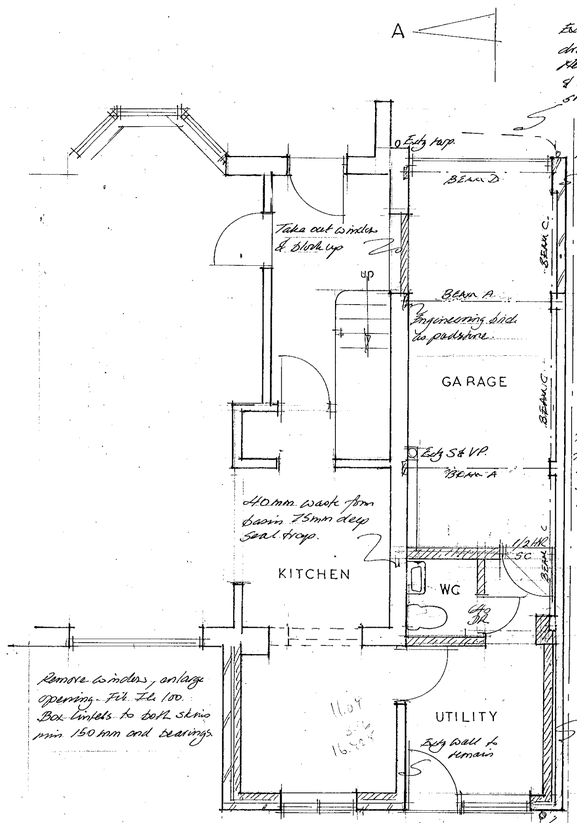
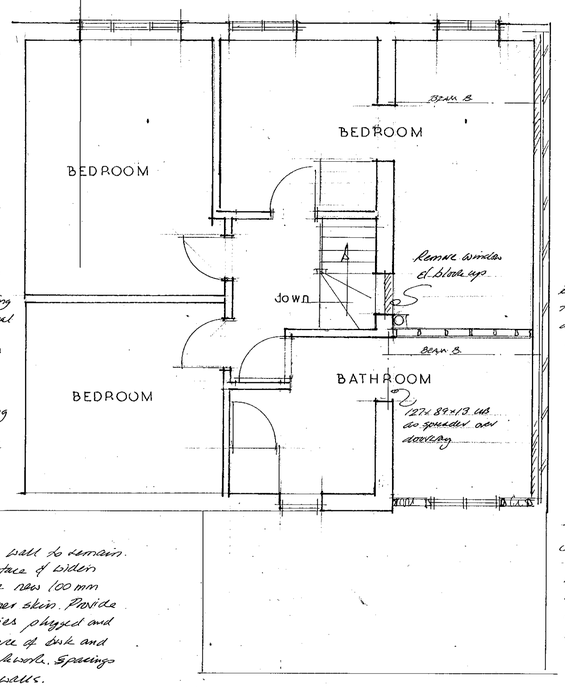




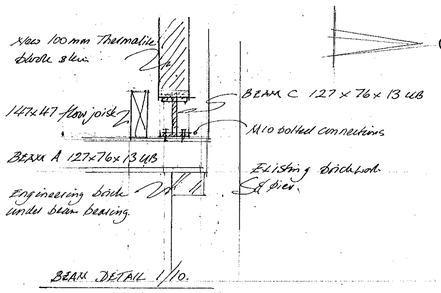
1/2HR fire resisting casing to soil stack & lateral connections in 9mm Supalux or similar on SD. framing.

Fully 1/2 hr. fire resisting door & frame fitted with positive self closer. Min 100mm step down to garage floor.

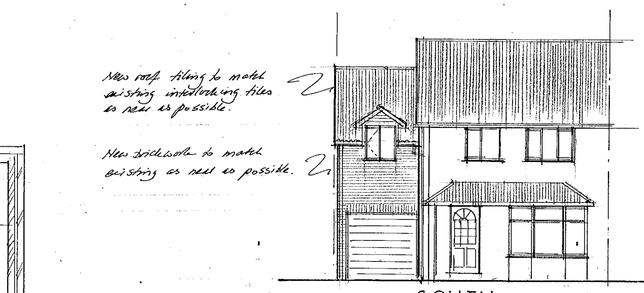
Existing 1/2B brick wall to remain. Excavate to inner face of piers foundation to take new 100mm Thermalite Block inner skin. Provide Castrip type BT ties plugged and screwed to inner face of brick and built into new blockwork. Spacings as for new cavity walls.

