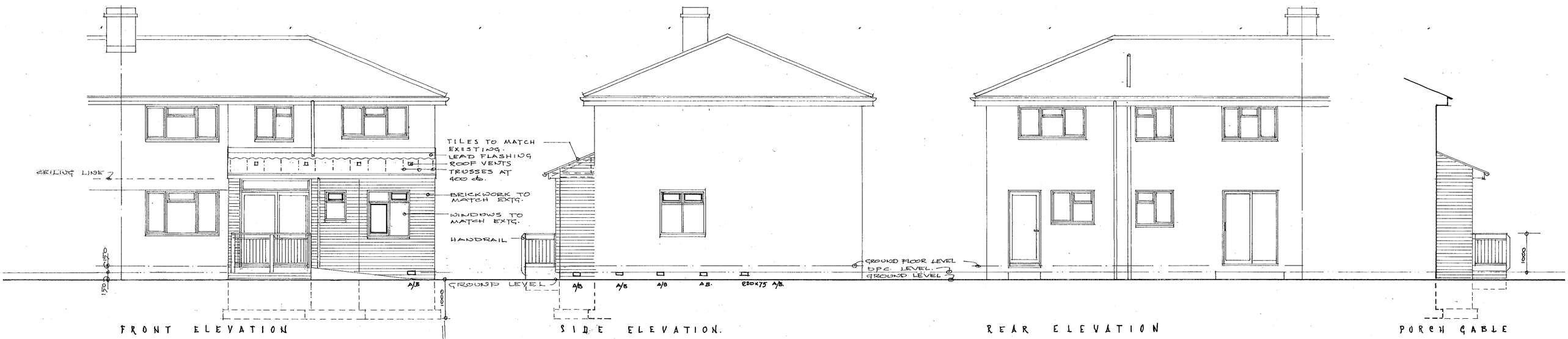
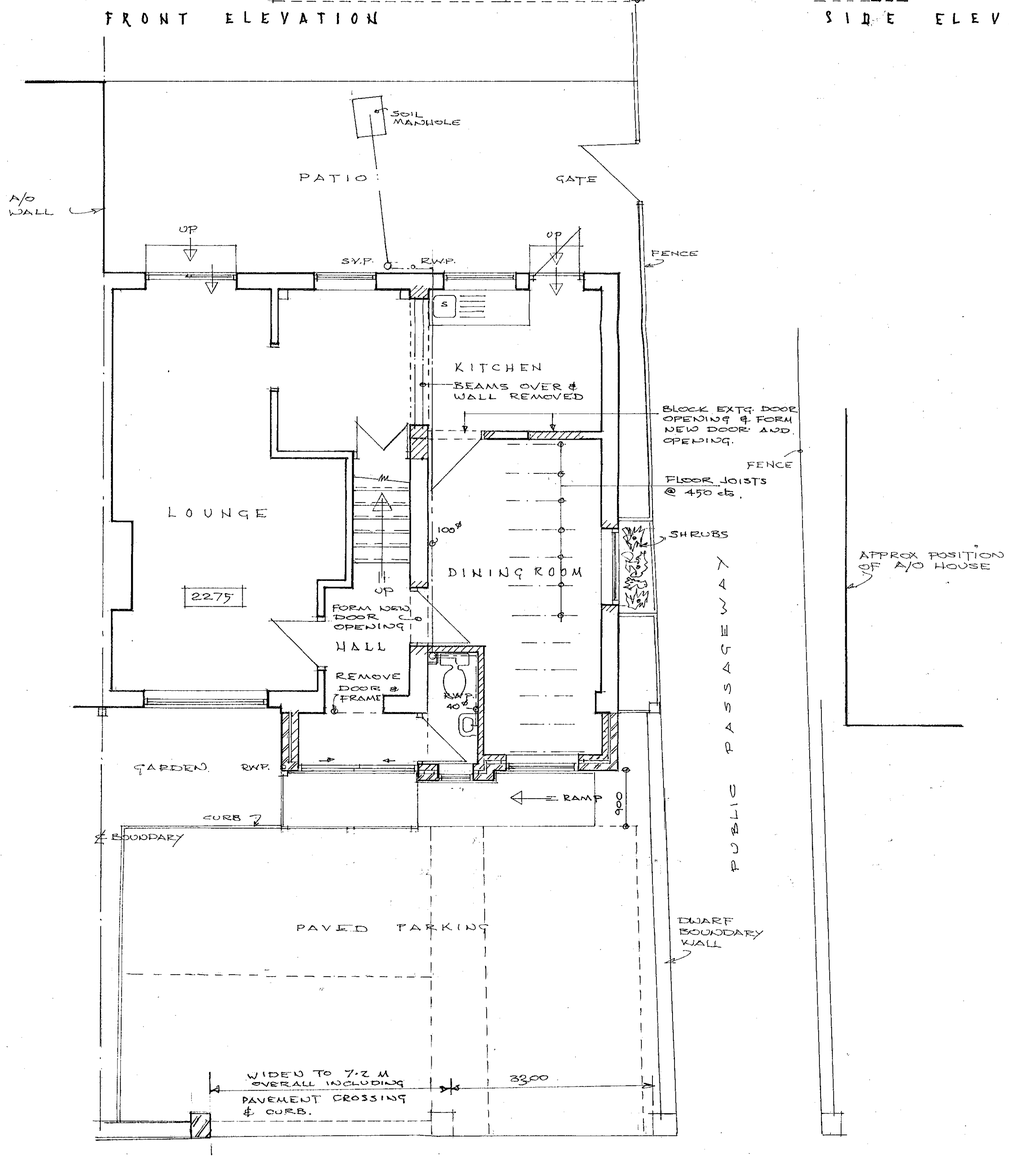


