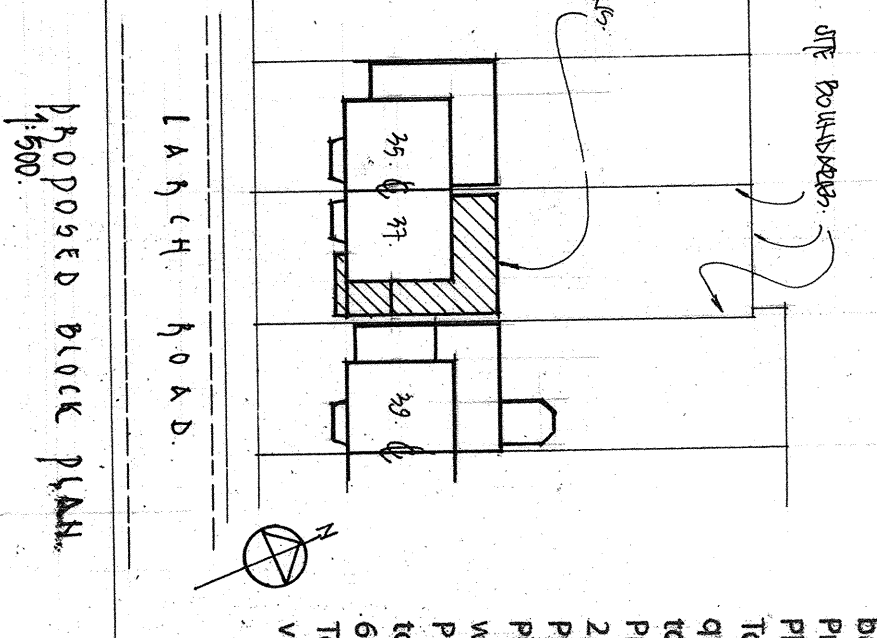
