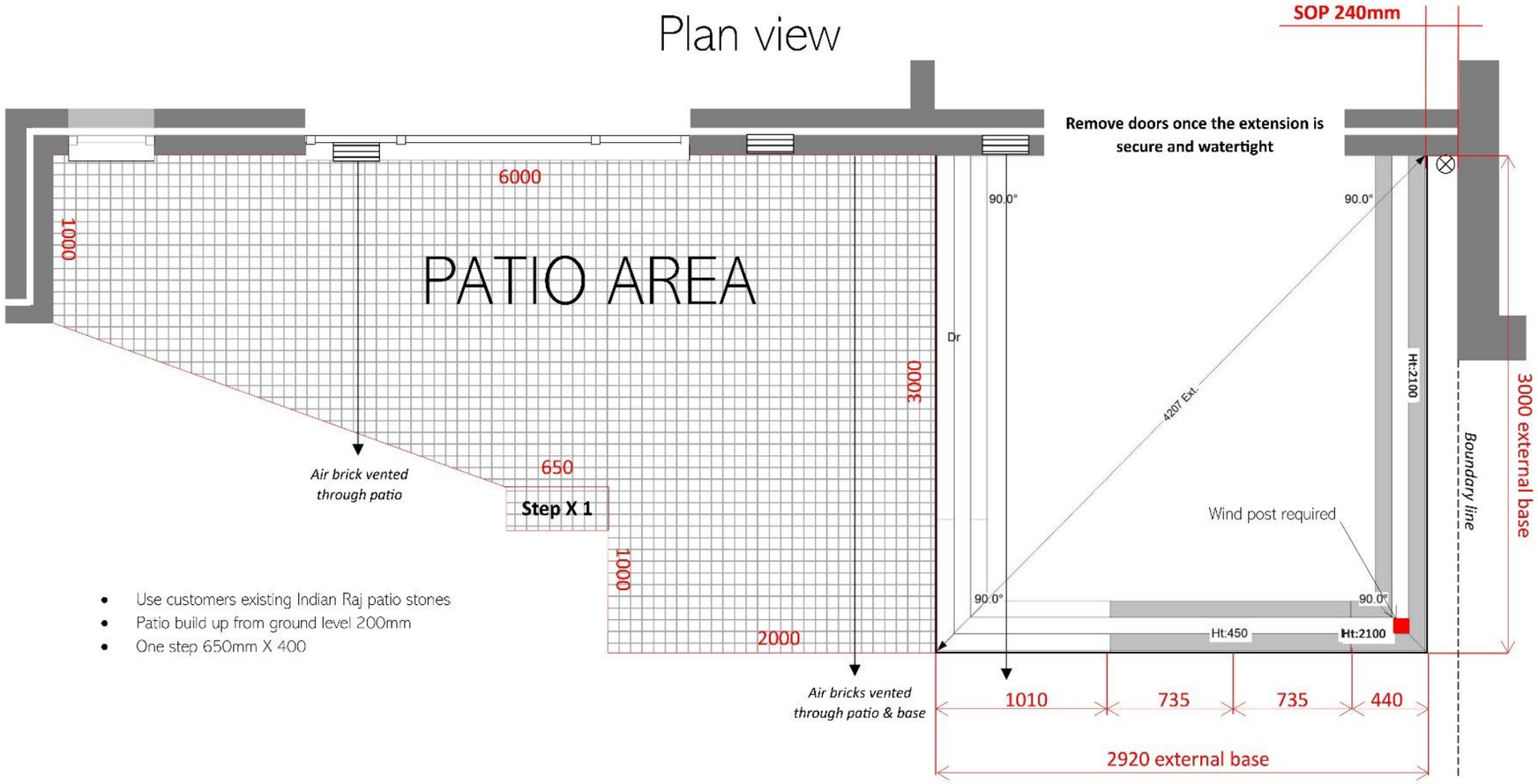
Design/quotation number
322434

Partial postcode SN4 -5

Base build document

Fensurv
Surveying & Quatation Specialists

Plan view



- Use customers existing Indian Raj patio stones
- Patio build up from ground level 200mm
- One step 650mm X 400

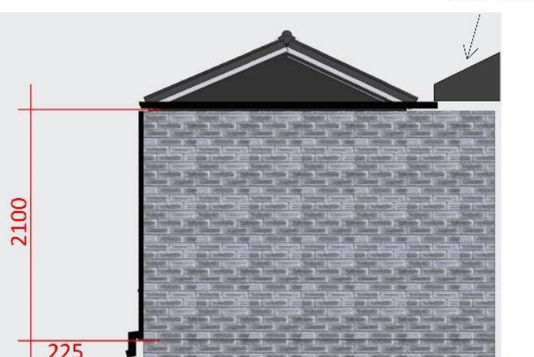
BASE BUILD & ACCESS

- Skip on customers drive/carport, the skip will hang in/out of the carport, mini skips will be required, board & protect at all times
- Parking on street, access to rear garden via side of house (see photos)
- Full building regulations required.
- Planning permission is not required.
- SAP Calculations are required. Doors being removed.
- Set out base 240mm from boundary wall.
- Minimum of 1-meter-deep strip foundations required.
- External bricks to match the house bricks as close as possible; this may not always be possible due to the age of the property.
- Internal walls are to be block with plasterboard and plaster skim finish.
- Overall wall thickness 350mm, 100mm brick/150mm cavity/100mm block.
- Wind post required on the 450mm pier return
- Duct air brick through the new base
- Details of the electrics "4 double white sockets/4 X LED lights and two switches, electrics are to be discussed with the customer regarding locations.
- Screed floor finish to match HFFL
- Remove house doors once the extension is secure and water-tight.
- CUSTOMER IS GETTING ADDITIONAL QUOTES FOR THE PATIO AREA WORK, CUSTOMER TO ADVISE OAKLEY GREEN BEFORE THE END OF APRIL.
- Patio to be 30mm lower than the extension DPC/HFFL "approx. 200mm from ground/garden level
- Patio area 12.6 M2
- Patio infil /scalpings 2.6 M3
- Patio to incorporate a step as per drawing
- Patio bricks required 120
- 2 air bricks to be duct through the patio base

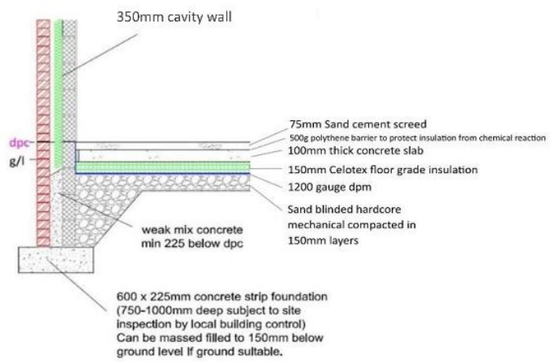
Left elevation

Front elevation

Right elevation



Foundation details



Building Regs compliant with deeper foundations. Provides exact floor level matching.