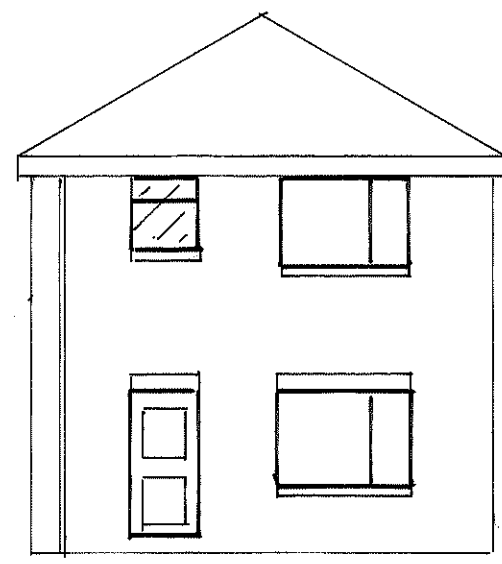
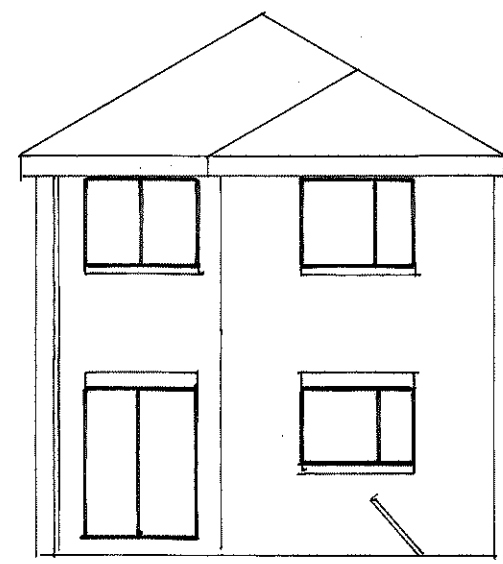
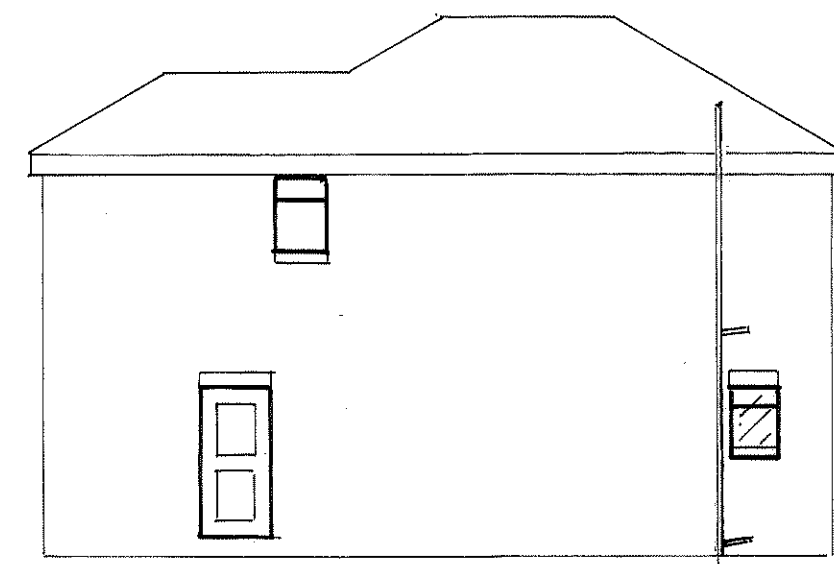




