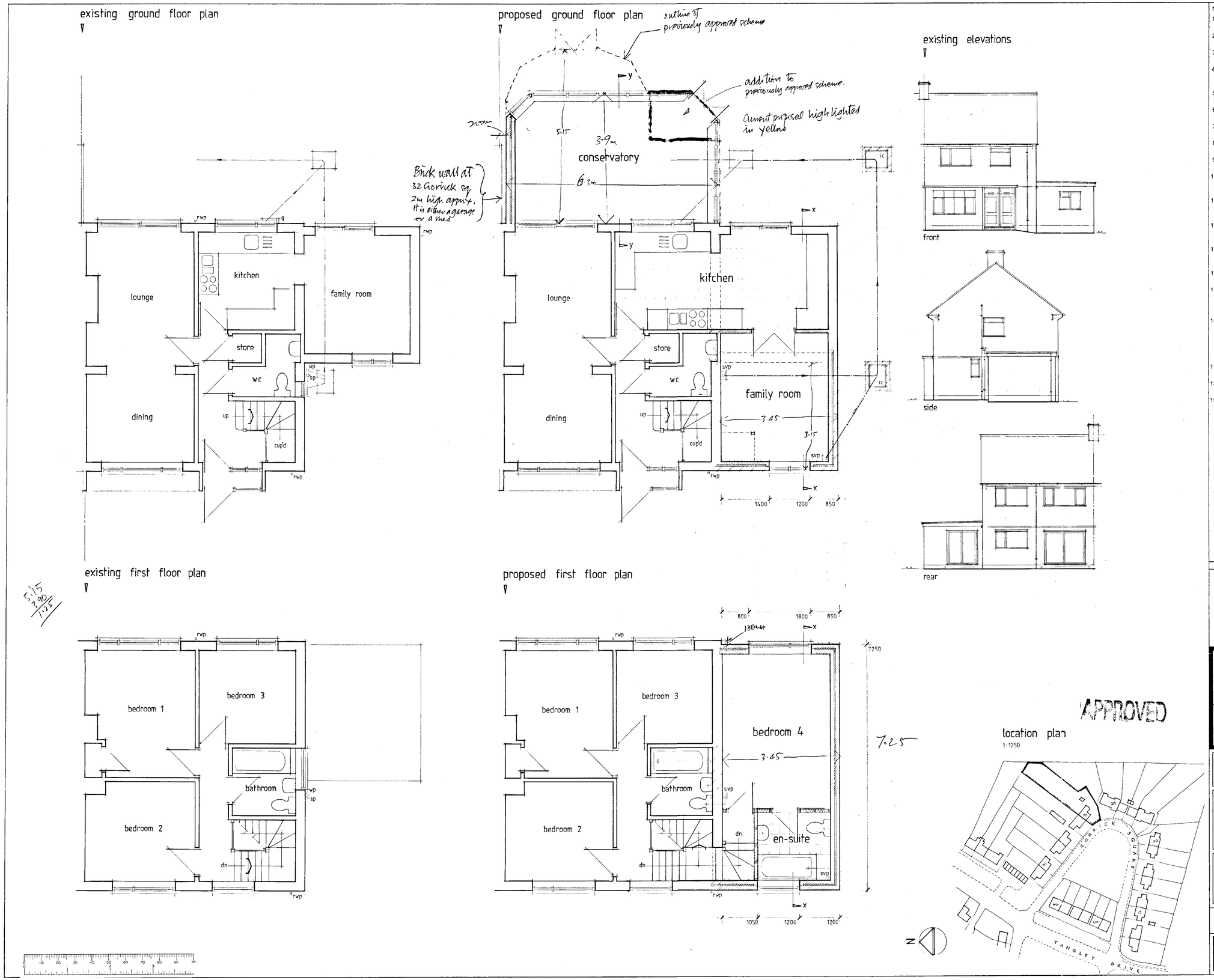

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7. Final selection of joinery components to be agreed with the client.
8. All new lintols to have a minimum 150mm end bearing at both ends.
9. All new windows/doors to be a minimum 1/10th of the room floor area with 1/20th openable.
10. Any drains under building to be encased in 150mm concrete and where passing through walls, to be bridged with reinforced concrete lintols.
11. All new branch drains to be 100mm salt glazed, laid to a fall of 1 in 40, with flexible joints, and bed and surround in 150mm pea shingle.
12. All new sanitary fittings to have 75mm deep seal traps with cleaning access provided at bends/junctions in waste pipes.
13. All new structural timber to be tanalised or similar pressure treated. Structural timbers to be stress graded (G.S.) in accordance with CP.112, and stress loaded to SC3.
14. Where stud partitions run parallel to floor joists, the joists are to be doubled up to provide support.
