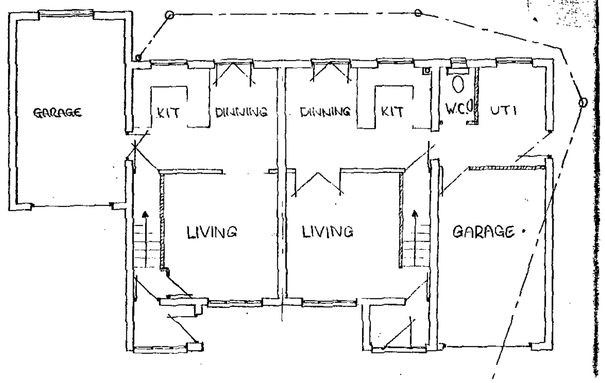
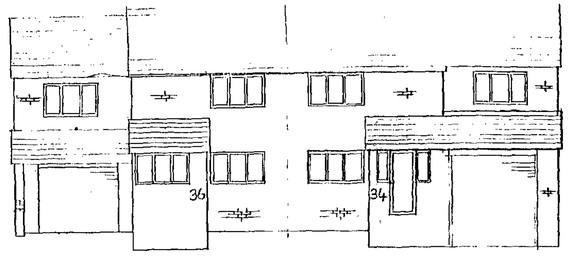


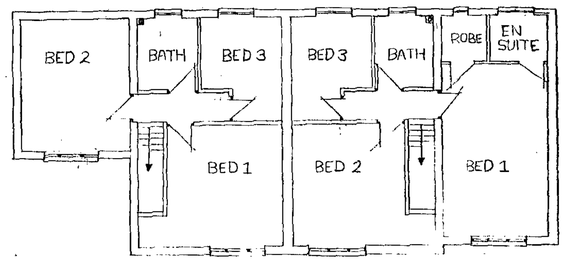
SIDE ELIVATION



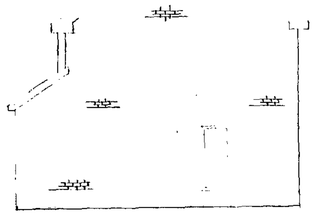
EXISTING GROUND FLOOR PLAN.



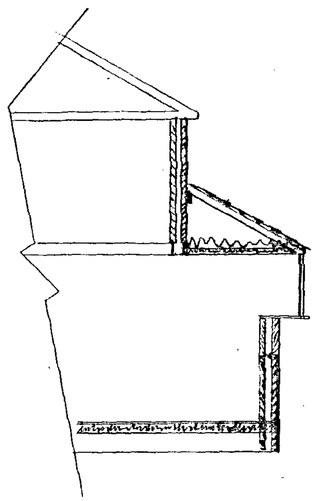
EXISTING FRONT ELIVATION



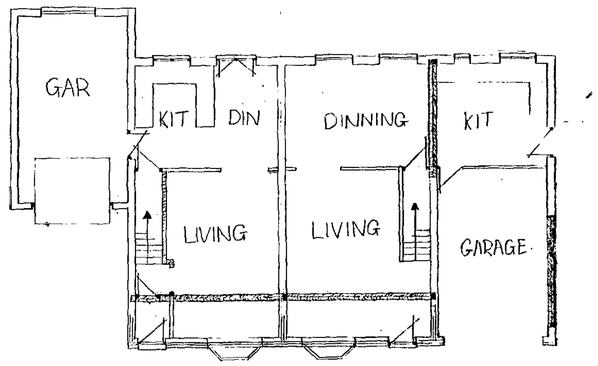
EXISTING FIRST FLOOR PLAN



SIDE ELIVATION



SECTION A



SECTION A



Foundations
To be grade C15 mass fill concrete foundations to all external walls 600wide and a min 200 deep. Load bearing internal walls to have foundations 500 wide by 200 deep.
All strip foundations to be min 900 below lowest finished ground level unless adjacent to drains or sewers in which they should be lower. All foundations to satisfy D.B.S and be inspected prior to placing concrete.

