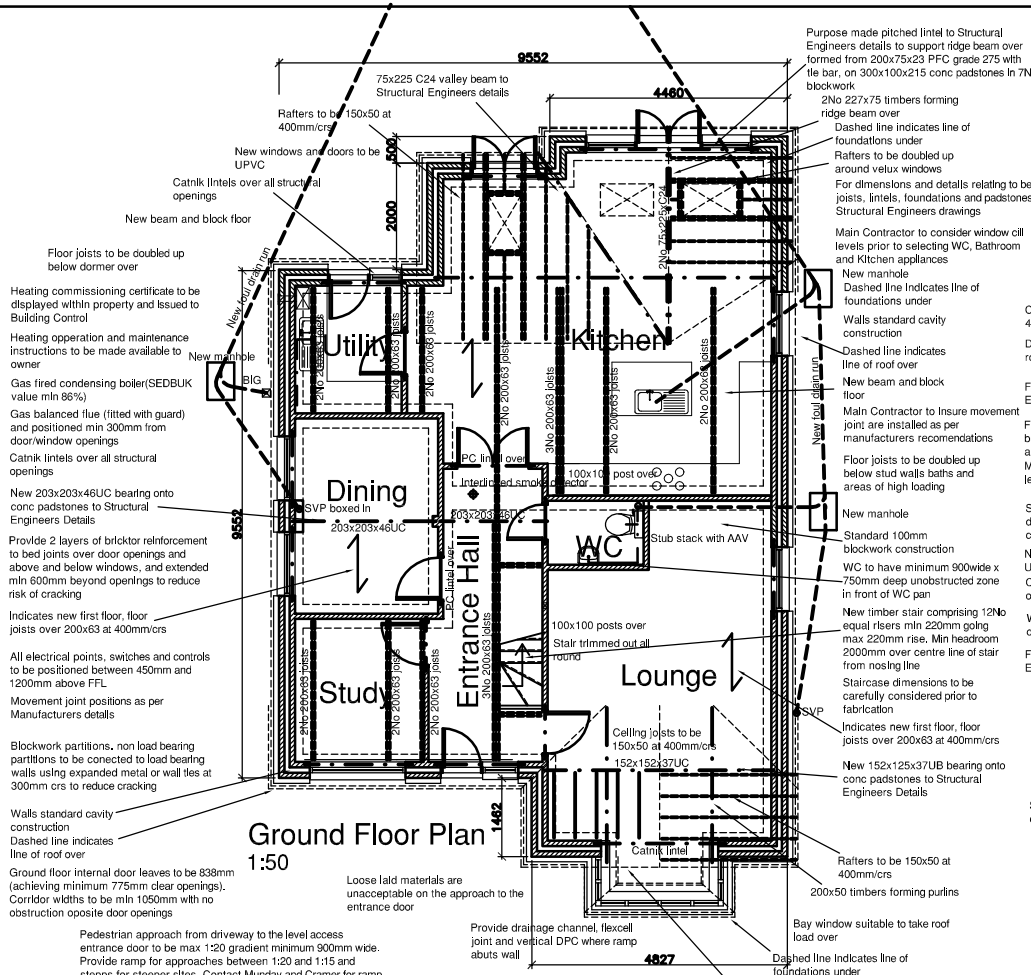


Purpose made pitched lintel to Structural Engineers details to support ridge beam over formed from 200x75x23 PFC grade 275 with tie bar, on 300x100x215 conc padstones in 7N blockwork

75x225 C24 valley beam to Structural Engineers details

Rafters to be 150x50 at 400mm/crs

New windows and doors to be UPVC

Catnik lintels over all structural openings

New beam and block floor

Floor joists to be doubled up below dormer over

Heating commissioning certificate to be displayed within property and issued to Building Control

Heating opperation and maintenance instructions to be made available to owner

Gas fired condensing boiler(SEDBUK value min 86%)

Gas balanced flue (fitted with guard) and positioned min 300mm from door/window openings

Catnik lintels over all structural openings

New 203x203x46UC bearing onto conc padstones to Structural Engineers Details

Provide 2 layers of bricktor reinforcement to bed joints over door openings and above and below windows, and extended min 600mm beyond openings to reduce risk of cracking

Indicates new first floor, floor joists over 200x63 at 400mm/crs

All electrical points, switches and controls to be positioned between 450mm and 1200mm above FFL

Movement joint positions as per Manufacturers details

Blockwork partitions. non load bearing partitions to be conected to load bearing walls using expanded metal or wall ties at 300mm crs to reduce cracking

Walls standard cavity construction
Dashed line indicates line of roof over

Ground floor internal door leaves to be 838mm (achieving minimum 775mm clear openings). Corridor widths to be min 1050mm with no obstruction oposite door openings

Pedestrian approach from driveway to the level access entrance door to be max 1:20 gradient minimum 900mm wide. Provide ramp for approaches between 1:20 and 1:15 and stepps for steeper sites. Contact Munday and Cramer for ramp and step details

Loose laid materials are unacceptable on the approach to the entrance door

Provide drainage channel, flexcell joint and vertical DPC where ramp abuts wall

Dashed line indicates line of roof over

Dashed line indicates line of foundations under

Bay window suitable to take roof load over

200x50 timbers forming purlins

Rafters to be 150x50 at 400mm/crs

New 152x125x37UB bearing onto conc padstones to Structural Engineers Details

Indicates new first floor, floor joists over 200x63 at 400mm/crs

Staircase dimensions to be carefully considered prior to fabrication

New timber stair comprising 12No equal risers min 220mm going max 220mm rise. Min headroom 2000mm over centre line of stair from nosing line

100x100 posts over
Stair trimmed out all round

WC to have minimum 900wide x 750mm deep unobstructed zone in front of WC pan

Standard 100mm blockwork construction

New manhole

Floor joists to be doubled up below stud walls baths and areas of high loading

Main Contractor to insure movement joint are installed as per manufacturers recomendations

Dashed line indicates line of roof over

New beam and block floor

For dimensions and details relating to beams, joists, lintels, foundations and padstones see Structural Engineers drawings

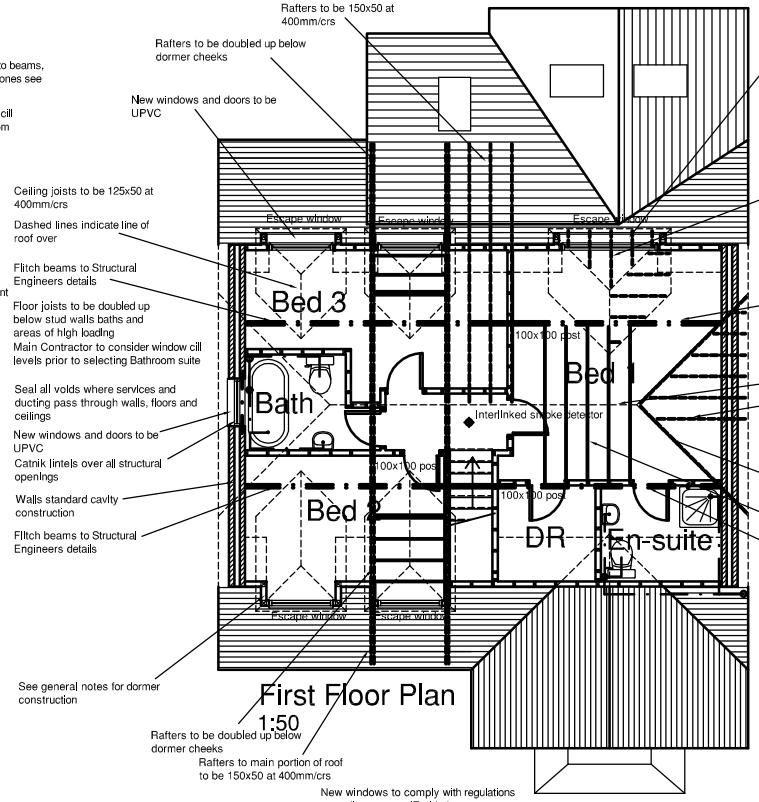
Dashed line indicates line of foundations under

Rafters to be doubled up around velux windows

Main Contractor to consider window cill levels prior to selecting WC, Bathroom and Kitchen appliances

New manhole
Dashed line indicates line of foundations under

Walls standard cavity construction



Rafters to be 150x50 at 400mm/crs

Rafters to be doubled up below dormer cheeks

New windows and doors to be UPVC

Ceiling joists to be 125x50 at 400mm/crs

Dashed lines indicate line of roof over

Flitch beams to Structural Engineers details

Floor joists to be doubled up below stud walls baths and areas of high loading
Main Contractor to consider window cill levels prior to selecting Bathroom suite

Seal all voids where services and ducting pass through walls, floors and ceilings

New windows and doors to be UPVC
Catnik lintels over all structural openings

Walls standard cavity construction

Flitch beams to Structural Engineers details

See general notes for dormer construction

Rafters to be doubled up below dormer cheeks

Rafters to main portion of roof to be 150x50 at 400mm/crs

New windows to comply with regulations regarding escape IE side hung casement unobstructed opening 850x500 and max 1100mm above finished floor level.

New windows to comply with regulations regarding escape IE side hung casement unobstructed opening 850x500 and max 1100mm above finished floor level.

See general notes for dormer construction

Code 5 lead flashings to be provided at junctions between dormers and main roof

Dormer rafters 150x50 at 400mm/crs

Floor joists to be doubled up below stud walls baths and areas of high loading

Flitch beams to Structural Engineers details

Ridge board to be 300x50

Rafters 150x50 at 400mm/crs

Loft hatches to be insulated and provided with draught proof seals

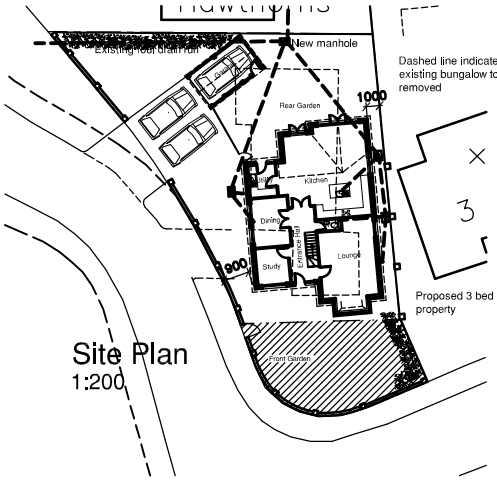
Dashed lines indicate line of roof over

Central ceiling joists to be 150x50 at 400mm/crs

Flitch beams to Structural Engineers details

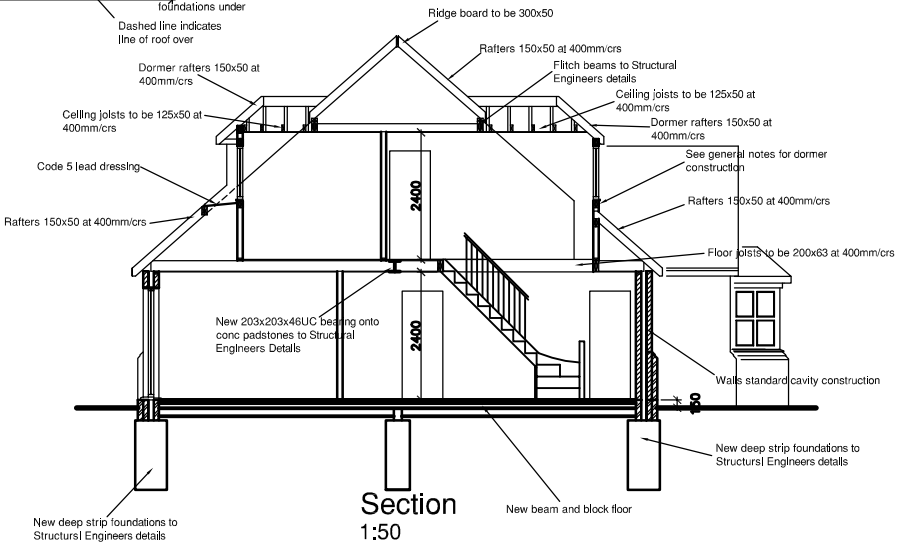
Main Contractor to consider window cill levels prior to selecting Bathroom suite

For dimensions and details relating to beams, joists, lintels, foundations and padstones see Structural Engineers drawings



Dashed line indicates line of existing bungalow to be removed

Proposed 3 bed chalet style property



Rev A Revised to show rear extension 21.07.10

Drawing title	PROPOSED 3 BED CHALET STYLE PROPERTY PLANS & SECTION			Revo
Project	1 FRITHWOOD LANE BILLERICAY ESSEX CM12			
Client MR P MORRISH	Scale As shown	Drawing Number REVO/408	Revision A	

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