

EXISTING FOUNDATIONS

TO BE EXPOSED FOR INSPECTION AND APPROVAL OF BUILDING INSPECTOR ON SITE
NEW FOUNDATIONS

600 x 150 & 450 x 150 MM CONCRETE STRIP FOUNDATIONS WITH MINIMUM 600 MM OF COVER OR TAKEN DOWN BELOW DRAIN INVERT LEVELS AND ALL TO FULL APPROVAL OF BUILDING INSPECTOR ON SITE.

WALLS BELOW GROUND LEVEL

300 MM THICK DENSE CONCRETE FOUNDATION TRENCH BLOCKS.

WALL CONSTRUCTION

MATCHING NATURAL COURSED STONE, 50 MM CAVITY, 63 MM KINGSPAN INSULATION FIXED TO INTERNAL LEAF OF LOAD BEARING

THERMAL BLOCKS WITH DOUBLE DRIP TYPE WALL TIES AND RETAINING CLIPS (B. S. A APPROVED) AND AT 750 MM HORIZONTAL AND 450 MM VERTICAL CENTRES AND EVERY BLOCK COURSE AT REVEALS AND OPENINGS, 13 MM LIGHTWEIGHT PLASTER. ALL HEADS, CILLS AND REVEALS TO BE INSULATED, NEW WALLS TO BE NEATLY TIED AND BONDED INTO EXISTING.

LINTOLS

CATNIC OR I.G. COMBINED FULLY INSULATED CAVITY TRAY TYPE WITH STONE FACING LINTOLS, STEPPED CAVITY TRAY DPC OVER AND 150 MM END BEARINGS.

LOAD BEARING PARTITIONS.

100 MM 7 N. BLOCKWORK WITH 13 MM LIGHTWEIGHT PLASTER TO BOTH SIDES.

NON LOAD BEARING PARTITIONS

75 x 50 MM SOFTWOOD STOODING WITH 12.7 MM PLASTERBOARD & SKIM TO BOTH SIDES AND COMPLETELY FILLED WITH ROCKWOOL SOUND INSULATION.

GROUND FLOOR CONSTRUCTION

100 MM THICK CONCRETE FLOOR SLAB WITH FLOAT FINISH ON 2000 GAUGE VISQUEEN VAPOUR CONTROL LAYER ON 100 MM KINGSPAN INSULATION ON 2000 GAUGE VISQUEEN DAMP PROOF MEMBRANE TURNED UP AT EDGES AND LAPPED UNDER DPC IN WALL ON 50 MM SAND BLINDING ON 150 MM CONSOLIDATED CLEAN HARDCORE

ROOF WINDOWS

VELUX ROOF WINDOWS, DOUBLE GLAZED & SUITABLE FOR 15° PITCH. FITTED COMPLETE WITH PROPRIETARY FLASHINGS TO SUIT ROOF TILE PROFILE

HEATING

IT IS THE LAW THAT ONLY GAS SAFE REGISTERED INSTALLERS ARE LEGALLY ABLE TO CARRY OUT GAS INSTALLATIONS, SERVICING AND REPAIRS WORKS.

A GAS COMPLETION CERTIFICATE, INFORMATION PACKS, PLATES TO BE PROVIDED ON COMPLETION.

ELECTRICAL

BY AN APPROVED N.I.C.E.I.E REGISTERED ELECTRICIAN WHO SHALL TEST THE WORKS, ISSUE A DESIGN, INSTALLATION AND TEST CERTIFICATE UNDER BS 7671 AND COMPLYING WITH PART 'P' BUILDING REGULATIONS.

ENERGY SAVING LIGHTING AT 3 IN 4 UNITS.

DOORS / WINDOWS

MATCHING FRAMES FITTED WITH LOW 'E' ARGON FILLED DOUBLE GLAZED SEALED UNITS, HAVING OPENING CASEMENTS EQUAL TO 1/20th FLOOR AREA OF ROOM BEING SERVED AND FITTED WITH TRICKLE VENTS 8000 MM²

SAFETY GLASS

TO DOORS, SIDELIGHT PANES OR GLAZING WITHIN 800 MM OF FLOOR LEVEL TO BE TO BS 6206 CLASS A.

