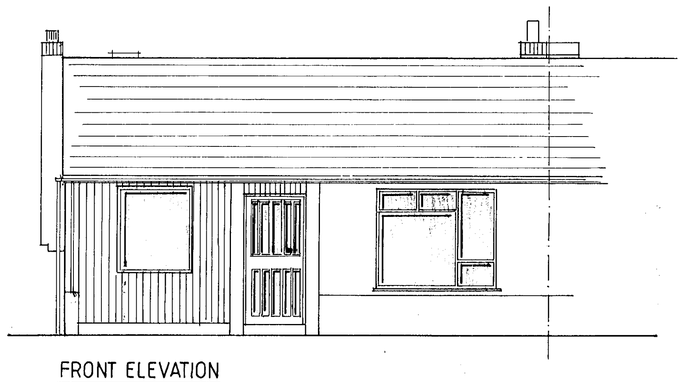
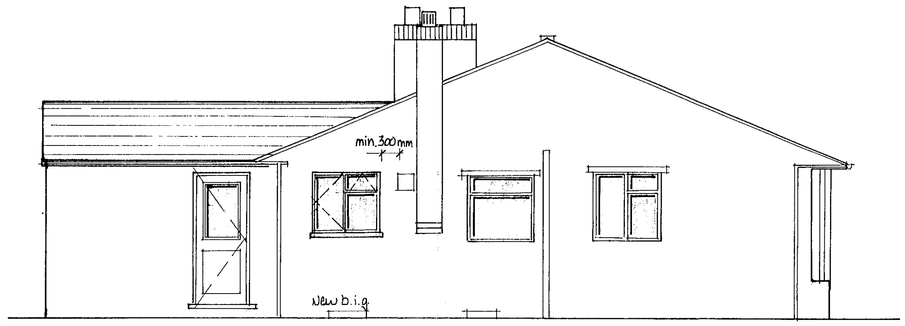
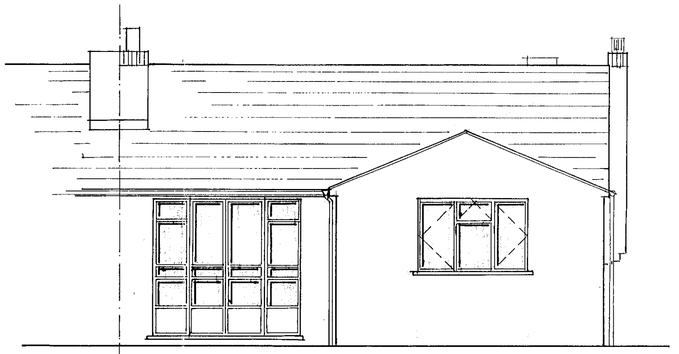
NOTES:
1. Do not scale.
2. Drawing to be read in conjunction with all service and structural engineers drawings and specifications.
3. © Copyright. Drawing not to be reproduced or used without prior written consent.



