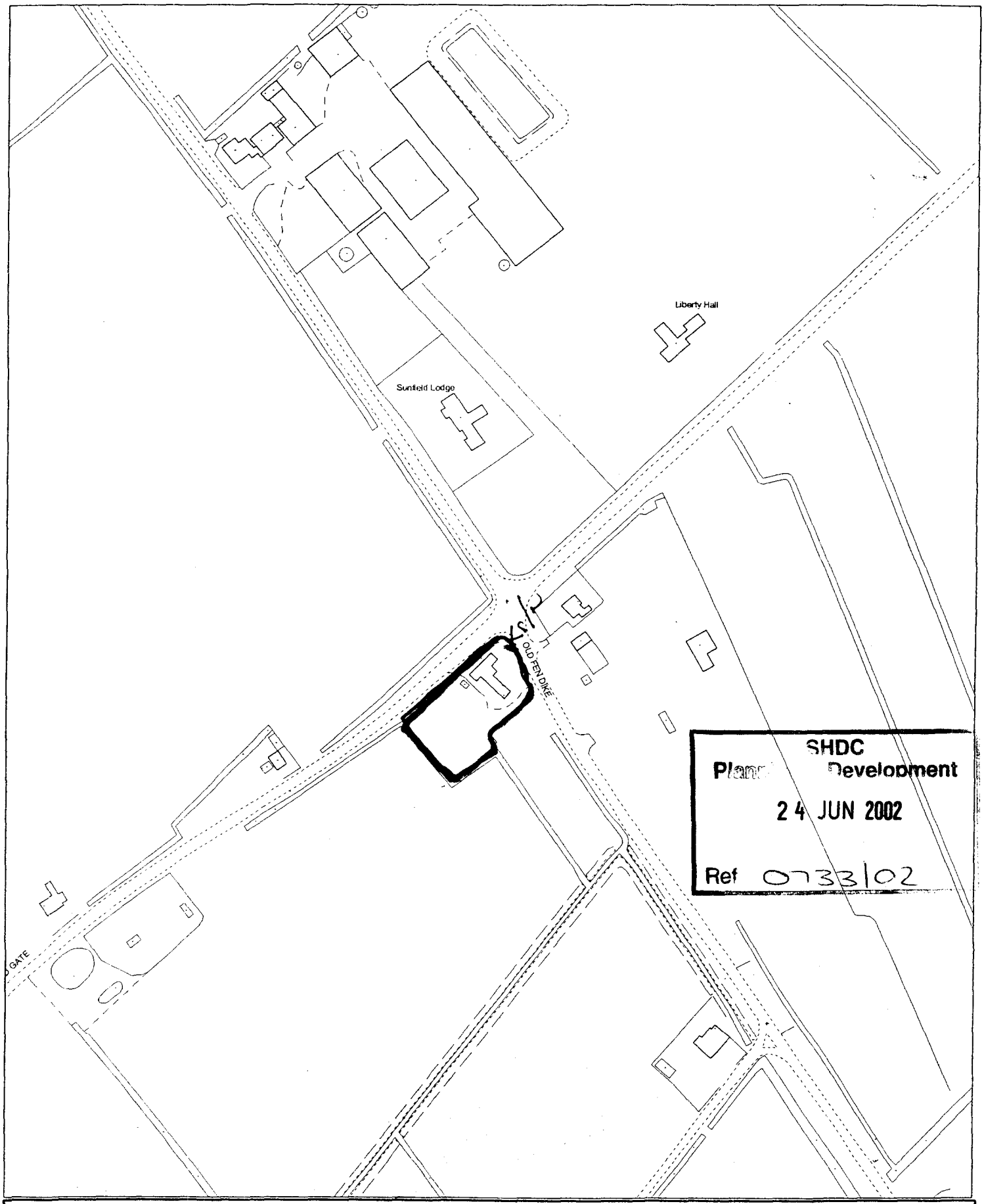

SHDC
Planning Development
24 JUN 2002
Ref 0733/02

[redacted]