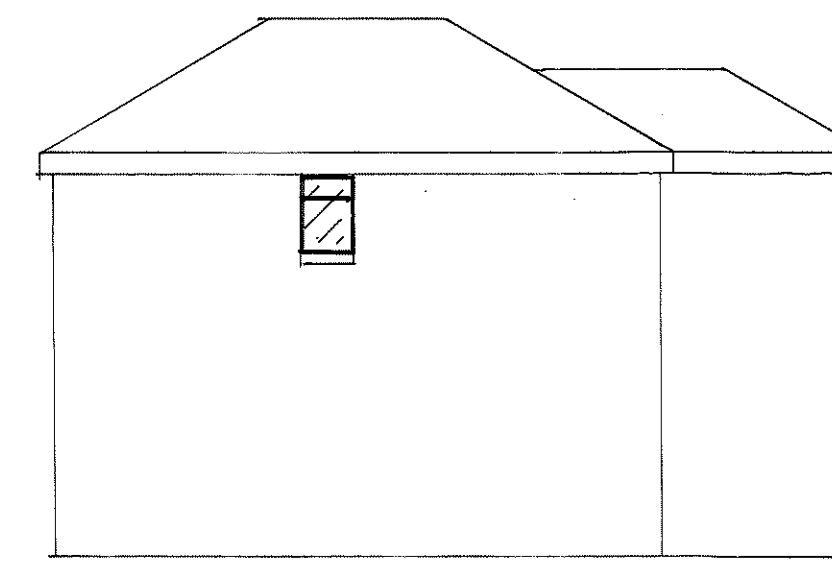
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