15. Surface water to discharge into new soakaways which are a minimum 4600mm from the building and to be 1000 x 1000 x 1000mm in dimensions and to be filled with clean hardcore and covered with a 75mm layer of concrete.
16. If found necessary the existing foundations are to be underpinned in sections not exceeding 1000mm - minimum width 750mm - and concrete (1:2:4/20) to be left for 48 hours before the installation of final pinning mix (1:3) semi-dry which is to be well rammed in. Adjacent sections should not be commenced within 48 hours of final pinning.
17. Wall-ties to be provided to each block course adjacent to reveals in cavity walls.
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19. Adjoining owners written consent to be obtained for work on the boundary line, including foundation encroachment prior to commencing work.
Alternatively 600mm wide deep strip foundation to be used eeccentrically loaded.

rev.	description	date
A	Conservatory Design/Gas Altered	DEC 01

ROMAR
building design
and services.

Tel No. 07939 230209

client: Mr M DANIELS

site: 31 GORRICK SQUARE
WOKINGHAM
BERKS

title: Proposed two storey extension

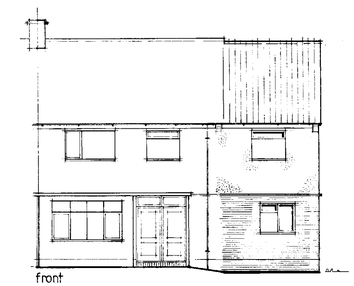
scale	date	drawn
1:50 + 1:100	SEPT 2001	TL

