

FLOOR PLAN  
AS EXISTING  
SCALE - 1:50



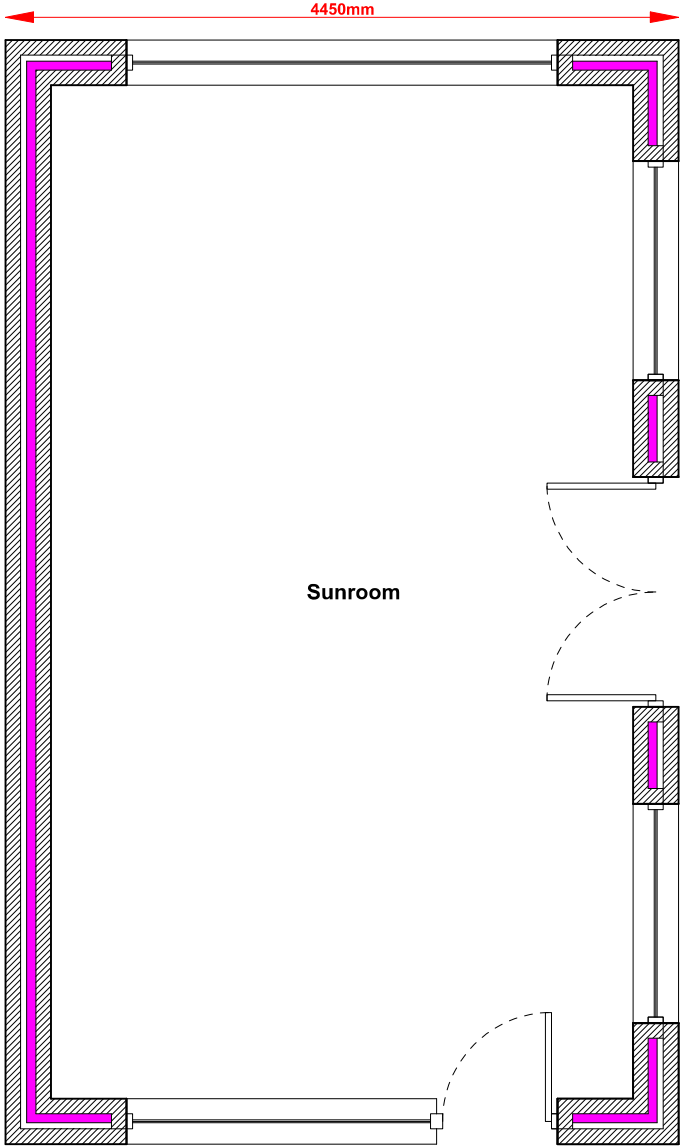
FRONT ELEVATION  
AS EXISTING  
SCALE - NOT TO SCALE



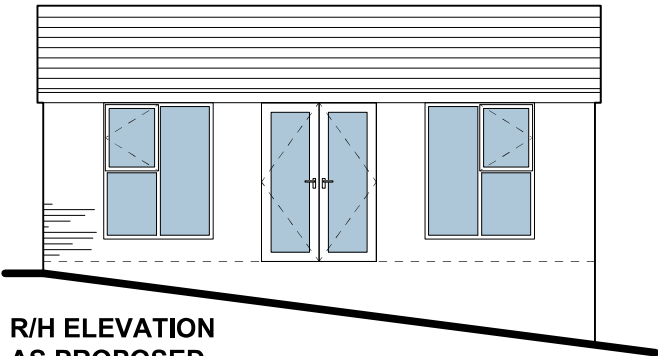
REAR ELEVATION  
AS EXISTING  
SCALE - NOT TO SCALE



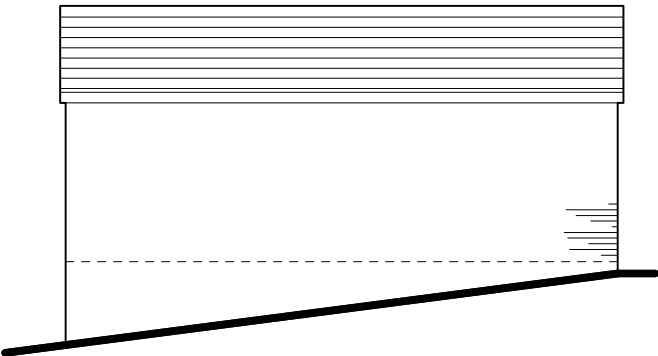
TERRACE  
AS EXISTING  
SCALE - NOT TO SCALE



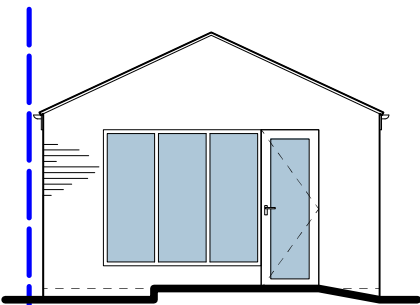
FLOOR PLAN  
AS PROPOSED  
SCALE - 1:50



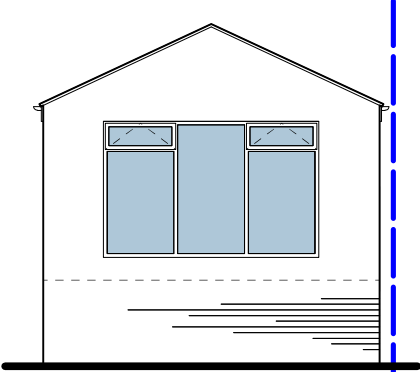
R/H ELEVATION  
AS PROPOSED  
SCALE - 1:100



L/H ELEVATION  
AS PROPOSED  
SCALE - 1:100



FRONT ELEVATION  
AS PROPOSED  
SCALE - 1:100



REAR ELEVATION  
AS PROPOSED  
SCALE - 1:100

## CONSTRUCTION NOTES

**FOUNDATIONS:**  
Carefully take down and cart away the existing sunroom. Remove all hardstanding, topsoil and vegetable matter prior to forming foundations. Provide 750mm x 225mm C20/25 mix concrete strip foundations to cavity elevation walls. Foundations to have a minimum 600mm cover to ground level and be laid upon good load bearing strata, being laid in 100mm well compacted layers following inspection by Building Control.