FRONT ELEVATION

SIDE ELEVATION.

REAR ELEVATION

PORCH GABLE



GROUND FLOOR PLAN.

NOTES:

ALL WORK, WORKMANSHIP, & MATERIALS TO MATCH EXISTING AS FAR AS POSSIBLE & TO BE TO CURRENT B.S.S. / CODE OF PRACTICE & LOCAL & NATIONAL BUILDING REGULATIONS. ALLOW FOR MAKING GOOD ALL EXISTING STRUCTURE WHERE DAMAGED OR DISTURBED.

DEMOLITIONS:
CAREFULLY REMOVE EXISTING PORCH & FRONT PART OF GARAGE INCLUDING FLAT ROOF & CART AWAY.

FOUNDATIONS:-
EXCAVATE FOR NEW FOUNDATIONS TO A DEPTH TO GIVE ADAQUATE SOIL BEARING PRESSURE FOR THE LOADS TO BE APPLIED BUT TO A MIN. OF 1000 DEPTH OR TO DEPTH OF EXISTING HOUSE FOUNDATIONS. LAY 600 x 300 CONCRETE ON A LEVEL BED & RAISE CONCRETE BLOCK WALL 150 BED JOINT UP TO ONE COURSE BELOW GROUND LEVEL.

WALLS:-
RAISE LIGHT WEIGHT CONCRETE BLOCK WALLS & FACING BRICKWORK TO MATCH EXISTING WITH 'LEADCOR' OR SIMILAR RPC. AIR BRICKS UNDER D.P.C., & 50 CAVITY INSULATION WITH POLYFOAM PLUS AS SHOWN. ALLOW FOR GALV. WALL TIES @ 900 ctrs x 450 DEEP STAGGERED INCLUDE FOR GALV. WALL CHANNEL & ANCHOR TIES TO MARRY UP TO EXISTING WALLS. ALLOW FOR ALL OPENINGS TO HAVE 'THERMABATE' OR SIMILAR CAVITY CLOSURES, SEAL WALL AT TOP WITH BLOCK. EXISTING & NEW WALLS TO HAVE LIGHTWEIGHT PLASTER FINISH.

ROOF:-
FORM NEW PORCH & DINING ROOM ROOF AS 100 x 50 RAFTERS, STRUTS BOLTED TO WALL & CEILING JOISTS WITH FRAMING ANCHORS TO 100 x 75 WALL PLATE & SKEW NAILS. COVER WITH BREATHER TYPE SARKING & 25x38 TREATED BATTENS TO RECEIVE ROOF TILES TO MATCH EXISTING. INCLUDE FOR CODE 4. LEAD FLASHINGS & THRO' TILES ROOF VENTS. FORM 300 WIDE EAVES WITH PUSH & LOCK EAVES VENTILATORS BETWEEN JOISTS. ALLOW FOR FOIL BACK PLASTERBOARD FINISH TO NEW & OLD GARAGE CEILING & FOR 90 POLYFOAM PLUS INSULATION BETWEEN JOISTS.

FLOOR:-
FORM SUSPENDED FLOOR TO SAME LEVEL AS EXISTING AS 147x50 JOISTS, JOIST HANGERS WITH 90 POLYFOAM PLUS BETWEEN JOISTS & FINISHED WITH 18mm t.& g. FLOOR PLANKS & SKIRTINGS TO MATCH EXISTING. ALLOW FOR CENTRAL ROW OF GALV. HERRINGBONE STRUTS TO FLOOR JOISTS.

