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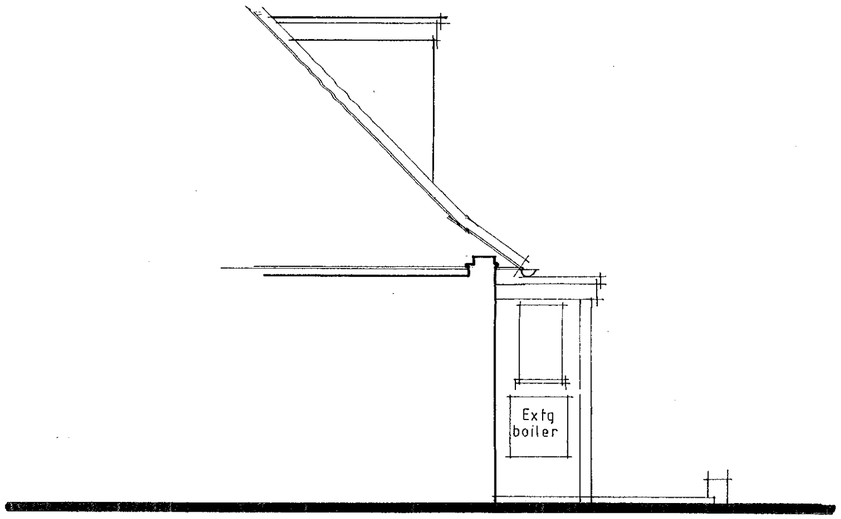

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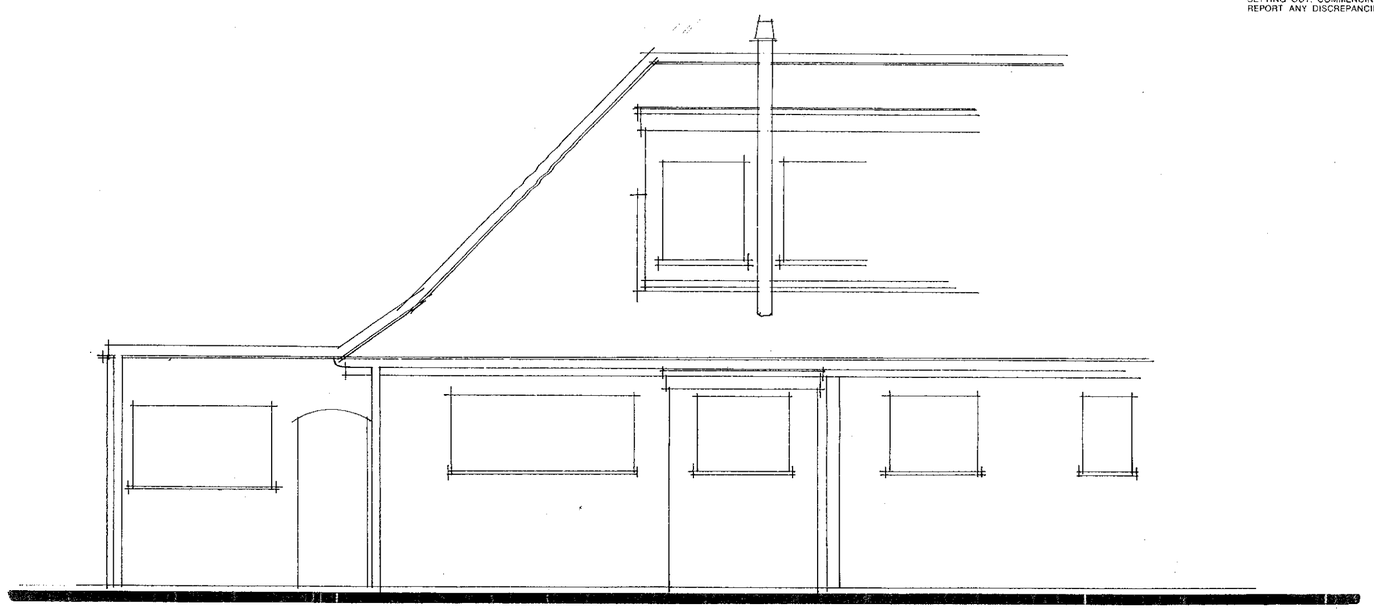

