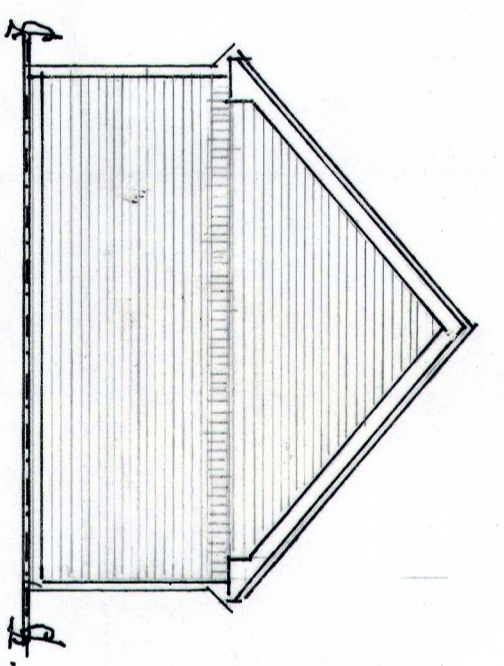
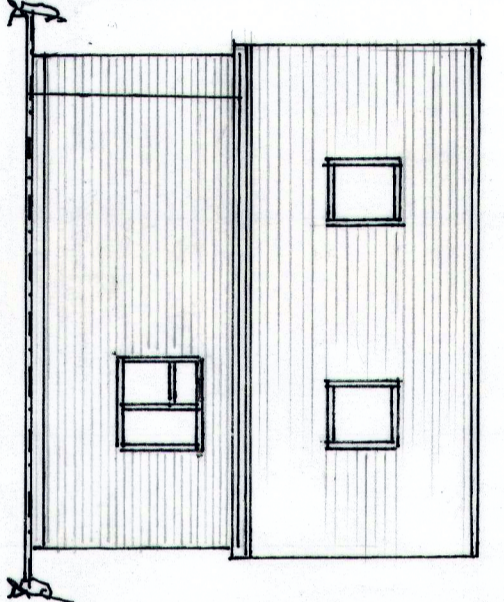
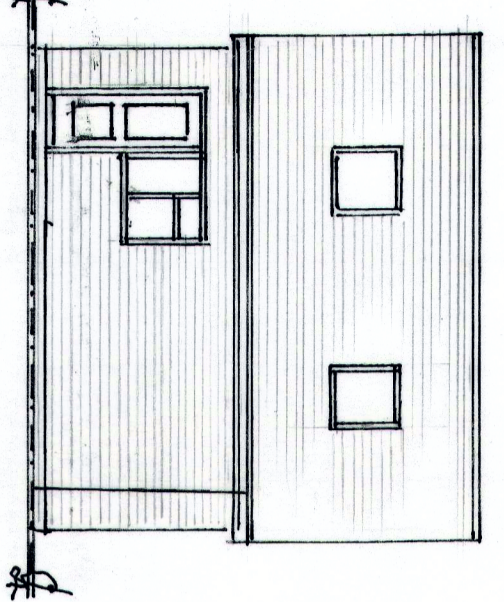
