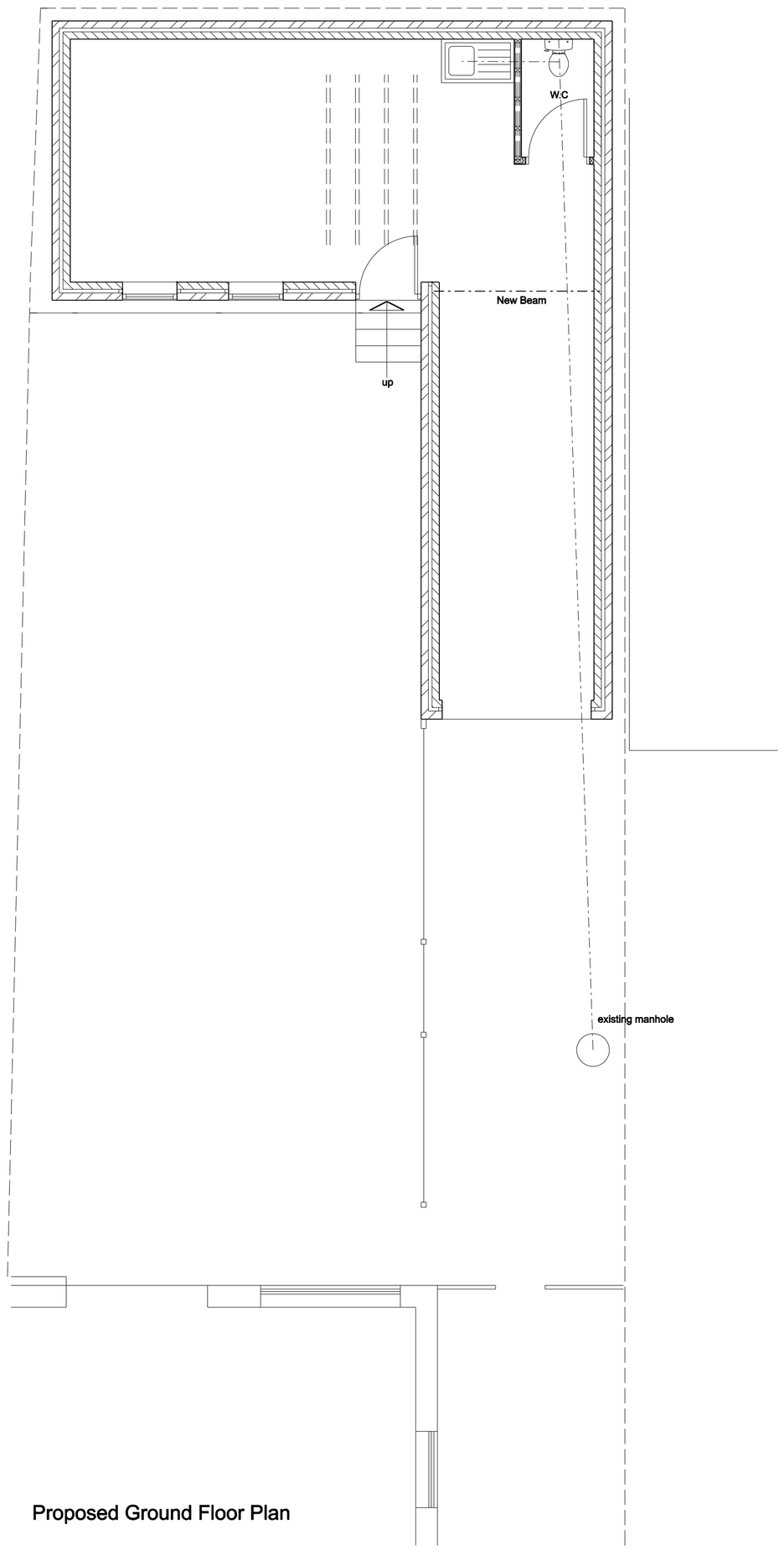
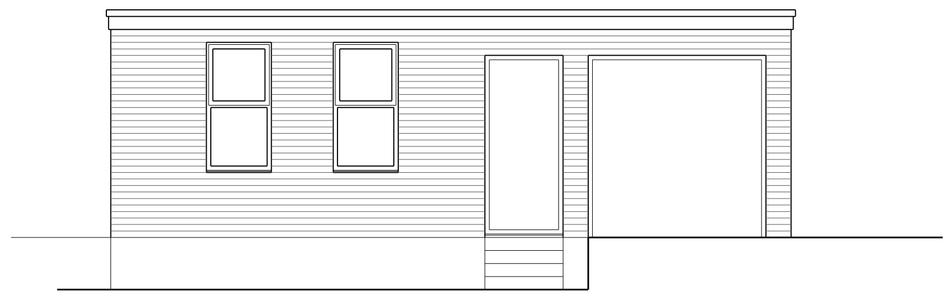
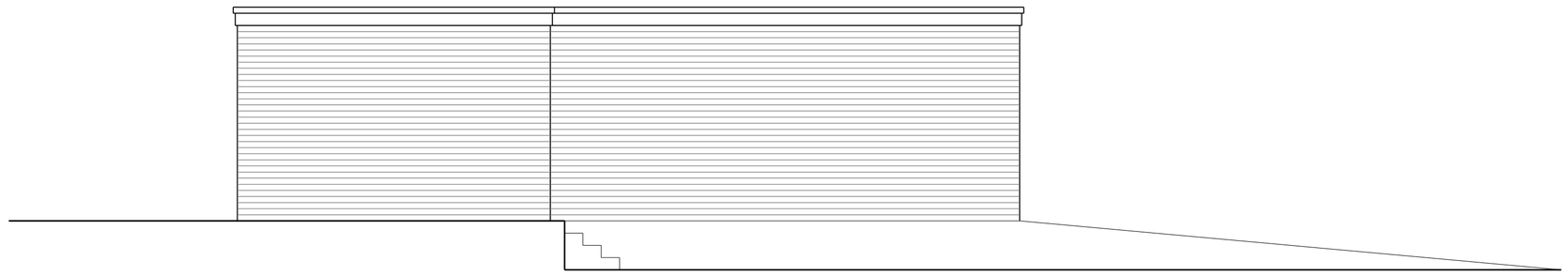


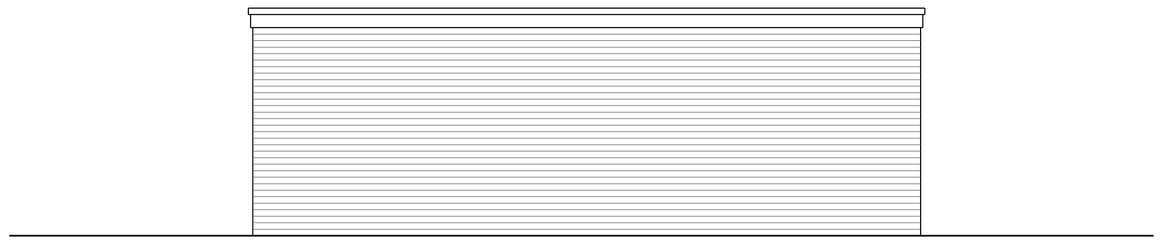
Proposed Ground Floor Plan



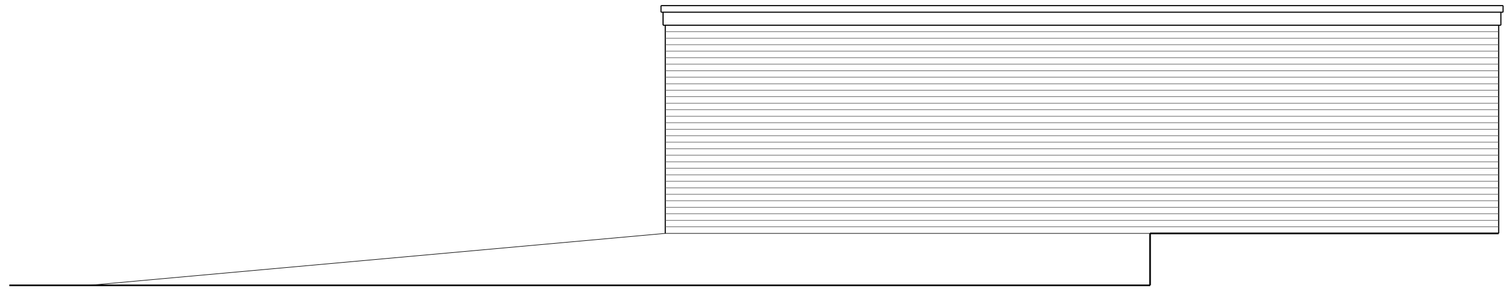
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

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NOTES:
All dimensions must be checked on site and not scaled from this drawing.

CONTRACTORS PLEASE NOTE:
This drawing must be read in conjunction with any specifications/bills of quantities and related drawings.Any structural work must be carried out to the specification and requirements of the Structural Engineer and any amendments must have his express prior written authority.
All structural work must be inspected at all relevant stages by the Structural Engineer and Local Building Inspector and comply with their requirements.
Any costs and claims for damages, loss of trade etc, incurred by failing to do so are the sole liability of the contractor.
Any discrepencies between drawings and specification, should be reported to the designer prior to any work commencing.

General:
All work to be carried out strictly in accordance with current Building Regulations and British Standard Codes of Practice.
All new timber to be treated with recommended fungicide and insect repelant to satisfaction of Local Building Inspector.
No projections over boundary.

Foundations:
Existing foundations to be checked on site for suitablity and agreed with Local Building Inspector
Any new foundations to be concrete strip min 225 x 600mm. depth to be determined on site and agreed with Local Building Inspector

D.p.c's:
D.p.c's positioned min. 150mm above ground level. D.p.c. weathercheck to all new window and external door openings.
D.p.c cavity tray required over new lintels. Mastic pointing to reveals.

External Walls:
100mm thick brickwork to match existing outer leaf to Local Authority Approval, 50mm clear cavity, 100mm thick blockwork inner leaf.
Stainless steel wall ties to be positioned at 450mm centres vertically and 750mm centres horizontally and at every block course at reveals

Ground Floor :
75mm thick sand/cement screed on 100mm thick concrete slab on separating layer membrane on Visqueen 1200g dpm on 50mm thick sand blinding on 150mm thick well consolidated hardcore.

Lintels:
'Catnic' or equal approved galvanised steel lintels over door and window openings to Manufacturers recommendations.

Glazing:
Glazing within critical locations as defined in Building Regulations, i.e. within 800mm from floor level or 1500mm in doors to 300mm either side to be laminated or toughened glass to B.S. 6206 and suitably Kite Marked.

Rainwater Goods:
Rainwater goods to match existing.
Surface water to go to soakaway min 5m from building.

Ties:
Every third joist to be tied down by stainless steel ties screwed to joists and plugged to wall min. 450mm down.

Ventilation
Background ventilation to habitable room to be min. 8000mm2. (trickle ventilators in window heads).
Windows to have opening lights min. 1/20th of floor area.

Drainage:
New drains to be vitrified clay pipes with approved flexible joints connected to existing system. Drains to be linteled over where passing under walls and surrounded with pea gravel where passing close to building.

Internal Walls:
Internal walls to be 75 x 50mm s/w timber studding with 9.5mm thick plasterboard both sides

Flat Roof:
Single ply membrane fixed to Manufacturers recommendations on 19mm thick exterior grade plywood on s/w timber fillets to give falls on 50 x 170mm s/w timber joists at 450 centres.
Ventilated cavity above insulation.
12.5mm plasterboard and skim finish to underside

General:
Lintels/ beams to have min 150mm end bearing.
Provide 4000mm2 background ventilation to Bathroom.
S & VP to terminate min. 900mm above any opening light within 3.0m. No waste connection within 200mm of W.C. connection.
Calculations for new steel beams to be provided by Structural Engineer and submitted to Local Authority for approval. Beams to be clad with Fireline board to give min. 30min. fire protection.
New beams to be seated on concrete padstones to Structural Engineers details
Galvanised steel restraint straps required to wallplate at max. 2.0m centres.
Galvanised steel restraint straps required to first floor joists fixed across 3No joists with noggings between at max. 2.0m centres.
Galvanised steel straps required to gables and strapped over 3No rafters with noggings between.
Electrical work to be carried out by an Electrician registered within a Competent Persons Scheme, or if work is to be inspected by a Building Control Officer in accordance with Part P Electrical Safety.

A		
	Date	Revisions

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Title
Proposed Plans and Elevations

Scale 1:50	
Drawn by JRH	Date June 2022
Drawing No. 1306-02	Revision