Bdy trap.

D

8000 mm² trickle vent

Electrical meter box approximate to below window

220 × 265 × 150 dp conc. padstone.

350 × 180 × 150 dp conc. padstone.

2 No 152 × 89 × 16 ubs.

100 mm brick skin.

up

SITTING ROOM

GARAGE

Existing I.C.

Handrail 900 mm above pitch line.

New stairs to be as double 150 × 47 plate balancing pitch of stair to have undercloth risers. 12.7 mm plasterbd to soffit.

100 mm pvc drain in 150 mm pea shingle bed & surround. Connect into I.C. with 3/4 bend and fine concrete benching

1/2 hr fire resisting casing to soil stack in garage - 9 mm Supalux or similar.

KITCHEN

Bdy - S & V.P.

Bdy trap.

Boundary

1170 × 340 solid brick pier

C

DINING ROOM

3150

8000 mm² trickle vent.

Bdy drains to be bridged over cond. surrounded in R. min 50 mm flexible material where passing through foundations.

Bdy 2820 Bdy

150

Dimensions to be adjusted to suit drain position if necessary

PROPOSED GROUND FLOOR

Possible position of new SA. drain.

Connect new trap's to bdy SA. drains. using 100 mm pvc laid 1:40 on pea shingle bed.

8000 mm² trickle vent

Bdy trap

BEDROOM

BEDROOM

152 × 89 × 16 ub. Above ceiling

75 × 47 studwork clad both sides with 12.7 mm plasterbd & skim.

Bdy trap

Bdy trap

Bdy trap

Replace balustrade 1190 mm high. Spindles spaced so that gaps do not exceed 100 mm

down

152 × 89 × 16 ub.

d/c

BEDROOM

EN-SUITE

2 No 178 × 102 × 19 kg/m

BATHROOM

260 × 230 × 150 dp conc. padstone to conc. bearings.

Boundary

10000 mm² trickle vent.

PROPOSED FIRST FLOOR

Interlocking tiling to match exg. Re-use salvage tiling from existing garage roof & front elevation.

Engineering bricks as padstone to end bearings

B

Mechanical ventilation to shower room min 15 litres/sec. extract fan mounted in external wall.

75 mm polised pipe to laminate with stab shell and air admittance valve. All sanitary wastes connected 75 mm deep seal traps. 40 mm straight waste. 32 mm basin waste.

NORTH

Obscured glazed to avoid encroachment at boundary.

SOUTH

Dormer cheeks and detailing all to match exg.

New brickwork to match exg as near as possible.

EAST

WEST

NOTE - ALL DIMENSIONS AND SETTING OUT TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT PARTICULARLY WITH REGARDS CONFORMITY TO EXISTING STRUCTURE, ROOF PITCHES ETC.

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ALL ELECTRICAL, HEATING AND GENERAL FINISHING REQUIREMENTS TO BE AGREED WITH CLIENT

LOCATION 1/1250

Woodley Close

HAWKEDON WAY

Hawkedon Primary School

19 32 30 28 26 24 1

BLOCK PLAN 1/500

HAWKEDON WAY

Extend driveway to provide parking, as indicated.

5 3 1

32 30 28

Proposed single storey extension

Proposed first floor extension

All new roofs: interlocking tiling as exg (Marley Anglia Plus or similar) on treated sw. battens & reinforced underfelting

100 × 47 wall plates. Stopped to inner face of walls at max 1800 c/c using 32 × 6 mm galv. straps

200 × 38 rs dg chipboard. 125 × 47 rafters @ 400 c/c 200 × 50 purlins.

Exg wall rendered completely at this point.

Ends of beams. stepped to roof profile.

Beam to front section of roof. above ceiling. Joists strapped up to beam with 32 × 6 mm galv. straps

120 × 47 ceiling joists @ 400 c/c

25 mm continuous soffit vents

Timber plates bolted to top flange of beam. & studs spiked to plate

152 × 89 × 16 ub bearing onto top flange of 178 × 102 × 19 ub. M10 bolted connections through flanges.

