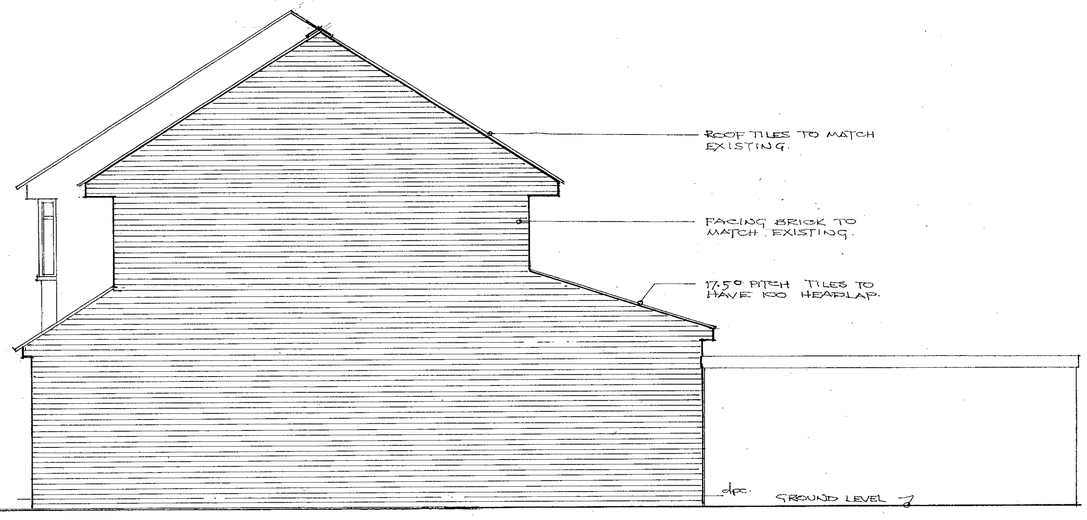
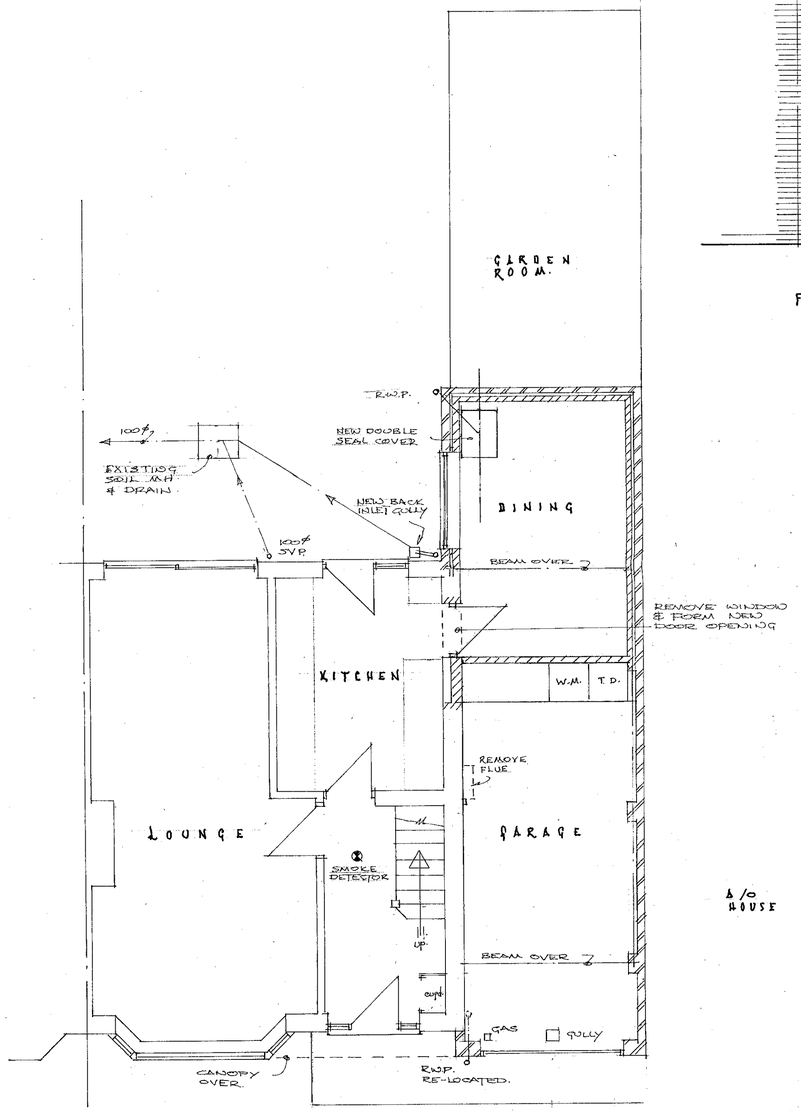