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Scale: 1:2500

Council Offices, Priory Road, Spalding, Lincolnshire PE11 2XE

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GENERAL CONDITIONS

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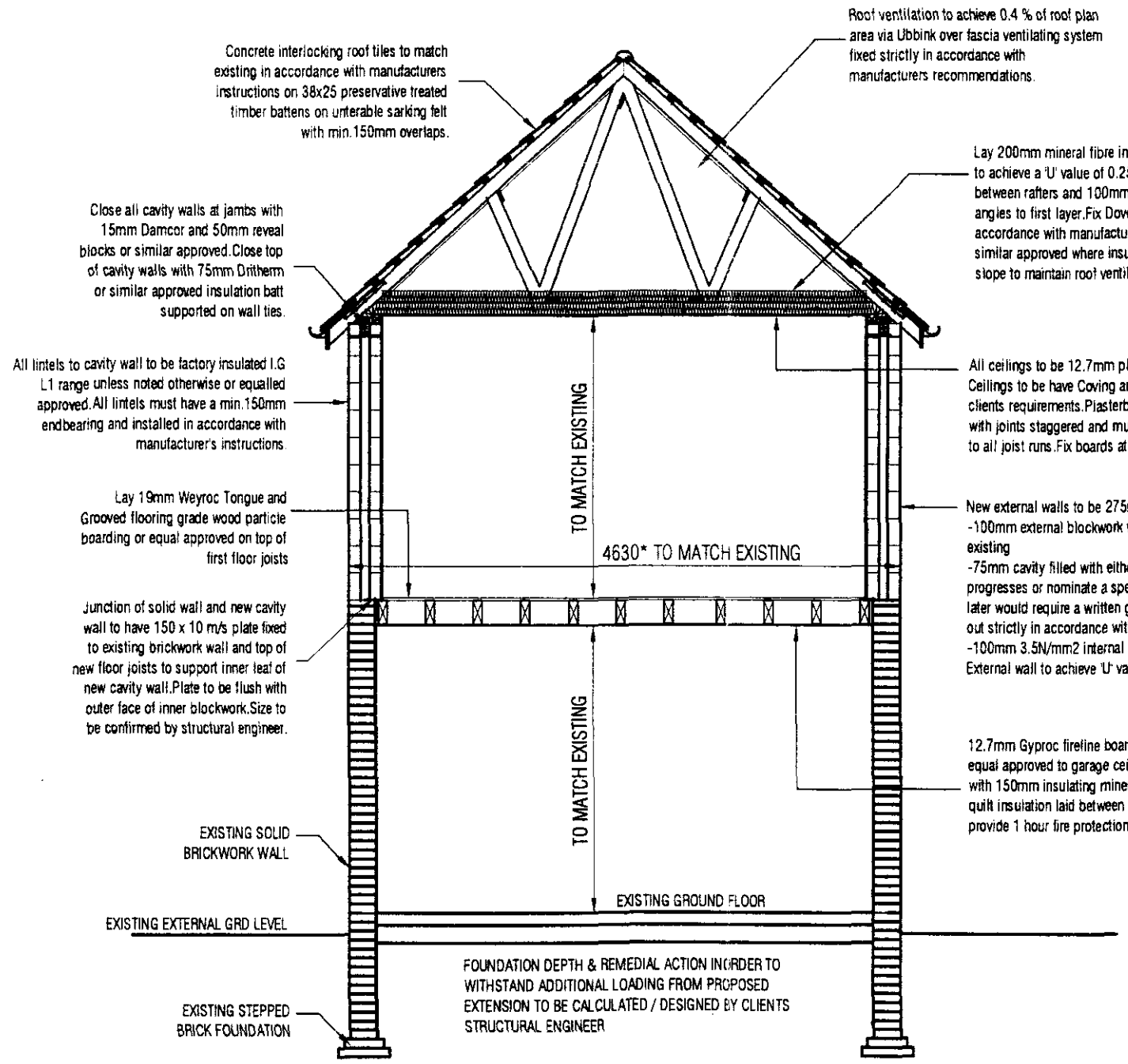

