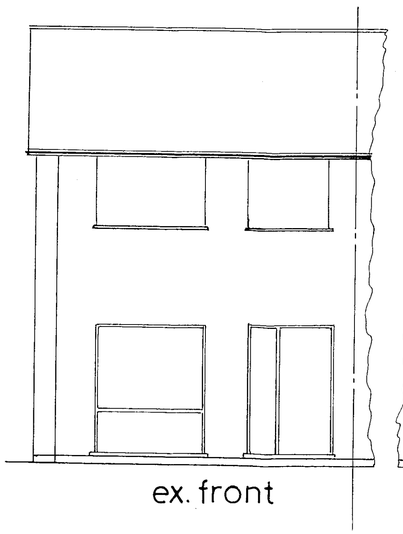
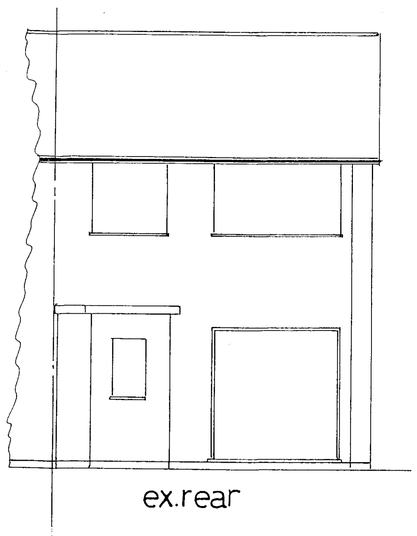


ex. front



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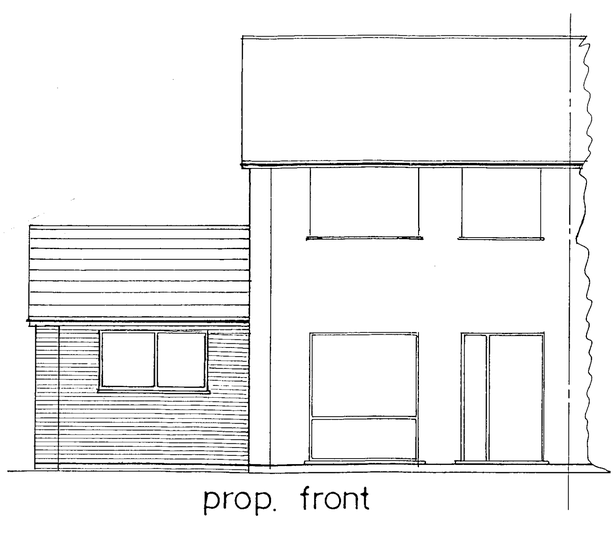
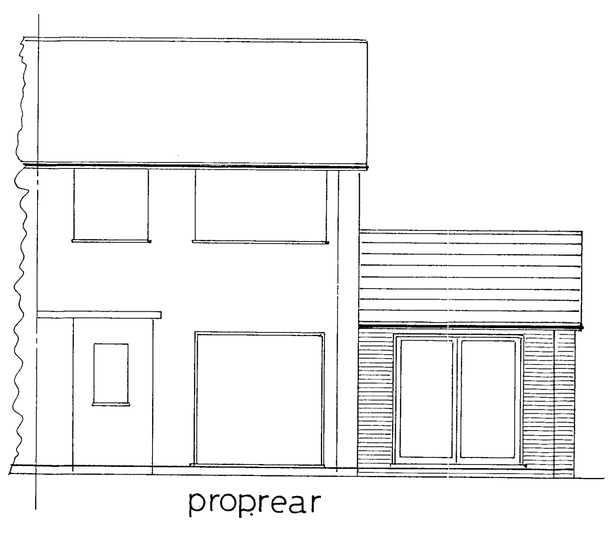