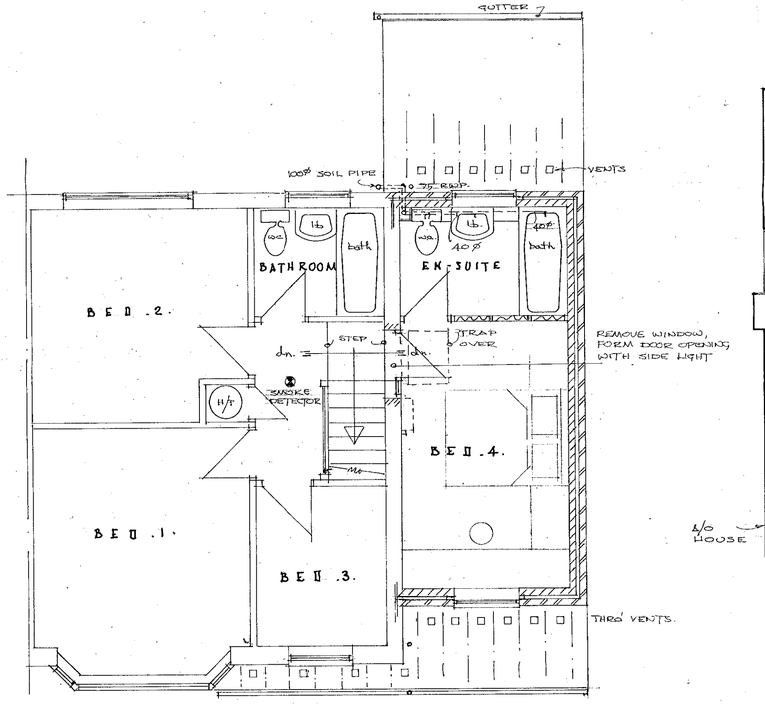
FRONT ELEVATION



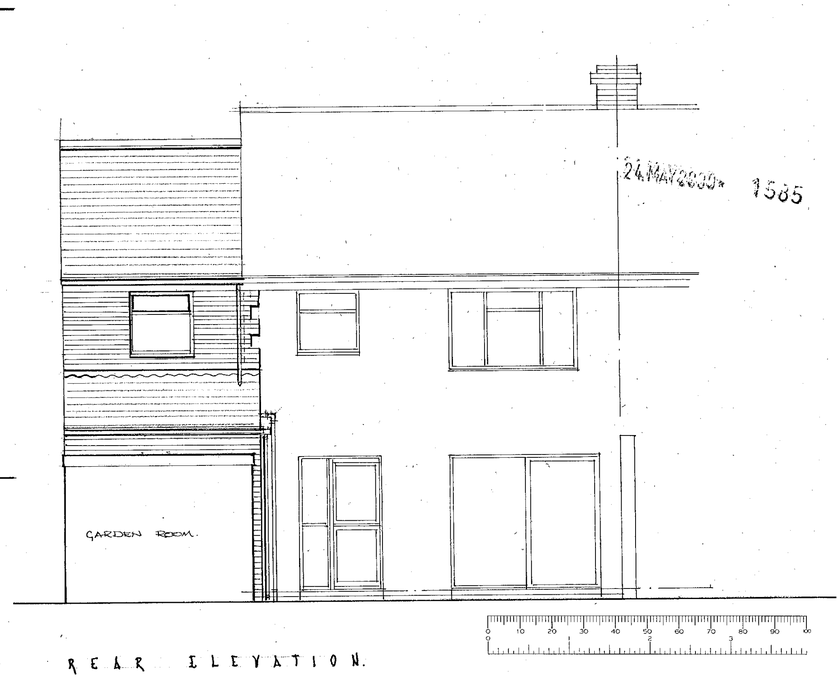
SIDE ELEVATION



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.



