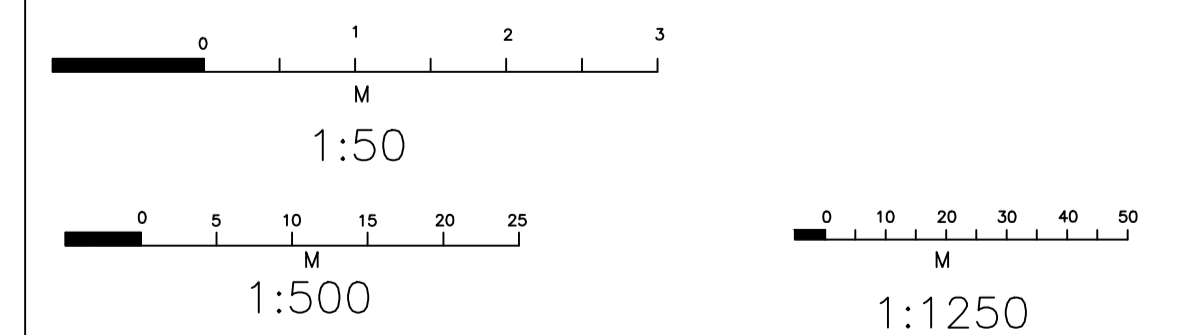


THIS IS NOT A SPECIFICATION OF WORK & IS FOR TOWN PLANNING & BUILDING REGULATIONS ONLY. ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. LOCATION & LAYOUT PLANS HAVE BEEN DEVELOPED WITHOUT THE USE OF ANY COPYRIGHT MATERIAL.

PRELIMINARY WORK: REMOVE EXISTING PORCH, GARAGE & UTILITY. REMOVE REDUNDANT DRAINAGE & SEAL TO LOCAL AUTHORITY SATISFACTION.

