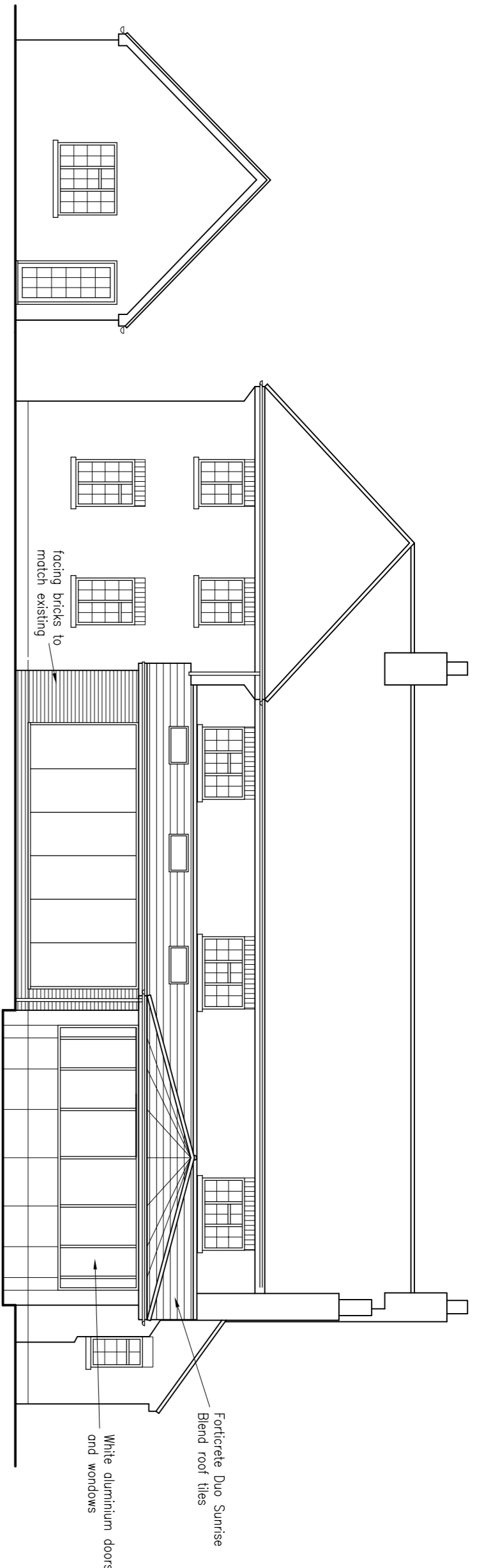
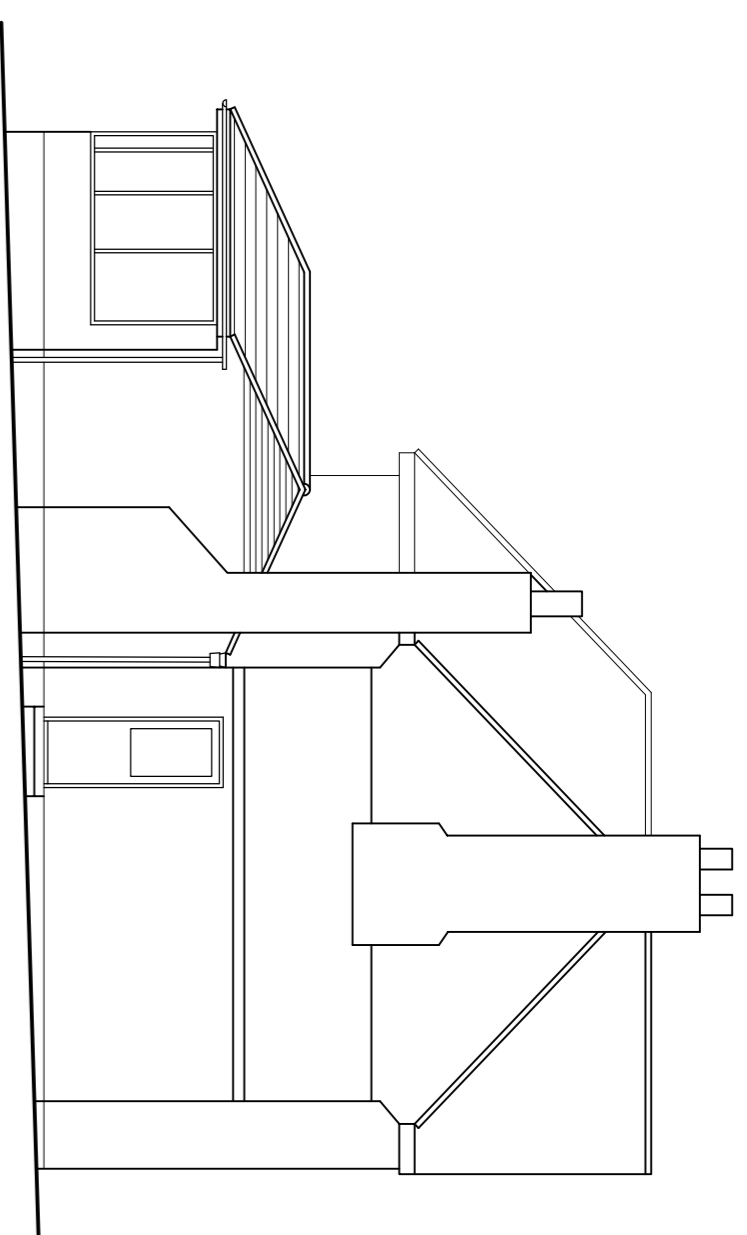


