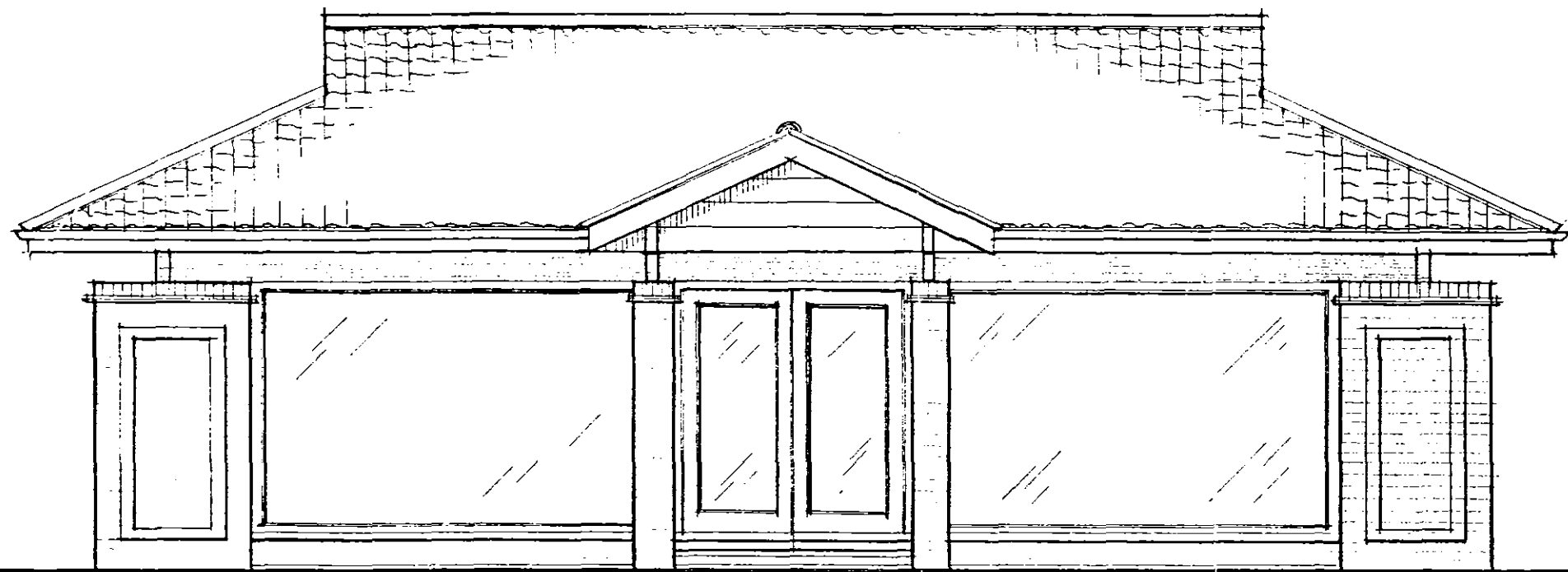
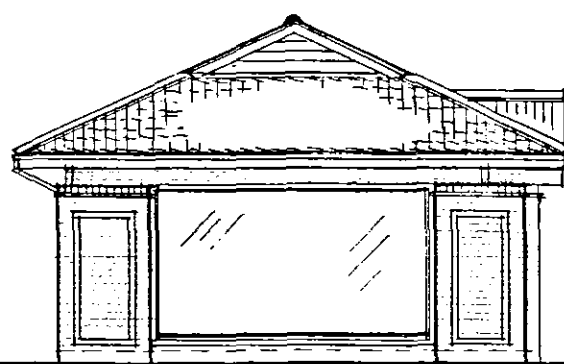
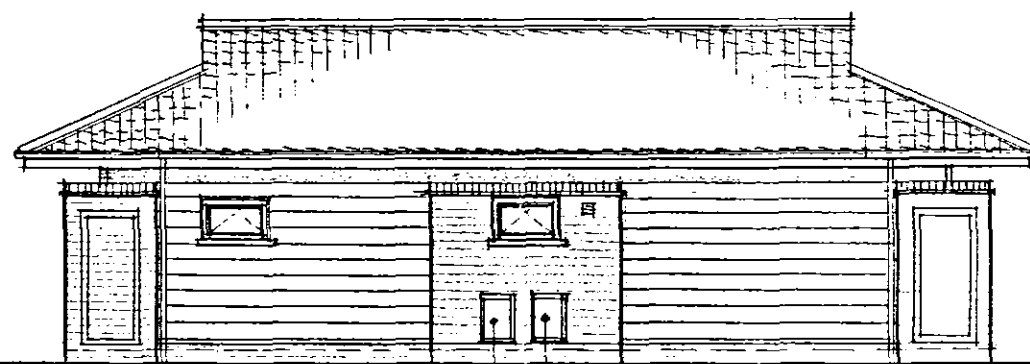




