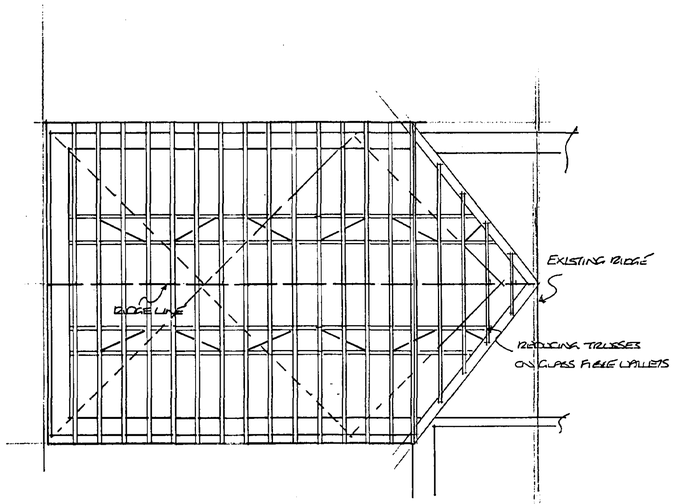
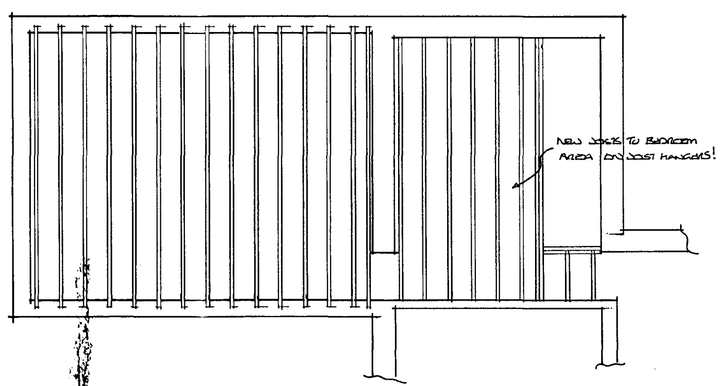


PROPOSED ROOF LAYOUT
(SCALE 1:50)



PROPOSED FLOOR JOIST LAYOUT
(SCALE 1:50)

FOUNDATIONS

Foundations to be ST4 grade concrete.
For 265mm walls foundations to be 700 x 300mm.
For 100mm walls foundations to be 450 x 300mm and/or built off thickened floor slab.
Min 1000mm deep if in shrinkable sub-soil and all in accordance with the requirements
of the Local Authority Building Control Department.

GROUND FLOOR CONSTRUCTION

65mm cement/sand screed.
100mm ST4 concrete oversite.
500g polythene separating membrane (lapped with DPC in walls)
50mm flooring grade insulation.
Insulation to have 25mm upstand at wall perimeters.
1200g polythene damp proof membrane.
25mm sand blinding.
150mm min consolidated hardcore.

FIRST FLOOR CONSTRUCTION

Floor joists to bedrooms to be SC3 grade at maximum 400mm centres.
Floor joists to be 47mm x 220mm.
Double up joists at stairs and under stud work walls.
Provide softwood noggins between joists.
Finish with minimum 16mm softwood tongue and groove boards.
Ceilings to be 12.7mm foiled backed plasterboard with 3.0mm skim or plasterboard.

WALL CONSTRUCTION

Below ground

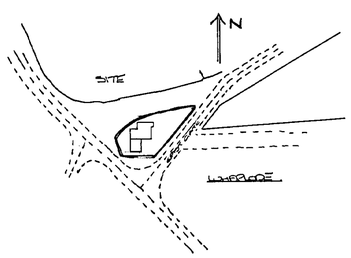
To be in class "A" concrete blocks.
Cavity to be filled to 225mm below DPC

Above ground

To be 265mm cavity walls as follows:-
100mm facing bricks to match existing.
65mm cavity filled with mineral wool insulation or equivalent.
100mm load-bearing insulation blocks.
All to be tied together using mild steel galvanised wall ties. To be positioned at distances not exceeding 900mm horizontally and 450mm vertically.
All wall ties to be staggered and placed at every course vertically at all openings, reveals and returns.
Internal finish to be a 12.5mm render with a 'Gypsum' plaster skim to give max 'U' value of 0.45w/m C.
Provide insulating vetical DPC at all cavity closures.

Stud work walls

To comprise of 50mm x 100mm softwood timbers.
Plasterboard finish and skim both sides.
Provide mineral wool insulation between.



