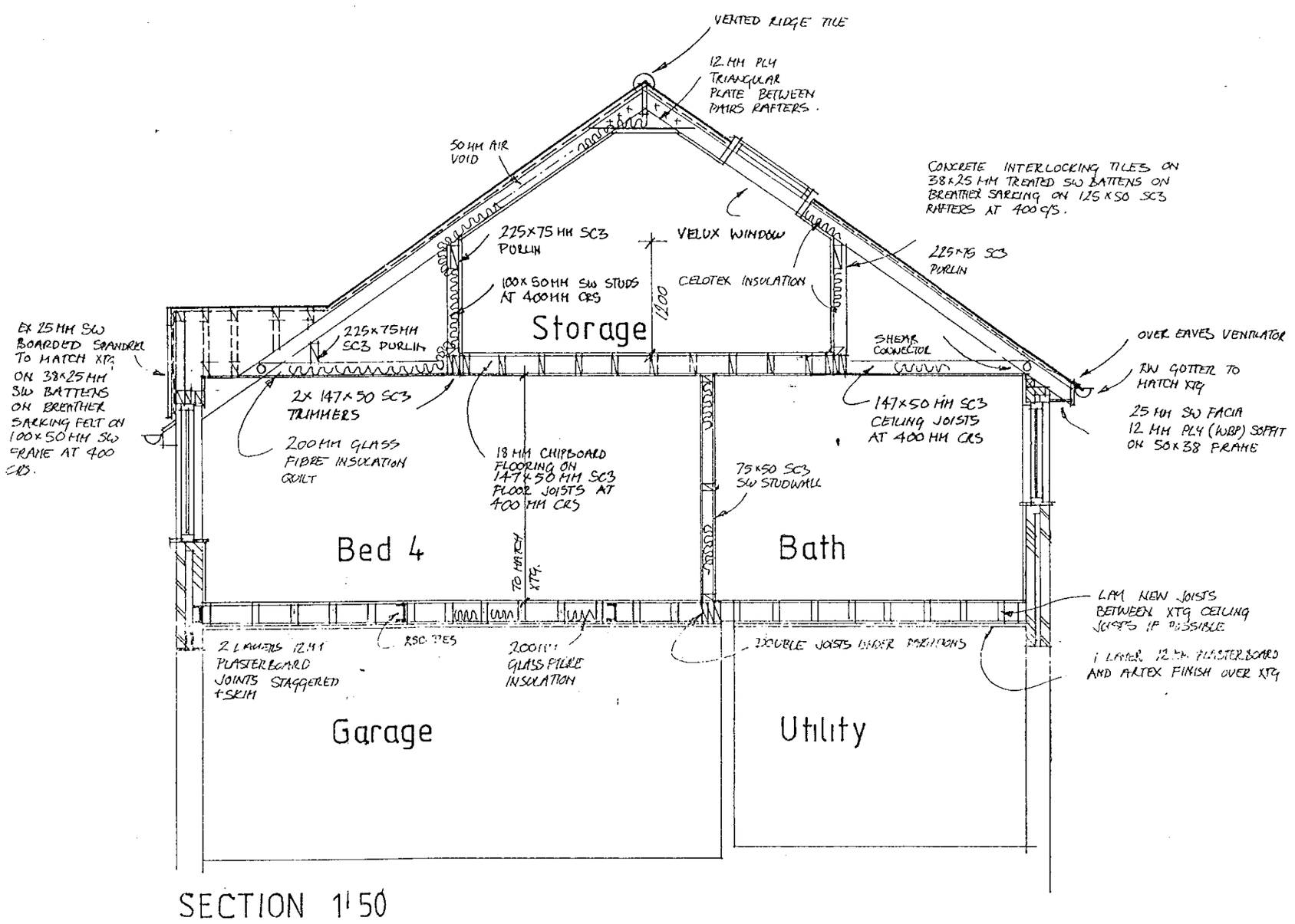
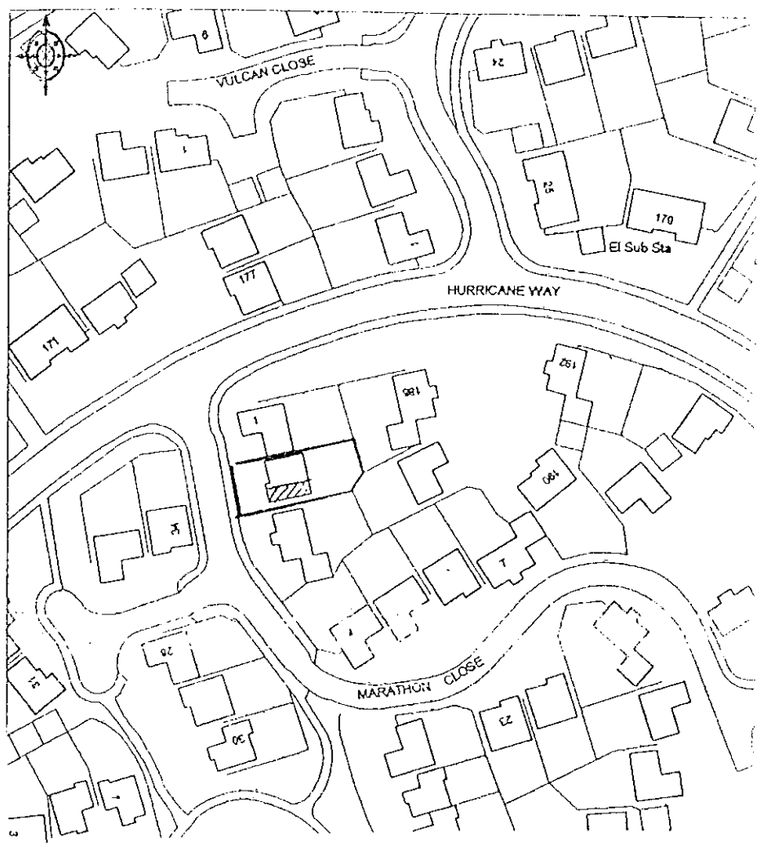


