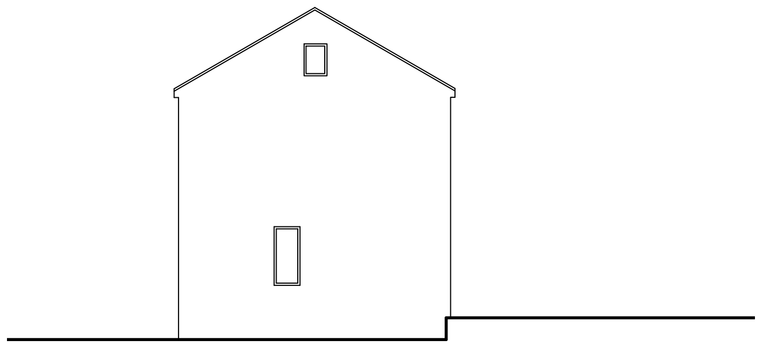
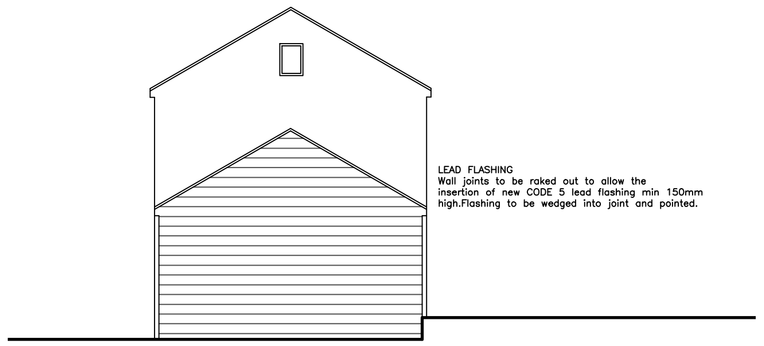
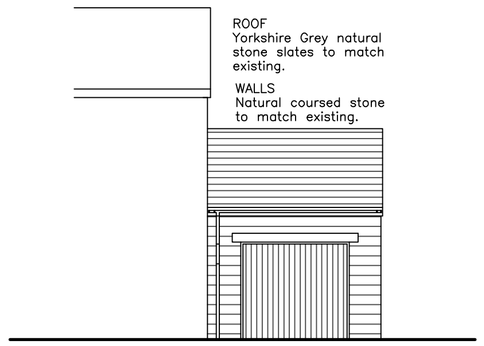


