

MEANS

PLUMBING  
25 MM DIAM DVC SINK & SHOWER WASTES,  
20 MM DIAM DVC BASIN WASTES EACH FITTED  
WITH ANTI-VAC RESEALING TRAPS DISCHARGING  
INTO BACK INLET BULLIES

MATCHING STONE CORBELS &  
STRING COURSE.

NORTH ELEVATION - EXISTING  
HOUSE, REMOVE OUTER SKIN OF  
PAINTED BRICKWORK & REPLACE  
WITH MATCHING COURSED NATURAL  
STONE + 63 MM KINGSPAN  
INSULATION.

CODE 4 LEAD FLASHINGS

SOUTH ELEVATION

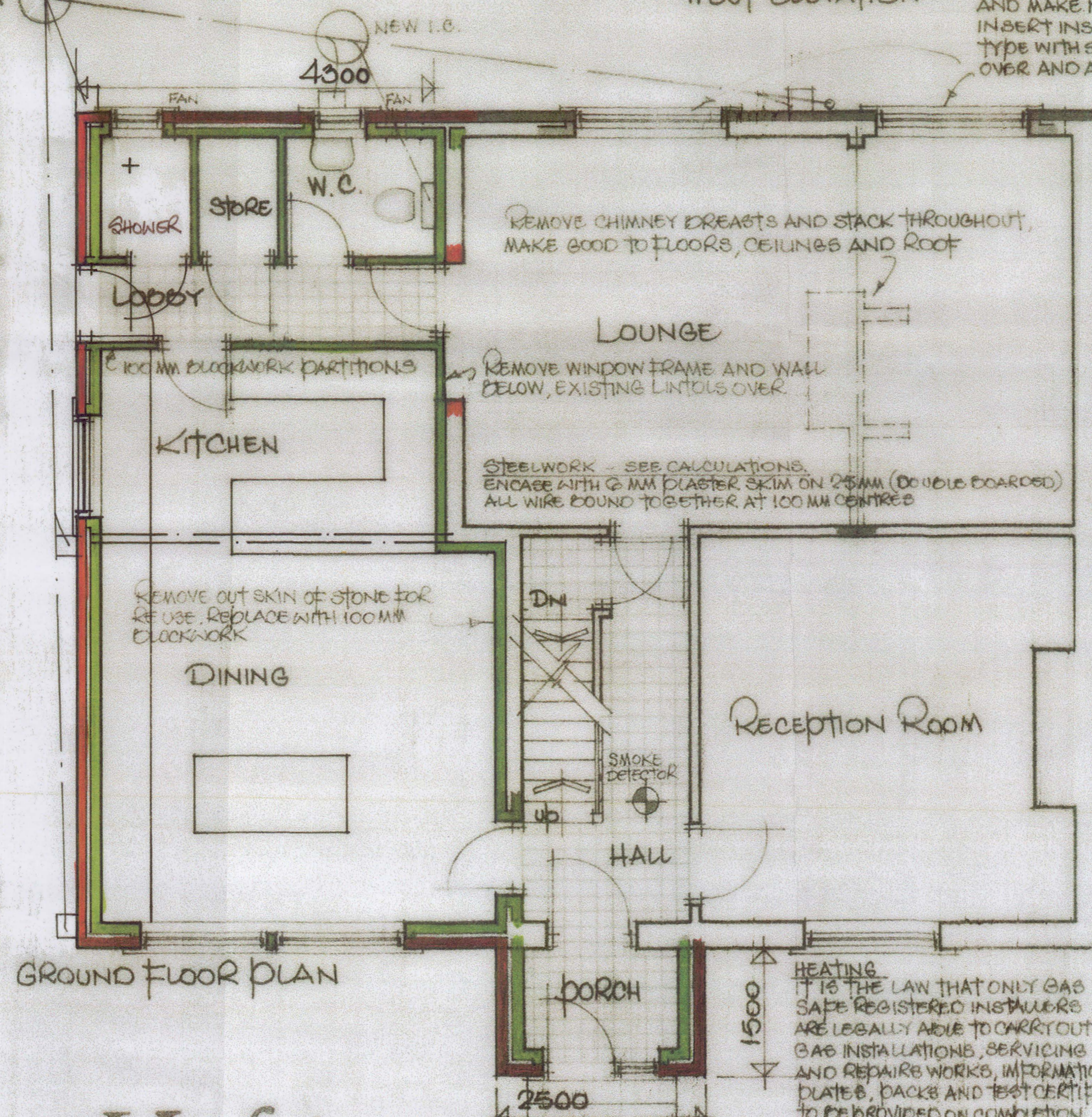
NEW I.C.

