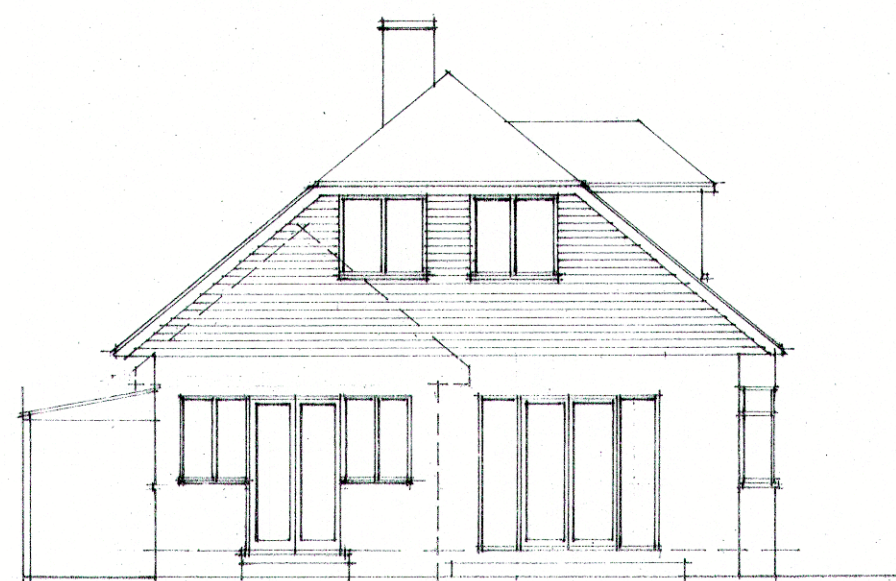
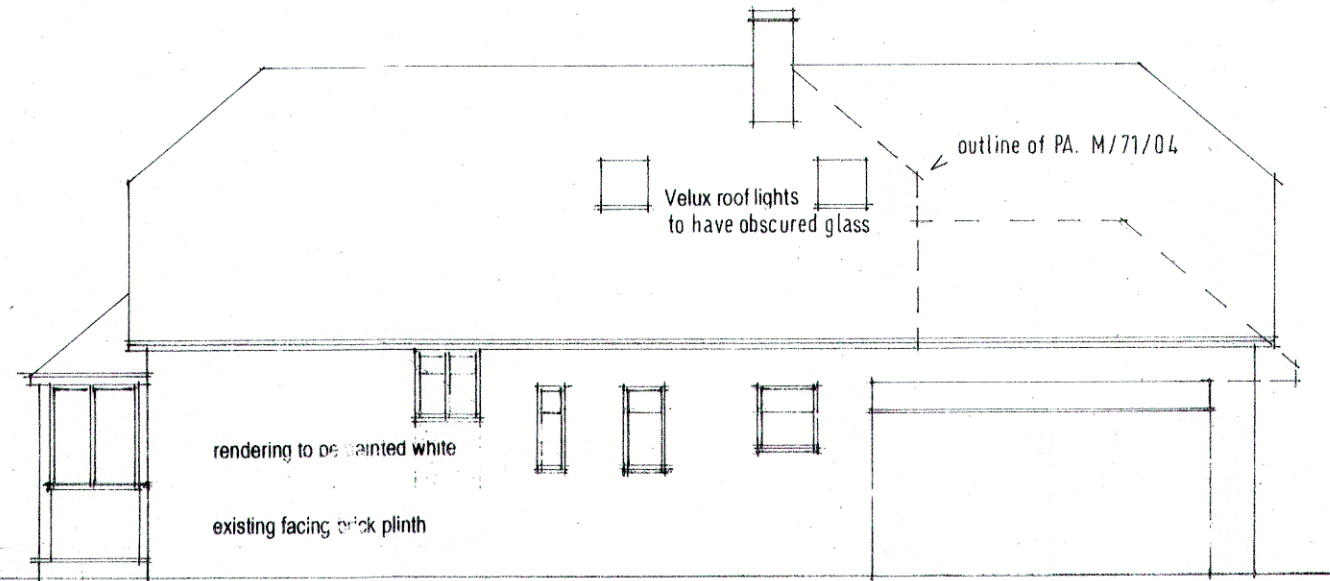


