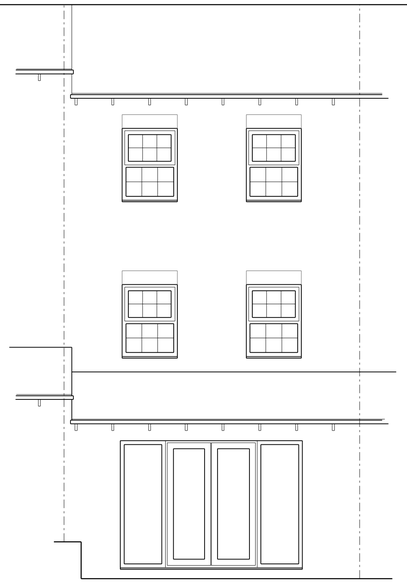
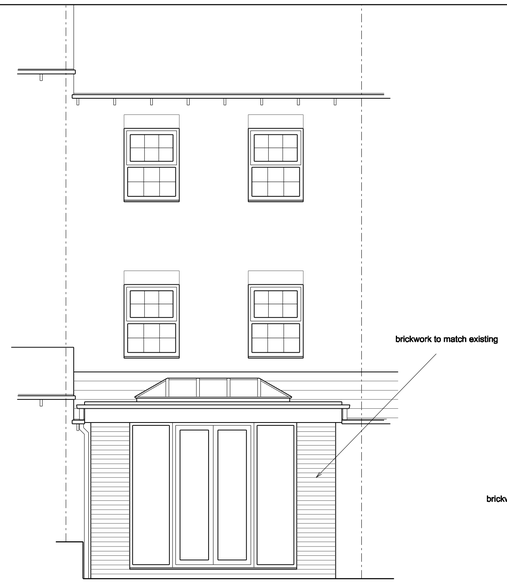
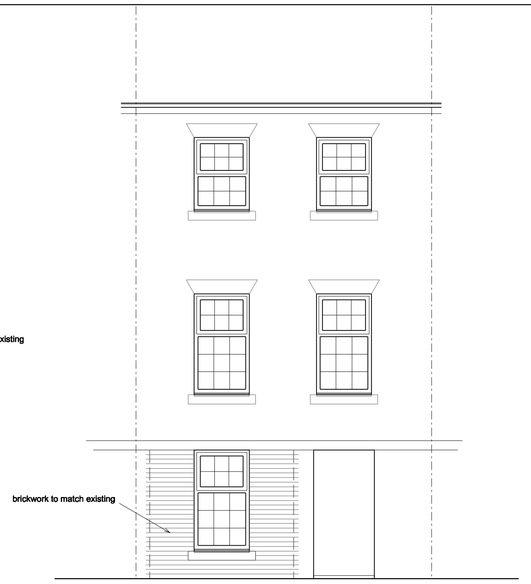


