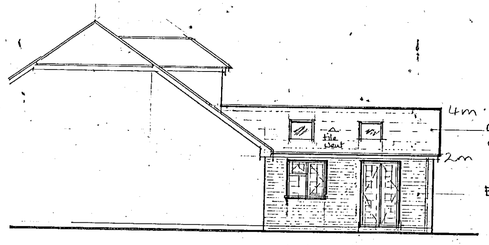
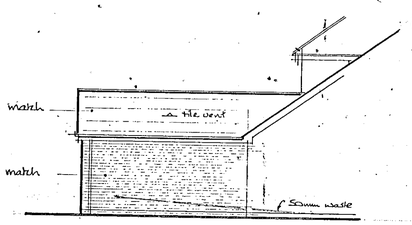


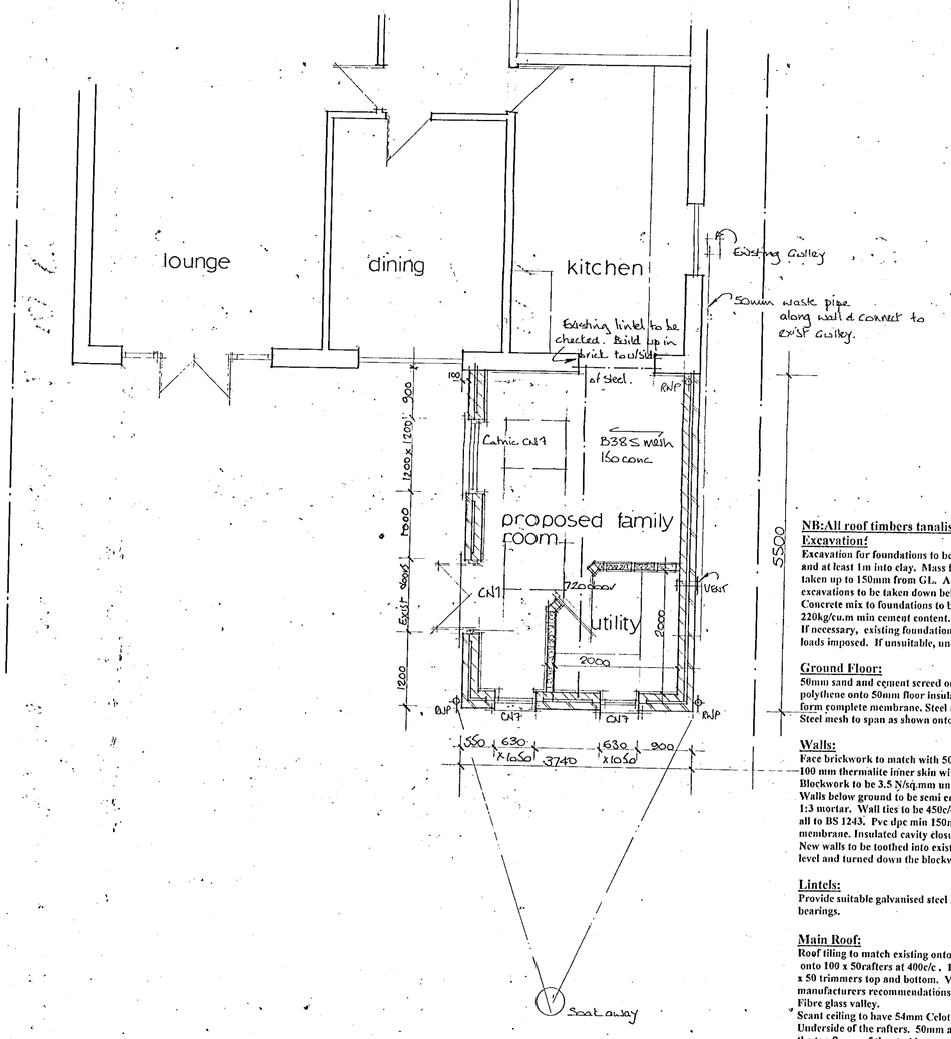
proposed rear elevation

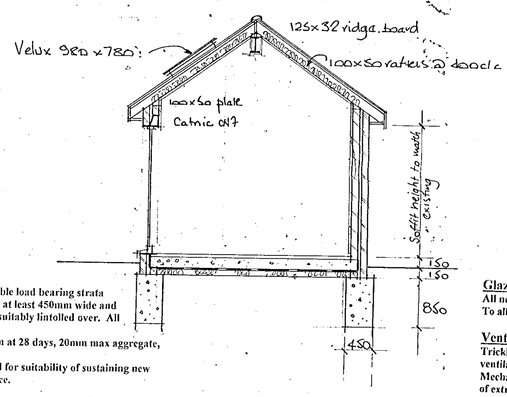



proposed side elevation




proposed side elevation




**NB:All roof timbers tanalised or similar**

**Excavation:**
Excavation for foundations to be taken down to a suitable load bearing strata and at least 1m into clay. Mass fill conc in foundations at least 450mm wide and taken up to 150mm from GL. Any drains found to be suitably lintolled over. All excavations to be taken down below any root level.
Concrete mix to foundations to be grade 20, 20N/sq.mm at 28 days, 20mm max aggregate, 220kg/cu.m min cement content.
If necessary, existing foundations exposed and checked for suitability of sustaining new loads imposed. If unsuitable, underpinning to take place.