PROPOSED SECTION

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

Pl... ...ment
24 JUN 2002
Re: 0733/02

PROPOSED SECTION

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

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

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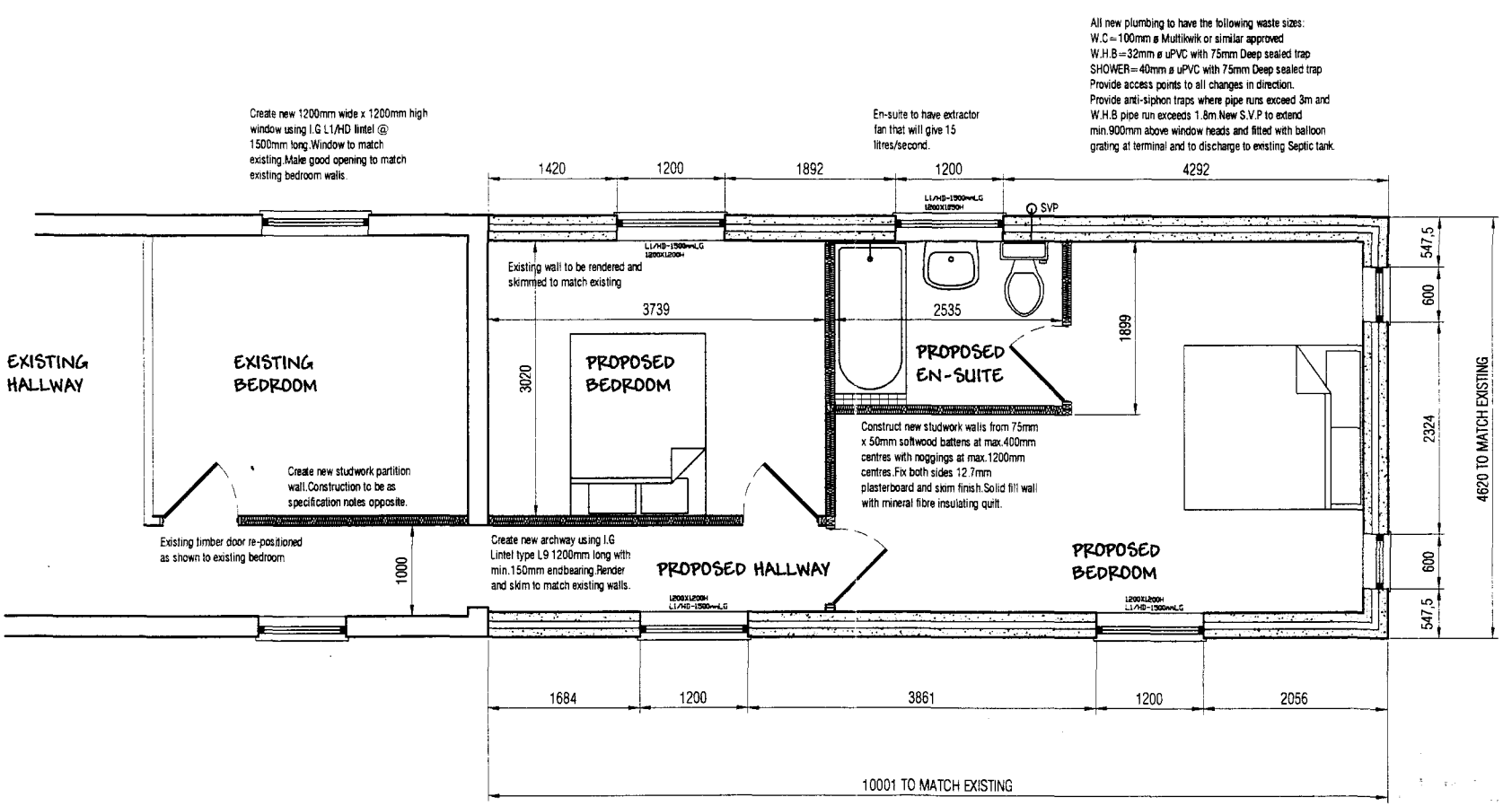