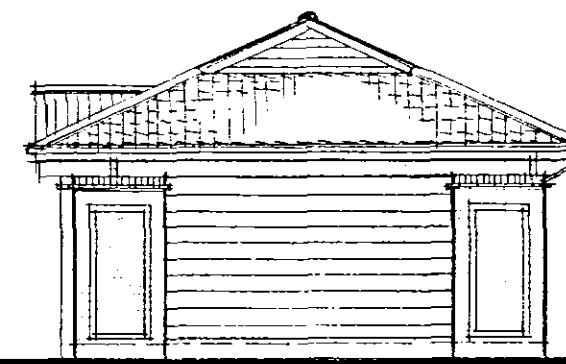
FRONT ELEVATION 1:50



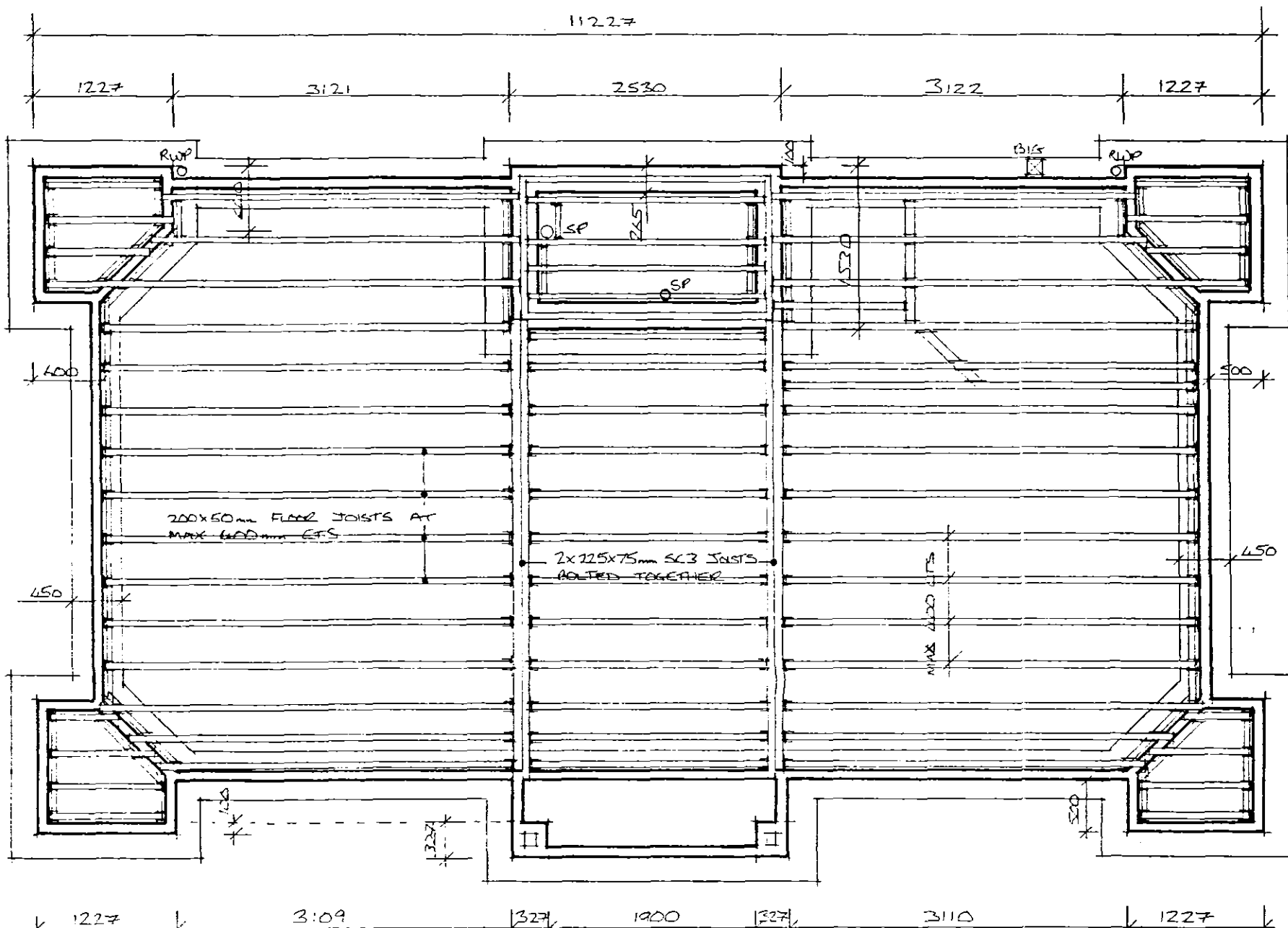
SIDE ELEVATION 1:50



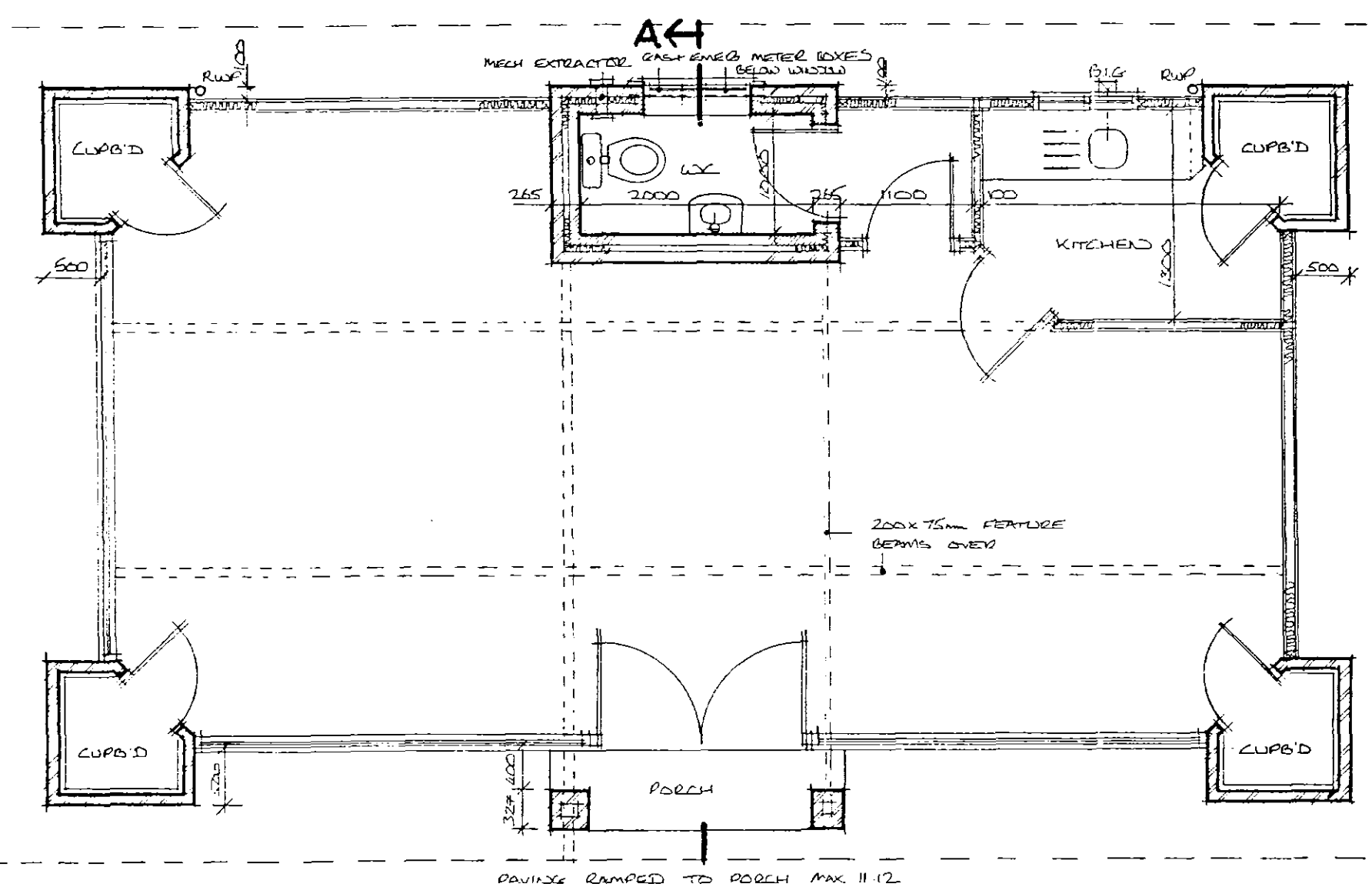
REAR ELEVATION 1:50



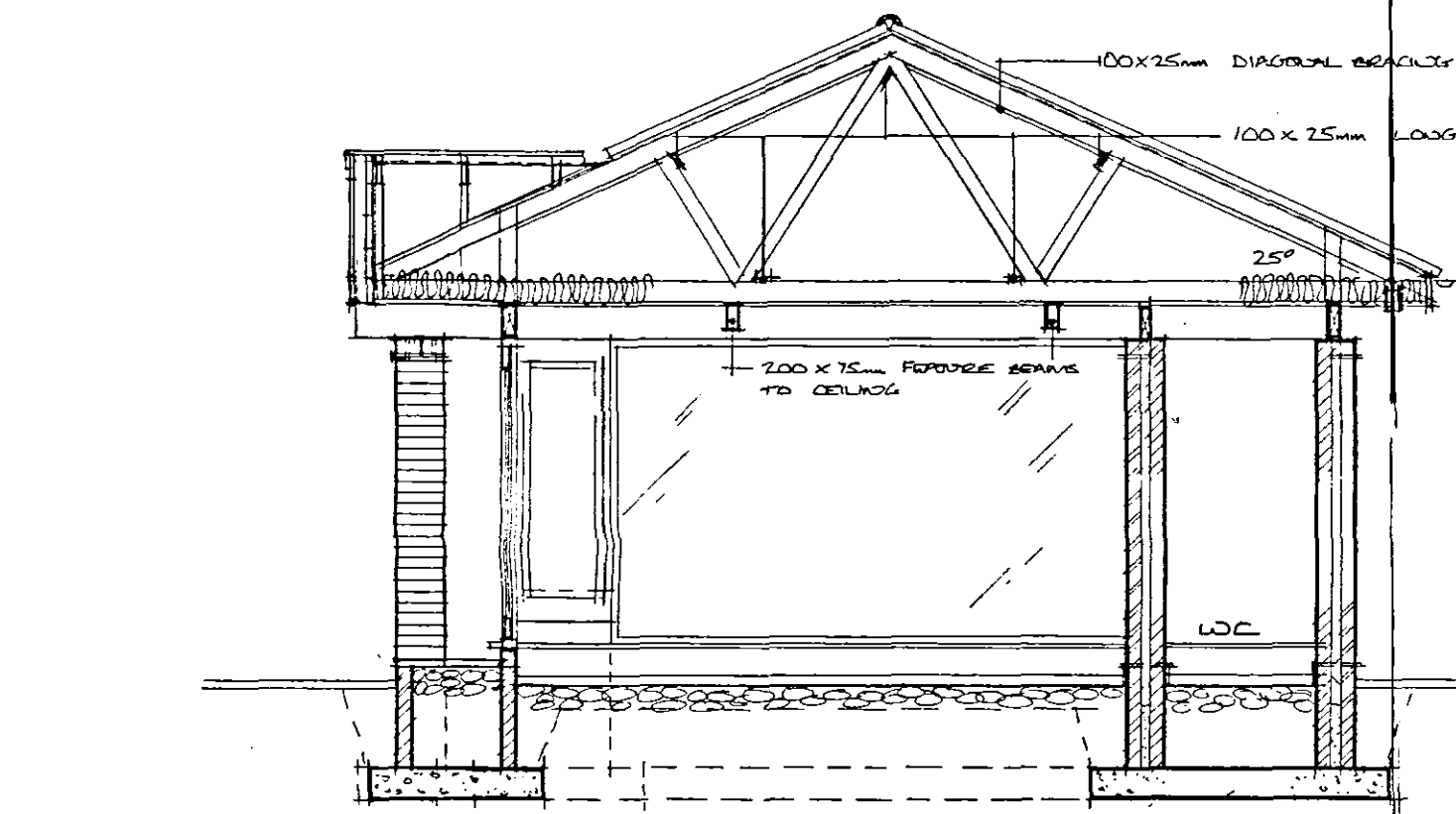
SIDE ELEVATION 1:50



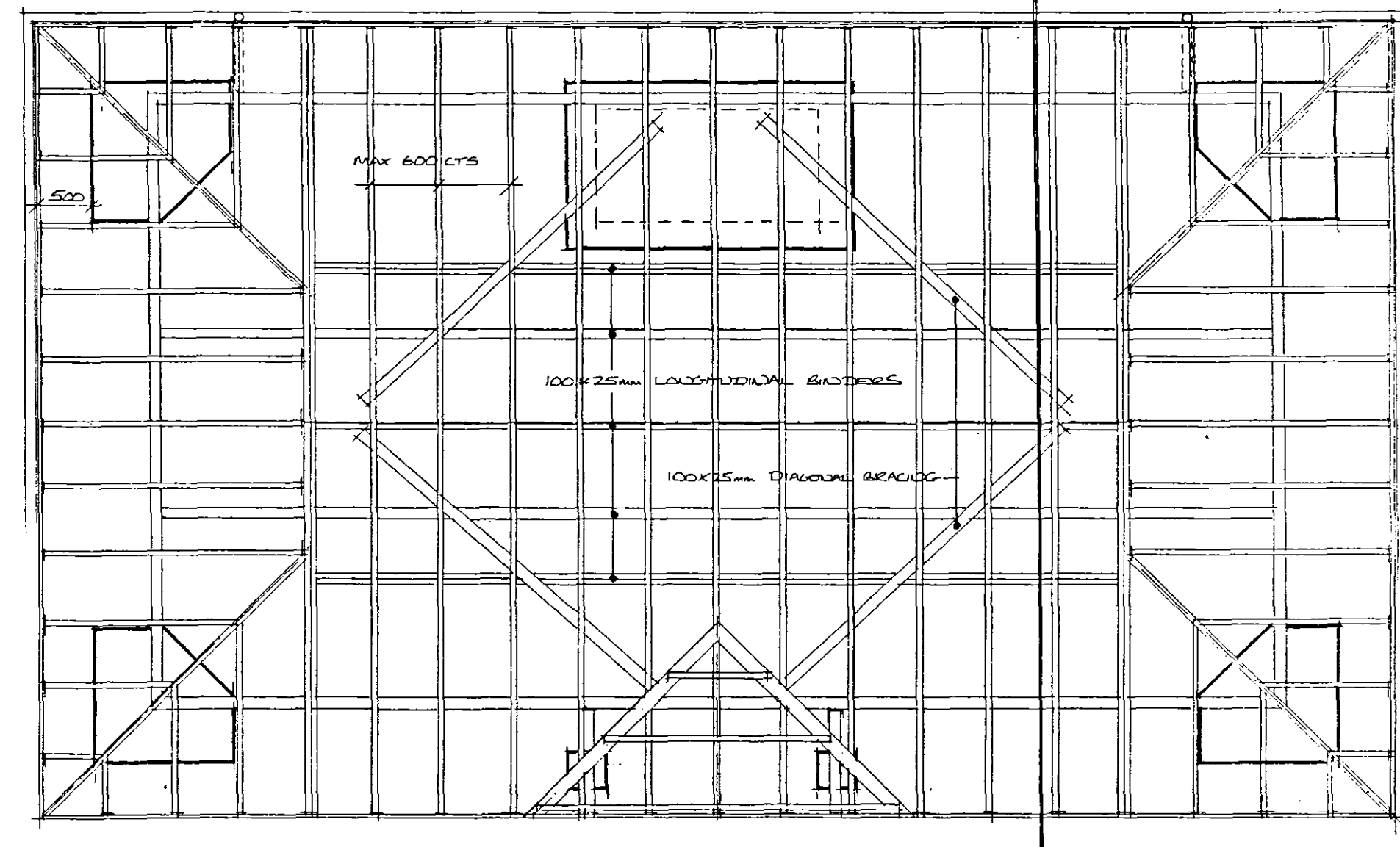
FOUNDATION & FLOOR JOIST LAYOUT



FLOOR PLAN



SECTION A-A



ROOF TRUSS LAYOUT

SPECIFICATION FOR CONSTRUCTION

GENERAL NOTES

1. All work shall be in accordance with the latest edition of the British Standards Institution (BSI) specifications.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
3. The contractor shall ensure that all materials and workmanship are of the highest quality and meet the requirements of the specification.
4. The contractor shall ensure that all work is completed within the agreed programme of works.
