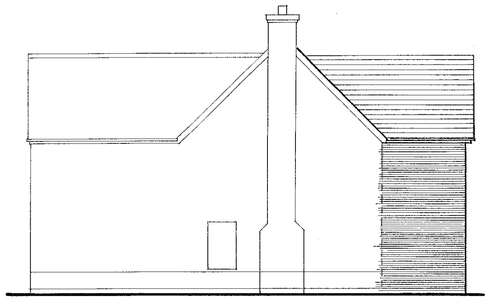
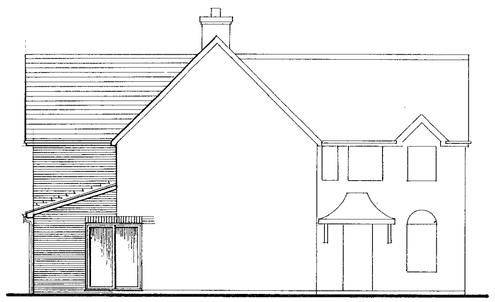


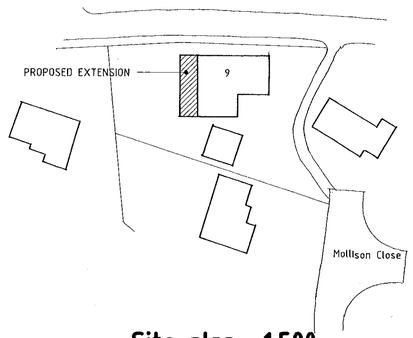
North elevation 1:100



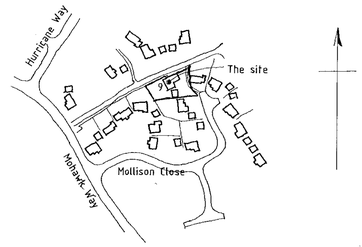
West elevation



South elevation



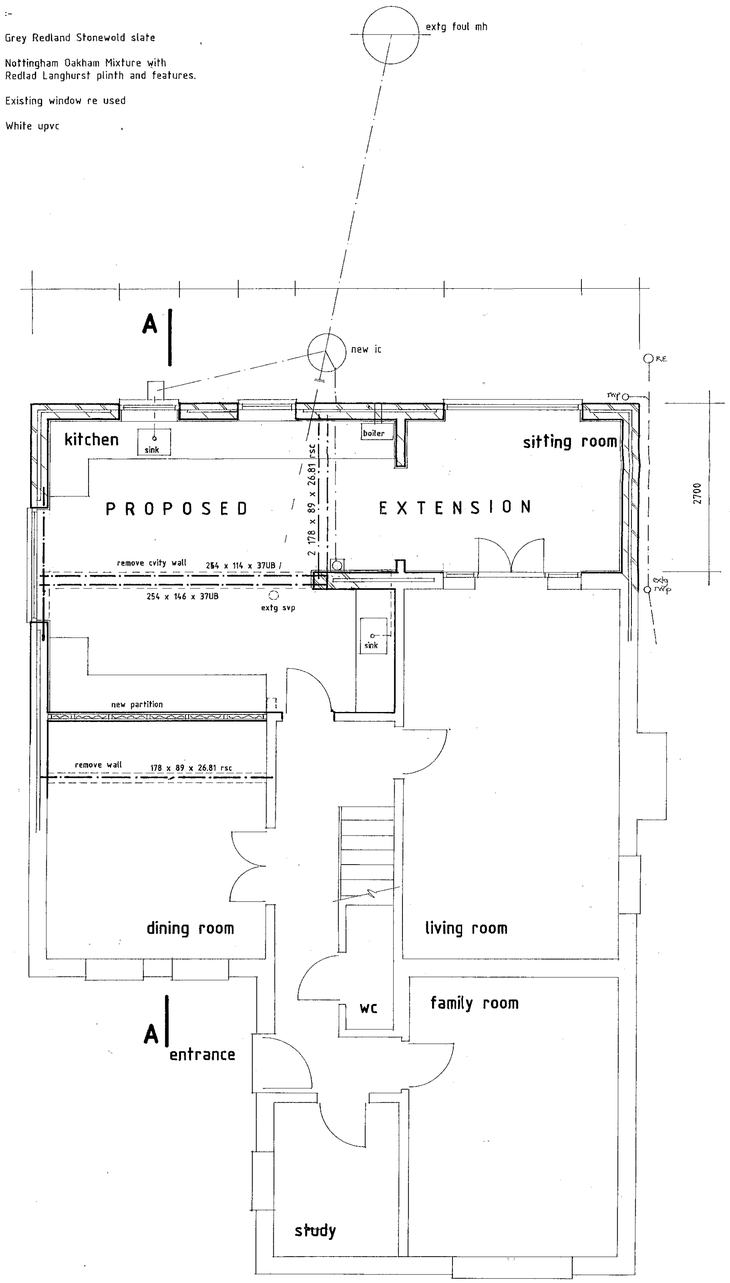
Site plan 1:500



Location plan 1:2500

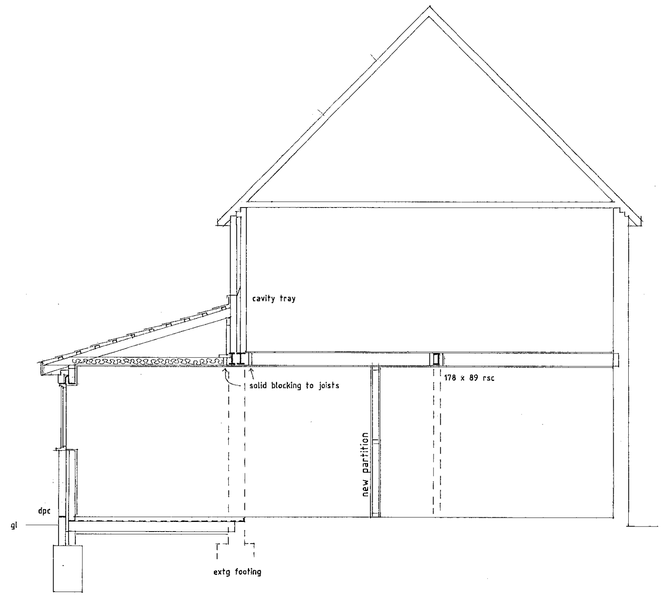
Materials :-

Roof	Grey Redland Stonewold slate
Wall	Nottingham Oakham Mixture with Redlad Langhurst plinth and features.
Window	Existing window re used
Doors	White upvc