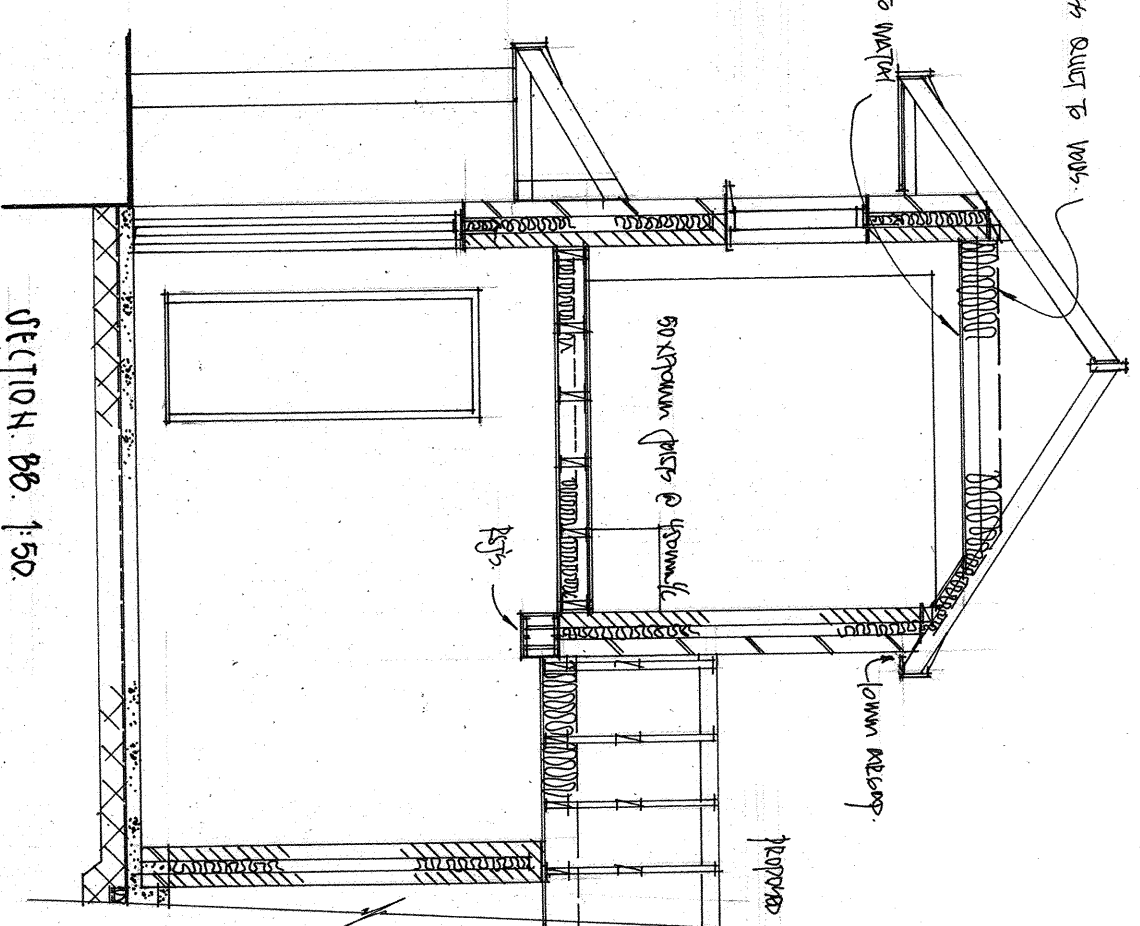
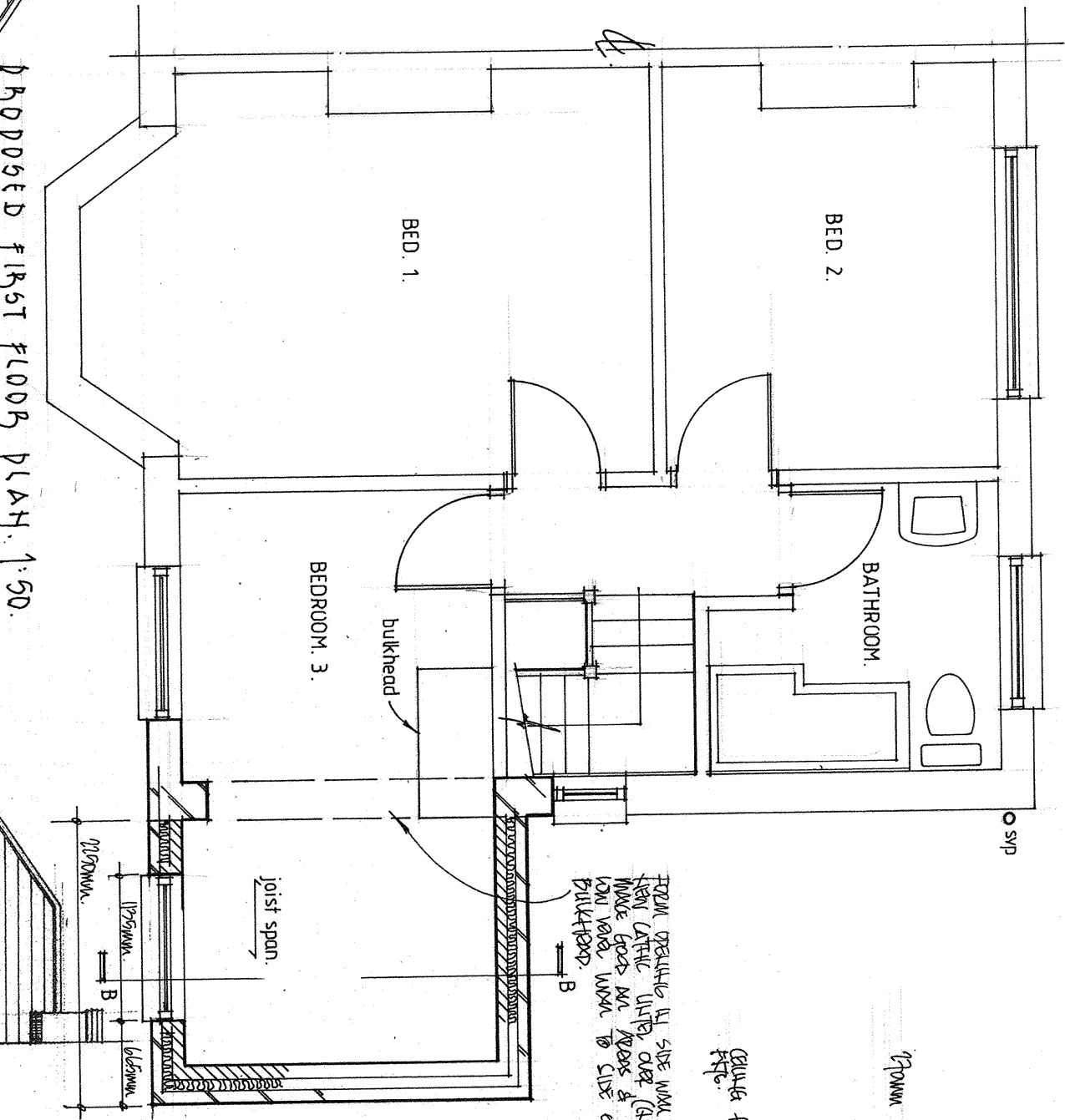