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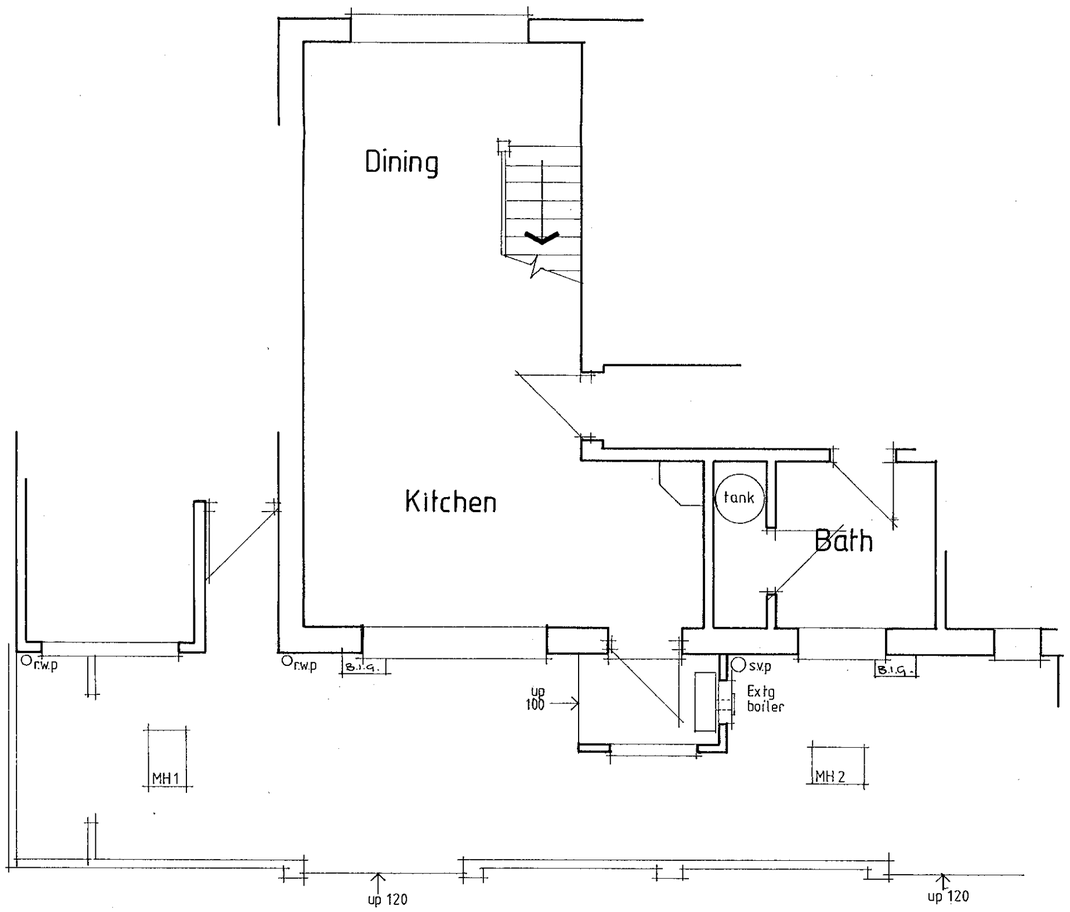
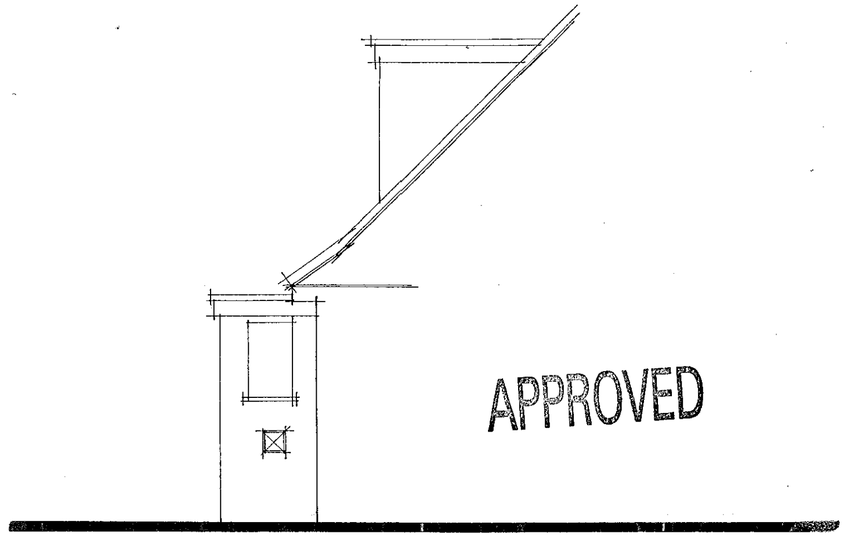