LOCATION PLAN
(SCALE 1:1250)

EXTERNAL WINDOWS AND DOORS

Windows and doors are to be purpose made white PVCu and weatherstripped.
Glazing to windows less than 800mm and doors less than 1500mm above floor
level to be toughened safety glass in accordance with BS 6206:1981.
All habitable rooms to incorporate trickle vents not less than 8000mm and 4000mm to non-habitable rooms.

ROOF CONSTRUCTION

Provide concrete interlocking tiles to comply with BS473:550 Part 2 1971 on softwood 25mm x 38mm battens.
Roofing felt to be type 1F to BS747. All felt to lap minimum 150mm.
Gangnail trusses and reducing trusses at 400mm centres to be designed, fixed and braced in accordance with BS5268 Part 3 1985 and secured using 30mm x 5mm galvanised mild steel anchors to 50mm x 100mm wall plate.
Wall plate secured using 30mm x 5mm galvanised mild steel lateral restraint straps.
Insulation to be minimum 200mm.
Provide 10mm continuos gap at eaves with fly proof mesh over to provide cross ventilation to roof void.
Ceilings to be 12.7mm foil backed plasterboard with 3.0mm skim or artex finish.

LINTELS

Lintels to be I.G. or equivalent with min 150mm end bearing.
Lintels to be protected with 13mm gypsum plasterboard to achieve 1/2 hour fire resistance.

SURFACE WATER DRAINAGE

Excavate, provide one lay 100mm flexible jointed PVCu drains on 100mm pea gravel bed from 100mm upturned bend at base of down pipes to soakaway.
Form 1200mm x 1200mm x 1200mm soakaway, back filled with brick rubble to 300mm below ground level, sheet polythene over and topped with top soil, minimum 5000mm from building.

CHIMNEY/HEARTH CONSRUCTION

Chimney to be lined with clay flue liners to BS1181:1989
Liners to be minimum 200mm internal diameter and laid socket uppermost.
Weak mix concrete is to be used to fill voids between the brickwork and liner.
Hearth should be provided of solid non-combustible material at least 125mm thick.

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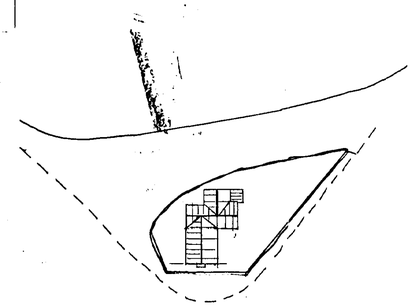
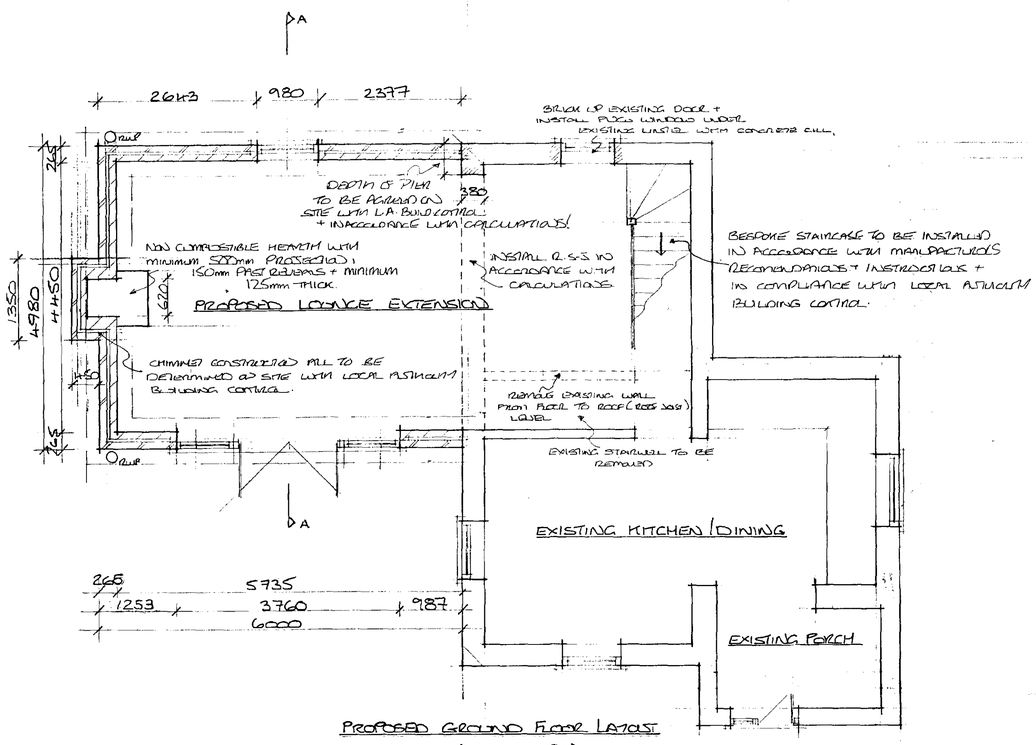