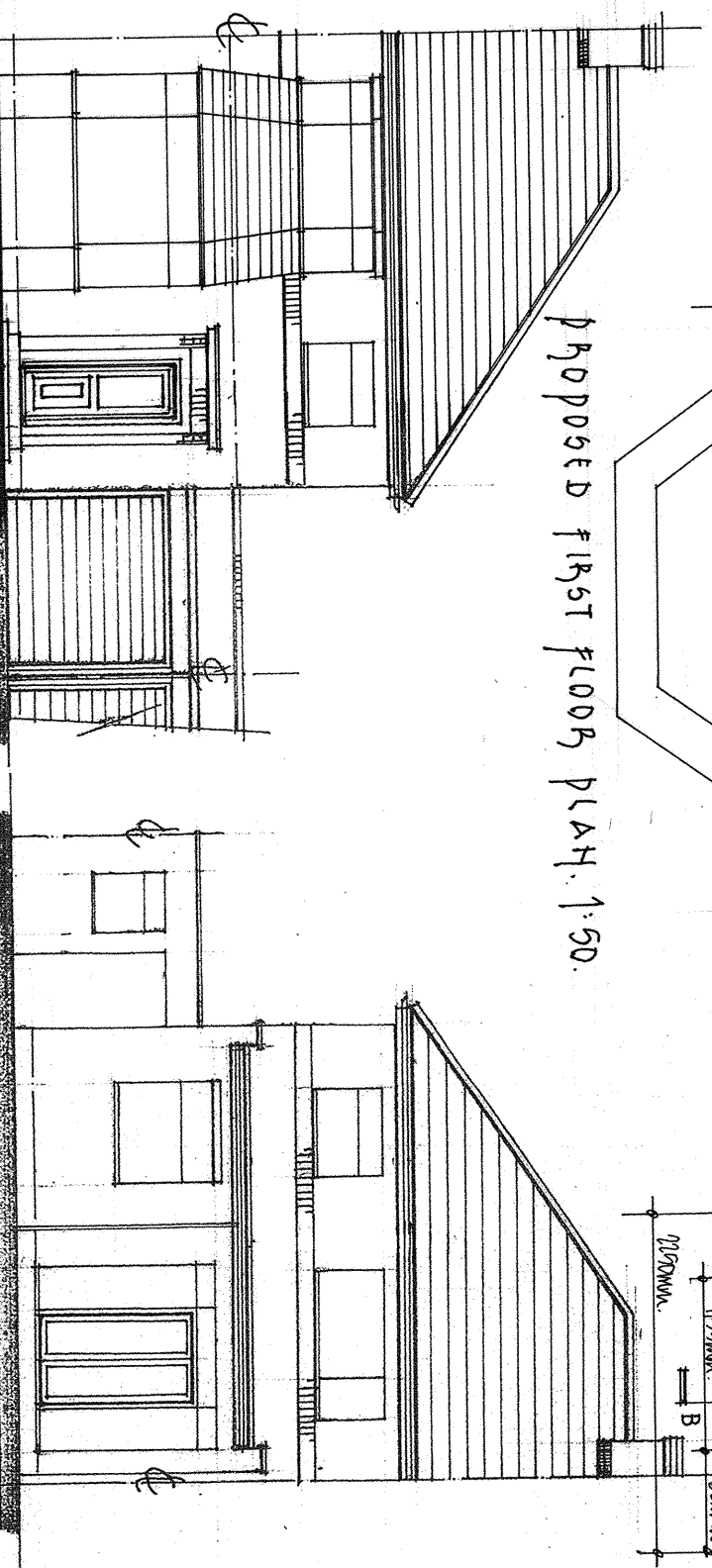