WEST ELEVATION

NORTH ELEVATION

DRAINAGE  
TO BE LOCATED ON SITE AND  
CONNECTIONS TO BE MADE AT  
DIRECTION OF FLOW

ANY DRAIN FOUND TO BE PASSING  
UNDER EXTENSION MUST BE  
ENCASED IN 150 MM DE GRIT 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 TO BE 100 MM  
FLEXIBLE JOINTED BRANCH DRAINS  
ENCASED IN 150 MM DE GRIT GRAVEL



GROUND FLOOR PLAN

G. OSBORNE TERRACE,  
BATLEY,  
WF17 0LZ.

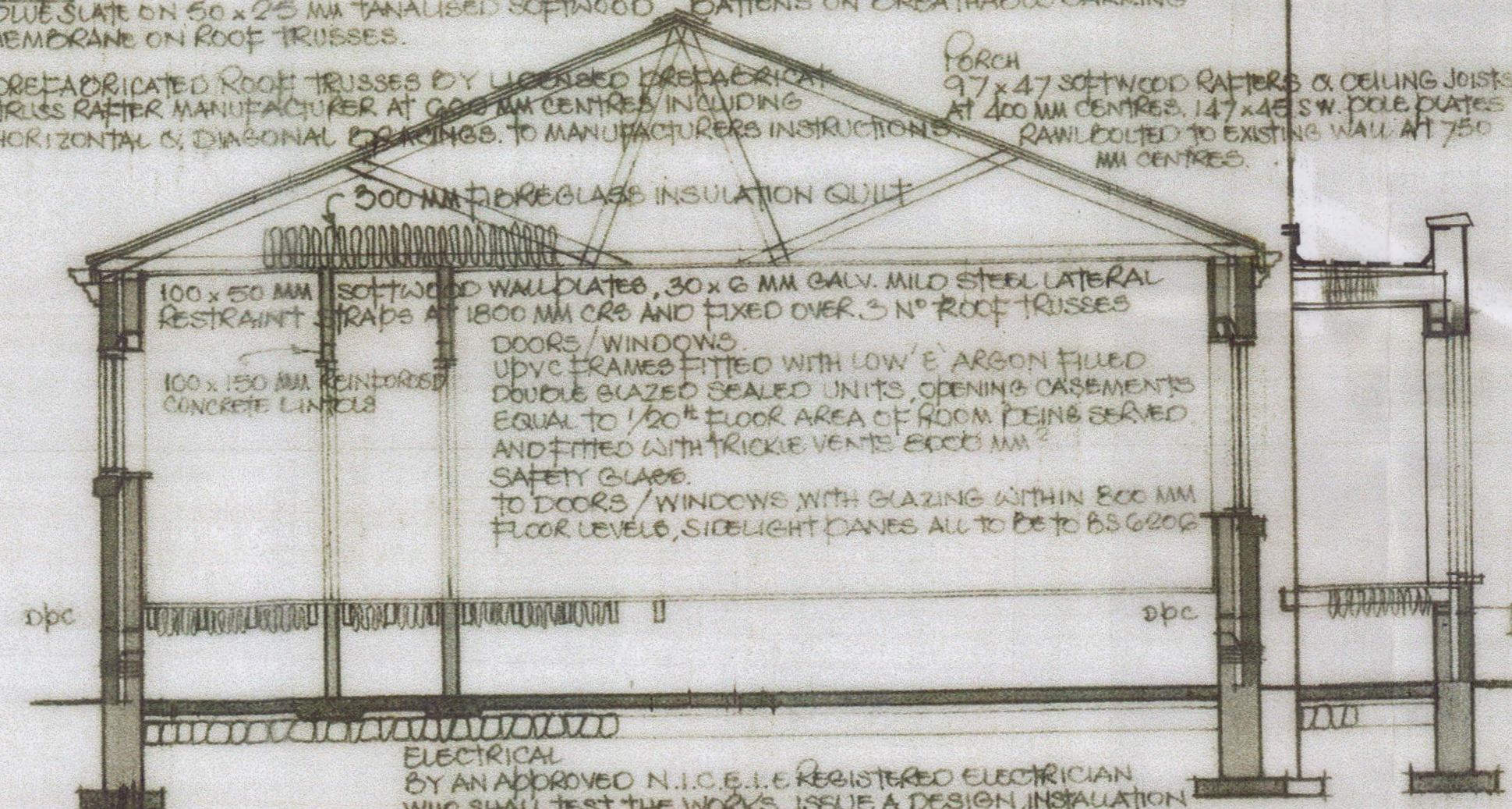
HEATING  
IT IS THE LAW THAT ONLY GAS  
SAFE REGISTERED INSTALLERS  
ARE LEGALLY ABLE TO CARRY OUT  
GAS INSTALLATIONS, SERVICING  
AND REPAIRS WORKS, INFORMATION  
PLATES, BOOKS AND TEST CERTIFICATES  
TO BE PROVIDED ON COMPLETION

MECHANIC VENTILATION  
SHOWER AND W.C. TO HAVE A FAN ACHIEVING 15 LITRES PER SECOND, KITCHEN TO HAVE A FAN  
ACHIEVING 60 LITRES PER SECOND, EACH DUCTED THROUGH TO EXTERNAL AIR.