SECTION 1:50

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership.



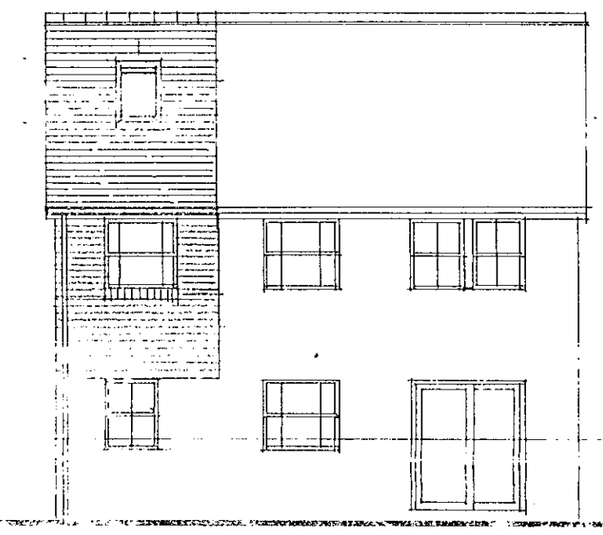
LOCATION PLAN 1:1250



FRONT ELEVATION 1:100



SIDE ELEVATION



REAR ELEVATION

SPECIFICATION

Foundations

Excavate a trial pit to examine existing foundations. Increase foundations under garage piers to 800mm sq pad foundations if existing foundations are inadequate. Concrete to be C20 grade and foundations to be taken down to level of existing foundations. Notwithstanding the representations on this drawing all foundations are to comply in all respects to the building regulations and are to suit site conditions.