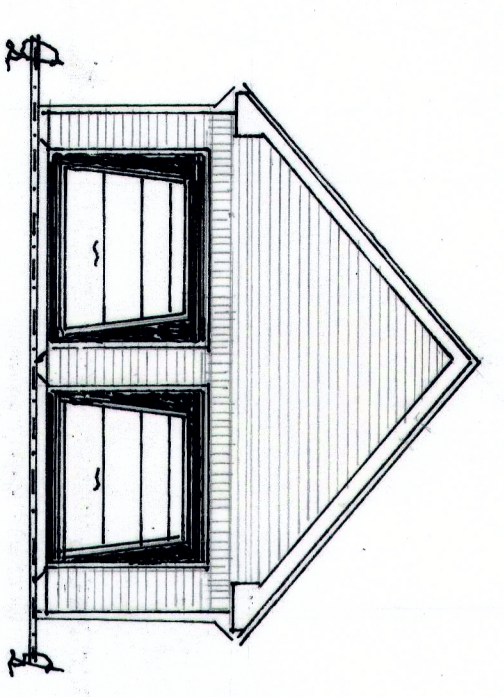
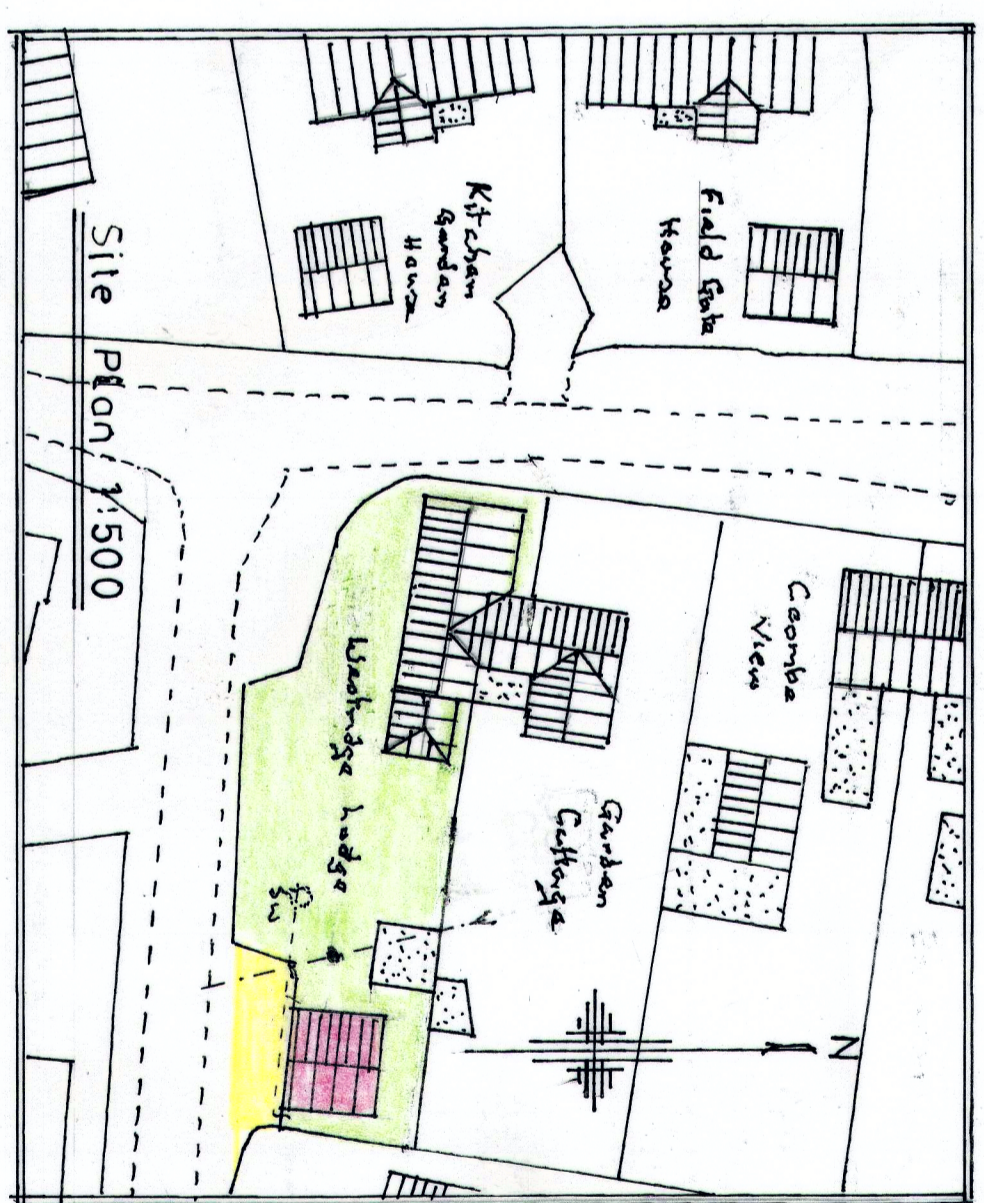


