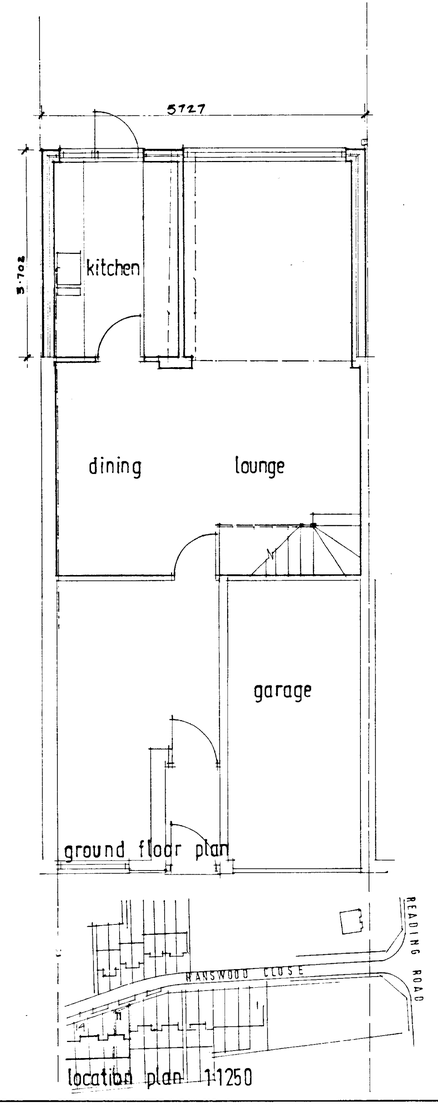
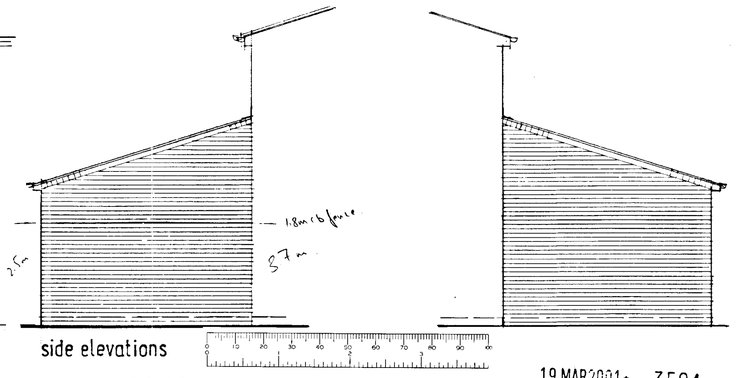
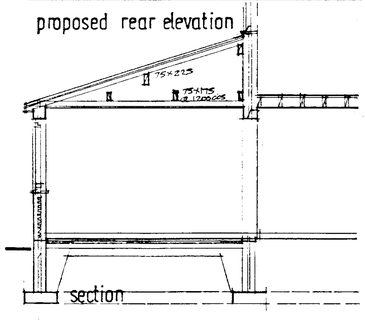




proposed rear elevation



side elevations



section

Building Regulation Notes:-

Foundations: 600x200 concrete strip. 1 metre below finished ground level, all subject to L.A. inspection and agreement, where new foundations are below level of existing, adjacent, allow for local underpinning as necessary, cavity filled with lean mix concrete to within 225 of damp proof course with top face sloping outwards.

