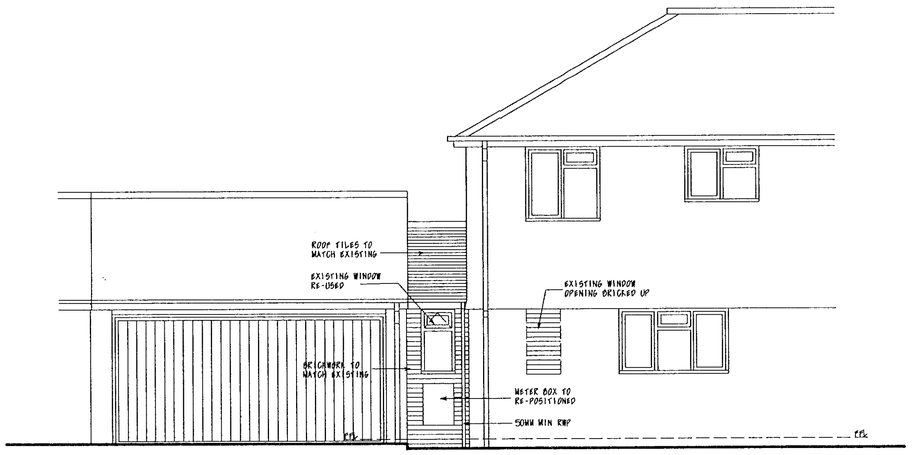
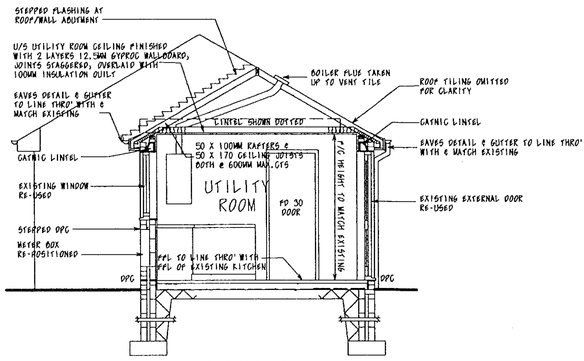
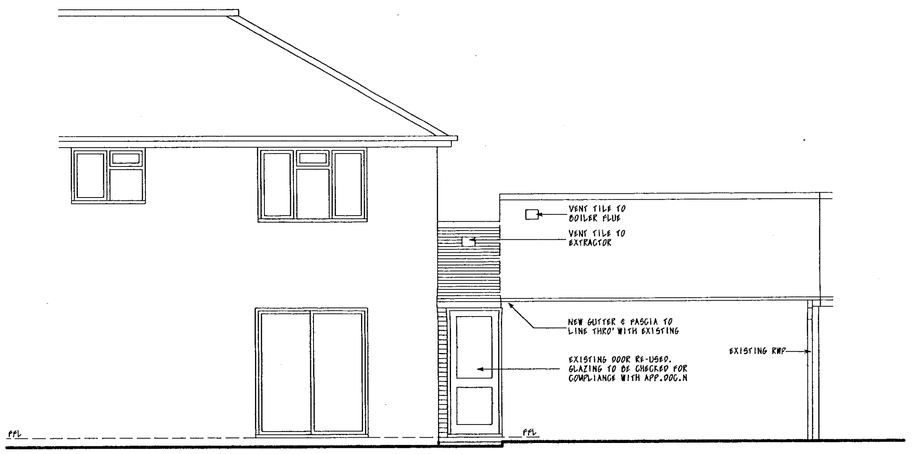