TAKE OUT WINDOW & DOOR FRAME  
AND MAKE NEW LARGER OPENINGS.  
INSERT INSULATED CATNIC CAVITY TRAY  
TYPE WITH STEPPED CAVITY TRAY DPC  
OVER AND ART STONE FACING LINTOLS

Roof:  
BLUE SLATE ON 50 x 25 MM TANAISED SOFTWOOD BATTENS ON BREATHABLE SARKING  
MEMBRANE ON ROOF TRUSSES.

PRE-ADVERTISED ROOF TRUSSES BY LICENSED PRE-ADVERTISED  
TRUSS RAFTER MANUFACTURER AT 600 MM CENTRES INCLUDING  
HORIZONTAL & DIAGONAL BRACINGS TO MANUFACTURERS INSTRUCTIONS



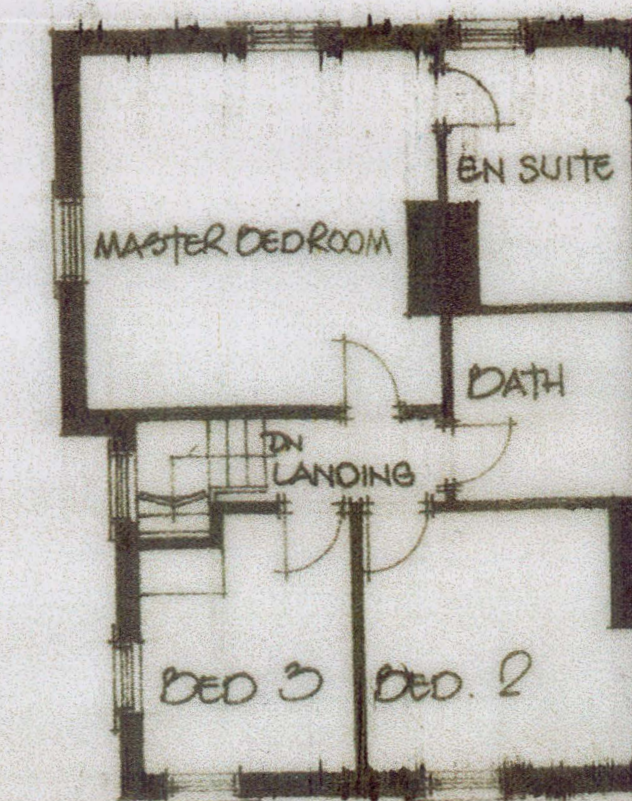
SECTION

FLOOR CONSTRUCTION  
22 MM T&G FLOORBOARDS ON 145 x 47 SOFTWOOD FLOOR JOISTS AT 400 MM CENTRES SPANNING  
OVER CENTRAL 100 MM HONEYCOMBED SLEEPER, DPC UNDER JOISTS, WALL BUILT OFF 150 x 150 MM  
CONCRETE STRIP FOUNDATION, 150 MM KINGSPAN INSULATION INFILL BETWEEN JOISTS.  
220 x 150 MM 6 UFT TERRA-COTTA AIRBRICKS AND SLEEVE LINERS WITH STEPPED CAVITY TRAY DPC  
OVER