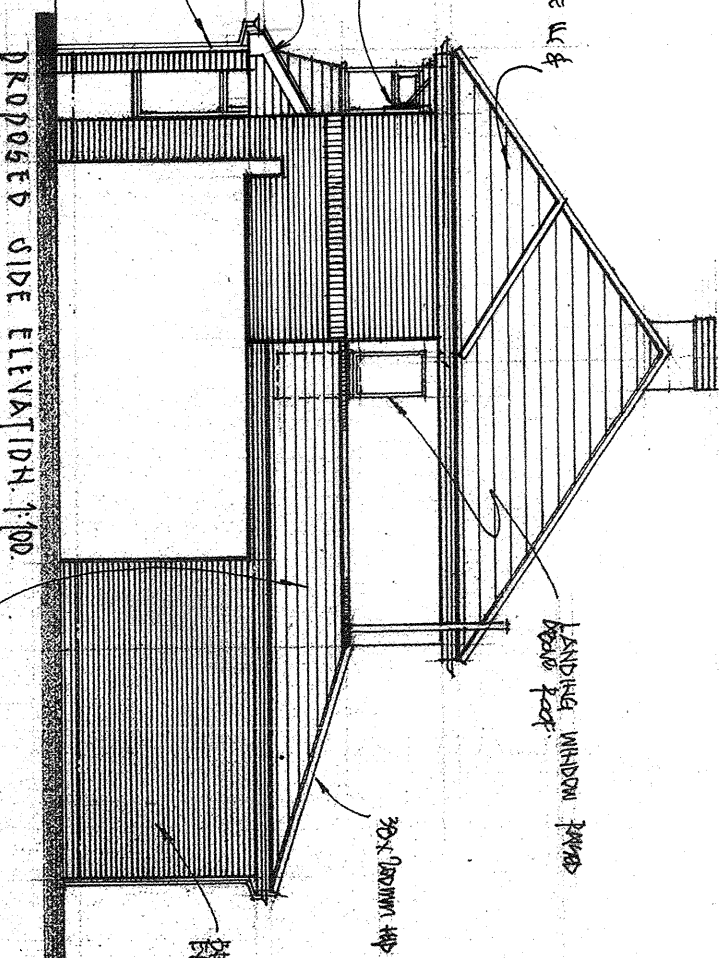
Slide Roof
Roof tiles to match existing on 25x38mm s/w/battens on crown 150 vapour permeable roofing felt on 50 x 150mm s/w joists bearing on 75x100mm s/w wallplates and nailed at top 38 x 175mm ridge board. Ceiling joists to be 50 x 150 mm fixed to rafters and batten on internal and external walls. Provide 38 x 200mm hip rafters. Plasterboard and skim finished. To all triangular roof joists provide 270mm of fibre glass quilt (170mm laid between joists with 100mm laid over top at right angles). Provide ventilation to roof space using REDLAND Redvent 25 Over Fascia vents fitted to manufacturers instructions. Provide high level roof vent tiles if necessary. Provide 5x38x900mm long mild steel straps fixed over wall plate and fixed to wall at max 2m c/c. Provide 19mm ply wood fascia board and soffit at eaves to receive 100mm dia. UPVC half round gutter draining to 68mm dia. RWP. To form all valleys provide 25x175mm code for lead lined valley boards to support feet of rafters.

