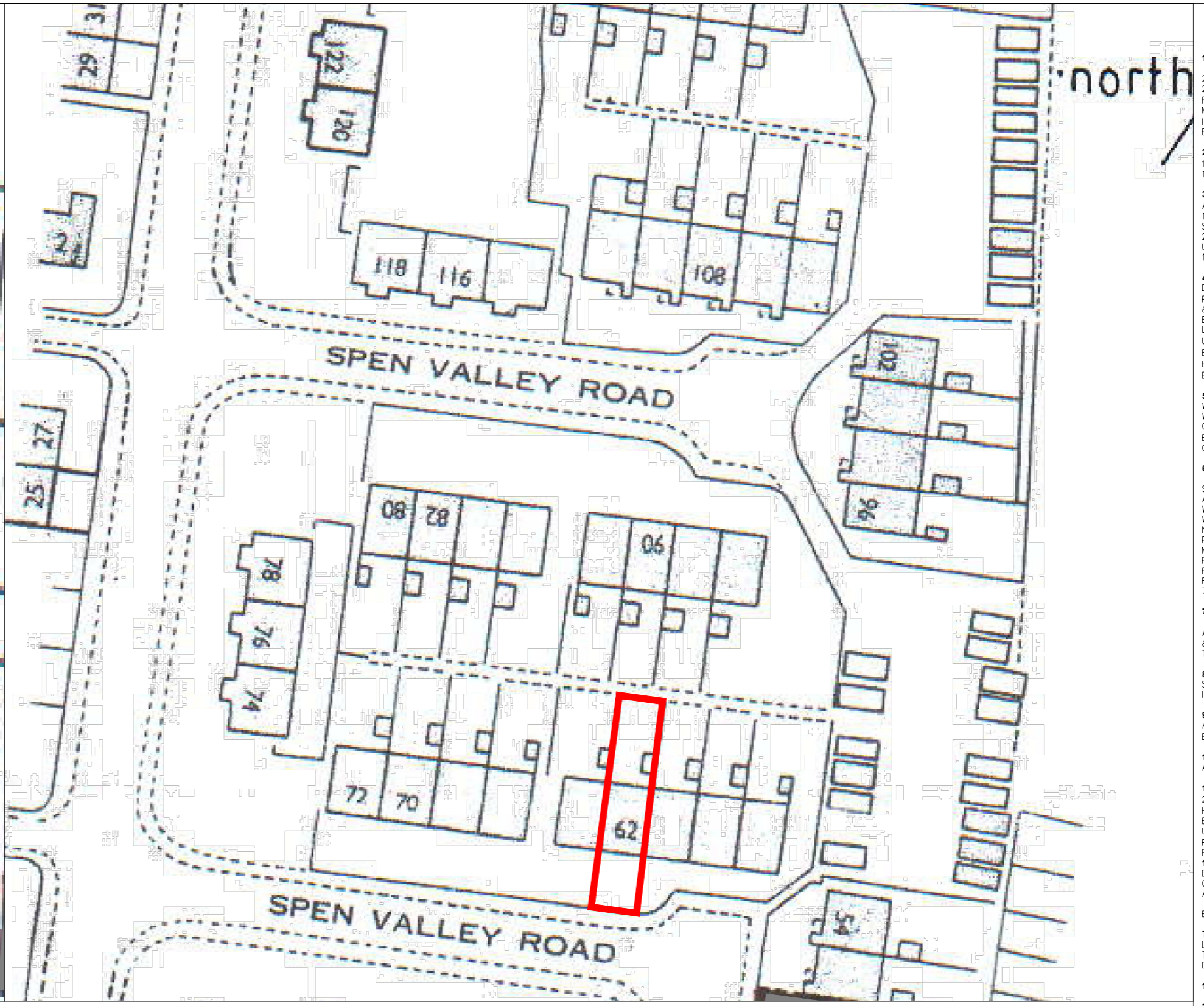


SITE PLAN



LOCATION PLAN

**NOTE;**

- 1-TIMBER FLOOR:**  
22mm TONGUE AND GROOVED FLOOR BOARDS ON 200x50mm FLOOR JOISTS @400mm c/c WITH STRUTTING AT MID SPAN. INSULATION QUILT B/W JOISTS. FLOOR JOISTS TO BE SUPPORTED ON GALV STEEL HANGERS.
- 2-CEILINGS:**  
150x50mm SC3 CEILING JOISTS @400mm c/c 12.5mm PLASTERBOARD WITH SKIM
- 3-PARTITIONS:**  
ALL PARTITIONS 100x50mm FRAMING @400mm c/c 12.5mm KNAUF PLASTERBOARD WITH SKIM ON BOTH SIDE WHERE PARTITIONS DIRECTLY ABOVE JOISTS. 2No. JOISTS BOLTED TOGETHER & FIXED DIRECTLY UNDER PARTITION LINE. 100mm CROWN WOOL INSULATION TO PARTITIONS.
- 4-WINDOWS/VENTILATION:**  
DOUBLE GLAZED UPVC ARGON FILLED WINDOWS & DOORS PROVIDE VENTILATION NOT LESS THAN 1/20th FLOOR AREA & INCLUDE 1000mm<sup>2</sup> TRICKLE VENTS. GLAZING TO BE LOW E GLASS WITH MIN. AIR GAP 16mm. GLAZING IN CRITICAL LOCATIONS TO BE TOUGHENED.  
U-VALUE: 1.6W/m<sup>2</sup>K.  
EXTRACTOR FAN TO KITCHEN: 60l/see  
EXTRACTOR FAN TO UTILITY: 30l/see  
EXTRACTOR FAN TO BATHROOM: 15l/see
- 5-PLUMBING:**  
WC: 100mm PVC SOIL PIPE.  
WHB: 32mm DEEP SEAL PVC TRAP-WASTE TO BACK INLET GULLEY OR SOIL STACK.  
BATH/SINK: 40mm DEEP SEAL PVC-WASTE TO BACK INLET GULLEY OR SOIL STACK
- 6-EXTERNAL DRAINAGE:**  
S&VP TO CONNECT TO EXISTING DRAINS VIA NEW JC. ANY DRAINS PASSING UNDER NEW FLOOR TO BE ENCASED WITH 150mm RC LINTELS OVER WITH NO JOINT WITHIN WALL THICKNESS. ALL NEW UNDERGROUND DRAINAGE TO BE RUN IN 100mm PVC PIPING FALL TO FOUL: 1:40. MIN. FALL TO SURFACE WATER: 1:60. RAIN WATER GUTTERS 100mm PVC SECURED TO 200x19mm TIMBER FASCIA & CONNECTED TO 75mm RAIN WATER PIPES TO BACK INLET GULLEYS.
- 7-ELECTRICS:**  
ALL ELECTRICAL WORK TO PART P(BS 7671) & MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED BY QUALIFIED ENGINEER.
- 8-SMOKE DETECTORS:**  
SMOKE DETECTORS TO ALL LEVELS TO BE MAINS WIRED & INTERLINKED WITH BATTERY BACK UP.