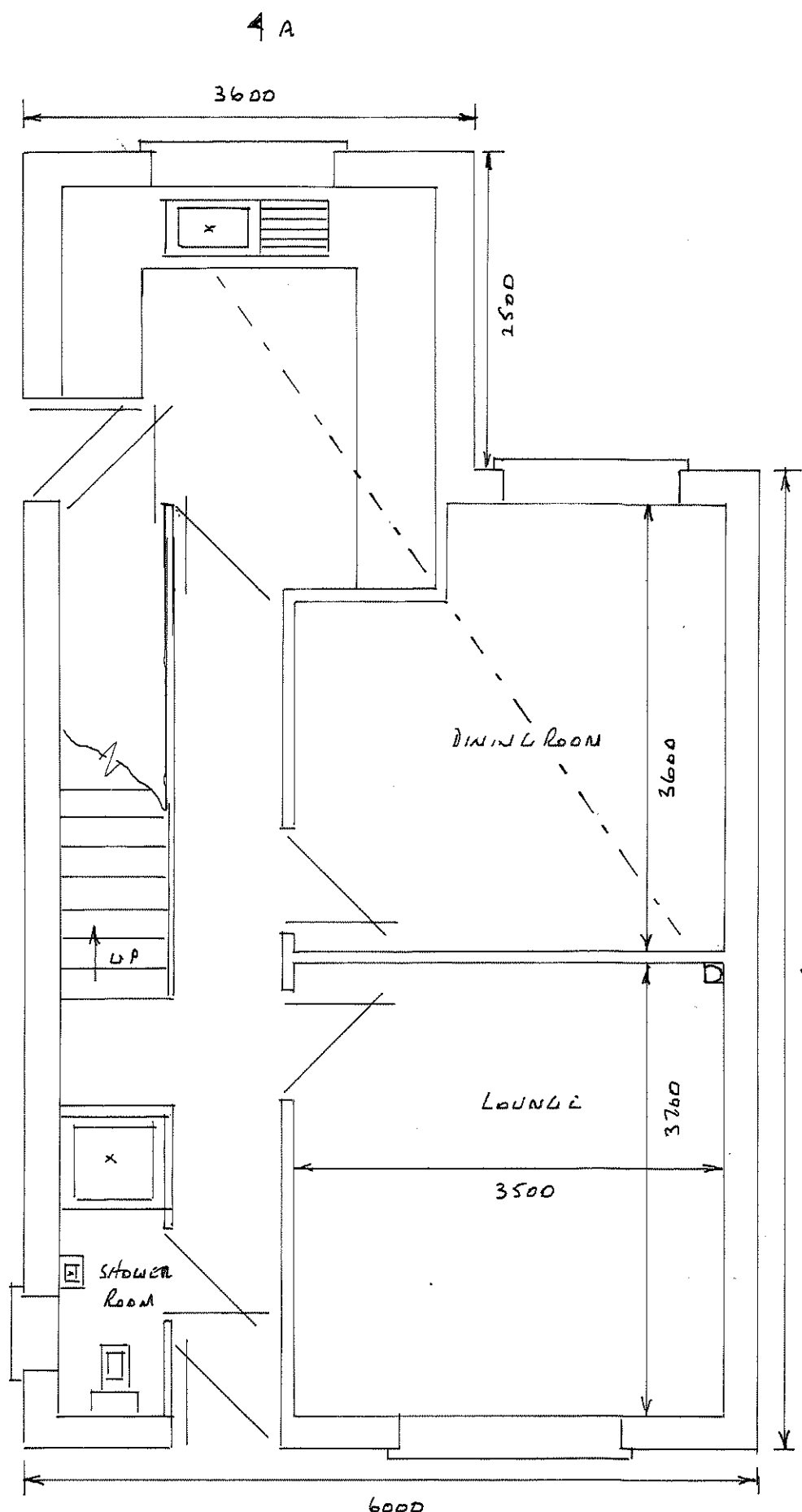


PROPOSED SIDE ELEVATION



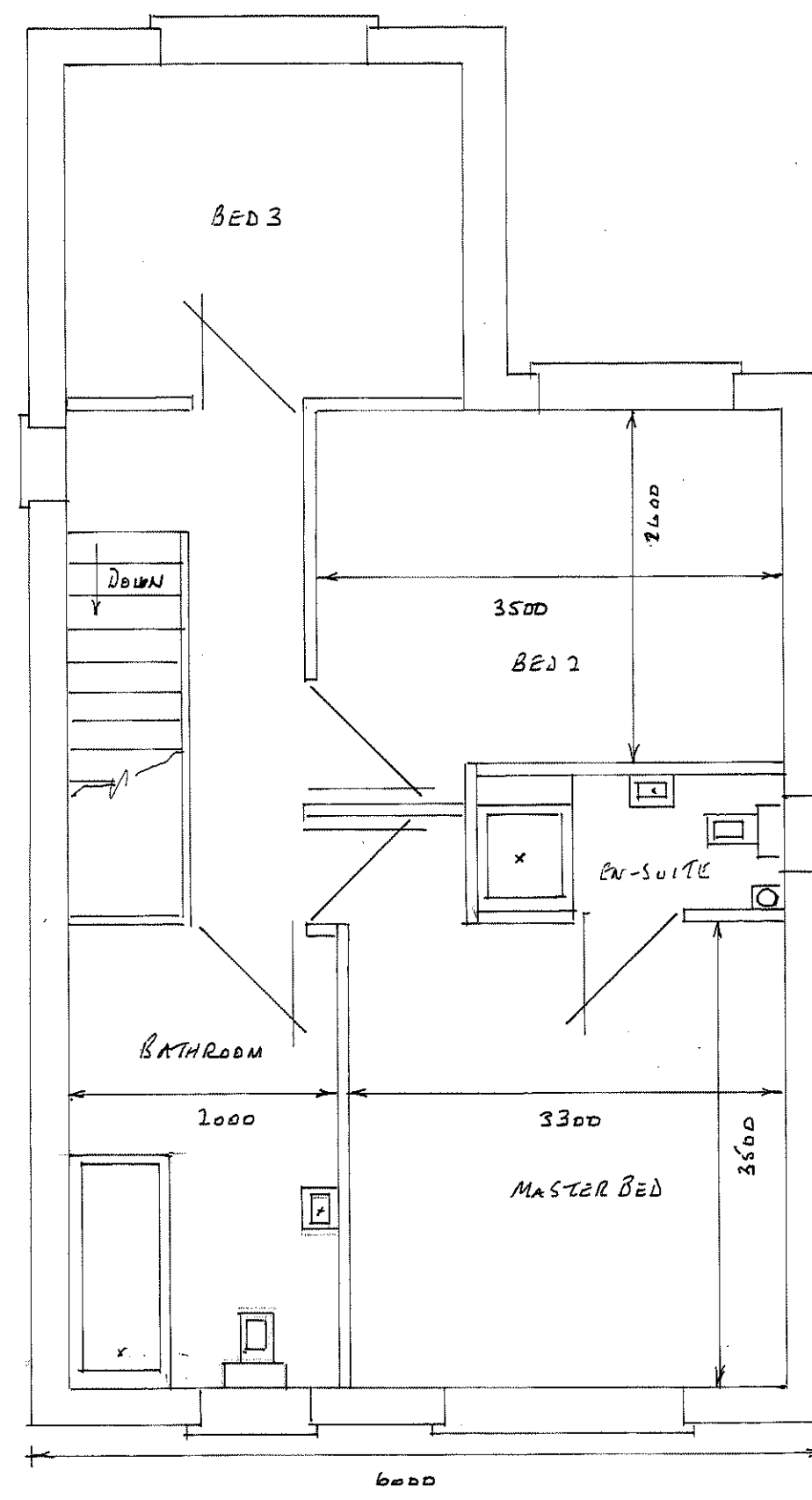
PROPOSED SIDE ELEVATION

ELEVATIONS SCALE 1:100



PROPOSED GROUND FLOOR PLAN

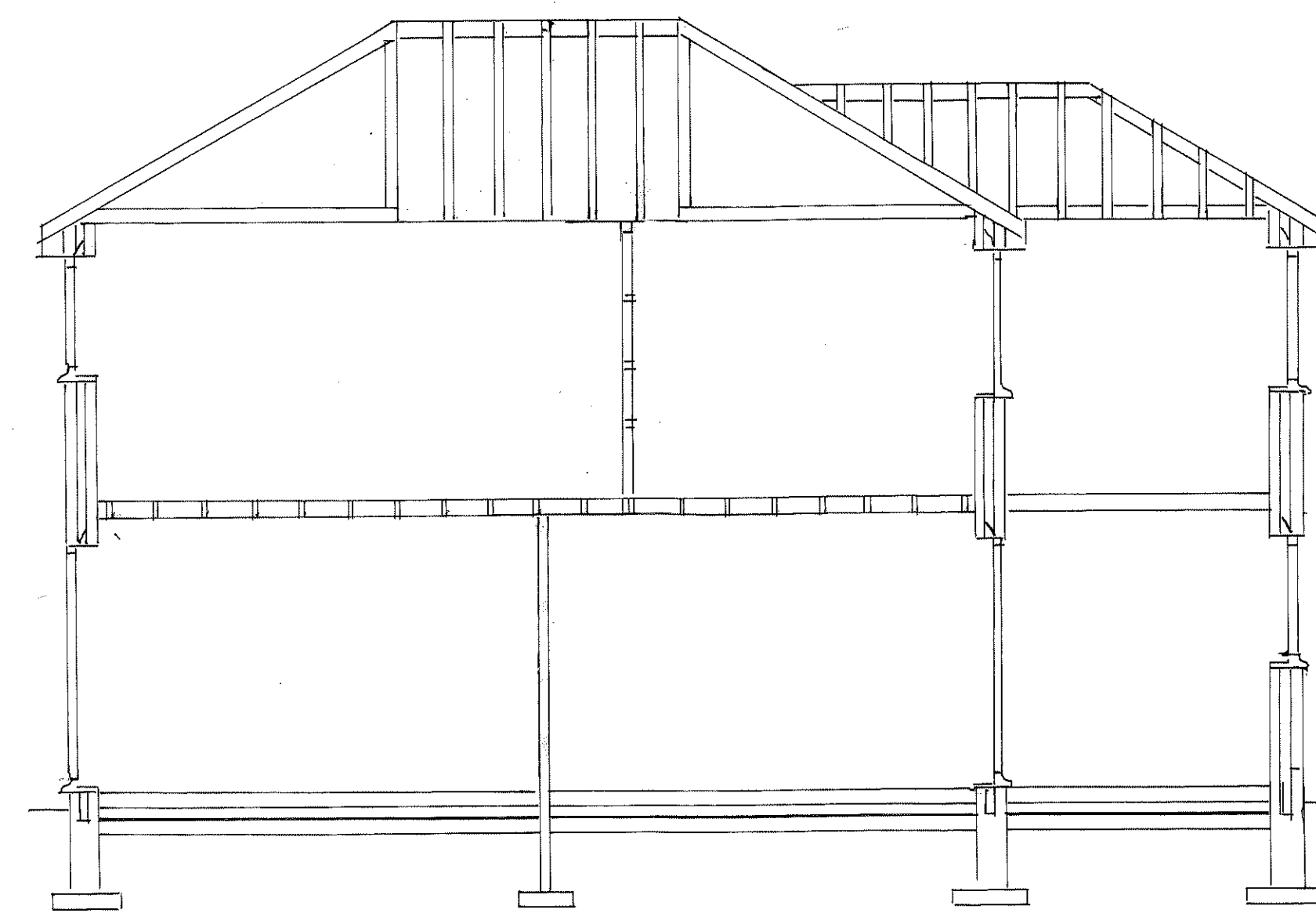
PLANS SCALE 1:50



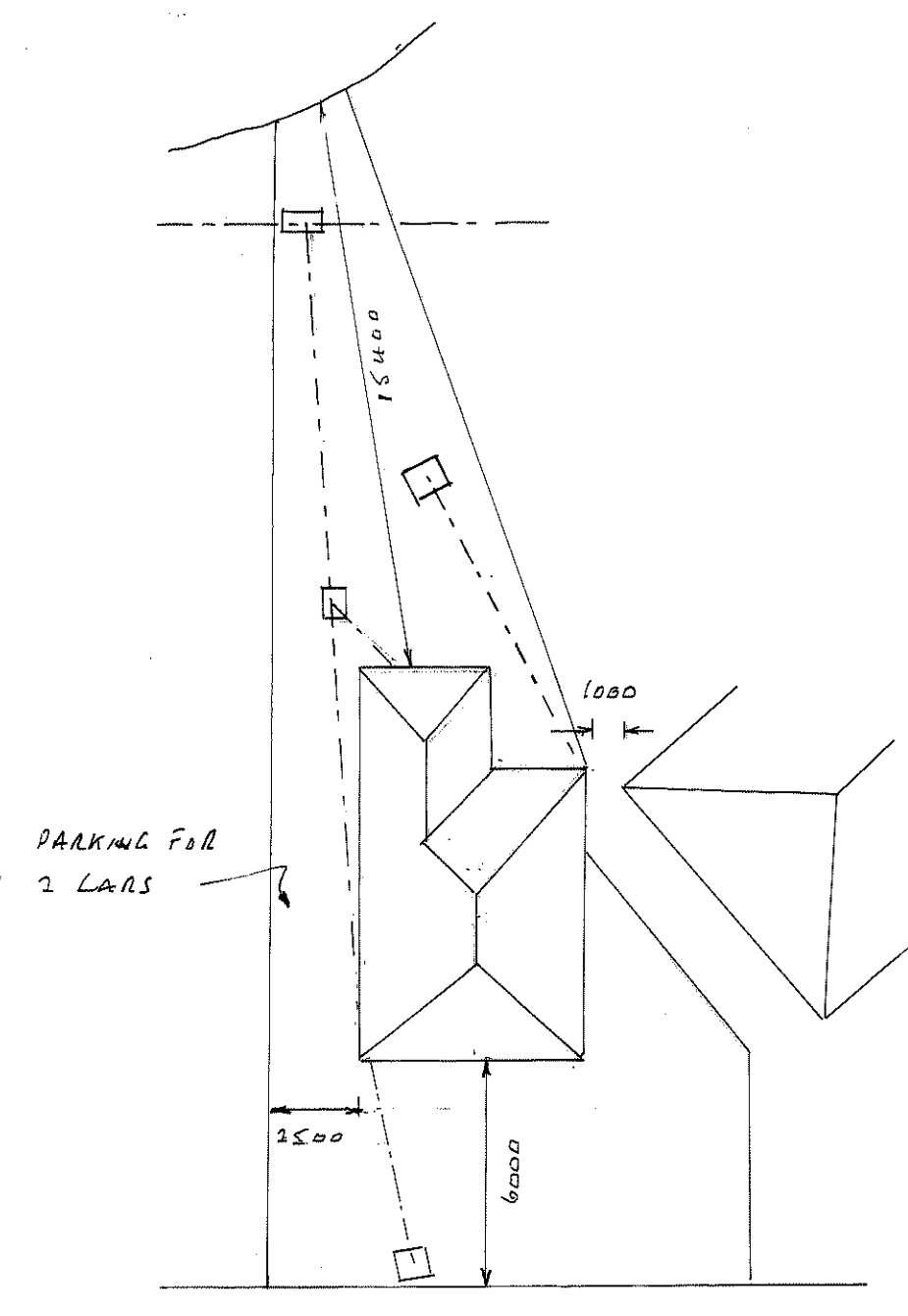
PROPOSED FIRST FLOOR PLAN

GENERAL (CONT.)

- ALL GAS RELATED WORK TO BE DONE BY A GAS SAFE ENGINEER WITH A CERTIFICATE TO LIVE TO BUILDING CONTROL ON COMPLETION