Walls: Cavity walls to be nom. 250mm thick, of 102mm facing brick outer leaf, 50mm cavity of full fill insulation batts and 100mm thermalite inner leaf. All walls constructed using 1:5 masonry mortar with stainless steel ties built in at 450mm ccs vertically and 900mm centres horizontally in staggered rows. Wall ties at openings to be no less than 300mm apart vert. and no more than 225mm from opening. All ext. walls running parallel to roof joists to be restrained at roof level using 1000x30x5 galv. ms. straps at 1200ccs and screwed to joists. DPC cavity tray flashing (hyload or visqueen) to be provided over all window/door openings and through cavity vents. Weep holes at 450ccs over openings. DPC in each leaf of new walls, min. 150mm above ground level. DPC to be lapped with floor DP membrane. Vertical DPC to be installed at all reveals outside insulation to rear face of frame. Ground floor partitions to be constructed of 100m blockwork 3.5N/mm

Floors: Ground floor of 65mm s/c screed (fibre reinforced) on 40mm jablite s d grade or similar on 1200g dpm on 125mm conc slab on 125mm well consolidated hardcore, dpm to be turned up edge of floor slab and lapped to dpc

Roofs: All timber to be tanalised or similar treatment. Plain clay/concrete tiles to match existing fixed on 38x25mm. s w battens on untearable roofing felt, lapped 150mm at all horizontal and vertical joints, on 50x 100 rafters at 400mm ccs. Rafters birdsmouthed on to 50x100 s w wall plate solid bedded on inner leaf and anchored to wall using 30x5x1M long BAT straps, with bent over end, fixed at 1200ccs. Ceiling joists of 50x100 spanning onto walls and fixed to rafter ends, supported with 75 x 175 binders at 1200 ccs. Lay 200mm fibre glass insulation quilt over ceiling of 12.5mm plasterboard with skim coat finish. Fix eaves vent providing continuous 10mm gap and ridge vent equal to continuous 5mm gap. Provide eaves trays to maintain 50mm air gap.

Lintels: to door and window openings in cavity walls to be I G insulated lintels (or similar type to suit span and location), lintels to have min. 150mm end bearing with hyload cavity tray over with 150mm projection beyond lintel ends. Openings in internal blockwork to have I G internal lintels over or P C concrete

Windows: and external glazed doors to have hermetically sealed double glazed units. Windows to have trickle vents equal to 8000mm with hit and miss shutters. All opening vents to be draught proofed. Glazing to doors and side panels below 1500 from FFL to be in laminated glass or toughened to BS 6206. Glazing to windows below 800mm from FFL to be same. Apply insulation beneath the cillboard (min 0.25m k/w) and to the soffit of all lintels.

Ventilation: Toilets to be artificially ventilated at 15 L/s with fan linked to light switch and with 15 min overrun. Ensuite to have background ventilation equal to 8,000mm and as toilets. Kitchen to be mechanically ventilated by extract fan unit and 100mm duct at high level discharging to outside air with vent terminal. Vent to extract at 60 L/s intermittent or if within cooker hood at 30 L/s.

Electrical: 30 amp power ring main and 5 amp lighting circuits to provide points as required by client. Fit mains operated smoke alarm to Ground and 1st Floors.

Flashings: Provide code 4 lead flashing and soakers at junction of walls and roofs.

Drainage: existing 150 foul sewer at front of site. New 50mm drain from kitchen sink to be taken through dining area to SVP in Hall.
Sink to have trap 75mm deep seal with removeable trap.

Finishes: Plastering, ceilings formed with 9.5mm tapered plaster board with taped and filled joints, finished with 3mm board finish skim coat plaster. Walls, finished with s/c with plaster skim coat finish.

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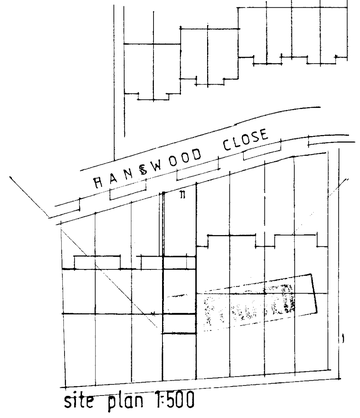

site plan 1:500

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Tel / fax: 0118 9869 330

client: Mrs Sue Arnold

drawn: cg
date: feb 2001

job: Lounge and kitchen extension[at rear]

scale: 1:50 rev:
no CA01400

25/3/01