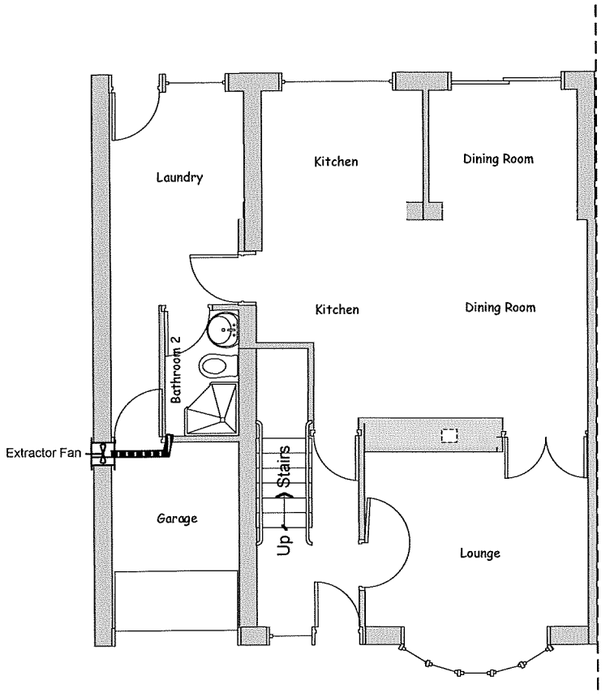


GROUND FLOOR

ADJOINING PROPERTY – NUMBER 26

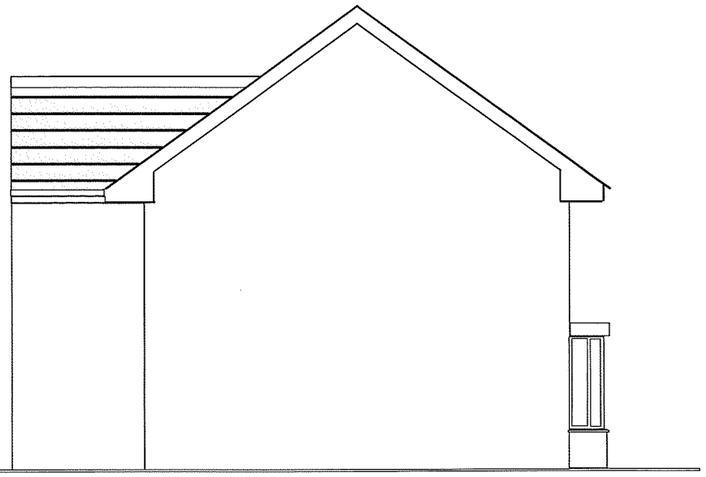
CONSTRUCTION NOTES

Brickwork cavity to be closed at all window and door openings and eaves level.
Roof space to be suitably ventilated.
Roof timber to be strapped in accordance with CP112.
Lintels to be Catnic or other approved with minimum bearing of 150mm and to have combined cavity tray.
All electrical work to be in accordance with Approved Document P and BS7671.
If cavity insulation in gable wall terminates at eaves level then a cavity tray must be installed above.
Walls to have a U value of 0.45W/m^2 K.
All windows to have opening lights 1/20 floor area of room.

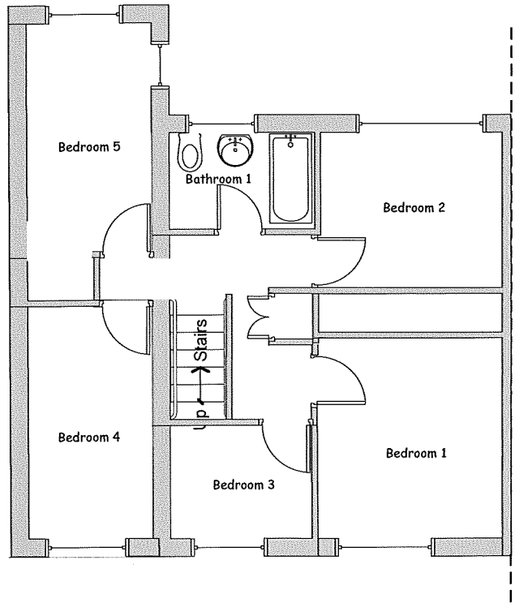


FRONT ELEVATION

ADJOINING PROPERTY – NUMBER 26



GABLE END

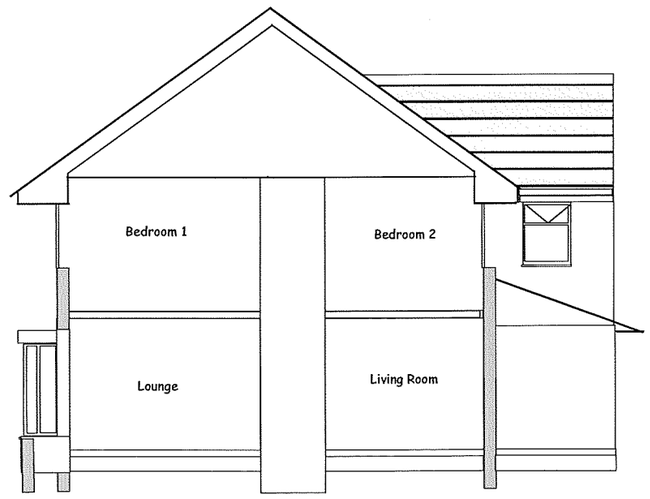


FIRST FLOOR

ADJOINING PROPERTY – NUMBER 26



REAR ELEVATION



SECTION A-A

Steven J Ingram
28 Cranberry Ave
Checkley. ST10 4NE
Tel: 0779 5387334

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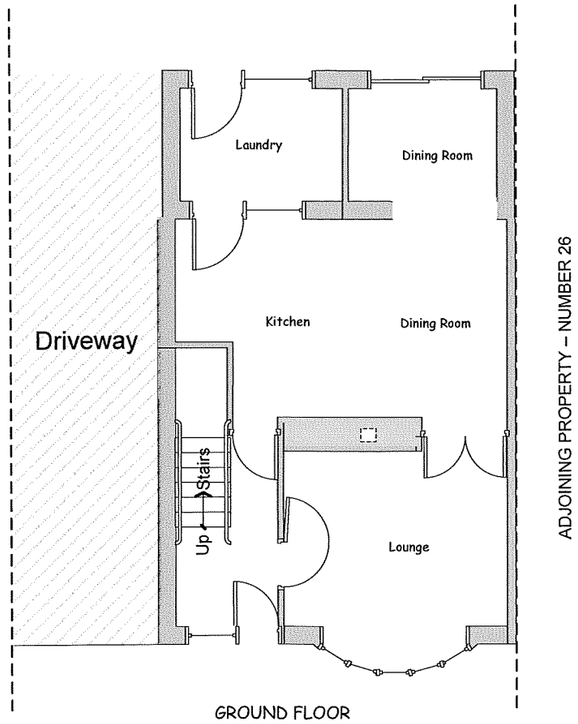
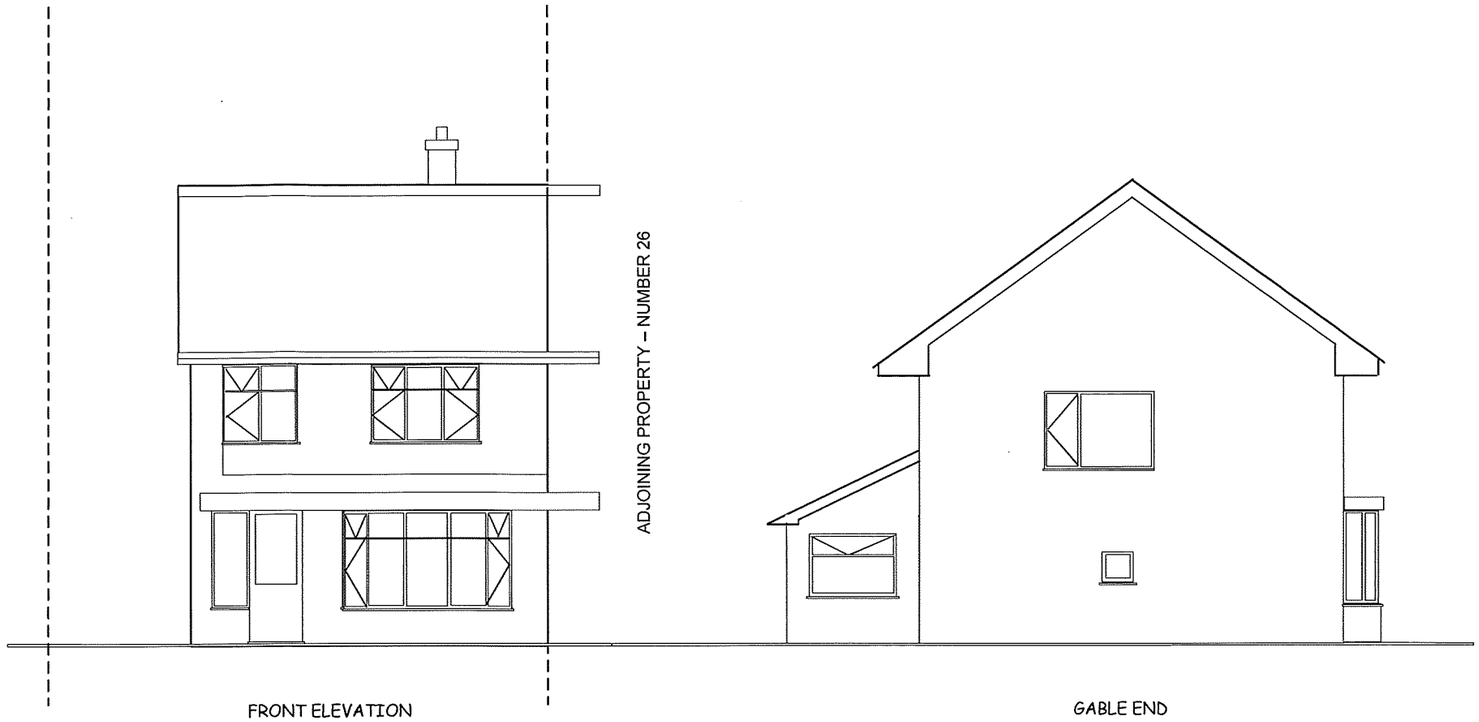
SPECIFICATION
Foundation – 600 x 230mm concrete strip foundation minimum 1m below ground level.
Walls – Cavity construction. Outer brick to match existing, or block where rendered. Cavity to have S.S. Double triangle wall tiles at 5/m^2 with 50mm Rockwall insulation secured to 100mm Thermalite block above 1st floor level. Existing walls to be checked for D.P.C. Insulation to fill 50mm cavity.
Internal Walls – Timber studding 75 x 100 sole plate. 75 x 50 softwood studs at 400mm centres vertically, clad with 9.5mm plasterboard with 100 fibreglass quilt & 500g polythene vapour barrier. Where parallel to floor joists use double joists bolted at 600mm centres by 6mm galvanized bolt and nut with large washers with saw tooth timber connectors between joists.
Ceiling – 9.5mm foll backed plasterboard fixed with galvanized nails with all joints filled and scrimmed and finished with 5mm skim plaster with 150mm fibreglass insulation quilt. Link to cavity to avoid cold bridge at eaves.
1st Floor – 19mm T & G chipboard or similar on SC3 joists. 175 x 50 at 40mm centres with end brackets and strutting if necessary.
Windows – To match existing with sealed D.G units & 8000mm trickle vents. All glass to conform to BS6206 1981.
Roof – Specialist design trusses at 400mm centres with 33 x 19 battens on one layer untearable sarking felt with minimum 150mm laps. Roof tiles to match existing with ridge tile bedded in mortar. Provide minimum 25mm air gap at eaves with mesh to prevent ingress of vermin. Roof slope to match existing. Gutters to match existing. Storm drains – rainwater to drain to existing which must be checked for flow.

AS PROPOSED
28 Cranberry Avenue
CHECKLEY
Stoke-in-Trent
ST10 4NE

Scale – 1 to 100 on A3

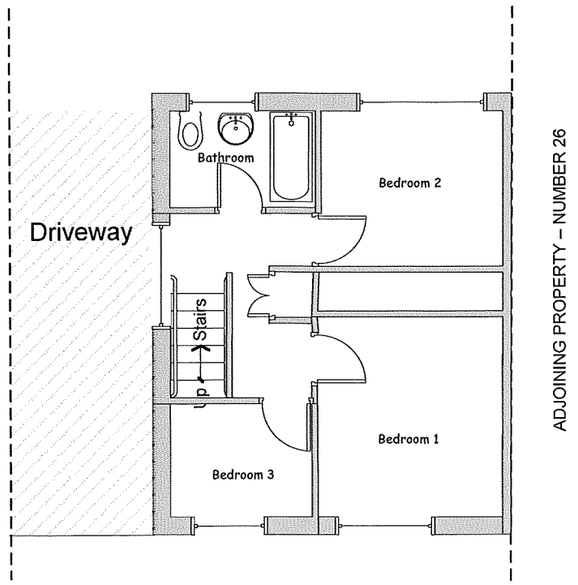


GROUND FLOOR

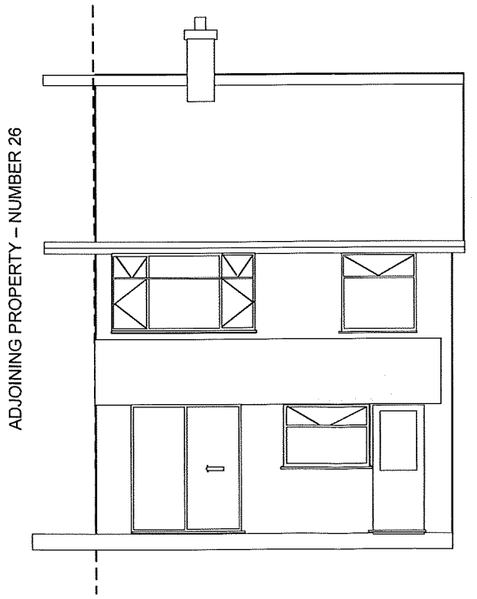


FRONT ELEVATION

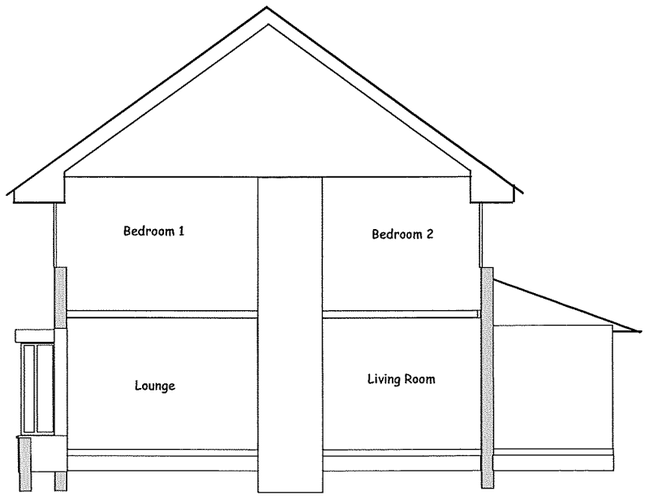
GABLE END



FIRST FLOOR



REAR ELEVATION



SECTION A-A

AS EXISTING
28 Cranberry Avenue
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Stoke-in-Trent
ST10 4NE

Steven J Ingram
28 Cranberry Ave
Checkley. ST10 4NE
Tel: 0779 5387334

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