Walls
102.5mm brick work outer leaf (type to match existing) 100mm full fill cavity with insulation and 100mm thermal breakwork inner leaf to give overall U value of 0.28 w/m2K. Plaster and skim internally. External leaf to be 100mm rendered concrete block work where indicated on plans and elevations. Provide spade weak mix concrete cavity fill a minimum of 225mm below dpc level with stainless steel vertical twist wall ties at maximum centres of 450mm vertical c/c and 900mm horizontal c/c and to be staggered at door and window openings. Stagger to be 300mm. Ties to be in accordance with BS 1234 and to be inclined to the outer leaf. Provide Hyalad dpc or similar approved, a minimum 150mm above external ground level. Install 16 stainless steel linets (type L1580 with cavity tray dpc's over), or similar approved above all new door and window openings on external walls. Cavity to be closed at head with supalux. Cavity to be closed at openings with insulated cavity closes by DAMCORE. Use Dornicore vertical dpc to all new external openings. Provide 5x38x900mm long mild steel external straps fixed across 3rd rafters, where rafters run parallel to walls. Allow for noggin between rafters. Provide weep holes at maximum 900mm c/c above ground level and above cavity tray dpc's. A minimum of 3 per opening is required.

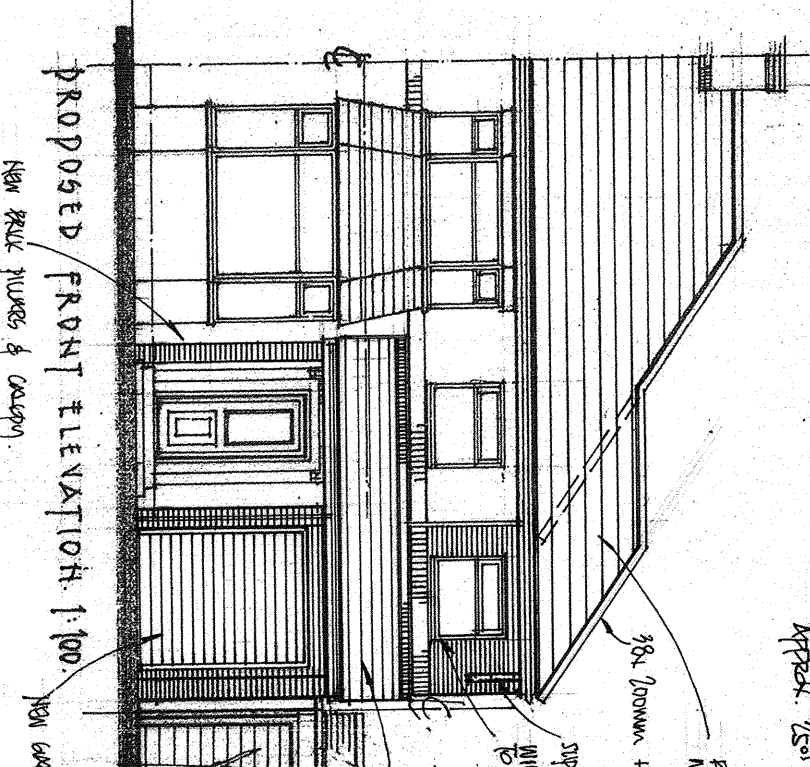


EXTRA FRONT ELEVATION 1:100

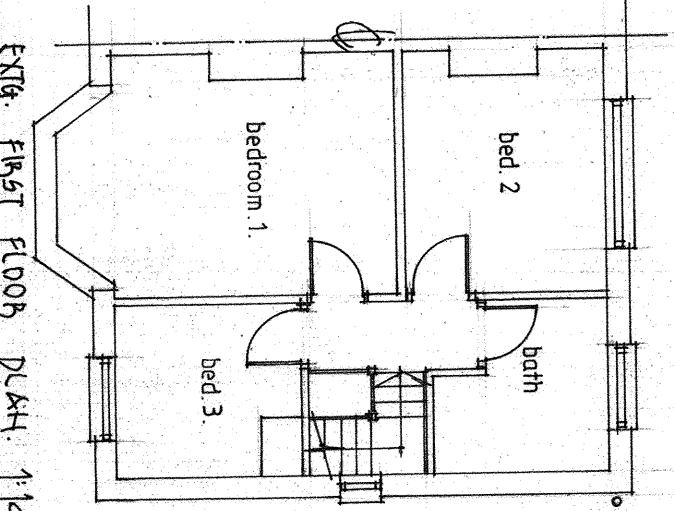
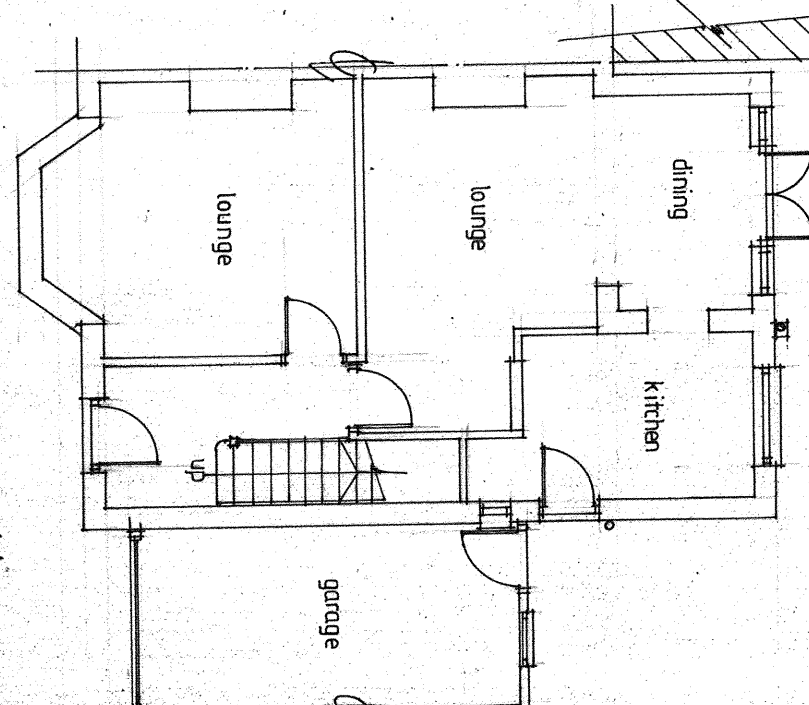
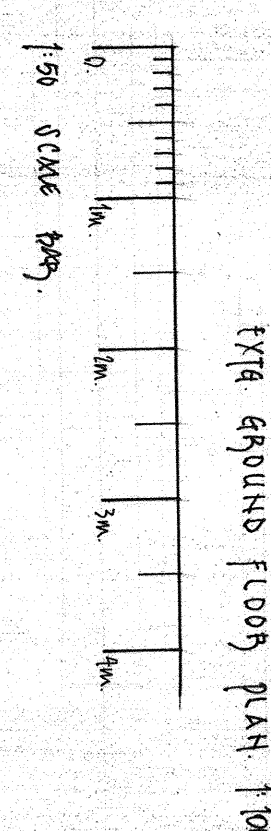
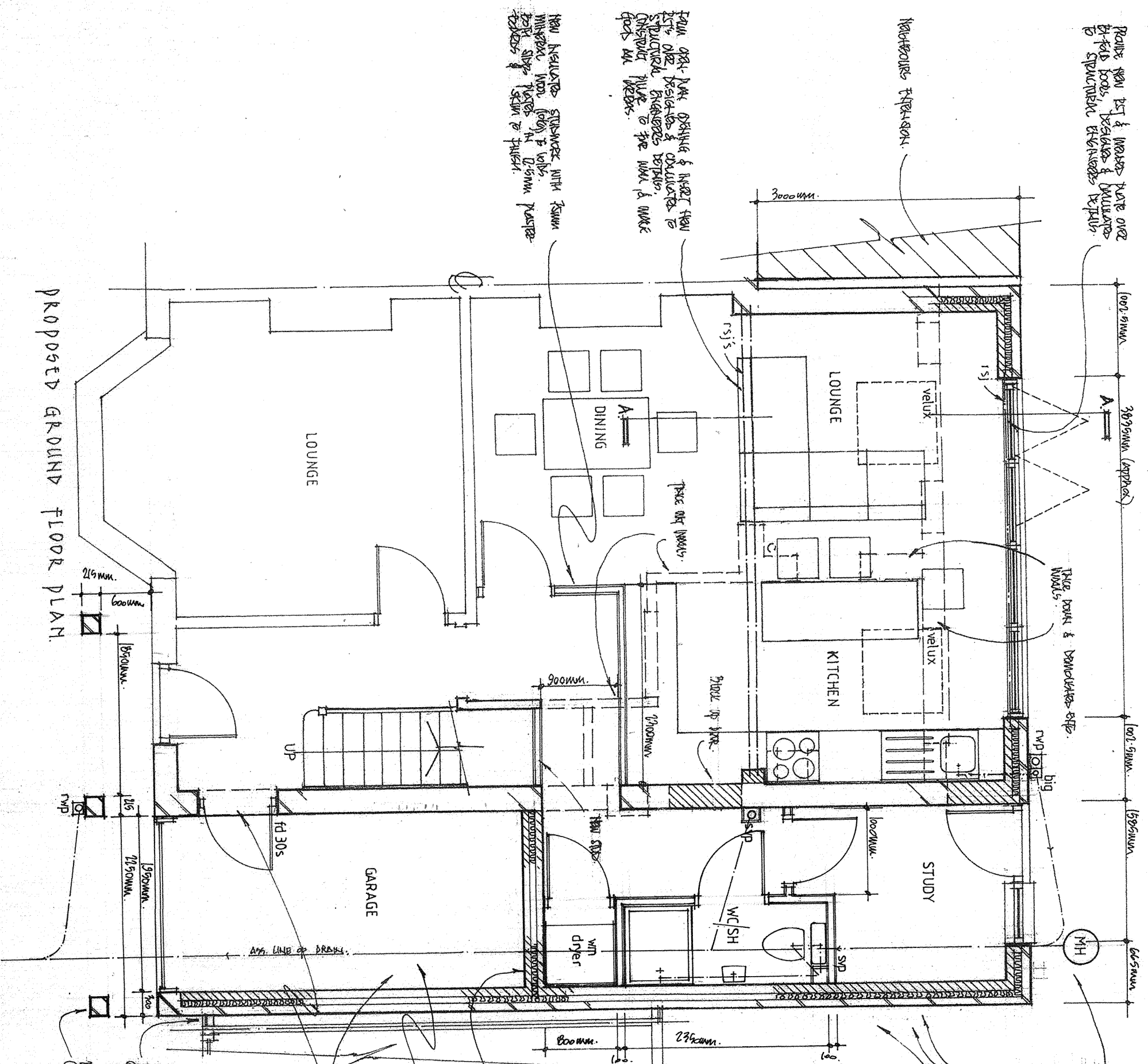
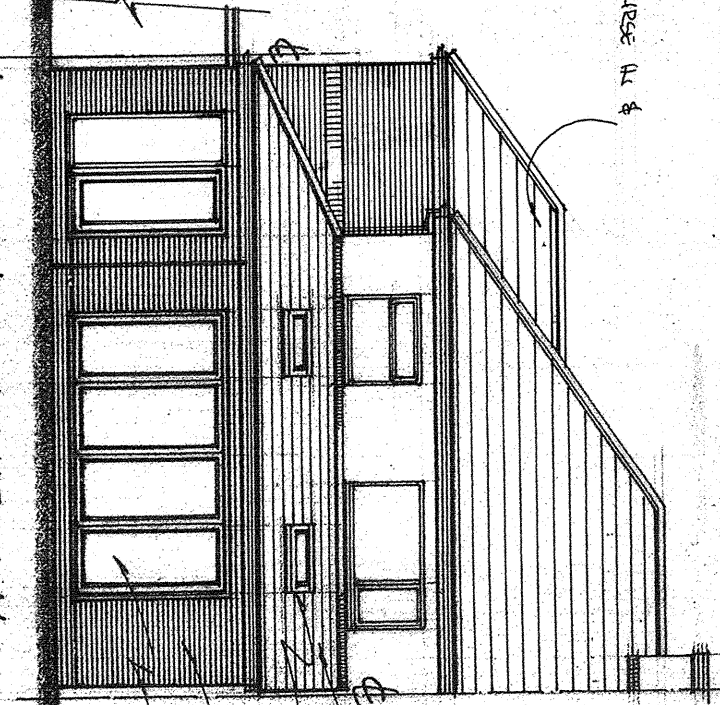
EXTRA REAR ELEVATION 1:100



