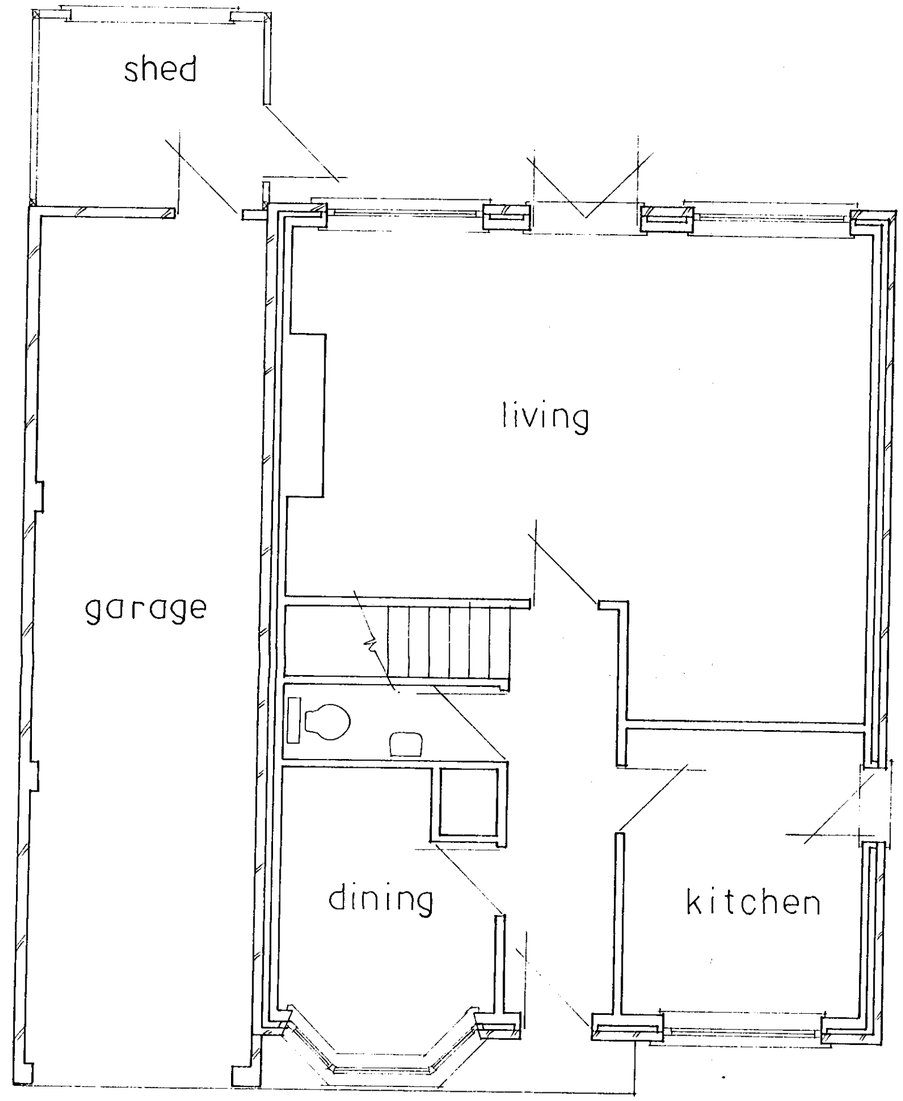


*Existing Ground Floor*

**NOTES:**

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

All work to be in accordance with the Building Regulations and Planning legislation.

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***DIMENSIONS***

Exact dimensions to be determined on site by the contractor before work commences on site. Any problems should be discussed with the client.

Client

*G M Appleton*

Job Title

*14 THE BRAMBLES*
*CROWTHORNE*
*RG45 6EF*

Drawing Title

*Single storey rear extension and convert rear of garage into utility and playroom.*

Scale *1:50*

Date *april '00*

Drawn by

20 JUN 2000

Drg No. *1*

Rev

1786

A PRODUCT OF THE UNO RANGE – ARCHITECT CAT. No. 7312.