Specification Notes
For
Westridge Lodge, Star Lane
Highclere

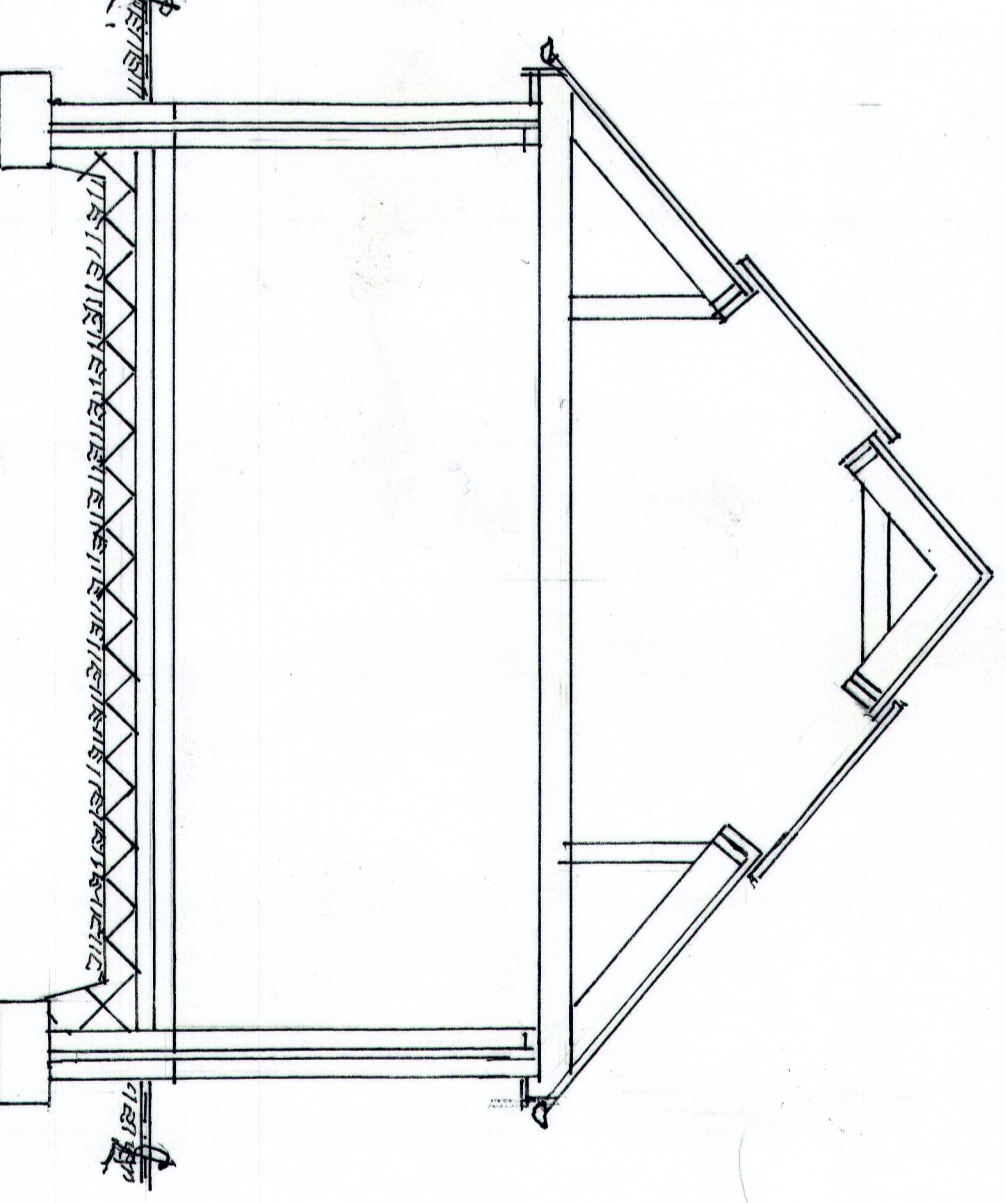
