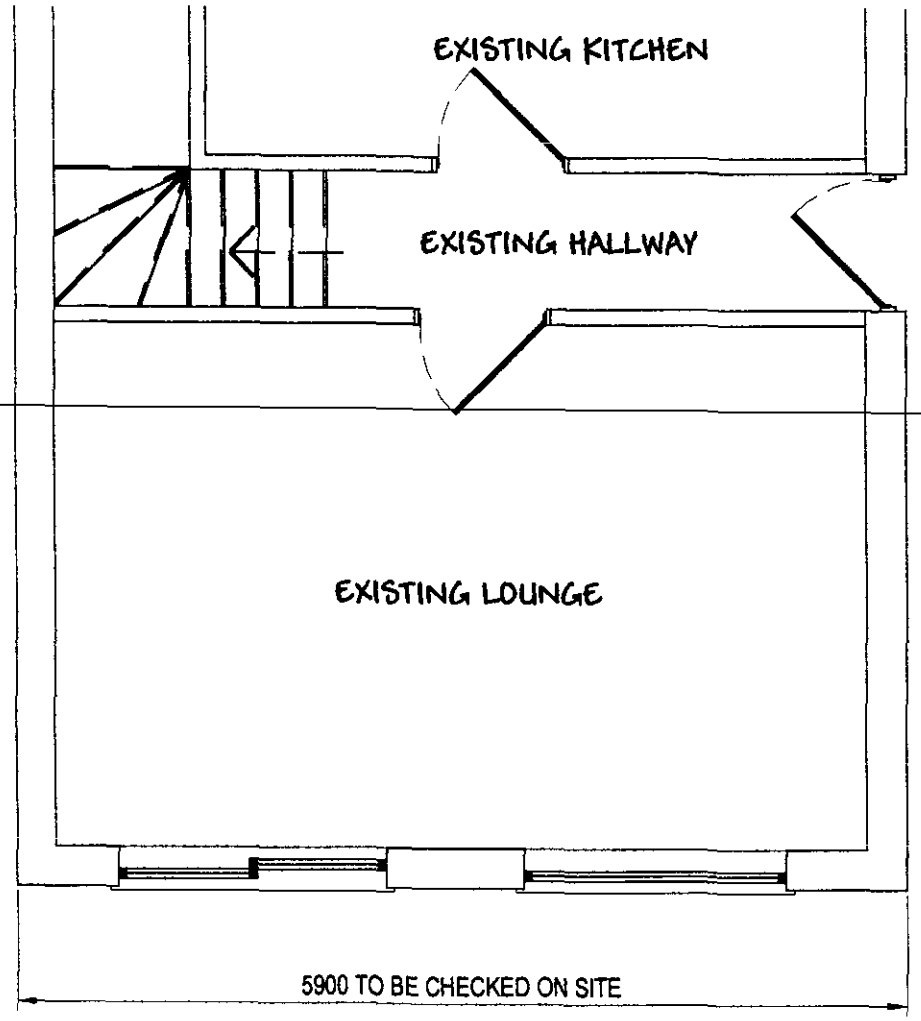
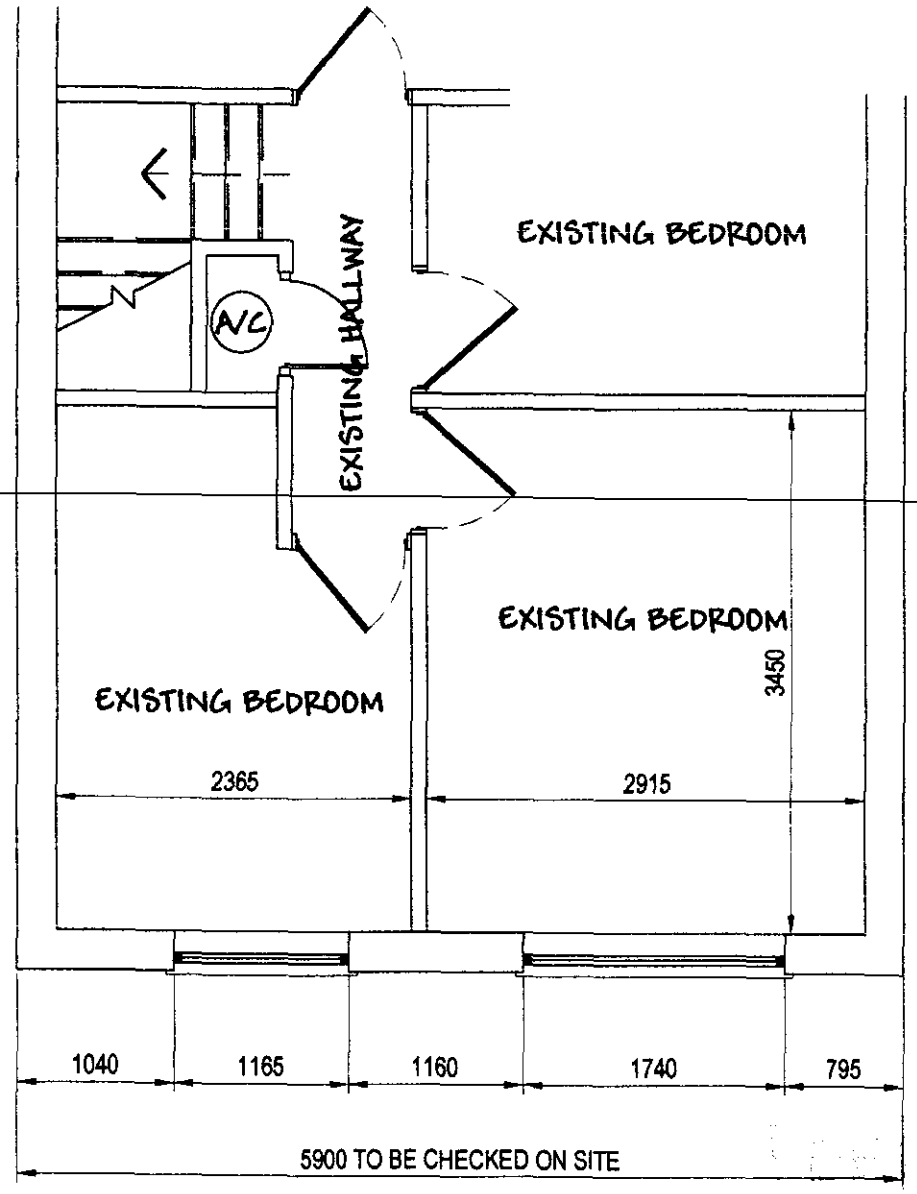


EXISTING GROUND FLOOR PLAN
SCALE 1:50



EXISTING FIRST FLOOR PLAN
SCALE 1:50

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

PROPOSED EXTENSION FOR MR & MRS BLAND @ 84,MEDLOCK CRESCENT SPALDING

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