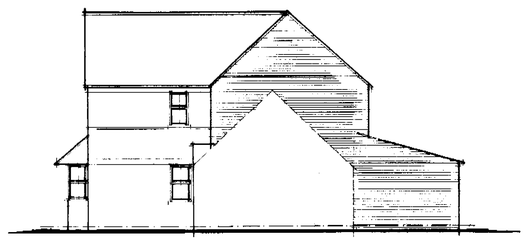


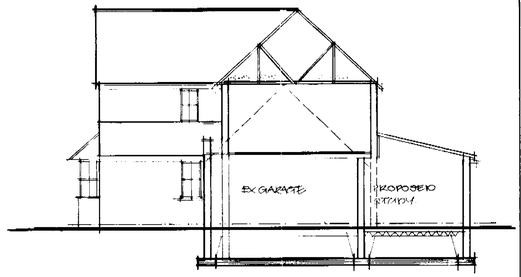
FRONT ELEVATION



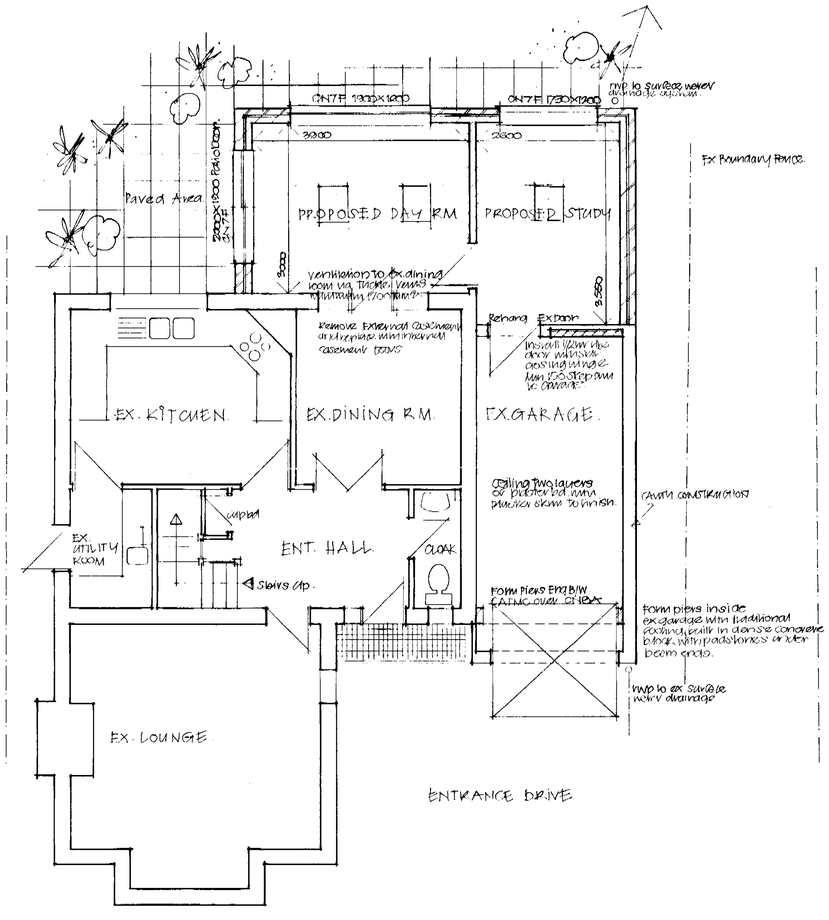
SIDE ELEVATION



REAR ELEVATION

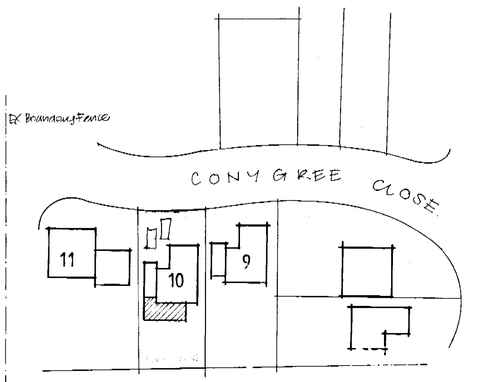


SECTION

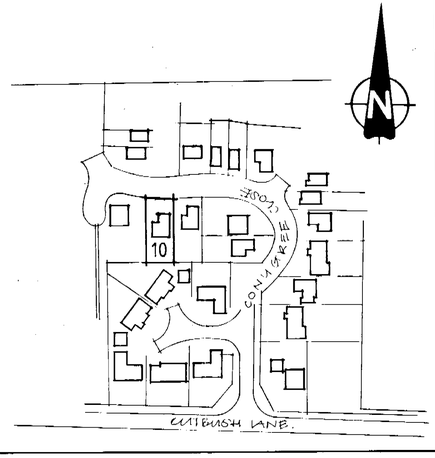


GROUND FLOOR PLAN

FIRST FLOOR PLAN



BLOCK PLAN



LOCATION PLAN

NOTES :

FIRE VENTILATION
All internal room doors will be ventilated with GAP/EAVE slots to ensure adequate ventilation to the roof space.

SURFACE WATER
65 dia. PVC downpipes from roof or gutter to surface water drainage (existing)

DPC & DPM
All cavity and stem footings to be code 4 Lead to BS 1178. All cavity partitions to have a min. of 150mm upstands.
DPC 150 Above ground level to all walls and to all window reveals and door linings.

LATERAL RESTRAINT
Provide 25mm galvanised roof straps to all new roof timbers, 2000 c/c max to run with ends turned down onto wall in brickwork / blockwork.

LINTOLS
All lintols will be CATNIC with minimum bearing of 150mm each end.

STRIP FOOTINGS
600x225 cavity walls (450x225 single partition walls)

FOUNDATIONS
The foundation details will be in accordance with the soil conditions on the site, but will not be less than 1000 deep and 1200 in clay

INSULATION
Provide a minimum of 150 glass fibre quilt to proposed roof areas. Install thermal insulation to all openings and cavity ends.

BLOCK SLAB
150 concrete screed on 150 concrete slab on 1200 gauge polythene dpm on 225 compacted hardcore. Provide min 50 Polystyrene insulation in slab

WALL TIES
Galvanised wall ties @ 900Hz 450Vrt a staggered c/c to BS 1243.

WALL BONDING
All new b/w brickwork either brickbonded or tied with galvanised metal ties.

WALL CONSTRUCTION
All new cavity walls will be nominal 275, 104 face brickwork 50 cavity 100 blockwork. The cavity will be filled with Rockwool insulation batts

FIRE ESCAPE:
All first floor windows will be at least 850x600 with unobstructed openings. Bottom of opening should be not more than 1100 above floor level & never than 800

STUD PARTITION:
Constructed 100 studding to be 63/4 50x150 studs insulation between layers plaster board coat with finish.
Two coat plaster skim to finish.
All joints taped and sealed.

SINGLE STOREY PITCHED ROOF
Redland Stonewold concrete interlocking tiles on battens to match existing on 50x25 sw tile battens on 1 layer of non breathable felt to BS 747 on 38x100 or similar sized rafters at 600 c/c max spacing maximum clear span 4.5m. Rafters supported on 125x600 wall plate, cross supported to 125x600 wall plate, cross supported to 125x600 wall plate, cross supported to