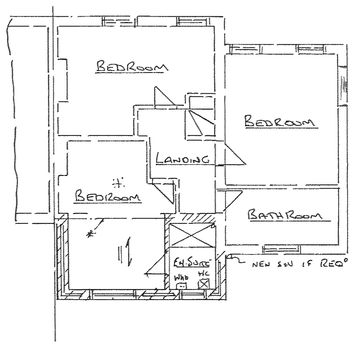
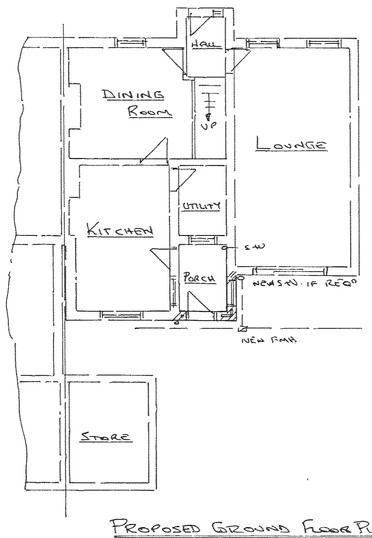
Note!!

Boundary Wall Subject To Party Wall Act!!



Proposed First Floor Plan



Proposed Ground Floor Plan

* 2No 203x102 UB 23 Side By Side Bolted Together. Fire Protection As Notes. Provide 2 course fnc Brk Padstones.

Notes!!

Roof:- Pitch 35° Tiles As Existing on 25x40 Battens + Sarkin Felt on 'Fink' Trussed Roof Construction To Be Manufactured By Specialists. Details To Be Supplied Prior To Commencement of Works. Trusses + Bracings To BS 5268. Trusses To Be At Max 600 ctrs Insulation In Roof To Be 300mm Fibre Glass Insulation. 150mm Laid In Between Joists And 150mm Laid Across. Sloping Roof Area To Have 50mm Celotex Between Rafters And 6mm Celotex Laid Across To Have Min 50mm Void. Roof To Be Vented Using Proprietory Eaves And Ridge Vents To Approved Document F2. (0.16 W/m²K)

Lateral Restraints:- At Gable/Party + First Floor Levels With 30mm x 5mm Section. MS Anchor Straps At Max 1.8m ctrs Across Min 3 Joists. Complete With 75x50 SW Support Noggins As Required

Cavity Walls:- 302 mm Thick Cavity Walls: 102 mm Facing Brick outer Skin. 100 mm Cavity. To Have Vertical D.P.C And Thermabate Blocks Plaster Finish Yeaf. (0.30 W/m²K)

Builders Caution For Risk Detail:- Roof Design Detail Such As Those Set Out In The TSO Risk Detail Catalogue And Shall Approved Signed By Suitably Qualified Person Confirming That Appropriate Design Details Have Been Specified And That The Work Has Been Carried Out In Ays That Can Be Expected To Achieve Reasonable Compliance With The Specification.

Ground Floor Internal Walls:- To Be Constructed Of 100x50 Timber Studding At 400 ctrs To Have 100mm Mineral Wool Insulation With 15mm Plasterboard + 7mm Skim Both Sides.

First Floor Partitions:- As Above With Sole Plates On Double Joist Below

Lintols:- IG L.I.S 100 over All New Windows + Doors. Min 150mm End Bearing.

Joist Hangers:- To Be Galvanised Sit Post Formed To BS 6178.

Fire Protection:- Encase Exposed Lintols/Steelwork In 2 Layers 12mm Fireline Plasterboard + 7mm Skim. 1.6m Wide Buildings At Room Pitch

Ground Floor:- Finish To Clients Choice on 65mm Sand/Cement Screed on 125mm Conc. Slab. 80mm Cellotex Insulation To Have 25mm Upstand At Perimeter. 1200G Polythene DPM Turned Up At Slab Edges To Lap Wall DPC or 5mm Sand Blinding And Min 100mm Consolidated Hardcore Bed. (0.22 W/m²K)

D.P.C:- Provide Horizontal DPC Min 150mm Above Ground Level And Vertical DPC To All New Windows + Doors

Bricks Below DPC:- To Be Class 'B' Engineering Bricks.

Foundations:- Concrete, 1:2:4. 600mm Wide x 200mm Thick Min 1m Deep To L.A Satisfaction To Below Lowest Level Of Drains.

First Floor Construction:- 25mm T+G Board on 150 x 50 Joists C/c Grade At Max 450 ctrs. 100mm Mineral Wool Insulation. 15mm Plasterboard + 7mm Skim. To Ceilings Below.