BLOCK PLAN
(SCALE 1:500)

DETERMINED
PLAN



PROPOSED GROUND FLOOR LAYOUT
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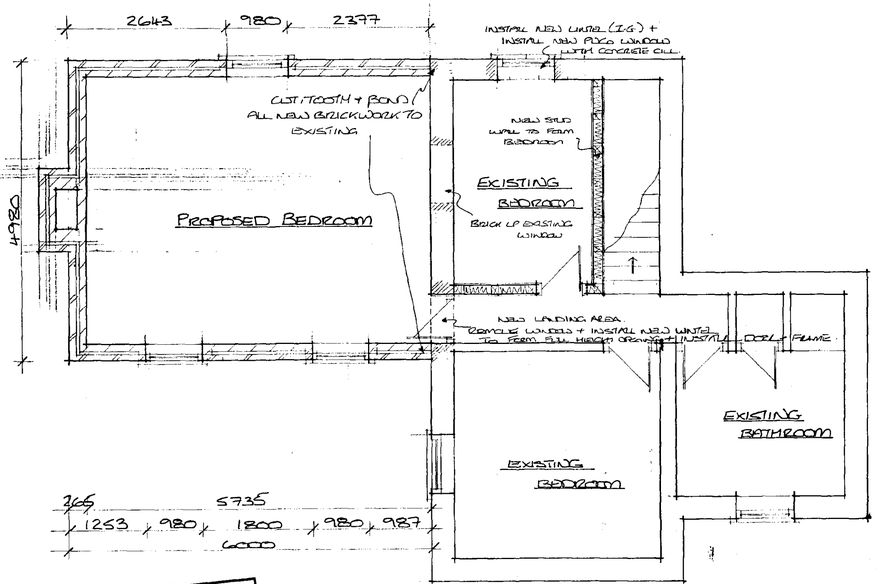

PROPOSED FIRST FLOOR LAYOUT
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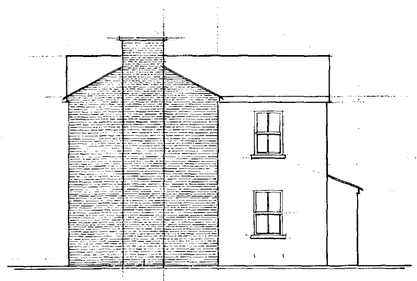
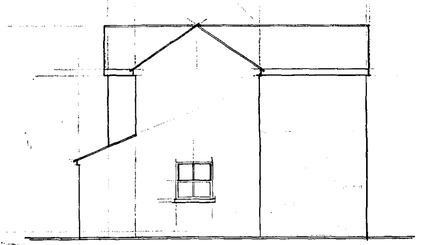
Ref 0407103



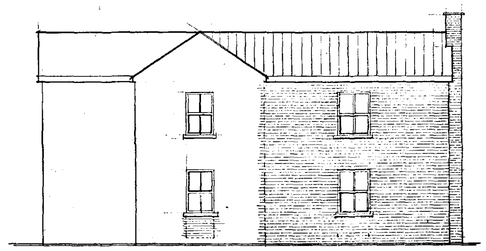
SIDE ELEVATION



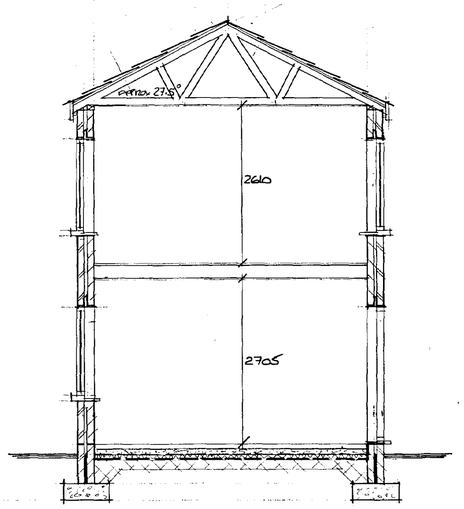
FRONT ELEVATION
(SCALE 1:100)



SIDE ELEVATION



REAR ELEVATION



SECTION A-A
(SCALE 1:50)

PLANNING
PLAN