5. The contractor shall ensure that all work is completed in accordance with the relevant health and safety regulations.
6. The contractor shall ensure that all work is completed in accordance with the relevant environmental regulations.
7. The contractor shall ensure that all work is completed in accordance with the relevant fire safety regulations.
8. The contractor shall ensure that all work is completed in accordance with the relevant accessibility regulations.
9. The contractor shall ensure that all work is completed in accordance with the relevant energy efficiency regulations.
10. The contractor shall ensure that all work is completed in accordance with the relevant sustainability regulations.

ROOF CONSTRUCTION

1. The roof shall be constructed in accordance with the relevant British Standards Institution (BSI) specifications.
2. The roof shall be constructed using the following materials and workmanship:
 - a. Timber rafters: 100mm x 25mm, spaced at 600mm centres.
 - b. Timber joists: 100mm x 25mm, spaced at 600mm centres.
 - c. Timber boarding: 25mm thick, fixed over the joists.
 - d. Guttering: 100mm x 25mm, fixed over the boarding.
 - e. Downpipes: 100mm diameter, fixed to the wall.
3. The roof shall be waterproofed using the following materials and workmanship:
 - a. Waterproofing membrane: 1.5mm thick, fixed over the boarding.
 - b. Waterproofing paint: 2 coats, applied over the membrane.
4. The roof shall be ventilated using the following materials and workmanship:
 - a. Ventilation strips: 100mm x 25mm, fixed over the boarding.