Rear wall rebuilt in cavity wall as for new work.

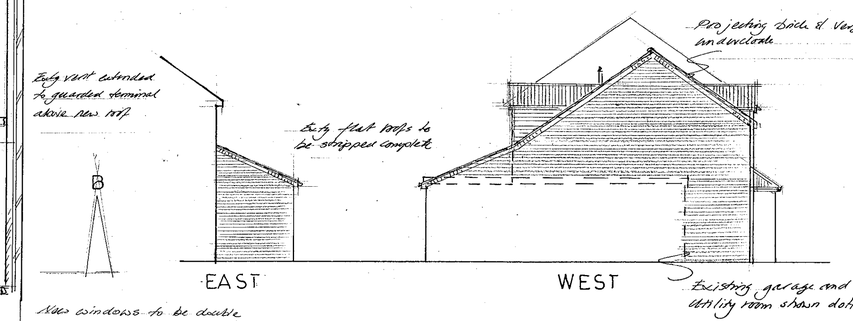
PROPOSED GROUND FLOOR



BEAM DETAIL 1/10.



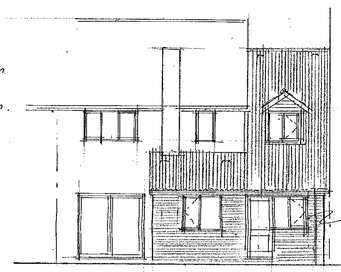
SOUTH



EAST

WEST

New windows to be double glazed and fitted with draught seals and trickle vents to provide min 8000mm² background ventilation Bedroom & 4500mm² to Bathroom. Opening lights to provide min 1/20th floor area rapid ventilation.



NORTH

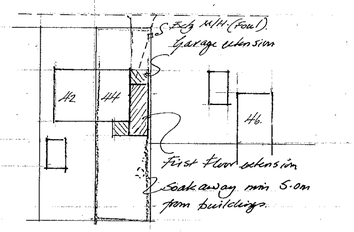
PROPOSED FIRST FLOOR

Cavity Walls - Below ground bott. skins in 100mm dense agg. blockwork & cavity filled to g.l. with fine concrete. Above ground 112mm facing brick, 50 Rockwool cavity batts, 100mm Thermalite Shield blockwork. All walls to habitable areas plastered. S/S. wall ties at 900c/c horizontally & 450 c/c vertically & staggered. Close cavity around openings using proprietary thermal closers eg Thermabate. Fully bond new walls to existing cutting through to form continuous cavity with existing.

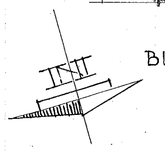
Roof coverings - interlocking tile to acts. on treated sw. battens & reinforced underfelt. 125x47 rafters @ max 400c/c. 170x47 ceiling joists @ 400c/c fixed to rafters with M10 bolts. 200x38 ridgeboard. 100x47 rafters & ceiling joists at max 400c/c to dormer roofs.

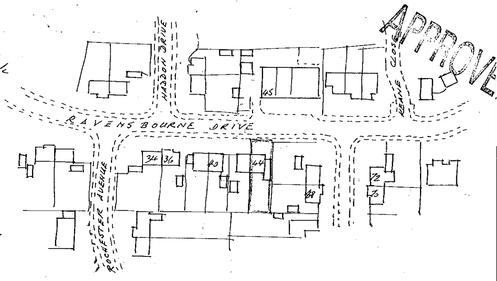
Solid Ground Floor: 50mm cem/sand screed, 300 gauge Synthagrip lapped to dpc's at perimeters. 125mm concrete with A 142 mesh. 60mm EPS. Beadboard insulation on polythene vapour check and sand blinding. Min 150mm selected fills.

Mechanical Ventilation.
Utility - 30 litres/sec. extract fan.
Bathroom & WC - 15 litres/sec extract fan.
WC fan operated by light switch with 15 min. over-run and ducted to outside air above ceiling.



BLOCK PLAN 1/500





LOCATION 1/1250

Dormer cheeks - 100x47 studwork of framing, max 400c/c. 100mm Rockwool insulation. External sheathing ply with breather membrane and plain tile cladding on battens. Code 4 lead soakers and flashings to abutments.

300mm Rockwool insulation to horizontal ceilings and dormers. 100mm Rockwool to dormer stud walls. Sloping ceilings insulated with Celotex GA 3029 plus GA 2025 to leave min 50mm air space above.

25mm continuous soffit vents to all eaves including dormers.

2 layers 12.7mm plasterboard with staggered joints to garage ceiling including beam.

100x47 plate fixed across wall.

Load bearing blockwork partition on new foundation to form external walls

190mm Thermalite Turbo Block between garage & WC.

Fully core. slab.

Upgrade floor - 5th Synthagrip. 60mm EPS Beadboard insulation. A142 mesh reinforcement to screed to bring up to main floor level.

SECTION AT A

Excavate and lay 300 dp conc. foundation for non-load bearing wall.

Beam D. Supporting lined skin. Tile hung 1/11 to outer skin min 150mm end bearings

SECTION AT B

Gable restraint - 32x6mm galv. straps fixed across 3 No. rafters & built into gable wall at max 1200 c/c. Solid timber bracing diagonally under straps

Double rafters to bolt sides of dormers.

T.t. restraint - 32x6mm galv. straps fixed across 3 No. joists & built into wall at max 1800 c/c. Solid timber bracing under straps.

First Floor - 18mm t & g. chipboard on 147x47 joists @ max 400 c/c 150mm Rockwool insulation

Mono-roof at rear at 22½° pitch. Bitles use smooth finish tiles with 100mm headlaps or if granule surfaced underlay with BITUTILE underlay and adjust rafters to suit to enable junction with main roof slope.

Inset horizontal dpc in small sections dull lapped to link with Code 4 lead cover flashing.

100x47 rafters @ max 400 c/c

125x47 ceiling joists @ 400 c/c

100mm pvc gutters.

Fix soffit lintels min 150mm end bearings.

Timber plates rail bolted to brick. Rafters notched over. Ceiling joists on s/s hangers

Hyload dpc to bott. skins min 150mm above g.l. & lapped S/s existing.

Exist. foundations to be exposed for inspection by L/A to check adequacy for additional loadings.

Min 230

Min 600

rev	date

JOHN R HALL
CHARTERED SURVEYOR
Tel. 0118 9882883

client
Mr & Mrs P. Higgs

project
PROPOSED FIRST FLOOR EXTENSION OVER EXISTING GARAGE AND SINGLE STOREY REAR EXTENSION

address
44 RAVENSBOURNE DR.
WOODLEY,
READING

scales 1/50 & 1/100

date December 1999 | drawn by

drwg no PBC/1586 | rev

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

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

REGARDLESS OF THE REPRESENTATIONS ON THIS DRAWING FOUNDATIONS SHALL SUIT SUBSOIL CONDITIONS ENCOUNTERED AND SHALL SATISFY ALL REQUIREMENTS OF THE BUILDING REGULATIONS.

ALL EXTERNAL MATERIALS AND DETAILING SHALL MATCH EXISTING AS NEAR AS PRACTICABLE UNLESS OTHERWISE NOTED OR AGREED.

STRUCTURAL BEAMS.
BEAM A. 127x76x13 UB
BEAM B. 152x89x16 UB
BEAM C. 127x76x13 UB
BEAM D. 152x89x16 UB.
ALL EXPOSED FACES OF BEAMS TO BE CLAD WITH 2 LAYERS 12.7mm PLASTERBOARD TO PROVIDE FULL 1/2 HR FIRE PROTECTION.

19/2/01