**Ground Floor:**
50mm sand and cement screed onto 150mm conc with B385 mesh onto 1200 guage polythene onto 50mm floor insulation onto compacted subbase. Dpm and dpc to form complete membrane. Steel mesh to have 50mm cover to bottom of concrete. Steel mesh to span as shown onto inside skin of new walls.

**Walls:**
Face brickwork to match with 50 cavity filled with rockwool wall batt or similar
100 mm thermalite inner skin with 13 mm plaster finish.
Blockwork to be 3.5 N/sq.mm unless indicated otherwise set in 1:1:6 mortar.
Walls below ground to be semi engineering brick work or dense blockwork set in 1:3 mortar. Wall ties to be 450c/cvertically and 900c/c horizontally, doubled at reveals, all to BS 1243. Pvc dpc min 150mm above GL. Dpc and dpm to form continuous membrane. Insulated cavity closures. 100 x 50 wall plate bedded in cm and strapped to walls. New walls to be toothed into existing. 30 x 5 ms straps at 2mc/c secured over 3No joists at rafter level and turned down the blockwork face of the cavity. Rafters tied to gables.

**Lintels:**
Provide suitable galvanised steel lintels, catnic or similar, all to be insulated with 150mm min bearings.

**Main Roof:**
Roof tiling to match existing onto battens onto untearable roofing felt to BS 747 onto 100 x 50rafters at 400c/c . 125 x 32 ridge board. Double rafters each side of roof light and 100 x 50 trimmers top and bottom. Velux rooflight 980 x 780mm fitted in accordance with manufacturers recommendations and with proprietary flashings.
Fibre glass valley.
Scant ceiling to have 54mm Celotex double R insulation secured between the Underside of the rafters. 50mm air flow maintained above the rafters. 100 x 50 wall plate bolted to the top flange of the steel beam.
Continuous soffit ventilation at eaves level and two tile vents as shown.
Structural timber to be grade C16 except where indicated.

Concrete mix to padstones to be grade 30, 30 N/sq.mm at 28 days, 20mm max aggregate, 275 kg/cu.m min cement content

Build up wall to the underside of the new steel beam as shown. Expose existing lintel to check suitability of sustaining new loads. Replace with a Catnic cn8 if found unsuitable.

**Surface water:**
Guttering to match existing where possible and taken to down pipe as shown.
100mm dia drain to connect to existing sw system or to a soakaway min 5m from buildings and boundaries if no sw system is found. Inspection required .

**Glazing :**
All new units to be double glazed. Safety glass to BS6206 to all doors. Safety glass To all windows where glazing is 800mm below the finished floor level.

**Ventilation:**
Trickle vents to top of window frames to allow 8000mm sq or 4000mm sq additional ventilation in non habitable rooms with mechanical ventilation to utility.
Mechanical ventilation to utility to have extraction unit capable of extracting 30 litres/sec and vented to the outside with a separate on/off switch. Vent taken through wall.

**Steel beam:**
Steel beam clad in 2No 9.5 mm plasterboard and 7mm skim finish.
Structural steel to be grade 43, blast cleaned and treated with two coats zinc phosphate primer.

**Foul water:**
50mm waste to utility sink taken through wall as shown, and connect to existing BIG along the outside of the new wall.
Make good.

Building contractor must visit the site and discuss in detail the following points:

1. Heating - new and existing
2. Radiator positions
3. Electrics – new and existing
4. Internal and external decoration
5. Wall, floor and ceiling finishes
6. Window and door types
7. Fitting of any sanitary ware
8. Tiling to the above
9. Moving of any meters
10. Clearance of all materials from site

**Heating:**
The existing heating system is to be extended into the new work. The capacity of the existing boiler is to be checked and upgraded if found to be of insufficient size.

Notes:
All dimensions must be checked on site and not scaled from this drawing.

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| | Date | Revisions |

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22.Dec.2000* 3084

Client
Mr and Mrs TYLER

Job Title
150 Nile Mile Ride
Wokingham

Drawing Title
single storey rear extension

Scale 1/50 1/100

Date

Drawn by

APPROVED

Drg. No. T 1871

Rev.

[ARCH.]

894 x 841mm A1

CD 26/1/01