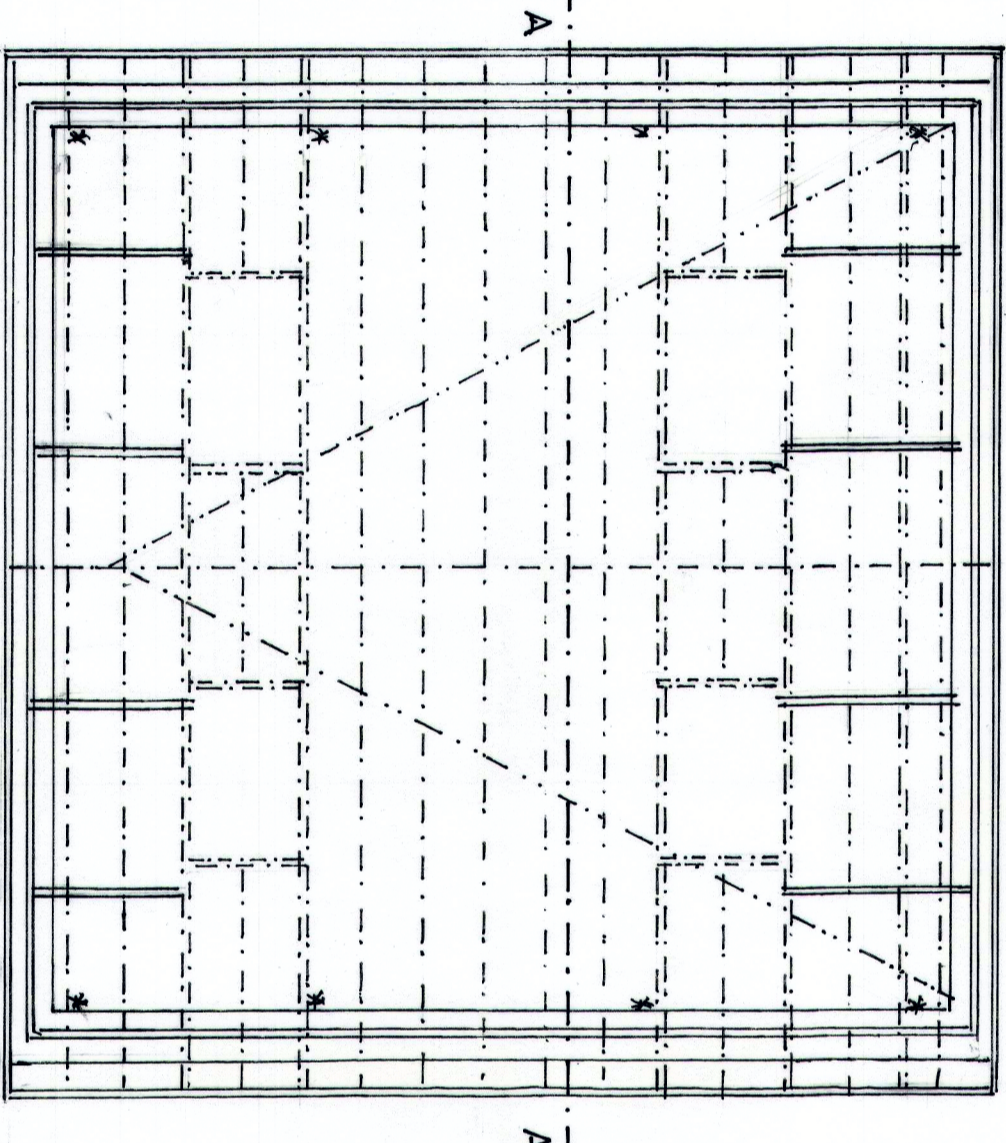
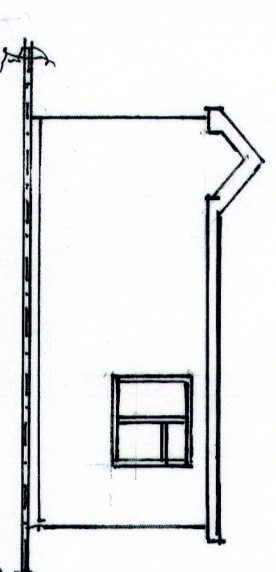
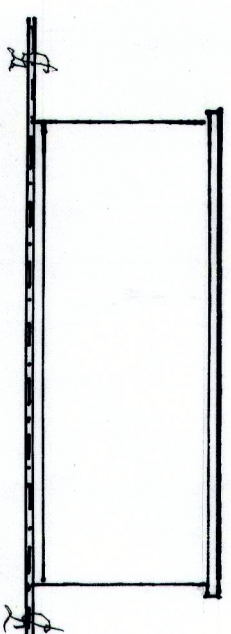