External Walls

103mm facing brick, 50mm cavity, 100mm thermalite blockwork inner leaf. Cavity insulation to be rockwool cavity wall batts. Internal finish to be 13mm two coat carlite plaster. Stainless steel wall ties to be spaced at 450mm crs vertically and 900mm crs horizontally. Spacings to be reduced to half at openings. Cavity to be closed at head with slate or similar. All openings in cavity walls to be formed with thermabate or similar cavity wall insulated closers. IG steel lintols and cavity trays over all openings in external walls. Internal leaf of first floor wall to be built off of new steelwork. Steel work to be 1/2 hr fire protected. Bond new brickwork to existing.

Internal Partitions

To be 75 x 50mm studs at 400mm crs, both sides to be finished with 12mm plasterboard and skim finish. Fill between studs with glass fibre quilt.

Windows

Soft wood double glazed painted windows to match existing. 8000 sq.mm trickle vents to all windows. Window to new bathroom to be obscure glazed, old bathroom widow to be reglazed with clear glazing.

First Floor

18mm flooring grade moisture resistant T and G chipboard flooring on min 147 x 50mm SC3 grade SW floor joists at 400mm crs. Build joists in at one bearing and use heavy duty galvanised MS hangers on existing walls. Galvanised MS restraint straps to be built into external walls where parallel to floor joist span and blocked under. Herring bone struts at mid span. Additional layer of 12mm plasterboard and skim to be used over integral garage to achieve 1/2 hr fire resistance. Fill between joists with 200mm glass fibre quilt insulation. Joist to be a minimum of 147 x 50mm and a maximum of 195 x 50mm in order to fit between existing ceiling joists and preserve all existing ceiling joists to garage and utility room (check on site).

Dormer Window

100 x 75mm posts, 75 x 75mm SW head, double 125 x 50mm SW trimmers, 75 x 50mm studs at 400mm crs. Roof finish and ventilation as main roof. Cheeks to be code 4 lead covered on 18mm WBP ply on breather membrane on 75m x 50mm SW studs at 400mm crs, infilled with 50mm Celotex, vapour barrier and finished internally with 12mm plasterboard and skim. Code 4 lead flashings and soakers.

Roof

Interlocking concrete roof tiles to match existing, on 38 x 25mm treated SW battens on breather membrane sarking felt on 125 x 50mm treated SW SC3 grade rafters a. 400mm crs on 225 x 75mm SC3 purlins at . Celotex between and under insulation to achieve 0.25 U Value. 12mm plasterboard and skim finish, 50mm air space free above insulation. Over eaves ventilators at a rate of 25mm continuos, ridge tiles to vent at a rate of 5mm per linear m. 12mm foil backed plasterboard and skim finish to ceiling. All roof timbers to be treated to BS 4072.

Above Ground Drainage

WC,s to discharge via integral trap to 100mm uPVC soil waste into 100mm uPVC SVP.
WHB,s to discharge via 75mm deep seal trap into 32mm waste into 100mm SVP
SHWR to discharge via 75mm deep seal trap into 38mm waste into 100mm SVP
Bath to discharge via 75mm deep seal trap into 38mm waste into 100mm SVP