PROPOSED FIRST FLOOR PLAN

Planning
24 JUN 2002
Ref 0733/02

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PROPOSED FIRST FLOOR PLAN
1st FLR EXTEN'N ABOVE GARAGE FOR MR & MRS FAULKNER @ BROADGATE, SUTTON St.JAMES

REV DESCRIPTION:		
DRG No. DC/04	DEC'2001	REV:

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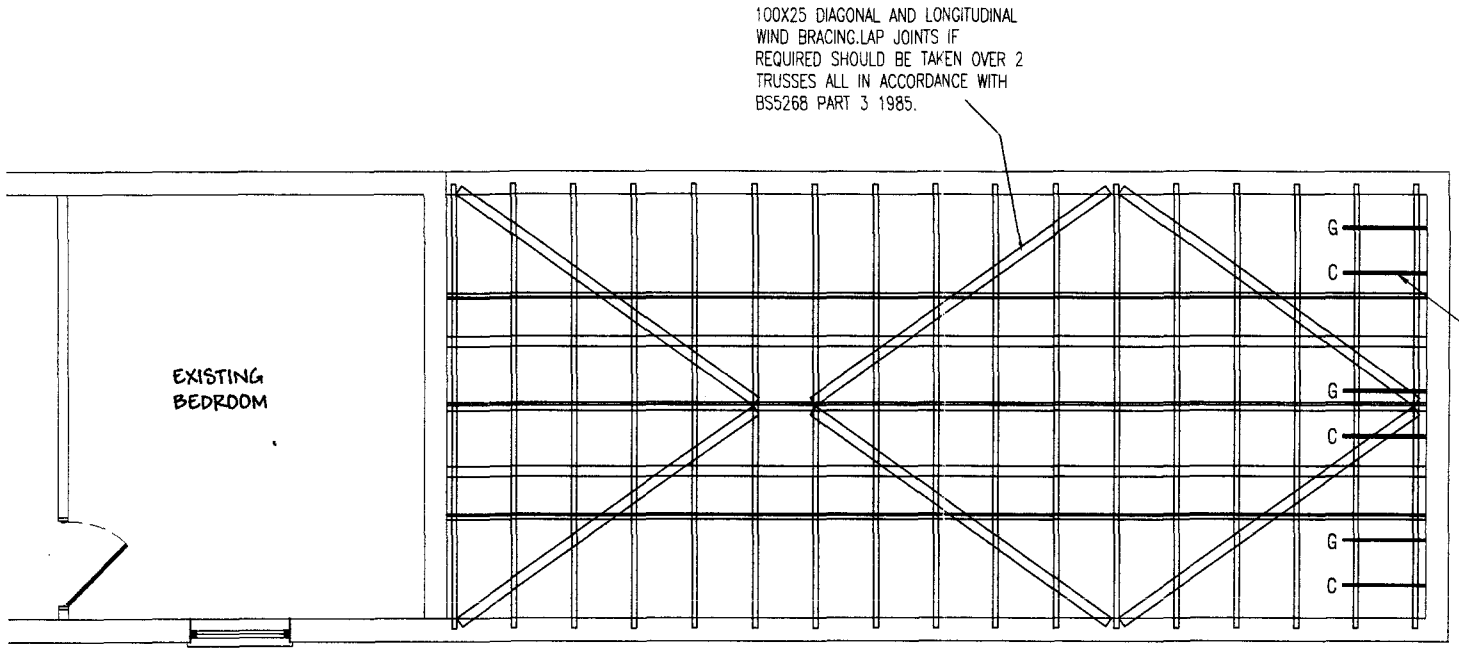

PROPOSED ROOF LAYOUT PLAN

0733/02

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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:

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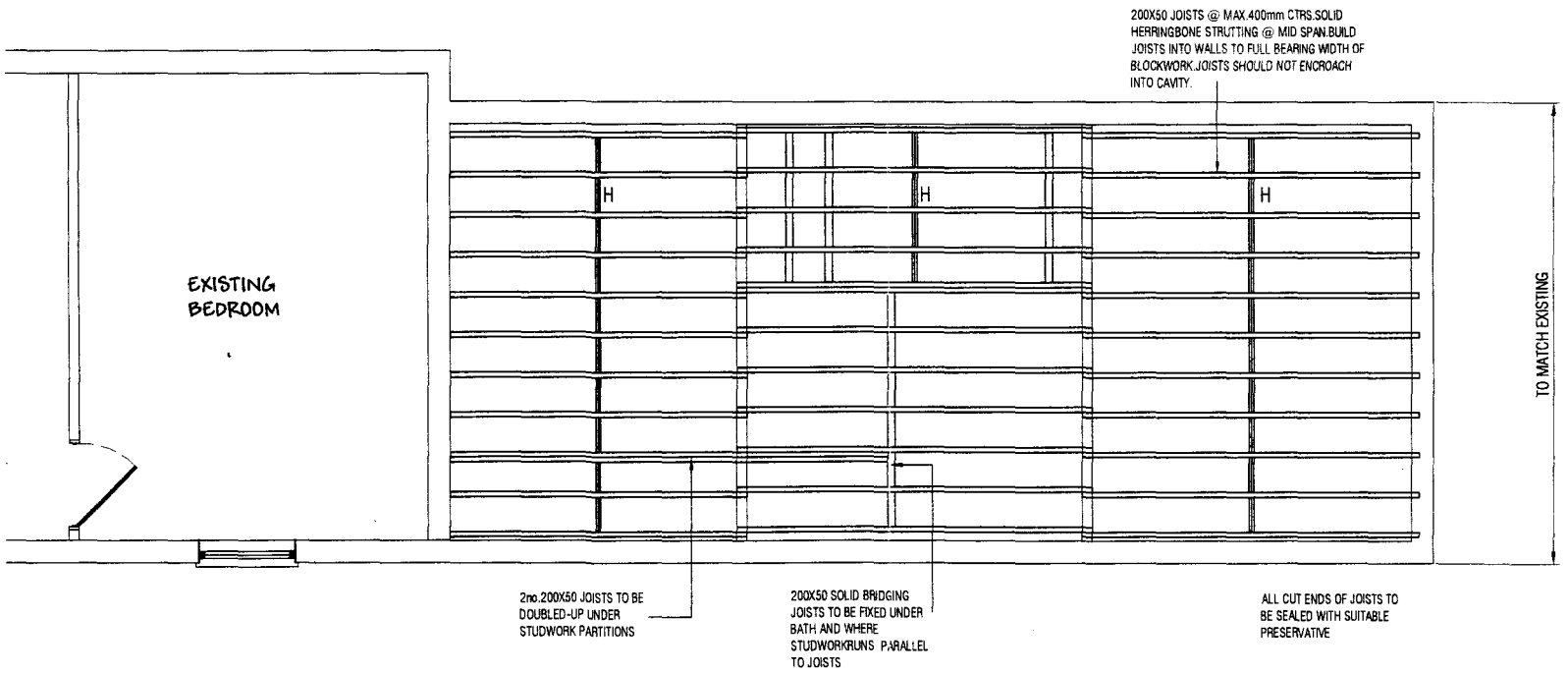

FIRST FLOOR JOIST LAYOUT

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

PROPOSED FIRST FLOOR JOIST LAYOUT

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

REV DESCRIPTION:	PLAN	
DRG No. DC/02	DEC'2001	REV:

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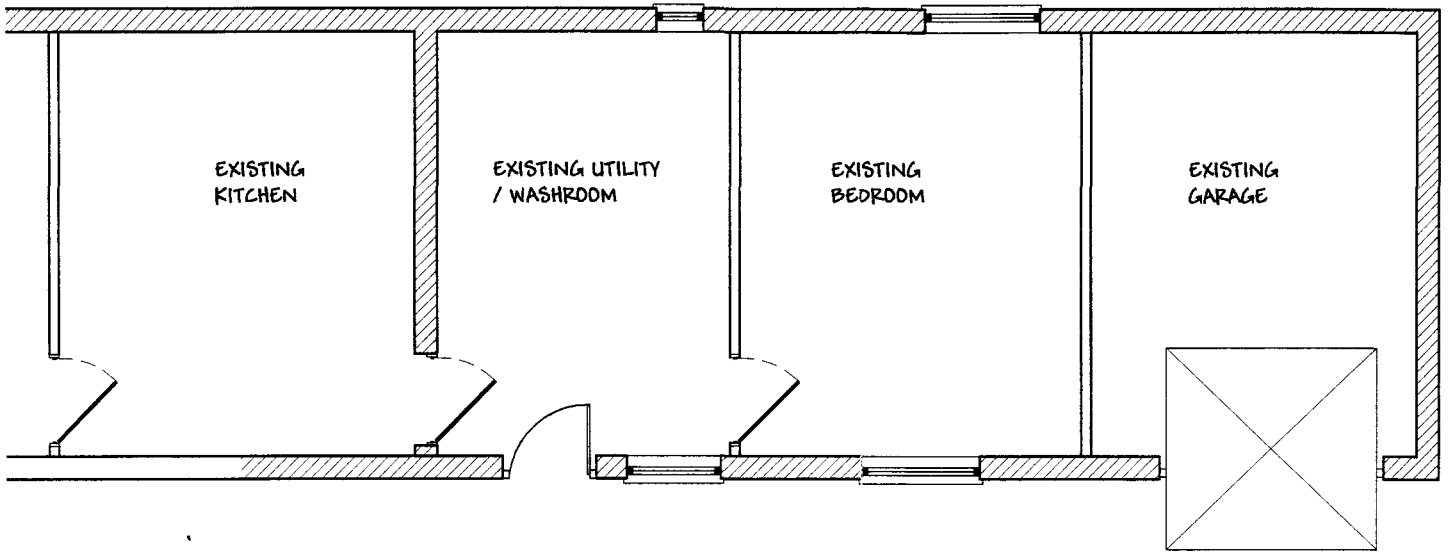
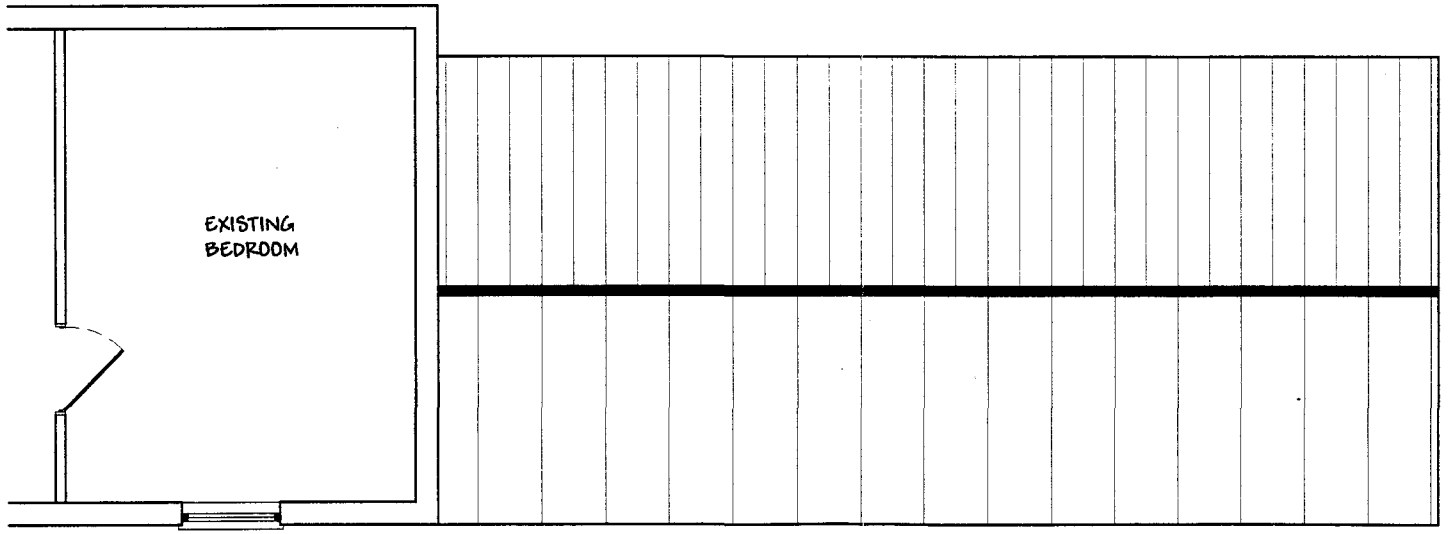


EXISTING GROUND FLOOR PLAN

THIS WILL BE TAKEN DOWN AND REBUILT AS THE ORIGINAL DESIGN.



