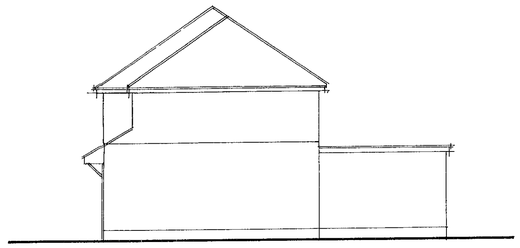


front elevation



side elevation



rear elevation

NB additional information
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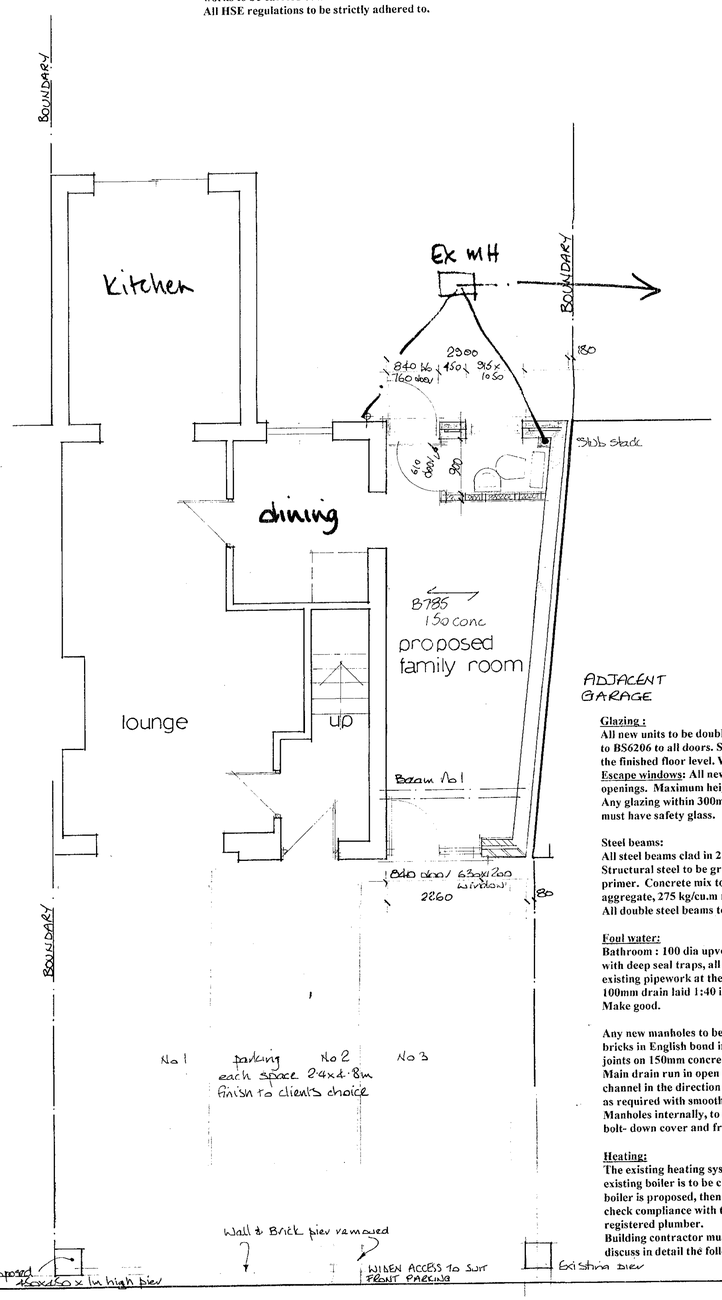


ADJACENT GARAGE

Glazing :
All new units to be double glazed with Pilkington 'K' glass with 16mm air gap. Safety glass to BS6206 to all doors. Safety glass to all windows where glazing is less than 800mm above the finished floor level. Windows to achieve u – value of 2.0W/m2 K.
Escape windows: All new windows to have min 450 x 750mm or 0.33m sq clear window openings. Maximum height to the openable area is 1100mm from the finished floor level. Any glazing within 300mm of a door ie side light or combined frame with window and door must have safety glass.