Ventilation:- Opening Windows Light To Be Min 1/20th Of Corresponding Floor Area. Clear Opening Light To All Habitable Rooms To Be Min 850mm High x 450mm Wide. Background Vents To All Rooms Min Boosmt Trickle Vents In Windows Or Airbricks.

Kitchen To Have Extractor Fan Min 60l/sec Capacity. Bathroom/En-Suites To Have Extractor Fan Min 30l/sec Capacity.

Glazing:- All Glazing To Be Double Glazed Safety Glazing To BS 6206. Laminated Or Toughened. To Have 16mm Airgap And 50ät Low E Coating. Windows To Be Draught Stripped And To Have Mastic Bedding Against Brickwork. (U value 1.8 W/m²K)

All New Radiators:- To Have Thermostatic Valves Fitted.

All Rooms Marked Thus H:- To Have Light Fittings That Will Only Take Lamps Having A Luminous Efficiency Greater Than 40 Lumens Per Circuit Watt.

All Electrical Work:- Required To Meet The Requirements Of Part P (Electrical Safety) Must Be Designed, Installed, Inspected And Tested By A Person Competent To Do So. Prior To Completion The Council Should Be Satisfied That Part P Has Been Complied With. This Will Require An Appropriate BS 7671 Electrical Insulation Certificate To Be Issued For The Work By A Person Competent To Do So.

Storm Drainage:- 100mm Guttering To 75mm Rwp To Soakaway. Suitable To L.A Satisfaction. Soakaway To Be Min 5m From Building. Site Subject To Percolation Test. To Be C/o Brick Honeycomb Wrapped In Terram In 150mm Pea Gravel Surround On 150mm Conc. Base. To Have Reinforced Lid/Cover.

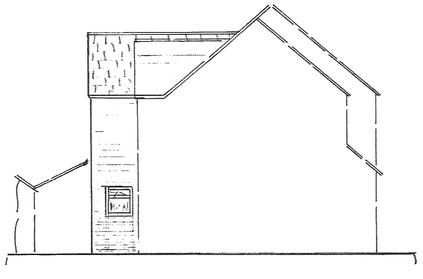
Foul Drainage:- WC To New Fwk C/o Engineering Bricks on 150mm Conc Base To Have Reinforced Lid/Cover. Sink/Shower/Whb Waste 40mm To Have 75mm Deep Seal Trap To New Drain (Rodding Eye). WC To 5in Pipe To Terminate Min 1m Above Roof Line To Have Wire Cage or Similar. Bath/Sink/Shower-Waste 40mm To Have 75mm Deep Seal Trap To 5in Pipe Not To Be Within 200mm Of WC Branch.

All New Drain Runs:- To Be 100mm Dia Flexible Jointed Pipe Encased In 150mm Pea Gravel Bed. All Drains Within 1m Of Extension To Be Encased In 150mm Conc Sleeve. Any Drains Passing Thro Walls Of Extension To Be Bridged With Fnc Lintol. All Fwk (New) To Be C/o Engineering Bricks on 150mm Conc Base. To Have Reinforced Lid/Cover. All Fwk Within The Building To Have Double Sealed Recessed Covers Frame (Easi Drain Type)

Switches + Sockets For Lighting + Other Equipment In Habitable Rooms To Be At An Appropriate Height Between 450mm And 1200mm Above Finished Floor Height.

Smoke Detectors:- To BS 5446 Part 1. Linked To Mains Via Same Fuse Positioned To L.A Satisfaction. ie. First Floor Landing.

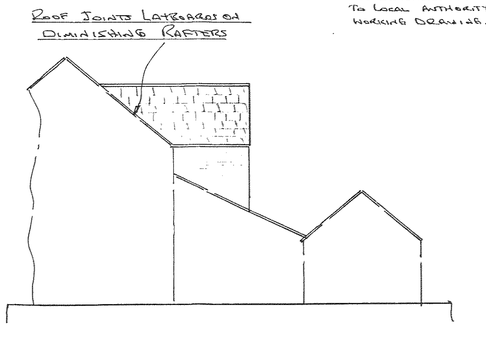
All Dimensions/Services/Drain Runs + Detail To Be Checked On Site By Builder Prior To Commencement Of Works. Builder To Carry Out All Works To Local Authority Satisfaction And Accept Design Liability. This Drawing Is For Planning And Building Regs Purposes Only And Not A Full Working Drawing.



Proposed Side Elevation
Arrow 'A'



Proposed Rear Elevation



Proposed Side Elevation
Arrow 'B'

Proposed Double Storey Rear Extension To Form Porch/En-Suite And Bedroom Extension

At.

No1 Grange Cottage

Wood Lane

Higham On The Hill

Nuneaton

Sht 2 of 2 shts

Scale: 1/100