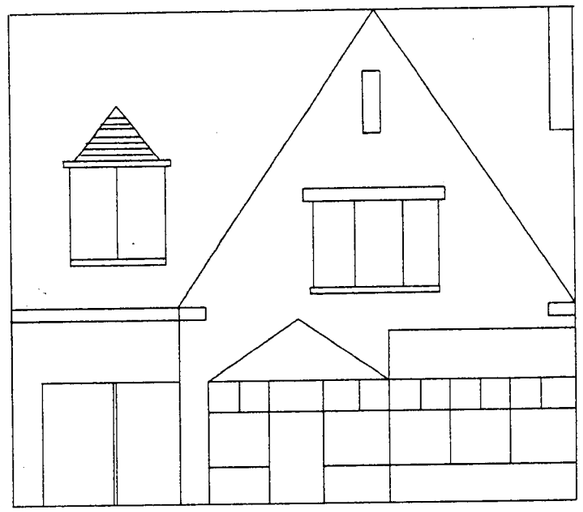
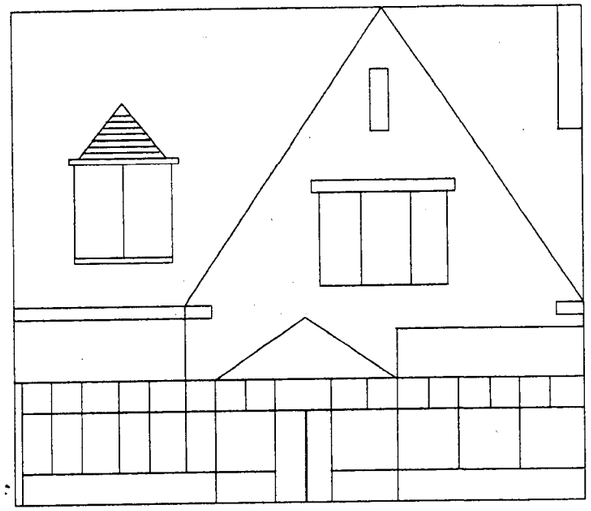
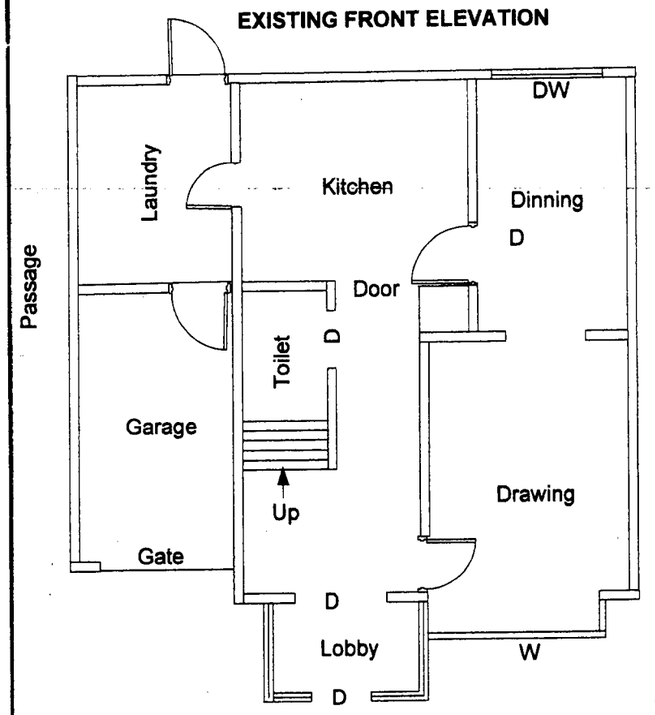
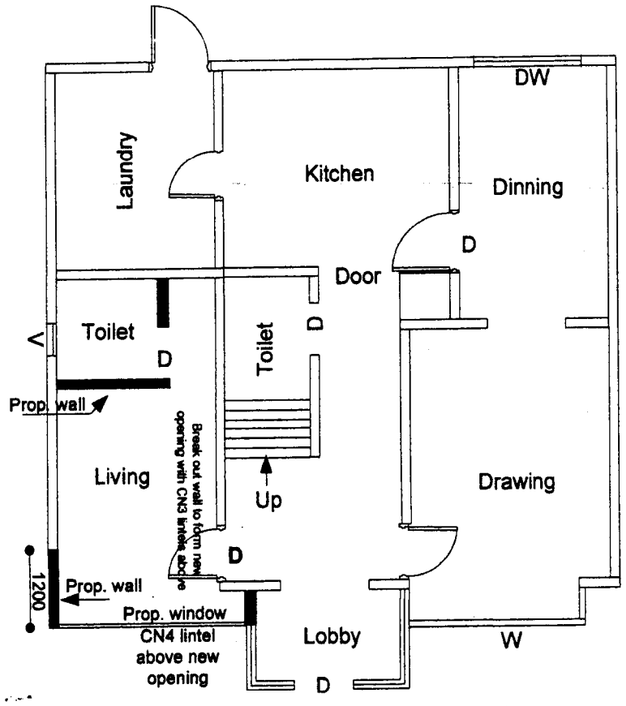




EXISTING FRONT ELEVATION



EXISTING GROUND FLOOR PLAN



ADDITION / ALTERATION PLAN

Scale 1 mm = 100 mm

Addition / Alteration Plan at Ground Floor for

Mr. Mohammed Anwar Aziz, 56 Nethercote Av. Bagley M23 1LL

NOTES

All construction is in accordance with "ROBUST" construction details or similar in order to limit air leakage and ensure continuity of insulation

WALLS

External walls 110mm outer brickwork. 75mm crown dry therm insulation fully filling cavity and min. 100mm inner thermalite block work. Min. 500 returns to brickwork / block work. Block work / dense brickwork construction below to foundation. Weak mix cavity infill to 150mm below GL DPC min 150 above GL Stainless steel wall ties to be used at 450 vertical and 900 horizontal CTRS and 300 CTRS around any openings.

Cavities to be continuous and new brick work to be bonded to existing. Internal wall finish to be minimum 12mm plasterboard on DABS with skim finish.
Brick cavity seals as required with insulated DPC to cavity closures'.
Type C cavity trays above all new openings incorporating stop ends and weeps.

Horizontal type cavity trays in existing wall where indicated installed to manufacturer's instruction. Incorporate code 4 lead flashing where appropriated. Provide weep vents in the middle of each cavity tray.

Type x trays above sloping roofs to desired pitch, stepped and installed to manufacturer's instruction. Incorporate code 4 lead flashing to dress over roof tiles.
Internal SW partitions min 75x50 and finished with 9mm plasterboard and skim to both sides.

PLUMBING / DRAINAGE

All plumbing to BS 5572. Fit anti VAC traps. WHB to have min. 38mm dia. Trap. Shower and sink min. 40mm waste pipes.

Soil and vent. Pipes to be min. 100mm dia. All gutters to be min. 100mm and all RWP to be min. 75mm all PVC.
All Hepworth type drains and inspection chambers. Drains to be laid in level and to have min 1:40 fall. Any drains running under new construction to have RC lintels over where passing through brick work.
Where wastes combine these to be min. 50mm.

FOUNDATIONS
Concrete foundations min. 610mm wide by min. 150mm depth. To REG A½, min. depth 1000mm and to invert level of any drains.

SOLID GROUND FLOOR
Ground floor to be min. 25mm sand and cement screed finish on min. 25mm sand and cement screed finish on min. 100mm concrete on 2000 DPM (laid tp. prevent any ingress or gasses) on min. 75mm polyfoam plus floor board 220 on min. 228mm consolidated hardcore. If a methane barrier is required, A proprietary methane barrier and adequate ventilation to be incorporated.
If existing floor is suspended, then min. 100mm PVCducts are to be laid in line with existing airbricks to give ventilation to suspended floor (to provide cross ventilation). At min. 228mm airbricks into new external brickwork at duct extents.
First floor min. 220x38mm. SW joists at 400mm CTRS built into walls or carried off metal joist hangers. Provide midspan noggins to all floor joists.
Floor finish to be tongue and grove boards. Ceiling finish to be min. 9mm plasterboard with plaster SKIM.

PITCHED ROOG

Roof pitch min. 17.5 degree. SW trusses to BS
5268 at 610 ctrs strapped to BWK 2M with galvanised metal straps.
Cover with felt held back with SW battens. Marley modern concrete roof tiles or concrete tiles or slates to match existing with min. 100mm headlap.
Provide SW angle and diagonal bracings min. 100x200

- 3 DEC 2008