Below Ground Drainage

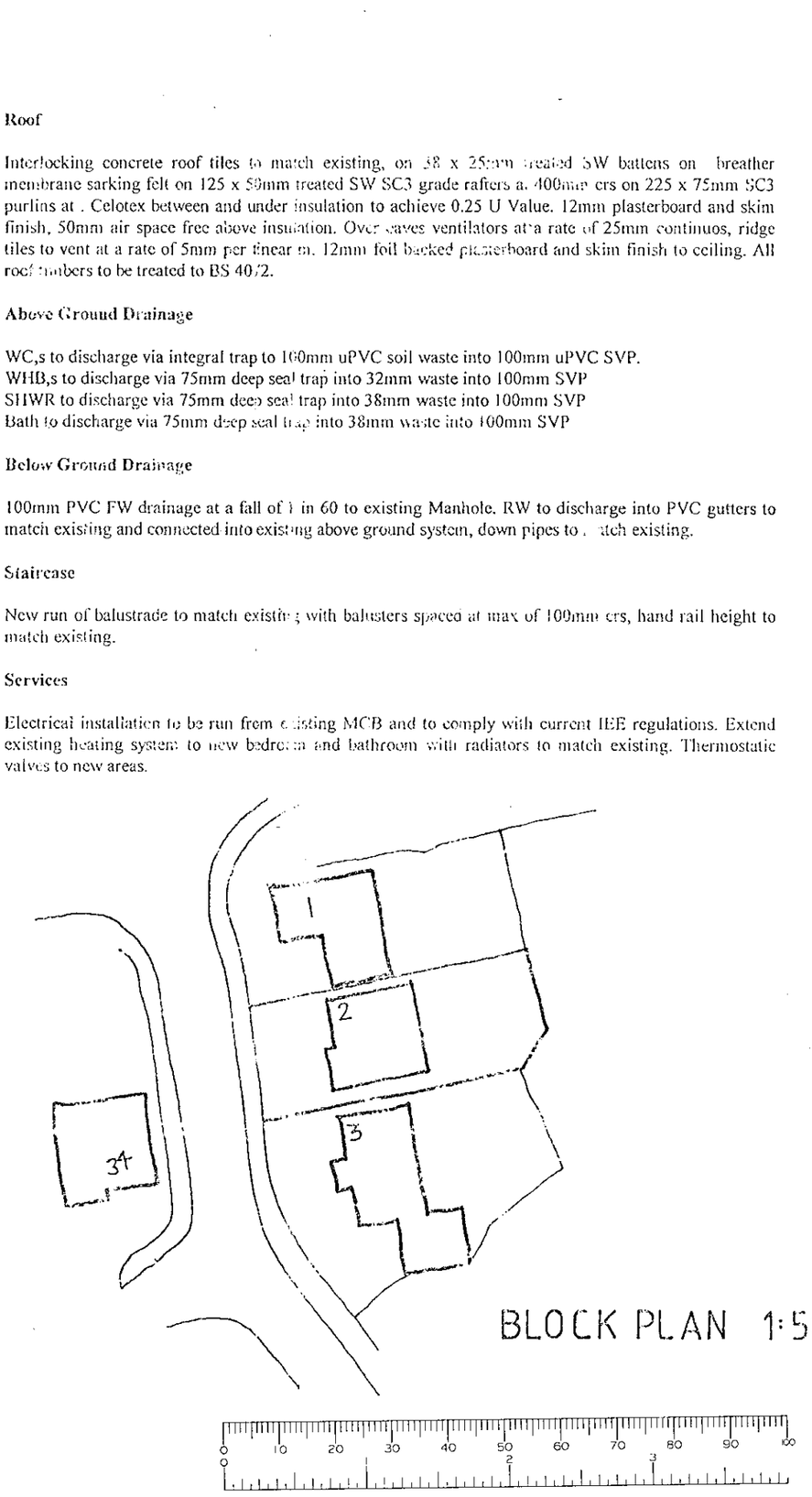
100mm PVC FW drainage at a fall of 1 in 60 to existing Manhole. RW to discharge into PVC gutters to match existing and connected into existing above ground system, down pipes to . atch existing.

Staircase

New run of balustrade to match existing with balusters spaced at max of 100mm crs, hand rail height to match existing.

Services

Electrical installation to be run from existing MCB and to comply with current IEE regulations. Extend existing heating system to new bedroom and bathroom with radiators to match existing. Thermostatic valves to new areas.



BLOCK PLAN 1:500

PLANNING SERVICES
POL
OC
APP
CS
COPIES TO:
HPT
TLS
MF
11 Ke... ...ad
FILE:

Project

2 MARATHON CLOSE
WOODLEY
BERKS

Client

P MARSDEN

Drawing

ELEVATIONS & SECTION

Scale 1:50 1:100

Date 07/2000

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel. 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job PME Dwg. 02

Rapidos OS (UK) 99811

REF CD/FP2000/0919(1644)