REAR ELEVATION.

APPROVED

PLANS AS PROPOSED @
34, CLIVEDALE ROAD, WOODLEY, for
MR. & MRS. MAY.

DRWG. No. WL/5/02
SCALE - 1:50
DATE - FEB. 2000

W. LONGSTAFF
ARCHITECT
tel. 0118 9419152.

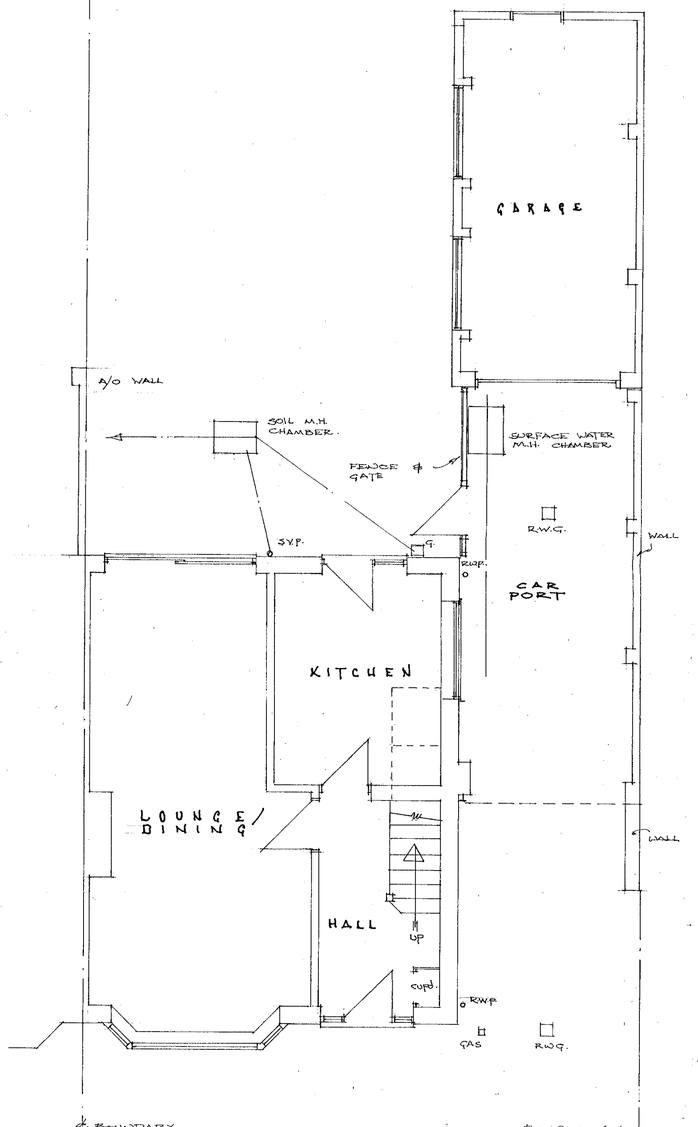
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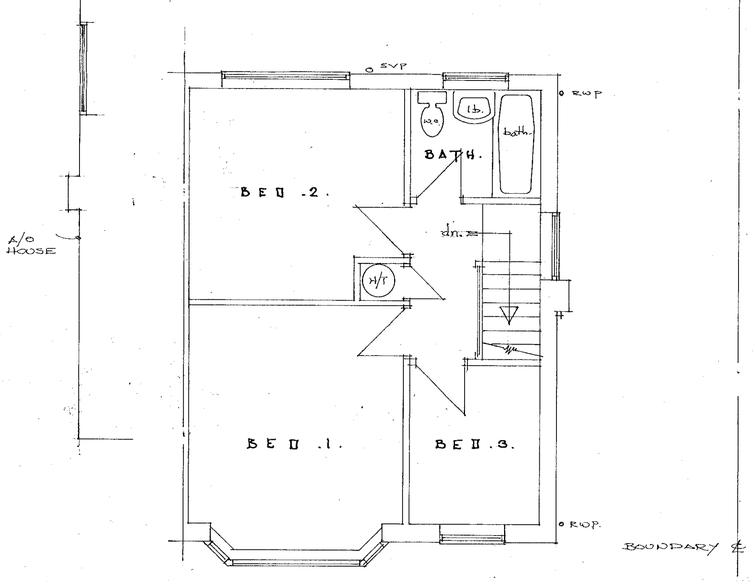
FRONT ELEVATION

