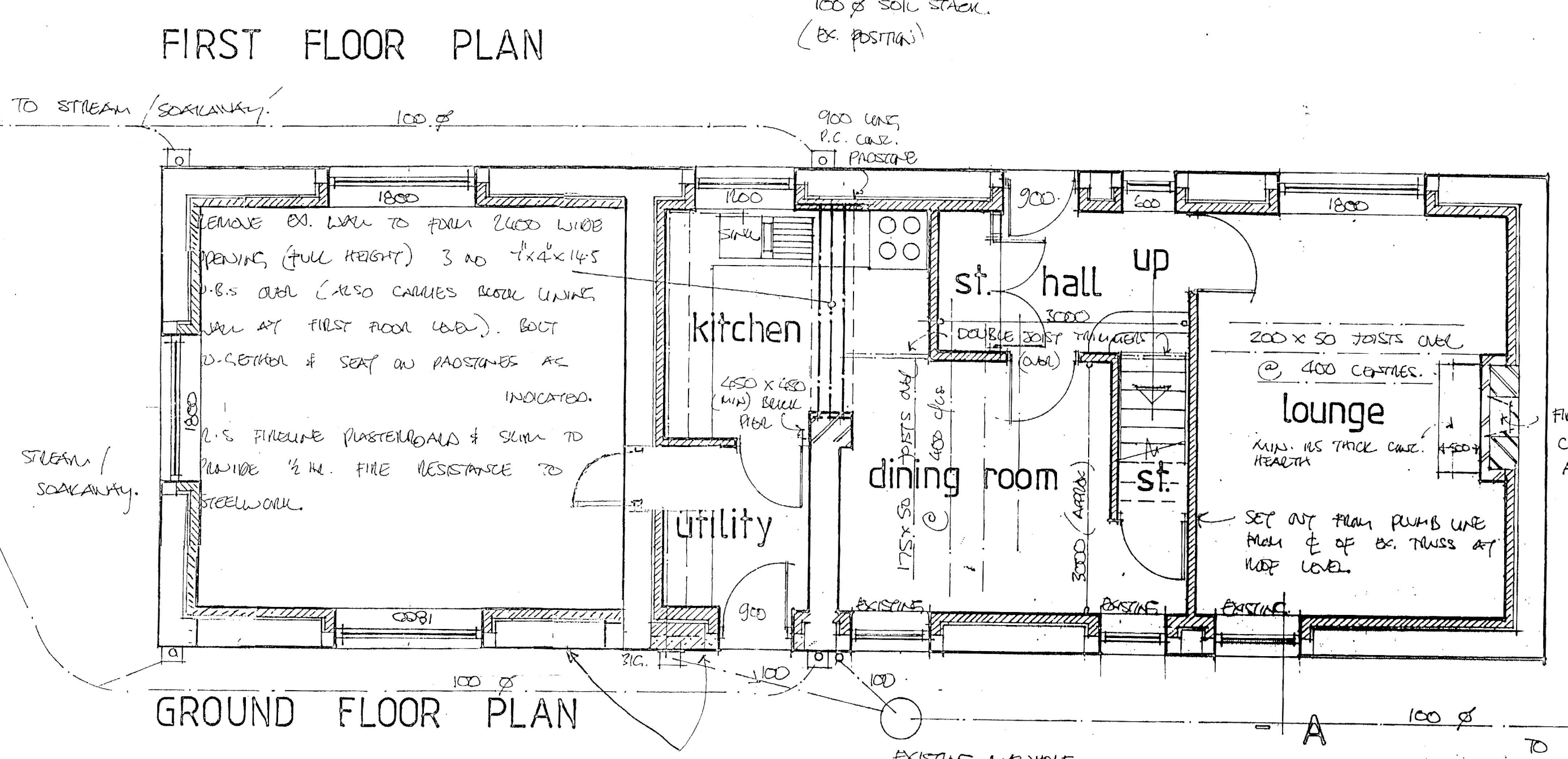
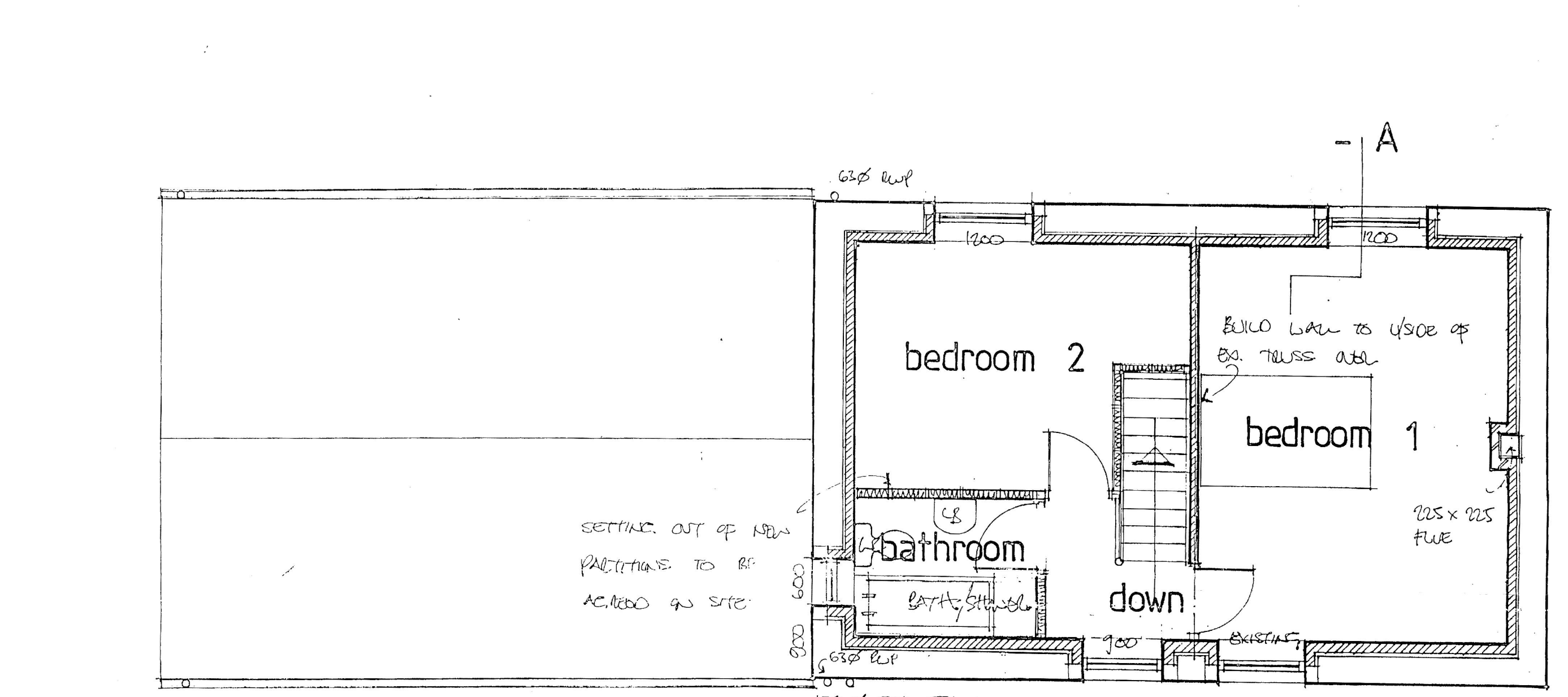


NOTES * MAIN CONTRACTOR TO TAKE ALL CHECK MEASUREMENTS ON SITE & REPORT ANY DISCREPANCIES PRIOR TO START OF WORK.

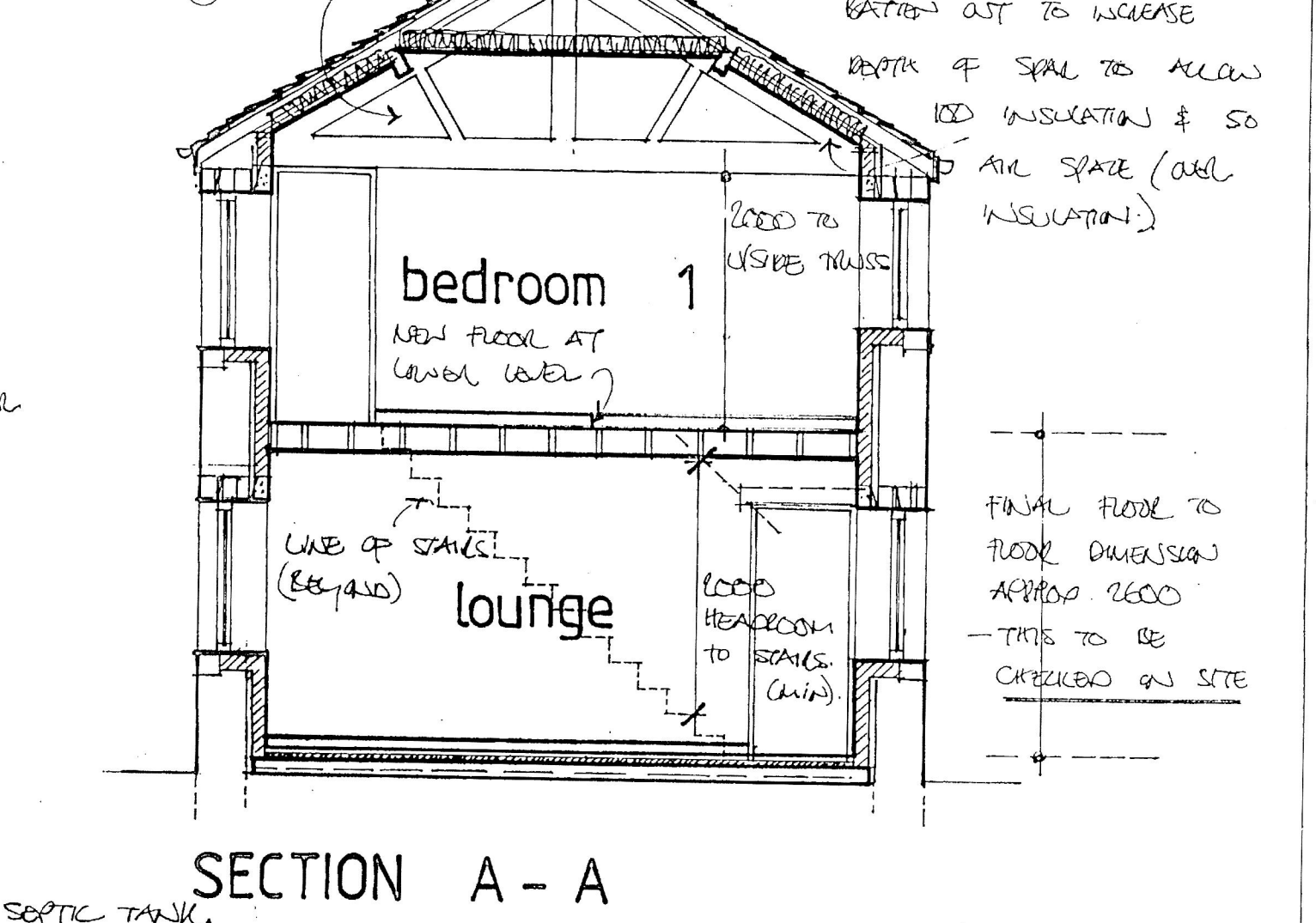


rear elevation (north)
 lintols
 EXTERNALLY STONE HEADS PROVIDED TO MATCH EXISTING. INTERNALLY 150 EC. LINTOLS PROVIDED TO FULL THICKNESS OF WALL & CAVITY TRAY TO BE INCORPORATED.

staircase
 * JOINER TO TAKE ALL OWN MEASUREMENTS FROM SITE. MIN. WIDTH OF FLIGHT/LANDINGS: 800 MEASURED BETWEEN SIDE OF HANDRAIL & WALL OPPOSITE. MAX. ANGLE OF STAIRS TO NOT EXCEED 42°. MIN. 2m HEADROOM AT ANY POINT. MAX. RISE 200 MM. U.S. CONCRETE (150 TREADS INCLUDING 25 NOSING). HANDRAIL TO ONE SIDE AT 900 HEIGHT TO FLIGHT & 1000 TO LANDINGS. EX. 215x50 STRINGS. 32 TREADS, 15 TREAD RISERS EX. 100x100 METAL POST. WHERE SPINDLES PROVIDED (TO LANDINGS) NO GAP TO EXCEED 100.

* PROVIDE SMOKE ALARMS (MANU OPERATED) TO HALL & LANDINGS TO SATISFACTION OF BUILDING INSPECTOR.
 heating
 GAS FIRED COMBI BOILER SITED IN UTILITY ROOM.

BUILD UP WITHIN SHAPES OF EXISTING TRUSS IN 100x50 STUDIES WITH 12.5 PASTERBOARD & SKIN FINISH TO BOTH SIDES (TO LANDINGS & BEDROOM 1 & SMALL AREA TO BED. 2)



roof
 ALL EXISTING ROOF TO BE STRIPPED BACK & ALL NECESSARY REPAIRS TO EXISTING TRUSS & REPLACEMENT OF PERPETIVE SPARS & PULLINGS TO BE CARRIED OUT TO SATISFACTION OF L.A. BUILDING INSPECTOR. ROOF FINISH OF BLUE SLATES ON 18x18 PITCHED BATTENS ON SHEATHING FELT ON 100x50 SPARS @ 400 CENTRES. 100x50 WALL PLATES STRIPPED ONLY AT (MAX) 1200 CENTRES UNLESS 1000 UNLS GALVANISED MILD STEEL ROOF SLATS FIXED TO BLOCKWORK UNITS. WALL COBRAGE FACIA BOARDS CUTBACK & WELLS & DOUBLE 25 GAP AT REAR OF FACIA BOARD TO ALLOW CROSS VENTILATION OF ROOF SPACE (AVERAGE LEVEL OF INSULATION). 200 THICK FIBREGLASS INSULATION TO ROOF SPACE. 75x50 HANDBARS & 100x50 SUNDERS @ 1200 (MAX) CENTRES. 75x50 CEILING JOISTS @ 400 CTR. 12.5 PASTERBOARD & SKIN. CEILING FINISH.

walls
 OUTER LEAF TO BE MADE GOOD & POINTED AS NECESSARY. ALL OPENINGS BROUGHT OUT TO HAVE NATURAL STONE HEAD, CILLS & JAMBS TO MATCH EXISTING (SEE GENERAL NOTES FOR LINTOL SIZES.) WINDOW OPENINGS BUILT UP, NATURAL STONE TO BE USED TO MATCH EXISTING. VERTICAL UP TO BE PROVIDED TO JAMBS & ARE UNDER / TO REAR OF CILL CAVITY TRAYS TO BE PROVIDED OVER ALL OPENINGS. SO CAVITY & INNER LINING WALLS OF 'PASTURE TREMBLEND' BLOCKWORK WITH CAVITY INSULATION (OR SIMILAR) WITH 12.5 PASTER FINISH INTERNALLY. NEW LINING WALLS TO BE TIED BACK TO EXISTING OUTER STONE WALLS. INTERIOR LOADBEARING WALLS OF 100 BLOCKWORK WITH 12.5 PASTER TO BOTH SIDES. 150 EC. LINTOLS OVER ROOFSLOPES IN BRICK WALLS. ALL STUDIED PARTITIONS TO HAVE 75x50 STUDIES & SOUND INSULATION. QUIET TO ALL SIDES & 9.5 PASTERBOARD & SKIN TO EACH SIDE.

floors
 FIRST FLOOR OF 25 T+G BOARDING (IF FLOORING SLICE CHIPPBOARD IS TO BE USED, USE IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS, 18 THICK INTERLOCKING, PITCHED GRADE) LAY AS TRIMMER JOISTS & SUE & DIRECTION INDICATED @ 400 CENTRES. * PROVIDE SOLID OR 'HELD IN PLACE' STRUCTURE TO FLOOR JOISTS AT MID SPAN WHERE SPAN OF JOIST EXCEEDS 2.5 METRES. 12.5 PASTER & SKIN OVER.

foundations
 * SEE NOTE ABOVE FOR EC. FLOOR SLAB LINING WALLS & CROSS WALLS BUILT OFF EC. FLOOR SLAB. (IF AS PER BY L.A. BUILDING INSPECTOR.) ANY OTHER FOUNDATION TYPE TO BE TO APPROVAL OF BUILDING INSPECTOR.

drainage
 * ALL DRAINAGE TO BE TO THE SATISFACTION OF L.A. BUILDING INSPECTOR. 100 Ø 'SUPER-SLUE' TYPE DRAINS TO BE USED, LAY 1:40. ANY OVER UNDER BUILDING TO BE ESCUED IN 150 CONCRETE. 30 Ø WASTES & DEEP SEAL TRAP TO BATH & C.B. RE-SEALING TRAP PROVIDED TO KITCHEN SINK. FOUR DRAINS (100 Ø) TO CONNECT INTO EXISTING MAINLINE & SEPTIC TANK SURFACE WATER DRAINS TO FALL 1:40 TO STREAM / SCARAVAY.

general
 ALL WINDOWS DOUBLE GLAZED & FRAMES PROVIDED WITH 'TRICKLE VENTS' MIN. 1/8" FLOOR AREA OPENING LIGHTS PROVIDED GENERALLY. PROVIDE EXTRACT FANS - BATHROOM EXTRACT RATE 15 LITRES/SEC. TO UTILITY ROOM, 30 LITRES/SEC EXTRACT RATE. TO KITCHEN, 60 LITRES/SEC EXTRACT RATE.

Proposed

WILPSHIRE LANE COTTAGE VICARAGE LANE · WILPSHIRE for Mr. McNEIL. ::

drawn by	KEN M ^c NEILL	date	OCT 2017
	WILPSHIRE LANE FARM VICARAGE LANE BLACKBURN BB1 9HY	scale	1:50, 1:100
		ref. no.	Proposed