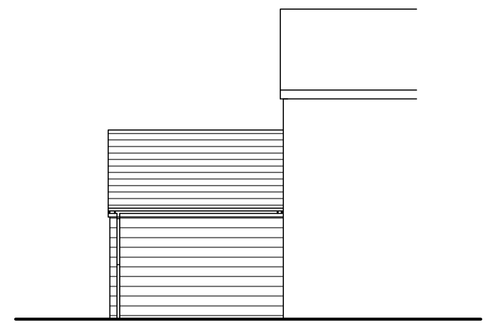
EXISTING SIDE ELEVATION



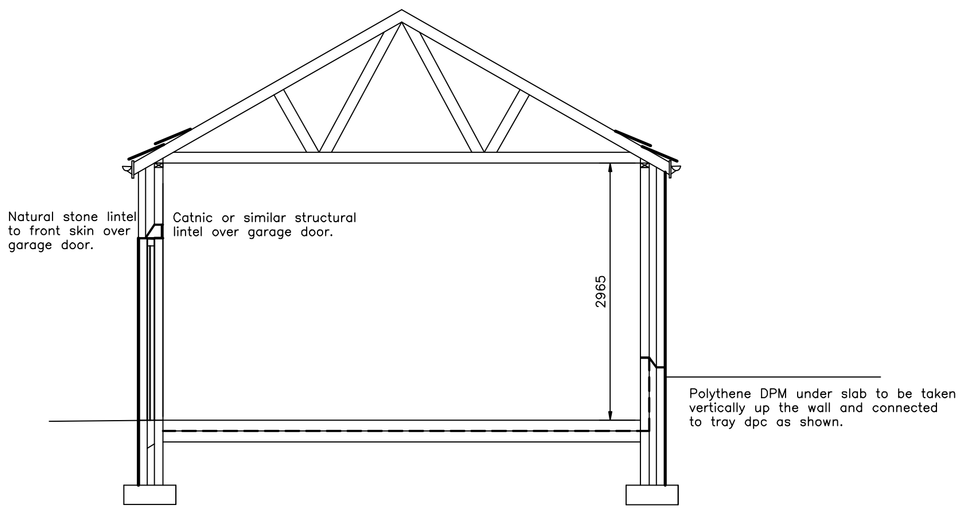
PROPOSED SIDE ELEVATION



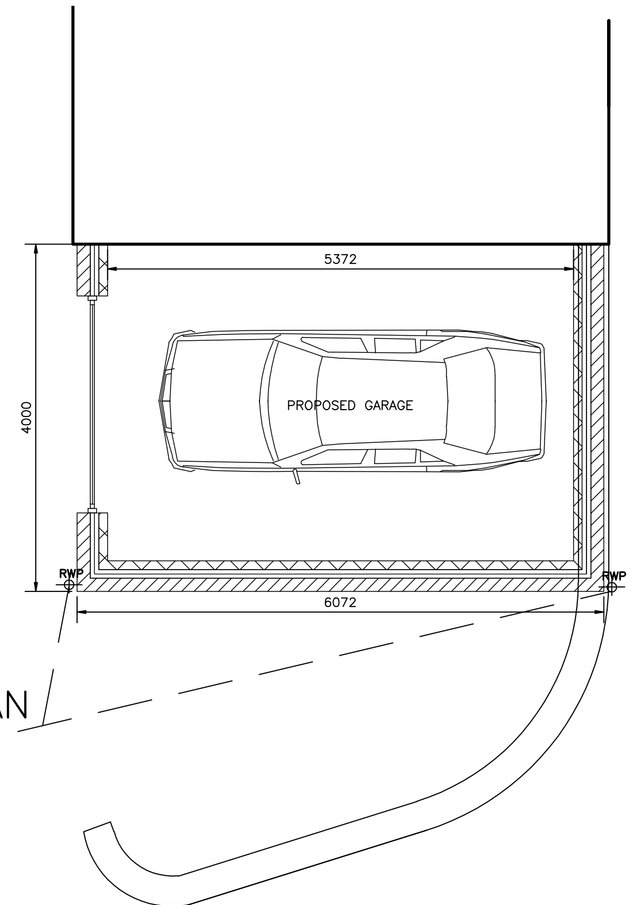
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



SECTION



PROPOSED PLAN

EXISTING PLAN

SUB-STRUCTURE & GROUND FLOOR

Strip foundations 750 mm wide 225 deep 35N/mm2
OPC concrete taken down to firm bearing strata to satisfaction of the BCO min 600 deep (900 mm in clay). Blockwork below ground level to be 2 skins of 100 mm 7N/mm2 with 100 cavity filled with weak mix conc.to G.L.Notecwidth of blkwk. skin to equal the thickness of the leaves proposed above.150mm consolidated hardcore with 25 sandblinding 1200 gauge polythene dpm lapped onto wall dpm min 150 above gl
125 mm 35N/mm2 concrete floor with smooth trowelled finish. Excavation to be backfilled to inside with clean consolidated hardcore compacted in max.225mm layers.Backfilling to outside to be with selected on-dug material(up to 300mm below G.L.if in garden areas)or hardcore as before(if hardsurfaced areas).

TRUSSED ROOF

Roof tiles to match existing on 25 x 38 s.w. treated battens on untearable roofing felt.
New roof of trussed construction to manufacturers details and design.To BS 5268 Pt 3 @ 600mm ctrs.
@400mm ctrs.truss clips used to fix trusses-two per truss
100 x 25 sw bracing diagonally-and at each node point horizontally and sloping.
100 x 50 (or to suit int. leaf thickness) sw wall plate bedded onto blockwork.