MEANS OF ESCAPE WINDOWS

1. UNOBSTRUCTED OPENABLE AREA = 0.33 M²
 2. MAXIMUM HEIGHT OF CILL = 1100
 3. MINIMUM DIMENSION = 450 MM
- EXAMPLE $\frac{0.33}{0.45} = 0.733 \text{ M}$

STEELWORK

(SEE STRUCTURAL CALCULATIONS)
ENCASE WITH 6 MM PLASTER SKIM ON 12.7 MM GYPSUM PLASTERBOARD ON 12.7 MM GYPSUM FIRELINE BOARD ALL WIRE BOUND TOGETHER AT 100 MM CENTRES

MAIN HOUSE ROOF

YORK STONE GREY SLATES ON DATTENS & FELT AS DESCRIBED ELSEWHERE ON PREFABRICATED TRUSSED RAFTERS SUPPLIED BY LICENSED PREFABRICATED TRUSS MANUFACTURER. FIXED COMPLETE WITH HORIZONTAL & DIAGONAL BRACINGS TO SUPPLIER'S INSTRUCTIONS. 300 MM THICK FIBREGLASS INSULATION QUILT, 12.7 MM PLASTERBOARD & SKIM CEILING, 100 x 50 MM S.W WALLPLATES, 30 x 6 MM GALVANISED LATERAL RESTRAINT STRAPS AT 1800 MM CENTRES, FIXED OVER 4 TRUSSES TO GABLE. MATCHING GUTTERS ON CORBALS CAVITY TO BE SEALED AT TOP OF WALL.

EXISTING DRAIN RUNNING TO THE REAR OF NEIGHBOURING DWELLING

ORANGERY ROOF

YORK STONE SLATES ON 50 x 25 MM TANALISED SOFTWOOD DATTENS ON BREATHABLE FELT ON 150 x 47 MM S.W. RAFTERS AT 400 MM CENTRES 100 MM THICK KINGSPAN INSULATION WITH 50 MM AIR SPACE OVER, 150 x 75 MM S.W. TRIMMERS TO ROOF WINDOWS. CEILING TO RECEIVE 63 MM THICK KINGSPAN DRY LINING BOARD + PLASTER SKIM FINISH 150 x 47 MM SOFTWOOD DOE-PLATE RAW BOLTED TO EXISTING WALL AT 750 MM CENTRES 100 x 50 MM SOFTWOOD WALLPLATE 30 x 6 MM GALVANISED MILD LATERAL RESTRAINT STRAPS AT MAX 1800 MM CENTRES. UPVC FASCIA WITH 25 MM VENT GAP + GRILLE COVER BEHIND. UPVC GUTTER & RWP'S. CODE 4 LEAD FLASHING MECHANICAL VENTILATION TO W.C & EN-SUITES, TO HAVE FAN ACHIEVING 15 LITRES PER SECOND AND DUCTED THROUGH TO EXTERNAL AIR