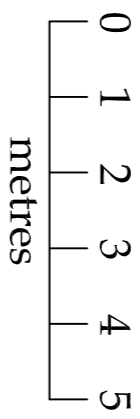
Side Elevation



Rear Elevation



Side Elevation



Scale Bar @ 1:100

**SPECIFICATION**

**Foundations**:- Min. 1m deep x 600 wide in GEN 1 concrete or to suit sub-soil conditions and to be agreed on site with the Local Authority.  
Foundations to extend 600mm below any tree roots including Riprap tree roots.  
Insert bridging ties in foundations where any drains pass through.

**Ground Floor Construction**:- Retain existing sitting room floor, remove existing conservatory floor, provide new floor tied into existing sitting room floor as follows:  
60mm sand/cement screed on 100mm GSN 2 concrete on 50kg polythene membrane on 100mm d.p.c. 150mm XPS insulation and 150mm polystyrene d.p.c. turned up at edges and linked to existing 100mm XPS insulation and 150mm polystyrene d.p.c. with 200mm GSN 2 concrete on 50kg polythene membrane on 100mm d.p.c. 25mm DPM to existing DPM with mastic seal to the joint.  
New floor level to line through with extg.

**Sub Floor Ventilation**:- Remove any existing air bricks and lay 100mm dia. uPVC ducts set in thickened concrete from extg. openings to new 225/75mm air bricks built into external walls to maintain ventilation to extg. ground floor construction.

**Cony Wall Construction**:- 102 facing brickwork externally, 100mm cony with 90mm Kingspan Kingspan Insulation internally, cavity filled with 150mm polystyrene d.p.c. in accordance with BBA Agreement Certificate 16/2/97 and 100mm plaster on the inner side.  
Use stainless steel wall ties @ 750 horizontal and 450 vertical centres (225 at reveals) and provide thermobreak cony clear of reveals.

Lay a 100 wide horizontal d.p.c. to each side, lapped at corners linked to existing d.p.c. and d.p.c. and min. 150 above finished ground level.  
102 facing brickwork and 100mm cony with 150mm polystyrene d.p.c. to sit on top of d.p.c. and min. 150 above finished ground level.  
150mm polystyrene d.p.c. to sit on top of d.p.c. and min. 150 above finished ground level.  
150mm polystyrene d.p.c. to sit on top of d.p.c. and min. 150 above finished ground level.

**Window Manufacture**:- Provide new steel beams over opening into kitchen as shown on floor plan & section. See engineers' calculations for steel beam sizes, positions sizes and connection details. New steel beams to be encased with 10mm thick gypsum plasterboard with wire binding at all four corners. Provide new 10mm thick gypsum plasterboard with wire binding at all four corners. Provide new 10mm thick gypsum plaster finish, or to have brush applied mineralcast paint, to achieve half hour fire resistance.  
Continued on BR-101

**Ground Floor Internal Works**:- 100mm non load bearing blockwork with 13mm thick two coat plaster finish to all sides, built off a horizontal d.p.c. course on concrete floor slab.

**Steel Beams**:- Provide new steel beams over opening into kitchen as shown on floor plan & section. See engineers' calculations for steel beam sizes, positions sizes and connection details. New steel beams to be encased with 10mm thick gypsum plasterboard with wire binding at all four corners. Provide new 10mm thick gypsum plasterboard with wire binding at all four corners. Provide new 10mm thick gypsum plaster finish, or to have brush applied mineralcast paint, to achieve half hour fire resistance.  
Continued on BR-101

**Coats**:- Provide new coats in Entrance Hall, Kitchen, Utility Room, Dining, and Sitting areas. Provide new coats in Entrance Hall, Kitchen, Utility Room, Dining, and Sitting areas. Provide new coats in Entrance Hall, Kitchen, Utility Room, Dining, and Sitting areas.

Continued on BR-101

all dimensions to be checked on site as work commences and any discrepancies or omissions reported immediately.

**client**  
Mr. K. Boad,  
Stowe Mount, 44 Pound Hill,  
Great Brickhill,  
MK17 9AS.

**job title:**  
Proposed Single Storey Rear Extension.

**dwg title:**  
Proposed Floor Plans and Elevations.

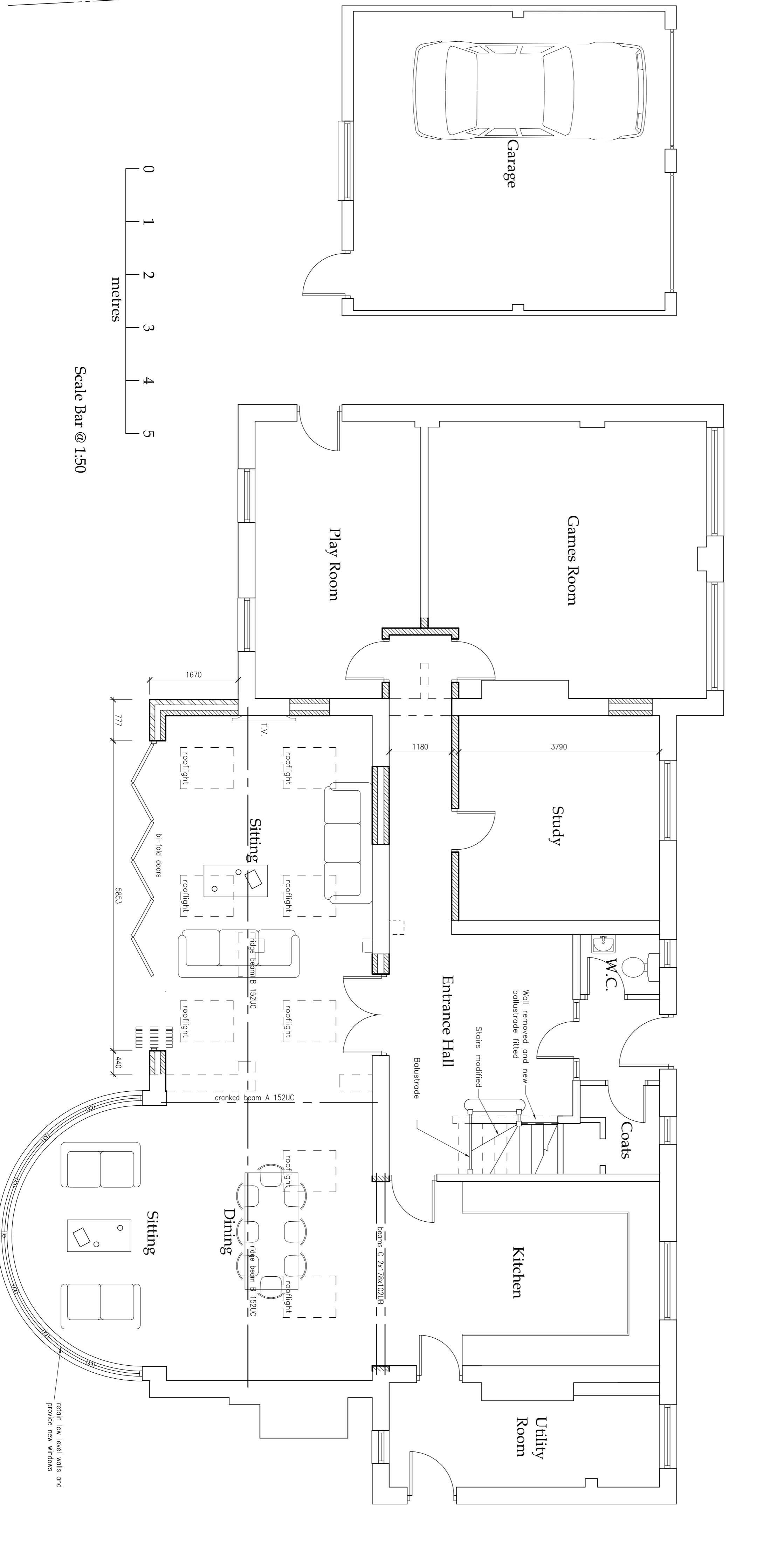
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revision suffix:	-	status:	Building Rigs	date:	Dec. 2023
Rev.		Description		Date	
-	-				

**KEVIN TODD ARCHITECTURAL LTD.**

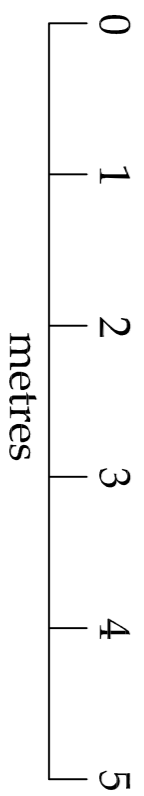
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Ground Floor Layout



Scale Bar @ 1:50

Garage

Games Room

Play Room

Study

W.C.

Entrance Hall

Coats

Kitchen

Utility Room

Dining

Sitting