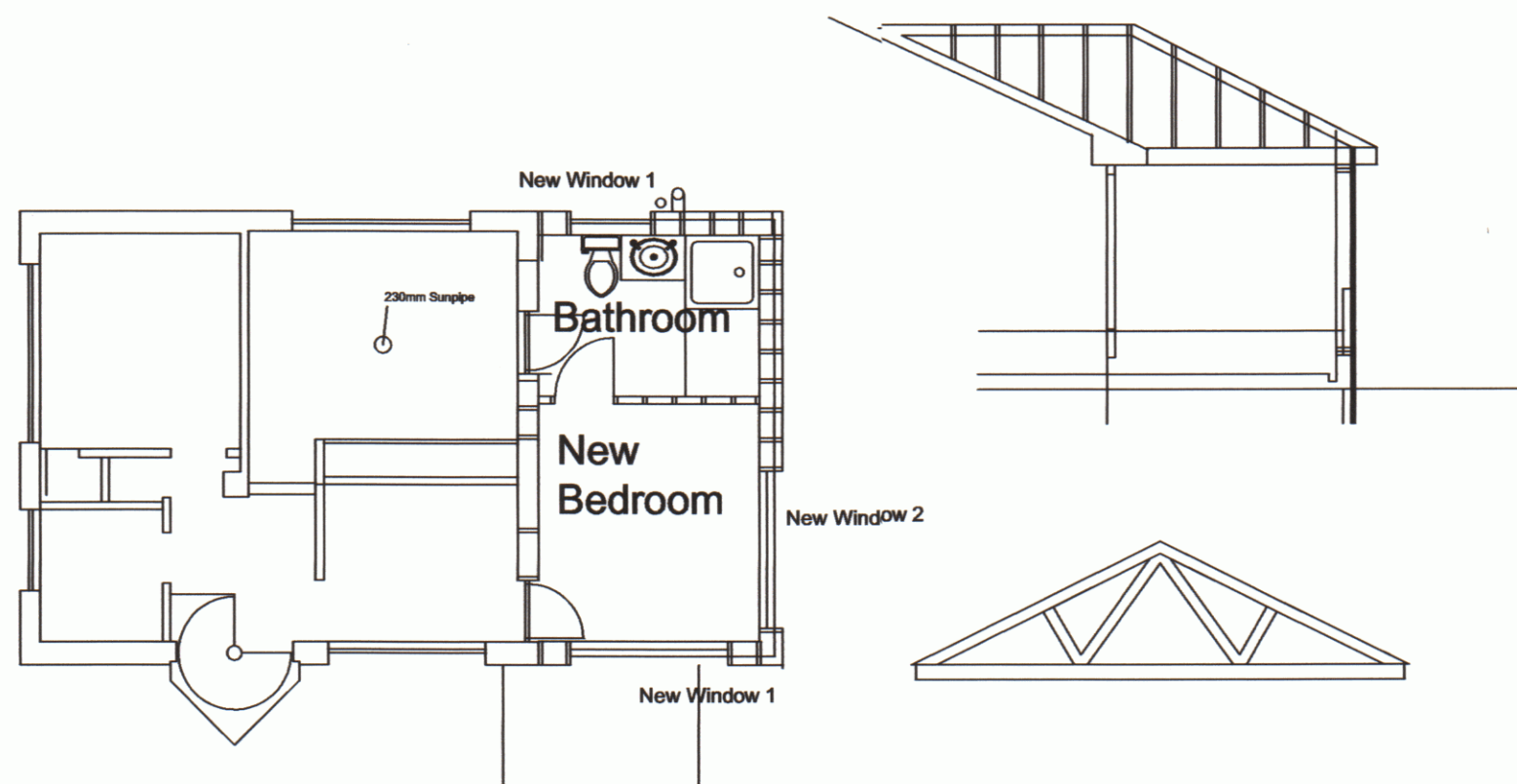
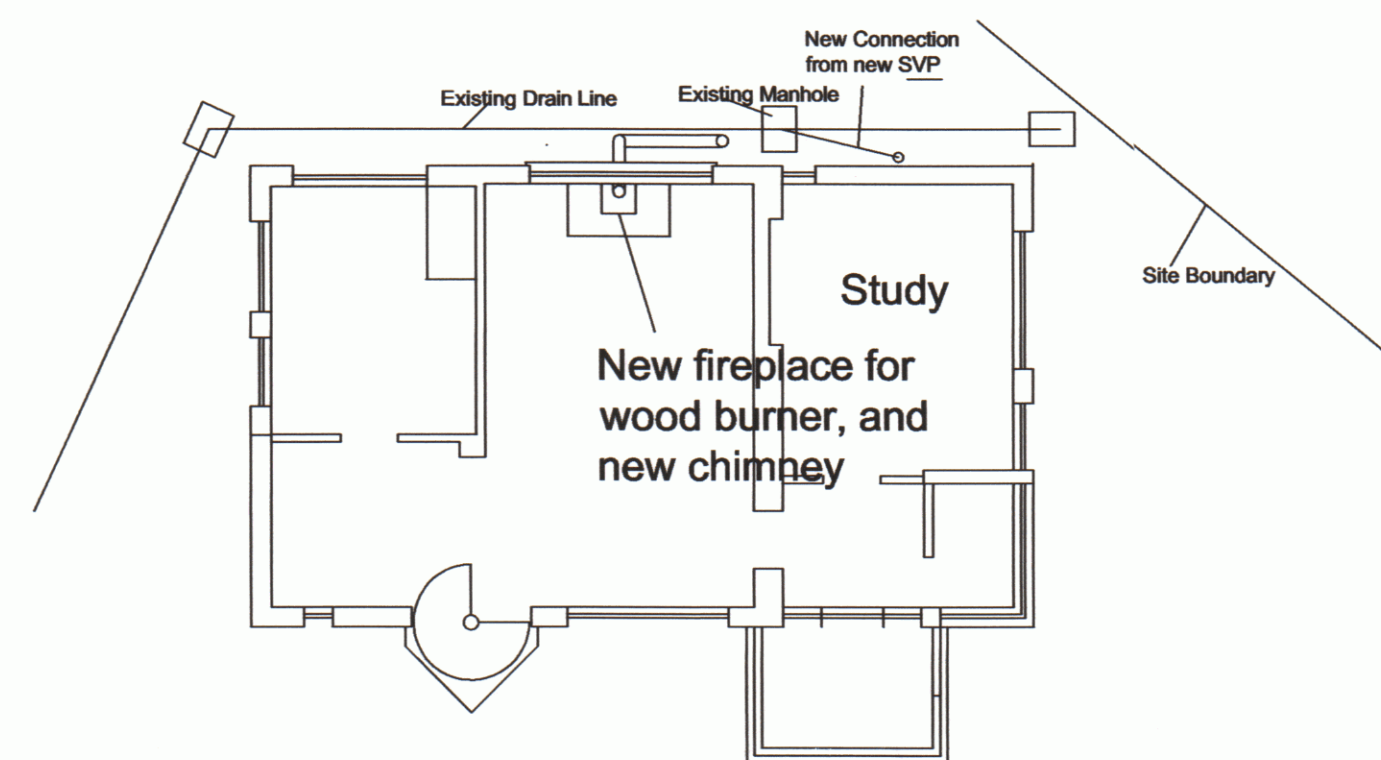