drg. no:	rev.
ROM / 023 / 01.	A

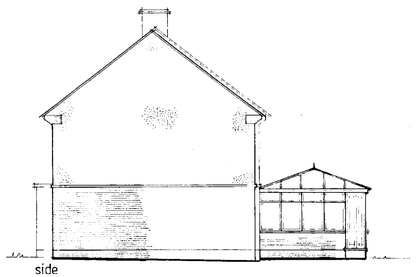
TPR 173

22/5/02

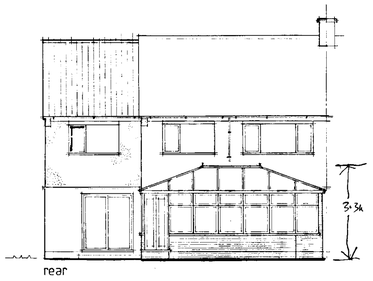
proposed elevations



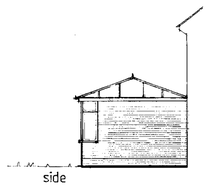
front



side



rear



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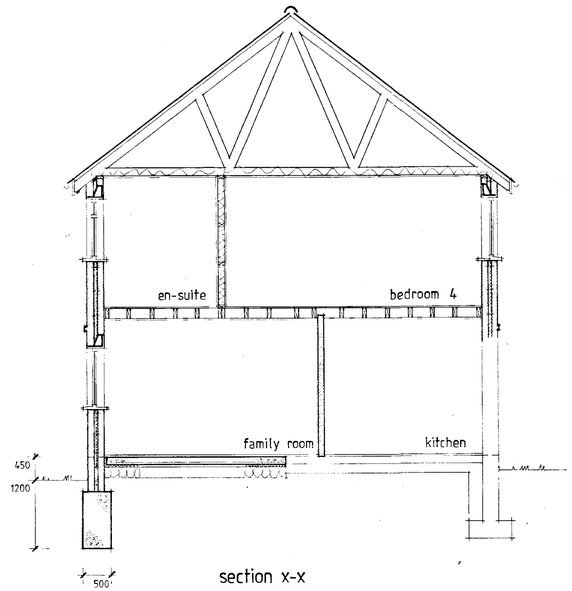
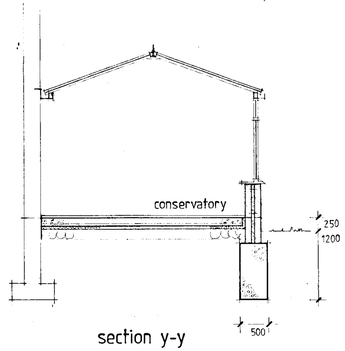


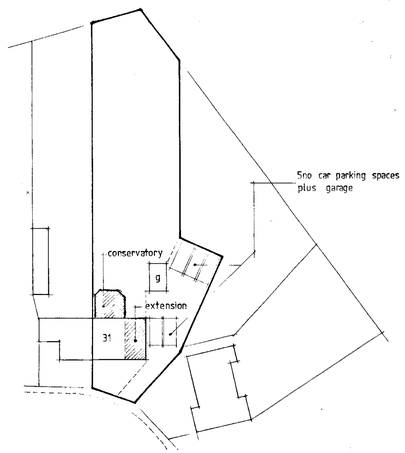
section x-x



section y-y

site plan

1:500



1. *FOUNDATIONS:*
Mass concrete deep fill strip foundations (1:2:4 mix), depth taken below invert level of nearest drain. Minimum depth only indicated and final depth to be determined by suitable load bearing strata.

2. *FLOORS:*
a) Ground - 60mm thick sand/cement (1:3 mix) screed laid on 100mm thick suspended concrete floor slab incorporating A393 mesh reinforcement, on 1200G polythene sheet damp proof membrane linked to the damp proof course. Install minimum 50mm thick "Dow Floormate" insulation below (or similar approved) laid on 50mm sand blinding on 150mm clean well compacted hard-core.

b) First - 200x50mm treated softwood floor joists at 400mm centres built in to walls at ends or supported on galvanised steel joist hangers, with 25mm thick flooring quality chipboard laid on top of joists with 12.5mm thick plasterboard and skim to the underside of joists. Use herringbone strutting between joists as necessary.

3. *WALLS:*
a) External - dense concrete blockwork or brickwork below damp proof course, with a lead cored damp proof course (or similar approved) a minimum 150mm above ground level. Cavity walls constructed of 102mm facing bricks [to ground floor] or 100mm thick "Turbo" block outer skin with 25mm thick render to match the existing; 50mm cavity; 100mm thick "Turbo" block inner skin. Cavity to be filled with "Rockwool" or similar approved insulation batts as work proceeds to give a minimum "U" value of 0.45 W/sq.m.°C. Provide galvanised steel cavity wall ties at 450mm c/s vertically and 900mm c/s horizontally. Provide "Damcor" insulated vertical damp proof course to all window and door reveals and cills. 12mm thick plaster finish to walls internally. Install "Catnic" galvanised steel insulated cavity CN8 lintels over all external wall openings. Provide and install new double glazed windows and doors in positions shown on the drawing - all windows to include "Triton" trickle ventilators to provide minimum 8000 sq.mm of permanent ventilation per room, with all glazing below 800mm [1500mm in doors] in height to be either toughened or laminated glass. NOTE: new first floor windows to the extension will be provided with emergency egress windows in accordance with B1.

b) Internal Partitions
Ground : 100mm thick insulation block walls, bonded to the adjacent walls using galvanised steel profiles, with "Catnic" galvanised steel single skin lintel above door opening. 12mm thick plaster finish to new blockwork walls. Supply and fit "Boulton and Paul" internal doors and linings to openings.
First : 50x75mm softwood stud partition walls lined both sides with 12.5mm thick plasterboard and skim, and infilled with "Rockwool" fibreglass insulation quilt. Supply and fit "Boulton and Paul" internal doors and linings to openings.