GROUND FLOOR PLAN



SIDE ELEVATION

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CLIENT Mr & Mrs J. Knight

JOB Little Oak, Sonning

DRG EXISTING PLAN/ELEVATIONS

LO /01

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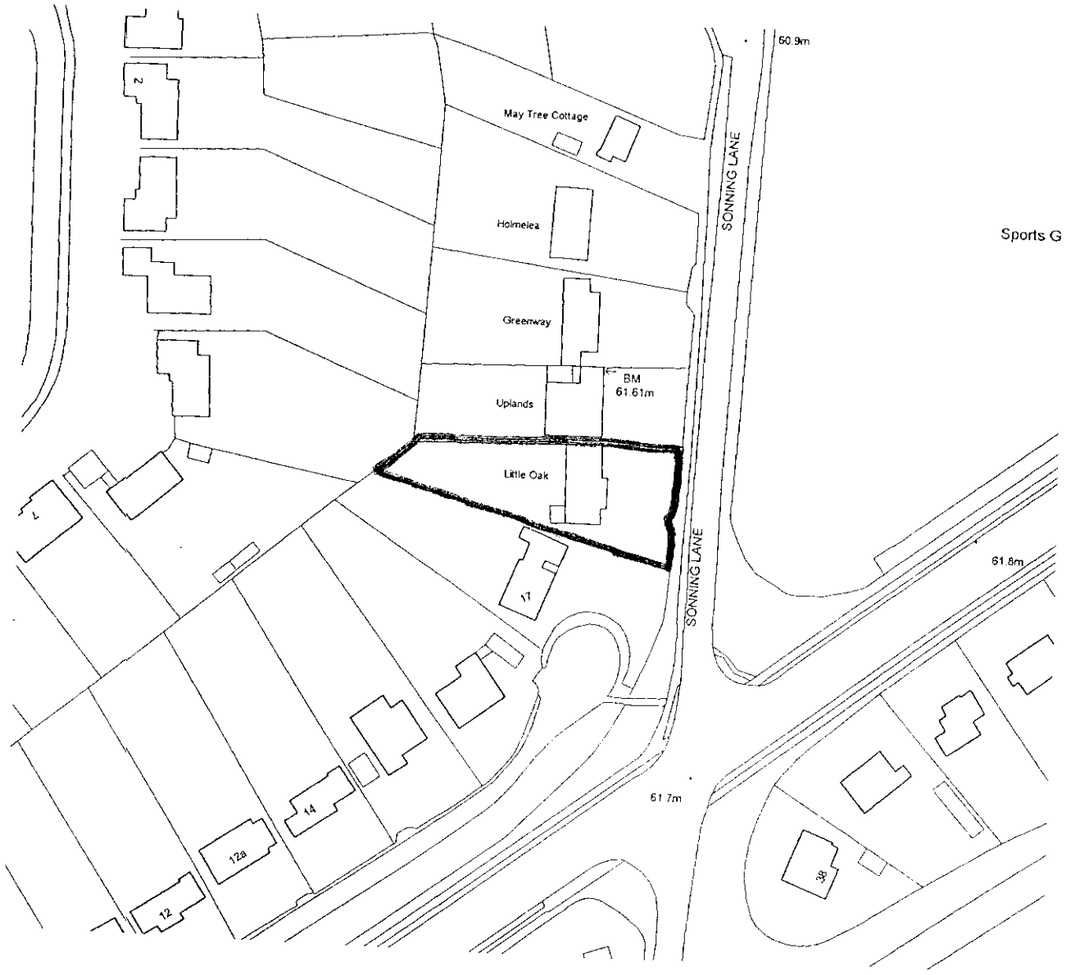
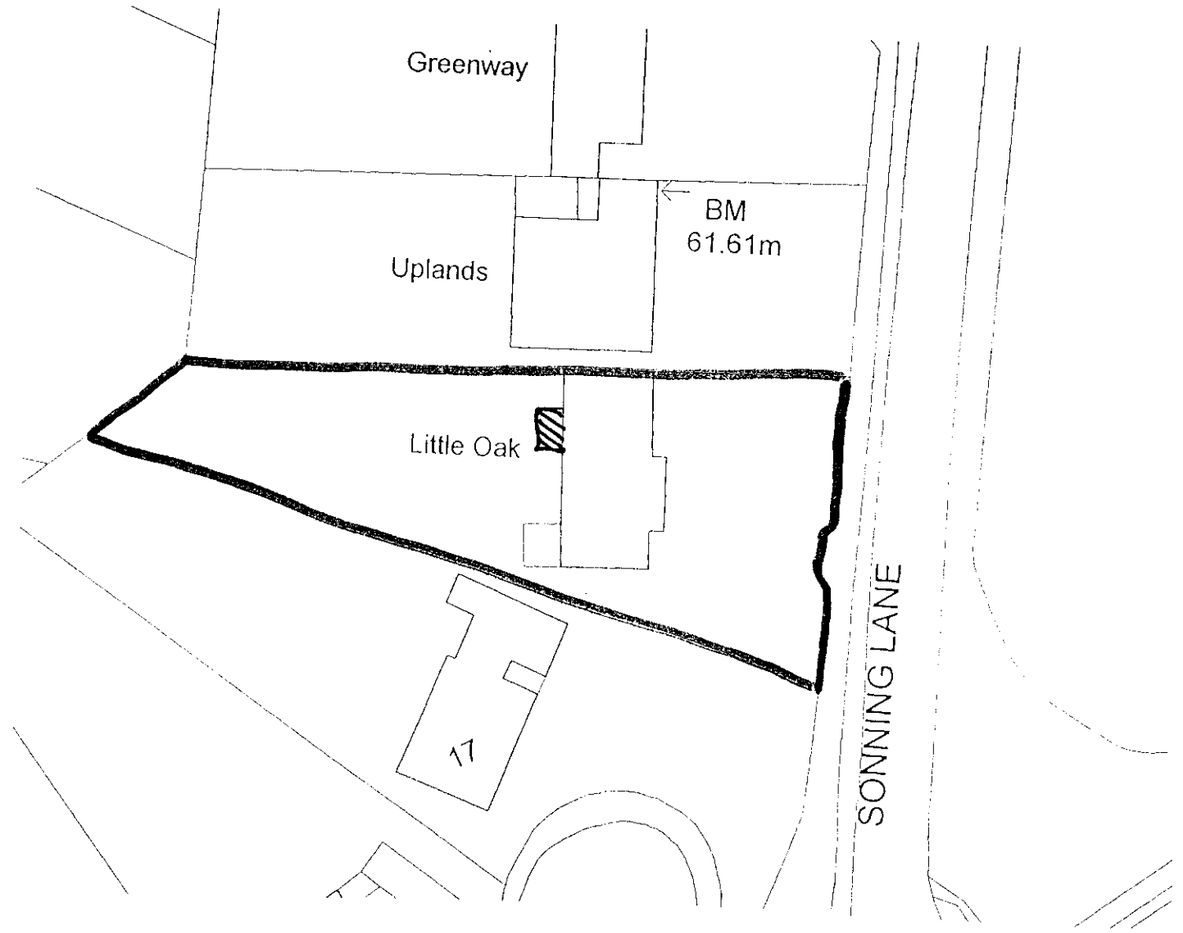