Ceiling and cheeks of semi-dormers insulated with Rockwool RP2059 insulation. 25 mm soffit vents as for main eaves

Fix 44/s to brickwork min 150 mm end bearings

EN-SUITE

BEDROOM

32 × 6 mm galv. straps fixed across 3 No joists and built into walls at max 1800 c/c. Solid timber bracing under straps

Exg ceiling replaced with 12.5 m/m min 150 mm end bearings. Cavity tray over.

Fix 44/s ceiling 9 mm Supalux soffit

GARAGE

SECTION AT A

Double rafters to both sides of semi-dormers

32 × 6 mm galv. straps fixed across 3 No rafters and built into gables @ 1200 c/c. Solid timber bracing under straps.

200 mm Rockwool insulation quilts to all horizontal ceilings

Remove exg brick gable and rebuild as new to suit skin.

22 mm t & g chipboard. 147 × 47 joists @ 400 c/c

150 mm Rockwool insulation to floor 2 layers 12.7 mm plasterbd to exg ceiling with staggered joints to provide full 1 hr fire resistance.

Cavity trays over

Exg brick gable

Cut out existing and fit stepped cavity tray bedded in Code 4 lead over stepped cover flashing.

Cavity Walls - 112 mm facing brick, 50 mm Rockwool cavity batts, 100 mm Thermalite Shield. inner skin. Int. to ext. walls plastered. 3/s wall ties @ 900 c/c horizontally & 450 c/c vertically and staggered. Close cavity around all openings using proprietary thermal closer eg. Thermabate. Fully bond new walls to existing cutting through to form continuous cavities with existing at junctions.

New Ground floors - 50 mm screed on 300 g Sycothene dpm lapped to dpc's at perimeters. 125 mm concrete with A142 anti-crack mesh. 50 mm EPS insulation on polythene vapour check and sand blinding. Min 130 mm selected fill. Remove all vegetable soil from oversite.

New windows to be double glazed and fitted with draught seals. Trickle ventilators as indicated on plans. Toughened safety glass to doors and sidelights all to BS 6206 Class A.

Cavity tray

100 × 47 rafters @ 400 c/c.

122 × 47 Ctg joists @ 400 c/c with M10 bolted connections.

Chipped eaves to maximise projection. 10 mm continuous soffit vents.

Hyload dpc's min 150 mm above g.l. and lapped to existing at junctions.

Depth of foundations to suit subsoil encountered but not less than 1.0 m.

SECTION AT B

SECTION AT C

Glidevale XLR 50 Mono vent & Code 4 lead cover flashing.

100 × 47 plates reset/bolted to side rafters notched over. Ctg. joists fixed on s/s hangers.

100 mm pvc gutters. 10 mm continuous soffit vent.

Glazing to windows with cill ht. less than 800 mm to BS 6206 Class A.

