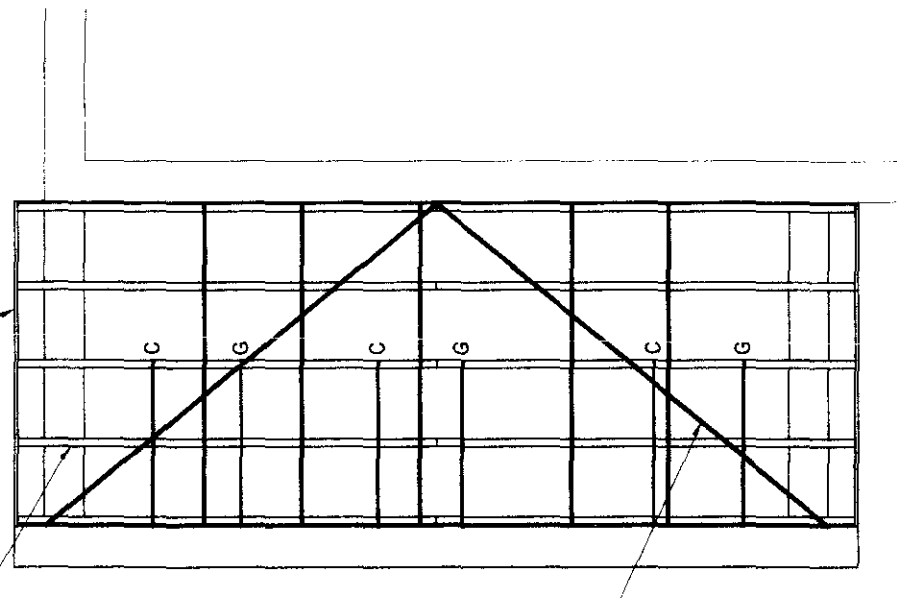
GENERAL CONDITIONS

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Soffit and fascia profile to match existing white uPVC fitted strictly in accordance with manufacturer's recommendations

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.

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 ROOF PLAN
SCALE 1:50

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.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 (Steve Kidd Associates).

GROUND FLOOR

65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge poythene separating layer on a 60mm *Celotex Double R GA2000 rigid 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. *Floor to achieve a min 'U' Value of 0.25w/m²K.*

WALLS BELOW D.P.C

3no.Coarses 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.*

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 also 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 with weep vents at a max.of 2m centres with a min.of 2no.per opening.

CAVITIES

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.

CEILINGS

All ceilings to be 12.7mm plasterboard to BS1230.
Ceilings to be have Coving and an Artex finish to match existing lounge or 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.

EXTERNAL WALLS

All external walls to be 265mm overall thickness comprising of:
-102mm Ibstock Cavendish Oxton Red Multi facing brickwork to match existing
-65mm cavity filled with either Crown Dritherm (or equal approved) built in as work progresses.
-100mm Thermalite Shield 3.5N/mm2 lightweight internal blockwork .External wall to achieve a min 'U' value of 0.35w/m²K.

INTERNAL JOINERY ,SKIRTING & ARCHITRAVES

All internal finished timber to match existing lounge or to clients requirements.

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.

WINDOWS

All windows to be White uPVC double glazed to match existing 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 an inner pane of LowE' glass to achieve a 'U' value of 2.0 w/m²K.

ROOF COVERING

Concrete interlocking roof tiles type Marley Mendip Old English Dark *Red to match existing in accordance with manufacturers instructions* on 38x25 preservative treated timber battens on unterable sarking felt with min. 150mm overlaps.

LATERAL RESTRAINT STRAPS

Tie roof structure to blockwork wall with 30X5 galvanised mild steel straps at max 2m ctrs where rafters and ceiling joists run parallel to *blockwork walls.Also fit at max 2m ctrs to anchor wallplate to* blockwork wall

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.

HEATING

Provided from existing with new radiators to have termostatic radiator control valves.