DENOTES INTERLINKED SMOKE DETECTORS WIRED TO MAIN FUSE BOX

GARAGE FLOOR

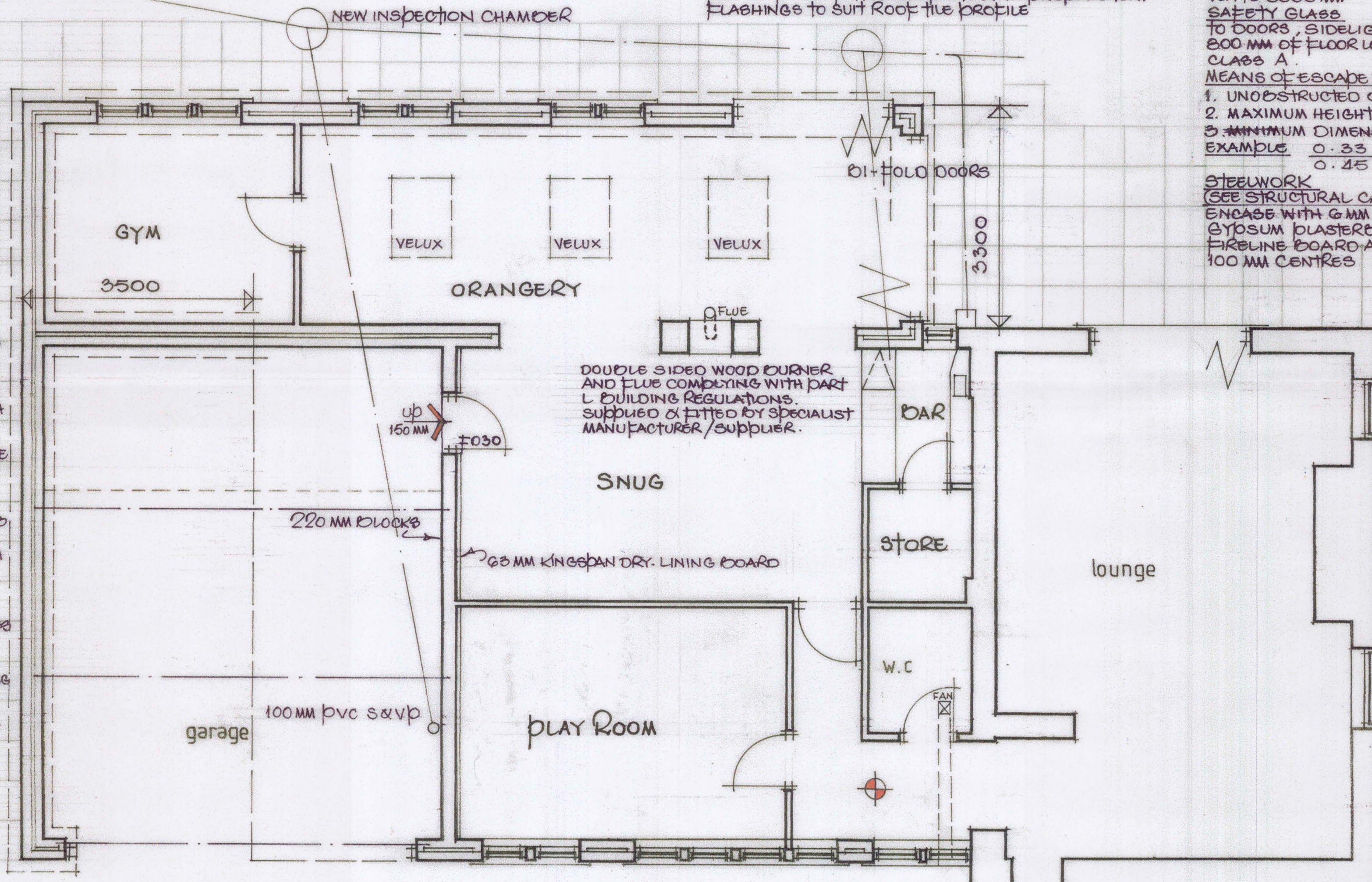
100 MM THICK CONCRETE FLOOR SLAB ON 2000 GAUGE VISQUEEN ON 50 MM SAND BLINDING ON 150 MM CONSOLIDATED THICKNESS OF CLEAN HARDCORE

PLUMBING

38 MM DIAM PVC SHOWER WASTE 32 MM DIAM PVC BATH WASTE EACH FITTED WITH ANTI-VAC RESEALING TRAPS & DISCHARGING INTO 100 MM PVC S & V.P.

FIRST FLOOR CONSTRUCTION

22 MM T & G FLOORBOARDS ON 200 x 47 MM SOFTWOOD JOISTS AT 400 MM CENTRES ROW OF HERRINGBONE STRUTTING OVER 3 M. SPAN. 200 MM THICK FIBREGLASS INSULATION QUILT INFILL, 12.7 MM PLASTERBOARD & SKIM CEILING



GROUND FLOOR PLAN

DRAINAGE

DRAINS PASSING UNDER BUILDING MUST BE ENCASED IN 150 MM PEA GRAVEL AND WHERE PASSING THROUGH WALLS BE BRIDGED OVER WITH 2 NO 150 x 100 MM REINFORCED CONCRETE LINTOLS WITH 100 MM CLEARANCE OVER TO ALLOW FOR SETTLEMENT.

NEW BRANCH DRAINS - 100 MM FLEXIBLE JOINTED PIPES ENCASED IN 150 MM PEA GRAVEL.

Mr. & Mrs. J. Marshall,

"THE DARN", THE COPSE, SCHOLES, CLECKHEATON.

APRIL, 2019.
SCALE 1:50