## Foundations:

Existing foundations to be exposed for inspection, where taking additional loading.
New foundations 850mm deep, 450mm wide, to all new external and diner/study walls, in a minimum 1M deep trench, final width and depth to be determined on site according to subsoil conditions, place 1:3:6 concrete foundations using 19mm aggregate, all to BS. 8004, depth to be to invert of any drain within 1M or a 45 degree line up from any over 1M away, and to depth of lowest main root growth of any adjacent shrubs.

## Footings:

Provide 2 skins of brick for cavity wall, 1 for internal wall, 1 with piers for front garage wall, in fletton brick (facing brick where showing), laid in cement mortar 1:3, 50mm cavity to be filled to ground level with weekmix concrete, PVC. DPC. to be 150mm above ground level and lapped 100mm with it'self and DPM, make good internally with hardcore & 1:2:4 concrete, and soil externally.

## Oversite:

Selected finish on 50mm sharp sand and cement screed, on 100mm 1:2:4 concrete using 19mm aggregate, thicken to 300mm x 300mm under non-loadbearing partitions, on 50mm Jablite, (none under partition) on 1200 guage polythene DPM on 25mm sand blinding on 150mm well consolidated selected hard core, on site stripped of all vegetable soil.
NOTE : If soil is not loadbearing use 150mm thick concrete reinforced with B785 mesh bear on outer overhang of existing foundations, inner overhang of new foundation.

## Walls:

Provide 100mm brick to match existing property, with piers for front garage wall, and without for outer skin, cavity filled with 50mm Rockwool batts, inner skin 100mm Thermalite sheild blocks light weight plastered, wall ties 5 per M², doubled at eaves and reveals, close cavities in these situations with insulating DPC closers, block bond to existing or use Furfix profiles.
INTERNAL LOADBEARING WALLS: Study/ Diner wall 100mm blockwork on new foundation as external walls, place pier each side of hall to take lintel over hall.
PARTITIONS: In new areas to be 75mm blocks built as loadbearing ones, off of thickened toe, and in existing areas 75 X 50mm studs at 400mm c/c faced each side with 12.5mm plasterboard & set coat of plaster, built off of existing oversite.

## Lintels:

Catnic CN7 or 8 lintels in cavity walls, (to all existing opening if existing lintels are not satisfactory on exposure), and all new openings including at an angle over rear covered area, Catnic 2 x CN 6X over enlarged opening in lounge between new and existing, and over front canopy in front of garage, 1 over garage door, reinforced concrete lintels over any drains, and over doorways in loadbearing partition, encase internal steel lintels in 2 layers of 9.5mm plasterboard & set coat of plaster.

## Pitched Roof:

Tiles to match existing, on 50 X 25mm Tanalised battens on slaters felt, on 150 x 50mm rafters at 450mm c/c, 75 x 50mm ceiling joists at 450mm c/c, 2 of 225 x 75mm SC4 binders starting from right, then 1 x 75 x 200 SC3 then 1 x 175 x 50mm SC3, centre of span, all at 1200mm c/c, 175 x 25mm ridge, 150 x 25mm PAR timber facia with ply soffit containing 25mm fly proof air gap, bed 100 X 50mm wall plate in 1:3 cement mortar and strap at 2M c/c, 30 x 5mm lateral support straps at 2M c/c at ceiling and rafter level, over 3 timbers with 100 x 50mm solid noggins under, ceiling to be 200mm fibreglass insulation over 12.5mm foil backed plaster board and set coat of plaster or Artex finish.

## Flat roof:

12.5mm bitumen bonded chippings on 3 layer felt to BS 747 and CP 144, on 75mm Coolag combination board on 225 x 38mm joists at 600mm c/c, pack joists at rear to level ceiling, up to 100mm thick, then provide 225 x 38mm ceiling joists at 600mm c/c,

## Foul drains:

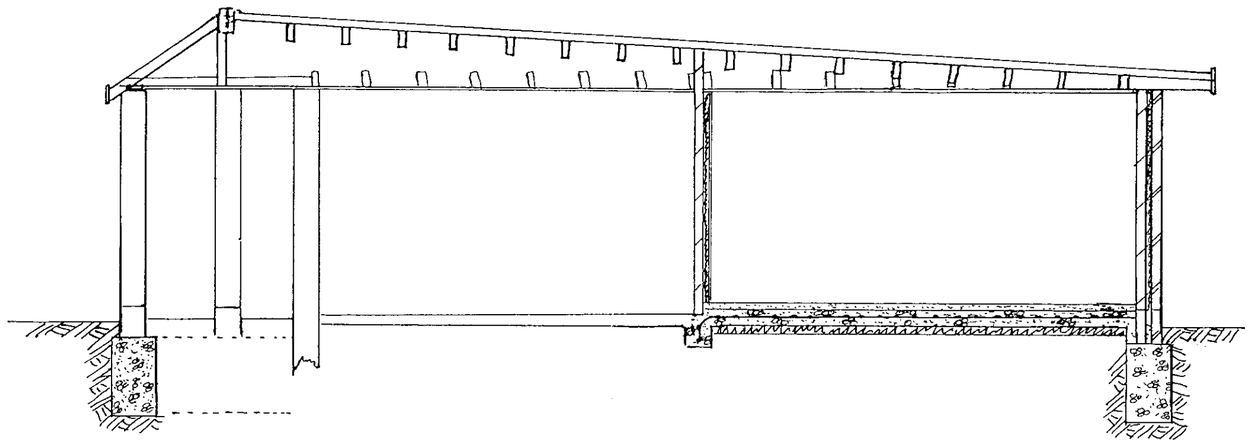
EN-SUITE: 38mm bath, 32mm basins wastes, all to 50mm trunk waste from first fitting, to enter new 110mm UPVC stub stack at 90 degrees to 110mm W/C waste, terminate stack in durgo valve above water level of cistern, all traps 75mm, showers on plinths to allow access to waste, join and clip all pipes to manufacturers requirements, all falls 1:40 min., provide rodding access at changes of direction. 110mm underground drains falling 1:40, bedded and surrounded in pea shingle, to existing chamber, approx. depth 550mm, Concrete lintels in walls over drains.

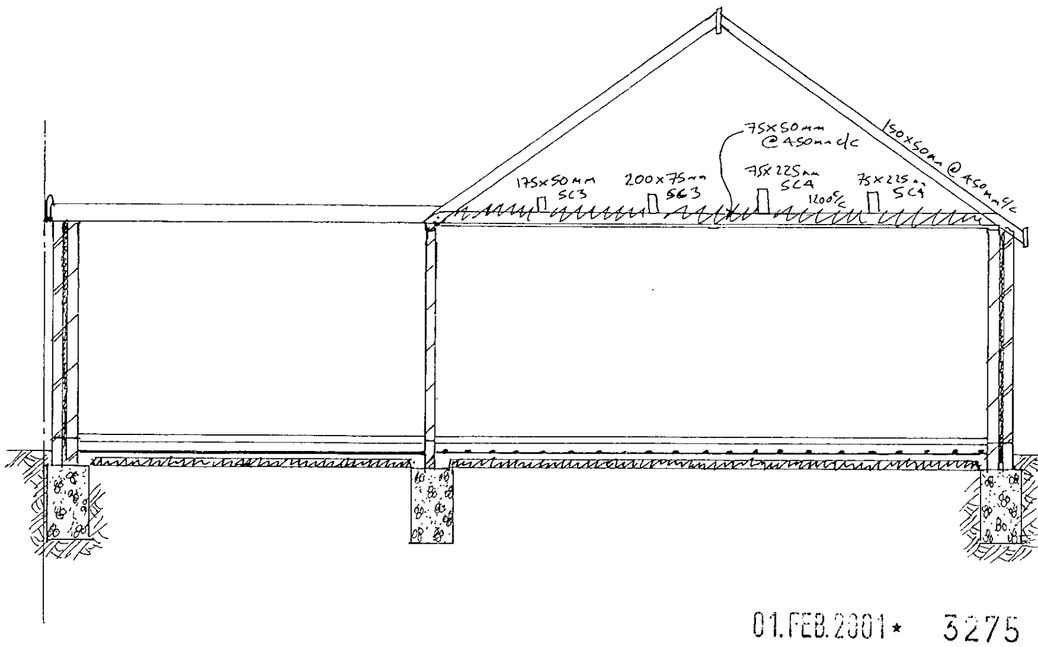
## Surface Water Drains:

100mm half round UPVC eaves gutter, 65mm RWP fixed in accordance with manufacturers requirements with necessary clips brackets and fittings, run to existing RWP on existing single storey structure.

## General:

Make good all disturbed surfaces including landscaping.
Electrical circuits for required fittings to comply with latest AEI regulations.
Plumbing/heating circuits for new fittings by Gorgi engineer, extended from existing.
All windows to provide a twentieth of the floor area as ventilation, be double glazed, have trickle vents 8000mm² for habitable rooms, and 4000mm² for baths kitchens etc., and anything less than 1.5M from the floor in doors and sidelights, 800mm in windows, to be saftey glazed, all windows, doors loft hatches etc. to be draft excluded, windows to include a clear opening of 850mm high 500mm wide at 1M above floor level.
All pipes in floors and roofs to be adequately lagged.
Service ducts to be sealed to ceilings, floors and walls.
All fittings and fixtures to clients requirements.
En-suite, to have 30 l/sec mechanical ventilation, switched with room light, and ducted to external air.
Cut roof light into existing roof, providing double rafters each side, and double timbers, at top and bottom of opening, duct through to safety glass panel in ceiling, using white painted 6mm ply, surrounded in 100mm Jablite.
All roof timbers to be Tanalised.



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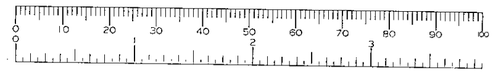


# Proposed extension for Mr. & Mrs. Lewis at 18, Highway, Crowthorne, Berkshire.


# E. G. Designs of Ascot.

The Clockhouse 46 Fernbank Rd. Ascot Berks SL5 8HE
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|---|---|---|---|
| DRAWN : | GEOFF. W. SPARROW. | DWG. No. | GWS/1647/00/2 |
| SCALE: | 1:50. 1:500, 1:1250. | DATE: | JANUARY 2001. |
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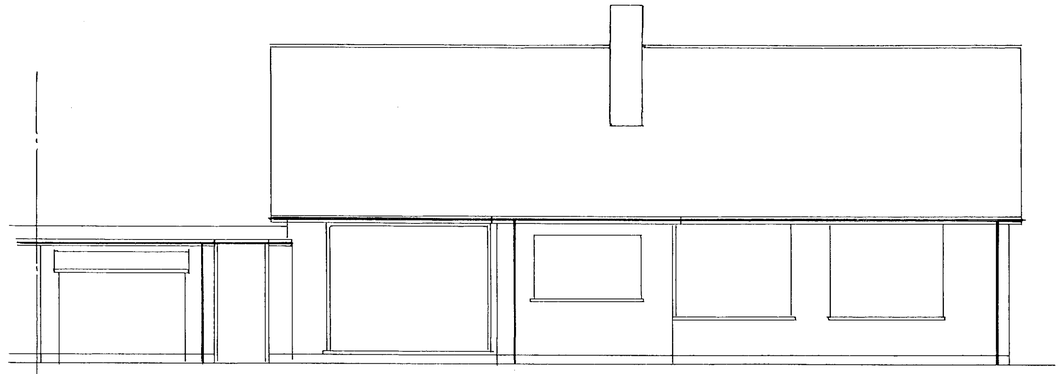
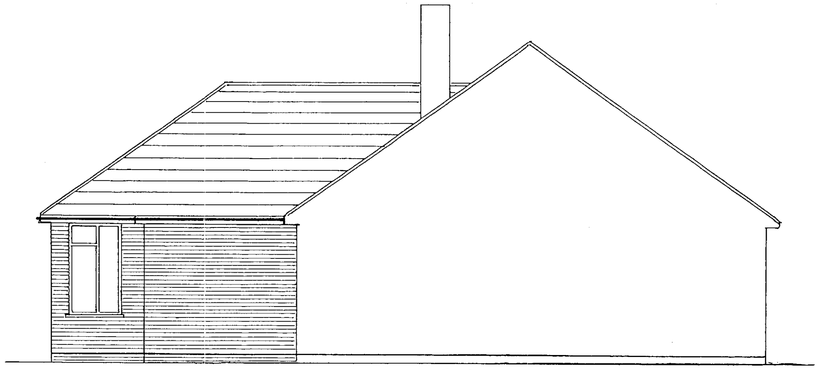
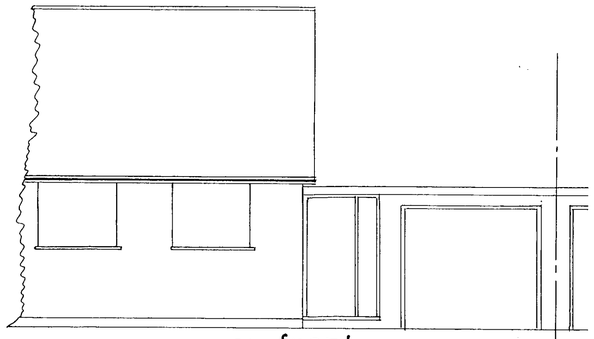


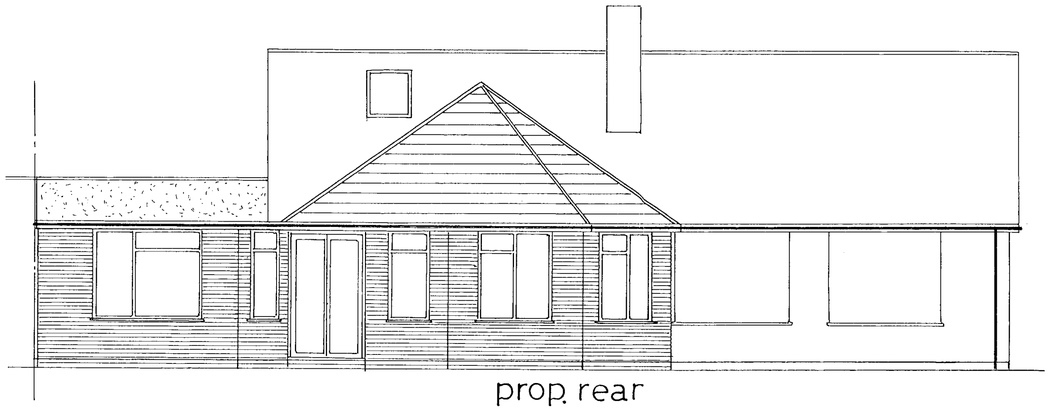
ex. rear



prop. side



ex. front



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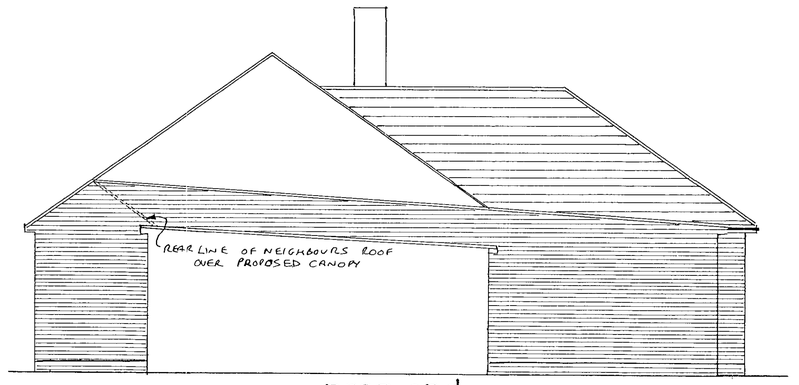
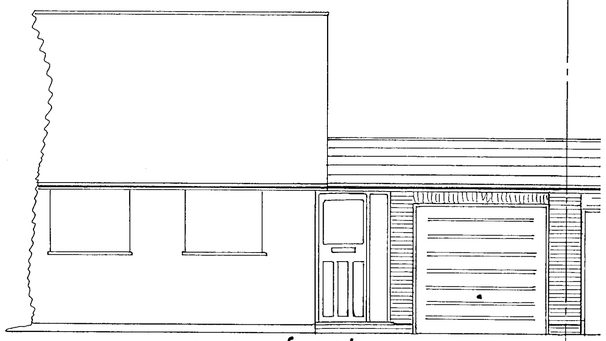
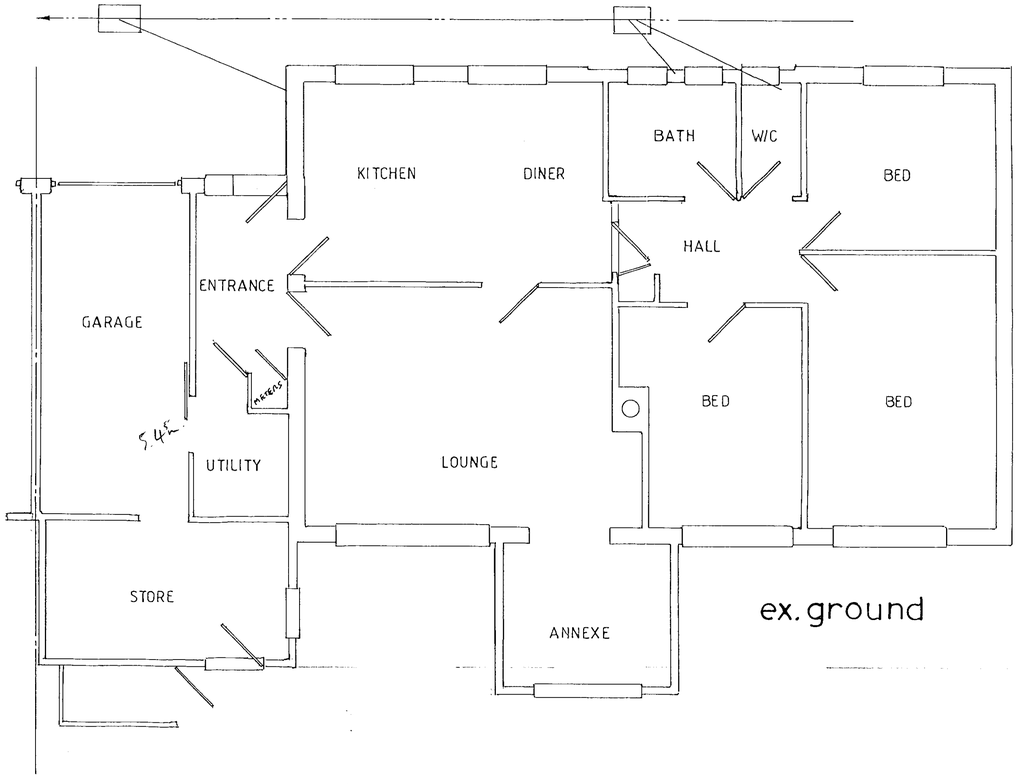


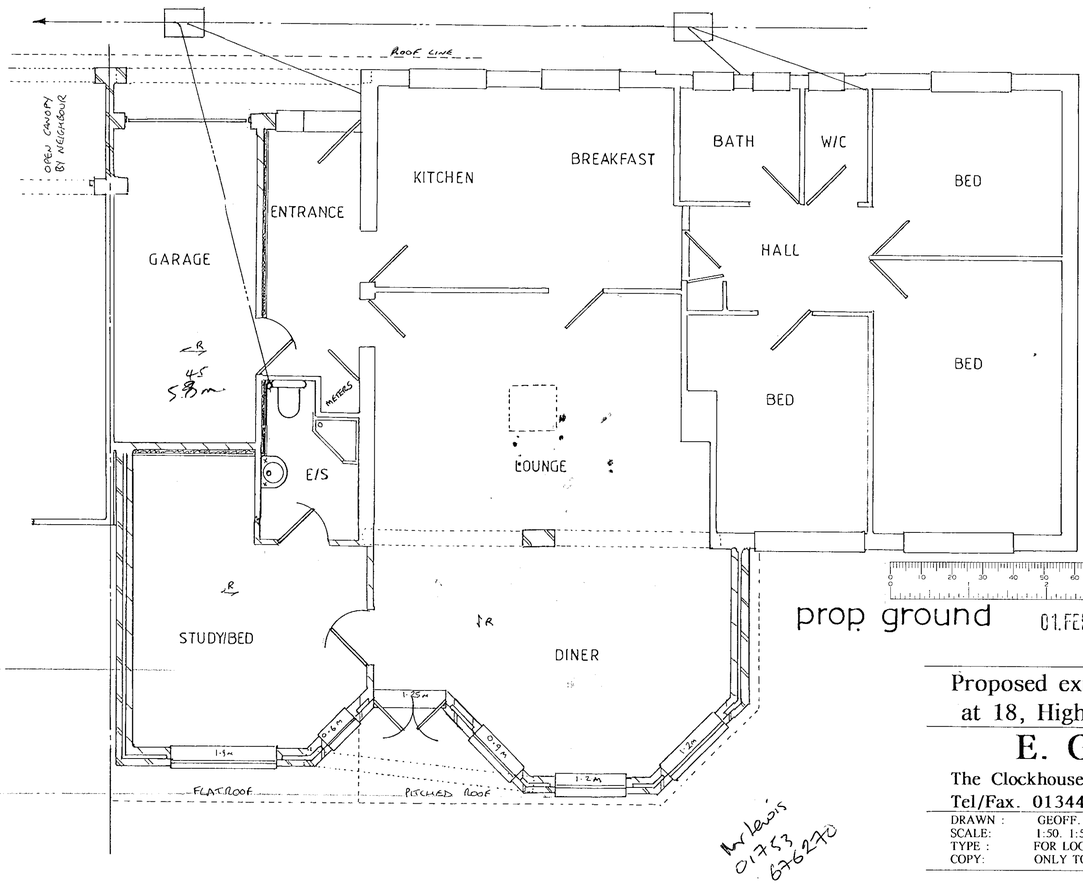

prop. end



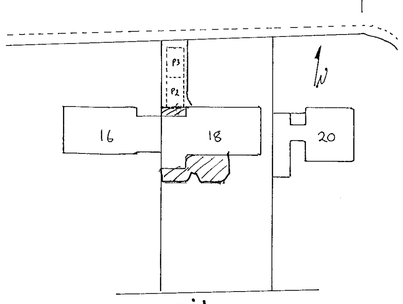
prop. front



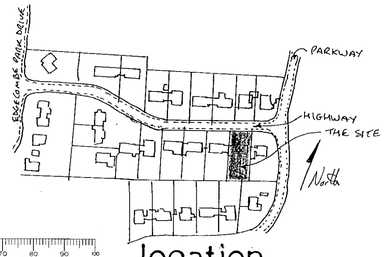

ex. ground




prop ground




site




location

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Proposed extension for Mr. and Mrs. Lewis,
at 18, Highway, Crowthorne, Berkshire.


# E. G. Designs of Ascot.

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Mr Lewis
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