 - b. Ventilation pipes: 100mm diameter, fixed to the roof.

WALL CONSTRUCTION

1. The walls shall be constructed in accordance with the relevant British Standards Institution (BSI) specifications.
2. The walls shall be constructed using the following materials and workmanship:
 - a. Bricks: 100mm x 25mm, laid in a standard bond.
 - b. Mortar: 1:3 cement to sand, applied in 10mm thick courses.
 - c. Plaster: 100mm thick, applied over the bricks.
 - d. Render: 100mm thick, applied over the plaster.
3. The walls shall be insulated using the following materials and workmanship:
 - a. Insulation: 100mm thick, fixed over the bricks.
 - b. Vapour barrier: 0.05mm thick, fixed over the insulation.
4. The walls shall be finished using the following materials and workmanship:
 - a. Paint: 2 coats, applied over the render.
 - b. Wallpaper: 100mm wide, fixed over the render.

FLOOR CONSTRUCTION

1. The floors shall be constructed in accordance with the relevant British Standards Institution (BSI) specifications.
2. The floors shall be constructed using the following materials and workmanship:
 - a. Timber joists: 100mm x 25mm, spaced at 600mm centres.
 - b. Timber boarding: 25mm thick, fixed over the joists.
 - c. DPM: 1.5mm thick, fixed over the boarding.
 - d. Screed: 100mm thick, fixed over the DPM.
 - e. Floor finish: 100mm thick, fixed over the screed.
3. The floors shall be insulated using the following materials and workmanship:
 - a. Insulation: 100mm thick, fixed over the boarding.
 - b. Vapour barrier: 0.05mm thick, fixed over the insulation.

