

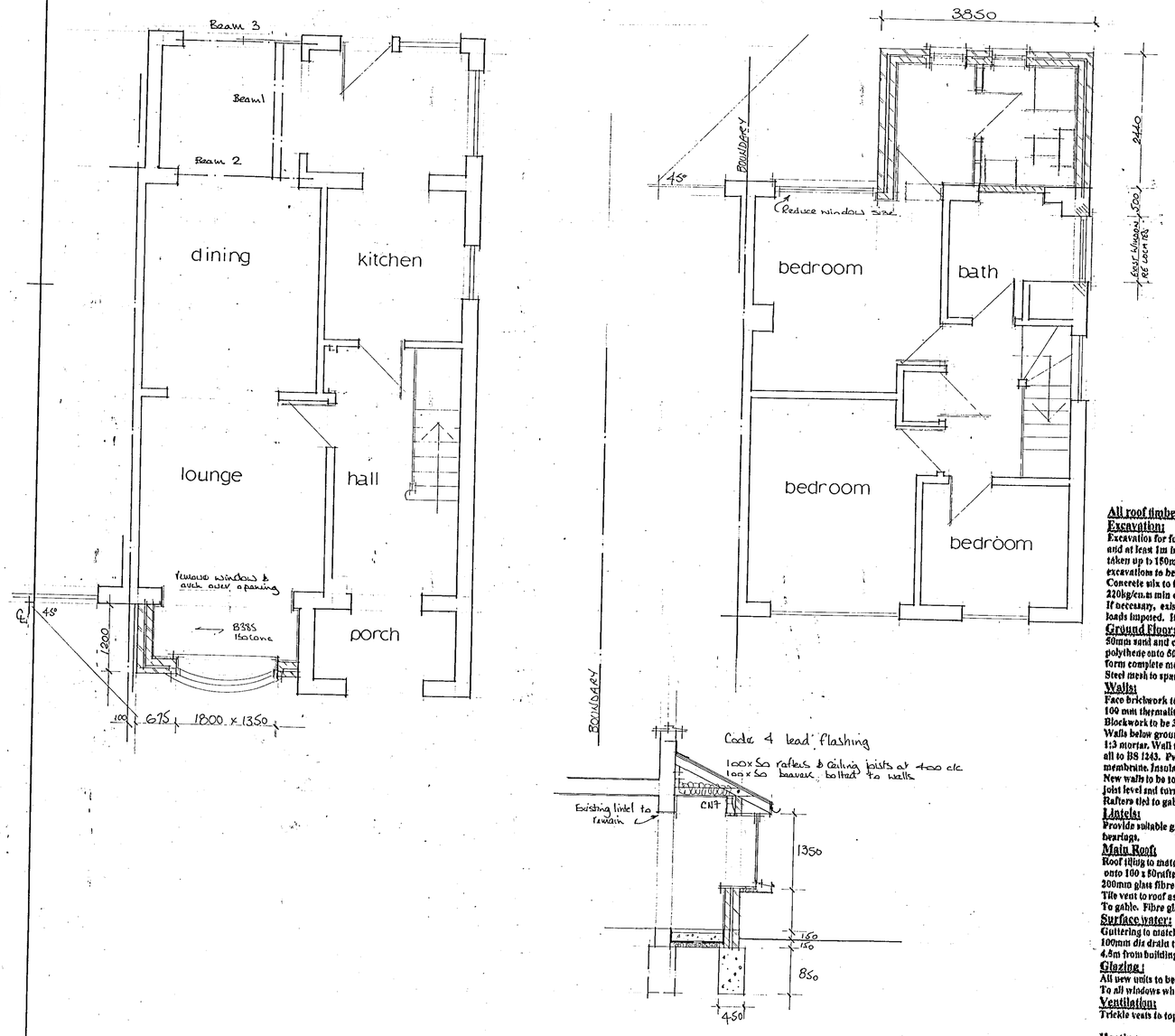

All roof timbers tanalised or similar

Excavation:
Excavation for foundations to be taken down to a suitable load bearing strata and at least 1m into clay. Mass fill cone in foundations at least 450mm wide and taken up to 150mm from GL. Any drains found to be suitably untolled 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 cone 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.

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/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. 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 ceiling joist 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.

Main Roof:
Roof tiling to match existing onto battens onto untearable roofing felt to BS 747 onto 100 x 50rafters at 400c/c and 100 x 50 ceiling joists at 400c/c.
200mm glass fibre insulation draped over as before.
Tile vent to roof as shown and continuous soffit vent at eaves and air brick To gable. Fibre glass valleys. 9.5mm plasterboard and finish to match existing.

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.

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.

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.

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

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	Date	Revisions

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Client
Mr and Mrs JACKSON

Job Title
13 Goodings Green
Wokingham

02.JUN.2000* 1698

Drawing Title
single storey front and first floor rear

Scale 1/50 1/100

Date May 00 Drawn by hen

Drg. No. J/833 Rev.

594 x 841mm A1

21/7/00 19/3/02