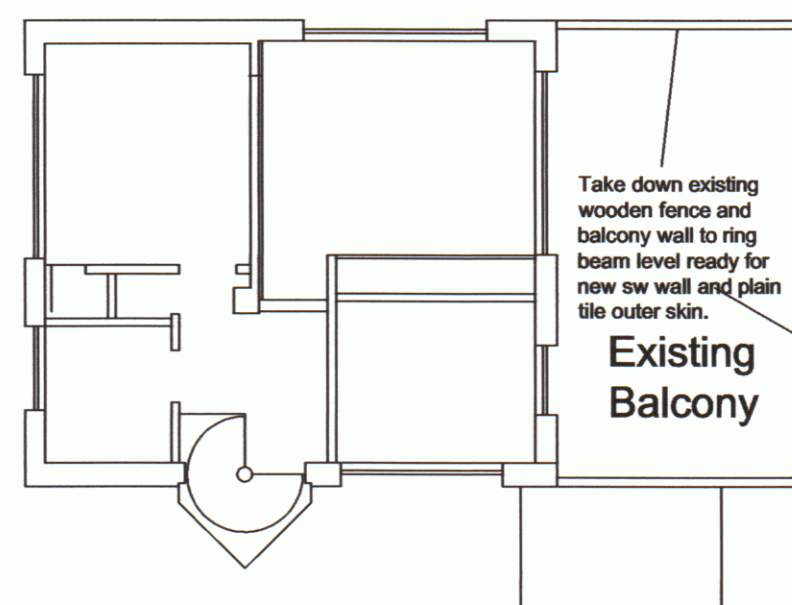