Steel beams:
All steel beams 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. 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
All double steel beams to be bolted together with 12 dia bolts plus barrel spacers at 600c/c.

Foul water:
Bathroom : 100 dia upvc soil pipe to wc, 38mm waste to whb and bath and shower with deep seal traps, all connected to new stub stack fitted with relief valve and connect to existing pipework at the rear. Access points at each change in direction.
100mm drain laid 1:40 in 150mm pea shingle and connect to existing foul water system.
Make good.

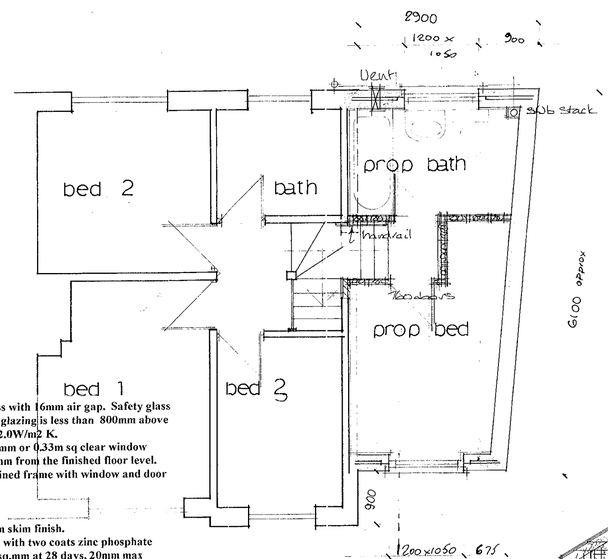
Any new manholes to be Marley or similar or constructed of 215mm class B engineering bricks in English bond in cement/sand mortar 1:3 treated with water proofer with flush joints on 150mm concrete base 1:2:4. Bed cover and frame directly on to top of brickwork. Main drain run in open half round channel with branch bends discharging into the main channel in the direction of flow. Channel and branch bends bedded in concrete. Benching as required with smooth finish.
Manholes internally, to be brought up to finished floor level and be fitted with an air- tight, bolt- down cover and frame.

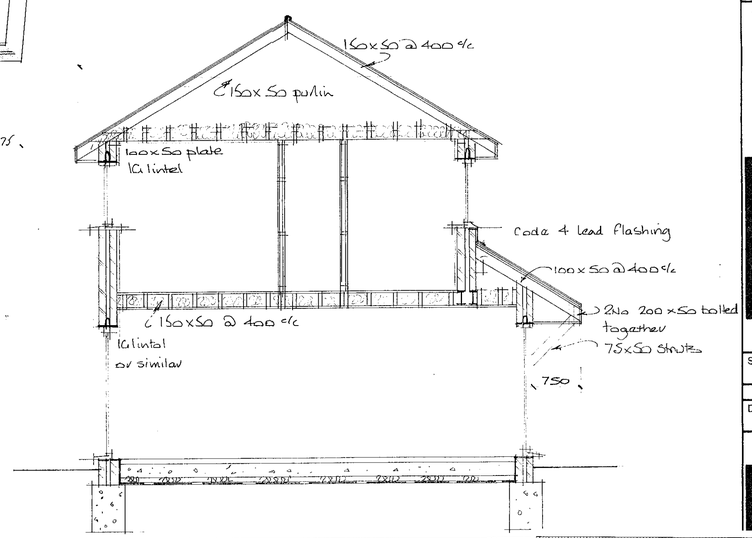
Heating:
The existing heating system is to be extended into the new work. The capacity of the existing boiler is to be checked and upgraded if found to be of insufficient size. If a new boiler is proposed, then the details of the boiler must be submitted for approval and to check compliance with the SEDBUK rating. The installation must be carried out by a corgi registered plumber.
Building contractor must visit the site and discuss in detail the following points:

Mono Pitched roof to front:
Concrete tiling to match existing onto battens onto untearable
Roofing felt to BS 747 onto 100 x 50 rafters at 400c/c and 150 x 50 ceiling joists at 400c/c.
100mm Glass fibre insulation laid in between joists and 150mm laid across in opposite direction.
Gallow brackets for support to canopy roof as shown.