EXTRA SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



First Floor
19mm T&G boarding on 50x170mm s/w ranalised floor joists bearing on inner leaf of new external wall at 450mm c/c and joist hanging from existing external wall with galvanised hangers. Under-side of floor joists to be plastered in 12.5mm plasterboard and skim finish. Provide strutting between all joists at mid spans (if possible). Provide 100mm mineral wool lapped between joists to satisfy E2. Double up with joists below any first floor partitions. Provide 5x38x900mm long mild steel straps fixed to first floor front and rear walls at maximum 2m c/c.

Ground floor
Construct ground floor in 75mm sand and cement screed on 150mm concrete slab on 85mm celotex insulation on 1200 gauge visqueen damp proof membrane on a sand blanded hard core in 150mm well compacted and consolidated layers. Provide 25mm of celotex to perimeter of slab and screed at external walls, to prevent cold bridge.

Sanitary
All new fittings to have 75mm deep seal traps or resealing traps if sink is more than 3.2m from gully. Sink to also have 38mm dia waste.

Foundations
Concrete strip foundations: 700mm wide x 200mm deep with an approx. cover of 900mm (refer to section drawing). All internal load bearing walls built of 400mm wide concrete strip foundation. Foundations are to be to complete satisfaction of local authority Building Inspector and are to suit site conditions.

General
Window areas of habitable rooms are to be 1/10th the floor area and are to be provided with trickle ventilation system or facility to give total area not less than 8000mm2. Window openings are to be 1/20th area.

All openings are to be fully draughtproof. All windows are to be double glazed with a 22mm gap and incorporating K glass, value of -1.5 w/m2K. All bedroom windows are to have clear minimum openings of 850mm high x 500mm wide.

Glazing to all bathroom and en suite rooms to be obscured. Glazing to all critical areas to be fitted with toughened, thickened, or laminated fire mark safety glass.

Style of windows to be confirmed. In order to satisfy building regulations all structural timbers used must be strength graded and marked Dry or KD.

Provide energy efficient lighting. All new radiators are to be fitted with thermostatic valves & to be in strict accordance with domestic heating guide.

All electrical works to meet part P & must be installed, inspected and tested, by a person competent to do so. An appropriate BS 7671 electrical installation certificate is to be issued by a person competent to do so after council is satisfied that part P has been complied with.

FULL WORKING DRAWINGS		
SCALE 1:50, 1:100.	DRAWING NO. 01	
DATE 7/10/02.	REV.	