225x25 Cellufform Specifier range PVC-u.fascia board with 10mm PVC-u soffit fitted with soffit vent.Vent to allow a conti-nuous ventilated strip of 25mm width protected with a flyproof mesh.
1000x40x6mm galvanised restraint straps to gables at 1500mm ctrs measured along the roof slope with ties at 1500mm ctrs at ceiling level.

100mm half round PVC gutter to 65mm PVC downpipe.
1500mm long lateral restraint straps to be fixed as above at ceiling level.
All lateral restraint straps are to be provided with noggins between members to which they are fixed and fixed @ 1500mm ctrs.

ELECTRICAL INSTALLATION

All switches and socket outlets to be sited above 450mm from floor level and below 1200mm from floor level.
Smoke detectors, where shown, are to be generally mounted at ceiling level and linked so as to be audible throughout the building and liked to fire alarm if fitted.
Detectors are to be sited min 300mm from luminaries, or radiators.
Extract fans are to be wall mounted unless otherwise impractical and have an extract rate of 15 litres per second and have a 15minute overrun.All linked to lighting controls to conserve energy.

ALL RWP'S TO BE PIPED IN 100mm DRAINS TO SOAKAWAY

new soakaway Min 5m from building and boundary with invert min 1.0m above bottom of soakaway to be filled with broken brick hardcore,blinded to recieve topsoil and grass subject to percolation test.

note:- all drainage to have a fall of approx 1:40- cover and invert levels to be checked on site and adjusted to suit site conditions.

DRAINS BENEATH FOUNDATIONS

All foundations to be taken down below invert of sewer & wall bridged over using precast concrete lintels.

DRAINS

New drains to be Hepworth 'Supersleeve' or other approved generally bedded Class 'N' beneath gardens etc.
Where drains pass through walls they are to be lintoled over with PCC lintols.Where drains pass within 1.0m of a foundation and run parallel to it then they are to be a max of 1.0m deep.If drains are deeper then they are to be protected by bedding and surronding in concrete up to the underside of the foundation.
Drains generally are to be laid at a fall of 1:40 or strictly in accordance with the manufacturers instructions-depending on size of pipe.

WALLS

Inner leaf of thermalite lightweight aggregate blocks or other approved with outer leaf of coursed natural stone to match existing.
100mm cavity formed between leaves.Stainless steel wall ties 750 horizontally 450 vertically and every block at reveals. DPC's to all heads, cills and jambs and above lintels. DPC min 150 above outside ground level as indicated on the plan. Lintels to have min end bearing of 150 mm.

New walls bonded into existing-min 3 courses in every 6.Cavities to be maintained where applicable.
New S.& V.P. to be connected to new drains & taken 900mm above opening window with anti bird nest cage on top.
No part of foundation or gutter to overhang boundary line unless written permission is deposited with building control prior to work commencing.

This project may require a methane barrier to comply with current legislation. This is recommended,but may not be obligatory.Client or his builder to check local conditions with the Local Authority at the time of construction.
A suitable type would be Monarflex RAC. it is to be bonded across cavity to all outside faces of walls and sealed around services and penetrations.
All timbers are to be softwood unless directly instructed by the Client-Any Hardwoods used are to be sourced only from sustainable forest plantings.

Actual depth of foundations to be determined on site.
All work to be to the satisfaction of the local authority.
All dimensions to be checked on site and any discrepancies must be notified immediately
All dimensions are in millimetres unless otherwise stated.
Information given on this drawing is subject to local authority approval.
Do not scale this drawing.

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CLIENT
MR J CARR

PROJECT
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INGBIRCHWORTH
S36 7GF

FILE NAME	DWG.No	SCALE	DATE	DRAWN	REV.
CARR.DWG	2200/01	1:100 1:50	14/08/08	DE	