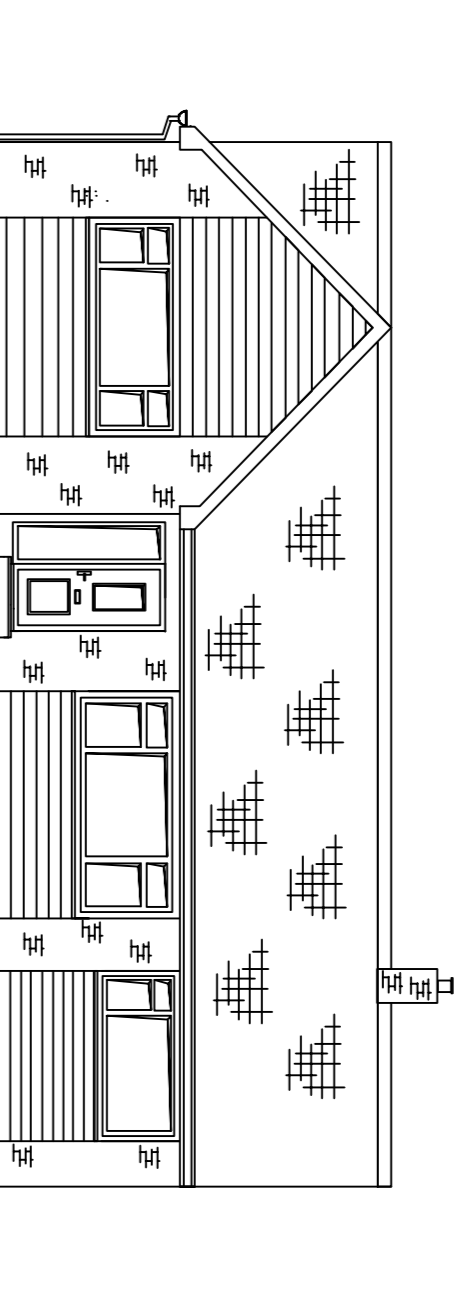
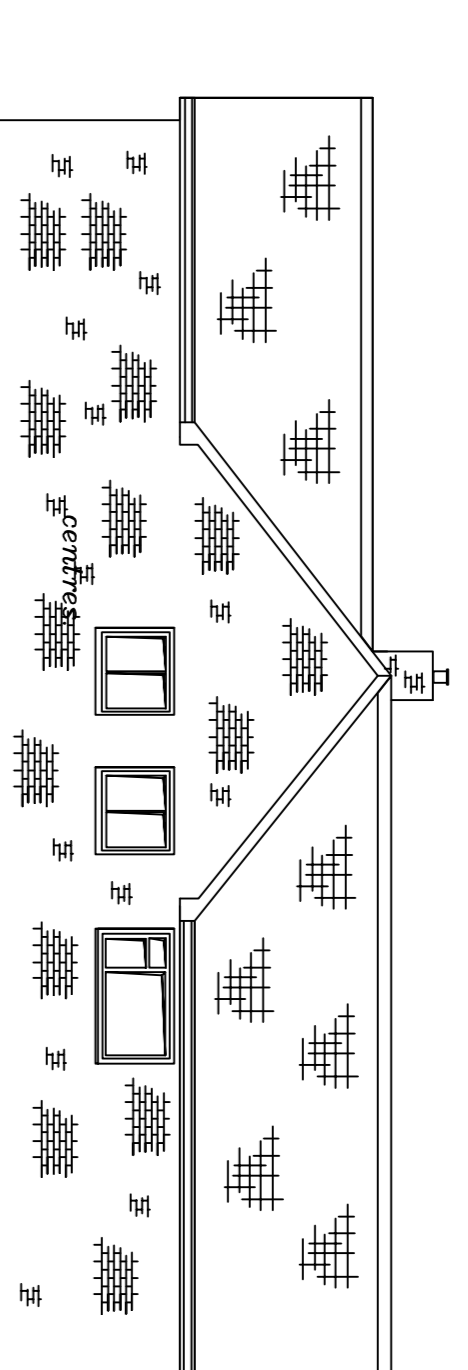


Proposed Side Elevation

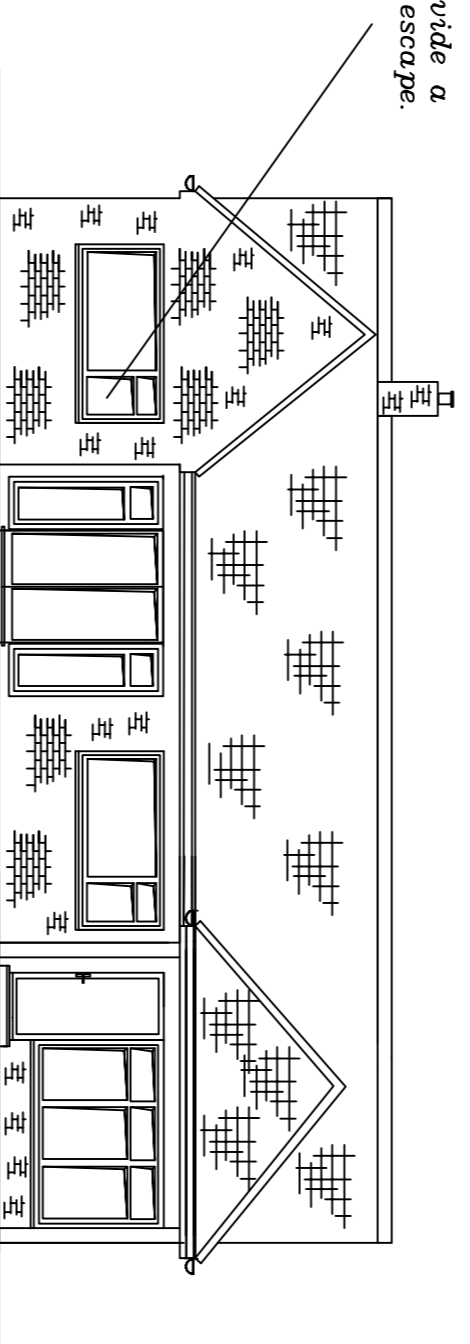


Proposed Front Elevation



Proposed Side Elevation

New windows to provide a secondary means of escape.



Proposed Rear Elevation

Cross flow ventilation to be provided to roof space in accordance with B S 5250 : 1989.

R C stress relieving links to be installed where drains run through proposed walls.  
All drains from 100mm plastic, feasible printed pipe work.  
All new drains to be connected to existing foul water drains.  
All drains to be tested upon completion.  
All drainage to local Authority approval.

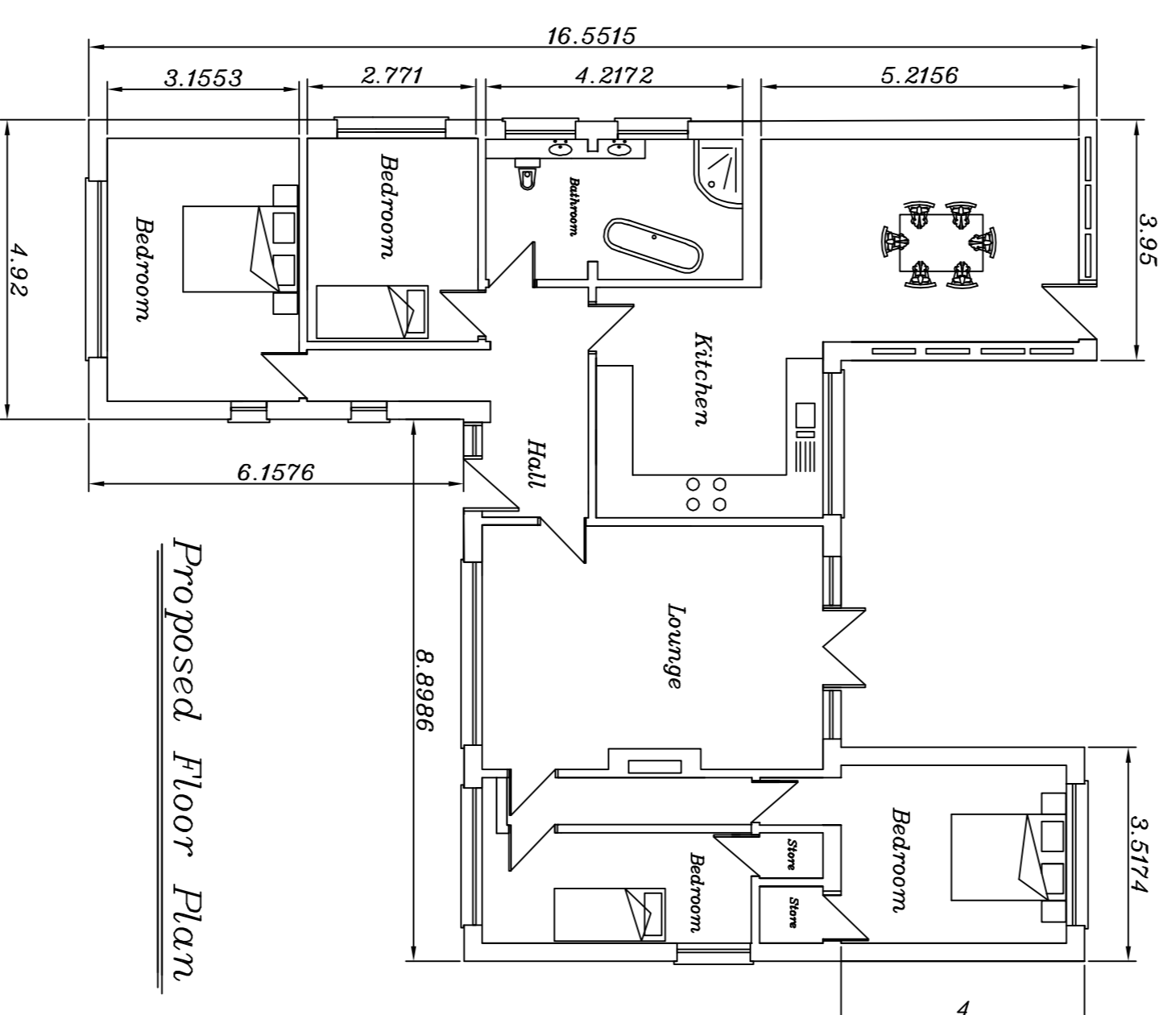
**Foundations:**  
All new foundations to external walls to be concrete strips generally 600mm wide x 200mm deep, subject to Local Authority Building Inspector. All foundations to be taken down to an approved depth required by the Building Inspector, subject to a minimum of 450mm frost protection & 1000mm deep in clay-sub-strata. Depth of excavation to be lower than invert level of any adjacent drainage.

**Floor Construction:**  
150mm thick well consolidated hardcore.  
1600g polythene membrane carried up over DPC minimum 300mm laps.  
120mm thick rigid floor insulation, installed & stabilised strictly in accordance with manufacturer's written & verbal instructions.  
25mm thick rigid floor insulation, turned up at perimeter of floor to top of wall bracing.  
15mm thick sand cement screed, finished with suitable for carpets, ceramic tiles etc.  
Floor to have U value of 0.22 W/m<sup>2</sup>C.

**Wall Construction:**  
Outer skin from 102.5mm Class A facing bricks to match existing.  
100mm Celcon block inner skin complete with an 100mm wide cavity filled with Drytherm insulation installed to manufacturer's written & verbal instructions.  
Blocks to have a density not less than 600kg/m<sup>3</sup>. Block work mortar to be in accordance with BS 5628.  
Galvanised steel wall ties would be installed to stabilise walls set at 900mm horizontal centres & 450mm vertical centres (Staggered).  
Cavity insulation to be continuous (ie no gaps) with roof insulation at eaves to eliminate cold bridging.  
Wall to achieve a U value of 0.28W/m<sup>2</sup>C.

**Damp Proof Course:**  
102.5mm Engineering brickwork to BS4729:1971 from D.P.C level to minimum 2No courses below external ground level. Remaining wall to be 100mm thick Thermalite concrete blocks for use below ground level all bedded on gauged mortar.  
Damp Proof Course to be Ruberoid Building Products Ltd Hyloard pitch polymer continuous damp proof course to BS 743 at a minimum height of 150mm above ground level to all external walls.  
Limeless.

CNV Galnic CNV lintels to be installed above all doors & windows (minimum bearing 150mm).  
Roof section constructed from softwood roof trusses supported at wall on timber wall plate.  
25mm x 38mm treated timber battens fixed to roof timbers.  
Roof tiles to be selected at contract stage, samples to be provided to L A for approval.  
200mm softwood fascia.



Proposed Floor Plan

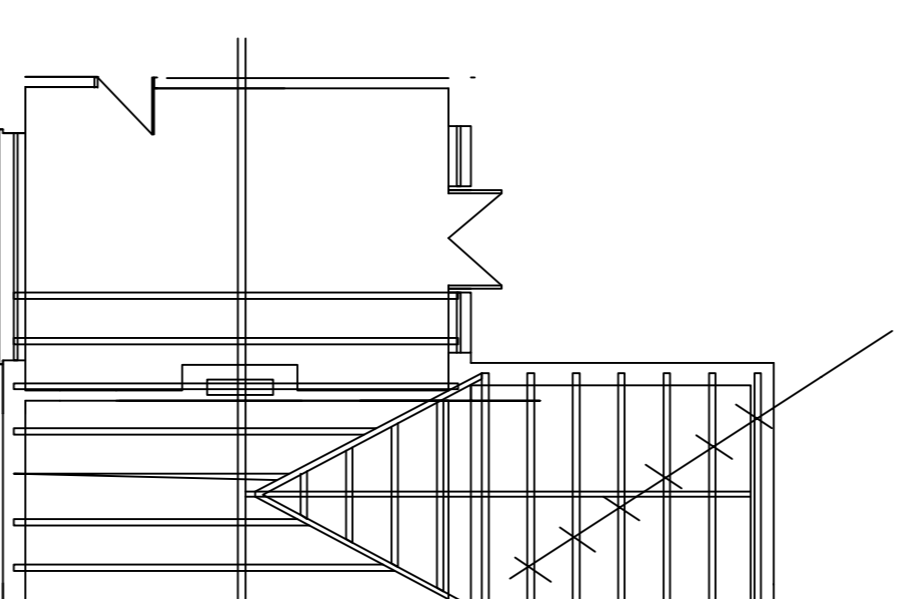
Vertical & horizontal gaps to all cavity closures.

Windows to open 1/20th room floor area along with controllable trickle vents with an equivalent area of 5000mm<sup>2</sup>.  
Where opening restrictions are to be provided the opening lights are to be increased in size to 1/10th room floor area.

General Notes:

No work to begin before Planning Permission (if required) is granted.  
No work to commence before Building Regulation approval is granted.  
All work to be completed before Building Regulation approval is obtained.  
All sizes & dimensions are to be verified by Building Contractor prior to work commencing.  
Any deviation to these plans are to be reported to Concept Design Services.  
If the work falls within the provisions of the Party Wall Act 1996, it is important that the client serves notice to the owners of the adjoining property of the intention to build two months before the commencement date & that written permission is obtained. All provisions of the Party Wall Act 1996 (where necessary) to be adhered to.

**Roof Construction:**  
Timber roof trusses set @ 600mm centres.  
One layer of Tyvek Supra plus breathable roofing felt on timber trusses.  
Wind & lateral restraints installed.  
75mm 50mm timber wall plate secured to internal blockwork with 38mm x 30mm galvanised steel brackets.  
38mm x 25mm treated timber battens set to tile gauge.  
Roof to achieve a U value of 0.16W/m<sup>2</sup>C.  
Roof to be tied down to walls with 30mm x 5mm mild steel straps at 2000mm



Proposed Roof Plan

Scale 1 Rep 100.