**GROUND FLOOR:**  
Ground floor to be built up using suspended concrete (block and beam) available from ACP Concrete. To be designed and installed in accordance with manufacturers recommendations, with 75mm Celotex FF4000 insulation laid over with 20mm Celotex TB4000 insulation to perimeter, with 500 gauge Visqueen vapour control layer laid over. To be topped with cemetitious screed in accordance with ACP Concrete recommendations with a smooth troweld finish.

Construction achieves a U-Value of 0.22W/m²k.

**ELEVATION WALLS:**  
Cavity elevation walls to comprise 100mm facing brick (7N/mm²) outer leaf, (Contractor to agree facing brick with Client), 50mm clear cavity, 100mm Celotex CW4000 insulation and 100mm concrete block (7N/mm²) inner leaf. Cavity elevation walls to be finished internally with 12.5mm Gyproc WallBoard on dabs, with joints scrim taped with Thistle ProTape and finished with Thistle Multi-Finish Skim plaster, finished smooth ready to receive decoration.

Inner leaf and outer leaf brick/block to be tied together using stainless steel wall ties at 450mm vertical centers and 750mm horizontal centres. Additional stainless steel wall ties to be installed around the entrance door and window openings. Type V Caviclosers to be used to close the vertical reveals to the entrance door and window openings and Type C Cavitrays to be used over the head reveals to the entrance door and window openings, providing an insulated closed cavity. A minimum of three weep vents to be provided per opening.

Structural openings to cavity elevation walls to be formed using Catnic CX90/100 lintels with minimum 150mm bearings.

Construction achieves a U-Value of 0.17W/m²k.

**ROOF STRUCTURE AND COVERING:**  
Roof structure to be formed using timber trusses set at 25o pitch available from Jacksons Timber. To be designed and installed in accordance with manufacturers recommendations. To be securely mechanically fixed to 100mm x 50mm timber wallplates. The wallplates are to be bedded on mortar and mechanically fixed to cavity elevation walls using 1200mm long BAT Standard GI Straps at 1000mm centres, with seven fixings per BAT Standard GI Strap. The cavity elevation wall (gables) to be mechanically fixed to the timber trusses using BAT Standard GI Straps at 2000mm centres, fixed over 3no. timber trusses. All roof timbers to be pressure treated softwood.

Tyvek Supro Breathable Underlay to be laid over the timber rafters, fixed with 38mm x 25mm timber battens with Marley Modern tiles with dry verge capping (Contractor to agree tiles with Client). All roof timbers to be pressure treated softwood.

300mm deep mineral wool insulation to be laid upon ceilings. Ceilings to comprise 12.5mm Gyproc WallBoard, with joints scrim taped with Thistle ProTape and finished with Thistle Multi-Finish Skim plaster, finished smooth ready to receive decoration.

Construction achieves a U-Value of 0.16W/m²k.

**DRAINAGE:**  
All new drainage to be formed in Hepworth PlastiDrain or e.a. including Hepworth Trapped Gullies and Hepworth Inspection Chambers, laid to 1:40 gradients to meet invert level of existing drainage. All new drainage pipework to be bedded on 100mm deep graded fill (5mm to 10mm), conforming to BS EN 1610, back filled with selected fill (maximum 40mm gradient) to 150mm above crown.

New eaves furniture to comprise plastic Marley Clip-Master (112mm diameter guttering and 68mm diameter circular downpipes), connected Eaves furniture to clients choice. Rainwater goods to be plastic Marley Clip-Master (112mm diameter guttering and 68mm diameter circular downpipes) connected into 1000mm x 1000mm x 1000mm pea gravel soakaway, situated no less than 5000mm from any buildings. Contractor to agree rainwater goods with Client.

**ENTRANCE DOOR AND WINDOWS:**  
PVC casement double glazing with toughened glazing where situated within 1500mm of floor level (entrance doors) and within 800mm of floor level (windows). Entrance doors and windows to have a minimum of 7500mm² trickle ventilation, achieve a U-Value of 1.6W/m²K and to comply with the requirements of PAS 24. Contractor to agree entrance doors and windows with Client.

## Revisions/Notes:

Note:  
All materials and fittings to be installed in strict accordance with the respective manufacturer's recommendations and guidelines.

Note:  
Stated dimensions should be used in preference to scaled dimensions. Should any discrepancies occur, the contractor should contact the designer without delay and prior to commencing the respective task.

Client:	<b>Mr &amp; Mrs Irvine</b>	
Project Title:	<b>29 East Road, Egremont, Cumbria, CA22 2ED</b>	
Drawing Title:	<b>Floor Plans and Elevations (Existing and Proposed)</b>	
Drawn By:	<b>MM</b>	Date Drawn: <b>02-12-2020</b>
Scale:	<b>As Shown @ A3</b>	Page Size: <b>A3</b>
Drawing Number:	<b>001</b>	Revision: <b>A</b>