prop. front



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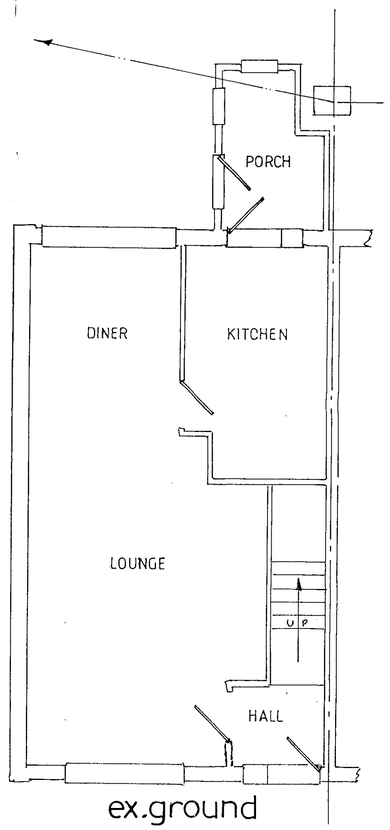
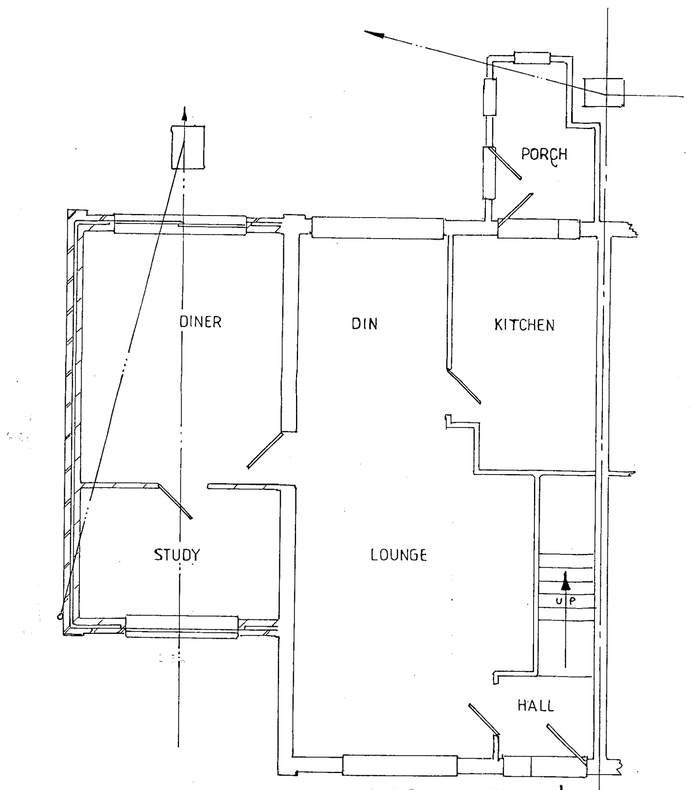
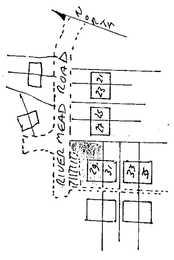


ex.ground

03/02/00



prop.ground



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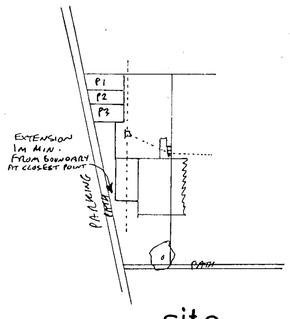
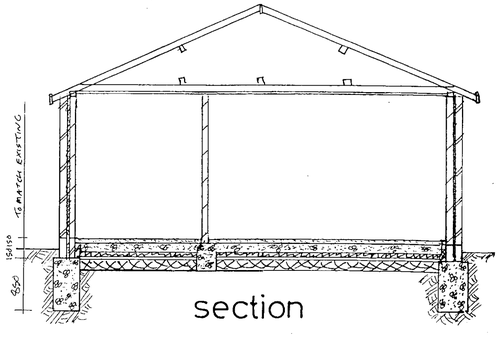
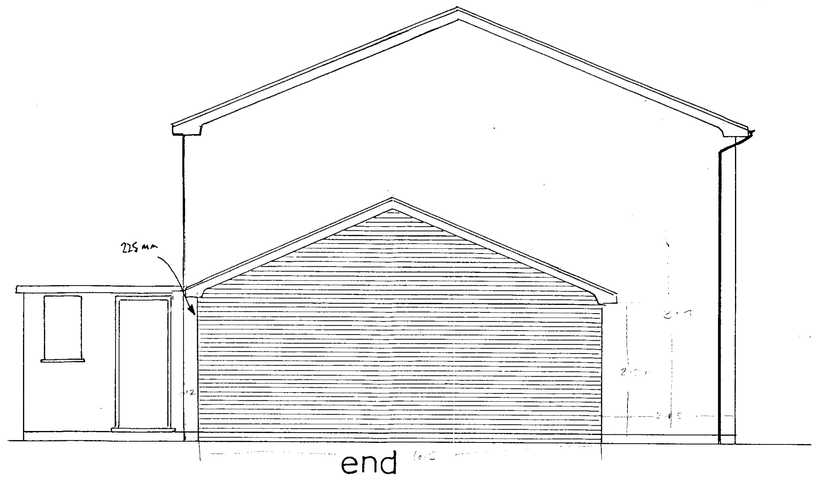


site



section



end

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, (drain beneath approx. 1.5M deep at rear MH), but sloping land to road means that foundation needs to be 1M below lowest ground which will be deeper than drain, and to depth of lowest main root growth of any adjacent shrubs.

Footings:

Provide 2 skins of brick for cavity wall, in fletton brick (facing brick where showing), layed 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, with thickened toe under partition 300mm deep, on 50mm Jablite (none under partition), 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 150mm thick concrete reinforced with B785 mesh spanning side to side, and bearing onto overhang of new and existing foundations.

Walls:

Provide 100mm brick to match existing property for 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.
LOWER PARTITIONS. 75mm standard blocks plastered each side and fully bonded each end, built on thickened oversite.
UPPER PARTITIONS. to be 75 X 50mm studs at 400mm c/c fully braced and faced each side with 12.5mm plasterboard and set coat of plaster, built off of double joists.

Lintels:

Provide Catnic CN7 or 8 lintels in cavity walls, or similar approved, reinforced concrete lintels over any drains, and over doorways in loadbearing wall, encase steel lintels in 2 9.5mm plasterboard & set.

Pitched Roof:

Tiles to match existing, on 50 X 25mm Tanalised battens on slaters felt on 100 X 50mm rafters and 100 x 38mm ceiling joists, both at 600mm c/c, 75 X 225mm binders at 1.5M c/c, and same size SC4 purlins at 1.6M c/c, 150 X 25mm timber facia with ply soffit containing 25mm fly proof air gap, bed 100 X 50mm wall plate in 1:3 cement mortar and strap at 2M c/c, ceiling to be 200mm fibreglass insulation over 12.5mm foil backed plaster board and artex finish or set coat of plaster, code 4 lead 150mm up existing wall and dressed over tiles, lateral restraint straps as floor at ceiling and rafter level.
ALTERNATIVE ROOF:
Gangnailed roof trusses at 600mm c/c, with 100 x 25mm longditudinal members at ridge and purlin positions, and same size diagonal wind bracing, full details and calculations to be submitted by supplier once contract is let.

Foul Drains:

Bathroom, 38mm shower, 32mm basin wastes all with 75mm traps and discharging to 50mm trunk waste, and enter new 110mm SVP at 90 degrees to 110mm branch to W/C, terminate stack in durable vermin proof terminal 1M above window head, joint and clip all pipes to manufacturers requirements, all falls 1:40 min. provide rodding access at changes of direction. Provide 110mm UPVC underground drain pipes laid and surrounded in pea shingle and falling 1:40, either run to existing chamber further down the garden, approx depth 1.5M, or build new chamber in 225mm engineering brick on 100mm base over existing drain run closer to the extension.

Surface Water Drains:

100mm half round UPVC eaves gutter, 65mm RWP fixed in accordance with manufacturers requirements with necessary clips brackets and fittings, run to existing system if possible and if not, run to 110mm UPVC drains fall 1:40 bed and surround in pea shingle, to 1M cube rubble filled concrete capped soakaways, 4.5M away.

General:

Landscaping to client and Local Planning Authority requirements.
Electrical circuits for required new fittings to latest AEI regulations.
Plumbing and heating circuits for new fittings by Gorgi engineer.
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.
Bathroom to have 30 l/sec mechanical ventilation with 20min. overrun switched with room light, to external air.

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APPROVED

Proposed extension for Mr. & Mrs. Smith.
at 29, Rivermead Road, Woodley, Berkshire.

E. G. Designs of Ascot.

The Clockhouse 46 Fernbank Rd. Ascot Berks SL5 8HE
Telephone and Fax. Ascot - 01344 882883.

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13/7/00