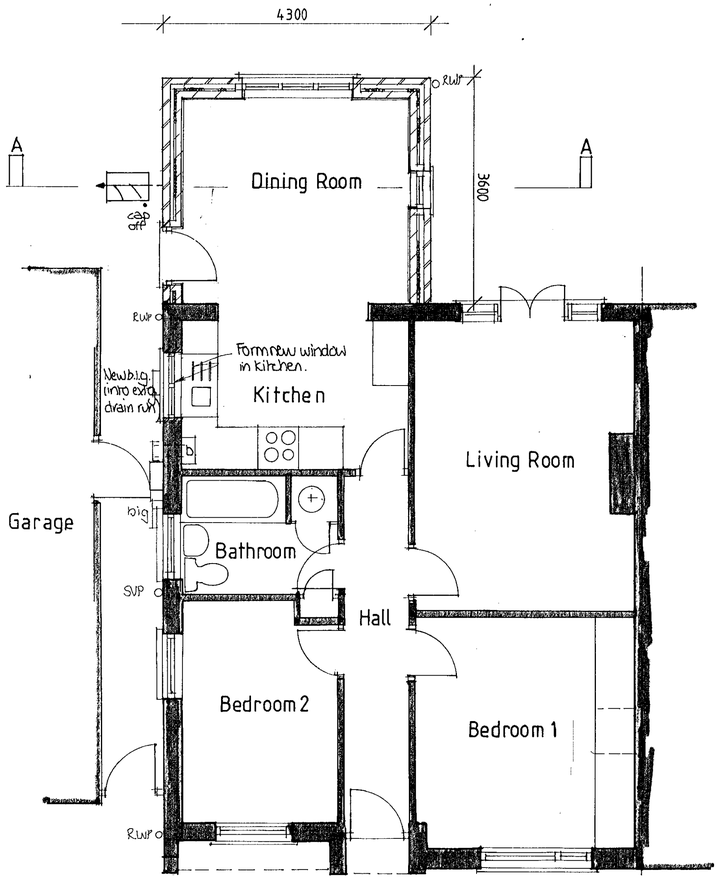
FRONT ELEVATION



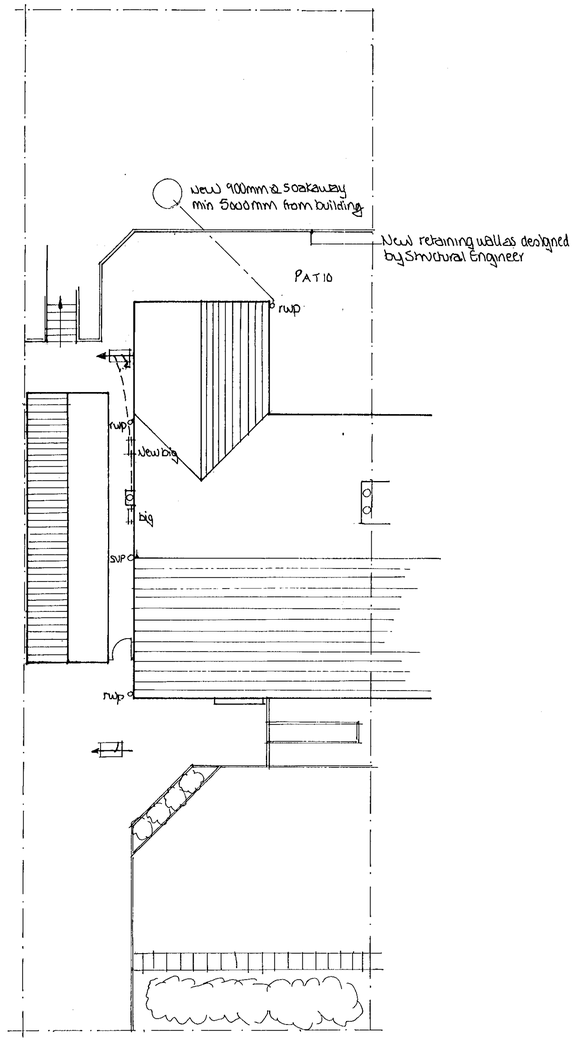
SIDE ELEVATION



REAR ELEVATION



FLOOR PLAN



SITE PLAN (1:100)

Foundations

600mm wide C30P concrete strip footings to depth as required by local Building Control Officer, minimum 900mm between ground level and underside of foundations.

Local thickening of footings to be provided in identical mix to give min. 150mm bed and surround to existing foul drain run where it passes below new foundations.

Ground Floor

65mm fully bonded 1 to 3 cement:sand screed on 150mm. C20P concrete slab on 70mm Styrofoam "Floormate 350" insulation with 30mm thick sections of same lapped up perimeter of concrete slab. Insulation laid on 1200 gauge polythene dpm with 300mm taped laps and with dpm bonded to new and existing dpcs. Dpm laid on 50mm sand blinding on 150mm clean hardcore or brick rubble.

Finished floor level to be flush with existing in Kitchen.

Walls

External walls to be of 282mm cavity construction; comprising 102mm facing brickwork to BS 3921, type FL, to match existing, 50mm clear cavity, 30mm Styrofoam "Wallmate" partial fill rigid insulation board, 100mm Tarmac "Toplite" or Thermolite "Turbo" blocks laid to manufacturer's instructions with either 13mm lightweight plaster or plasterboard drylining internal wall finish.

Cavities to be closed at eaves with cut bricks or blocks, as indicated on drawings.

Stainless steel vertical twist cavity ties to be provided at 450mm vertical and 750mm horizontal centres and at 225mm vertical centres within 300mm of all new window and door openings. Insulation to be retained by means of plastic insulation retainers clipped to cavity ties. Cavities to be closed at window and door openings with inner skin of blockwork and separated with vertical dpc as noted in damp proofing below.

Ceilings

Ceilings to be 12.5mm plasterboard with 50x50mm treated softwood counter battens where required to ensure all new ceilings are flush with existing.