REAR ELEVATION

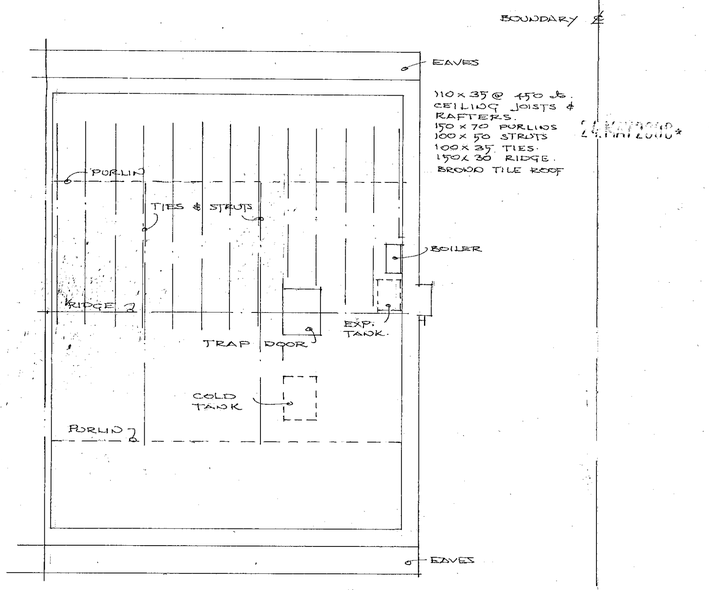
SIDE ELEVATION.



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.



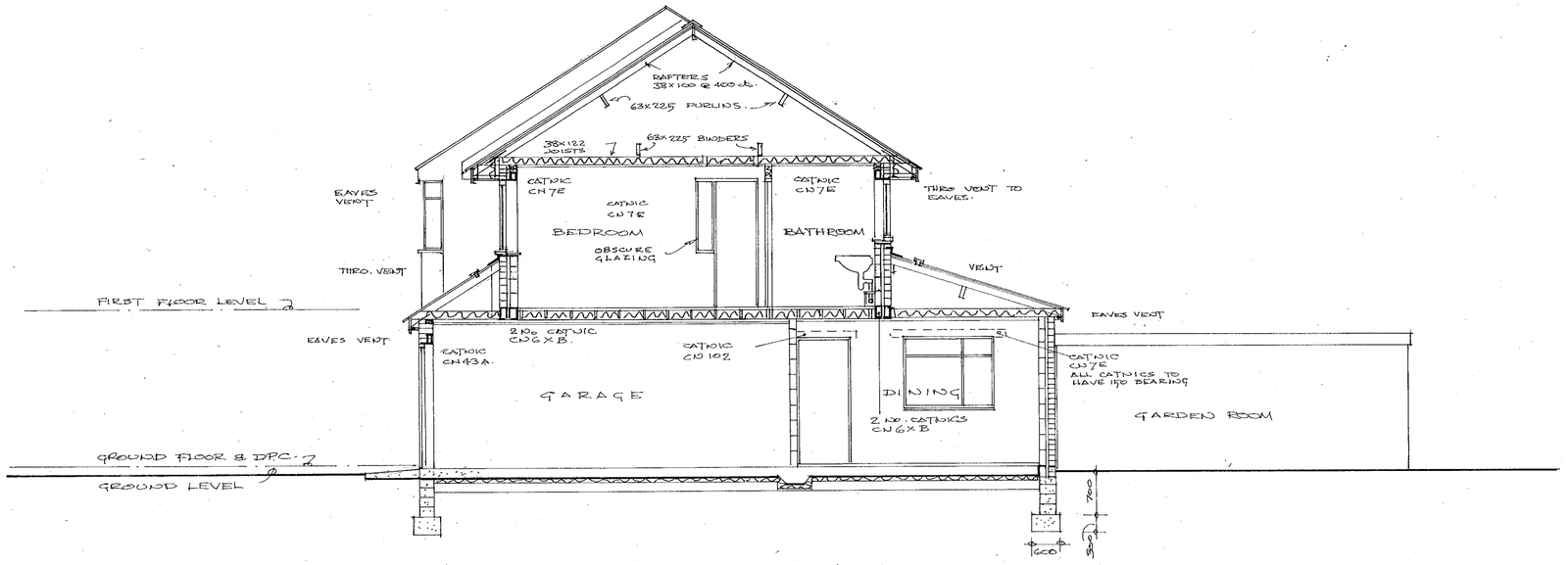
ROOF PLAN.