- FOUNDATIONS TO DIMENSIONS STATED DEPTH TO SUIT SITE CONDITIONS & TO LOCAL AUTHORITY SATISFACTION. FOUNDATIONS WITHIN 1000mm OF ANY DRAIN TO BE TAKEN DOWN TO INVERT LEVEL. LINTELS TO BE PROVIDED WHERE PIPES ARE BRIDGED & PIPES ENCASED IN 150mm PEA SHINGLE. PIPES UNDER EXTENSION TO BE PROTECTED TO L A SATISFACTION ( REINFORCING MAY BE REQUIRED). PUBLIC SEWER: 1. LOCATE 2. IF BUILT OVER EXPOSE ENTIRE LENGTH & CHANGE IF DAMAGED 3. FOUNDATIONS WITHIN 3000mm TO EXTEND DOWN BELOW INVERT LEVEL. 4. FOUNDATIONS RUNNING PARALLEL TO SEWER TO BE MINIMUM 500mm AWAY. 5. IF BRIDGED USE PRE CAST LINTELS OR BEAMS.
- DRAINAGE 100mm STONWARE OR MARLEY PVC UNDERGROUND WITH MINIMUM FALLS OF 1-40. CONSTRUCT NEW IC 775X690X230mm BRICKWORK. ALL IAW BS EN 752.
- DAMP PROOF COURSE & DAMP PROOF MEMBRANE TO BE CONTINUOUS. DAMP PROOF COURSE TO BS 8215. MINIMUM OVERLAP 100mm WITH EXISTING DPC & SET MINIMUM 150mm ABOVE GROUND LEVEL.
- WALLS TO BE TIED TO EXISTING. MATCHING 100mm OUTER SKIN, 75mm CROWN DRITHERM 32 INSULATION, 100mm THERMAL BLOCKS & SKIM FINISH. CAVITIES TO BE CONTINUOUS. OPENINGS IN OUTER WALLS TO HAVE HORIZONTAL & VERTICAL DAMP PROOF COURSE WITH CATNIC CH70/100 & CN55 TYPE LINTELS OVER WITH 150mm END BEARINGS & BE FILLED WITH ROCKWOOL WITH A 15mm LIGHTWEIGHT PLASTER SKIM. AVOID THERMAL BRIDGING BY FITTING INSULATED CAVITY CLOSURES THERMABATE OR SIMILAR. WALLS TO BE TIED 450mm HIGH 750mm WIDE & 225mm TO REVEALS.
- ANY AIR BRICKS COVERED BY EXTENSION TO BE DUCTED TO EXTERNAL AIR USING 230X75mm AIR BRICKS & 100mm PIPES.
- WINDOW OPENINGS TO HAVE MINIMUM OPENINGS OF 1/20TH OF FLOOR AREAS. ALL WINDOWS DOORS & TRAP HATCHES TO BE DRAUGHT PROOFED. TIMBER OR PVCU WINDOWS & EXTERNAL DOORS D/C WITH 16mm AIR GAP SOFT LOW 'E' COATED ARGON FILLED UNITS & SEALED TO BRICKWORK WITH MASTIC. WINDOWS TO ACHIEVE U-VALUE OF 1.6W/m<sup>2</sup>K OR WER BAND C.
- HABITABLE ROOMS TO BE FITTED WITH TRICKLE VENTILATORS AREA 8000mm<sup>2</sup> OTHER ROOMS (BATHROOMS KITCHENS WCs ) 4000mm<sup>2</sup> SITED MINIMUM 1750mm FROM FLOOR LEVEL. KITCHEN TO BE FITTED WITH 60 LTR/SEC EXTRACTOR FAN. BATHROOM & SHOWER ROOMS TO BE FITTED WITH 15 LTR/SEC EXTRACTOR FANS.
- GLAZING TO COMPLY WITH BUILDING REGULATIONS PART K. ANY GLAZING IN DOORS OR WINDOWS WITHIN 300mm OF DOORS TO BE SAFETY GLASS. WINDOWS WITHIN 800mm OF FLOORS TO BE FITTED WITH SAFETY GLASS.
- HABITABLE ROOMS TO BE FITTED WITH ESCAPE WINDOW MINIMUM CLEAR OPENING 450X733mm SITED 800-1100mm FROM FLOOR LEVEL.
- FIRST FLOOR: JOISTS AS STATED 21mm T & G FLOORING QUALITY CHIPBOARD. UNDERSIDE OF JOISTS TO BE CLAD WITH 2 LAYERS OF 12.5mm PLASTERBOARD & 5mm NEAT GYPSUM SKIM WITH NOGGINS MID SPAN & 100mm CELOTEX & ACOUSTIC QUILT BETWEEN JOISTS.
- STUD WALLS RUNNING PARALLEL TO JOISTS TO BE BUILT OFF DOUBLE JOISTS.
- PITCHED ROOF TO BE CONSTRUCTED FROM MATCHING TILES ON 25X38mm SOFT WOOD TREATED BATTENS & WEB UV BREATHER MEMBRANE. RAFTERS & JOISTS AS STATED ALL AT 450mm CENTERS. UNDERSIDE OF JOISTS TO BE LINED WITH 9.5mm FOILBACKED PLASTERBOARD & SKIM WITH 100mm GLASS WOOL INSULATION BETWEEN JOISTS & 170mm ACROSS. MONO PITCHED ROOF: BROWN MARLEY EDGEMERE TILES WITH 75mm HEADLAP ON 25X38mm SOFT WOOD TREATED BATTENS. FIT WEB UV BREATHER MEMBRANE. 50X125mm C16 RAFTERS AT 400mm CENTERS FITTED WITH 100mm CELOTEX INSULATION BETWEEN FLOOR & ROOF. CLAD UNDER WITH 45mm CELOTEX WITH JOINS SEALED WITH FOIL TAPE. FINISH WITH 12.5mm PLASTERBOARD & SKIM. FLAT ROOF: 50X170mm C16 JOISTS AT 400mm CENTERS. TAPER FIRTINGS FOR MINIMUM FALLS OF 1-60. COVER WITH 120mm CELOTEX WARM ROOF INSULATION. FIT 18mm OSD 3 BOARDING COVERED WITH THREE LAYERS OF FELT TO BS 13707 & LAID TO BS 8218 WITH SPAR CHIPPINGS BEDDED IN BITUMEN TO FINISH. CLAD UNDER WITH 12.5mm PLASTERBOARD & SKIM. TIMBERS TO BE ANCHORED USING 30X5X1200mm GALVANISED MILD STEEL STRAPS AT 1800mm MAXIMUM CENTERS. WHERE TIMBERS RUN PARALLEL TO WALLS USE LATERAL RESTRAINT STRAPS 30X5mm SECTION AT 2000mm MAXIMUM CENTERS WITH TIMBERS UNDER (& AT FIRST FLOOR LEVEL). NOTCH RAFTERS TO PLATES & STRAP ALL JOISTS TO PREVENT ROOF SPREAD.
- TIMBER BEAMS TO BE BOLTED TOGETHER USING 9.5mm STEEL STUD BAR AT 600mm CENTERS FITTED WITH NUTS & DOUBLE SIDED TOOTHED CONNECTORS.
- OVERSITE: 75mm SCHEDULED 100mm CONCRETE ON 1200G POLYTHENE CONTINUOUS WITH DPC. 100mm CELOTEX INSULATION ON 25mm BLINDING WITH 100mm CLEAN BROKEN COMPACTED HARDCORE.