Damp Proofing

1200 gauge polythene dpm with joints lapped (minimum 300mm) and taped, dressed and sealed around all pipe penetrations and dressed under new and existing dpcs wherever possible. Damp proof course to be to BS 743, Marley "Aquaguard" or similar, minimum height of 150mm above external ground levels and to be provided to all loadbearing walls. Provide similar damp proof course at all closing of reveals (vertical and horizontal). Vertical dpcs to be closed with same and to be minimum 225mm wide.

Pitched roof

Plain concrete tiles to match existing laid on 38x25mm treated softwood tiling battens laid on untearable roofing felt to BS 747 with additional 1m wide strip of roofing felt placed below felt at both eaves and new valleys and 2m wide strip laid over roofing felt at ridge. Tiles and battens supported on new prefabricated treated timber trusses at 600mm centres, designed and manufactured by specialist to BS 1471:Part 1 and BSCP 112 Part 2. Specialist manufacturer's design to include for all necessary valley /lay boards, bracing and truss clips. Trusses to be supported on 100x63mm treated softwood wallplate fixed down with 1.2m long x 30mm wide galvanised holding down straps at 2m centres. Galvanised restraint straps to be provided at 2m centres to both "rafter" sections and bottom chord sections of new trusses where trusses run parallel to new masonry gable walls to provide lateral restraint. Treated timber soffit and fascia boards to be provided to match existing as necessary.

Roof Insulation

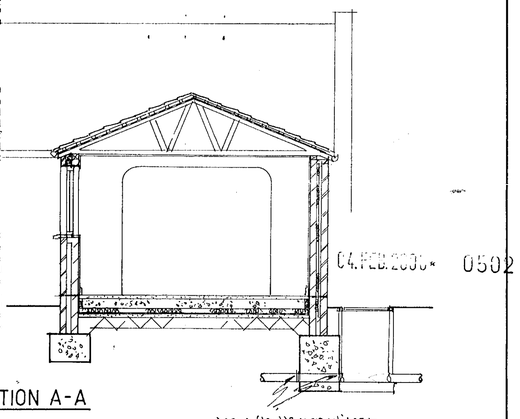
200m thick mineral wall insulation in 2No 100mm layers, cross laid. Minimum 50mm clear air space to be provided at eaves by means of proprietary insulation retaining/ventilation trays, fixed to trusses/rafters. Eaves ventilator trays to be laid so as not to distort the tray and restrict the minimum air gap.

Lintels

Galvanised steel combination lintels (IG or similar) with minimum 150mm end bearing to BS 449 with insulation to all lintels provided to external openings. Provide cavity trays, stop ends and weepholes at 450mm centres to external leaf of cavity wall, as appropriate. All lintels to be fitted with an anchored lath to underside to allow wet plastering, if required.

Windows and Doors

Timber windows to 1186:Part 1, glazing to BS 6202; 1982 and Approved Document N of the Building Regulations. All windows to be double glazed and all leaded type to match existing. All window opening lights to incorporate trickle ventilators to provide 8000m² to each room. Openings to provide a total area of not less than 1/20th of floor area to all habitable rooms. Frames to be fixed with galvanised steel cramps built into brickwork/blockwork



SECTION A-A

New flexible connections to existing foul run to both sides of thickened foundations.

Plumbing

All waste and plumbing works to be to BS 5572:1978. Bath and basin wastes to be 32mm diameter uPVC pipes with 75mm deep seal traps. SVP and WC waste to be 100mm diameter uPVC pipes.

Stormwater drainage to be half round uPVC 100mm gutters and 65mm downpipes, as noted above. Stormwater drainage to be connected into existing below ground runs with appropriate adaptations as required.

Drainage

All drainage work to be in accordance with BS 8301 and connect to existing foul drain run via new back inlet gulley. Drainage passing through buildings to have pcc lintel over. All drain pipes located within 600mm of surface of new garage floor slab to be encased in min. 150mm concrete bed and surround. Elsewhere drains to be laid on not less than 150mm of pea shingle with a similar amount of surround.

All drain runs to be 100mm diameter uPVC.

All drains to be tested after backfill to Local Authority Building Inspector's approval.

04.FEB.2000 0502

REV		DRAWN BY	CHECKED BY	DATE
SCALE 1:50	DATE Jan00	DRAWN BY	CHECKED BY	DATE

DRAWING

PLANS, ELEVATIONS & SECTIONS AS PROPOSED

PROJECT

13, MUNRO AVENUE, WOODLEY

CLIENT

MR & MRS H HARRIS

APPROVED

DRG NO MG/020/2000 REV

SD 4/4/00