PLANS AS EXISTING @
34, CLIVEDALE ROAD, WOODLEY, for
MR. & MRS. MAY

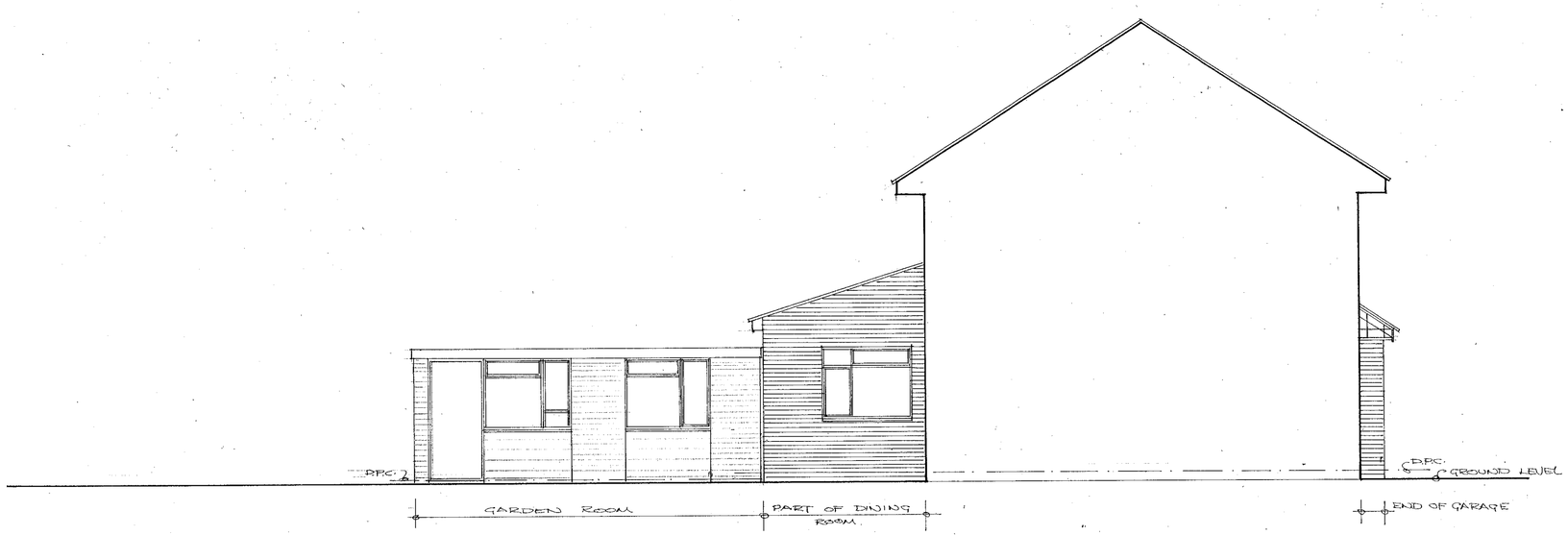
DRWG No. W1/4/02.
SCALE: 1:50
DATE : FEB. 02

W. LONGSTAFF
ARCHITECT
tel. 0118 9419152.

24 JAN 2002 1585



CROSS SECTION.



GARDEN ELEVATION OF DINING ROOM.

