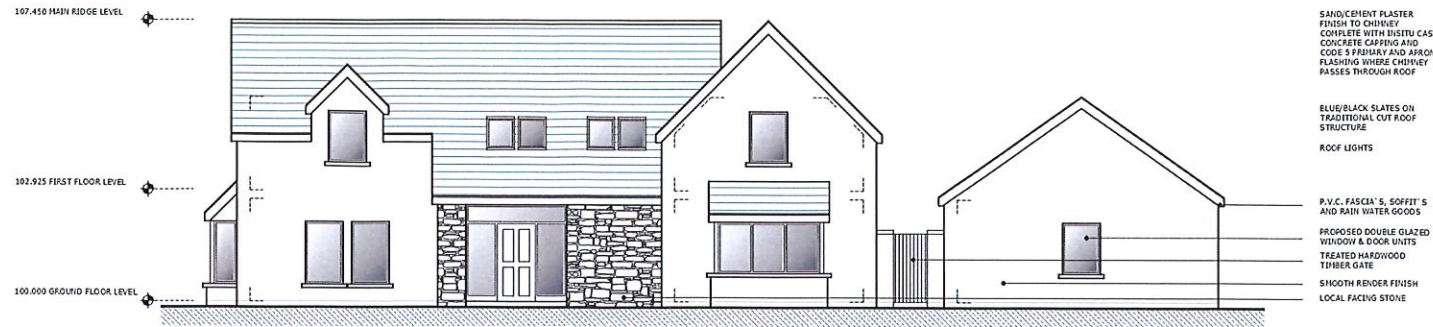




01 PROPOSED FRONT ELEVATION
SCALE: 1:100 @ A1

SAND/CEMENT PLASTER
FINISH TO CHIMNEY
COMPLETE WITH BUSTU CAST
CONCRETE CAPPING AND
CODE 5 PRIMARY AND APRON
FLASHING WHERE CHIMNEY
PASSES THROUGH ROOF

BLUE/BLACK SLATES ON
TRADITIONAL CUT ROOF
STRUCTURE

ROOF LIGHTS

P.V.C. FASCIA'S, SOFFIT'S
AND RAIN WATER GOODS

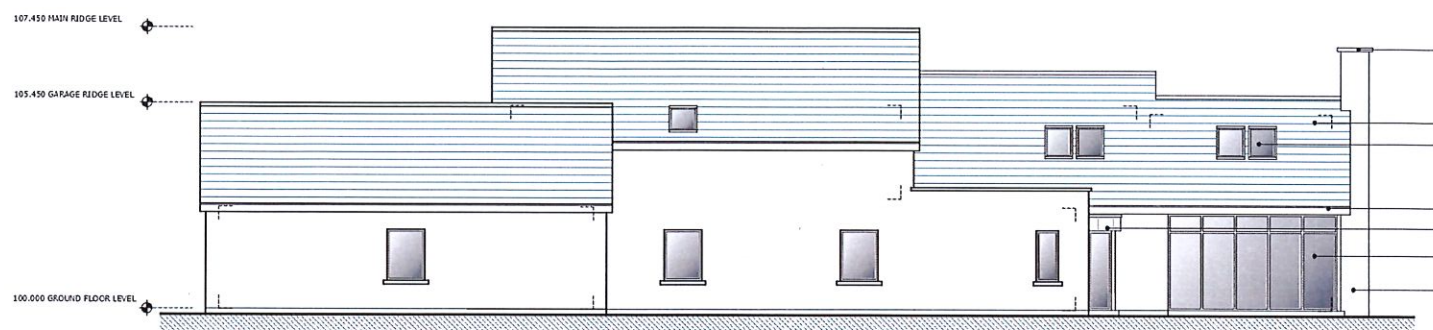
PROPOSED DOUBLE GLAZED
WINDOW & DOOR UNITS

TREATED HARDWOOD
TIMBER GATE

SMOOTH RENDER FINISH
LOCAL FACING STONE



01 PROPOSED SIDE (PUBLIC) ELEVATION
SCALE: 1:100 @ A1



01 PROPOSED SIDE ELEVATION
SCALE: 1:100 @ A1

SAND/CEMENT PLASTER
FINISH TO CHIMNEY
COMPLETE WITH BUSTU CAST
CONCRETE CAPPING AND
CODE 5 PRIMARY AND APRON
FLASHING WHERE CHIMNEY
PASSES THROUGH ROOF

