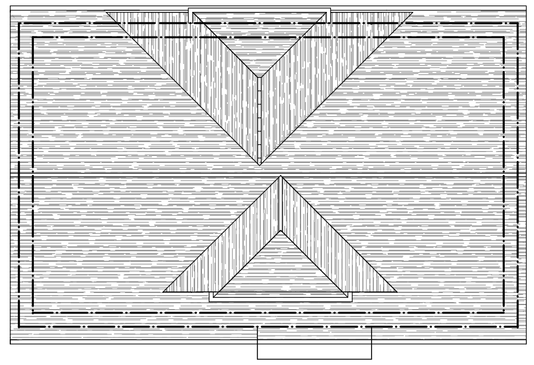
END ELEVATION (east)

cedral boarding in dark grey colour

local stock brick facings, multi-red

REAR ELEVATION (north)



ROOF PLAN

FRONT ELEVATION (south)

plain machine made clay tiles in brindle colour

END LEVATION (west)

Above Ground Drainage
SVP's to be 110mm PVCu to terminate not less than 900mm above head height of windows. Stub stacks are to be terminated with an air admittance valve.
Where soil pipes are located within building, they are to be wrapped with dense rockwool insulation and encased.

Below Ground Drainage
Surface water drains to be 110mm dia. PVCu laid to a fall of 1:40 and to existing ditch, thence to stream.

(SEE BLOCK PLAN)

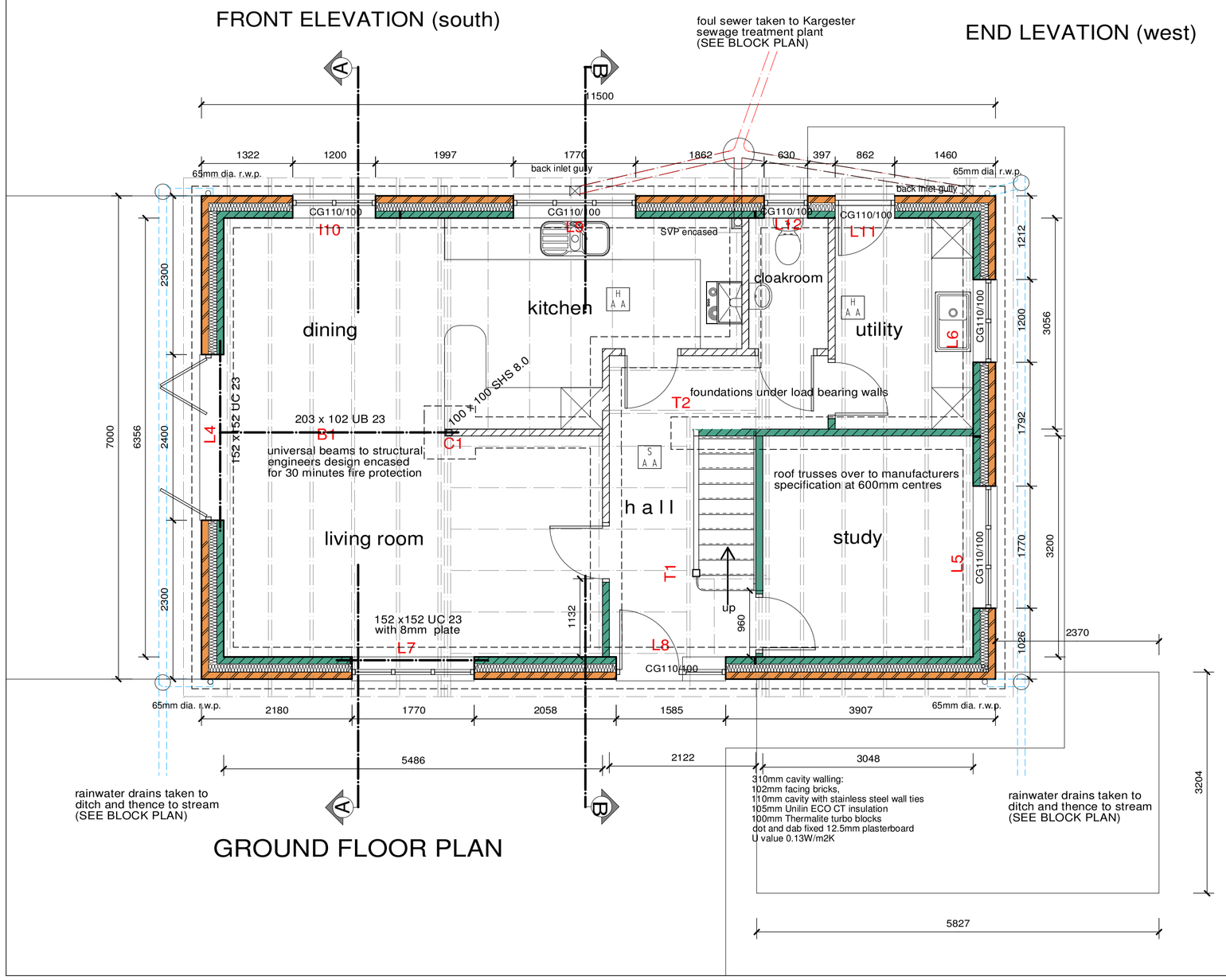
Foul drains to be 110mm dia. PVCu laid to a fall of 1:40. New inspection chambers to be proprietary PVCu as Osma.

Drains to be bedded in and surrounded with 150mm pea shingle. Where drains pass through foundation walls build in pre-stressed reinforced concrete lintels over.
Drains beneath the building to be surrounded with 150mm concrete. All drainage to comply with BS8301: 1985.
New foul water drains to be 110mm dia. PVCu. laid to a fall of 1:40 and to run to Klargester or similar manufacturer 12-person sewage treatment plant.
combined with new installation in industrial estate and installed to manufacturers specification complete with sampling chamber before filtered overflow drainage.
Drains to be bedded in and surrounded with 150mm pea shingle.

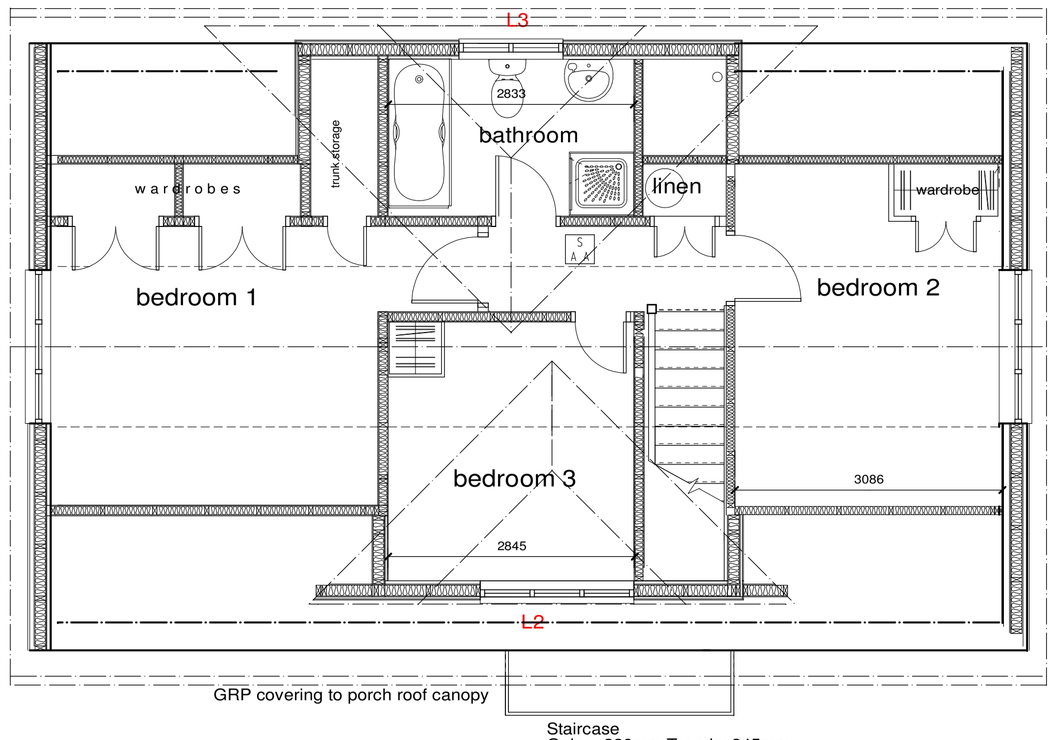
Cavity Walling
310mm Cavity walling:
102mm. stock brick facings up to plinth level, 100mm concrete blocks above and rendered
100mm cavity: stainless steel wall ties at appropriate centres.
105mm "Unilin" ECO CT cavity walling insulation.
100mm 'Tarmac' turbo lightweight blocks.
12.5mm dot and dab fixed, plasterboard finish internally.
Minimum U valve of wall construction = 0.16W/m2k

Close all cavity reveals around window and door openings using Thermabate cavity closer, to prevent cold bridging

Partitions (ground floor)
Partitions to be 100mm lightweight concrete blocks built off foundations, where indicated.



GROUND FLOOR PLAN



Cedral boarding, mid-grey colour on 47 x 38mm battens with ventilation head and sole system to provide ventilation on "Tyvek" fire curb breathable felt on 47 x 147mm C24 timber stud wall at 400mm centres, 9mm OSB with 37.5mm insulated plasterboard and set

3 / 147 x 47mm C24 timber, bolted together as lintel over window.

Staircase
Going: 220mm Treads: 245mm
Rise: 200mm
Minimum headroom 2m.
Maximum space between balusters not to allow the passage of a 100mm sphere
Handrail fixed 900mm above pitch line.

FIRST FLOOR PLAN

0 1 2 3 4 5 6 7 8 9 10 1:100
0 1 2 3 4 5 1:50

Notes:

Check and verify all dimensions on site before starting work.

All measurements are to structural elements unless otherwise stated.

Report all discrepancies, errors or omissions between drawings, site conditions and all other documents to Les Humphrey Associates Ltd.

Please read all drawings in conjunction with All other consultants and structural engineers Details.

Materials, components & workmanship are to meet. Or exceed the requirements of current Building Regulations, British Standards code of practise, and appropriate manufacturers specifications.

The requirements of the Construction Design Management Regulations 2015 (CDM) must be complied with.

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Robust Design Details used throughout Construction

All information to be read in Conjunction with Structural Engineers Design Details

S A A — Area covered by smoke alarm

H A A — Area covered by heat detector

A	27-02-2023	amended dormer widow treatment
	Date	Revisions

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RICS

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Drawing Title
Planning Application Details:

Floor Plans
Roof Plan
and Elevations

Scale 1 : 50 - 1 : 100 printed @ A1

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