NOTES:

NO PART OF FOUNDATION OR ROOF TO OVERSAIL ADJOINING OWNERS LAND.
DO NOT SCALE DRAWING, REPORT ANY VARIATIONS TO ARCHITECT, ALL WORK, WORKMANSHIP & MATERIALS TO MATCH EXISTING AS FAR AS POSSIBLE & TO BE TO CORRENT B.S.S. & CODE OF PRACTICE & LOCAL & NATIONAL BUILDING REGULATIONS.
ALLOW FOR MAKING GOOD ALL EXISTING STRUCTURE WHERE DAMAGED OR DISTURBED.

FOUNDATIONS:-
EXCAVATE FOR NEW FOUNDATIONS TO A DEPTH TO GIVE ADAQUATE SOIL BEARING PRESSURE FOR THE LOADS TO BE APPLIED BUT TO A MINIMUM OF 1000 DEPTH OR TO DEPTH OF EXISTING HOUSE FOUNDATIONS. LAY 600x300 CONCRETE ON LEVEL BED & RAISE CONCRETE BLOCK WALL 150 BED JOINT UP TO ONE COURSE BELOW GROUND LEVEL.

GROUND FLOOR SLAB:-
FLOOR SLAB TO BE 50 SAND & CEMENT SCREED ON 150 CONCRETE SLAB ON 2500 GUAGE D.P.M. WITH 300 m. LAPS & DRESSED UP TO MARRY IN WITH D.P.C. ON 50 m. 'JABLITE' INSULATION SLABS ON 25 SAND & 150 WELL CONSOLIDATED HARDCORE. IN GARAGE OMIT SCREED & TROWEL FINISH CONCRETE SLAB.
REPLACE EXISTING S/W MANHOLE COVER & FRAME WITH NEW DOUBLE SEAL TRAY TYPE COVER & FRAME & FINISH WITH SCREED. ALLOW FOR DOUBLE THICKNESS CONCRETE UNDER CROSS BLOCK WALL 450 WIDE.

WALLS:-
RAISE CONCRETE & BLOCK WALLS AS SHOWN WITH FACING BRICKWORK TO MATCH EXISTING, 50 CAVITY WITH POLYFOAM PLUS INSULATION & 100 LIGHTWEIGHT INSULATION BLOCK INNER SKIN WITH LIGHTWEIGH PLASTER FINISH. ALLOW FOR GALVANISED WALL TIES @ 900 ctrs. x 450 DEEP & STAGGERED. INCLUDE FOR 'ASTOS' OR SIMILAR HEADCORE D.P.C. FACE BRICKWORK POINTING TO MATCH EXISTING. ALLOW FOR ALL EXTERNAL OPENINGS IN CAVITY WALL TO HAVE INSULATED 'THERMABATE' CLOSURES OR SIMILAR APPROVED. SEAL WALL AT TOP WITH BLOCK.

FIRST FLOOR:-
ALLOW FOR 38x 195 CLASS SCS TIMBER JOISTS @ 400 ctrs. & DOUBLED UP UNDER STUD PARTITION. INCLUDE FOR ONE CENTRAL ROW OF HERRINGBONE STRUTS & FOR RESTRAINT TYPE JOIST HANGERS BOTH ENDS. COVER FLOOR WITH 18m. FLOOR PLANKS T&G TYPE. ALLOW FOR 100 FIBREGLASS INSULATION LAID BETWEEN JOISTS.
GROUND FLOOR CEILING TO BE 12.5 SOUND BACKED PLASTERBOARD WITH TAPED JOINTS & SKIM COAT OF PLASTER TO DINING AREA & FOR 2 LAYERS OF 12.5 BOARDS WITH TAPED & BROKEN JOINTS TO GARAGE TO GIVE FIRE PROTECTION.

