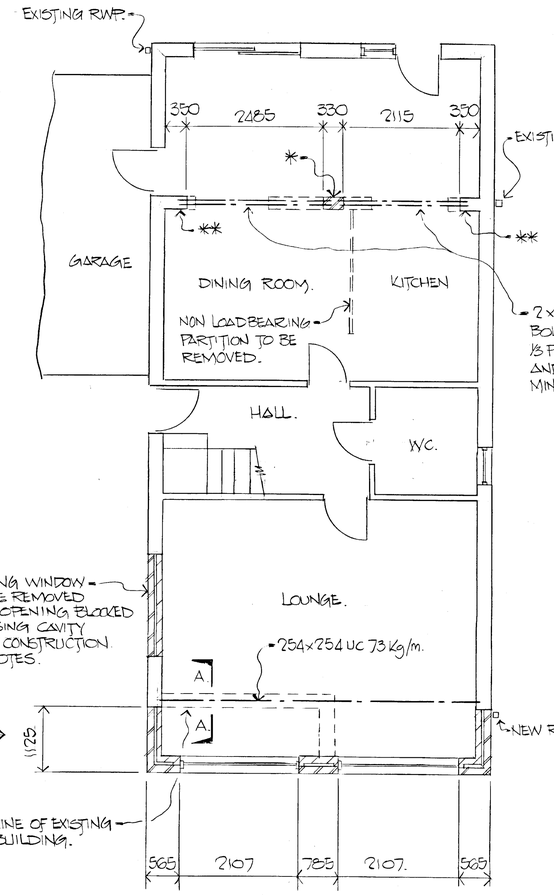
* PROVIDE 330 x 215 SOLID BRICK PIER. BRICKWORK TO BE MINIMUM 20 N/mm². TO BE BUILT OFF EXISTING TRENCH FILL FOOTING (TOP OF FOOTING AT LOW LEVEL IE 600MM BELOW GROUND LEVEL PROVIDE 500L x 250W x 300DP CONCRETE LOAD SPREADER TO SUB-LEVEL BRICKWORK.

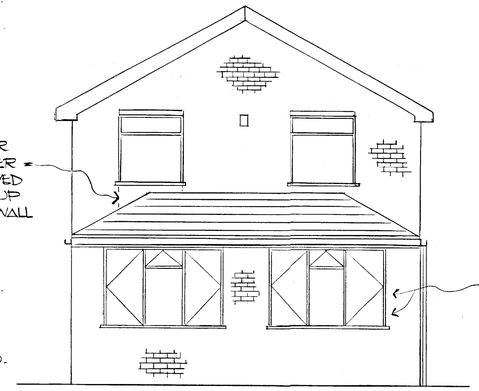
** PROVIDE 215L x 250W x 150DP CONCRETE PADSTONE.



PROPOSED GROUND FLOOR.

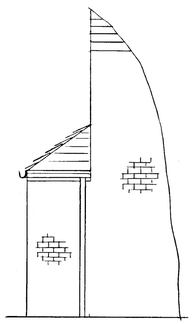
EXISTING TIMBER PANELLING UNDER WINDOW REMOVED AND BLOCKED UP USING CAVITY WALL CONSTRUCTION. AS NOTES.

2 x 2/178x102 UB 19 Kg/m. BOLTED TOGETHER @ 1/3 POINTS WITH M12 BOLTS AND SPACER TUBES. MIN 150MM END BEARINGS.

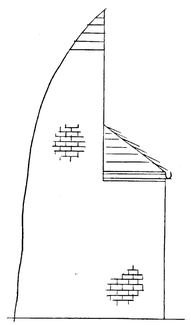


2 NEW UPVC DOUBLE GLAZED WINDOWS 2107W x 1425H. PROVIDE CANTIC LINTEL TYPE CN7A OVER. (MIN 150 END BEARING)

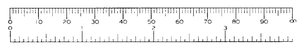
PROPOSED ELEVATION

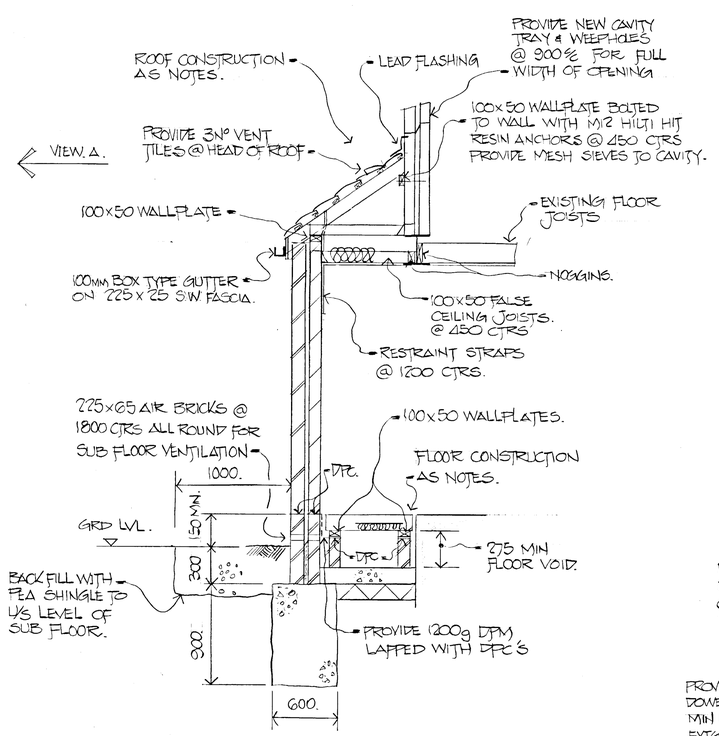


VIEW. A.