Stairs:
2m clear headroom above pitch of stairs. Handrail 900 mm above the pitch line of stairs. 205mm rise and 230 going. Min width of stairs to be 800mm.

Ventilation:
Trickle vents to top of window frames to allow 8000mm sq additional ventilation with mechanical ventilation to bathroom to have extraction unit capable of 15 litres per second, all vented to the outside with a separate on/off switch.





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 600mm 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, 35N/sq.mm to BS 8110 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 a cube strength of 30N/sq mm at 28 days with B785 mesh onto 100mm Jablite floor insulation onto 1200 gauge polythene onto sand blinding to achieve a u-value of 0.25 onto compacted subbase.
Nb: insulation to wall, to go down to, at least the underside of the floor insulation and comply with the robust details. 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 and onto nib of existing foundation to support steel mesh as shown.

Walls:
Face brickwork to match with **65mm DRITHERM** wall batt with 100mm standard CELCON blockwork or thermalite inner skin with 13 mm lightweight plaster finish to achieve a u-value of 0.35.
NB: other lightweight blocks may need to use 75mm Rockwool wall batt.
Nb: insulation to the roof, to be taken down to the top of the cavity to meet the wall insulation and comply fully with the robust details.
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 to outside skin and aircrete block to inner skin in 1:3 mortar. Wall ties to be 450c/c vertically 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 horizontally and vertically with mastic joints. 100 x 50 wall plate bedded in cm and strapped to walls. New walls to be toothed into existing.
Code 4 lead flashing at wall and roof junctions with a cavity tray behind. Weep holes at 900c/c's. 30 x 5 ms straps at 2mc/c secured over 3No joists at first floor and ceiling joist level and turned down the blockwork face of the cavity.
Rafters tied to gables.
Expansion joints to blockwork at 6m c/c and to brickwork at 12m c/c.

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

First Floor Partitions:
First floor walls to be 75 x 50 softwood vertical studs at 600 c/c between 75 x 50 header and sole plates, noggins at 900c/c. Install Rockwool or similar mineral wool RW3 semi rigid slabs as acoustic infill where shown. 12.5mm plasterboard both sides nailed at 150mm c/c in both directions with galvanised plasterboard nails and plastered with 5mm finish plaster.
Surface water:
Guttering to match existing where possible and taken to down pipe as shown.
100mm dia drain laid in 150mm pea shingle and laid to fall 1:40 to connect to a soakaway min 1m cu 5m from buildings and boundaries. Inspection required .

First floor:
New floor to be level with existing. All new joists to be built into joist hangers. New flooring to be 18 mm t &g chipboard onto min 150 x 50 sc3 joists at 400c/c with 12.5mm plasterboard below and artex or skim finish to match existing. 50 x 32 herringbone or 150 x 38mm solid strutting to be provided between joists at centre of spans over 2500mm or at third spans over 4500mm. 50mm max gap between floor joist and wall where parallel.
Double joists below first floor partitions. 150mm Rockwool laid between floor joists to achieve a sound insulation.