ROOF:-
ALLOW FOR ROOF TILES & RIDGE TO MATCH EXISTING ON 25x38 TREATED BATTENS ON SARKING FELT WITH MIN. 300 LAPS ON 38x100 TYPE SCS TIMBER RAFTERS @ 400 ctrs. ON 63x225 PURLINS BUILT INTO GABLE WALL BOTH SIDES & 38x 122 CEILING JOISTS WITH 2 No 63x225 BINDERS AND PERIMETER WALL PLATE 75x100. INCLUDE FOR STRAPS TO ANCHOR WALL PLATE @ 1000 ctrs. & FOR GABLE WALL STRAPS @ 2000 MAX. CENTRES. & FRAMING ANCHORS OR SKEW NAIL FIXING OF RAFTERS TO WALL PLATE ALL AS REQUIRED IN REG. A.12.
ALLOW FOR FORMING TRAP ACCESS IN CEILING & FOR 90 POLYFOAM PLUS INSULATION BETWEEN JOISTS & TO TRAP.
ALLOW FOR FORMING EAVES TO MATCH EXISTING & FOR CONTINUOUS EAVES SOFFIT VENTILATION STRIP TO BOTH SIDES & ALSO LEAN FROM ROOFS - INCLUDE FOR THRO' TILE VENTS AT HIGH LEVEL ON LEAN TO ROOFS. LOWER SLOPING ROOFS TO HAVE 70 POLYFOAM PLUS INSULATION TO CEILINGS.

WINDOWS:- NOTE: OPENING VENTS TO BE MIN. OF 1/20TH OF FLOOR AREA.
ALLOW FOR DOUBLE GLAZED U.P.V.C. WINDOWS AS SHOWN ALL TO MATCH EXISTING, BATHROOM TO HAVE OBSCURE GLAZING. IN ALL CRITICAL AREAS ALLOW FOR SAFETY GLASS BELOW 800 m. ALLOW FOR TRICKLE VENTS AT 8000 m. SP. CAPACITY.

PARTITIONS:-
GROUND FLOOR TO BE 100 BLOCK LIGHTWEIGHT PLASTER TO DINING ROOM & FIRST FLOOR TO BE 100 STUD WITH FIBREGLASS INFILL & 12.5 FOIL BACKED PLASTERBOARD WITH TAPED JOINTS & SKIM COAT FINISH.

DOORS & JOINERY:-
INTERNAL DOORS & IRONMONGERY TO MATCH EXISTING & GARAGE DOOR TO CLIENTS CHOICE. ARCHITRAVES, SKIRTINGS & DOOR LININGS ETC. ALL TO MATCH EXISTING.

PLUMBING:-
ALLOW FOR CLIENTS CHOICE RE-BATHROOM FITTINGS - INCLUDE FOR RUNNING P.V.C. PIPEWORK TO SIZES SHOWN & INCLUDING 75 DEEP SEAL TRAP TO BASIN, RUNNING TRAP TO BATH & ALL CONNECTED TO 100 ø SOIL PIPE TO GROUND LEVEL. INCLUDE FOR COPPER PIPEWORK TO H & C SERVICES & FOR RUNNING STOP VALVE TO FITTINGS. CONSULT WITH CLIENT RE-HEATING REQUIREMENTS - NOTE - ALLOW FOR INSULTING PIPEWORK IN ROOF SPACE. TO SAME THICKNESS AS PIPES.

DRAINAGE:
ALLOW FOR RE-LOCATING RAINWATER PIPES AS INDICATED ON DRAWING & FOR MAKING NEW CONNECTIONS TO S/W DRAIN. INCLUDE FOR EXPOSING EXISTING SURFACE WATER DRAIN & SURROUNDING IT WITH 150 CONCRETE IF NECESSARY. REMOVE EXISTING GULLY TO KITCHEN & PROVIDE NEW BACK INLET TRAPPED GULLY TO TAKE NEW SOIL PIPE & EXISTING KITCHEN WASTE.
ALLOW FOR NEW GUTTERS & PIPES. ALL TO MATCH EXISTING.

ELECTRICAL:-
CONSULT WITH CLIENT RE-ELECTRICAL REQUIREMENTS:- ALLOW FOR SMOKE DETECTORS TO BE CONNECTED TO MAINS. ALLOW FOR EXTRACT FAN TO BATHROOM OF 21 LITRES PER SECOND CAPACITY & WIRED TO LIGHT WITH 15 MINUTES OVERUN.

LEAD FLASHINGS:-
ALL LEAD FLASHINGS TO ROOF/WALL JUNCTIONS INCLUDING NEW TO EXTG. GABLE TO BE IN CODE. 4 LEAD.

24 MAY 2002*

1585

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SCALE. 1:50
DATE. MAY.02.

W. LODGSTAFF
ARCHITECT.
0118 941 9152.

CO 24/10/02.