ROOFSPACE VENTILATION AND INSULATION

1. The roofspace shall be ventilated using the following materials and workmanship:
 - a. Ventilation strips: 100mm x 25mm, fixed over the boarding.
 - b. Ventilation pipes: 100mm diameter, fixed to the roof.
2. The roofspace shall be insulated using the following materials and workmanship:
 - a. Insulation: 100mm thick, fixed over the boarding.
 - b. Vapour barrier: 0.05mm thick, fixed over the insulation.

STORMWATER DRAINAGE (ABOVE GROUND)

1. The stormwater drainage shall be constructed in accordance with the relevant British Standards Institution (BSI) specifications.
2. The stormwater drainage shall be constructed using the following materials and workmanship:
 - a. Pipes: 100mm diameter, fixed to the wall.
 - b. Manholes: 100mm diameter, fixed to the wall.
 - c. Guttering: 100mm x 25mm, fixed over the boarding.
 - d. Downpipes: 100mm diameter, fixed to the wall.

SEWERAGE DRAINAGE (ABOVE GROUND)

1. The sewerage drainage shall be constructed in accordance with the relevant British Standards Institution (BSI) specifications.
2. The sewerage drainage shall be constructed using the following materials and workmanship:
 - a. Pipes: 100mm diameter, fixed to the wall.
 - b. Manholes: 100mm diameter, fixed to the wall.
 - c. Guttering: 100mm x 25mm, fixed over the boarding.
 - d. Downpipes: 100mm diameter, fixed to the wall.

SEWERAGE DRAINAGE (BELOW GROUND)

1. The sewerage drainage shall be constructed in accordance with the relevant British Standards Institution (BSI) specifications.
2. The sewerage drainage shall be constructed using the following materials and workmanship:
 - a. Pipes: 100mm diameter, fixed to the wall.
 - b. Manholes: 100mm diameter, fixed to the wall.
 - c. Guttering: 100mm x 25mm, fixed over the boarding.
 - d. Downpipes: 100mm diameter, fixed to the wall.

SEWERAGE DRAINAGE (BELOW GROUND)

1. The sewerage drainage shall be constructed in accordance with the relevant British Standards Institution (BSI) specifications.
2. The sewerage drainage shall be constructed using the following materials and workmanship:
 - a. Pipes: 100mm diameter, fixed to the wall.
 - b. Manholes: 100mm diameter, fixed to the wall.
 - c. Guttering: 100mm x 25mm, fixed over the boarding.
 - d. Downpipes: 100mm diameter, fixed to the wall.

STANDARD NOTES

1. All work shall be in accordance with the latest edition of the British Standards Institution (BSI) specifications.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
3. The contractor shall ensure that all materials and workmanship are of the highest quality and meet the requirements of the specification.
4. The contractor shall ensure that all work is completed within the agreed programme of works.
5. The contractor shall ensure that all work is completed in accordance with the relevant health and safety regulations.
6. The contractor shall ensure that all work is completed in accordance with the relevant environmental regulations.
7. The contractor shall ensure that all work is completed in accordance with the relevant fire safety regulations.
8. The contractor shall ensure that all work is completed in accordance with the relevant accessibility regulations.
9. The contractor shall ensure that all work is completed in accordance with the relevant energy efficiency regulations.
10. The contractor shall ensure that all work is completed in accordance with the relevant sustainability regulations.

ROOF CONSTRUCTION

1. The roof shall be constructed in accordance with the relevant British Standards Institution (BSI) specifications.
2. The roof shall be constructed using the following materials and workmanship:
 - a. Timber rafters: 100mm x 25mm, spaced at 600mm centres.
 - b. Timber joists: 100mm x 25mm, spaced at 600mm centres.
 - c. Timber boarding: 25mm thick, fixed over the joists.
 - d. Guttering: 100mm x 25mm, fixed over the boarding.
 - e. Downpipes: 100mm diameter, fixed to the wall.
3. The roof shall be waterproofed using the following materials and workmanship:
 - a. Waterproofing membrane: 1.5mm thick, fixed over the boarding.
 - b. Waterproofing paint: 2 coats, applied over the membrane.
4. The roof shall be ventilated using the following materials and workmanship:
 - a. Ventilation strips: 100mm x 25mm, fixed over the boarding.
 - b. Ventilation pipes: 100mm diameter, fixed to the roof.