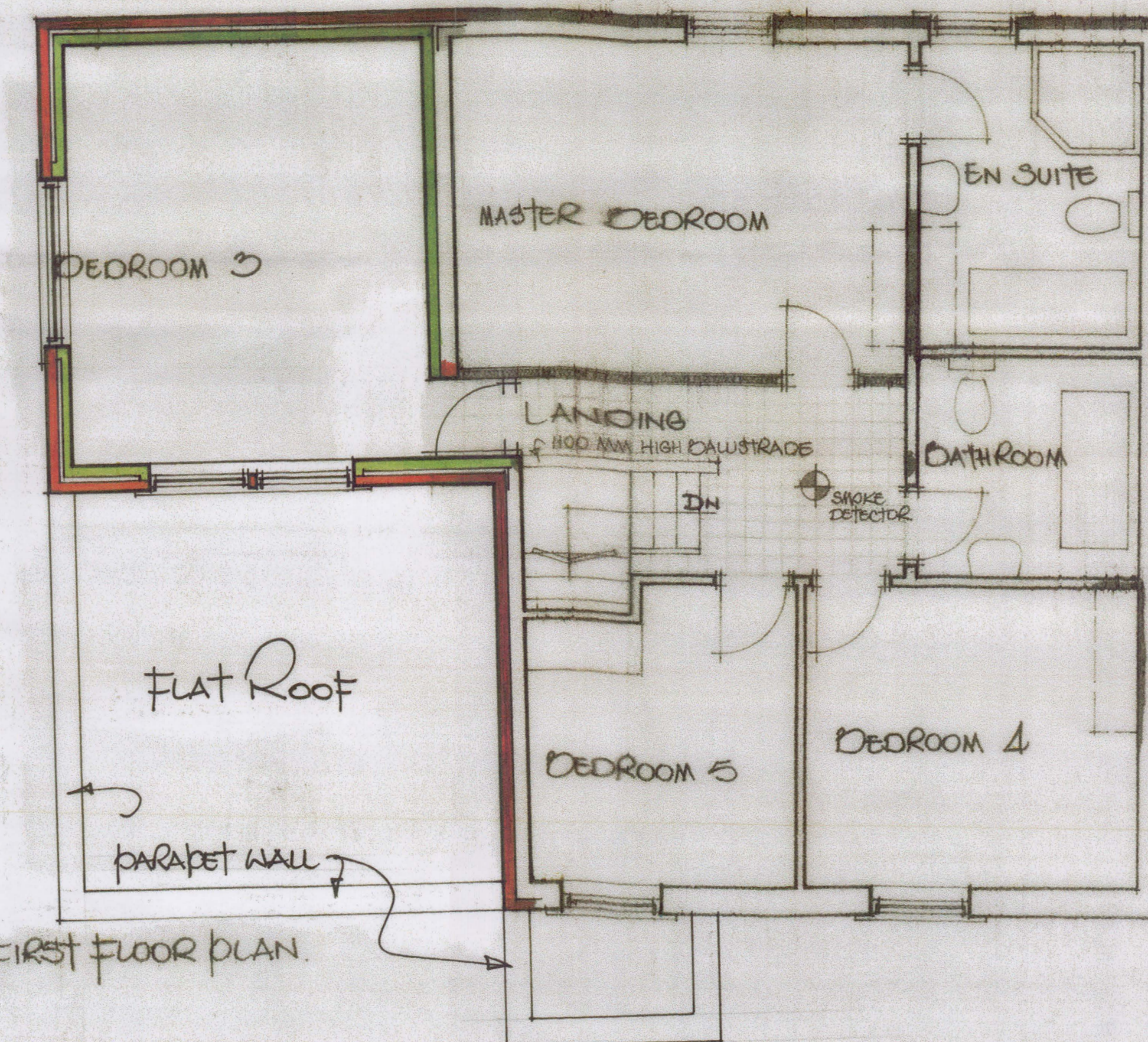
PORCH FLOOR  
ALL AS ABOVE BUT 97 x 47 MM SOFTWOOD JOISTS AT 400 MM CRS + INSULATION.  
WALLS BELOW GROUND LEVEL  
300 MM THICK DENSE CONCRETE FOUNDATION TRENCH BLOCKS.

FOUNDATIONS  
600 x 150 MM CONCRETE STRIP FOUNDATIONS WITH MINIMUM 750 MM COVER OR TAKEN DOWN  
BELOW DRAIN INVERTS LEVELS AND ALL TO FULL APPROVAL OF BUILDING INSPECTOR ON SITE.  
WALL CONSTRUCTION  
MATCHING COURSED NATURAL STONE, 50 MM CAVITY, 63 MM KINGSPAN INSULATION FIXED TO INNER LEAF  
OF 100 MM LOAD BEARING THERMAL BLOCKS WITH DOUBLE DRIP TYPE WALL TIES AND REMAINING CLIPS  
(DEA APPROVED) AND AT 750 MM HORIZONTAL, 450 MM VERTICAL CENTRES AND EVERY BLOCK COURSE AT  
REVEALS AND OPENINGS, 13 MM LIGHTWEIGHT PLASTER. CAVITIES TO BE SEALED AT TOP OF WALL. NEW WALLS  
NEATLY TIED AND BONDED INTO EXISTING, CAVITIES TO BE MADE CONTINUOUS.

SCALE 1:50, 1:100  
FEBRUARY, 2019.



FIRST FLOOR PLAN AS EXISTING  
SCALE 1:100



FIRST FLOOR PLAN.