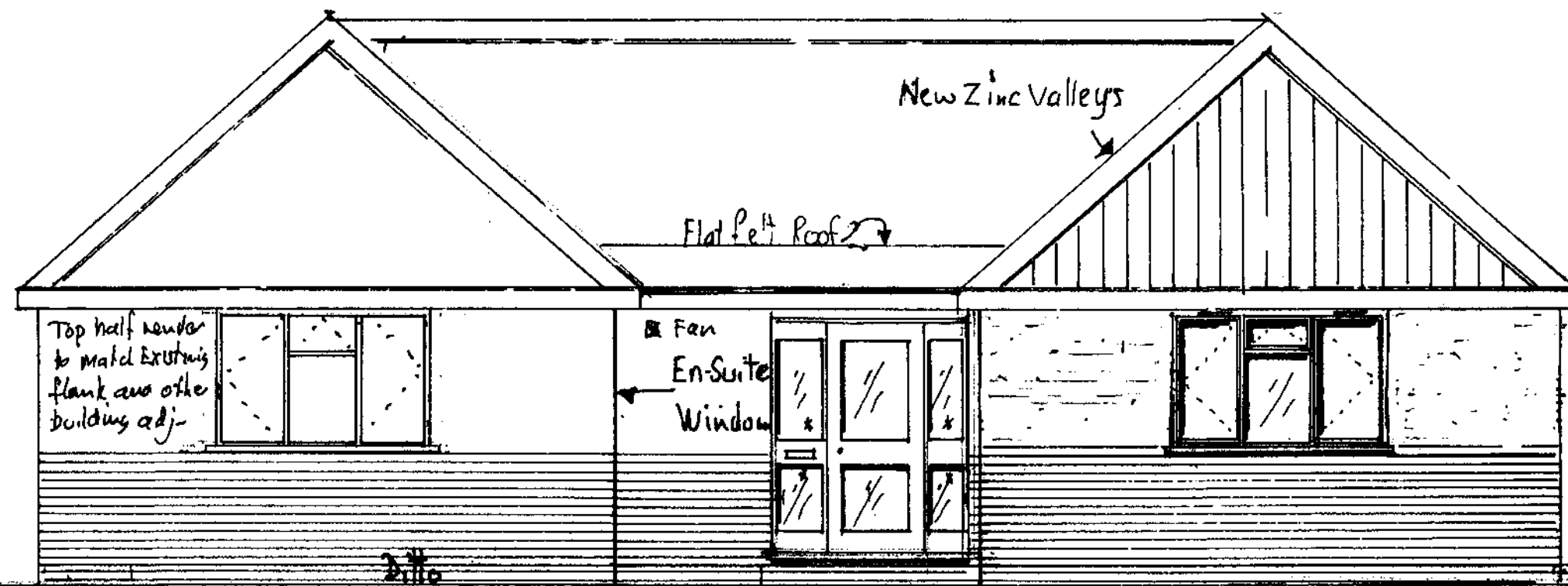
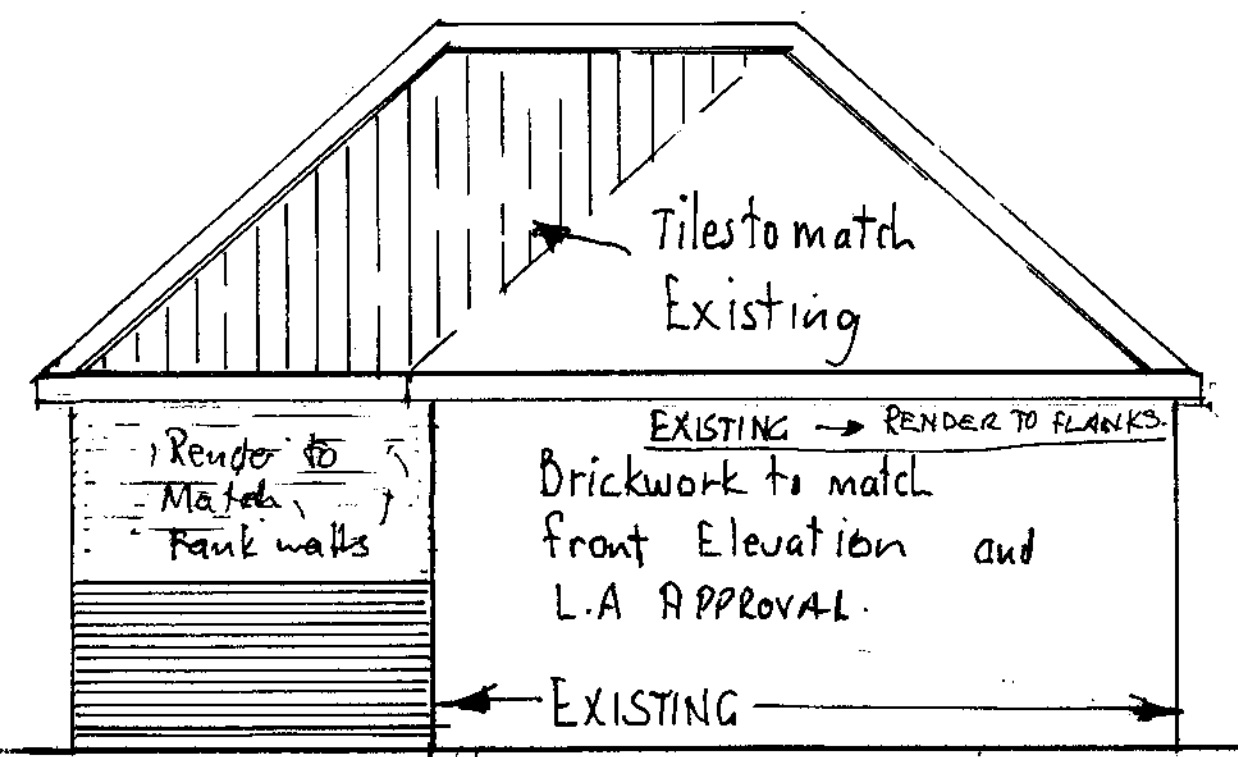
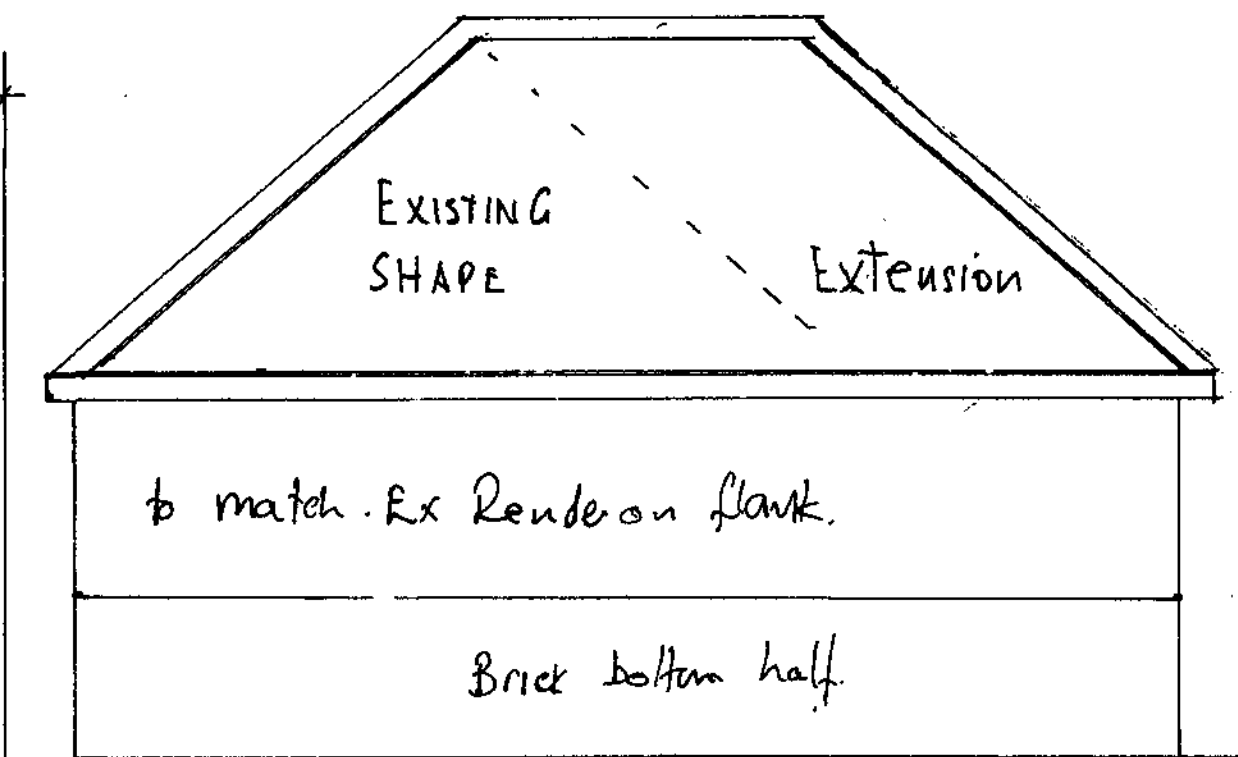
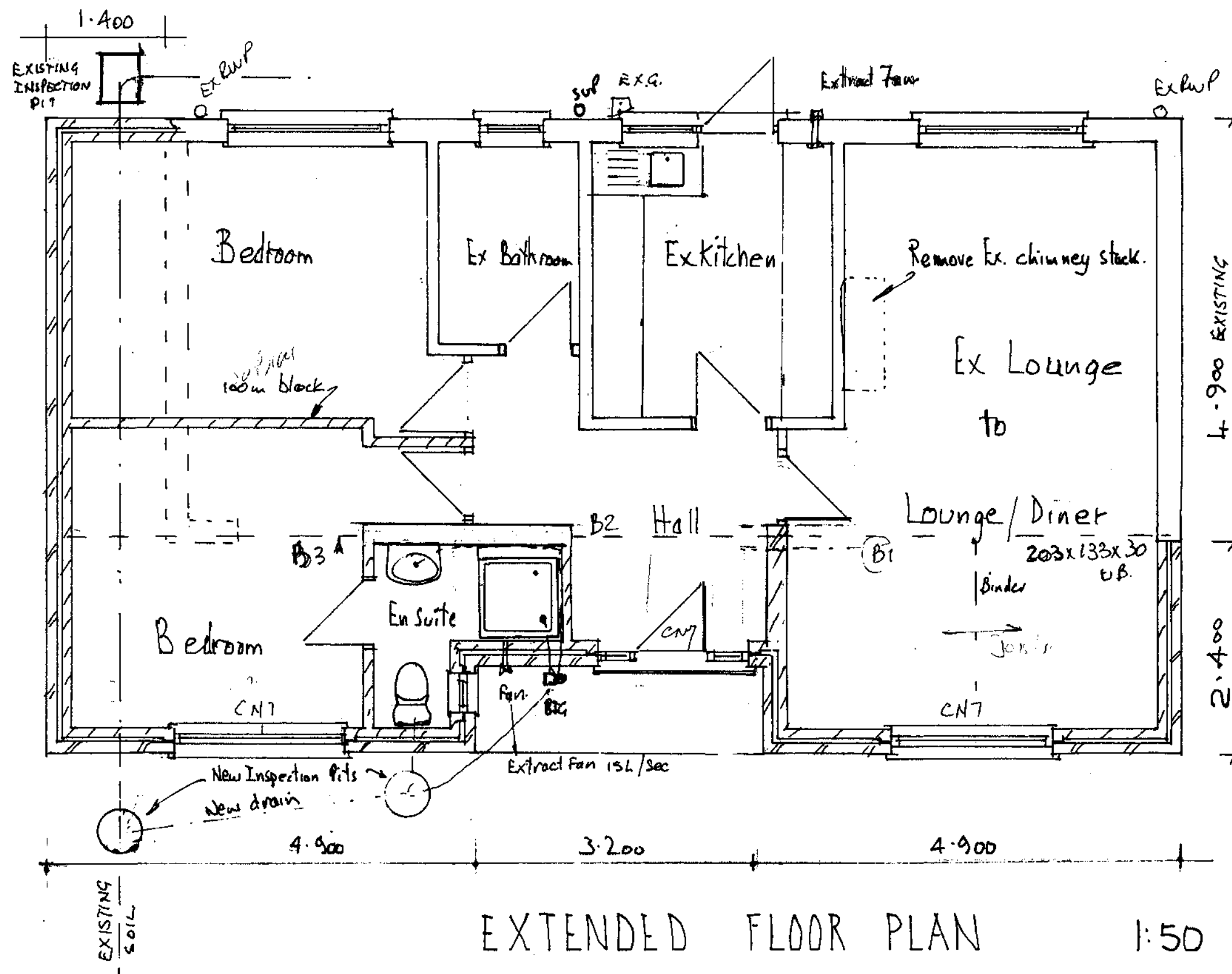




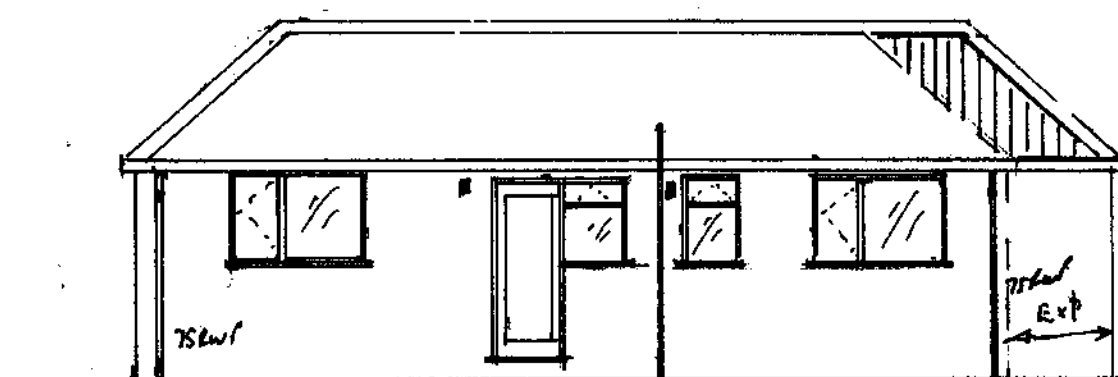
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION to N°2.



REAR ELEVATION

BUNGALOW EXT. 2a ROSSLYN ROAD

FOUNDATION

0.85 Mts. X 0.45 Mts. portland cement concrete set min 1.200 Mt. below ground level. To L. A. App. Any drains to be sleeved through. Any trees shown on block plan. 265mm Brick cavity below D.P.C.

WALLS

103 Brick to match existing, OR 16 mm External render to B S 5262 on 100 mm L/W blockwork + 75mm fibreglass batts 100mm Standard blockwork. Wall ties 900 Hor. 450 vert. plus 225 vert. to reveals. Lightweight plaster internal. Insulated V.D.P.C. to all reveals. D.P.C. to be to B.S. 6515. Min 150 above ground level. Lateral restraint to be provided to all roof and wall junctions at max 2.000 Mt. c/c. Firfix new walls to existing. Catnic lintels over all openings.

FLOOR (Ground Solid)

50mm Sand/Cement screed on 100 portland cement concrete on 1200 gauge D.P.M. on 100mm SD grade Polystyrene on 25mm sand blinding on min 100mm clean hardcore. 35mm insulation to be provided to external edges of slab. Provide 225x150mm air vents and 100mm ducts to ventilate sub floor if required.

ROOF

Roof tiles on battens and "Tyvak" felt on min 47 X 125 rafters max 400 c/c. Purlin and struts see section for details. 47X145 ceiling joists max 400 c/c Provide 150mm fiberglass between joists and 125mm over, crosswise. 500 gauge vapour barrier over p/board.

DRAINS

All drains to have lintels over. New soil gullies to be sealed back inlet type. Drains as shown in 100mm diameter UPVC, bed and surround in pea shingle.

WINDOWS

All windows to provide min 1/20th floor area openable 8000sq mm trickle vent to each habitable room, 4000sq mm to all others. All glazing to be double glazed with Low E 0.1 glass to inner pane 16mm gap. Safety glass to windows indicated * on elevation and all doors, to BS 6206. One window to each room to be "Escape Window" Min size 450mmX 750mm(-330Mtsq.)

ELECTRICAL

All electrics to be carried out by a Registered Electrician and tested on completion, all to BS7671. Installation and test reports to be given to Local Authority and Owner.

CENTRAL HEATING

To be designed and installed by a registered CORGI fitter. All rads to be fitted with T.C. valves, thermostats to be provided to main living room, boiler and storage tank.

Additional Notes:

Existing L.S. wall foundations to be exposed where they are supporting add load. Steel Beams 1-2-3 Use size As calculated for room in Roofs See Summary Sheet. Flat Roof Spec on sheet 2. item xxi