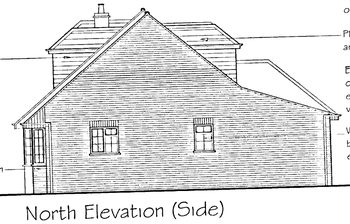
Notes

1. Do not scale dimensions from this drawing.
2. All dimensions are to be verified and checked by the Contractor before commencement of any works on site.



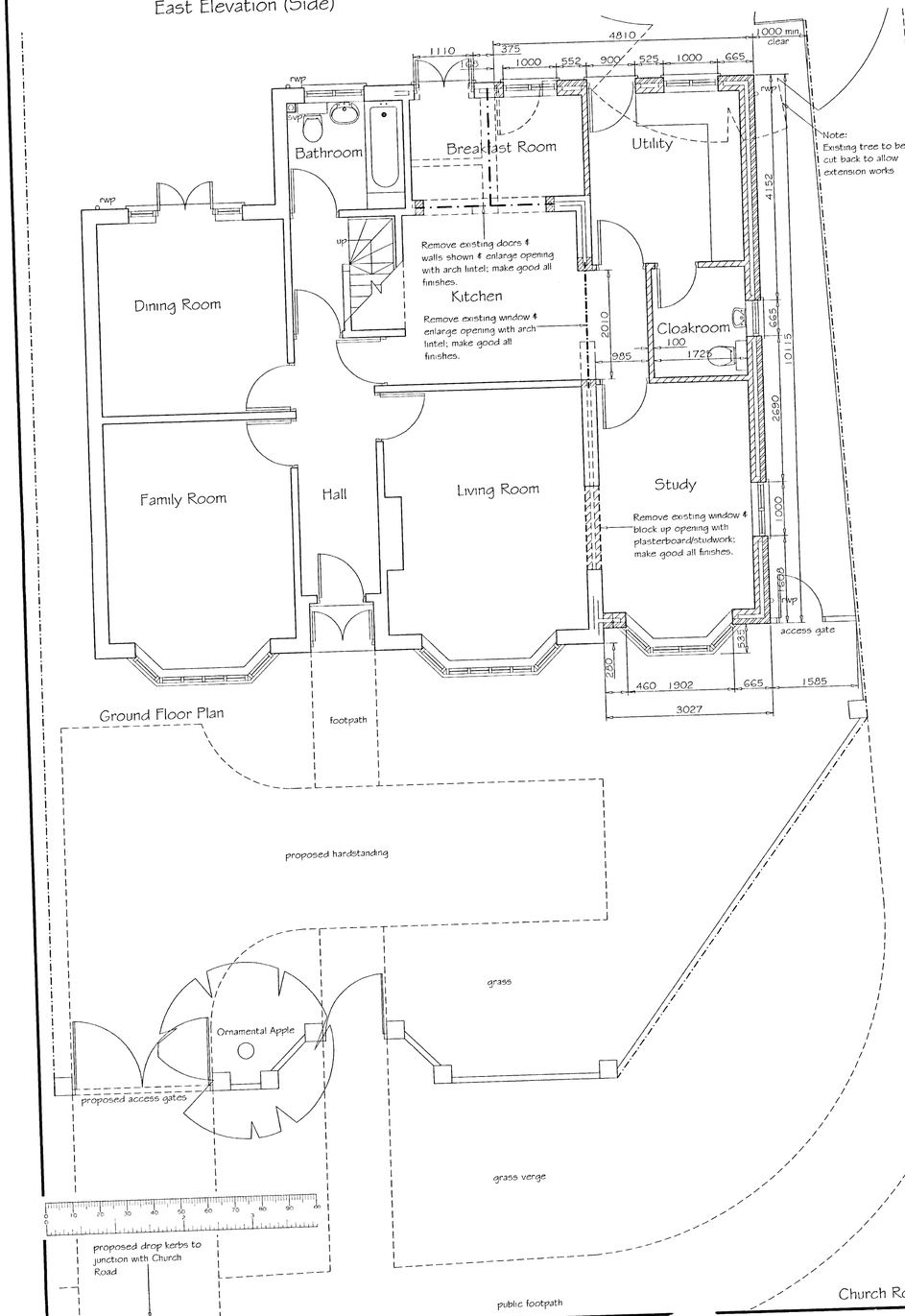
East Elevation (Side)

