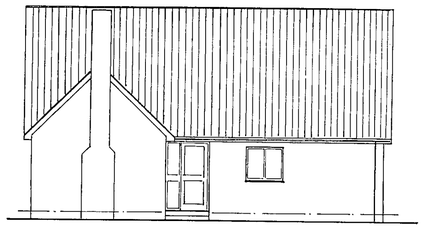
EXISTING ELEVATIONS



rear

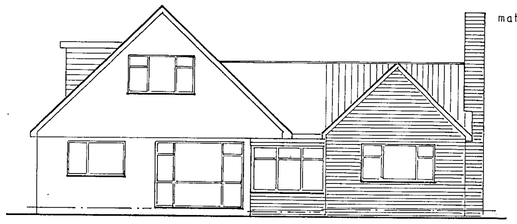


side

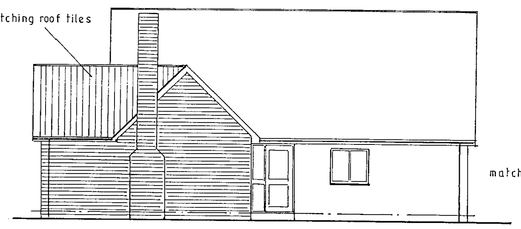


front

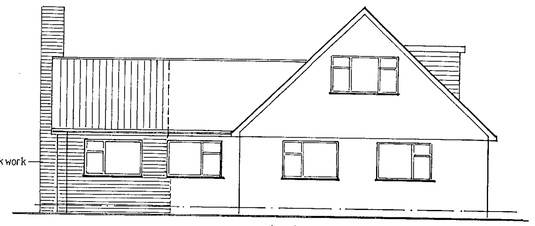
PROPOSED ELEVATIONS



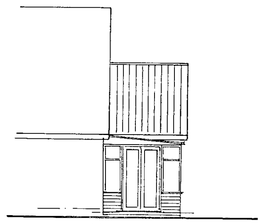
rear



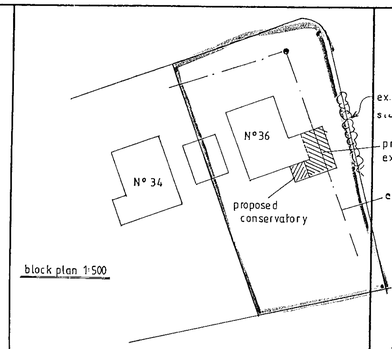
side



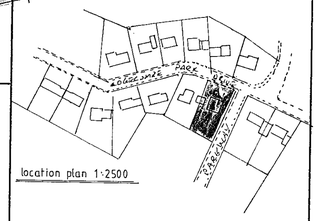
front



side

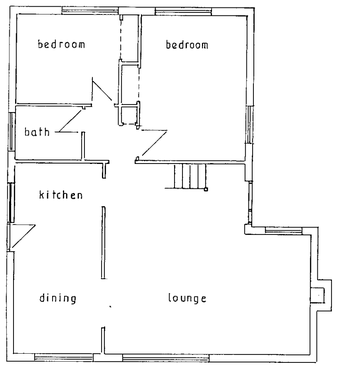


block plan 1:500

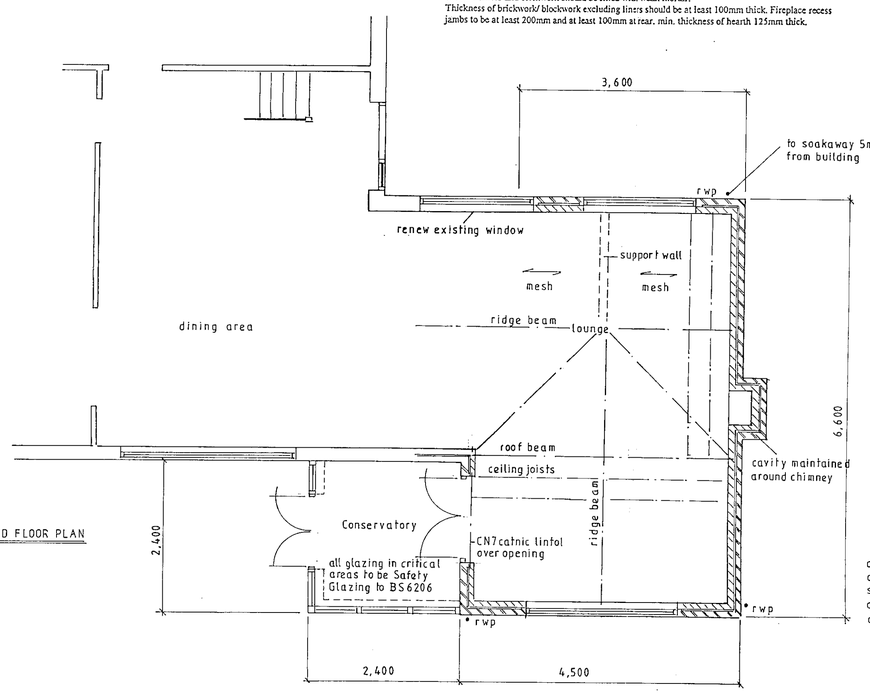


location plan 1:2500

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



EXISTING GROUND FLOOR



PROPOSED FLOOR PLAN

Chimney
Fireplace recess min 550 x 550. min flue size 200mm dia. Clay flue liners with rebated or socketed joints to BS 1181-1951. Liners fitted with rebate uppermost and jointed with fire proof mortar. Space between liners and brickwork should be filled with weak mortar.
Thickness of brickwork/ blockwork excluding liners should be at least 100mm thick. Fireplace recess jambs to be at least 200mm and at least 100mm at rear. min. thickness of hearth 125mm thick.

All habitable rooms to have openings of at least 1/20th of floor area plus min 8000 m² background ventilation.

non habitable rooms i.e. bathrooms, showers, w.c. to have min backround ventilation of 4000mm²

All glazing (including any internal doors or partitions) to comply to BS6206 1981 Safety Glazing and clearly marked.

Cavity insulated Cavity Closer to be used at all new door and window reveals.

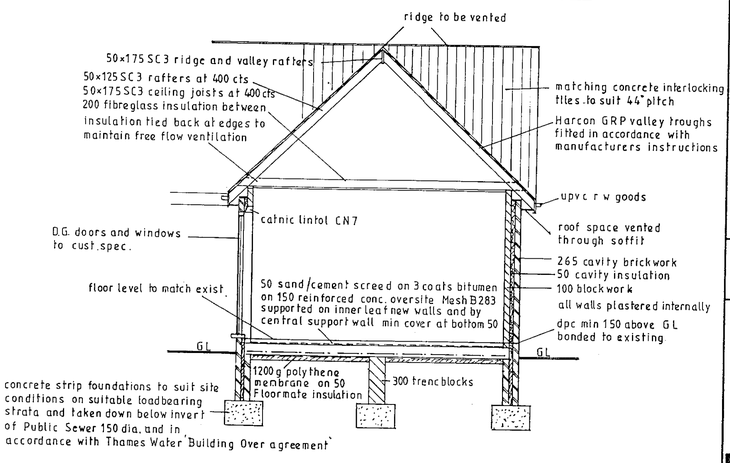
Roof
Pitched roof to c/o roofing tiles to match existing or to LA approval on 38 x 20mm (treated) s.w. battens on untearable felt to BS747 on rafters at 400mm cts, or trussed rafters to BS4471 and CP112 Part 3 at 600cts.

Ceilings to c/o 10mm foil backed plasterboard with skim coat finish and [illegible] insulation between ceiling joists (all service pipes in roof space to be insulated)

All floors and roofs are to be tied to external walls with galvanized mild steel anchor straps at max. 2000mm cts.to provide lateral restraint to CP111.