- 9-LIGHTING:**  
ALL NEW LIGHT FITTINGS TO HAVE LUMINOUS EFFICIENCY MIN 40 LUMENS/CIRCUIT-WATT.
- 10-HEATING:**  
ALL NEW RADIATORS TO HAVE THERMOSTATIC VALVES.
- 11-STAIRS:**  
230 (GOING) 180 (RISE)mm TIMBER STAIR WITH HANDRAIL HEIGHT 900mm. BALUSTER HEIGHT 1100mm. MAX. GAP B/W BALUSTERS 100mm. 200x50mm TRIMMERS TO BE DOUBLED UP AROUND PERIMETER OF STAIRS OPENING. PARTITIONS AROUND STAIRS TO BE 100x50mm STUD WITH 1/2No. FIRE-LINE PLASTERBOARD & SKIM
- 12-GENERAL:**  
EXISTING FOUNDATIONS, LINTELS AND WALLS TO BE CHECKED ON SITE FOR ADDITIONAL LOADINGS. ALL WORK TO BE IN STRICT ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS & TO COMPLY WITH ALL RELEVANT BRITISH STANDARDS & BUILDING CODES OF PRACTICE.  
THIS IS NOT A WORKING DRAWING. ALL DIMENSIONS & LEVELS MUST BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE USE WRITTEN DIMENSIONS ONLY.
- 13-DORMER**
  - 13.1 DORMER FRAM:**  
FIX DORMER FRAMES TO 275x75mm PURLINS. PARTITIONS BELOW PURLINS TO BE 100x50mm FRAME WITH 12.5mm KNAUF PLASTERBOARD & SKIM. PURLINS NOT TO BE SUPPORTED IN CHIMNEY. PURLINS SUPPORTED ON GALV STEEL HANGERS. ALL ELECTRICS TO AD(P).
  - 13.2 DORMER ROOF:**  
15mm LIMESTONE CHIPS BEDDED IN BITUMEN ON 3 LAYERS OF FELT TO BS 747 ON 19mm GRADE 3. CHIPBOARD ON 200x50mm JOISTS @ 400mm C/C HEAD POST 250x100mm. CORNER POSTS 100x100mm FASCIA BOARD 225x25mm. INSULATE WITH 100mm KINGSPAN B/W JOISTS & 50mm KINGSPAN BELOW JOISTS. ALSO SIDE FASCIA BOARDS TO BE PACKED OFF 12mm OR VENTILATED SOFT FIT STRIP. 75mm KINGSPAN B/W RAFTERS & 50mm KINGSPAN BELOW RAFTERS WITH AIR GAP TO SLOPING CEILING. U-VALUE: 0.18W/m<sup>2</sup>K.
  - 13.3 DORMER CHECKS:**  
ROMAN TILES ON 50x38mm TANALISED BATTENS ON SARKING FELT ON 10mm WBP PLYWOOD ON 100x50mm S.W. FRAME 12.5mm KNAUF PLASTERBOARD & SKIM. S.X. INSULATE WITH 100mm KINGSPAN U-VALUE: 0.18W/m<sup>2</sup>K