4. *VENTTLATION:*
a) Kitchen - to be provided with mechanical extract ventilation system rated at 60 litres per second minimum.

b) Bathroom/En-suite/WC - to be provided with mechanical extract ventilation system rated at 15 litres per second minimum with humidistat control.

5. *ROOF:*
Plain concrete roof tiles, Redland or similar approved, laid in accordance with the manufacturers recommendations on 19x38mm treated softwood battens on first quality untearable roofing felt laid on standard fink trussed rafters at 600mm centres fixed to 50x100mm wall plates and providing a 37.5 degree pitch, to span as shown on section. 50x175mm timbers to BS 4471 and of composite grade to CP 112. Standard eaves and gable details and erection and bracing procedure to be all in accordance with the manufacturers recommendations. **Calculations for the roof truss design to be provided prior to site installation.** Use 600x50x6mm galvanised steel wall plate anchors strapped to walls at 1800mm centres. Line ceiling with 12.5mm thick plasterboard and skim to underside of soffit. Roof to incorporate minimum 200mm thick fibreglass insulation quilt laid between and over joists.
100mm half round plastic gutter fixed to 25mm fascia board and 12mm plywood soffit boarding to incorporate 10mm wide ventilator strip with fly screen (Glidevale or similar approved) with ridge vents on apex and vertical wall abutment to provide cross ventilation to roof space. 63mm diameter rainwater downpipes to discharge as shown on drawing.

6. CONSERVATORY:
UPVC conservatory to be supplied and erected by chosen sub-contractor and to be installed strictly in accordance with the manufacturers details and recommendations.
All glazing to be double glazed units with glass to be laminated or toughened as described above.

7. *PLUMBING:*
Provide and install new bathroom suite in the new first floor en-suite bathroom incorporating bath and wash hand basin with 40mm and 32mm diameter waste pipes respectively run to discharge into the new svp. WC pan to be connected direct to svp.

8. *DRAINAGE:*
In position indicated supply and install new 100mm plastic soil and vent pipe with easy bend at base and connected direct to the new manhole at invert level. SVP to terminate a minimum 1000mm above the nearest openable window, with balloon cage on apex.

Construct in positions indicated on the drawing new 100mm thick concrete base an inspection chamber in 215mm thick class B semi-engineering bricks and provide a medium weight cover and frame. Connect to the existing foul drainage system at invert level.

Seal up the existing redundant drain runs in accordance with the Local Authority Building Inspectors approval.

9. *STRUCTURAL:*
Provide all necessary temporary support and carefully remove the existing flat roof and ground floor front wall to the existing family room and clear all rubbish from site.

10. *ALTERATIONS:*
a) Remove the existing ground floor WC window and brick up opening in cavity work as previously described. Make good all disturbed surfaces to match the existing.

b) Form new opening into the extension [from the half landing at first floor level] and install "Catnic" galvanised steel cavity lintol above opening and make good all disturbed surfaces to match the existing.

c) Provide all necessary temporary support and adjust the opening between the existing kitchen and family room. Provide and install new "Catnic" galvanised steel cavity steel lintol above opening and make good all disturbed surfaces to match the existing.

d) Remove the existing first floor bathroom window and brick up opening in cavity work as previously described. Make good all disturbed surfaces to match the existing.

e) Extend the existing staircase by providing 6no. new steps [3no. tapered treads] and landing to provide access to extension at first floor level. New steps to match the existing. Pitch of stairs to be 42 degrees, minimum headroom to be 2000mm, and handrail to be adjusted accordingly. All to comply with Part K Approved Documents.

APPROVED

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SD 22/5/02