LOCATION PLAN 1:1250



SITE PLAN 1:500

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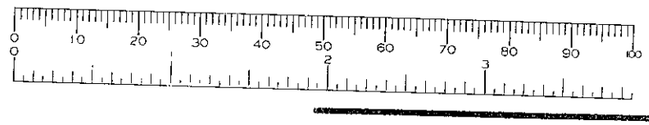

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DRG SITE LOCATION PLAN

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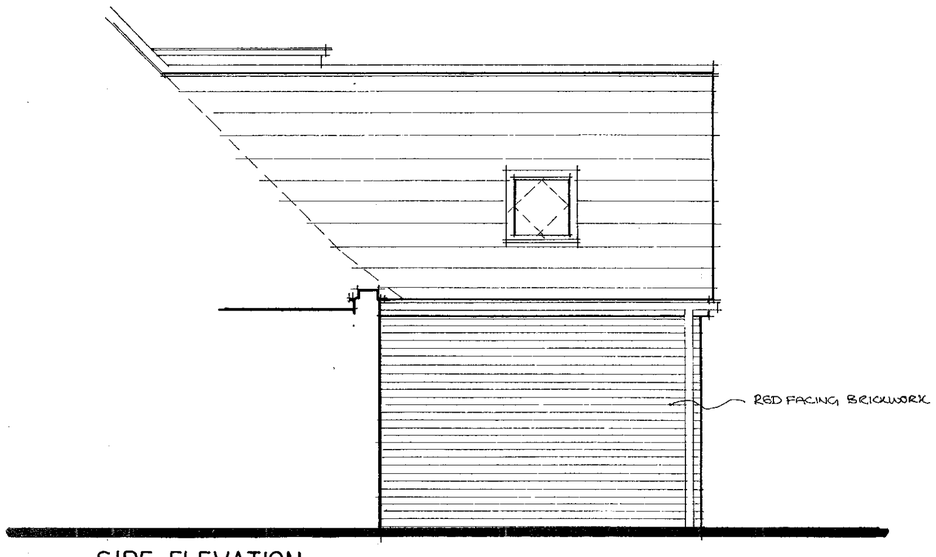

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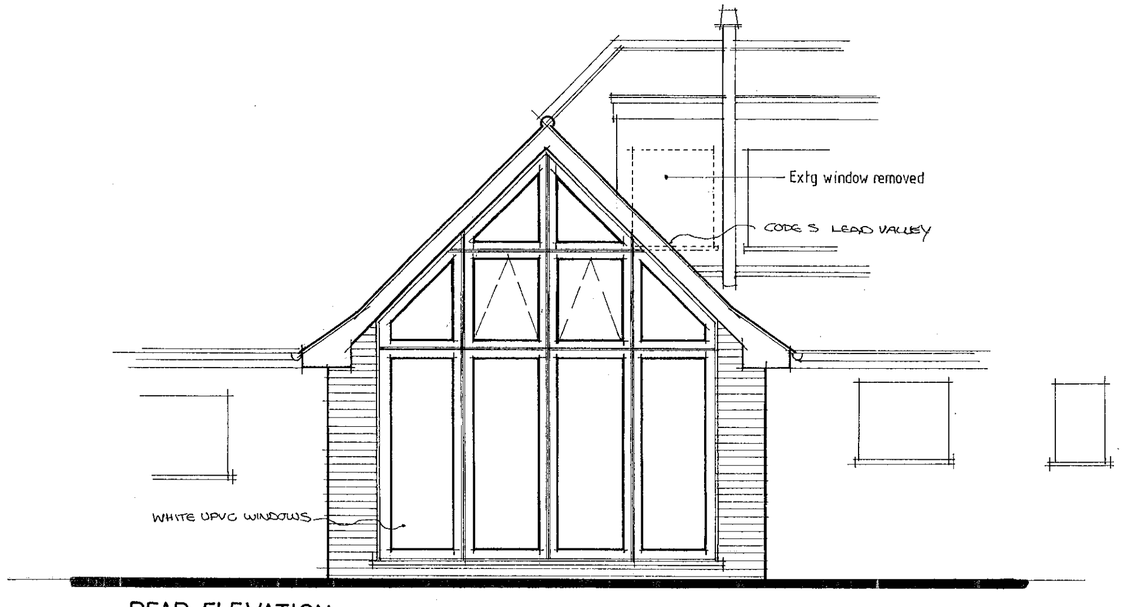

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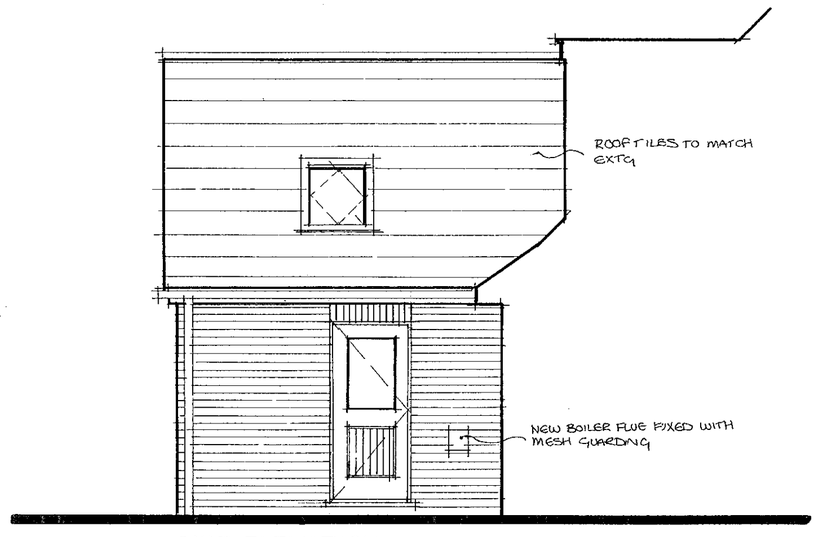

SIDE ELEVATION

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FOUNDATIONS
TO BE 600X300MM AT MIN DEPTH OF 1M BELOW GROUND LEVEL NOTWITHSTANDING THE REPRESENTATION ON THIS DRAWING, ALL FOUNDATIONS ARE TO COMPLY WITH THE BUILDING REGULATIONS IN ALL RESPECTS, AND TO BE TAKEN DOWN TO LOAD BEARING STRATA TO SUIT SUB SOIL CONDITIONS AS AGREED WITH THE BUILDING CONTROL OFFICER ON SITE.
PROVIDE PRE-CAST CONCRETE LINTELS IN FOOTINGS OVER WHERE DRAINS PASS THROUGH WALLS.

WHERE LOADING IS INCREASED THE EXTG FOUNDATIONS AND LINTELS SHOULD BE EXPOSED FOR ASSESSMENT AND UNDERPINNED/REPLACED IF FOUND NECESSARY.

GROUND FLOOR
50MM CEMENT/SAND SCREED ON 150MM THICK GROUND BEARING CONCRETE SLAB ON 50MM JABLITE HD INSULATION TAKEN UP TO DEPTH OF CONCRETE SLAB AT EDGES ON 1200 GAUGE POLYTHENE DPM ON 25MM SAND BLINDING ON 150MM MIN WELL CONSOLIDATED HARDCORE. BOND NEW DPC'S AND DPM'S TO EXTG.

CAVITY WALLS
TO BE CONSTRUCTED OF 105MM FACING BRICKWORK TO MATCH EXTG (CONTRACTOR TO CONSTRUCT A SAMPLE PANEL FOR MATCHING OF BRICK AND JOINT). 50MM CAVITY FILLED WITH ROCKWOOL WALL BATTS WITH 100MM THICK DUROX BLOCKWORK INNER LEAF WITH 12.5MM 2 COAT PLASTER FINISH, (U VALUE 0.45W/M²K.) BRITISH STANDARD 1243 WALL TIES AT MAX 900MM CTRS HORIZONTALLY AND MAX 450MM CTRS VERTICALLY STAGGERED. PROVIDE EXTRA TIES AT REVEALS OF OPENINGS IN CAVITY WALLS. PROVIDE DAMCOR CAVITY CLOSERS AT REVEALS OF OPENINGS. TOP OF CAVITY WALLS AT EAVES TO BE CLOSED OFF WITH BRICK LAID ACROSS CAVITY. PROVIDE HORIZONTAL DPC'S TO WALLS AT TOP OF SLAB LEVEL. DPC TO BE MIN 150MM ABOVE FINISHED GROUND LEVEL.

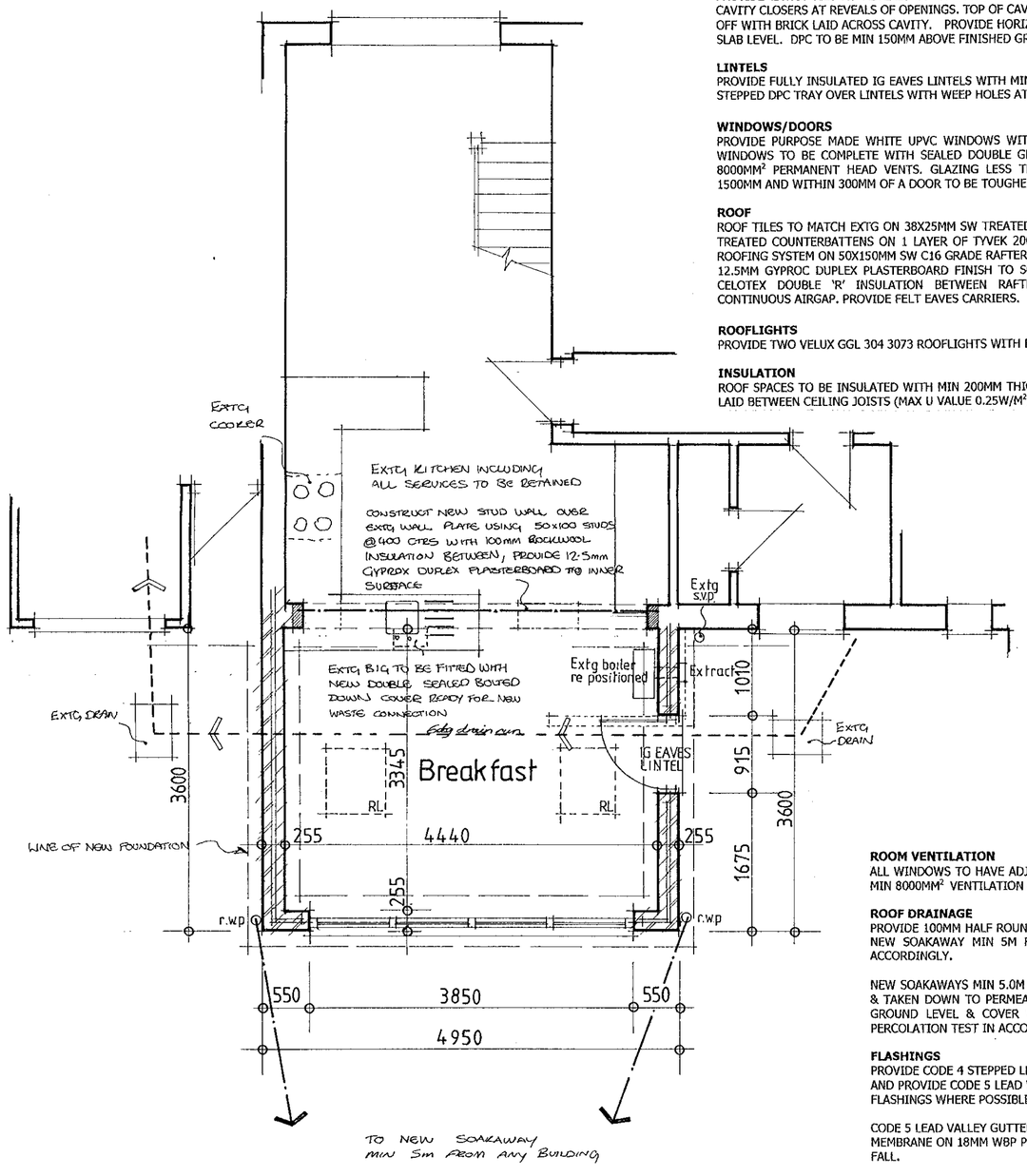
LINTELS
PROVIDE FULLY INSULATED IG EAVES LINTELS WITH MIN 150MM END BEARINGS. PROVIDE STEPPED DPC TRAY OVER LINTELS WITH WEEP HOLES AT MAX 450MM CTRS AND STOP ENDS.

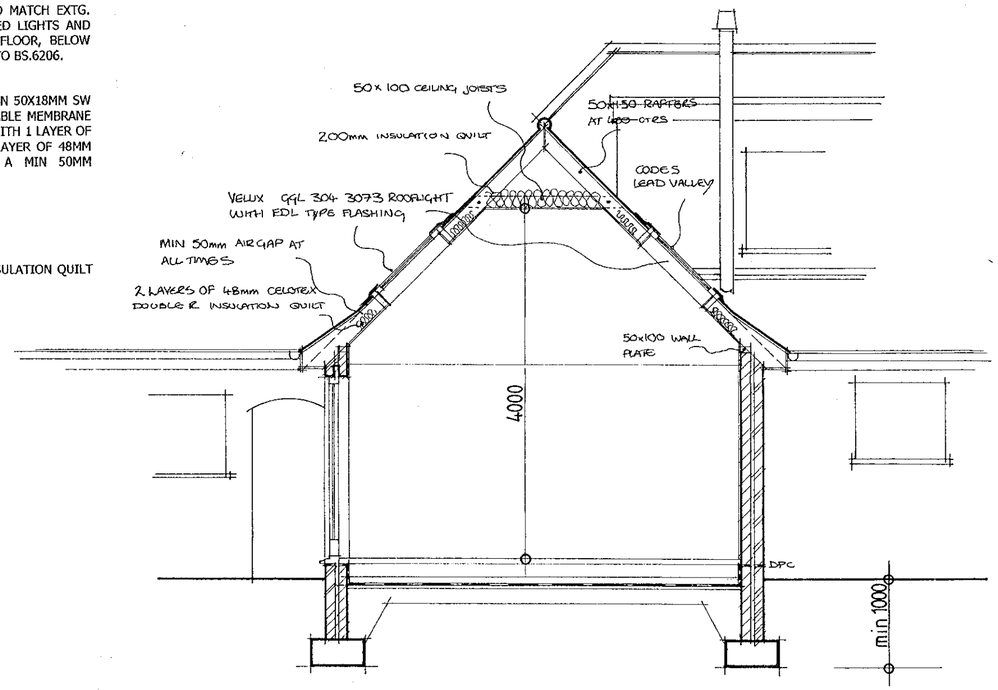
WINDOWS/DOORS
PROVIDE PURPOSE MADE WHITE UPVC WINDOWS WITH LOW E GLASS TO MATCH EXTG. WINDOWS TO BE COMPLETE WITH SEALED DOUBLE GLAZING WITH LEADED LIGHTS AND 8000MM² PERMANENT HEAD VENTS. GLAZING LESS THAN 800MM FROM FLOOR, BELOW 1500MM AND WITHIN 300MM OF A DOOR TO BE TOUGHENED SAFETY GLASS TO BS.6206.

ROOF
ROOF TILES TO MATCH EXTG ON 38X25MM SW TREATED TILING BATTENS ON 50X18MM SW TREATED COUNTERBATTENS ON 1 LAYER OF TYVEK 2001B – PRO BREATHABLE MEMBRANE ROOFING SYSTEM ON 50X150MM SW C16 GRADE RAFTERS AT 400MM CTRS WITH 1 LAYER OF 12.5MM GYPROC DUPLEX PLASTERBOARD FINISH TO SOFFIT. PROVIDE 2 LAYER OF 48MM CELOTEX DOUBLE 'R' INSULATION BETWEEN RAFTERS MAINTAINING A MIN 50MM CONTINUOUS AIRGAP. PROVIDE FELT EAVES CARRIERS.

ROOFLIGHTS
PROVIDE TWO VELUX GGL 304 3073 ROOFLIGHTS WITH EDL TYPE FLASHING

INSULATION
ROOF SPACES TO BE INSULATED WITH MIN 200MM THICK "ROCKWOOL" INSULATION QUILT LAID BETWEEN CEILING JOISTS (MAX U VALUE 0.25W/M²)





ROOM VENTILATION
ALL WINDOWS TO HAVE ADJUSTABLE NIGHT VENTS AT TOP OF OPENING CASEMENTS WITH MIN 8000MM² VENTILATION AREA.

ROOF DRAINAGE
PROVIDE 100MM HALF ROUND RAINWATER GUTTERS AND 63MM DOWNPIPE TO CONNECT TO NEW SOAKAWAY MIN 5M FROM ANY BUILDING. RAINWATER SYSTEM TO BE MODIFIED ACCORDINGLY.

NEW SOAKAWAYS MIN 5.0M FROM ANY BUILDINGS & BOUNDARIES. SOAKAWAYS 1.2M. DIA. & TAKEN DOWN TO PERMEABLE STRATA. FILL WITH BRICK RUBBLE TO WITHIN 300MM OF GROUND LEVEL & COVER WITH TERRAM MEMBRANE. SOAKAWAY DESIGN TO FOLLOW PERCOLATION TEST IN ACCORDANCE WITH BRE DIGEST 365.

FLASHINGS
PROVIDE CODE 4 STEPPED LEAD FLASHING WHERE PITCHED ROOF ABUTTS EXTERNAL WALLS AND PROVIDE CODE 5 LEAD VALLEYS PROVIDE STEPPED DPC TRAY IN CAVITY WALLS ABOVE FLASHINGS WHERE POSSIBLE.

CODE 5 LEAD VALLEY GUTTER MIN 150MM WIDE WITH MIN 150MM UPSTANDS, ON BREATHER MEMBRANE ON 18MM W8P PLYWOOD ON 100X50MM SW BEAKERS GUTTER LAID TO MIN 1:60 FALL.

FIRE PROTECTION
CLAD NEW STEEL WITH TWO LAYERS OF 12.7MM PLASTERBOARD WITH STAGGERED JOINTS, FINISH WITH 5MM SKIM COAT PLASTER FINISH.

HEATING
EXTG BOILER TO BE REPOSITIONED AS SHOWN ON THE DRAWING. EXTG SYSTEM TO BE MODIFIED AND EXTENDED ACCORDINGLY BY REGISTERED CORGI PLUMBER

ELECTRICS
EXTG ELECTRICAL SYSTEM TO BE EXTENDED IN ACCORDANCE WITH THE IEE REGULATIONS. TEST CERTIFICATE IS REQUIRED ON COMPLETION.

DECORATION
WALLS – PROVIDE ONE COAT MIST AND TWO COATS EMULSION TO ALL NEW WALLS, COLOUR TO EMPLOYERS APPROVAL.
CEILINGS – PROVIDE ONE COAT MIST AND TWO COATS EMULSION TO ALL NEW CEILINGS COLOUR TO EMPLOYERS APPROVAL.
VARNISHED WOODWORK – RUB DOWN AND APPLY THREE COATS OF VARNISH TO NEW WOODWORK (FINISH TO EMPLOYERS REQUIREMENTS I.E. MATT, SATIN OR GLOSS)
PAINTED WOODWORK – KNOT, STOP AND PRIME PROVIDE ONE COAT UNDERCOAT AND TWO COATS OF GLOSS FINISH COLOUR TO EMPLOYERS APPROVAL.
METALWORK – WIRE BRUSH DOWN, PRIME AND PAINT TWO UNDERCOATS AND ONE GLOSS FINISHING COAT TO NEW OR EXISTING METALWORK WHERE NECESSARY.
WALL TILES – ALLOW TO FIX WALL TILING AS SHOWN ON DRAWINGS PROVIDED BY EMPLOYER.
FLOOR – BREAKFAST ROOM FLOOR TILES TO BE SUPPLIED BY EMPLOYER.

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