420×594mm **A2**

***CAVITY WALL CONSTRUCTION***
102mm facing bricks to match existing 50mm cavity filled with Rockwool insulation and 100mm Thermalite block internal skin. Finish with 12.5mm lightweight plaster. Minimum U value n/e 0.45 W/M$^{2o}$C

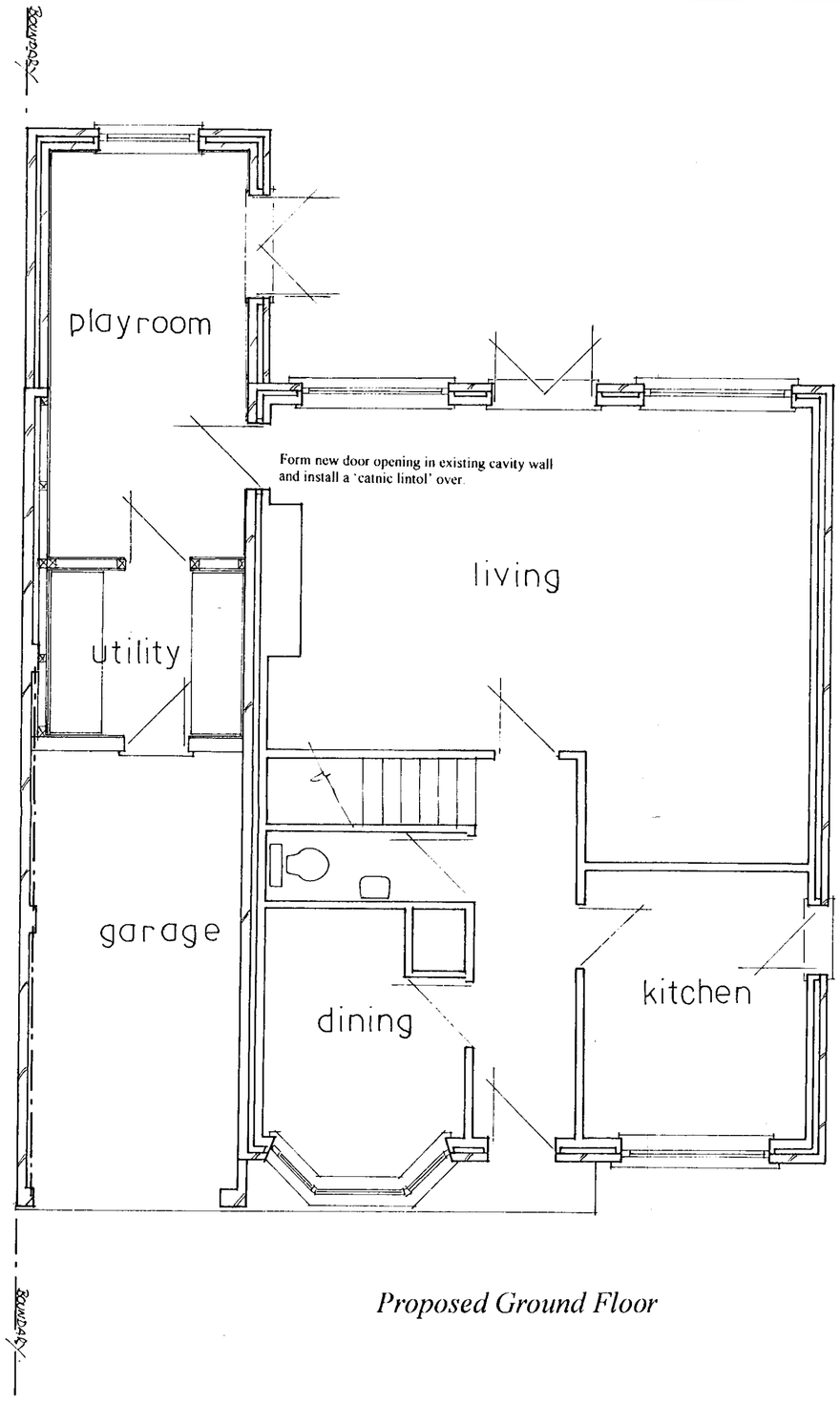
Form new stud inner skin. 100x50mm tanalised timber built off of tray dpc and finished with 12.5mm plasterboard and plaster skim. Fit 100mm fibreglass insulation between studs to give a u value of 0.45 W/M$^{2o}$C.