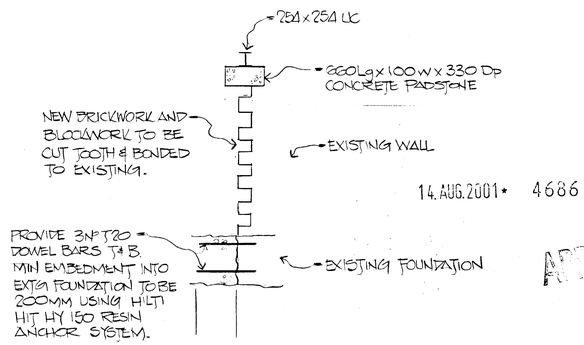


VIEW. B.





SECTION.



A ~ A.

TYPICAL 2 LOCATIONS.

CEILINGS.
TO BE 9.5MM FOILBACKED PLASTERBOARD & SKIM COAT.

ROOF
CONCRETE INTERLOCKING TILES TO MATCH EXISTING ON 38x25 SW BATTENS ON SARKING FELT ON 100x50 SW RAFTERS @ 450 CTRS. HIP RAFTERS TO BE 150x50. TIE JOISTS TO BE 100x50 SW @ 450 CTRS PROVIDE 200MM ROCKWOOL ROLLBATT INSULATION. VENTILATE ROOF VOID BY MEANS OF CONTINUOUS 25MM WIDE MESH VENT TO EAVES AND PROPRIETARY BRAND VENT TILES TO HEAD.

RAINWATER GOODS.
100MM UPVC BOX STYLE GUTTER WITH 63MM DOWNPIPES DISCHARGE INTO NEW GULLY'S CONNECTED TO EVISTING SURFACE WATER DRAIN. LOCATION TO BE DETERMINED ON SITE.

WALL ABUTMENTS.
WHERE NEW WALLS ABUT EXISTING ALLOW TO FULLY CUT, TOOTH AND BOND NEW BRICKWORK AND BLOCKWORK INTO EXISTING POINT UP EXTERNALLY TO MATCH EXISTING.

FLASHINGS.
WHERE NEW ROOF ABUTS EXISTING STRUCTURE. PROVIDE CODE 4 LEAD FLASHING, WEDGED AND POINTED INTO EXISTING BRICKWORK.

TIMBER.
ALL TIMBER TO BE GRADE C16 AND PRESSURE IMPREGNATED WITH PRESERVATIVE TO BS5268 PART 5 (TANALISED)

VENTILATION.
MINIMUM RAPID VENTILATION TO BE 1/20TH OF FLOOR AREA PROVIDE BACKGROUND VENTILATION BY MEANS OF TRICKLE VENTS TO WINDOW HEADS (8000mm²)

GENERAL.
DO NOT SCALE.
ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND ALL RELEVANT BRITISH STANDARDS AND CODES OF PRACTICE. CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE

CONSTRUCTION NOTES.

FOUNDATIONS.
TO BE TRENCH FILL A MINIMUM DEPTH OF 1200MM BELOW LOWEST GROUND LEVEL OR LEVEL OF ANY ADJACENT DRAINS WHICHEVER IS THE LOWER. CONCRETE MIX TO BE 1:2:4 USING SULPHATE RESISTING CEMENT.

BELOW GROUND DRAINAGE
NEW DRAINS TO BE CSMA UPVC 'Y' GROUND PIPEWORK TO BS 5955 PART 6 1980. LAID IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS. SURROUND IN 150MM PEA SHINGLE LAID TO A MINIMUM FALL OF 1:40.

CAVITY WALLS
TO BE 102mm BRICK OUTER LEAF 50MM ROCKWOOL CAVITY BATTS 100MM THERMALITE TURBO BLOCK INNER LEAF. FINISH TO BE 13MM PLASTER & SET PROVIDE VERTICAL DPC TO ALL REVEALS PROVIDE D.P.C. A MINIMUM 150 MM ABOVE EXISTING GROUND LEVEL. INSERT GALVANISED BUTTERFLY TIES @ 900 CTRS HORIZONTALLY AND 450 CTRS VERTICALLY (STAGGERED) PROVIDE VERTICAL TIES @ 225 CTRS AT ALL REVEALS. ALLOW FOR CAVITY TRAY & WEEPHOLES EVERY FOURTH PERPEND OVER OPENINGS. PROVIDE WEEPHOLES @ 900 CTRS ALLROUND BELOW D.P.C. LEVEL.

FLOOR.
TO BE 20MM TONGUE & GROOVE FLOOR BOARDING ON 100x50 SW JOISTS @ 450 CTRS ON HONEYCOMBE SLEEPER WALLS ON 150MM OVERSITE CONCRETE (MIX 1:2:4) ON 150MM WELL CONSOLIDATED HARDCORE PROVIDE 50MM JABLITE SD INSULATION BETWEEN JOISTS SUPPORTED ON BATTENS OR GALVANISED NAILS

REV	DATE	REVISION
A.	07/08/01	VIEWS A & B ADDED ISSUED FOR PLANNING.

CLIENT
MS SCOTT & MR LINGARD

PROJECT
42 BROADWATER ROAD
TWYFORD, BERKSHIRE

TITLE
PROPOSED SINGLE STOREY EXTENSION.

14. AUG. 2001 • 4686

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DRAWN	SCALE
AL	1:50, 1:25
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DRAWING No.	REV.
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Arographics 699

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