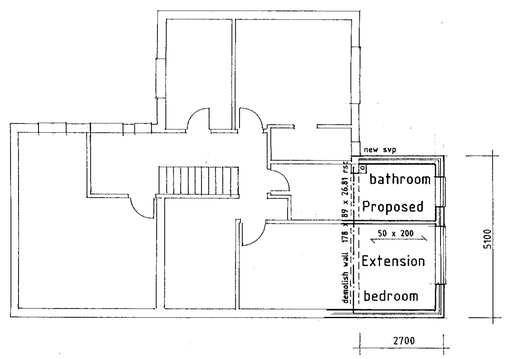


Ground floor plan 1:50

Footings	450 trench fill foundation of C15 concrete taken down to a suitable bearing strata below invert of drainage and influence of roots. Minimum depth in clay to be 1200.
Wall	Cavity wall of 102 Nottingham Oakham Mixture in 1:5 mortar , 50 cavity with BS 1247 wallties at 900 horiz cc & 450 vert cc, 50 Brytherm insulation, 100 Celcon Standard block, 13 plaster. Fill cavity with concrete to within 150 of dpc. Close top of cavity with block.
Damp	Dpc to be at least 150 above finished ground level Insert cavity tray above roof abutment with existing wall. Close cavity at reveals with insulated dpc.
Lintols	Catnic steel lintols of appropriate section with 150 bearings.
Windows	Stained sw frames with factory sealed double glazing.
Patio doors	Pvcu frmes with factory sealed double glazing. Glazing to be in safety glass to BS 6206.
Floor	76 screed on 3 coats bitumen to 150 oversite of C30 concrete with BS03 mesh. 50 Jablite Floor Insulation on sand blinding. Remove all top soil from site and make good formation with compacted hardcore.
Roof	Stonewold Slates on 38 x 25 battens over reinforced felt to BS 747/1F. 50 x 125 SC3 rafters at 17.5° and 600 cc. 50 x 125 SC3 ceiling joists at 600 cc.
Restraint	Tie rafters and joists to parallel walls with horiz 30 x 5 galv ms straps at 2m cc. Tie rafters to walls with vertical 30 x 2.5 galv ms straps at 1.8m cc.
Ventilation	Cross ventilate roof void with 10 continuous gap at eaves and Thruvent tiles at abutment providing equivalent of 5 continuous gap. Each patio door tobe fitted with 8000mm^2 trickle ventilator. Kitchen to be mech vented with fan of 60l/s capacity.
Rainwater	100 pvc gutter at 1 in 600 to 68 dia downpipe into 100 upvc sewer at 1 in 40 on granular bed to extg sw drain.
Plumbing	Single stack system to BS 5572, 100 upvc svp from 200 radius rest bend to terminal 1m above eaves and 1m from rooflights. Reconnect extg bathroom appliances to new svp. 40 upvc waste to new sinks. Each appliance to discharge via 75 seal trap. Move rs boiler to new external wall and reconnect and commission.
Foul sewer	Form new ic on extg svp branch. Run new 100 upvc branches at 1 in 40 on granular bed to new svp and bitg. Seal branch to extg svp and remove svp. Sllieve branches through substructure.
Ceiling	Kitchen ceiling to be 12.5 plasterboard with 2 plaster. Lay 200 Gypglas 1000 between joists.
Steel	Lintol over kitchen patio door to be 254 x 114 x 37UB with 150 bearings onto mc padstone.
Kitchen	Demolish cavity wall. Support first floor with 254 x 146 x 37kg UB below inner skin and 254 x 114 x 37kg UB below inner skin. Connect with M12 bolts thru webs at 600 cc. 250 x 440 x 215 mc padstone. Pier tobe rebuilt in 20N brickwork. Form new partiton of 50 x 75 SC3 studs at 600 cc faced both sides with 12.5 plasterboard and skim coat plaster. Infil with 75 fibreglass.
Dining room	Take down wall to kitchen. Support floor joists in galv ms hangers on 50 x 195 SC3 plates bolted at 600 cc to 178 x 89 x 26.81kg rs channel. Engineering brick padstone. Skim coat ceiling.
Fire	Encase steelwork with 2 12.5 plasterboard to provide 30 minute fire resistance.
Main roof	Stonewold slates on 38 x 25 battens over reinforced felt to BS 747/1F. Trussed rafters at 600 cc and 45° pitch designed, fabricated. erected and braced inaccordance with BS 5268 Pt 3.
Floor	22 t&g chipboard to BS 5669 type II/III with glued joints over 50 x 200 SC3 joists at 400 cc. Brace with herringbone strutting at mid span. Double joists below bath position. Double joists below new partition.
Pier	Rebuild wall adjacent to new svp in 20kn brickwork.
Rooflight	Reposition extg rooflight to side of new roof. Double rafters at each side of opening..



Section AA 1:50



First floor plan 1:100



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October 2000

Drwg 818/1

27/2/01