CONTINUED ON SHEET 2

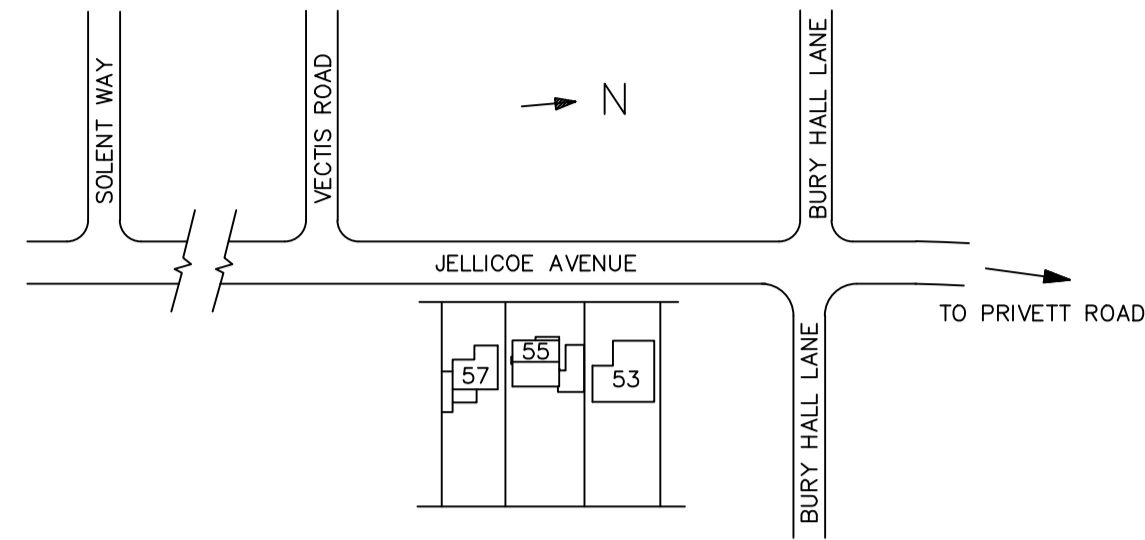


FOR: MR & MRS ANDERSON.