Proposed Front Elevation
(south)

Proposed Side Elevation
(west)

Proposed Side Elevation
(east)

Proposed Rear Elevation
(north)

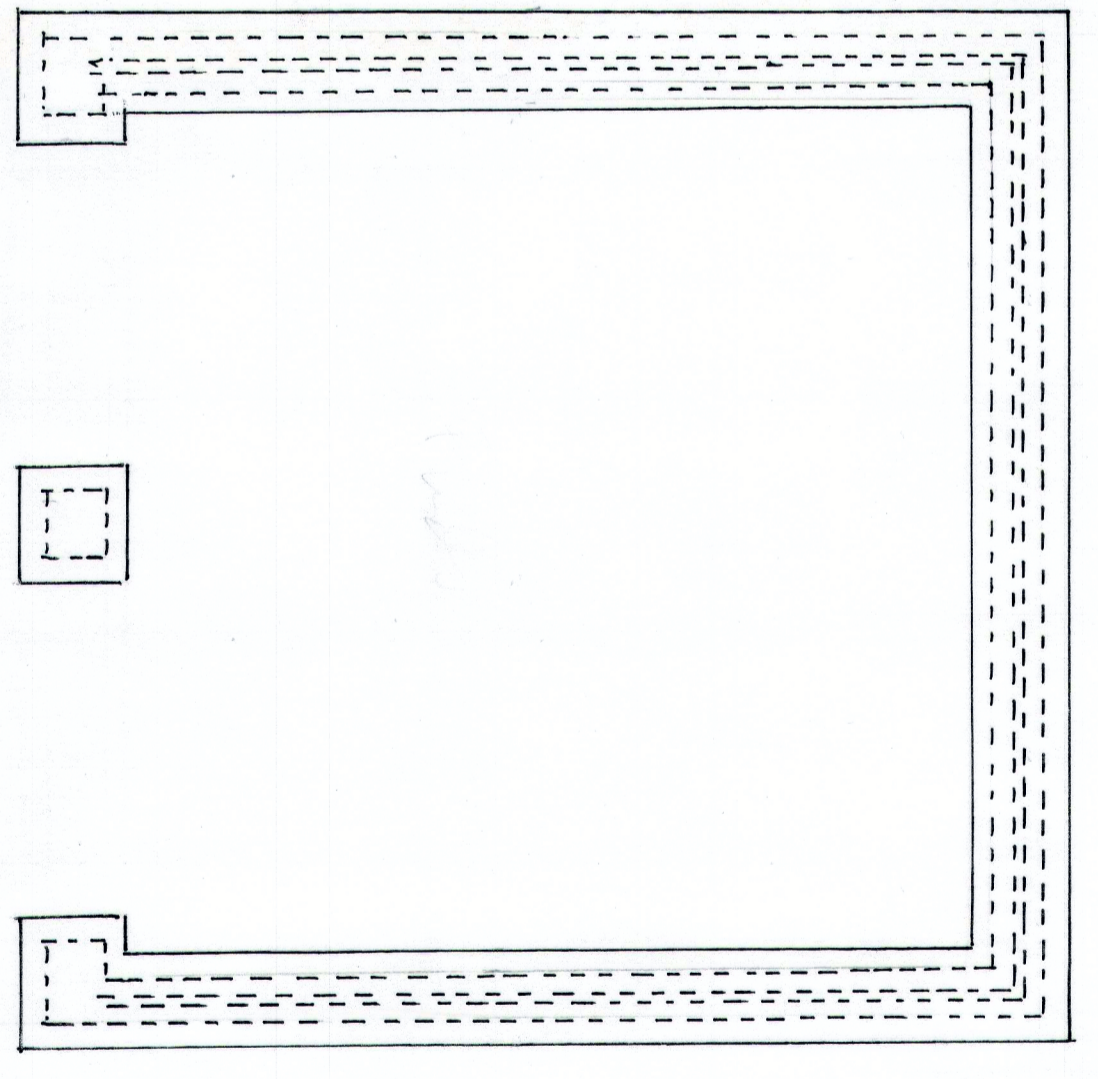
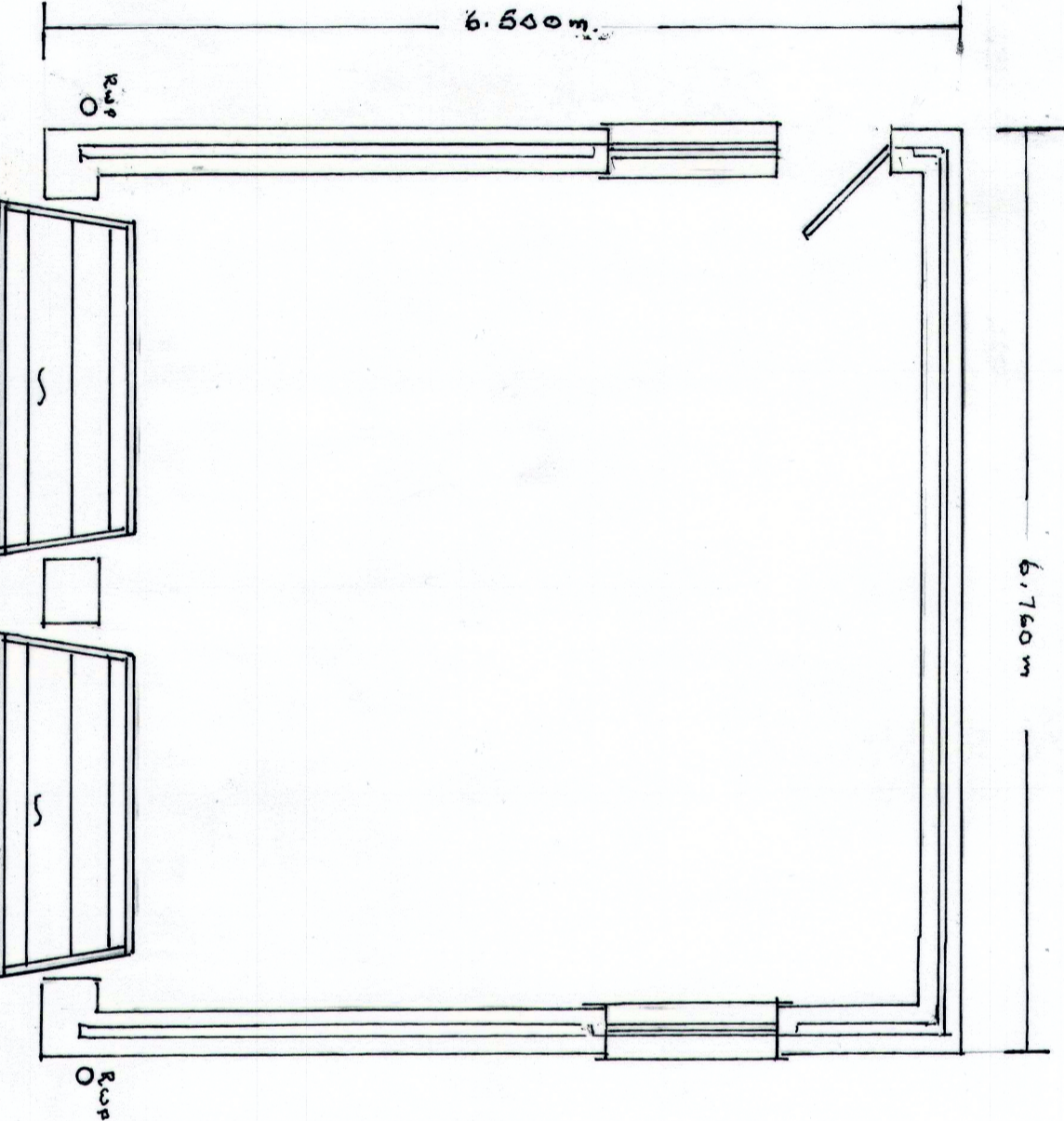
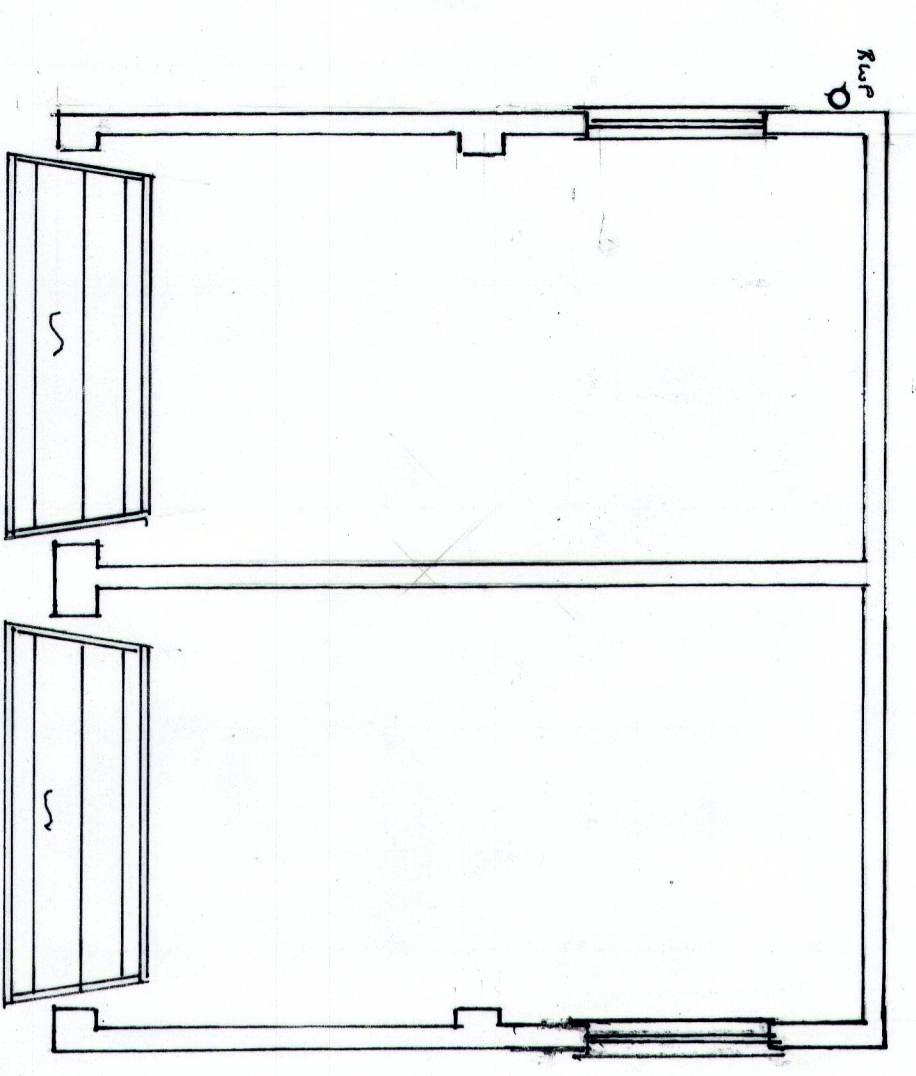
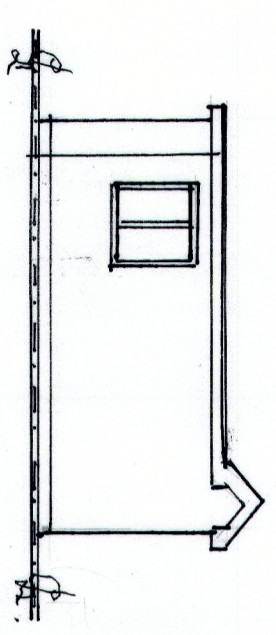