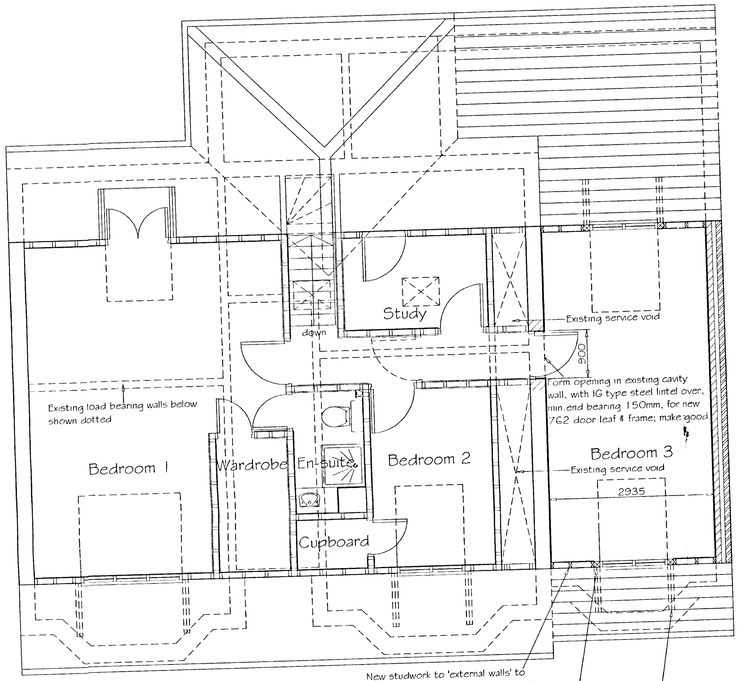


North Elevation (Side)



West Elevation (Rear)





First Floor Plan

General Specification:

Drawing references: CR-01 & CR-02.

Generally: All work is to be completed in compliance with the Building Regulations, British Standards, Codes of Practice and standards of the NHBC. Please note: All works shown on the drawings and described below are subject to Planning and Building Control approval from the Local Authority (Wokingham District Council).

Foundations: All foundations to the approval of the Local Authority subject to confirmation on site. Generally all walls on a 450mm wide trench fill concrete footing minimum depth 1000mm below finished ground level.

Dpc: Bituminous felt dpc in all foundation walls generally minimum 150mm above finished ground level. Provide a pvc dpc over all openings in cavity walls. Fill cavity to 225mm below wall dpc with lean mix concrete.

Ground Floor: Floor finish on 65mm sand/cement screed on hyload dpm on 150mm thick reinforced concrete slab on sand blinded well consolidated hardcore min. 150mm thick. Floor construction and finish to line through and match the existing.

Internal Walls: New full loadbearing partitions fixed at the junction of the new first floor construction and to the underside of the new roof construction to be constructed of 100 x 50mm timber posts, spaced at 400mm centres to suit the new rafters. Fixing details to be submitted by the Contractor to the Local Authority for approval, prior to the commencement of the works on site. Glass fibre, or equal approved, insulation quilt internally to be provided, held in place by 12.5mm plasterboard faced with a polythene vapour barrier. Vertical dpc's to be positioned at all external openings.

External Walls: Below dpc in common brickwork and 100mm concrete blockwork and common brickwork between ground and dpc. 280mm thick overall cavity walls comprising 102mm facing brickwork outer skin to match the existing, 75mm cavity with 25mm thick rigid polyisocyanurate foam board insulation (free air space in cavity 50mm) and 100mm thick Celcon blockwork (3.5N/sq.mm) or equal approved, inner skin. Overall wall construction with plaster finish internally to achieve a minimum 'U' value of 0.45W/m2K. Wall ties to be stainless steel at 450mm c/c vertically and 900mm c/c horizontally. Proprietary insulated cavity closers to all window and door jambs. All cavities to be closed at eaves level. Side walls to the new dormer window to be constructed of 100 x 50mm timber framework, treated, clad externally with plain vertical tile hanging to match the main roof tiles, on treated timber battens, size 50 x 25mm, on untearable roofing felt. Glass fibre, or equal approved, insulation quilt internally, held in place by 12.5mm plasterboard faced with a polythene vapour barrier. Rigid foam board insulation, or equal approved, insulated cavity closers to all window jamb and head junctions.

Dormer Walls: 100 x50mm studwork at max 400mm c/c, 2 layers 50mm Rockwool batts between studs, 12mm ply sheathing. Plain tile hanging on treated battens & breather paper, 9.5mm foil backed plasterboard and skim internally. Code 4 lead soakers and flashings to all roof abutments.

Lintels/Beams: Proprietary IG steel lintels, or equal approved, to all new window and door openings, installed in accordance with the manufacturers recommendations. Minimum end bearing to be 150mm.

First Floor: New floor joists 200mm x 50mm, strength grade type SC4. Floor joist details to be confirmed by the Contractor and submitted to the Local Authority for approval. New floor finish to comprise 20mm heavy duty flooring grade t & g chipboard flooring and 12.5mm plasterboard fixed to the underside to line through and match the existing finish. Double joists to be incorporated beneath partitions parallel to the span of the floor joists. Joists to be strapped to the internal blockwork skin of the cavity wall at intervals not exceeding 1500mm. Straps to have a minimum cross section of 32mm x 5mm. Strutting to be provided at mid span. Insulation quilt to be provided between floor joists, minimum 150mm thick.

Roof Construction: Proprietary timber 'room in roof' trussed rafter construction at 400mm c/c to match the pitch of the existing roof, by a specialist joinery manufacturer (TRADA member). Full details to be submitted to the Local Authority for approval prior to fabrication. Untearable reinforced roofing felt and treated 38mm x 25mm sw battens to suit plain roof tiles to match the existing in construction, size and texture/colour. 100mm x 50mm wall plates strapped to blockwork at 1500mm c/c using galvanised straps with a minimum cross section of 32mm x 5mm. 200mm x 25mm softwood fascia/soffit boards painted black to match the existing. All timber used externally to be treated prior to decoration.

Proprietary eaves ventilator tray every 4th rafter to provide to provide ventilation to roof space above fibreglass insulation. Continuous proprietary eaves ventilators to be provided to tops of fascia boards to provide minimum 25mm wide strip to run the full length of both the eaves to provide cross ventilation. Continuous proprietary ridge ventilators to be provided underneath the new ridge tiles to provide minimum 5mm wide strip to run the full length of the ridge to provide cross ventilation. A minimum 50mm wide air space is to be maintained between the new insulation layer described below and the new roof covering.

Dormer Roofs: Plain tiling on treated sw battens and reinforced underfelt, 100 x 50mm rafters & ceiling joists @400mm c/c. 150 x 25mm layboards to valley junctions with main roof.

Insulation: 150mm thick fibreglass quilt insulation is to be provided between the floor/ceiling joists and to the new internal partitions enclosing the first floor space. Polythene vapour barrier to be provided between the plasterboard finish and the insulation quilt. Proprietary 70mm rigid insulation board to be provided to the new roof slopes in the rooms with a minimum 50mm air space maintained for ventilation purposes by means of using treated softwood battens fixed to the underside of the new rafters. All windows to be fitted with sealed double glazed units.

Flashings: Flashings and soakers to be code 4 lead.

Windows/Ventilation: Windows in pvc-u, with sealed double glazed units and side/top hung opening lights as shown to match the existing. Controllable trickle ventilators providing 8000 sq.mm background ventilation to be positioned in the window heads to Bedroom 3, and trickle ventilators providing 4000 sq.mm to be positioned in the window heads to the Kitchen. Extract ventilation to the Kitchen to be provided by a wall mouned fan, with an extract ventilation rate of 30 litres/second.

Drainage:

Below Ground Foul: Existing foul water drainage system to be adapted to suit the revised floor layouts. Installation to be generally in accordance with Approved Document H1 Section 2.

Surface Water: 100mm half round upvc gutters, black, with 68mm dia.upvc downpipes, black, to match existing, to discharge directly to the existing sw drainage system or to a soakaway, minimum 5m distance from any building. Installation to be in accordance with Approved Document H3 Sections 1 and 2.

External Works: Provide new access for car parking at the front of the property to the approval of the Local Authority, with drop kerbs at junction with Church Road. Make good to all areas and clear away from site all rubbish/debris to the Clients satisfaction.

Heating: Existing gas central heating, comprising boiler and radiators, to be adapted/modified to suit the new floor layouts. Positions of new radiators to be agreed with the Client prior to installation.

Power/Lighting: Additional light switches and power socket outlets to the Clients requirements. All works to be in accordance with the current I.E.E. Regulations.

Generally:
All hatched internal walls - blockwork.
All unhatched internal walls - timber studwork.

APPROVED
14.AUG.2001 4687

Rev	Date	Revision Notes

Client
Mr & Mrs J Hawthornthwaite
137 Church Road
Earley
Reading
Berks RG6 1HG

Project Title
Proposed Two Storey Side Extension to Existing Bungalow

Drawing Title
Floor Plans & Elevations
Proposed 03/4/02

Drawn		Project No	
Scale	1:50;1:100	Date	July 2001
Drawing No	CR-02		Rev.