WINDOWS:
ALLOW FOR DOUBLE GLAZED U.P.V.C. WINDOWS & ENTRANCE SLIDING DOORS IN WHITE TO MATCH EXISTING. OPENING VENTS TO BE MIN. OF 1/20TH OF FLOOR AREA & HAVE TRICKLE VENTS 8000 mm sq. CAPACITY. W.C. TO HAVE OBSCURE GLASS & IN ALL CRITICAL AREAS ALLOW FOR SAFETY GLASS BELOW 800 mm.

LINTOLS:-
ALLOW FOR CATNIC LINTOLS AS:-
DINING ROOM - CG 70/100 x 1500 lg.
TOILET - CG 70/100 x 900 lg.
ENTRANCE - CN 71/A x 2400 lg.
INTERNAL DOORS - CN 92 & CN 102 x 1050 lg.
KITCHEN BEAMS - 2x CNF/KA BACK TO BACK WITH MIN. 200 BEARING.

PLUMBING:-
ALLOW FOR W/C & HAND BASIN TO CLIENTS CHOICE - ALLOW FOR ALL H & C WATER TO BE RUN IN COPPER PIPE WITH INSULATION TO SAME THICKNESS AS PIPES IN ROOF SPACE.

DRAINAGE:-
RUN ALL DRAINAGE IN P.V.C. PIPEWORK AS 40ø WITH 75 DEEP SEAL TRAP TO BASIN INTO 100ø STUB STACK WITH AIR INTAKE VALVE - RUN 100ø FROM W/C PICKING UP STUB STACK & RUNNING UNDER FLOOR TO 100ø S.V.P. FROM EXISTING M.H. ALLOW FOR RE-LOCATION OF EXISTING RAIN-WATER OUTLET & FOR NEW GUTTER & DOWN PIPE AS SHOWN ALL TO MATCH EXTG.

HEATING -
CONSULT WITH CLIENT RE- HEATING REQUIREMENTS.

ELECTRICAL:-
ALLOW FOR EXTRACT FAN TO W/C. OF 21 LITRES PER SECOND CAPACITY & WIRED TO LIGHT WITH 15 MINS. OVERUN. CONSULT WITH CLIENT RE- LIGHTING & POWER POINTS

KITCHEN:-
ALLOW FOR REMOVAL OF WALL & FIXING BEAMS OVER & FOR TWO LAYERS OF 12.5 FOIL BACKED PLASTERBOARD PROTECTION. MAKE GOOD FLOOR & CEILING WHERE DISTURBED.

RAMP:-
ALLOW FOR FORMING RAMP & LANDING AS SHOWN & FOR VERTICAL SLATE OR SIMILAR APPROVED RPC. WHERE RAMP ABUTS EXTG. WALL. ALLOW FOR 1000 HIGH MILD STEEL HANDRAIL PROTECTION WITH VERTICAL RAILS AT 100 ctrs. ALL SECURELY BOLTED TO R.C. SLAB.

MINOR AMENDMENTS

3232

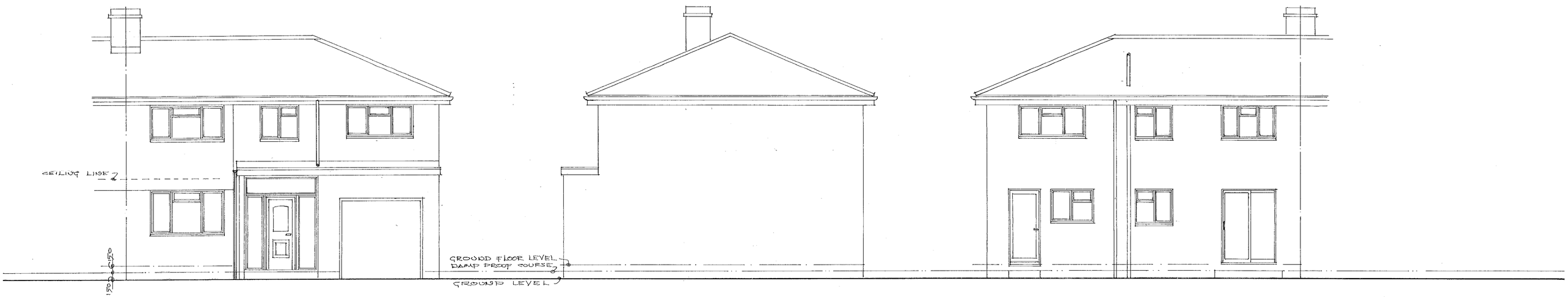
PLANS AS PROPOSED
28, COTTESMORE ROAD, WOODLEY for.
MR. & MRS. D. LOCKWOOD.