- RADIATOR SIZES IN ACCORDANCE WITH ROOM SIZES & BOILER TYPE
- ROOMS TO HAVE THERMOSTATS & RADS FITTED WITH TRVS
- SOIL PIPE FROM EN-SUITE TO CONNECT TO Foul FROM KITCHEN



SECTION THRO' A-A SCALE 1:50



SITE PLAN SCALE 1:200

FOUNDATIONS

- 600 x 150mm STRIP 400 x 150mm GROUND FLOOR INTERNAL WALLS DEPTH 750mm SUBJECT TO LA APPROVAL

WALLS

- TRENCH BLOCKS BELOW G.L.
- BRICKWORK TO MATCH AREA
- 150mm LWT LONG BLOCKS
- 100mm CAVITY FILLED WITH DRITHEAM INSULATION BATTs
- HORIZONTAL DPC 150mm MIN ABOVE G.L. 150mm DPC TO REVEALS
- REVEALS TO BE INSULATED
- STAINLESS STEEL TIEWIRES PLACED 750mm HORIZONTALLY 450mm VERTICALLY & 225mm TO REVEALS
- LG 70/100 LINTELS OVER EXTERNAL OPENINGS WITH DPC APRON OVER & WEATHOLIT EVERY 900mm END BEARINGS TO BE 150mm MIN

GROUND FLOOR

- 150mm COMPACTED HARDWARE
- 25mm SAND BLINDING
- 1200 GAUGE VISQUEEN DPM LAPPED INTO HORIZONTAL DPC
- 70mm KINGSPIRIT THERMAFLOOR TFO INSULATION
- 100mm CONCRETE WITH A POLISHED FINISH

FIRST FLOOR

- 170 x 50mm JOISTS AT 400mm CENTRES & TRIMMED ROUND STAIRS
- INSULATION 100mm² BETWEEN JOISTS
- 1m LATERAL RESTRAINT STRAPS EVERY 1.5m WITH NOGGINs
- 18mm TLE BOARDING (WET GRADE TO WET AREAS)

