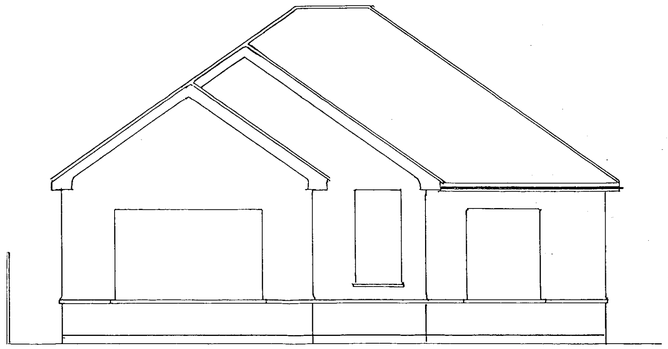
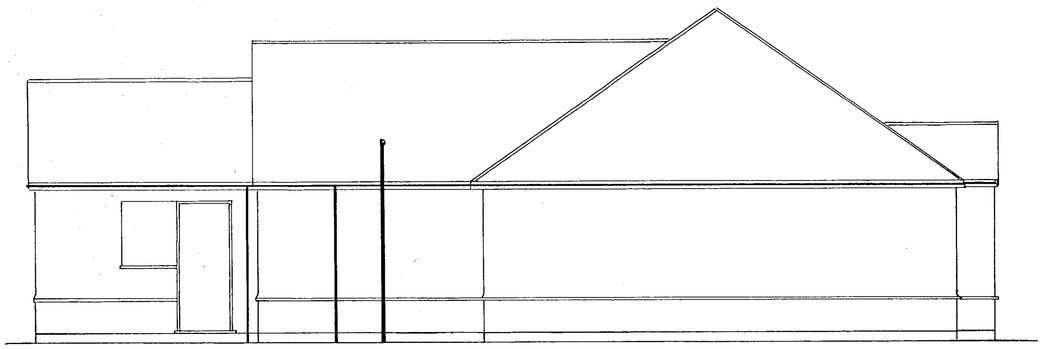
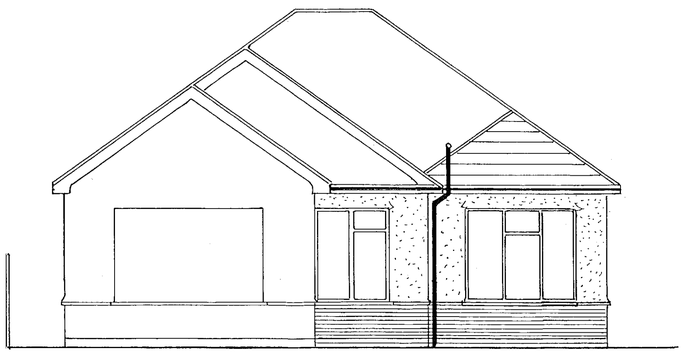