Existing Rear Elevation

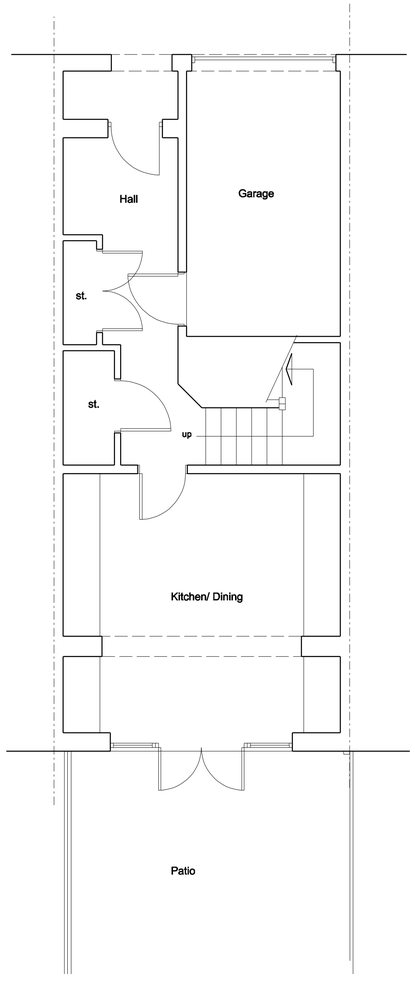
Existing Front Elevation



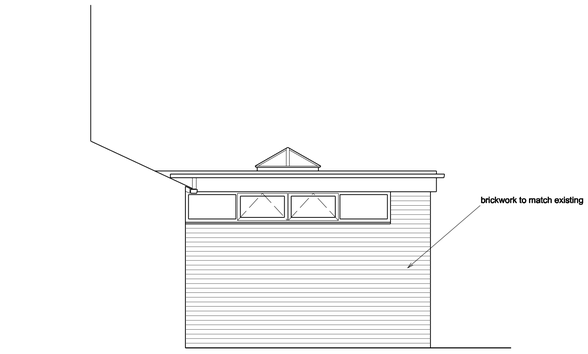
Proposed Rear Elevation



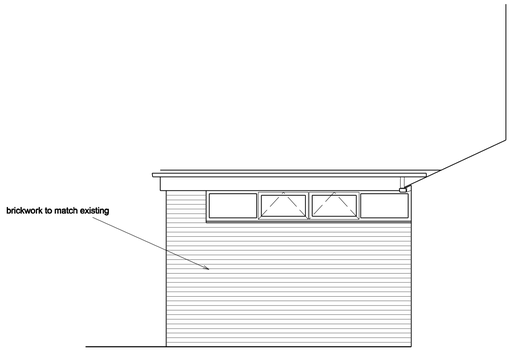
Proposed Front Elevation



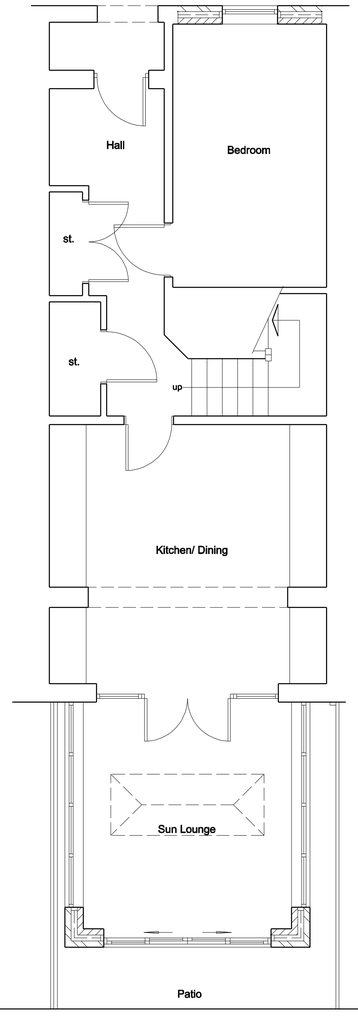
Existing Ground Floor



Proposed Side Elevation



Proposed Side Elevation



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NOTES:
All dimensions must be checked on site and not scaled from this drawing.

General:
All work to be carried out strictly in accordance with current Building Regulations and British Standard Codes of Practice. All new timber to be treated with recommended fungicide and insect repelant to satisfaction of Local Building Inspector.
No projections over boundary.

D.p.c's:
D.p.c's positioned min. 150mm above ground level . D.p.c. weathercheck to all new window and external door openings. D.p.c cavity tray required over new lintels. Mastic pointing to reveals.

Lintels:
'Catnic' or equal approved galvanised steel lintels over door and window openings to Manufacturers recommendations.

Glazing:
Glazing within critical locations as defined in Building Regulations,i.e. within 800mm from floor level or 1500mm in doors to 300mm either side to be laminated or toughened glass to B.S. 6206 and suitably Kite Marked.

Foundations:
Foundations to be concrete strip min 225 x 600mm. depth to be determined on site and agreed with Local Building Inspector

External Walls:
100mm thick brickwork to match existing outer leaf to Local Authority Approval, 50mm clear cavity, 50mm thick Celotex double-GA2000 wall insulation, 100mm thick blockwork inner leaf.
Construction to give min. 0.28W/m K. Stainless steel wall ties to be positioned at 450mm centres vertically and 750mm centres horizontally and at every block course at reveals

Ground Floor :
75mm thick sand/cement screed on 100mm thick concrete slab on separating layer membrane (min. 500g) on 100mm thick Kingspan K3 floor Insulation on Visqueen 1200g dpm on 50mm thick sand blinding on 150mm thick well consolidated hardcore. Insulation laid to Manufacturers recommendations.

Flat Roof:
Single ply membrane fixed to Manufacturers recommendations on 19mm thick exterior grade plywood on s/w timber fillets to give falls on 150x50mm s/w timber joists. 100mm thick Kingspan insulation between joists. 12.5mm plasterboard and skim finish to underside

Rainwater Goods:
Rainwater goods to match existing. New to be connected to existing system.

Ties:
Every third joist to be tied down by stainless steel ties screwed to joists and plugged to wall min. 450mm down.

Ventilation:
Background ventilation to habitable room to be min. 8000mm2. (trickle ventilators in window heads).
Windows to have opening lights min. 1/20th of floor area.

General:
Lintels/ beams to have min 150mm end bearing.
New windows to be PVCu double glazed with low-e glass and min. 16mm gap and Argon filled to give average u-value of 1.8W/m2K.
Flyscreen required to soffit ventilation.
New lintels to be insulated, by Catnic or equal approved.

A		
	Date	Revisions

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Title
Existing and Proposed Plans and Elevations

Scale 1:50	
Drawn by MJH	Date April 2017
Drawing No. 1085-01	Revision