Wall between garage and utility room to be constructed in 215mm 'Thermalite' block taken up to the underside of the roof covering and fire stopped.

***FIRE PROTECTION***
Encase all structural members with two layers of 12.5 mm plasterboard wire bound and finished with5mm plaster skim to give ½ hour fire resistance.

***LINTELS***
All lintels over door and window openings to be Catnic or similar insulated type.

100mm step formed between garage and utility room and fit a ½ hour fire resisting door.




*Proposed Ground Floor*

***ABOVE GROUND DRAINAGE***
110mm upvc half round gutter to connect to 75mm downpipe discharging into back inlet gully to take the rainwater to a soakaway a minimum 4.5m away from the building.

***GLAZING***
All glass within 800mm of floor level or within door to be toughened or laminated in accordance with BS6206.

***DPCs***
To be Hyload or similar approved bonded in accordance with the manufacturers instructions to BS734 VDPCs to be installed around window and door openings.

***GENERAL NOTES***
All timber to be tanalised.
All plumbing to be in accordance with BS5572
Openable window areas to provide 1/20$^{th}$ of the floor area in ventilation.
Trickle vents to windows to allow 8000mm$^2$
New walls to be fixed to existing building by means of stainless steel profiles and seal externally with mastic strip
All windows to be double glazed in a style to match existing or to the client's specification
Lateral restraint straps fixed to wall plates at 900mm c/s.

The contractor is to carefully check the boundaries of the site and is not to build on land not owned by the client.

The contractor will be required to inspect and examine all drawings, verify dimensions on site before commencing work on site.

Windows and doors to be double glazed and to match existing style.

Existing foundations taking additional loading to be exposed to the satisfaction of the Local Authority and underpinned if found to be necessary

Demolish existing extension and make ground good ready for proposed work

Tiles to match existing

Brickwork to match existing

20 JUN 2000 1586

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

***PARTY WALL AGREEMENT***
Party wall notices are to be served on all affected properties 56 days prior to work commencing on site. Any structural member inserted into a party wall or any foundation excavated within 6m of a party wall will require a notice to be served.

***MECHANICAL VENTILATION***
Bathroom to provide 15 l/sec linked to light switch Vent Axia or similar
Utility room to provide 60 l/sec
W.C. to provide 15 l/sec if ventilation not provided by openable window

All materials referred to may be substituted with an approved equivalent.

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***FOUNDATIONS***
Foundations to be designed in accordance with NHBC guide Building Near Trees. Foundation trenches to be mass filled with 1:3:6 concrete mix using sulphate resisting cement. Minimum 600mm wide to the satisfaction of the local authority. Concrete blocks or semi engineering bricks to be used below DPC level. Any existing foundations taking additional loading to be exposed and underpinned if necessary. Depth to invert level of drains in close proximity. Foundation on boundary to be excavated eccentrically so not to encroach onto adjoining property.

Client
*G M Appleton*

Job Title
*14 THE BRAMBLES*
*CROWTHORNE*
*RG45 6EF*

Drawing Title
*Single storey rear extension and convert rear of garage into utility and playroom.*

Scale
*1:50*

Date *april '00*

Drawn by

Drg No.
*2*

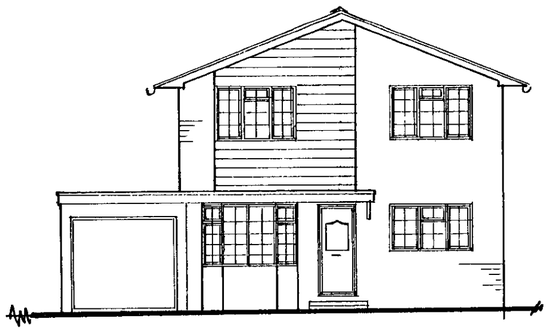
Rev

A PRODUCT OF THE UNO RANGE – ARCHITECT CAT. No. 7312.

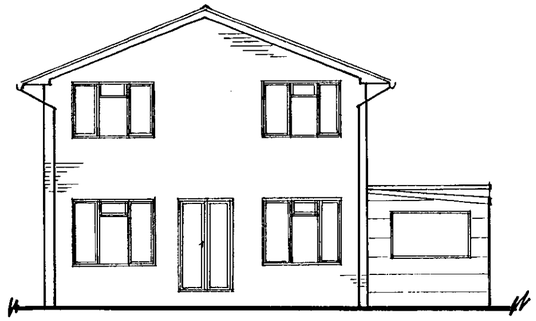
420×594mm A2

D 23/8/00

## Existing Elevations

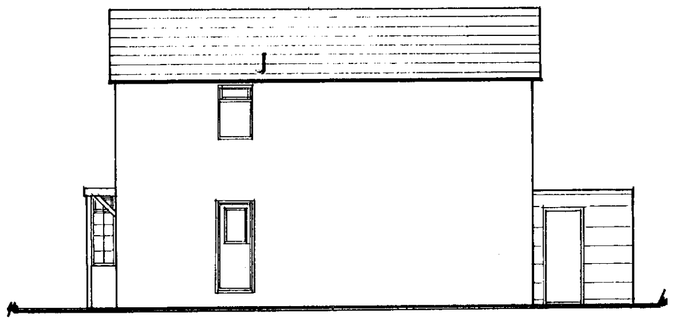


*Front*

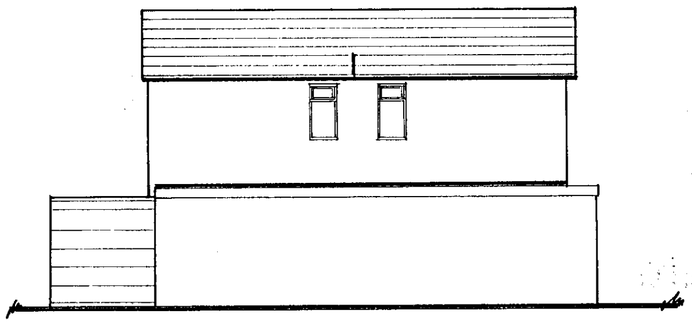


*Rear*

*Remove existing garden shed.*



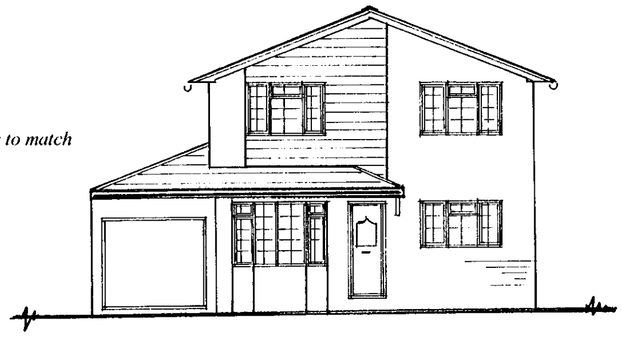
*Side*



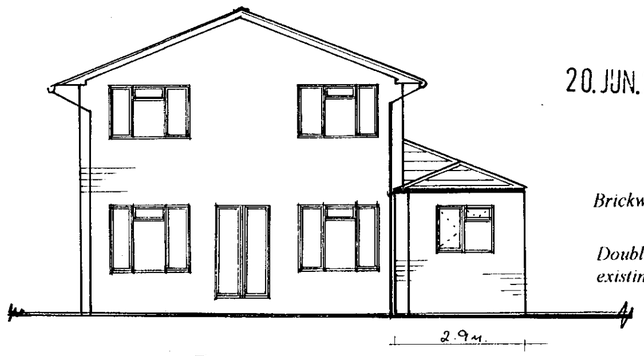
*Side*

## Proposed Elevations

*Form new pitched roof, tiles to match existing.*



*Front*

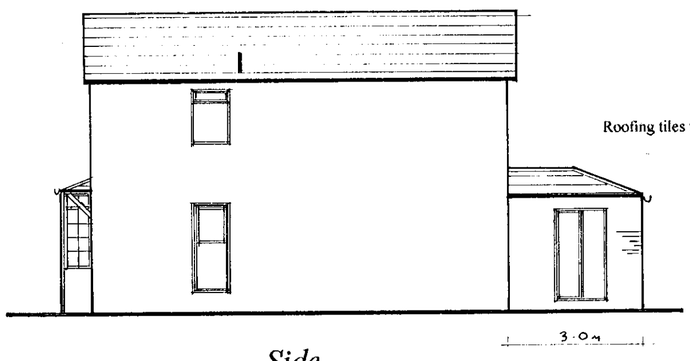



*Rear*

*Brickwork to match existing*

*Double glazed upvc windows to match existing.*

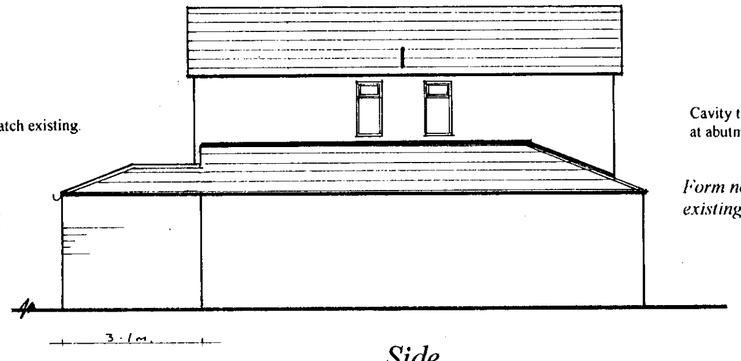
20.JUN.2000* 1786




*Side*

Roofing tiles to match existing.

*Brickwork to match existing*




*Side*

Cavity tray dpc to be cut into existing cavity wall at abutment of new roof.

*Form new pitched roof, tiles to match existing.*

APPROVED



A PRODUCT OF THE UNO RANGE – ARCHITECT CAT. No. 7312.

**NOTES:**

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

***BELOW GROUND DRAINAGE***

OSMA upvc pipes to be laid in accordance with BS5955 part 6 1980 surrounded in 150mm peashingle to a minimum fall of 1 in 40. All existing drains under building to be encased in concrete. Where drains pass through foundations adequately bridge and protect with concrete lintols.

***SERVICES***

Existing hot and cold water heating gas and electrical services to be extended to owners requirements with number locations and sizes of all new fittings to be agreed and confirmed with the owner. The contractor will be responsible for sizing all radiators and establishing the existing boiler capacity.

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***PITCHED ROOF***

Tiles to match existing on battens on roofing felt on 125 x 50 s.c. 3 grade rafters at 400 c/c supported by purlins to Engineers design. 200mm fibreglass insulation to open ceiling areas. 59mm celotex double R insulation to areas within sloping roof. Allow for minimum 50mm airflow across insulation. Propriatary ventilation strips to be used at eaves or over fascia vents to allow fo minimum 25mm air gap.
Ceiling of 50 x 125 at 400 c/c s.c. 3 grade timber covered with 12.5mm plasterboard and plaster finish.

Client

*G M Appleton*

Job Title

*14 THE BRAMBLES*
*CROWTHORNE*
*RG45 6EF*

Drawing Title

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Scale

Date april '00

Drawn by

Drg No. 3

Rev

420×594mm A2

23/8/00