ELECTRICAL INSTALLATION

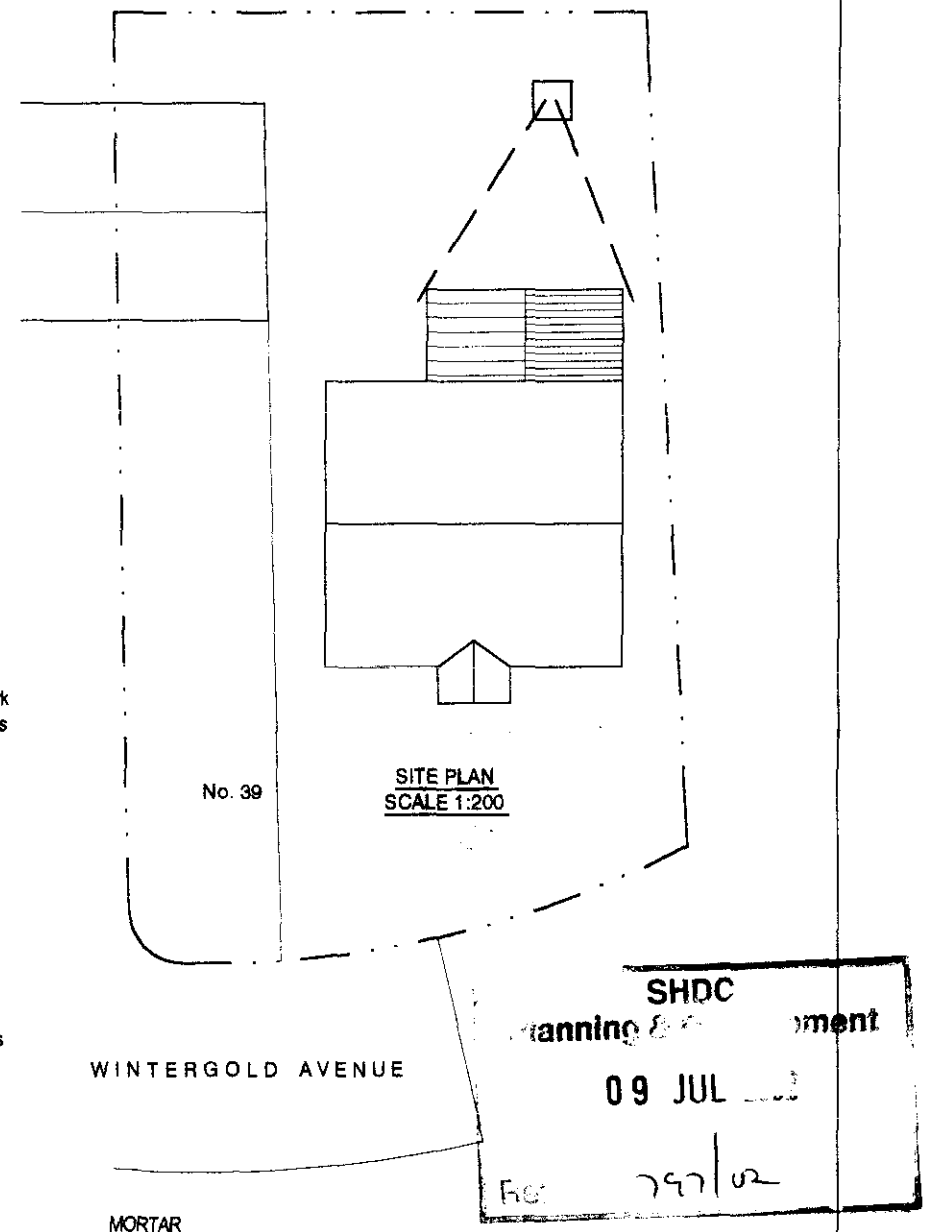
To be in strict accordance with the latest I.E.E Regulations

RAINWATER DRAINAGE

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.Contractor to ensure no live drains exist beneeth proposed extension.

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.



SITE PLAN
SCALE 1:200

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MORTAR

All mortar to be 1:1:6 sand/cement/lime or equally approved and to be a closest match to existing as possible.

NOGGINGS

Fix 38x25mm timber noggings to all potential loose plasterboard ceiling edges and light fittings.Position of light fittings to be advised by client on site.

ROOF INSULATION

Lay 250mm Crown Wool or equal approved mineral fibre insulation to roof area to achieve a 'U' value of 0.16w/m²K - 100mm between *rafters and 150mm over rafters.Fix Dovetail rafter tray in accordance* with manufacturers instructions or similar approved where insulation meets roof slope to maintain roof ventilation.

ROOF VENTILATION

To achieve 0.4 % of roof plan area via Ubbink over fascia ventilating system fixed strictly in accordance with manufacturers *recommendations with ventilated ridge tiles full length of roof and* fitted strictly in accordance with manufacturer's instructions.