Ground floor construction
Ground to be removed down to an acceptable level for inspector. To be then back filled with crushed stone hardcore and compacted in 150mm stages. Stone to be blinded with sand to protect 1200 gauge visqueen D.P.M, or radon barrier to the satisfaction of D.B.S, to run continuous under the 75mm concrete oversite and through walls.
100mm kingspan thermafloor to be laid between grade C16 floor joists and secured by joist hangers and anchor straps to cover first three joists, finished with 19mm T & G type 3 chipboard with glued joints.

External wall construction
Walls to be constructed in accordance with part A of the building regulations 1991 and shall achieve a U value of 0.27W/m2 or greater.
Walls to be 102mm brickwork, 100mm cavity with full fill cavity bats or better, Inner leaf to be constructed from 100mm stranlite 7N/mm2 blocks. To be tied together with approved stainless steel ties spaced at a max of 750mm Horizontal cts and 450 vertical cts but at every course at reveals. Ties to existing brickwork to be resin fixed stainless steel at 450mm cts.
Finished internally walls with 12.5mm plasterboards applies with dot and dab fixings with allowance for an air void between board and block, and to be finished with 3mm plaster skim. All open cavities to be closed with approved cavity closers.
Outer leaf to have weepholes at 1000mm cts to allow for drainage to cavity over damp tray in both leaves and to be positioned a min of 150mm above finished ground level. High strength foundation blocks to be used below ground level or two leafs of brick and block, mass filled with concrete to 150mm below DPC.
Connecting walls to be opened up to allow a continuous cavity.

Lintels
All general lintels to be I.G. type unless otherwise specified and to be insulation packed to prevent cold bridging. All lintels to be bedded on mortar with a minimum of 150mm bearers on each end. All lintels fitted to a cavity wall to have D.P.C tray with stopped ends and weep holes fitted at not more than 900mm.

Windows and External Doors
All external doors and windows to achieve a max average U value of 1.8 W/m2k. All windows to be UPVC double glazed with 16mm air gap between pains, with inner pain to be in Pilkington K glass.
8000mm background trickle ventilation fitted.
Safety glazing to be applied to any critical locations which should include all doors and glazing below 800mm above ground level.
All rooms to be provided with window openings to 1.20th of the floor area for purge ventilation purposes.

Roof Construction
50 x 100mm treated wall plate with rafter clips, to be held down with min 1000mm M.S. straps at a min of 1200mm cts.
50 x 100mm purlins, rafters and ceiling joists at a max of 450mm cts, and to have verge straps to cover first 3 rafters at 1200mm cts with filler noggins.
Where applicable truss construction rafters at a max of 600mm to be fitted with galv M.S. connectors and to include all diagonal and longitudinal bracing and supplied be specialist manufacturers to BS 5268 part 3 1985.
Ceiling joists to be filled with 100mm kingspan and 100mm glass wool cross layed above.
Breathable membrane overlaid over rafters with 25 x 38mm pressure treated battens fixed to carry concrete roofing tiles to match existing.
Roof ventilation tray to be fitted to separate insulation and membrane and allow circulation of air, in conjuction with soffit vents to roof space.

Heating System
Existing heating system to be extended in to extension and thermostatic valves fitted to existing radiator.

Electrical
All electrical work to be carried out by a qualified and competent electrician, capable of designing, Installing, testing and certifying the whole installation.
All works to comply with current I.E.E. wiring regulations and Part P building regulations.
Ceiling mounted smoke detectors linked to fire alarm which is to be Audible throughout the building.

General
All works to be carried out to the full satisfaction of D.B.S and in accordance with good current approved practice.
Any discrepancies to be cleared with the architect before proceeding with any further work.
All measurements are in metric and must be checked at the site and not scaled from the drawings.

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