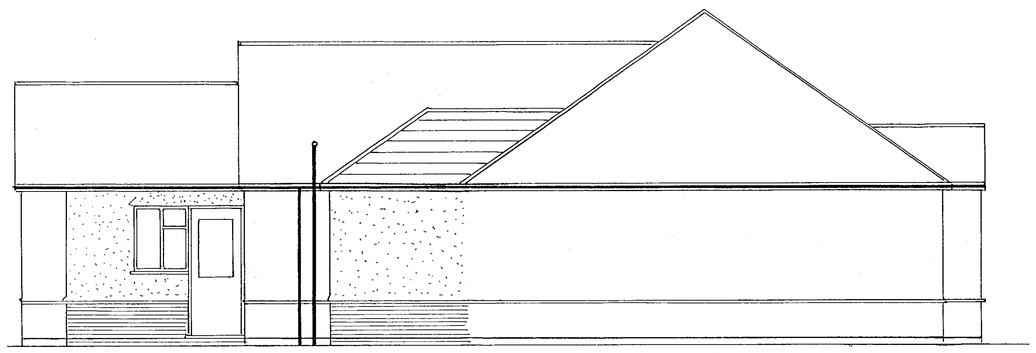
ex rear



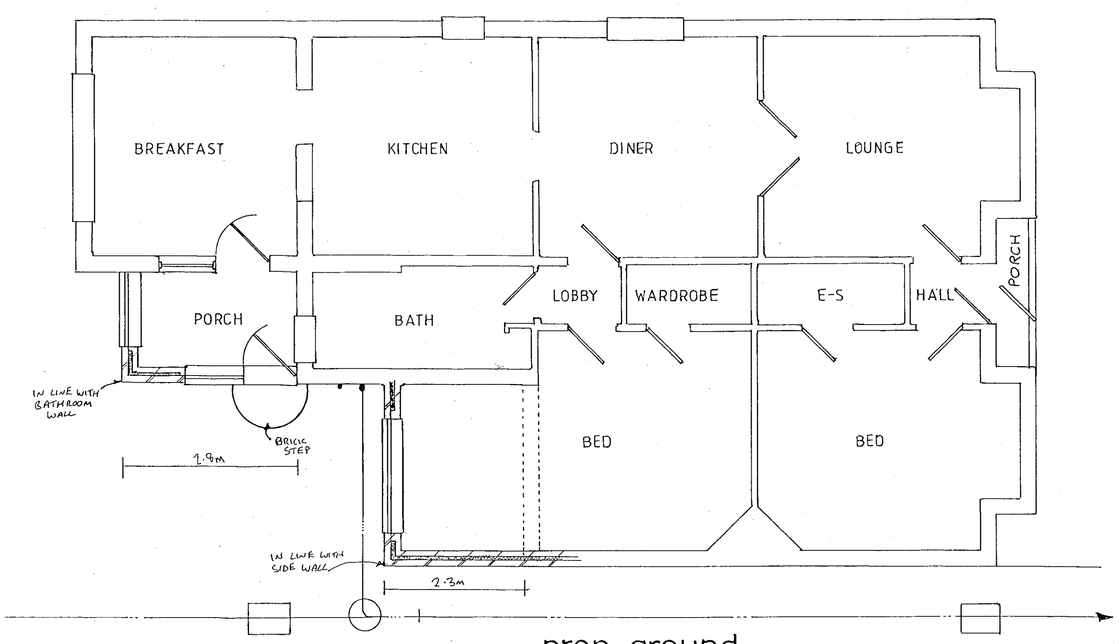
ex side



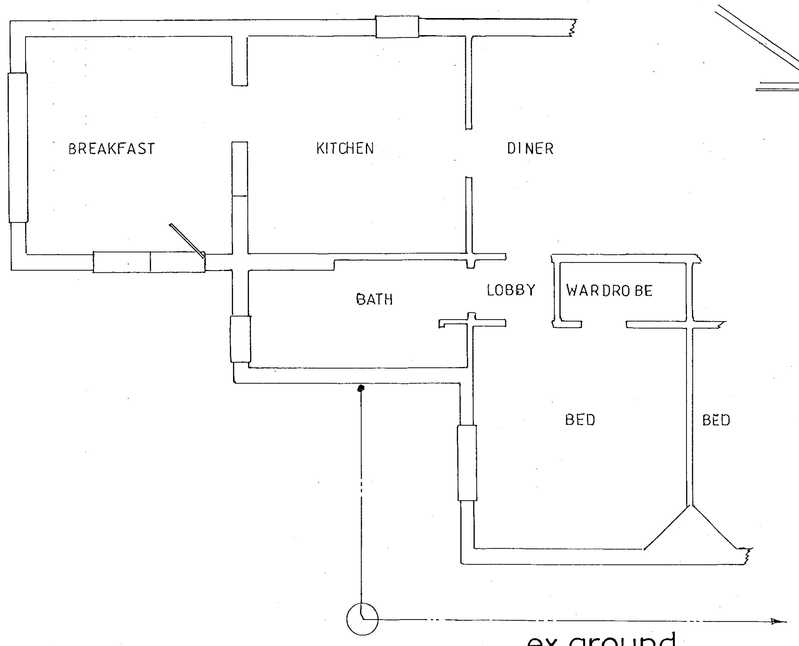
prop rear



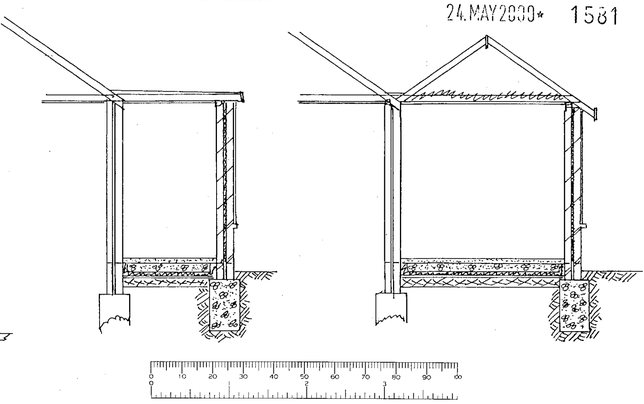
prop side



prop ground



ex.ground



Proposed extension for Mr. & Mrs. Fossey at 310, London Road, Wokingham, Berkshire.

E. G. Designs of Ascot.

The Clockhouse 46 Fernbank Rd. Ascot Berks SL5 8HE
Tel/Fax. - 01344 882883. E Mail. egdesign@talk21.com

DRAWN :	GEOFF. W. SPARROW.	DWG. No.	GWS/1956/00
SCALE:	1:50, 1:500, 1:1250.	DATE:	MAY 2000.
TYPE :	FOR LOCAL AUTHORITY SUBMISSION ONLY.		
COPY:	ONLY TO BE ALTERED OR REPRODUCED BY E. G. DESIGNS.		

APPROVED

19/1/00.

Foundations:

Existing foundation to be exposed where taking additional loading.
New foundations to be 850mm deep, 450mm wide, in minimum 1M deep trench, final width and depth to be determined on site according 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 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 and 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, on 50mm Jablite, 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 B 785 reinforced mesh spanning side to side, and bearing on external overhang of existing foundations, and internal overhang of new ones.

Walls:

Provide 100mm blocks with 20mm, 2 coat, waterproof render to BS 5262 finished to match existing property for upper, and matching brickwork for lower outer skin, cavity filled with 50mm Rockwool batts, inner skin 100mm Thermalite Turbo light weight plastered, wall ties 5 per M², doubled at eaves and reveals, close cavities in these situations with insulating DPC closers, bond to existing using Furfix profiles or similar approved, provide expansion joints to manufacturers requirements.

Lintels:

Provide reinforced concrete lintels over drains, rest to be Catnic lintels, CN 7 or 8 in cavity walls, CN 6X between new and existing, install lintels to manufacturers requirements with 150mm bearings, internal lintels covered in two layers of 9.5mm plasterboard and set coat of plaster.

Flat Roof:

12.5mm bitumen bedded chippings on 3 layer felt to BS 747 and CP144, run felt 150mm up existing wall, and cover in code 4 lead flashing tucked into brickwork and made good, provide cavity tray at this point if required, on 75mm Coolag combination board, on firrings to fall 1:40, on 100 X 38mm flat roof joists at 600mm c/c, 150 X 25mm PAR facia with ply soffit, 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, ceiling to be 12.5mm foil backed plaster board and Artex finish or set coat of plaster.

Pitched roof:

Tiles to match existing house on 25 x 50mm Tanalised battens on 100 x 38mm rafters and 150 x 50mm ceiling joists at 600mm c/c, 175 x 25 ridge, and layboards to pitched vallies, which are to be code 4 lead on same size valley boards, flat valley to be code 5 lead on 20mm ply, with 50mm drip in centre, run lead under tilers felt, and over first batten, min 150mm up each way, 150mm UPVC facia and soffit to contain 25mm continuous flyproof ventilation, (roof open to main roof for ventilation), Bed 100 x 50mm wall plate in cement mortar 1:3 and strap at 2M c/c, use 30 x 5mm galvanised lateral restrain straps at 2M c/c, ceiling 12.5mm foil backed plasterboard and set coat or Artex finish with 200mm fibreglass over.

Foul Drains:

Move existing SVP and mini chamber approx. 1M further back, ensure SVP terminates 1M above window head and is fitted with durable vermin proof grill, extend existing 110mm W/C waste to new stack position, joint and clip all pipes to manufacturers requirements, all falls 1:40 min. provide rodding access at changes of direction. Cut existing drain pipe and use proprietary coupling, to attach new 110mm underground drain pipes to both ends of existing drain pipe, existing mini chamber app. inv. 450mm), bed and surround pipes in pea shingle and fall 1:40, reinforced concrete lintels in walls over drains.

Surface Water Drains:

100mm half round UPVC eaves gutter, fixed in accordance with manufacturers requirements with necessary clips brackets and fittings, run to existing system if possible, if not run in drains as foul, to 1M³ soakaway, rubble filled and concrete capped, situated 5M from building.

General:

Make good to all disturbed surfaces including landscaping.
Electrical circuits for required new fittings to comply with latest AEI regulations.
Plumbing & heating circuits to required new fittings by Gorgi engineer, run 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, and pipes in floors and roofs lagged.
Service ducts to be sealed to ceilings, floors and walls.
All fittings and fixtures to clients requirements.
All roof timbers to be Tanalised.

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