All structural timber to min. grade SC3 grade to CP98 unless otherwise stated and vacuum impregnated against Longhorn Beetle.

All cavities to be closed at roof level with brick on edge, sw fascia to have 10mm Masterboard soffit fitted with 25mm continuous soffit vent c/w insect screen, to vent roof space.



Foundations
concrete strip foundations to suit site conditions, taken down to suitable load bearing strata and below any adjacent drain run. All brickwork below ground to be in Warnhams or grade A blockwork in cement mortar, with sand and cement cavity fill to within 150mm of G.L.

All foundations bridging drainage runs to have 150mm deep reinforced concrete lintol as spreader.

Ground Floor Construction
50mm sand and cement screed on 3 coats bitumen dpm taken up walls to dpc on 150 reinforced concrete oversite (with steel mesh-see spec.) on 1200g polythene membrane on 50mm FLOORMATE insulation on well blinded and consolidated hardcore.

External Walls
Brickwork to match existing c/o.115 facing brickwork, outer leaf, 50 cavity with wall ties at 450 vertically,900 horizontally. cavity to be filled during construction with 50 mm Rockwool fibre batts (or suitable alternative) fitted to manufacturers instructions. 100 Thermalite Turbo blocks (or suitable alternative) inner leaf, all plastered 12 internally. Insulated cavity closures at all new door and window reveals, with double wall ties at each block coarse. Dpc min 150 above G.L.in outer leaf and at floor level in inner leaf. Floor levels to match existing if extension forms part of an existing room.

A		
	Date	Revisions

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APPROVED

DELEGATED

Client

Job Title
proposed side extension
proposed conservatory to rear

Drawing Title
N° 36 EDGCUMBE PARK DRIVE
CROWTHORNE
BERKS RG11 6HY

Scale elevations/ex floor plan 1:100
proposed floor plan/section 1:50

Date May 2000 | Drawn by

Drg. No. | Rev.

1604

05 JUN 2000

(ARCH.)

594 x 841mm A1