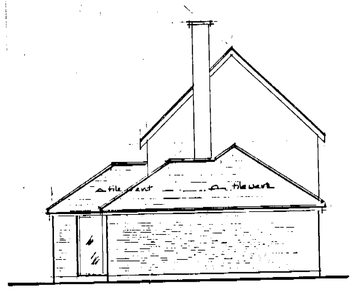
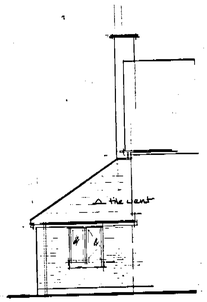


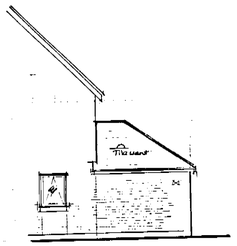
proposed rear elevation



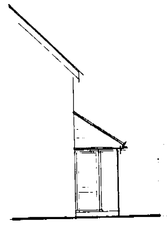
proposed side elevation



part front



part side



part side elevation to family room

NB: Existing building is timber frame

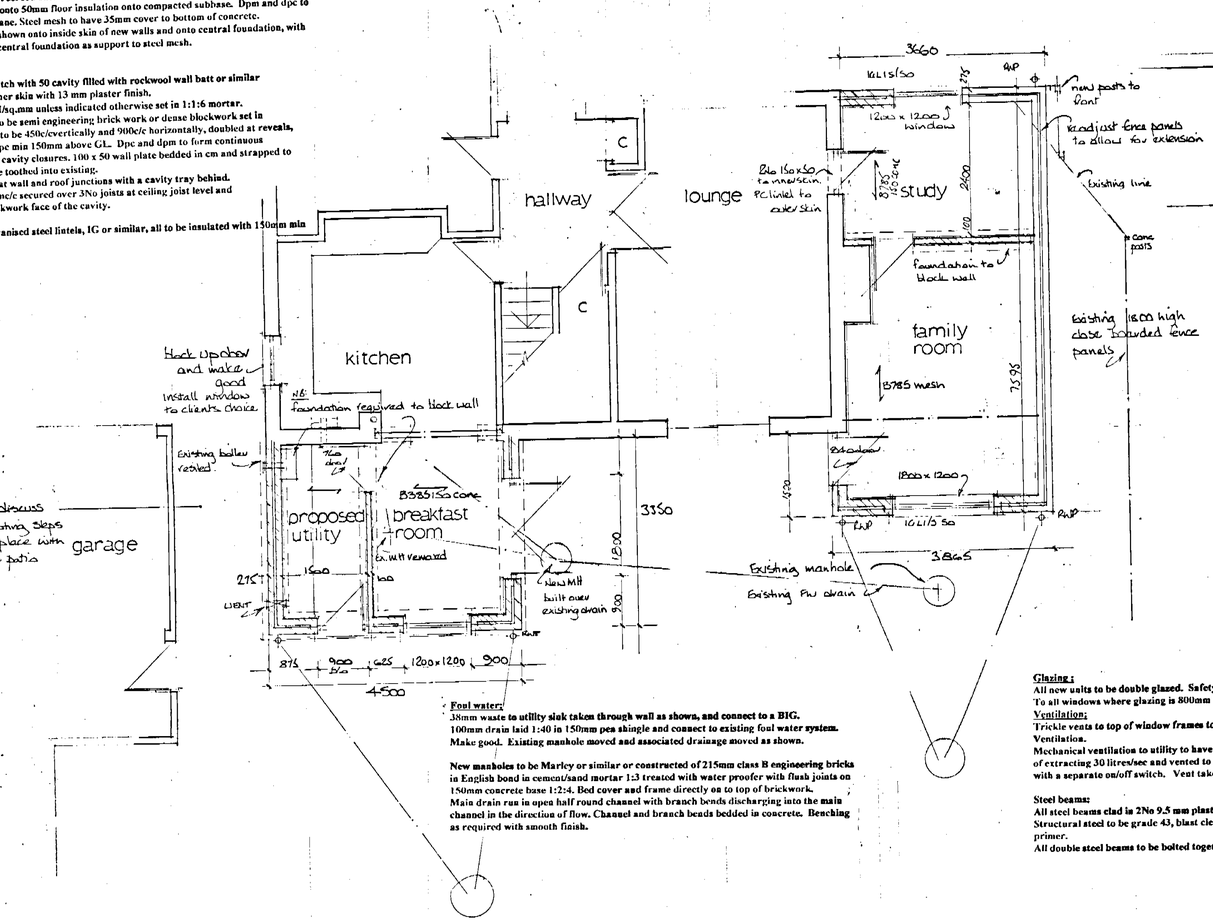
Excavation:
Excavation for foundations to be taken down to a suitable load bearing strata and at least 1m into clay. Mass fill conc in foundations at least 450mm wide and taken up to 150mm from GL. Any drains found to be suitably lintolled over. All excavations to be taken down below any root level.
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 and B785 mesh as shown onto 1200 guage polythene onto 50mm floor insulation onto compacted subbase. Dpm and dpc to form complete membrane. Steel mesh to have 35mm cover to bottom of concrete. Steel mesh to span as shown onto inside skin of new walls and onto central foundation, with 225mm brickwork to central foundation as support to steel mesh.

