

ANS OF EXIST



PLUMBING
38 MM DIAM PVC SINK & SHOWER WASTES,
32 MM DIAM PVC BASIN WASTES EACH FITTED
WITH ANTI-VAC RESEALING TRAPS DISCHARGING
INTO BACK INLET BULLIES

MATCHING STONE CORBELS &
STRING COURSE.



NORTH ELEVATION - EXISTING
HOUSE, REMOVE OUTER SKIN OF
PAINTED BRICKWORK & REPLACE
WITH MATCHING COURSED NATURAL
STONE + 63MM KINGSPAN
INSULATION.



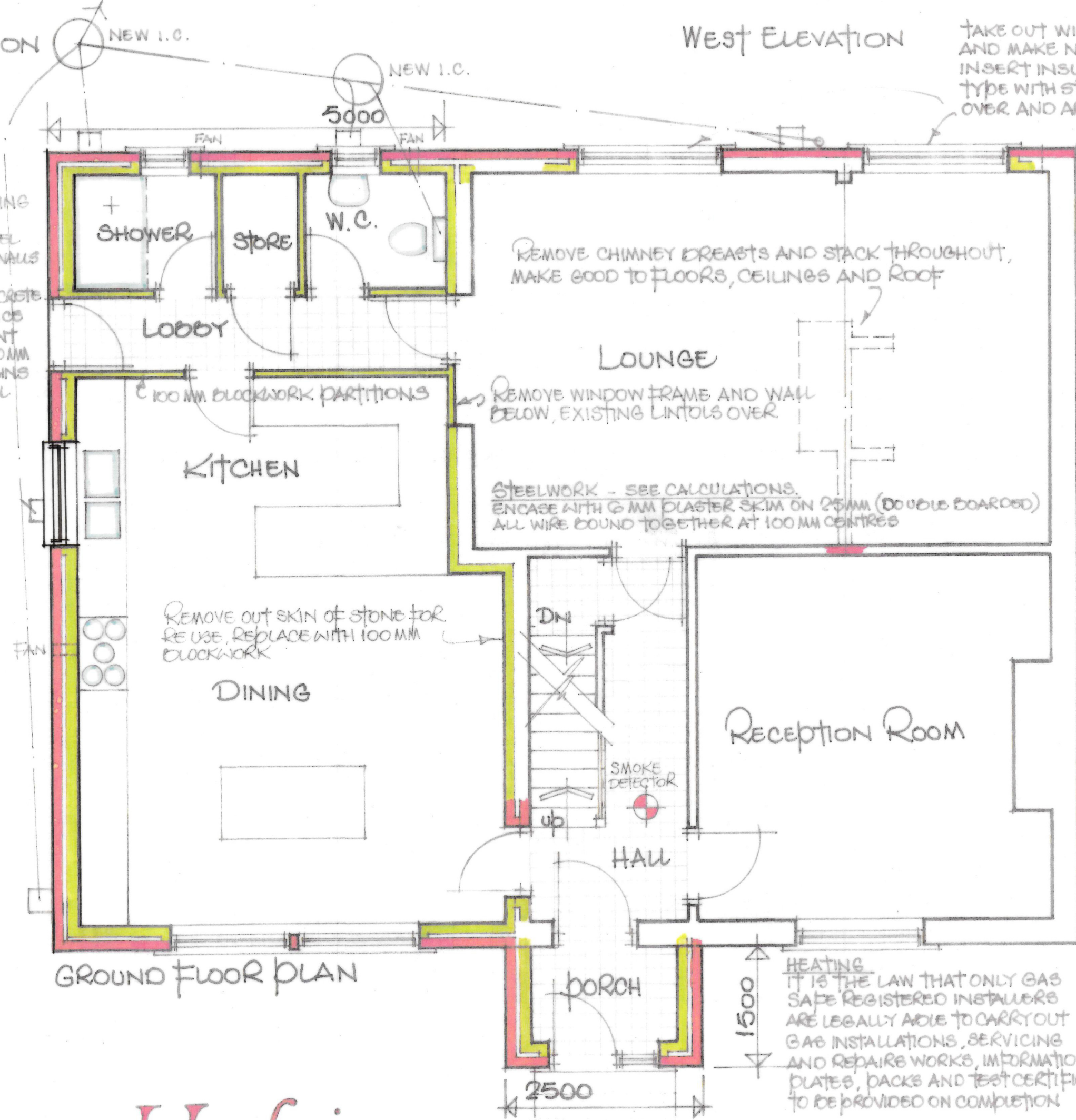
South Elevation

West Elevation

North Elevation

RAINAGE
BE LOCATED ON SITE AND
CONNECTIONS TO BE MADE AT
SECTION OF FLOW

Y DRAIN FOUND TO BE PASSING
OVER EXTENSION MUST BE
CASED IN 150 MM DE A GRAVEL
D WHERE PASSING THROUGH WALLS
BRIDGED OVER WITH 2 NO
x 100 MM REINFORCED CONCRETE
TILES WITH 100 MM CLEARANCES
OR TO ALLOW FOR SETTLEMENT
A BRANCH DRAINS TO BE 100 MM
KIDLE JOINTED BRANCH DRAINS
CASED IN 150 MM DE A GRAVEL



GROUND FLOOR PLAN

FLOOR CONSTRUCTION

22 MM T & G FLOORBOARDS ON 145 x 47 SOFTWOOD FLOOR JOISTS AT 400 MM CENTRES SPANNING OVER CENTRAL 100 MM HONEYCOMBED SLEEPER, DPC UNDER JOISTS, WALL BUILT OFF 450 x 150 MM CONCRETE STRIP FOUNDATION, 150 MM KINGSPAN INSULATION, INFILL BETWEEN JOISTS. 220 x 150 MM BUFF TERRA-COTTA AIRBRICKS AND SLEEVE LINERS WITH STEPPED CAVITY TRAY DPC OVER

PORCH FLOOR

ALL AS ABOVE BUT 97 x 47 MM SOFTWOOD JOISTS AT 400 MM CRS + INSULATION.

WALLS BELOW GROUND LEVEL

300 MM THICK DENSE CONCRETE FOUNDATION TRENCH BLOCKS.

FOUNDATIONS

600 x 150 MM CONCRETE STRIP FOUNDATIONS WITH MINIMUM 750 MM COVER OR TAKEN DOWN BELOW DRAIN INVERTS LEVELS AND ALL TO FULL APPROVAL OF BUILDING INSPECTOR ON SITE.

WALL CONSTRUCTION
MATCHING COURSED NATURAL STONE, 50 MM CAVITY, 63 MM KINGSPAN INSULATION FIXED TO INNER LEAF OF 100 MM LOAD BEARING THERMAL BLOCKS WITH DOUBLE DRIP TYPE WALL TIES AND REMAINING CLIPS (BBA APPROVED) AND AT 750 MM HORIZONTAL, 450 MM VERTICAL CENTRES AND EVERY BLOCK COURSE AT REVEALS AND OPENINGS, 15 MM LIGHTWEIGHT PLASTER. CAVITIES TO BE SEALED AT TOP OF WALL. NEW WALLS NEATLY TIED AND BONDED INTO EXISTING, CAVITIES TO BE MADE CONTINUOUS.

HEATING

IT IS THE LAW THAT ONLY GAS SAFE REGISTERED INSTALLERS ARE LEGALLY ABLE TO CARRY OUT GAS INSTALLATIONS, SERVICING AND REPAIRS WORKS, INFORMATION PLATES, BACKS AND TEST CERTIFICATES TO BE PROVIDED ON COMPLETION

MECHANIC VENTILATION

SHOWER AND W.C. TO HAVE A FAN ACHIEVING 15 LITRES PER SECOND, KITCHEN TO HAVE A FAN ACHIEVING 60 LITRES PER SECOND, EACH DUCTED THROUGH TO EXTERNAL AIR.

Fatima Hafejee

G, OSBORNE TERRACE,
BATLEY,
WF17 0LZ.

SCALE 1:50, 1:100
FEBRUARY, 2019.