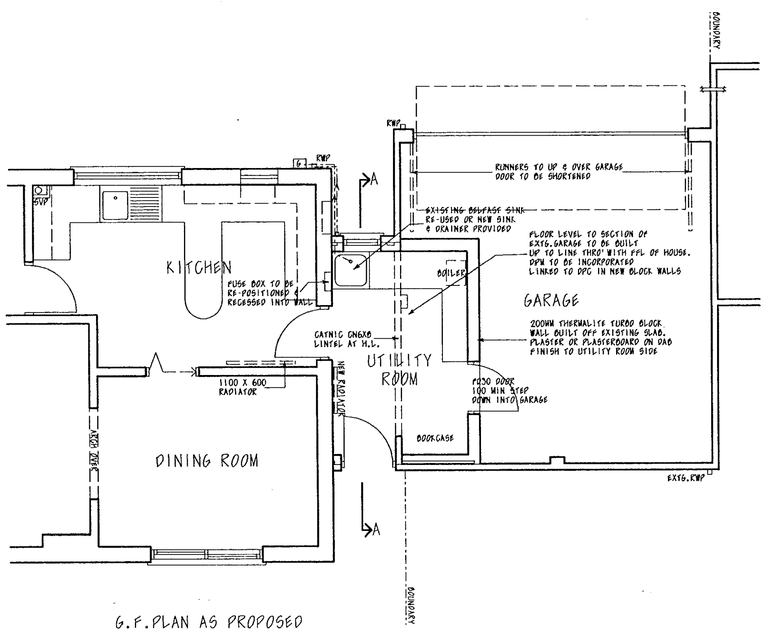
FRONT ELEVATION AS PROPOSED



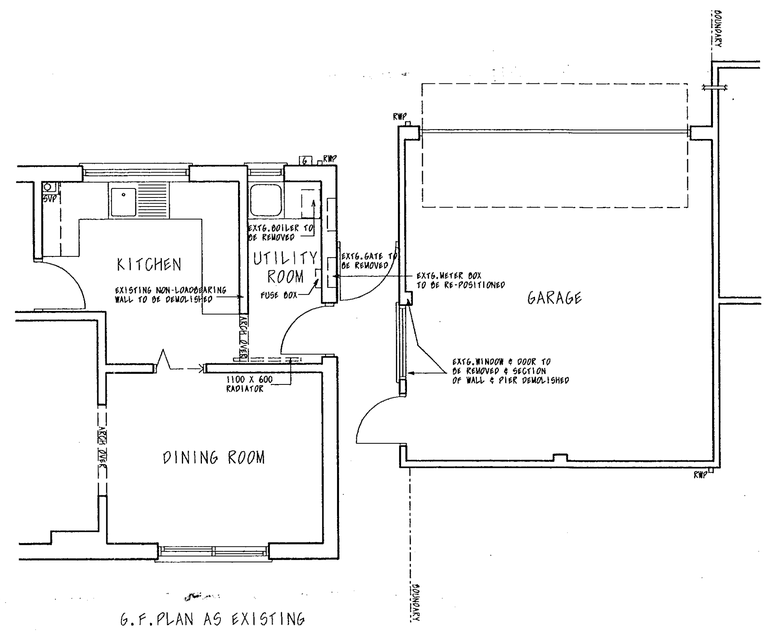
SECTION A-A



REAR ELEVATION AS PROPOSED



G.F.PLAN AS PROPOSED



G.F.PLAN AS EXISTING

OUTLINE SPECIFICATION

GENERAL
DIMENSIONS ARE NOT TO BE SCALED OFF THIS DRAWING EXCEPT FOR THE PURPOSE OF DETERMINING THE BUILDING REGULATIONS APPLICATION.
ALL CRITICAL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS.
NO PART OF THE EXTENSION IS TO PROJECT UNDER/OVER THE BOUNDARY.
ALL WORKS & MATERIALS TO COMPLY WITH THE RELEVANT BS &/OR AGREMENT CERTIFICATE IN EVERY RESPECT.

INSULATION
THE FLOOR AREA OF THE PROPOSED EXTENSION IS LESS THAN 1050.M
THE STANDARDS OF THERMAL INSULATION SET OUT IN THIS SPECIFICATION ARE NO LESS THAN THOSE OF THE EXISTING PROPERTY.

FOUNDATIONS
TO BE CONTINUOUS STRIP 600 X 225 UNDER CAVITY WALLS. TRENCH FILL MAY BE USED AT CONTRACTOR'S DISCRETION.
CONCRETE MIX TO BE IN THE PROPORTION OF 50kg CEMENT:0.1M3 FINE AGGREGATE :0.2M3 COARSE AGGREGATE
DEPTH OF FOUNDATION BELOW GROUND LEVEL TO BE TAKEN DOWN TO THE GREATER OF 1000MM MIN., OR THE LEVEL OF THE EXISTING FOUNDATIONS.
ANY DIRECTIONS GIVEN ON SITE BY BUILDING CONTROL WILL TAKE PRECEDENCE.

EXTERNAL WALL - BELOW GROUND
CAVITY WALL TO BE BUILT IN BRICKWORK OR CONC.BLOCKWORK COMPLYING WITH BS6073. CAVITY TO BE FILLED WITH LEAN-MIX CONC. TO WITHIN 225MM OF DPC.

GROUND FLOOR
SITE OF PROPOSED WORKS TO BE CLEARED OF TURF & OTHER VEGETABLE MATTER. FLOOR FINISH; SELECTED BY CLIENT, TO BE LAID ON 50MM MIN.SAC SCREED ON 100MM CONC.SLAB ON LAYERS OF WELL COMPACTED AND BLINDED HARDCORE.
1200GAUGE POLYTHENE DPM TO BE LAID BETWEEN HARDCORE AND U/S OF CONCRETE SLAB, LINKED TO DPC IMMEDIATELY ABOVE GROUND LEVEL IN NEW & EXISTING WALLS.

EXTERNAL WALL
CAVITY WALL WITH 100MM THERMALITE TURBO INNER LEAF; 50MM CAVITY & 102.5MM BRICKWORK OUTER LEAF; BRICKWORK TO MATCH EXISTING. 50MM ROCKWOOL INSULATION BATTS TO BE PLACED IN CAVITY.
TIED LEAVES TO BE TIED TOGETHER WITH GALVANISED BUTTERFLY WALL TIES @ 450MM MAX.CTS.VERTICALLY & 900MM MAX.CTS.HORIZONTALLY. TIES TO BE STAGGERED & CENTRES REDUCED TO 450MM MAX.AROUND OPENINGS.
INTERNAL FINISH TO BE PLASTER OR PLASTERBOARD ON DAB.
ALL NEW WORKS TO BE BLOCK BONDED TO EXISTING. ALTERNATIVELY FROSLING CROCODILE UNIVERSAL FIXINGS MAY BE USED.
CAVITIES TO BE CLOSED AT REVEALS USING INSULATED BLOCKWORK OR THERMABATE CAVITY CLOSERS. CAVITY TO BE CLOSED AT TOP OF WALLS WITH BLOCKWORK OR STEPPED DPC.

D.P.C.
DPC TO BE POSITIONED 150MM MIN ABOVE GROUND LEVEL & AT ALL REVEALS CLOSED WITH BLOCKWORK. ALL NEW DPCS TO BE LINKED WITH EXISTING WHERE APPLICABLE.

LINTELS
NEW LINTELS TO BE SELECTED FROM GALVNIC RANGE FOR SPAN & WALL THICKNESS SPECIFIED. INSULATED INSERTS TO BE PROVIDED WHERE APPROPRIATE. END BEARING OF LINTELS TO BE AS SPECIFIED BY MANUFACTURER.

WINDOWS & DOORS
WINDOW TO PROVIDE 1000SQ.MM BACKGROUND VENTILATION.

PITCHED ROOF
PITCH TO BE SET TO MATCH EXISTING - APPROX.30DEGREES.
SIZE OF ROOF TIMBERS TO BE AS SHOWN ON CROSS-SECTION.
ALL TIMBERS TO BE SC3 GRADE UNLESS OTHERWISE STATED.

ROOF COVERING TO BE TILES OF COLOUR AND PROFILE TO MATCH EXISTING ON SOFTWOOD BATTENS OF SIZE RECOMMENDED BY TILE MANUFACTURER, ON UNFARADIZED SARKING FELT.
'SHOULDING' UNDERSHEETING TO BE USED IF NECESSARY.
100MM ROCKWOOL ROLLBATTS OR SIMILAR INSULATION TO BE PLACED BETWEEN CEILING JOISTS.
SEE CROSS-SECTION FOR DETAILS OF FINISH TO U/S OF CEILING JOISTS..

10MM MIN.CONTINUOUS VENTILATION GAP TO BE PROVIDED AT EAVES, FITTED WITH INSECT SCREEN. SPACERS TO BE PROVIDED AT EAVES TO MAINTAIN 50MM CLEAR AIRWAY ABOVE INSULATION.

ABOVE GROUND DRAINAGE
90MM DIAM.TRAP TO UTILITY ROOM SINK; DEPTH OF SEAL TO BE 38MM MIN AS DISCHARGING INTO GULLY.

MECHANICAL VENTILATION
TO BE PROVIDED TO UTILITY ROOM RATED AT 30 LITRES/SEC., TAKEN UP TO VENT TILE IN PITCHED ROOF.

ELECTRICAL
ALL ELECTRICAL WORK TO COMPLY WITH THE I.E.E.REGS. IN EVERY RESPECT.
NUMBER & POSITION OF SOCKETS, SWITCHES, CEILING ROSES ETC.TO BE DETERMINED BY CLIENT PRIOR TO COMMENCEMENT OF WORKS.

HEATING
NEW GAS BOILER TO BE PROVIDED IN GARAGE. BALANCED FLUE TO BE POSITIONED TO COMPLY WITH THE REQUIREMENTS OF APPROVED DOCUMENT J IN EVERY RESPECT.

12 JAN 2001 3167

CLIENT
MR. & MRS.K.WRIGHT

ADDRESS OF PROPOSED WORKS
2 WIELD COURT
LOWER EARLEY
BERKSHIRE

PROPOSALS
NEW UTILITY ROOM

DATE
JUNE 2000

ORG.NO.
9947/1

SCALE/S
1:50