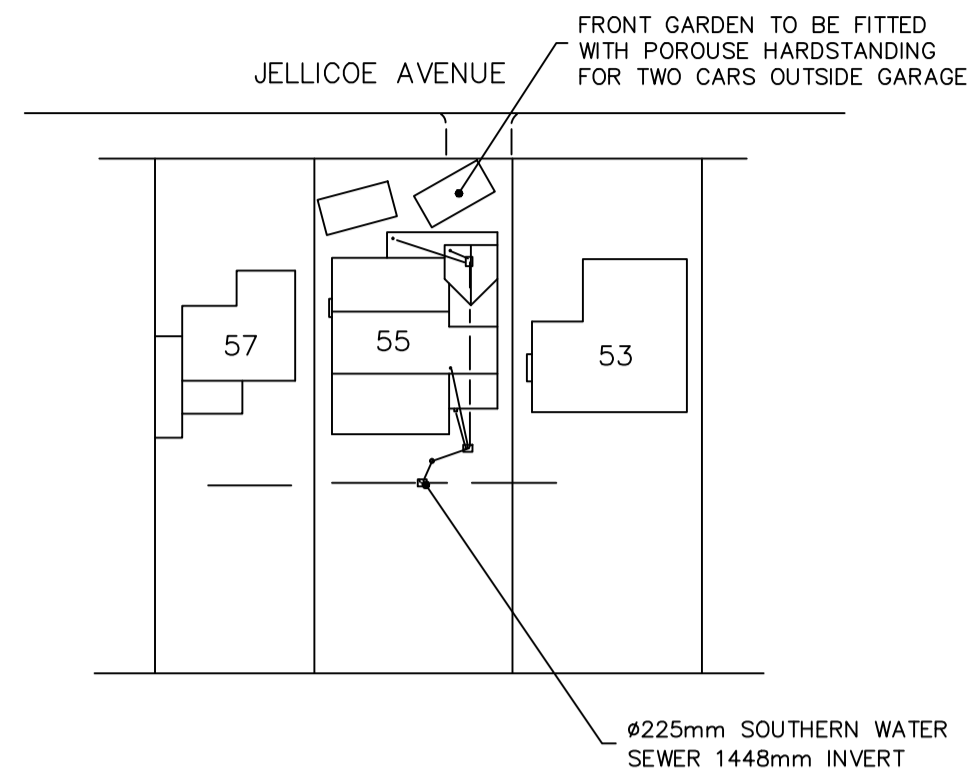
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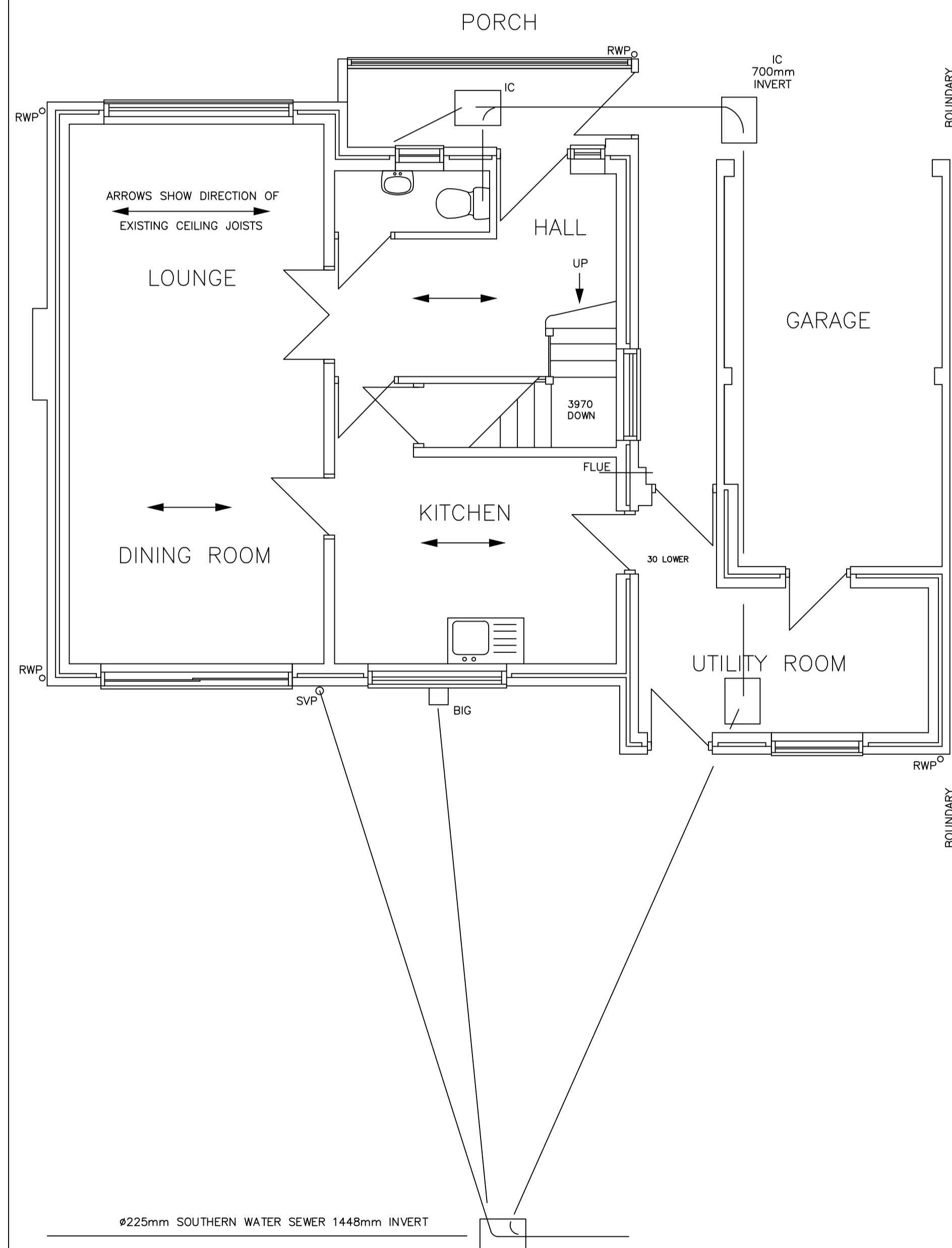
DRAWN BY J. K. WARBURTON.  
TELEPHONE 023-92349420.