ROOF

- 100 x 50mm WALL PATES
- TDA ROOF TRUSSES SUPPLIED BY SPECIALISTS & TO COMPLY TO BS 5268 PART 3 & SHALD AT 600mm CENTRES WITH ADEQUATE WIND BRACES CALCS TO BE PROVIDED 28 DAYS BEFORE COMMENCEMENT
- 1m HOLDING DOWN STRAPS EVERY 3 TRUSSES
- 1m LATERAL RESTRAINT STRAPS EVERY 1.5m WITH NOGGINs
- 200 x 25mm FASCIA
- 6mm EXTERIOR PLY SOFFIT WITH 25mm LWT FLYPROOF MESH
- REINFORCED BITUMEN ROOFING FELT
- 38 x 25mm TILE BATTENS
- ROOF TILES TO MATCH EXISTING WITH TILE VENTS EVERY 2m
- 10mm EAVES VENTS
- ROOF VALLEY CUTTERS ON CODE 5 LEAD ON 15mm PLYWOOD & TAKEN A MIN OF 200mm UNDER TILES
- 150mm INSULATION BETWEEN JOISTS & 150mm LWT DUTR AT 90°

STAIRS

- STAIR TO BE MADE BY SPECIALIST CONTRACTOR SIZES QUOTED MAY DIFFER ON SITE CONTRACTOR TO TAKE OWN MEASUREMENTS & DESIGN IN ACCORDANCE WITH ADK • 2m MIN HEADROOM WITH 40° PITCH • RISE 208 GOING 238mm • HANDRAIL POSITIONED 900mm ABOVE PITCH LINE
- BAULSTRAILING 99mm CENTRES

DRAINS

- 100mm RWG'S & 65mm RWG'S TO MATCH AREA SW TO CONNECT TO SW SEWER OR TO SOAKAWAYS 5m AWAY & 1m² BELOW INVERT
- SAUP TO EXTEND 900mm ABOVE ANY OPENING WITHIN 5m
- NEW L'S TO BE BUILT WITH CLASS B ENDING RINGS ON 150mm LWT BASE
- ALL PIPES & FITTINGS TO BE SUPERSLEVE
- SANITARY FITTINGS TO COMPLY WITH AHB2

GENERAL

- ALL WINDOWS & DOORS TO HAVE TRICKLE VENTS 600mm² TO BE FILKIMULTON K GLASS WITH A 16mm AIR GAP & SOFT LOWE LOWTUNG U VALUE TO BE 1.6 DOORS TO HAVE TIGHTENED GLASS
- BEEDROOM WINDOWS TO HAVE ESCAPE OPENINGS 450 x 770 HIGH MIN TO OPEN 90° WITH CILL LEVELS 800-1100 ABOVE FLOOR
- DISABLED ACCESS TO BE PROVIDED WITH A NON SLIP CONL RAMP WITH MAX GRADIENT 1 IN 12 100mm WITANDS TO KERB WITH A 1500 x 1500 LANDING ACROSS A LEVEL THRESHOLD
- STOOTHINK WALLS TO HAVE INSULATION 100mm²
- PROVIDE SMOKE ALARMS WITH BATTERY BACKUP TO CIRCULATION ALARMS ON EVERY FLOOR & INTERLINKED TO A SEPARATE CIRCUIT
- BATHROOM TOILET & EN-SUITE TO HAVE FANS EXTRACTING L ISLISEL KITCHEN TO HAVE FAN EXTRACTING L GOL SEL & ALL CONTROLLED BY AN INDEPENDENT SWITCH
- LOW ENERGY LIGHTING TO BE USED
- ALL ELECTRICAL WORK TO COMPLY WITH PART P ELECTRICAL SAFETY & MUST BE DESIGNED INSTALLED INSPECTED & TESTED BY A COMPETENT PERSON REGISTERED UNDER THE COMPETENT PERSON SCHEME A COPY OF THE BUILDING REG SELF CERTIFICATE IS TO BE GIVEN TO BUILDING CONTROL ON COMPLETION
- A S.A.P EHL. CERTIFICATE TO BE PROVIDED BEFORE APPROVAL

PROPOSED DETACHED HOUSE ADJACENT TO:-

53 LOPLAND ROAD

WOMBWELL

BARNSELY