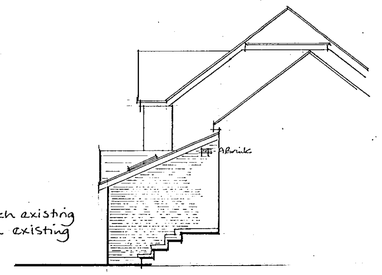
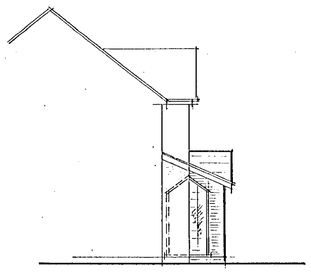


rear elevation



side elevation



side elevation

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

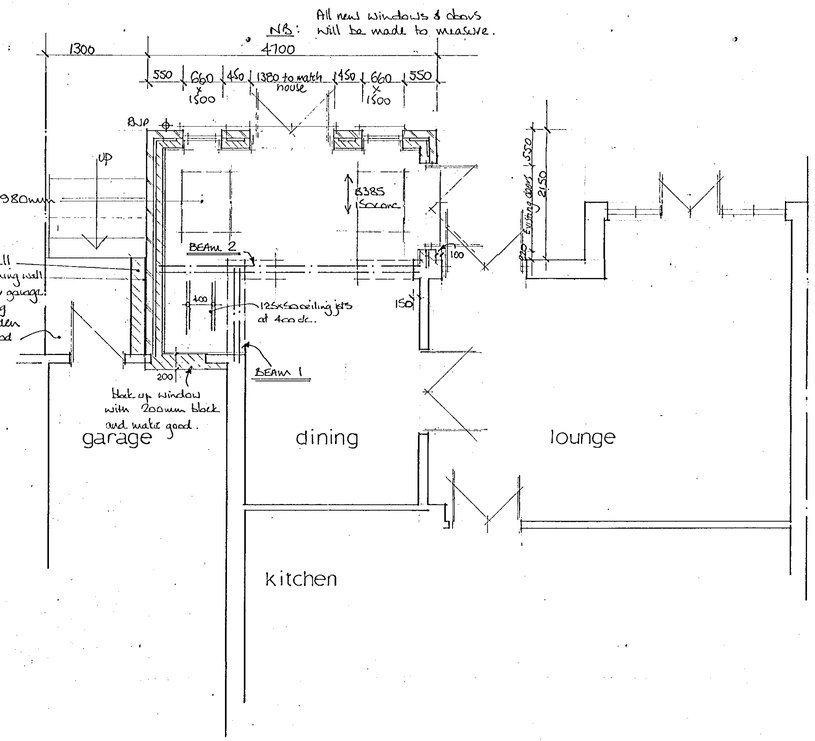
Ventilation:
Trickle vents to top of window frames to allow 8000mm sq additional ventilation.

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.
All double steel beams to be bolted together with 12 dia bolts plus barrel spacers at 600c/c.
Steelwork beam connections to be 15mm thick welded end plates plus 4No 16 dia bolts or 2No 90 x 90 x 6 web cleats per leg. Welds to be 6mm fillet full profile throughout and bolts to be grade 4.6.

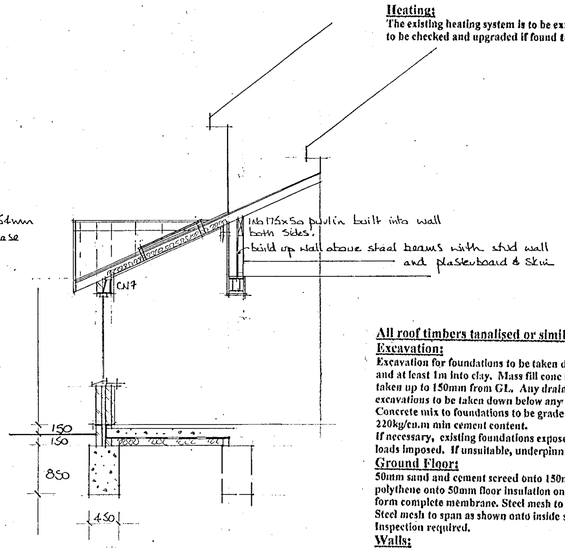
Building contractor must visit the site and discuss in detail the following points:

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 exteuded into the new work. The capacity of the existing boiler is to be checked and upgraded if found to be of insufficient size.



NB Min Cover required is 50mm but use 75mm to increase 'U' value.



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 and onto existing nib of foundation. Inspection required.

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. Existing lintel used for double doors to side.

Main Roof:
Plain concrete roof tiling to match existing onto double battens and untearable roofing felt to BS 747 to suit low pitch approx 25 deg onto 150 x 50rafters at 400c/c. 100 x 50 bearers bolted to wall at 450c/c. Rafters birdsmouthed over. Double rafters each side of roof light and 100 x 50 trimmers top and bottom. Proprietary flashings used. 2No Velux 780 x 980mm.
Tile vents to roof as shown and continuous soffit vent at eaves and air bricks to gables. Fibre glass valleys. 2No 150 x 50 valley rafters bolted together at 400c/c.
200mm glass fibre draped over new area where there are 125 x 50 ceiling joists as noted.
Scant ceiling to have 75mm Celotex double R insulation secured between the Underside of the rafters. 50mm air flow maintained above the rafters. Build up Above the steel beams to support rafters as shown.
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.
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

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 4.5m from buildings and boundaries if no sw system is found. Inspection required .

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

A		
	Date	Revisions

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Client
Mr and Mrs GILKES

Job Title
2 The Mews
Farley Castle
Farley Hill

Drawing Title
single storey rear
10.NOV.2000* 2793

Scale 1/50 1/100

Date Oct 00 | Drawn by ken

Drg. No. G/862 | Rev.

APPROVED

c8/6/1101

(ARCH)

594 x 841mm A1