Main Roof:
Roof tiling to match existing onto battens onto untearable roofing felt to BS 747: 2000 Type 1F. Continuous Soffit vents and tile vents used to ventilate the roof void or use 'Tyvek Supro' or Klober Permo Forte, where no vents are required.
NB Essential information when using tyvek:
Counter battens must be used.
Eaves carrier used at bottom of roof.
Bottom joints of Tyvek to be taped.
It is essential that the wall and roof insulation meet.
No soffit vents or roof vents to be used.
Tyvek should be draped and not pulled tight.
A min 15mm air gap is maintained between the underside of Tyvek and the insulation.
450mm strips of Ruberoid Hyload /Eaves carrier should be introduced to properly dress into the guttering. The undertile membrane should be terminated just behind the fascia board, and both the Hyload and the undertile membrane to be supported on a 6mm tilting fillet. The roofing felt to have a minimum horizontal lap of 225mm and these laps to be taped with double sided tape in accordance with manufacturers instructions.The tile batten abutting the fillet, to be reduced in thickness to 19mm to allow moisture to drain out effectively, all onto 150 x 50rafters at 400c/c and 147 x 50 ceiling joists at 400c/c. 150 x 50 purlin mid span strutted onto existing house wall with 100 x 50 struts at 400c/c. 100mm glass fibre insulation laid between joists and 150mm draped over joists in opposite direction. 175 x 32 ridge board. Structural timber to be grade C16 except where indicated.
Multiple timber beams to be bolted together at 600c/c with 12 dia bolts plus tooth plate Connectors.
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Notes:
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A		
	Date	Revisions

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2. Radiator positions
3. Electrics – new and existing
4. Internal and external decoration
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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

Client
Mr and Mrs SHARP

Job Title
13 Mallone Road
Woodley

Drawing Title
two storey side extension

Scale 1/50 1/100

Date JAN 01 | Drawn by hen

Drg. No. S/1879 | Rev.

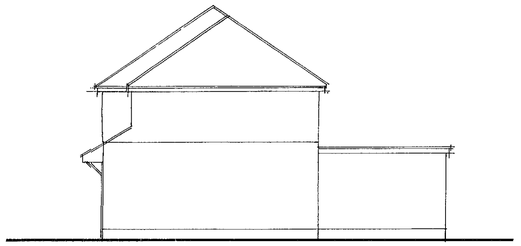
0 10 20 30 40 50 60 70 80 90 100

594 x 841mm A1

(ARCH.)



front elevation



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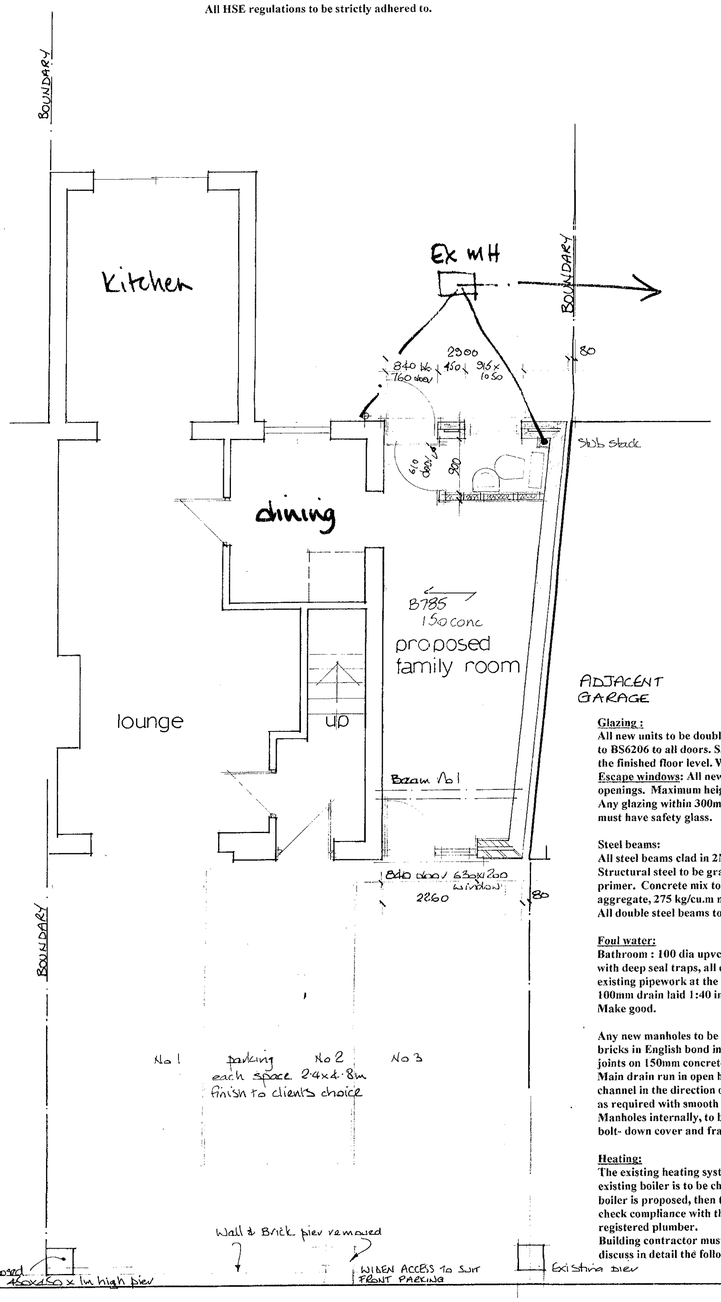

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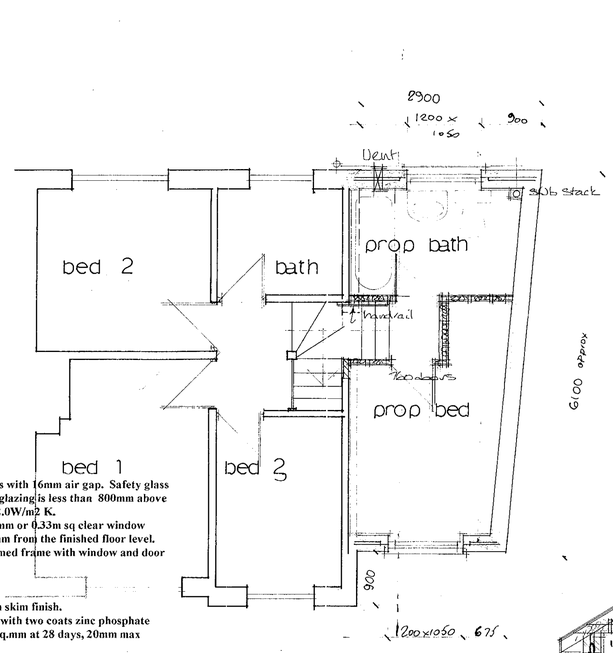

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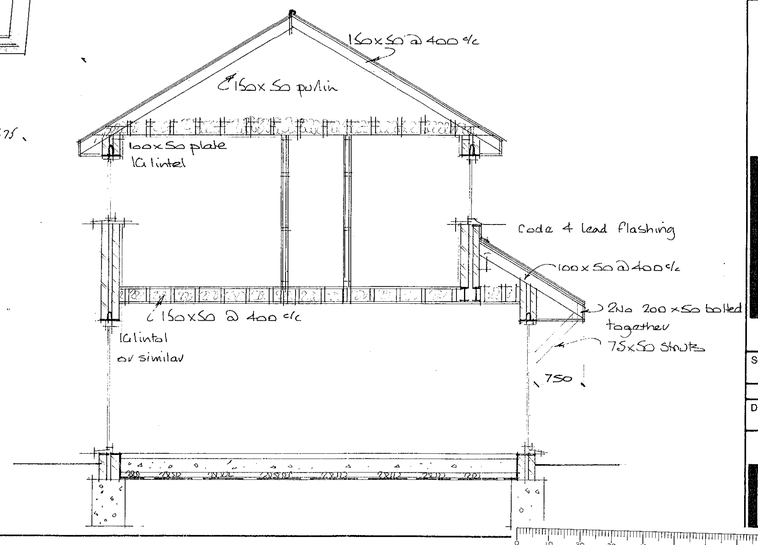

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