DRAWING NO: WL/28/02
SCALE - 1-50
DATE - JUNE 02.

'A' CAR PARKING ADDED - JAN. 2001
'B' PAVEMENT & WALL CROSSING INCREASED IN WIDTH. MAR. 2001.

W. LONGSTAFF
ARCHITECT.
tel 0118 941 9152

D 24/4/01



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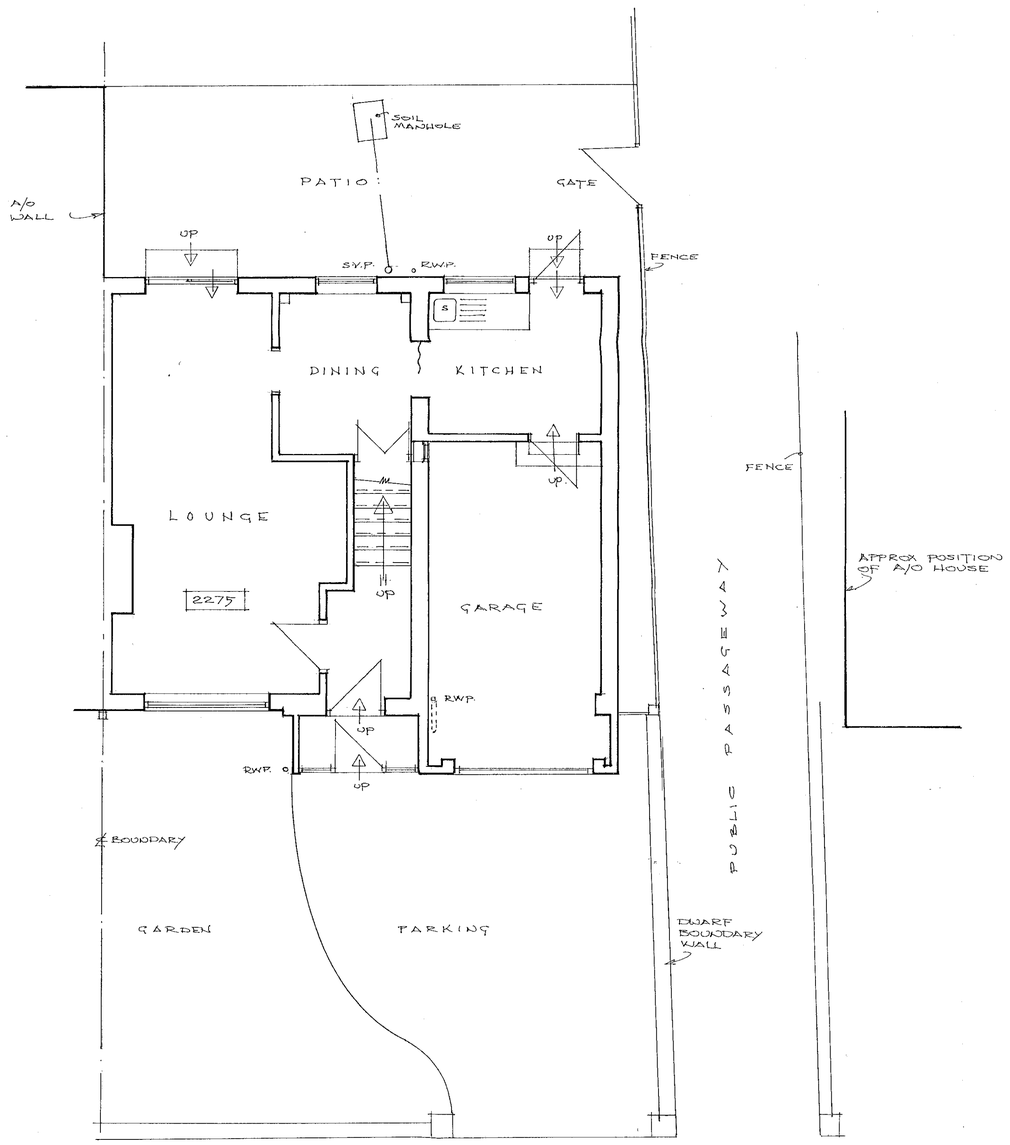

GROUND FLOOR PLAN.

25.JAN.2001 * 3232

PLANS AS EXISTING.
28, COTTESMORE ROAD, WOODLEY for.
MR. & MRS. D. LOCKWOOD.

DRAWING NO: WL/27/02
SCALE - 1-50
DATE - JUNE 02.

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