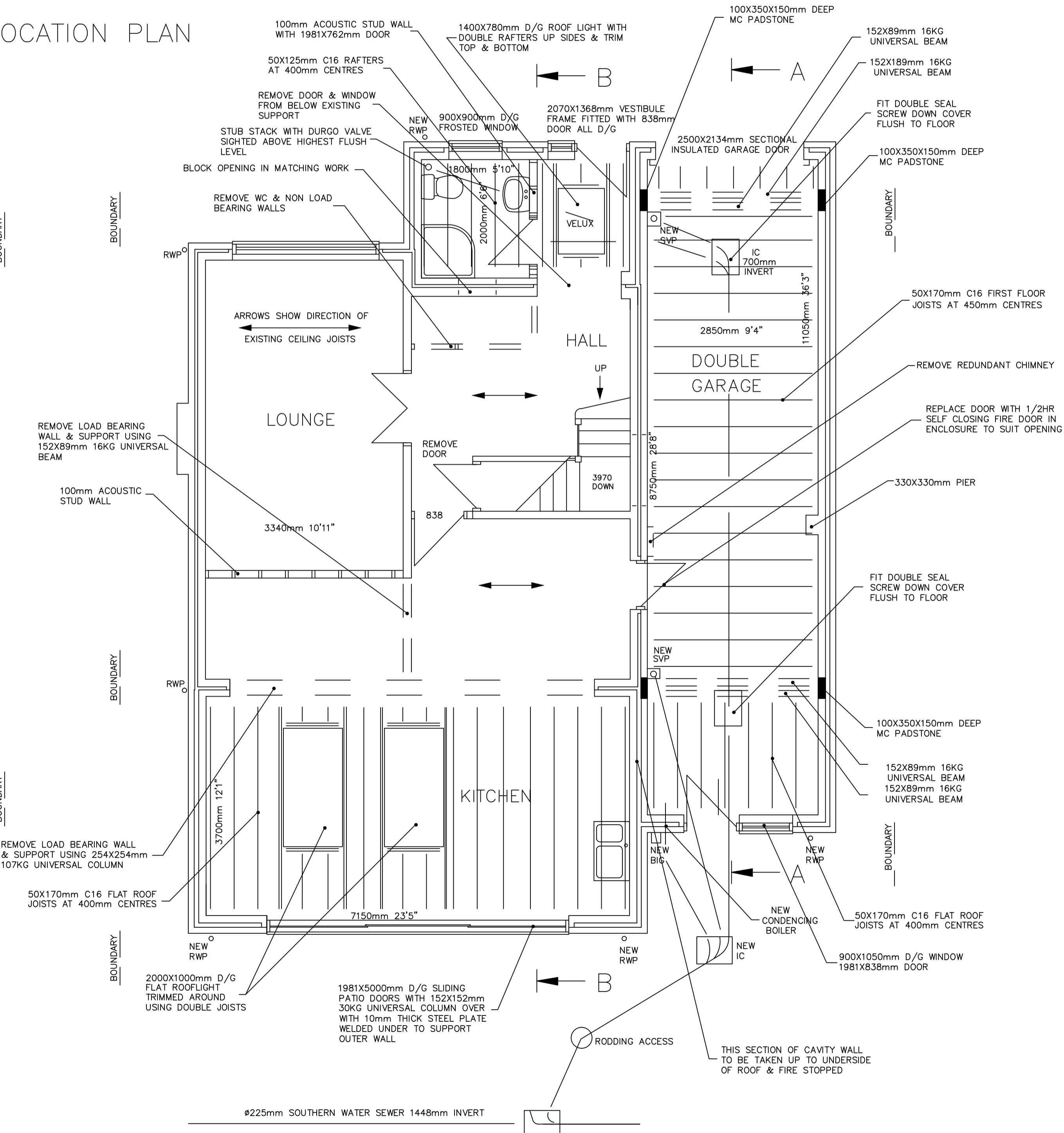
LOCATION PLAN



LAYOUT PLAN



EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR