CONSTRUCTION NOTES :

1. All work shown to be carried to the satisfaction of the Local Authority and in compliance with Building Regulations 2000.

2. All timber used to be of SC3 grade. All external timber to be treated in accordance with the relevant code of practice. All structural timber to be marked Dry or KD (Kiln Dry).

3. All new brick work to be bonded to existing.

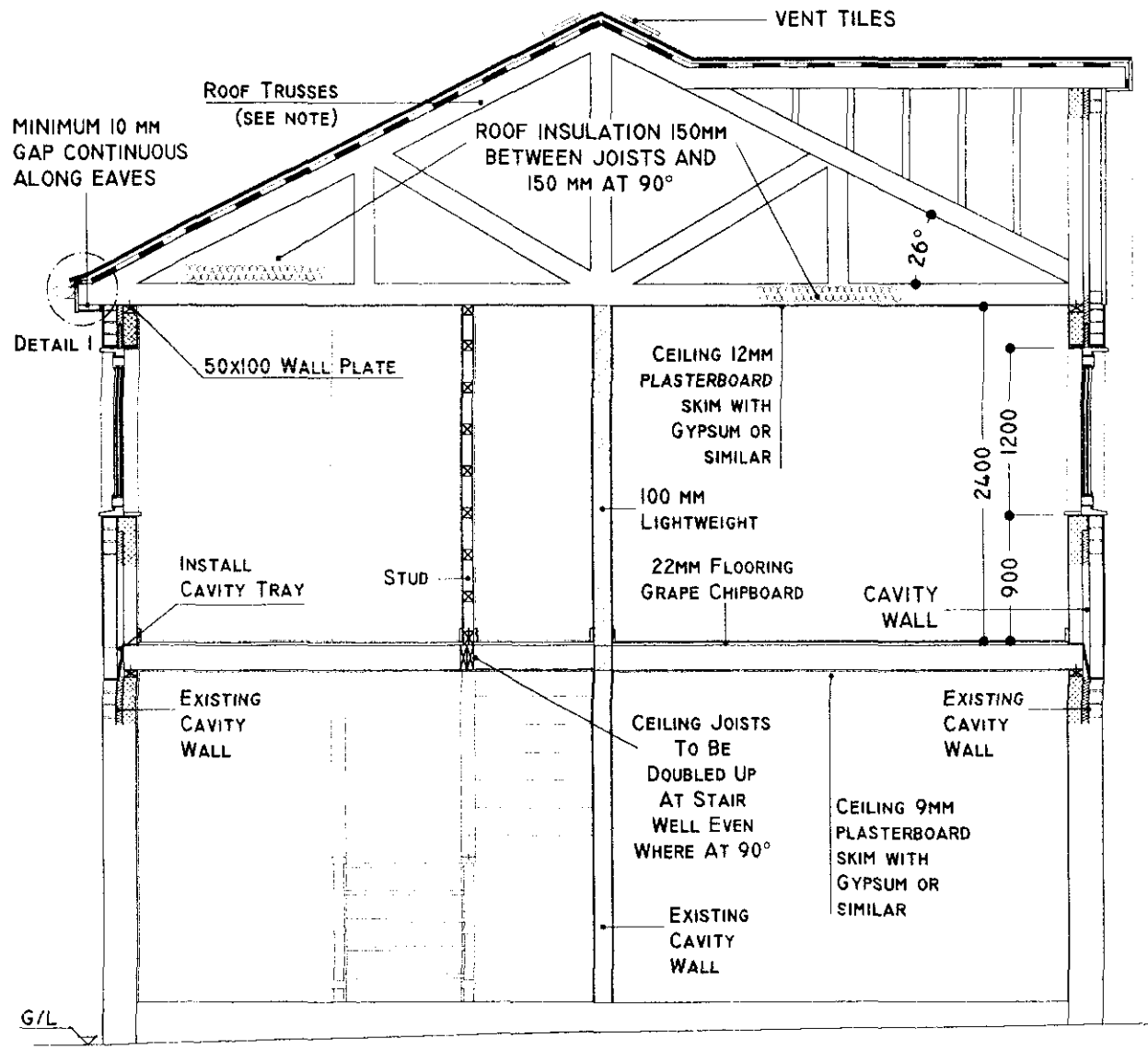
4. All measurements to be verified on site.

5. Work not to commence until all statutory approvals have been issued.

6. Work to be carried out as per approved plans. Any diversions, Local Authority to be informed prior to carrying out the diversion.

7. Ventilation in rooms to be not less than 1/20 of the floor area.

8. Background ventilation to be 2 x 4000 *mm2* incorporated within the window frame itself.



PROPOSED SECTION
SCALE 1:50

9. Where loading is increased - foundation to be exposed so as to ascertain their suitability.

10. All rendering to be carried out to B.S.5262: 1976.

11. *There are no trees in the vicinity of the extension.*

12. All lintels to be installed to manufacturer instruction.

13. Closures to have vertical and horizontal D.P.C.

14. All double glazing to be carried out in accordance with B.S.6262. Minimum air gap 12 *mm.*

15. Glazing in critical locations to comply with regulation N1.
Use safety glass to comply with B.S. 6206.
- panes less than 900 - Class C
- panes over 900 - Class B

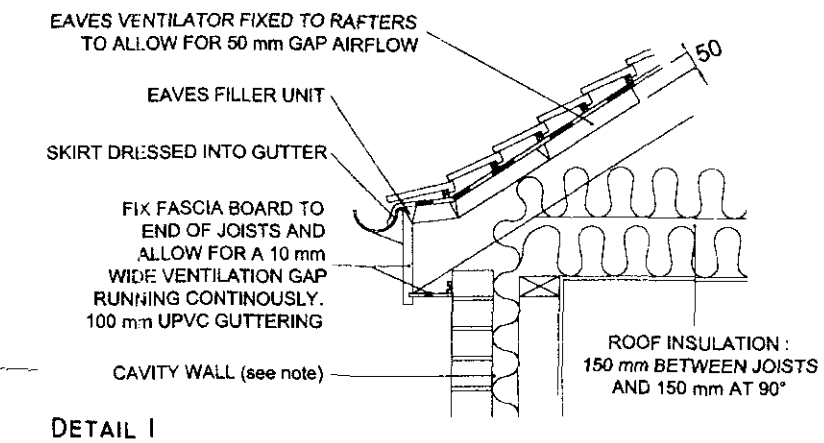
16. Catnic lintels to be rendered with 19 *mm* sand and cement.

17. All flashing to be in lead code 5 with 150 *mm* upstand.

18. All electrical work to comply to I.E.E. regulations.

19. Any disused drains to be scaled to the satisfaction of the Local Authority.

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21 MAR 2002
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DETAIL 1
SCALE 1:20

References:

20. Cavity wall construction: External brick work to match existing, 50 *mm* cavity filled with dry therm installed to manufacturers instructions, 100 *mm* block work to be of the CELCON " STANDARD " type, 13 *mm* light weight plaster skimmed with Gypsum. Wall ties to be of the butterfly, or other approved type, to be positioned at 450 *mm* vertically, 900 *mm* horizontally, doubled up at reveals.

21. Roof trusses to be made by an approved manufacturer, approval certificates to be submitted to the Local Authority for approval. Prior to commencing work - wind bracing to be to B.S. 5268 part 3 1985.

22. Interlocking concrete roofing tiles on 38 x 25 *mm* battens, on one layer of roofing felt on trusses. At 450 *mm* centres tiles to be installed to manufacturer's instruction and to the relevant code of practice.

23. Cill to windows: Cavity to be filled right up to the underside of the cill with insulating material along the sides of the vertical openings, insulate reveals with polystyrene or thermabate cavity closer.

24. Escape windows to be 500 x 850 *mm* clear opening, the bottom of the window from the floor to be not more than 1.1 *m* and not less than 800 *mm.*

25. Install 30 x 5 *mm* M.S. (mild steel) straps at 1.8 *mm*, blocking pieces to be installed between structural members where straps are at 90°

26. Stud construction: 75 x 50 *mm* timber framing at 300 *mm* centres, staggered, with 12.7 *mm* plasterboard fixed to both sides of frame. Skim with Gypsum or similar. Stud construction to be built of a 50 *mm* sole plate. Joists in line with stud to be doubled up inside skirting board.

27. Soil & vent pipe to terminate in a durable cage and at 900 *mm* above any ventilation within 3 *m.*

28. Rain water pipes to discharge on existing drainage to be verified on site. Existing drains to be exposed and protected to the satisfaction of the Local Authority.

29. Install draught stripping to frames of all openable elements in order to limit filtration of cold air.

30. Vent tiles to be positioned as near to the ridge as possible, and to give an equivalent ventilation of 5000 *mm2/m.*

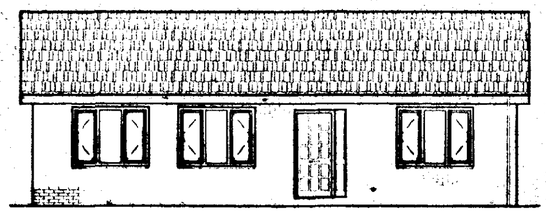
31. Staircase Construction:
31 *mm* softwood tread, 25 *mm* softwood rise, 38 *mm* string & handrail, handrail to be capable of withstanding the loads as specified in Chapter V. Part 1: 1967 Table 3 of the code of practice to be positioned at 850 *mm* vertically from the pitch line, to be continuous end to end in a scroll.

MAP DESIGN SERVICES
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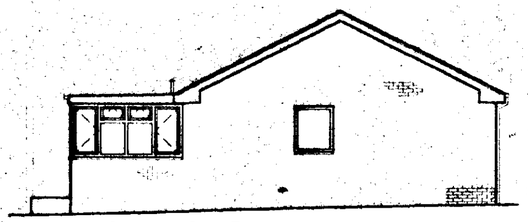
TITLE:
Alterations to be carried out at Woodlands
124 Sixhouse Bank, Pinchbenk West
for Mr & Mrs Edwards

SCALE:	*1/50 1/20*	**DATE:**	*Mar 2002*
DRAWN:	MAP	**SHEET:**	*2 of 2*
REVISION:			

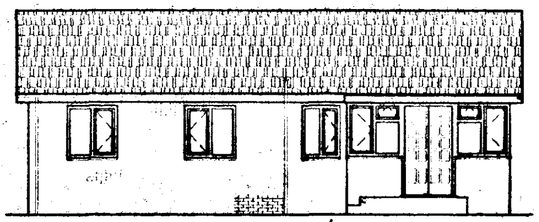
References: 021201.dwg Plt 10/1



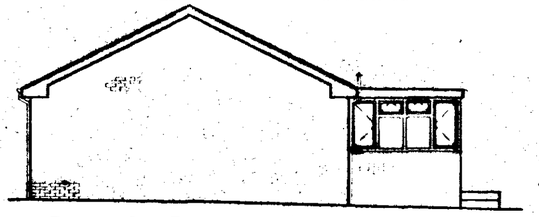
EXISTING FRONT ELEVATION
SCALE 1:100



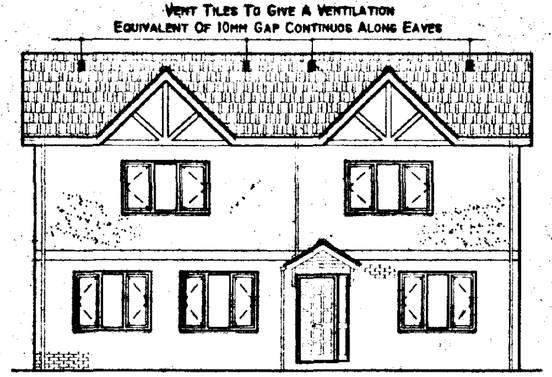
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SCALE 1:100



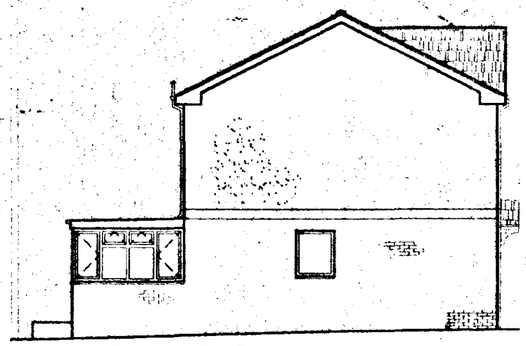
EXISTING REAR ELEVATION
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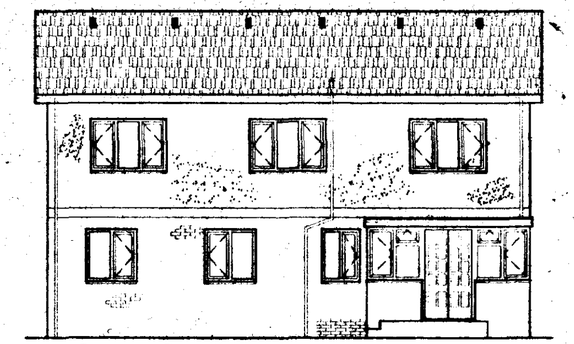
EXISTING SIDE ELEVATION
SCALE 1:100



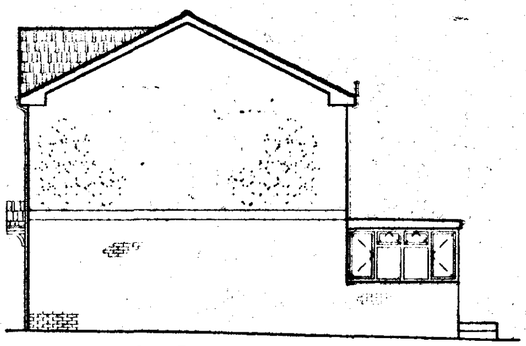
PROPOSED FRONT ELEVATION
SCALE 1:100



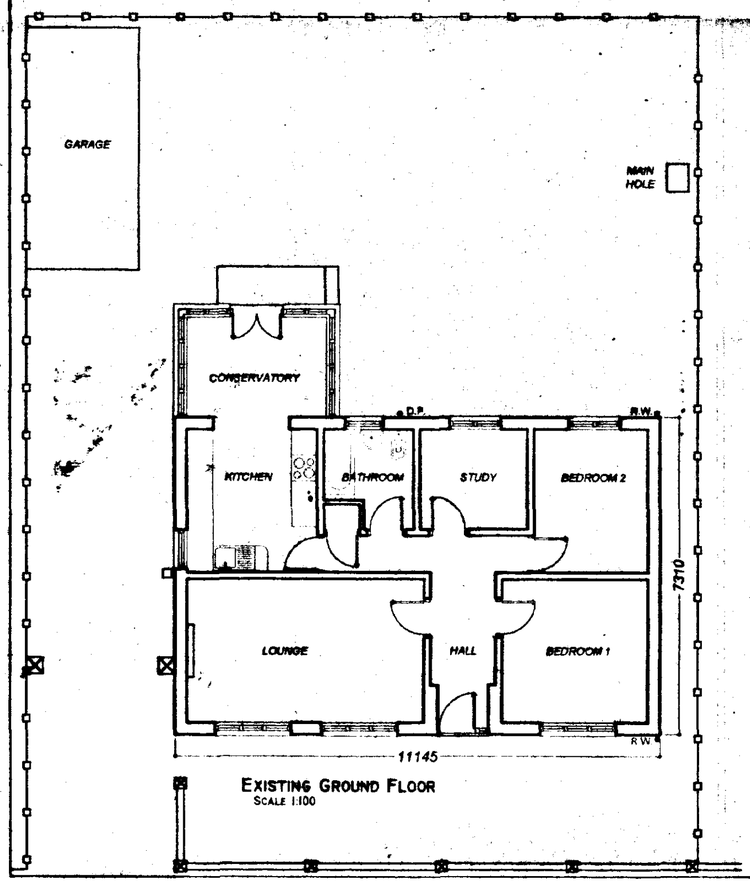
PROPOSED SIDE ELEVATION
SCALE 1:100



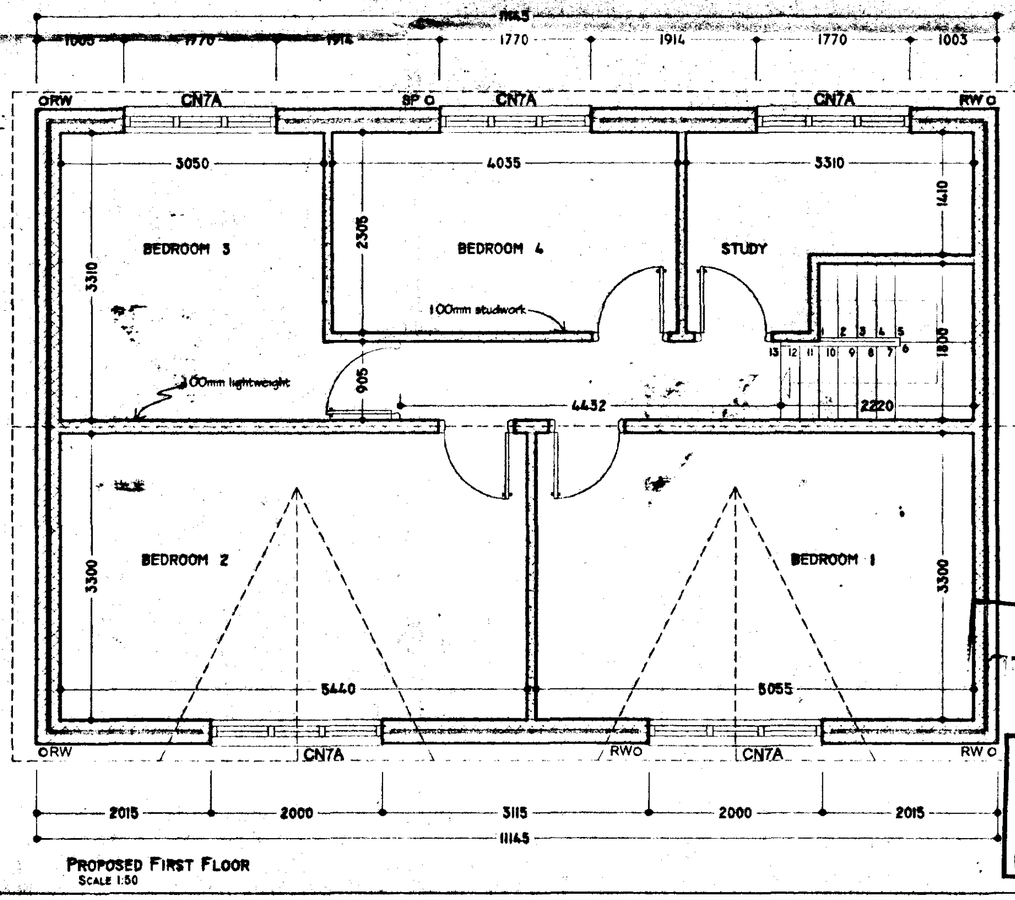
PROPOSED REAR ELEVATION
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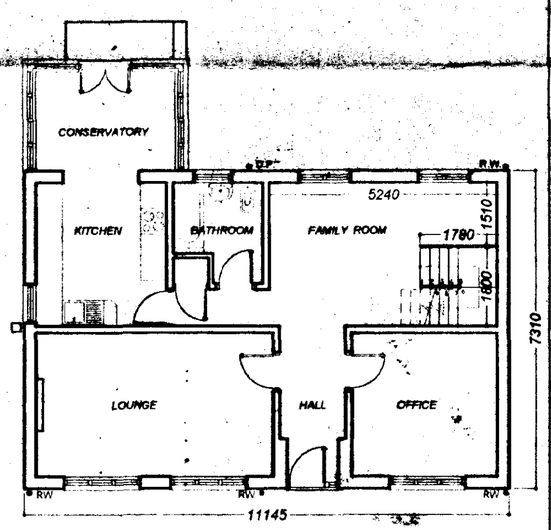
PROPOSED SIDE ELEVATION
SCALE 1:100



EXISTING GROUND FLOOR
SCALE 1:100



PROPOSED FIRST FLOOR
SCALE 1:50



PROPOSED GROUND FLOOR
SCALE 1:100

ELEVATIONS PLAN

SHDC
Planning & Development
21 MAR 2002
Ref 0335/02

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