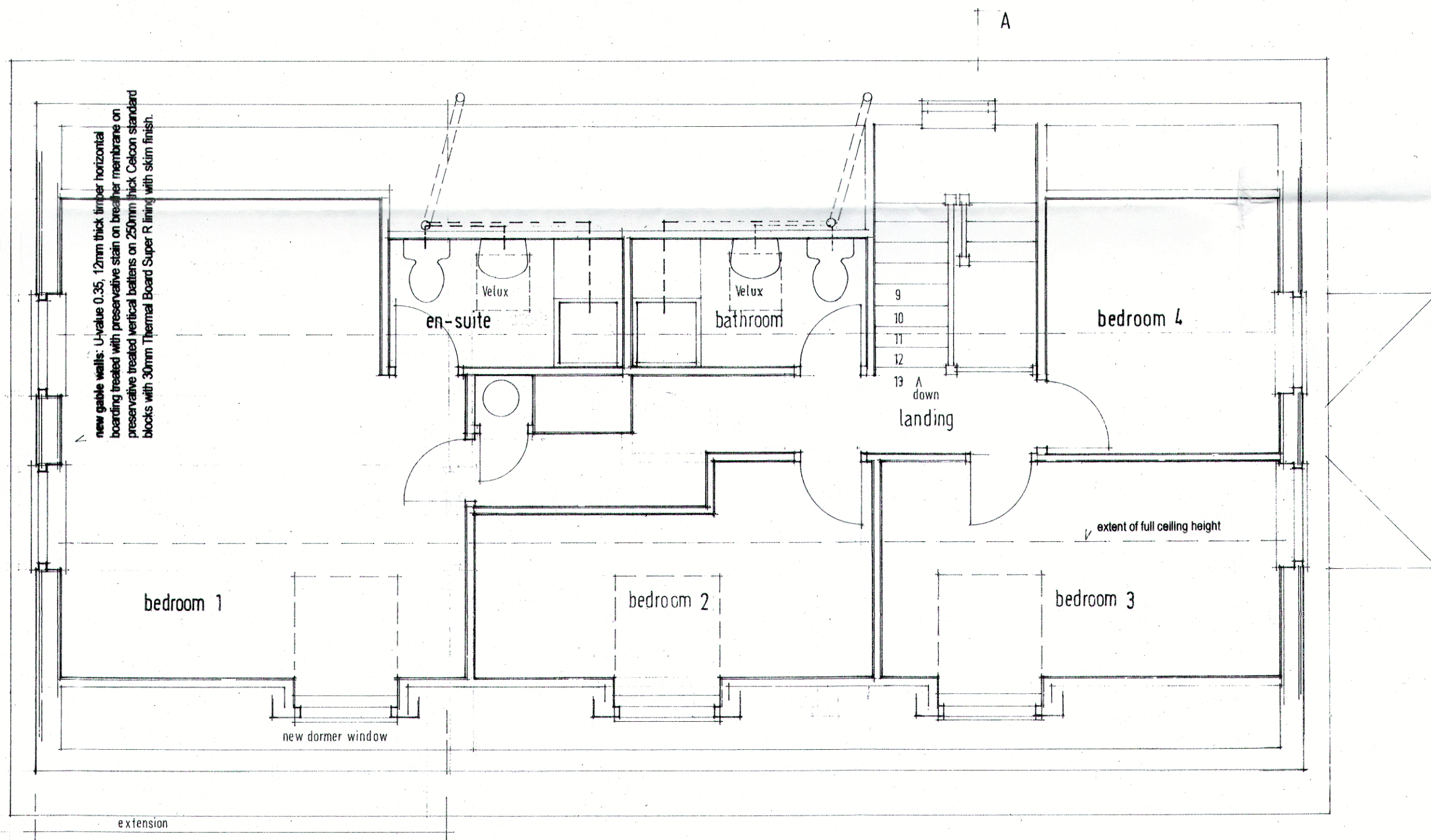


WEST ELEVATION

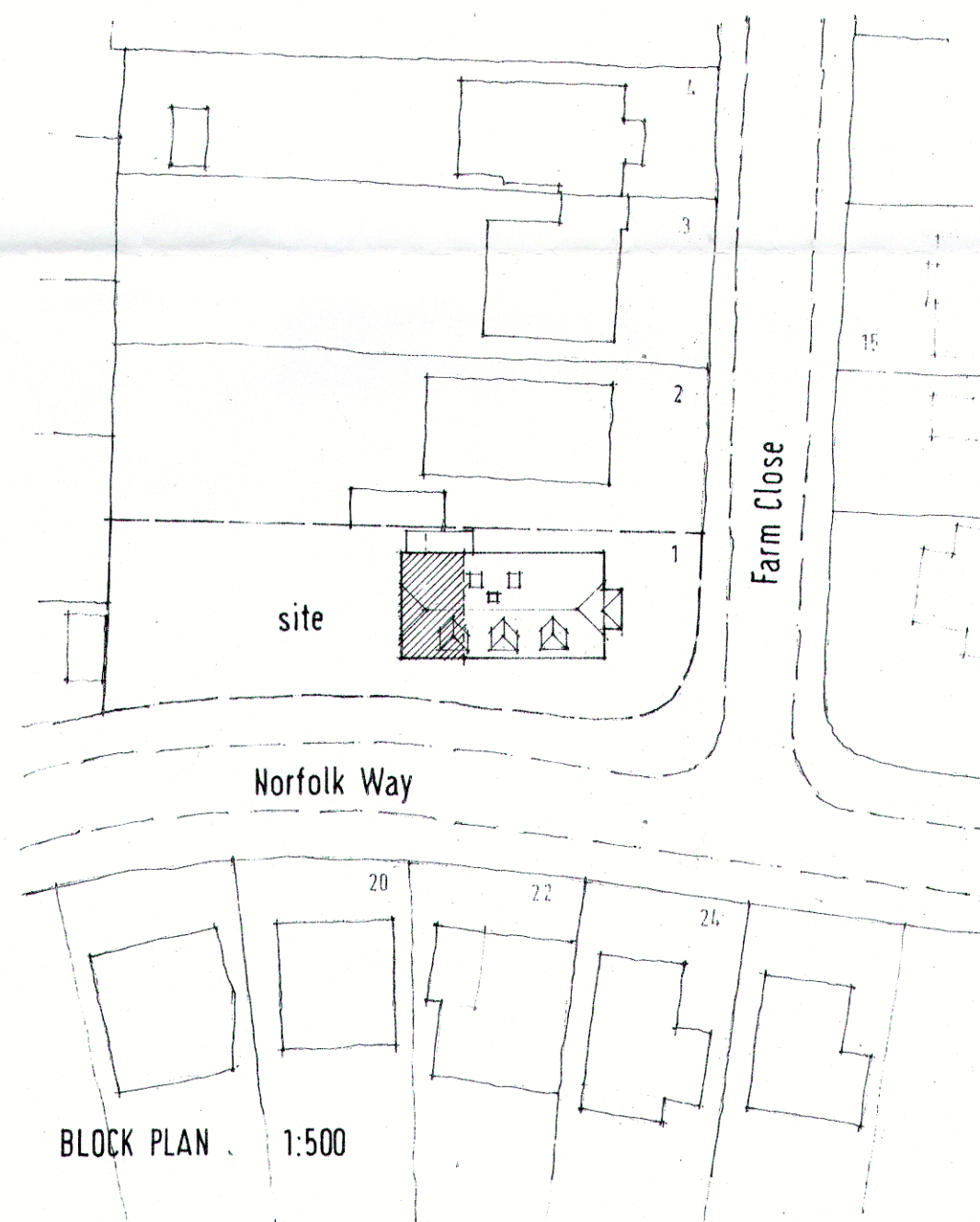


NORTH ELEVATION

first floor extension



FIRST FLOOR PLAN 1:50



AS EXISTING

CONSTRUCTION NOTES

Substructure

foundations: new external cavity walls: 800mm wide trench fill grade ST1 concrete to BS5328: part 2, depth min. 1 metre. Underpin existing foundations as directed on site by Structural Engineer.

wall: 285mm wide: 105mm facing brick outer skin, 100mm concrete block inner skin 7N/mm², to BS6073 with 80mm cavity concrete filled to within 225mm of dpc. Precast conc. lintels above any pipes passing through wall.

dpc: Hyloed pitch polymer by Ruberoid Building Products Ltd., or similar to BBA approval, min. 150mm above adjoining ground.

below ground drainage: all work to BS8301, 110mm dia OsmaDrain (or similar) PVCu pipes & fittings to BS5481 and BS4680, laid to fall 1:40 on single size (10mm) granular bed to BS882 laid and compacted to min. 100mm thickness over full width of trench, backfilled in accordance with BS5955 part 6, connect foul to existing foul drains. Storm water drains to connect to soakaways, minimum 1 cubic metre volume (all to be below invert level of drains), to be at least 5 metres from any building.

new area of ground floor: U-value 0.25; minimum 75mm cement/sand screed (1:3 mix) reinforced with chicken wire mesh, on 100mm dense concrete slab BS5328 mix ST1 on 100mm Polyfoam Plus Floorboard 220 insulation, with 25mm upstands at edges, on Visqueen dpm/radon gas barrier to be continuous, sealed to perimeter cavity tray, and linked to dpc's in adjacent walls; on sand blinding on 225mm selected hardcore. A124 reinforcement mesh in slab above drains runs.

Superstructure

new external walls: U-value 0.35, 285mm cavity wall; facing brick outer skin up to projecting string course to match existing, with 300mm wall above with 2 coat render to BS5262 min 20mm total thickness, mix 1:1:6 painted white on 7N/mm² 100mm blockwork, 80mm cavity filled with insulation, inner skin 100 insulating block, internal finish 11mm Carlite Tough Coat, 2mm Thistle Multi-Finish. Lintels: external walls; IG type (insulated) with block infill, with weepholes above. Wall cavity closed at roof level with blockwork. Internal lintels: pre-stressed concrete. cavity closers: to all window/door jambs.

wall ties: SS double triangle wall ties to BS1243 and 5628: part 3, spaced 750mm horizontally, 450mm vertically with additional ties within 225 of all openings and at junctions with existing walls to provide 300mm vertical spacing to BS4528. All ties staggered, evenly distributed to BS1243.

above ground drainage: to comply with BS5572, 40mm PVCu waste with 75mm trap to showers, 32mm waste to wash basins, branches to connect to 100mm PVCu soil & vent pipes terminating min 900mm above any opening within 3m.; rodding eyes at changes of direction of all pipes. **ventilation:** Mechanical ventilation to shower rooms to be capable of extraction at min. rate of 15 litres/sec. switched by light switch with 15 minute overrun, controlled by humidistat and ducted to outside air.

rainwater drainage: 112mm PVCu gutters & 68mm dia. down pipes (to BS4576) connected to roddable back inlet gullies, balloon gratings and gutter leaf guards within 15m. of any tree trunk. Number and location of downpipes to BS6367.

PROPOSED ALTERATIONS AND EXTENSION
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DATE DRAWN SCALE NUMBER

March 04 A 1:50 0402/02d

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