SECTION AT D

rev	date

JOHN R HALL
CHARTERED SURVEYOR
Tel. 0118 9882883

16.FEB.2001 * 3391

client
Mr & Mrs M. West

project
FIRST FLOOR EXTENSION OVER EXTG. GARAGE ; SINGLE STOREY EXTENSIONS TO FRONT & REAR

address
30, HAWKEDON WAY
LOWER EARLEY,
READING

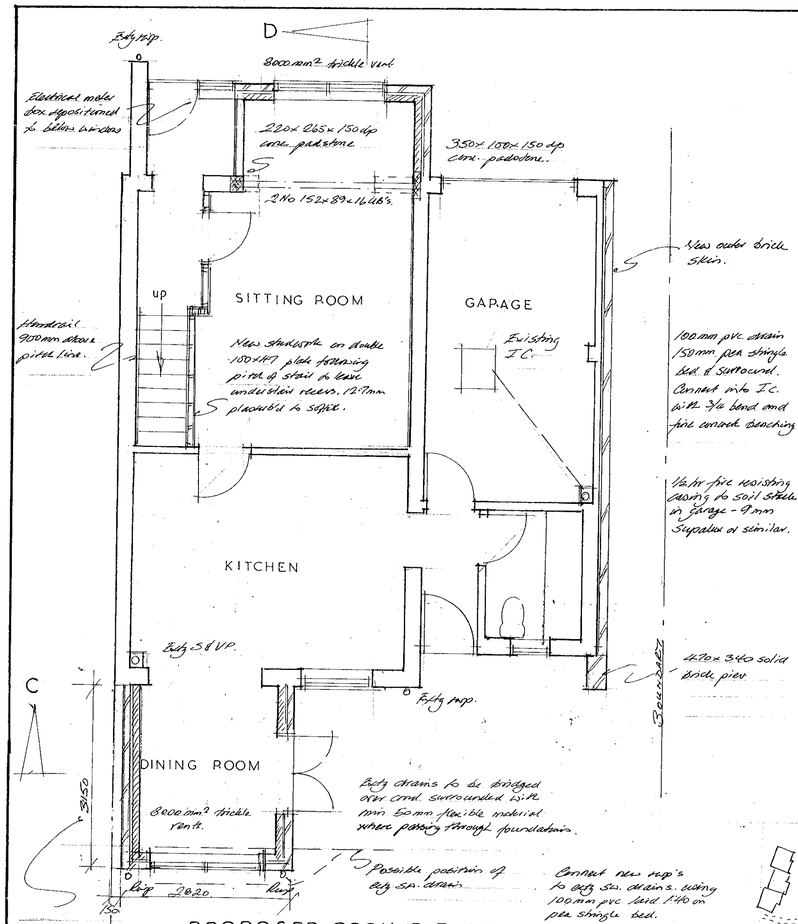
scales
1/50 & 1/100

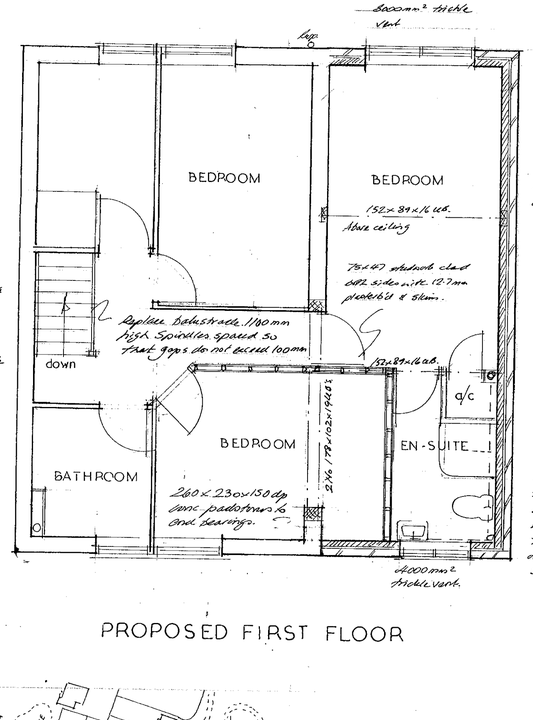
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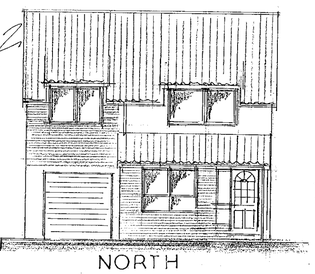
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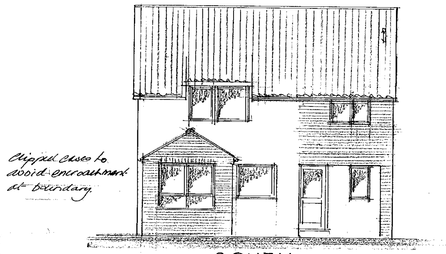
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PBC/1657

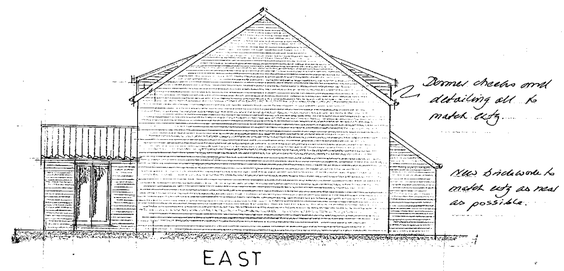
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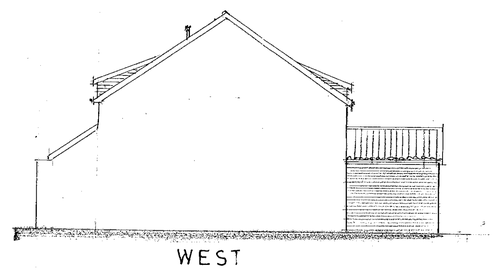


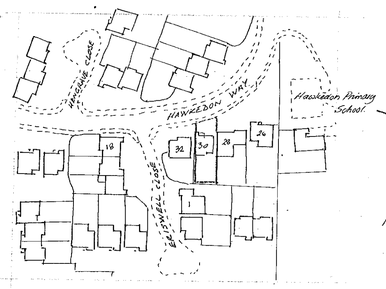


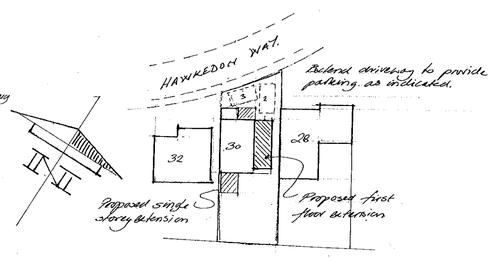






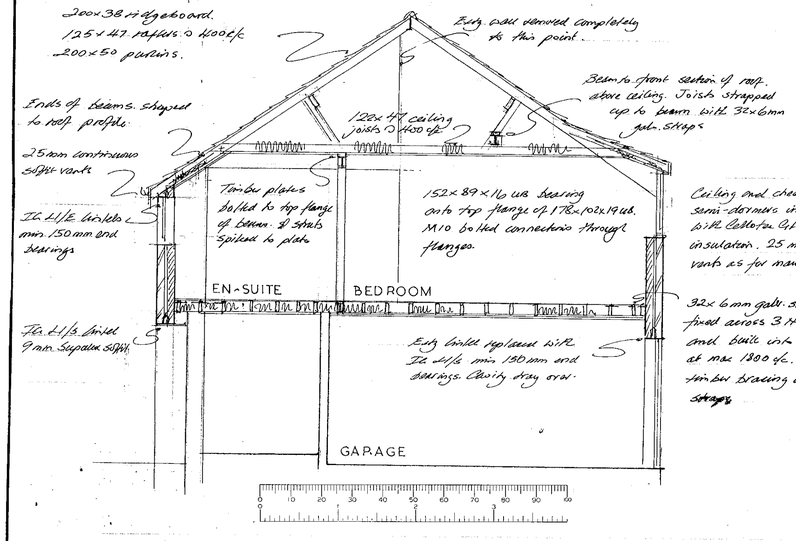


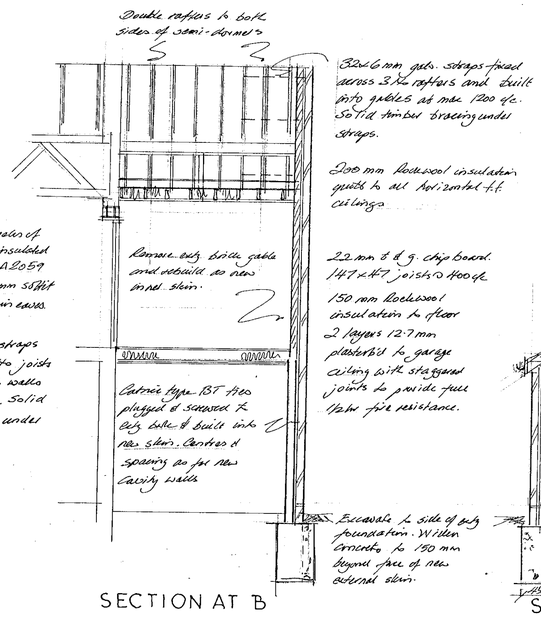


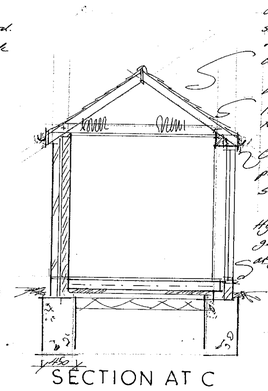


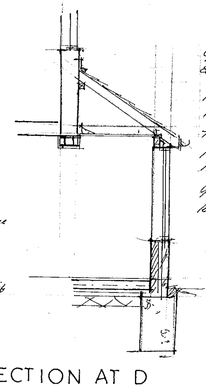
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drwg no. PBC/1657 | rev

D 24/4/01