WALL CONSTRUCTION

1. The walls shall be constructed in accordance with the relevant British Standards Institution (BSI) specifications.
2. The walls shall be constructed using the following materials and workmanship:
 - a. Bricks: 100mm x 25mm, laid in a standard bond.
 - b. Mortar: 1:3 cement to sand, applied in 10mm thick courses.
 - c. Plaster: 100mm thick, applied over the bricks.
 - d. Render: 100mm thick, applied over the plaster.
3. The walls shall be insulated using the following materials and workmanship:
 - a. Insulation: 100mm thick, fixed over the bricks.
 - b. Vapour barrier: 0.05mm thick, fixed over the insulation.
4. The walls shall be finished using the following materials and workmanship:
 - a. Paint: 2 coats, applied over the render.
 - b. Wallpaper: 100mm wide, fixed over the render.

FLOOR CONSTRUCTION

1. The floors shall be constructed in accordance with the relevant British Standards Institution (BSI) specifications.
2. The floors shall be constructed using the following materials and workmanship:
 - a. Timber joists: 100mm x 25mm, spaced at 600mm centres.
 - b. Timber boarding: 25mm thick, fixed over the joists.
 - c. DPM: 1.5mm thick, fixed over the boarding.
 - d. Screed: 100mm thick, fixed over the DPM.
 - e. Floor finish: 100mm thick, fixed over the screed.
3. The floors shall be insulated using the following materials and workmanship:
 - a. Insulation: 100mm thick, fixed over the boarding.
 - b. Vapour barrier: 0.05mm thick, fixed over the insulation.

ROOFSPACE VENTILATION AND INSULATION

1. The roofspace shall be ventilated using the following materials and workmanship:
 - a. Ventilation strips: 100mm x 25mm, fixed over the boarding.
 - b. Ventilation pipes: 100mm diameter, fixed to the roof.
2. The roofspace shall be insulated using the following materials and workmanship:
 - a. Insulation: 100mm thick, fixed over the boarding.
 - b. Vapour barrier: 0.05mm thick, fixed over the insulation.

STORMWATER DRAINAGE (ABOVE GROUND)

1. The stormwater drainage shall be constructed in accordance with the relevant British Standards Institution (BSI) specifications.
2. The stormwater drainage shall be constructed using the following materials and workmanship:
 - a. Pipes: 100mm diameter, fixed to the wall.
 - b. Manholes: 100mm diameter, fixed to the wall.
 - c. Guttering: 100mm x 25mm, fixed over the boarding.
 - d. Downpipes: 100mm diameter, fixed to the wall.

SEWERAGE DRAINAGE (ABOVE GROUND)

1. The sewerage drainage shall be constructed in accordance with the relevant British Standards Institution (BSI) specifications.
2. The sewerage drainage shall be constructed using the following materials and workmanship:
 - a. Pipes: 100mm diameter, fixed to the wall.
 - b. Manholes: 100mm diameter, fixed to the wall.
 - c. Guttering: 100mm x 25mm, fixed over the boarding.
 - d. Downpipes: 100mm diameter, fixed to the wall.

SEWERAGE DRAINAGE (BELOW GROUND)

1. The sewerage drainage shall be constructed in accordance with the relevant British Standards Institution (BSI) specifications.
2. The sewerage drainage shall be constructed using the following materials and workmanship:
 - a. Pipes: 100mm diameter, fixed to the wall.
 - b. Manholes: 100mm diameter, fixed to the wall.
 - c. Guttering: 100mm x 25mm, fixed over the boarding.
 - d. Downpipes: 100mm diameter, fixed to the wall.

SEWERAGE DRAINAGE (BELOW GROUND)

1. The sewerage drainage shall be constructed in accordance with the relevant British Standards Institution (BSI) specifications.
2. The sewerage drainage shall be constructed using the following materials and workmanship:
 - a. Pipes: 100mm diameter, fixed to the wall.
 - b. Manholes: 100mm diameter, fixed to the wall.
 - c. Guttering: 100mm x 25mm, fixed over the boarding.
 - d. Downpipes: 100mm diameter, fixed to the wall.