EXISTING FIRST FLOOR PLAN

THIS WILL BE TAKEN DOWN AND REBUILT AS THE ORIGINAL DESIGN.

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DETERMINED PLAN

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

EXISTING GROUND & FIRST FLOOR PLANS

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

REV DESCRIPTION:		
DRG No. DC/01	DEC'2001	REV:

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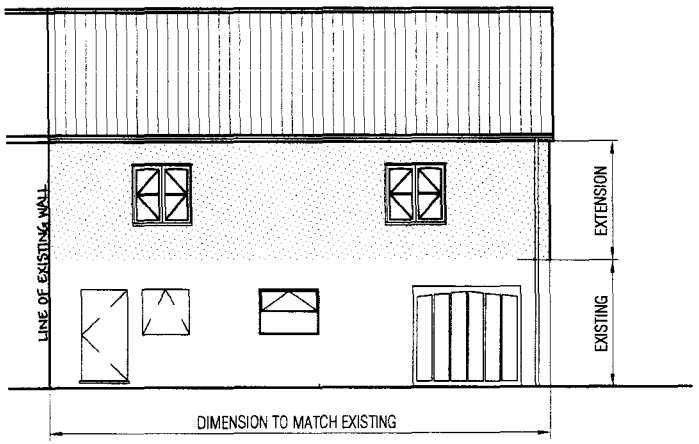


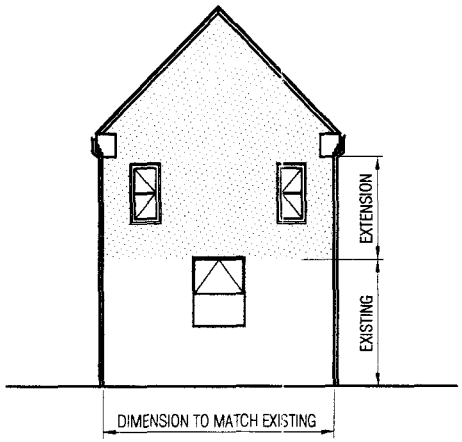
PROPOSED SIDE ELEVATION

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.



PROPOSED END ELEVATION

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.

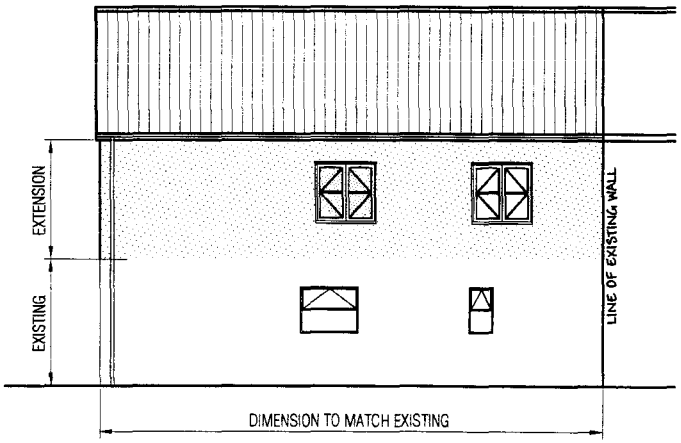
WINDOWS
All windows to be uPVC double glazed with 8000mm² trickle ventilators all in accordance with clients requirements.Opening vents to cive $\frac{1}{20}$th of floor area ventilation to all rooms.All glazing to meet the requirements of section N of the Building Regulations and BS6206 class B.All double glazed units to be installed in accordance with BS 6262.

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



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.

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

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: