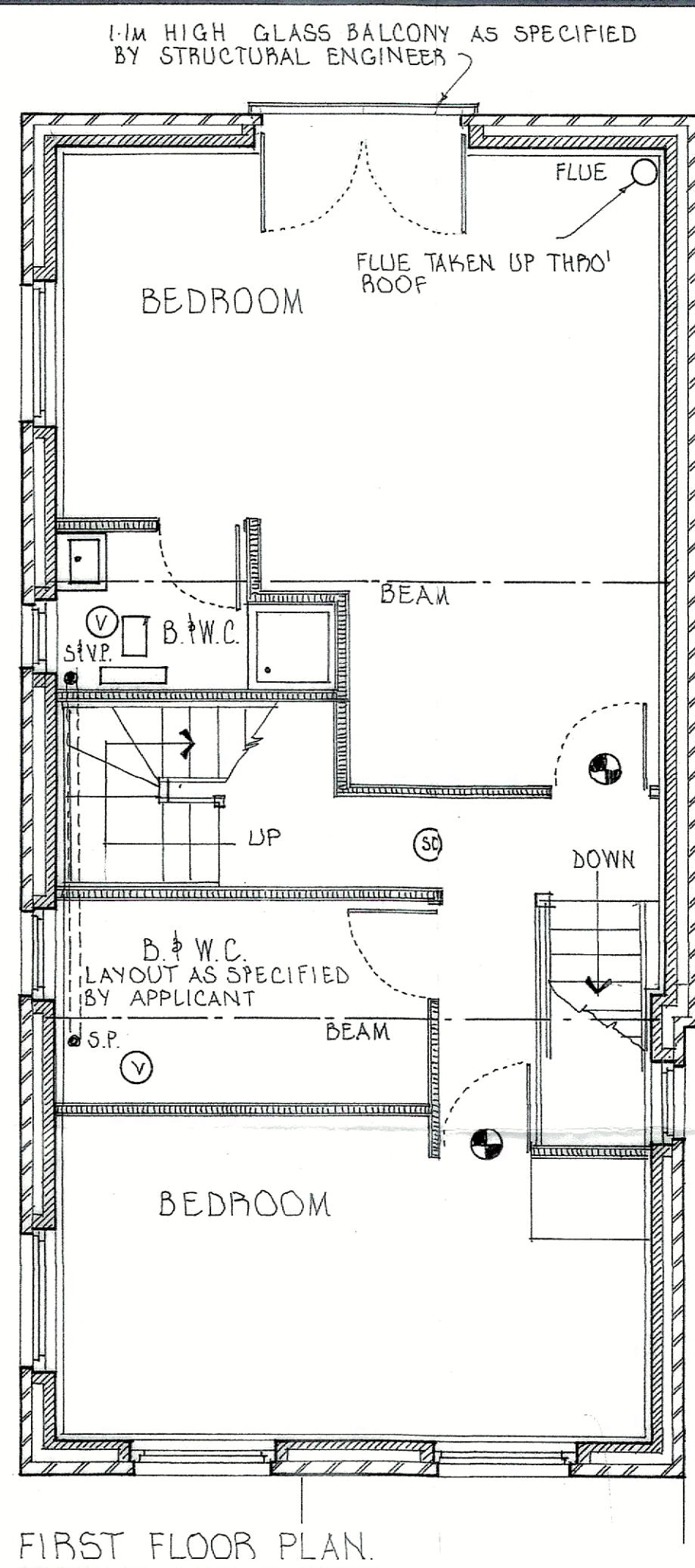
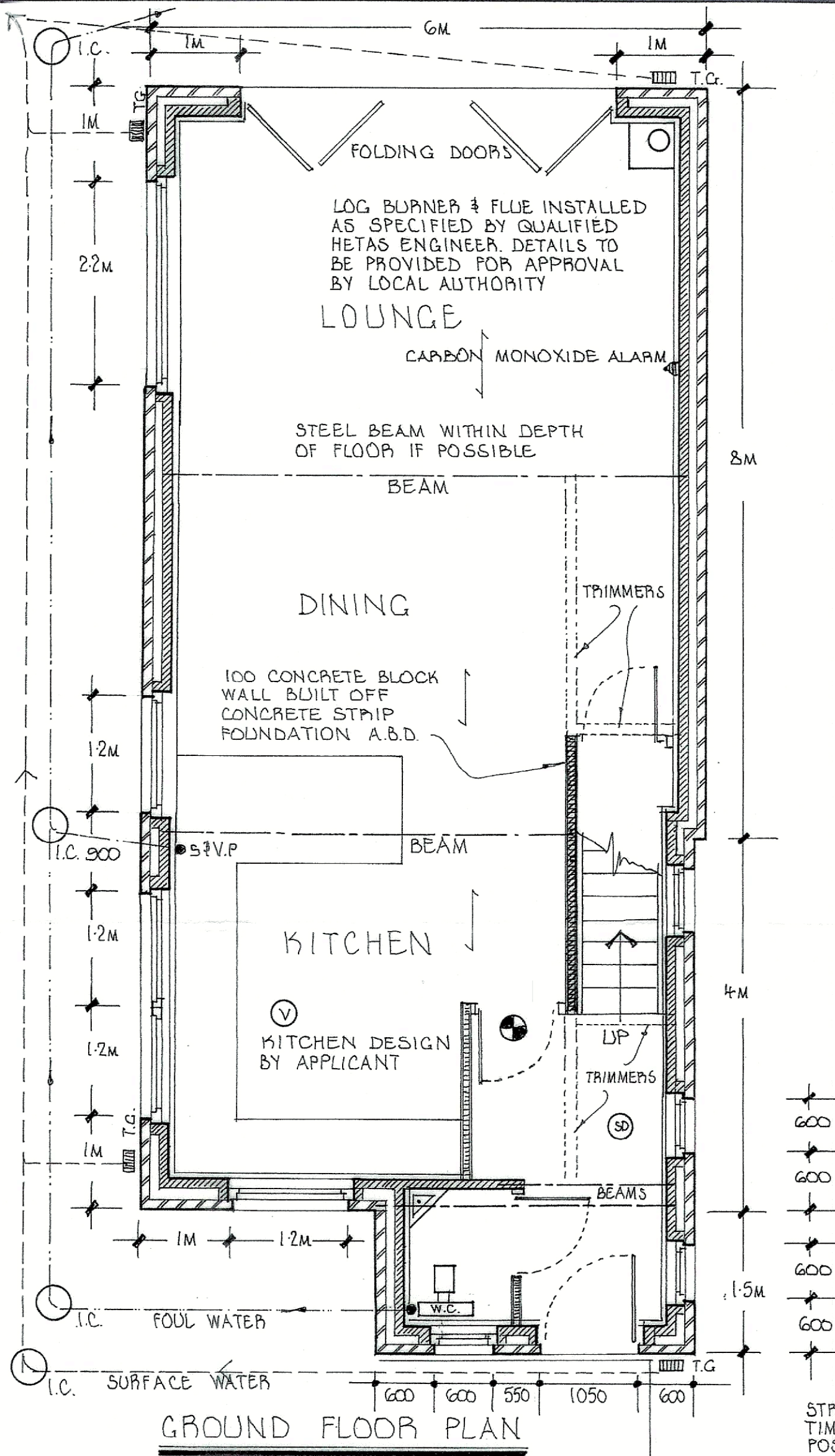
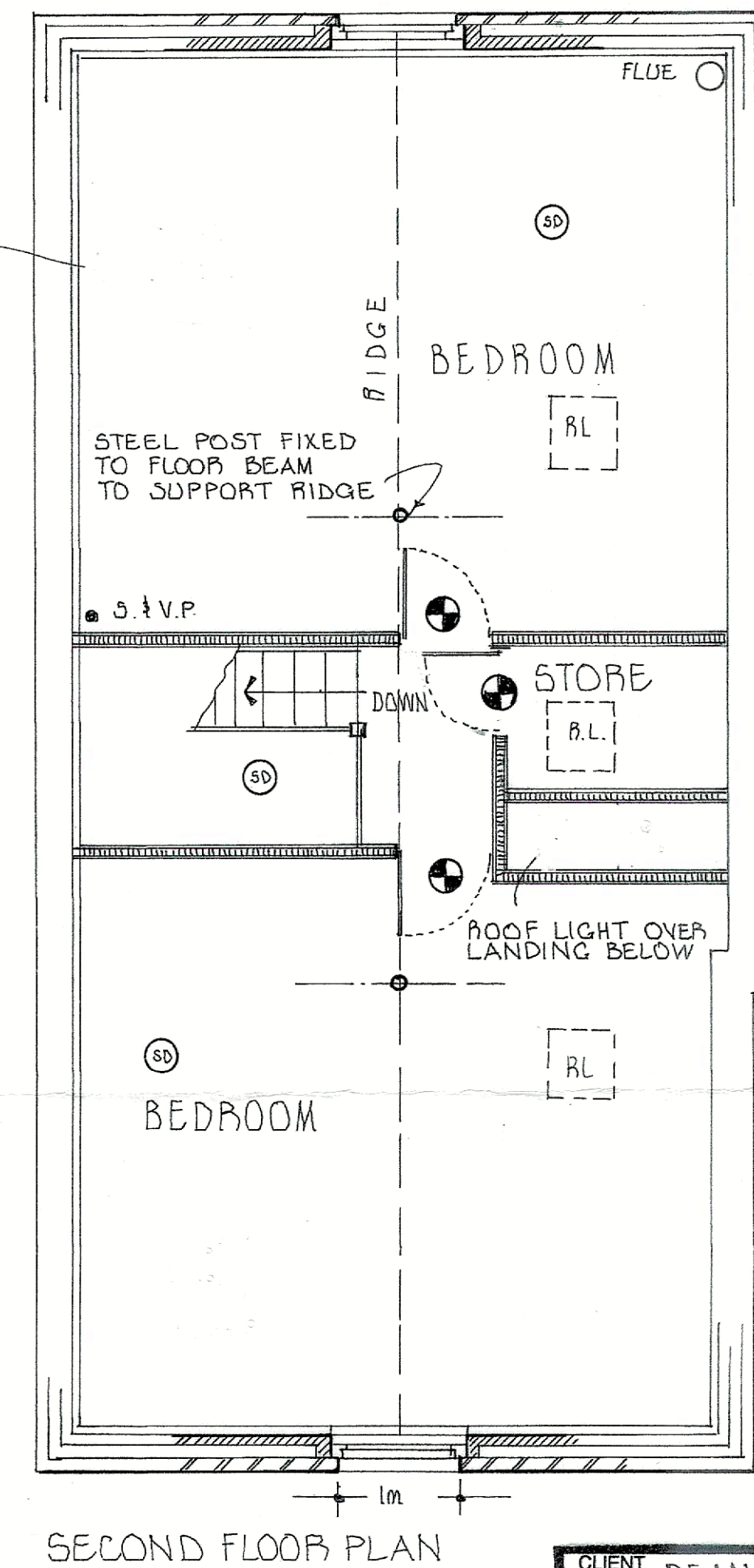




AS EXISTING



BOUNDARIES: ANY WORK THAT EFFECTS BOUNDARY OF ADJOINING PROPERTY AS DEFINED IN THE PARTY WALL ACT 1996. APPLICANT TO SERVE NOTICE UPON ADJOINING OWNERS.

STRUCTURAL ENGINEER TO CHECK STRUCTURE, TIMBER SIZES & SPECIFY LINTOLS, BEAMS, WIND POSTS & EXPANSION JOINTS IF REQUIRED

DRAINS: EXISTING DRAINS TO BE EXPOSED & LINE & DEPTH TO BE ESTABLISHED. NEW DRAINS, 100 DIA & 1:40 FALL, BED & SURROUND IN PEA GRAVEL. WALLS & FOUNDATIONS BRIDGED OVER DRAINS.

LAND DRAIN CONNECTED TO EXT'G FIELD DRAIN SERVING EXT'G HOUSE

FOUL WATER DRAIN CONNECTED TO EXT'G SEPTIC TANK

DOOR OPENINGS: MINIMUM CLEAR WIDTHS TO GROUND FLOOR DOORS 838 (2'10") 864 (2'10")

LEVEL ACCESS TO FRONT DOOR WITH 15 MAXIMUM HIGH THRESHOLDS

ANY RAMPS 1:50 MAXIMUM SLOPE

LEVEL LANDINGS TO FRONT DOORS TO HAVE 50 WIDE GAP TO FACE OF WALL TO PREVENT BRIDGING WALL D.P.C.

HEATING: HEATING ENGINEER TO SPECIFY BOILER & ALL RELEVANT EQUIPMENT

ANY SOLID FUEL OR LOG BURNERS TO BE INSTALLED & SPECIFIED BY HETAS QUALIFIED ENGINEER.

PLUMBING: 100 DIA S.&V.P.'S 50 DIA COMBINED WASTES

40 DIA BATH, SHOWER, W.H.B. WASTES WITH ANTI-VAC TRAPS

DITTO: SINK WASTE.

LIGHTING: TO BE ENERGY EFFICIENT FITTINGS WHICH WILL ONLY TAKE LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT-WATT

STEELWORK: ANY STEELWORK TO BE ENCASED WITH 2 LAYERS 12.5 P/B D & SK/M FOR FIRE PROTECTION

STUDDING: 100x50 TIMBER STUDDING WITH 12.5 PLASTERBOARD & SKIM BOTH SIDES WITH 100 SOUND QUILT INFILL

1/2 HOUR F.R.(FD30) DOOR WITH SMOKE SEAL TO DOOR CASING

MECHANICAL VENTILATION TO GIVE 60L/SEC AIR CHANGE. VENTED TO EXTERNAL AIR.

SMOKE DETECTORS TO BE MAINS POWERED, INTER CONNECTED WITH BATTERY BACK-UP.

225x150 AIR BRICK & CAVITY LINER WITH HIT & MISS COVER INTERNAL. CAVITY TRAY OVER.

ELECTRICAL SWITCHES & SOCKETS TO BE NO MORE THAN 1200 ABOVE FLOOR LEVEL & NO LOWER THAN 450 ABOVE FLOOR LEVEL

CLIENT DEAN & REBECCA

PROJECT DETACHED HOUSE

LOCATION 23, RHODES GREEN, MIDDLETON. M24 4SL

**S. INGRAM & ASSOCIATES**  
Building Surveyors & Design Consultants

CIVIC TRUST AWARD 2002 - COMMENDATION FOR GOOD DESIGN

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SCALES: 1:50

DRAWN BY: S. INGRAM A.B.Eng.M.R.S.H.

DATE: JULY 2019 REV: MARCH '24

DRAWING No. 34. 'A' B.R.