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.
Code 4 lead flashing at wall and roof junctions with a cavity tray behind.
30 x 5 ms straps at 2mc/c secured over 3No joists at ceiling joist level and turned down the blockwork face of the cavity.

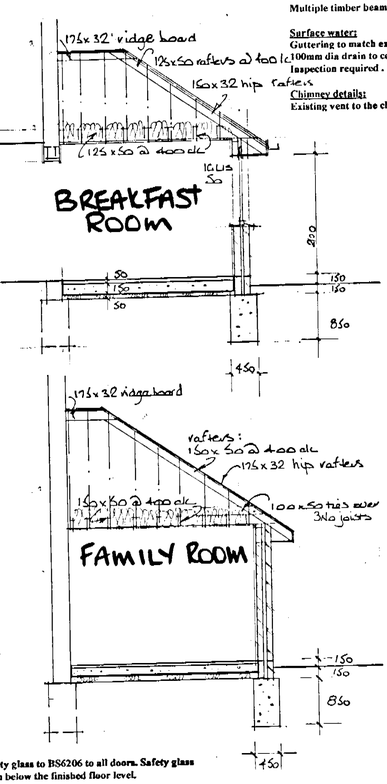
Lintels:
Provide suitable galvanised steel lintels, IG or similar, all to be insulated with 150mm min bearings.

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. Boiler position moved as shown.



Foul water:
38mm waste to utility sink taken through wall as shown, and connect to a BIG.
100mm drain laid 1:40 in 150mm pea shingle and connect to existing foul water system.
Make good. Existing manhole moved and associated drainage moved as shown.

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 beads bedded in concrete. Benching as required with smooth finish.



Main Roof:
Roof tiling to match existing onto battens onto untearable roofing felt to BS 747 onto rafters and ceiling joists as noted. 200mm glass fibre insulation draped over as before. Tile vents to roof as shown and continuous soffit vent at eaves Fibre glass valleys

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

Surface water:
Guttering to match existing where possible and taken to down pipe as shown.
100mm dia drain to connect to a soakaway min 1cu.m. 5m from buildings and boundaries. Inspection required.

Chimney details:
Existing vent to the chimney to be vented through extension.

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 additional Ventilation.
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 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.

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

APPROVED

17 MAR 2002 5143

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	Date	Revisions

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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

Client
Mr and Mrs Skelton

Job Title
1 Marigold Close
Crowthorne
RG45 6TY

Drawing Title
single storey side and rear extensions

Scale 1/100 1/50

Date feb 02 | Drawn by hen

Drg. No. S/1967 | Rev.

594 x 841mm A1

CB 17/5/02