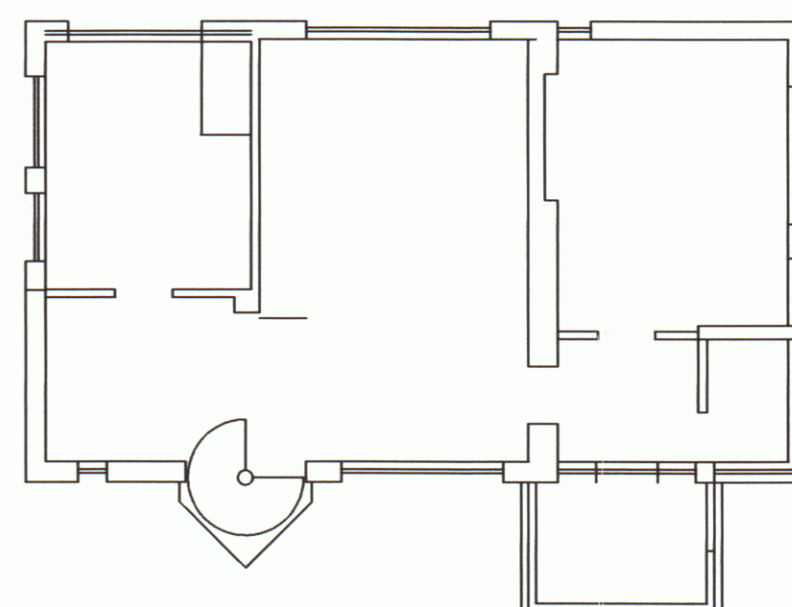
Proposed First Floor Plan



Proposed Ground Floor Plan



Existing First Floor Plan



Existing Ground Floor Plan

BRIEF SPECIFICATION

FLOOR 225x50mm sw joists @ 450mm c/s finished with 18mm OSB decking and 18mm chipboard

NEW WALLS. 220x75mm sw studs @450mm c/s with sole and head plate fully insulated with SIPs panels, finished internally with vapour check plasterboard 12.5mm thick on battens. Finished externally with Plain tiles to match existing on 25x50mm battens on breather membrane
Strap down new roof with mild steel anchor straps minimum cross sectional area 30x5mm and at 1.2M long.

WINDOWS to be double glazed with low emissivity glass, minimum 16mm air gap between panes. Provide 10000sq.mm trickle vents to all rooms, any critical areas of glazing/doors/sidelights etc. to be safety glass to B.S.6206

RAINWATER DISPOSAL via 100mm Diameter gutters and downpipes to pickup into existing surface water drains if found available to L/A approval on site. Provide ventilation to new En Suite Bathroom ducted to external air minimum capacity 60litres/sec.

STUDWORK to be well braced 100x50mm timber with 12.5mm plasterboard and set both sides. All new stud partitions to be supported on double joists

PRIOR TO COMMENCEMENT of works on site the exact line of the existing drain runs are to be established and agreed with the L/A Building control.

PLUMBING Single Stack Plumbing to BS5572, 75mm deep seal traps, SVP to be 100mm diameter with outlet taken up 1.0m above highest window level. New SVP to be taken out through side wall to existing manhole outside.

NEW HIPPED ROOF. 150X50sw trusses @400mm centres supported on 220 x75mm wall plate bolted to studwork @ 1.0m centres. Double joists alongside 2no Velux windows. New roof insulated with 50mm rigid Tyvec or similar approved at ceiling level and the roof finished with concrete tiles to match existing.

BRIEF SPECIFICATION

All alterations to structure or layout must be agreed with Building Control. Building Control may ask for alterations during the course of the works.

All details on this drawing must be checked carefully on site by Builder before fabrication and erection.

All works started before this drawing is approved by Building Control will be entirely at the owners risk.

Builder must comply with the latest edition of the building regulations and must notify Building Control prior to commencement of works.

It is the builders responsibility to ensure that all the works are carried out with due regard to Health and Safety of all operatives, owners, adjacent owners, and to the latest CDM regulations and E.U. Directives.

All components and materials are to be used strictly in accordance with the latest B.S. and C of P and makers instructions

This drawing has been prepared to obtain approval under the Building Regulations and does not form part of any contract

Do not scale from this drawings.

The use of products containing white asbestos are not to be used.

ELECTRICAL INSTALLATION by approved certified electrician to comply with approved document P. Certificate to be issued on completion of work by competent approved certified electrician.

