08 MAR2001 * 3519

ROOF
Flat roof area to be 3 layers of high performance mineral felt complete with all upstands laid on 19mm external quality ply deck to fall on firrings.
50 x 200 SC3 Joists at 400 ctrs..

Min. 50mm air gap over insulation, 150mm insulation quilt 9.5mm plasterboard and skim ceiling.

WINDOWS AND EXTERNAL DOORS
Painted s.w. double glazed Non habitable rooms to be provided with min. 4000mm² of ventilation.

Doors and side lights and any glass below 800 mm to be glazed with laminated or toughened safety glass.

All ironmongery to match existing.

INTERNAL DOORS.
Standard finished doors complete with ironmongery to match existing.

JOINERY
Architraves skirtings etc. to match existing.

EAVES
Close cavity in blockwork. 100 x 75 treated s.w. wall plate held down with galvanised straps at 1500 ctrs.

25mm painted SW fascia and 9.5mm external quality ply soffit to match existing.

Eaves ventilators to be fitted to give the equivalent of a continuous 10mm air gap.
General ceilings to be 9.5mm plasterboard and skim finish.

GROUND FLOOR
19mm T & G chipboard floating floor, pinched at edges with Celotex RR insulation, GS2017, 17mm thick laid on conc. beam and block floor by specialist., with polythene vapour barrier over.

Lean mix oversite below floor, provide ventilating air bricks to void.

EXTERNAL WALLS
Close cavity at openings with insulating d.p.c. thermal cavity closers.

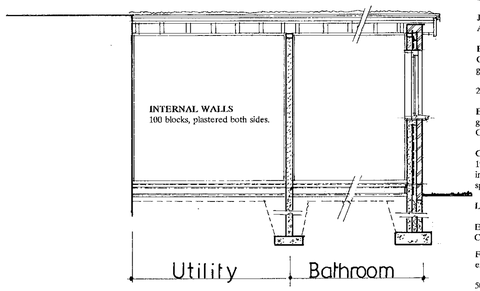
Faced brickwork to samples approved by Local Planning Authority, to match existing.

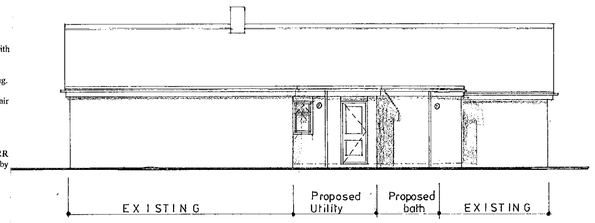
50 cavity filled with Rockwool cavity insulation batts. Stainless steel wall ties.
100mm Thermalite Shield 2000 or similar blocks, plastered internally.

D.P.C. min. 150 above ground level.
Concrete blocks below ground level with lean mix concrete cavity fill.

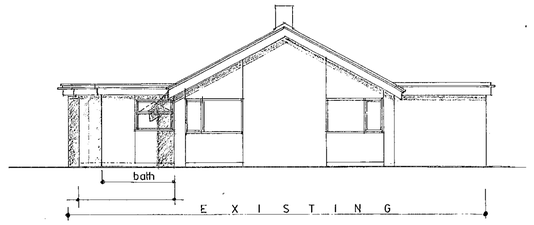
FOUNDATIONS
Concrete strip foundations, min. 250 x 600 wide, sizes and depth as indicated and in accordance with design by structural engineer.

Actual depth and size of foundations to be agreed on site with Local Authority Building Control Officer to suit site conditions.



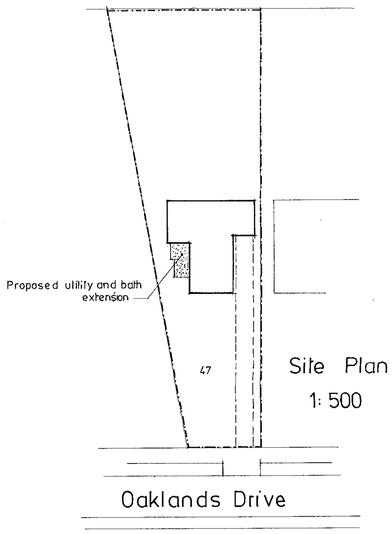


West Elevation

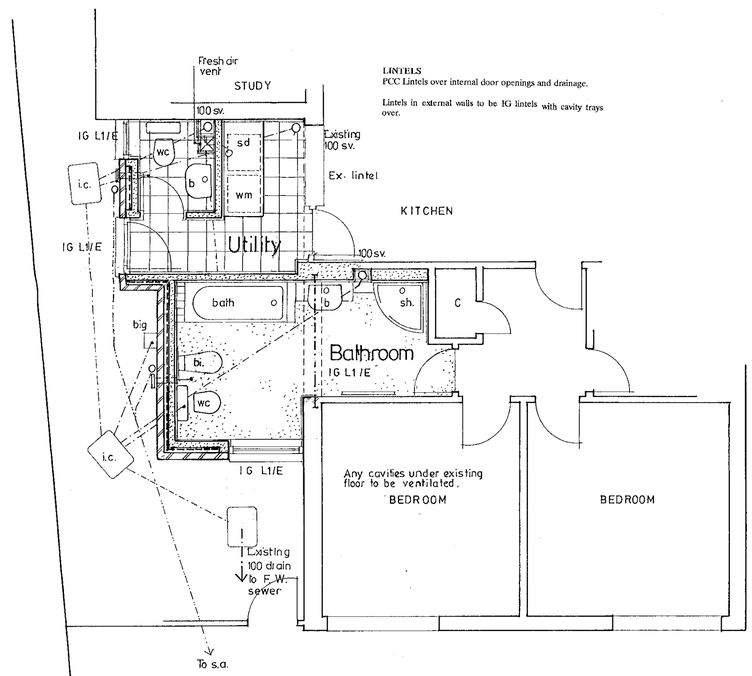


South Elevation

1:100



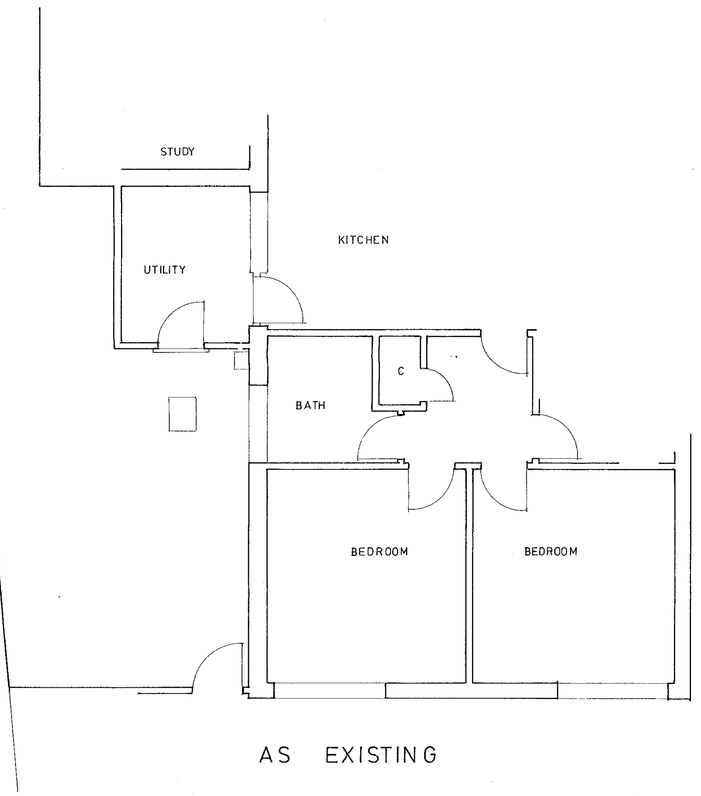
Site Plan
1: 500



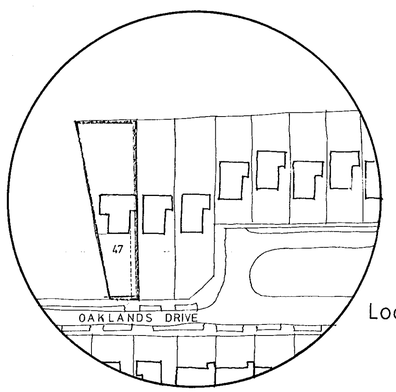
AS PROPOSED

LINTELS
PCC Lintels over internal door openings and drainage.

Lintels in external walls to be IG lintels with cavity trays over.



AS EXISTING



Location Plan
1 : 1250

ELECTRICS

Install lighting and power circuits, complete with all controls to latest codes of practice.
All switches and sockets to be positioned between 450 and 1200 above floor level. Position and numbers to be agreed with client.

VENTILATION
Bathroom and cloakroom to have extract fans rated 15 l/sec. Cloakroom extractor to be operated off light switch with a 15 min. overrun.

Utility to have extract fan rated 30 l/sec.

HEATING
Existing low pressure water filled radiator heating system to be extended into new extension. Capacity of existing boiler to be checked.

PLUMBING
100mm s.v.p's to have galv. wire balloons at termination.

W.C.'s to have min. 75mm traps with 50mm depth of seal.

Sinks, shower and basins to have 40mm wastes with 75 depth of seal.

Existing hot water cylinder to be retained.
Sanitary ware to be chosen by client.

DRAINAGE
New drainage to be 100mm diameter Marley or similar U.P.V.C. system laid in granular surround as manufacturers requirements. 1:40 fall.

Existing soakaways to be min. 5.0m from building, min. 1m³ in accordance with soakage tests. Check operation on site.

Inspection chambers to be Marley or similar UPVC units as part of drainage system. Medium duty covers.

APPROVED

0 10 20 30 40 50 60 70 80 90 100

23/4/01

PROJECT	47 Oaklands Drive, Wokingham
TITLE	Utility/ bathroom extension
Scale	1 : 50
Drawn	S. C.
Date	MAY 2000
JOB NO.	2126
DRG. NO.	2

CHAMBERLAIN SYRAD ARCHITECTURE
Snook House, 66 Tilehurst Road, Reading RG30 2JH Tel. 0118 939 4554

No dimension is to be scaled from this drawing. Contractors must check all dimensions on site before starting any work or shop drawings.
All errors or discrepancies are to be reported to the Architect before commencing any work.

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