remway design - 3 Rembrandt Way, Spalding, Lincs,PE11 3HX Tel: 07815 112 058

PROPOSED LOUNGE EXTENSION FOR MR D HICKS @ 39, WINTERGOLD AVENUE, SPALDING

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

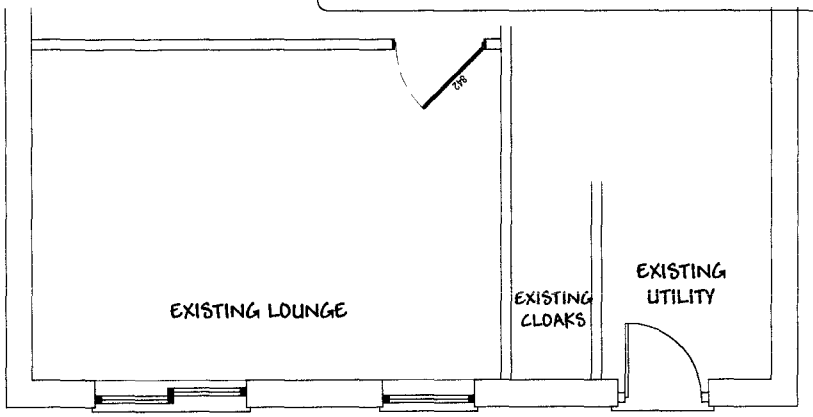
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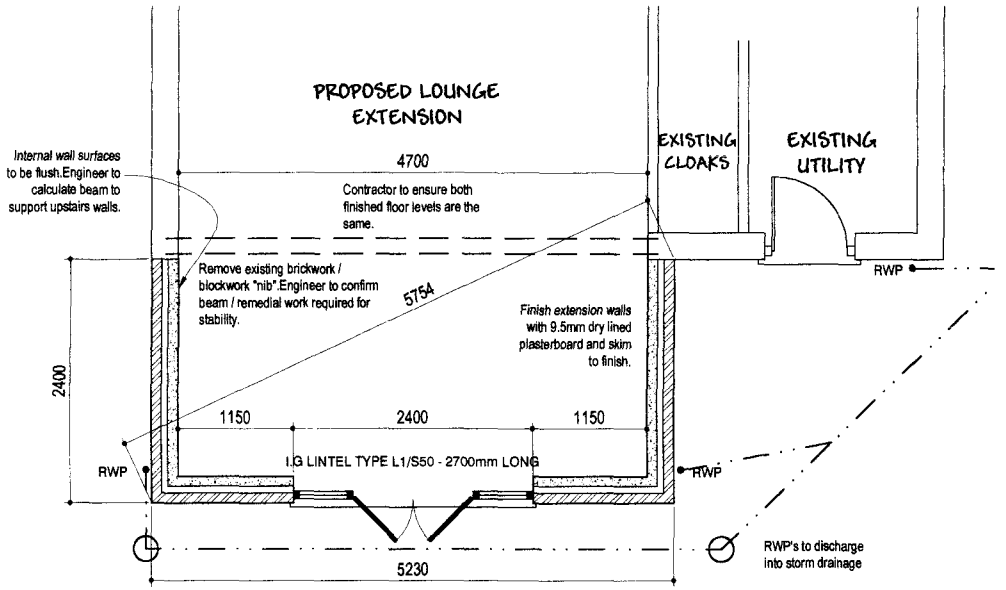
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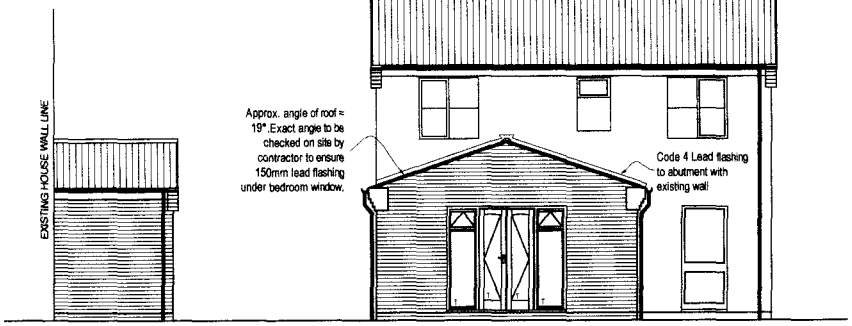
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EXISTING GROUND FLOOR
PLAN SCALE 1:50

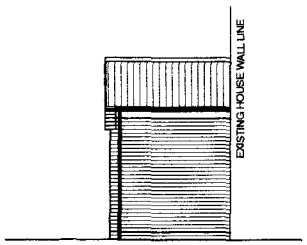


PROPOSED GROUND FLOOR
PLAN SCALE 1:50



PROPOSED SIDE ELEVATION
SCALE 1:100

PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100

Note: Engineers Report to Follow.

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09 JUL 02
Ref: 797/02

DETERMINED PLAN

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PROPOSED LOUNGE EXTENSION FOR MR D HICKS @ 39, WINTERGOLD AVENUE, SPALDING

REV DESCRIPTION:

DRG No.: 01 | MARCH 02 | REV: