

front a

front b

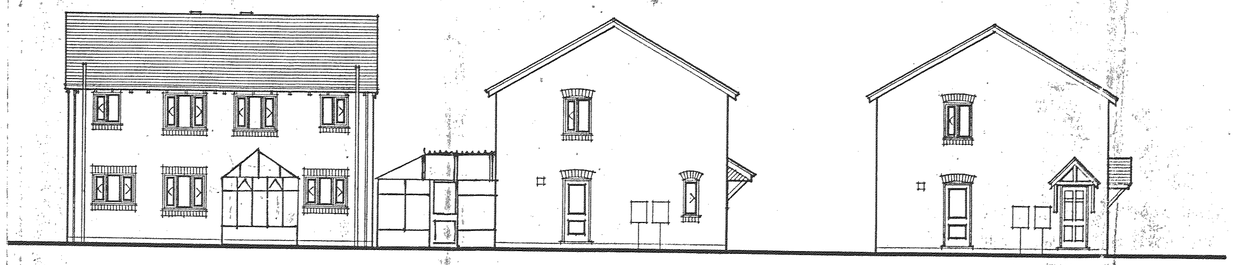
front c

concrete interlocking tiles

dark brown stained joinery

white render

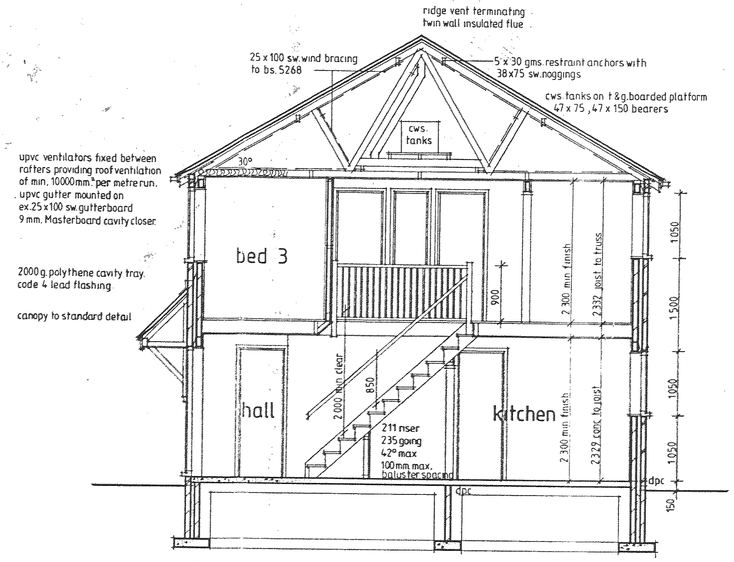
facing brick with engineering brick arches and cills



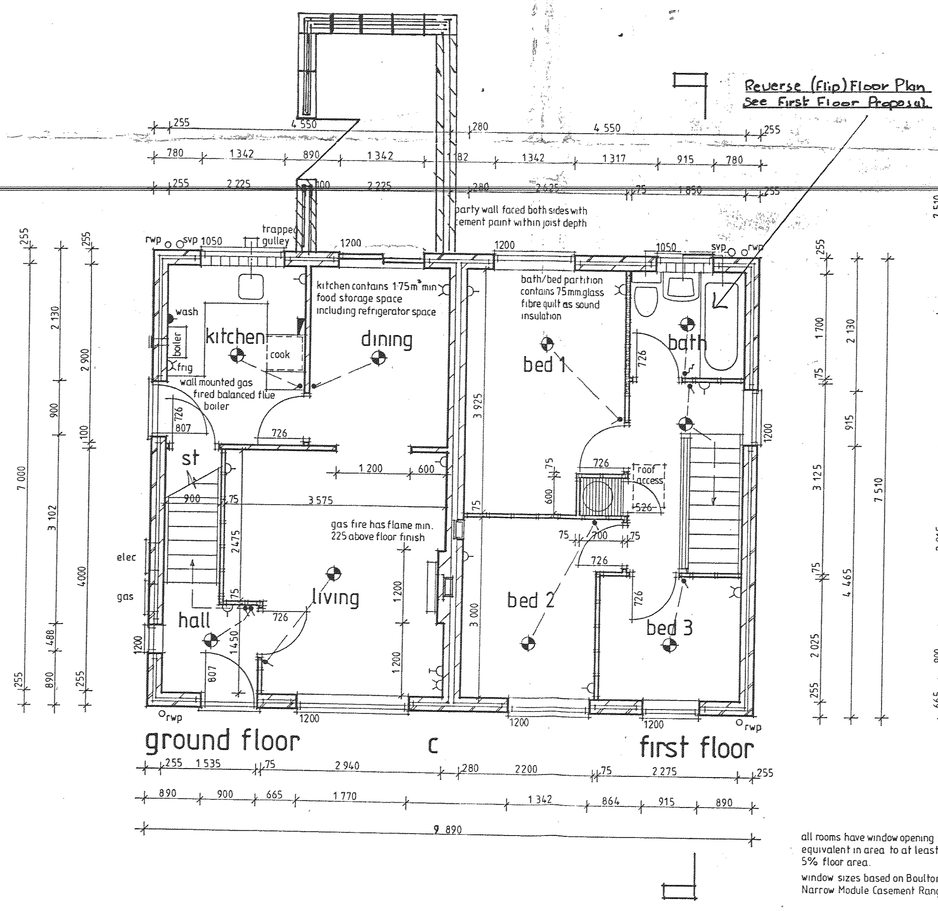
EXISTING rear

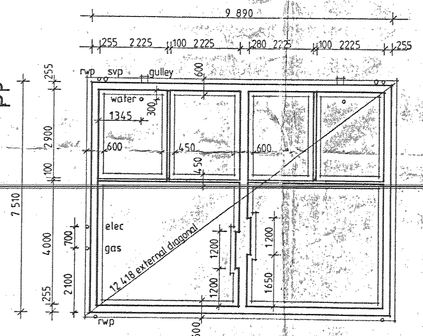
EXISTING side

side b

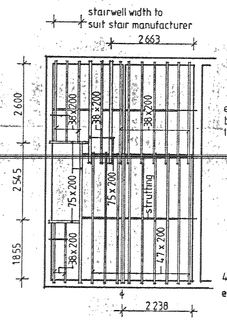


section

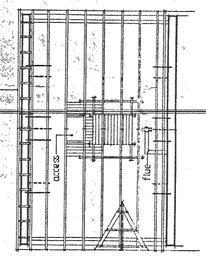




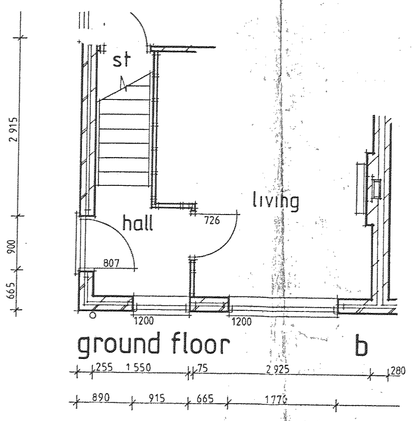
foundation

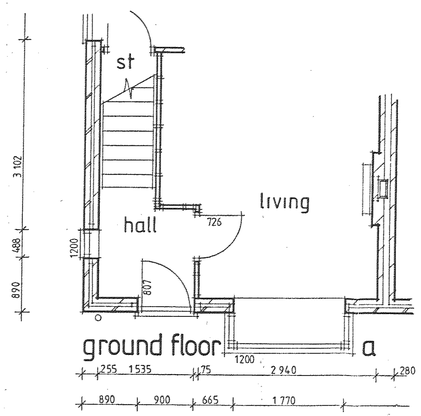


first floor joists



roof





all rooms have window opening lights equivalent in area to at least 5% floor area.

window sizes based on Boulton and Paul Narrow Module Casement Range

to be read in conjunction with standard specification notes and details.

foundations

150 mm minimum thickness concrete strip footing at depth dependent on ground conditions and to satisfaction of NHBC and Building Control.

Drains under building protected by minimum 100 mm. granular surround and backfill.

Drains passing through foundation protected by concrete over.

floor joists

All joists sc 3 grade at 400 centres unless stated otherwise.

Double joists bolted together at maximum 1000 centres using M12 bolts and connectors.

5 x 30 gms. straps where shown fixed twice to 2 no joists at base using 3.35 x 50 mm nails and turned down wall cavity 150 mm. with 38 x 125 noggings between joists.

Joists adjacent external wall 38mm from face. No joist to penetrate party wall. No timbers within 50 mm of flue blocks.

roof

9 mm. Masterboard cavity closer at eaves, party wall and gable verges.

Mineral wool firestopping laid under and packed between tiling battens crossing party wall.

Trussed rafters at maximum 600 centres, 30° pitch, 7 200 span over plates, all to specialist design and manufacture.

5 x 30 gms restraint straps at max. 2000 centres twice fixed to 2 no. trusses and ceiling and rafter levels using 3.35 x 50 mm nails and turned down wall cavity 150 mm., with 38 x 75 noggings between trusses.

Insulated cws tanks on t&g boarded platform on 47 x 75 , 47 x 150 bearers, t&g boarded walkway.

25 x 100 diagonal and longitudinal wind bracing (not shown) twice fixed to each truss using 3.35 x 75 nails in accordance with bs 5268, part 3 , 1985.

Twin wall, insulated, metal flue from flue block to ridge terminal, fixed to truss with gms. straps, no combustible material within 50 mm of flue.

DEVELOPMENT SERVICES
2 9 APR 2008
RECEIVED

House Type Cotswold
semi detached house
Allen Homes.

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revisions

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