BLUE/BLACK SLATES ON
TRADITIONAL CUT ROOF
STRUCTURE

ROOF LIGHTS

P.V.C. FASCIA'S, SOFFIT'S
AND RAIN WATER GOODS

ZINC FASCIA/SOFTIT TO BAY
WINDOW UNITS

PROPOSED DOUBLE GLAZED
WINDOW & DOOR UNITS

HARDWOOD TIMBER GATE

SMOOTH RENDER FINISH



01 PROPOSED REAR ELEVATION
SCALE: 1:100 @ A1

OUTLINE SPECIFICATION:-

FOUNDATIONS:-
ASSUMING NORMAL GROUND CONDITIONS FOUNDATIONS TO ALL EXTERNAL WALLS TO BE 900x300mm REINFORCED CONCRETE STRIP FOUNDATIONS. COMPLETE WITH 6.0mm dia STEEL BARS AND 10mm dia STIRRUPS AT 1000mm C/C. 600x300mm R.C. CONCRETE STRIP FOUNDATIONS TO ALL INTERNAL WALLS COMPLETE WITH 4.0mm dia BARS AND 10mm dia LINKS AT 1000mm C/C. ALL CONCRETE TO BE 30 NEWTON AND FOKER VIBRATED ON PLACEMENT. (SPECIFICATION AND SIZES OF FOUNDATIONS ARE FOR PRICING PURPOSES ONLY.) ALL ABOVE SPECIFICATION RE FOUNDATIONS TO BE AGREED WITH ENGINEER PRIOR TO COMMENCEMENT OF WORK.

GROUND FLOOR:-
50mm CEW/SAND SCREED ON 100mm SUBFLOOR ON 140mm KINGSFAN KOOLTHERM K3 FLOORBOARD INSULATION LAID IN STAGGERED PATTERN WITH 25mm KINGSFAN KOOLTHERM K3 PERIMETER INSULATION TO BE PLACED VERTICALLY ALONG ENTIRE PERIMETER OF EXTERNAL AND INTERNAL WALLS ON RADON BARRIER WITH SUMP (Refer to Radon Note) ON 50mm SAND BLINDING ON 225mm (Min.) THICK LIMESTONE HARDWARE WELL COMPACTED IN 150mm LAYERS. ALTERNATIVELY A 150mm THICK POWER FLOATED SLAB MAY BE USED IN LIEU OF SCREED AND SUB-FLOOR.

EXTERNAL WALLS:-
100mm CONCRETE BLOCK OUTER LEAF, 140mm CAVITY COMPLETE WITH 100mm KINGSFAN KOOLTHERM K3 INSULATION AND A 100mm CONCRETE BLOCK INNER LEAF

WINDOWS:-
ALL WINDOWS TO BE IN DOUBLE GLAZED UNITS FROM APPROVED SUPPLIER. ALL WINDOWS AND PATIO DOORS TO BE FITTED WITH LOCKING DEVICES AND RESTRICTORS WITH ALL WINDOWS AND PATIO DOORS TO INCORPORATE PERMANENT VENTILATORS WITH A MINIMUM 6400 sq.m AREA OF VENTILATION PER ROOM. ALL GLAZING BELOW 800mm ABOVE THE F.F.L. TO BE TOUGHENED AND IN ACCORDANCE WITH BS6262:Part 4:1994

GROUND FLOOR CEILINGS:-
12.5mm PLASTER/SKIM AND SKIM ALL CEILINGS UNLESS OTHERWISE STATED FIXED TO SUSPENDED FRAMEWORK FROM UNDERSIDE OF PRECAST CONCRETE SLAB UNITS, WITH STRUCTURAL SCREED OVER.

FIRST FLOOR CEILINGS:-
12.5mm PLASTER/SKIM AND SKIM ALL CEILINGS UNLESS OTHERWISE STATED ON TO UNDERSIDE OF CEILING JOISTS.

VENTILATION:-
A PATENT ROOF VENT IN WALL OF CROSS-SECTIONAL AREA OF 6500mm², A VENTILATION GRILL INCORPORATED INTO THE HEAD OF THE WINDOWS BY WINDOW MANUFACTURER AT FABRICATION STAGE. CLIENT TO AGREE WITH BUILDING TYPE OF SYSTEM TO BE USED. 25mm CONTINUOUS VENTILATION GRILL TO ALL SOFFITS.

D.P.C.'S
VERTICAL D.P.C. TO ALL DOOR AND WINDOW REVEALS. 150mm WIDE D.P.C. TO ALL WALLS A MINIMUM OF 225mm ABOVE GROUND LEVEL AND WITH D.P.M. LAPPED OVER SAME AS NECESSARY. D.P.C. TO UNDERNEATH, BACK AND SIDES OF ALL WINDOW CILLS. STEPPED HI-LOAD D.P.C. TO ALL CAVITY'S OVER DOOR/WINDOW OPENINGS

PLASTERING:-
EXTERNAL FACE OF ALL EXTERNAL WALLS TO BE 3 COAT CEW/SAND PLASTERED SCUD COAT, SCRATCH COAT AND SMOOTH FINISH COAT. 100mm WIDE SMOOTH PLASTER REVEALS TO ALL DOORS AND WINDOWS. FORM BELLCAST TO PLASTER AT FIN. FLOOR LEVEL. 2 COAT CEW/SAND PLASTER WITH HARDWALL FINISH COAT TO INNER FACE OF ALL EXTERNAL WALLS AND ALL CONCRETE BLOCK PARTITION WALLS. PLASTER SLAB AND SKIM BOTH SIDES OF ALL STUD PARTITION WALLS. LOCAL STONE FACING TO PART FRONT FACADE AS SHOWN.

SILLS, LINTELS AND JAMBS:-
PRE-CAST CONCRETE LINTELS COMPLETE WITH STEPPED HI-LOAD D.P.C. CAVITY FLASHING OVER TO ALL DOOR AND WINDOW HEADS UNLESS OTHERWISE STATED. END BEARING TO BE NOT LESS THAN 150mm. PRE-CAST CONCRETE CILLS WITH INSULATION TO BACK AND D.P.C. TO UNDERNEATH, BACK AND SIDES. 25mm HARDWOOD BULLNOSED WINDOW BOARDS SCREWED AND FLUSH PELLETED TO BLOCKWORK. SILL PROTECTION AND DRIP DETAIL TO BE DIMENSIONED SUCH THAT BOTH BLOCKWORK AND RENDER DO NOT IMPIDE THE PERFORMANCE OF THE DRIP. LINTELS GENERALLY TO BE PROVIDED IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DRAWINGS AND SCHEDULE AND TO BE LOCATED OVER ALL STRUCTURAL OPENINGS INCLUDING HOLES FOR SERVICES THROUGH WALLING AND METER BOXES. COLD BRIDGE PATHS SHOULD BE AVOIDED AND ADEQUATE INSULATION MEASURES INCORPORATED DEPENDING ON LINTEL PROFILE. IN ACCORDANCE WITH MANUFACTURES SPECIFICATION. CAVITY TRAY/DAMP-PROOF COURSE PROTECTION MUST BE PROVIDED OVER ALL EXTERNAL OPENINGS EITHER SEPARATELY OR AS A COMBINED PART OF THE LINTEL.

ROOF:-
BLUE/BLACK APPROVED SLATES ON 50x25 TREATED BATTENS ON TYVEK ROOFING FELT ON 200x50mm C22 (SS) IS444 RAFTERS AT 400mm C/C ON 100x75 TREATED WALLPLATE FIXED TO MASONRY WITH GALVANISED HOLDING DOWN STRAPS AT 1.8m CENTERS OR BOLTS AT 1.2m CENTERS WITH 150x44mm C16 (GS) IS444 CEILING JOISTS AT 400mm C/C COMPLETE WITH 150mm KINGSFAN KOOLTHERM K7 BETWEEN RAFTERS WITH 72.5mm KINGSFAN KOOLTHERM K17 TO UNDERSIDE OF RAFTERS TO SLOPING CEILINGS OF LIVING AREAS. ENSURE A 50mm AIR GAP BETWEEN TOP OF INSULATION AND UNDER SIDE OF FELT. 100x44 COLLAR TIES, STRUTS AND RUNNERS, 200x75 PURLIN

STRUCTURAL STEEL:- ALL STRUCTURAL STEELWORK TO HAVE 1 HOUR SPRAY APPLIED FIRE PROTECTION.

EAVES:-
ALL FASCIA BOARDS, SOFFITS AND BARGE BOARDS TO BE IN U.P.V.C. FROM APPROVED SUPPLIER. SOFFIT COMPLETE WITH 25mm WIDE CONTINUOUS PATENT VENTILATION GRILL TO ALLOW VENTILATION OF ATTIC SPACE.

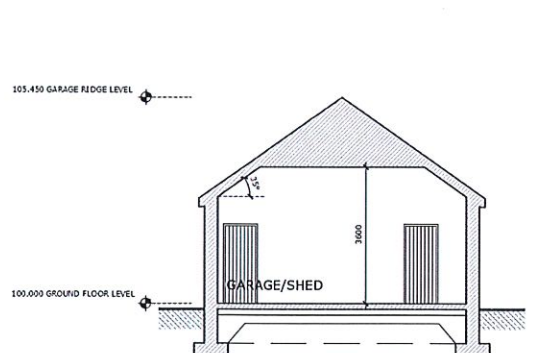
ROOF LIGHTS:-
ALL VELUX ROOF WINDOWS COMPLETE WITH FLASHING FITTED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS. BOX DOWN FROM VELUX TO CEILING LEVEL.

LEAD FLASHINGS:-
CODE 5 LEAD PRIMARY AND COUNTER FLASHING AT JUNCTION OF ROOF AND MAIN WALL OF DWELLING ALL COMPLETE WITH STEPPED D.P.C. CAVITY FLASHING OVER. 450mm WIDE CODE 5 LEAD FLASHINGS TO ALL VALLEYS IN 1500mm MAX. LENGTHS AND WITH 150mm SEALED LAPS CODE 5 LEAD PRIMARY AND COUNTER FLASHING AT CHIMNEY WHERE IT PASSES THROUGH ROOF.

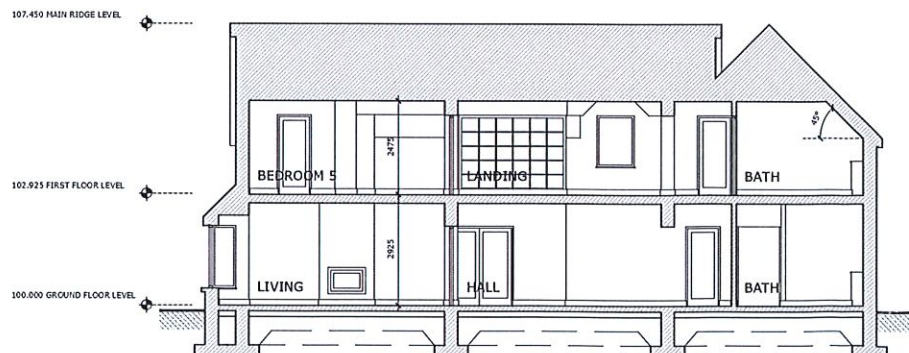
UNDERGROUND DRAINAGE:-
SURFACE WATER DRAINAGE GENERALLY TO BE A COMBINATION OF 100mm dia UPVC PIPEWORK TO 150mm dia UPVC PIPEWORK TO 150mm dia PERFORATED PIPEWORK DISCHARGING INTO SURFACE WATER TRENCHES. FOUL WATER DRAINAGE GENERALLY TO BE 100mm dia UPVC PIPEWORK TO 150mm dia UPVC PIPEWORK.

BATHROOM, W.C. & ENSUITE:-
PLASTERBOARD TO ALL WET AREAS TO BE MOISTURE RESISTANT. ALL WALLS TO BE TILED & IMPERVIOUS TO THE PASSAGE OF WATER. ALL SANITARY WARE TO BE SUPPLIED FROM APPROVED SUPPLIER UNLESS OTHERWISE NOTED.

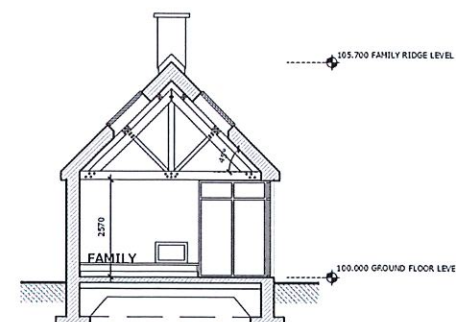
SMOKE ALARMS:-
SMOKE ALARM SYSTEM TO BE IN ACCORDANCE WITH BS5446:Part 1:1990, AND HAVE A BACKUP BATTERY POWER SYSTEM CAPABLE OF MAINTAINING THE ALARM FOR 72 HOURS OF MAINS POWER BEING SWITCHED OFF. SMOKE ALARMS TO THE HOUSE SHALL BE LOCATED AS PER BUILDING REGULATIONS - REFER TO DIMENSIONED PLANS.



02 PROPOSED SCHEMATIC SECTION A/A
SCALE: 1:100 @ A1



02 PROPOSED SCHEMATIC SECTION B/B
SCALE: 1:100 @ A1



02 PROPOSED SCHEMATIC SECTION C/C
SCALE: 1:100 @ A1