Existing Rear Elevation
(north)

Existing Side Elevation
(east)

Proposed Roof Layout Plan

Section A-A



Existing Front Elevation
(south)

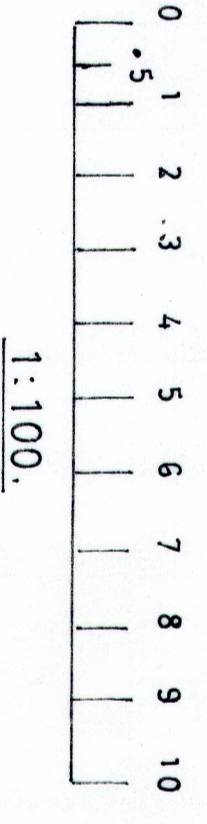
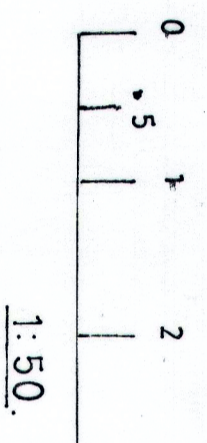
Existing Side Elevation
(west)

Existing Plan

Proposed Plan

Proposed Foundation Plan

Scale Bars



Carefully demolish existing double garage which has failed structurally and remove from site. Break up existing concrete floor and grub out existing foundations. Excavate new foundation 600mm wide 1m minimum depth to a firm strata. Lay 300mm thick 1:2:4 mix p.c.c. increase width under front piers to accommodate 330mm thick piers. Build up to dpc level in 70mm solid concrete blockwork except on outer leaf above ground level. There use matching brickwork. Lay bed of clean consolidated hardcore minimum thickness 150mm. Blind top surface with sand to receive 1200g Visqueen dpm. Lay under dpc to walls. Well lap and tape all joints. Lay 100mm thick Celotex flooring grade insulation. Fit 25mm edge insulation. Cover with 1000g polythene vapour barrier. Lay under dpc to walls and tape and well lap all joints. Lay 100mm overside concrete. Lay to fall 50mm back to front leave with tamped finish for anti slip ramp back to front. Lay 100mm pitch polymer dpc bed in position and well lap all joints. Build up external walls in in-stock multi red brick facing 103mm thick. Form 100mm cavity. Fit stainless steel wall ties 5 N^o M² increase frequency at reveal positions. ("Optional" Fit 100mm thick Celotex wall insulation. Fit resistant clips on wall ties). Provide Thermoseal cavity closures at reveal and sill positions. Form inner skin in Celcon Solar blockwork 100mm thick. Fair face internally. Fit keystone lintols to the heads of all openings. Fitted Strictly in accordance with manufacturers specifications and recommendations. Ensure that the lintol or the tray above is continuous to take the cavity gable end wall. Provide a brick on end baffle course above doors to front elevation and a matching baffle course at the rear. This to be done in slightly darker wire cut stock brickwork. Fit white UPVC windows and door. ("Optional" Glaze with low E glass having a 20mm argon filled gap with edge insulation) Ensure that all glazing is robust enough in the critical zones having regard to pane sizes. All windows and door provided with security devices to prevent unlawful entry. Fit 2 N^o up and over doors to the front elevation to owners specification together with all necessary sliding and locking gear. Also with w.s.w framing. Fit 100x50 s.w. s3 plate to receive roof structure. Bed and strap in position half lap any joints. Straps to be 900x5 bar straps at 1.8m/c/c securely fixed to plates and walls. Fit attic style roof trusses @400mm/c/c with bracing as shown. Form openings for roof lights and trap door with double term members. Board central area for storage with 22mm T & G moisture resistant chip board. Roof lights by Velux conservation style ("Optional" Glaze with low E glass same spec as for windows) ensure that each light opens. These to have AA rating for fire resistance. Fit trap door loft ladder for access to storage area. This to owners spec. Build up gable ends as for cavity wall construction. Fit strapping to bottom chord of rusc 3N^o after straps to each slope as shown again 900 x 5mm bar straps. Fit 2N^o after straps to each slope as shown again 900 x 5mm bar straps. Cover roof slopes with breathable roofing membrane well lap all joints. Fit every 5 course. Fit 1/3 round matching ridge tile. Form verges with 9mm three cement boarding 50mm overlapping with pointed in verges. Form with fly screen. Form barge boards at gable ends in matching white UPVC. Provide all necessary cover strips. Fit black half rounded P.V.C. down pipe to match CI gutter on house. Discharge via 65mm Ø black P.V.C. down pipe to 100mm Ø underground pipe in P.V.C. bedded and surrounded in 9mm pea shingle min grad 1:40 to soakaway 5m from building soakaway 1m³ capacity. Leave site clean and tidy on completion. All electrical work to be undertaken by Part P contractor and certificate issued on completion. Completion Certificate to be issued by Local Authority Inspectorate.

PETER M MASON
F.F.B.
BUILDING SURVEYOR

Clients Name: Mrs M H Whitworth
Address: Westridge Lodge
Star Lane, Highclere
Newbury, Berks
RG20 9PL
Project Number: 809/23
Date: October 23
Scales: 1:50 1:100 1:500