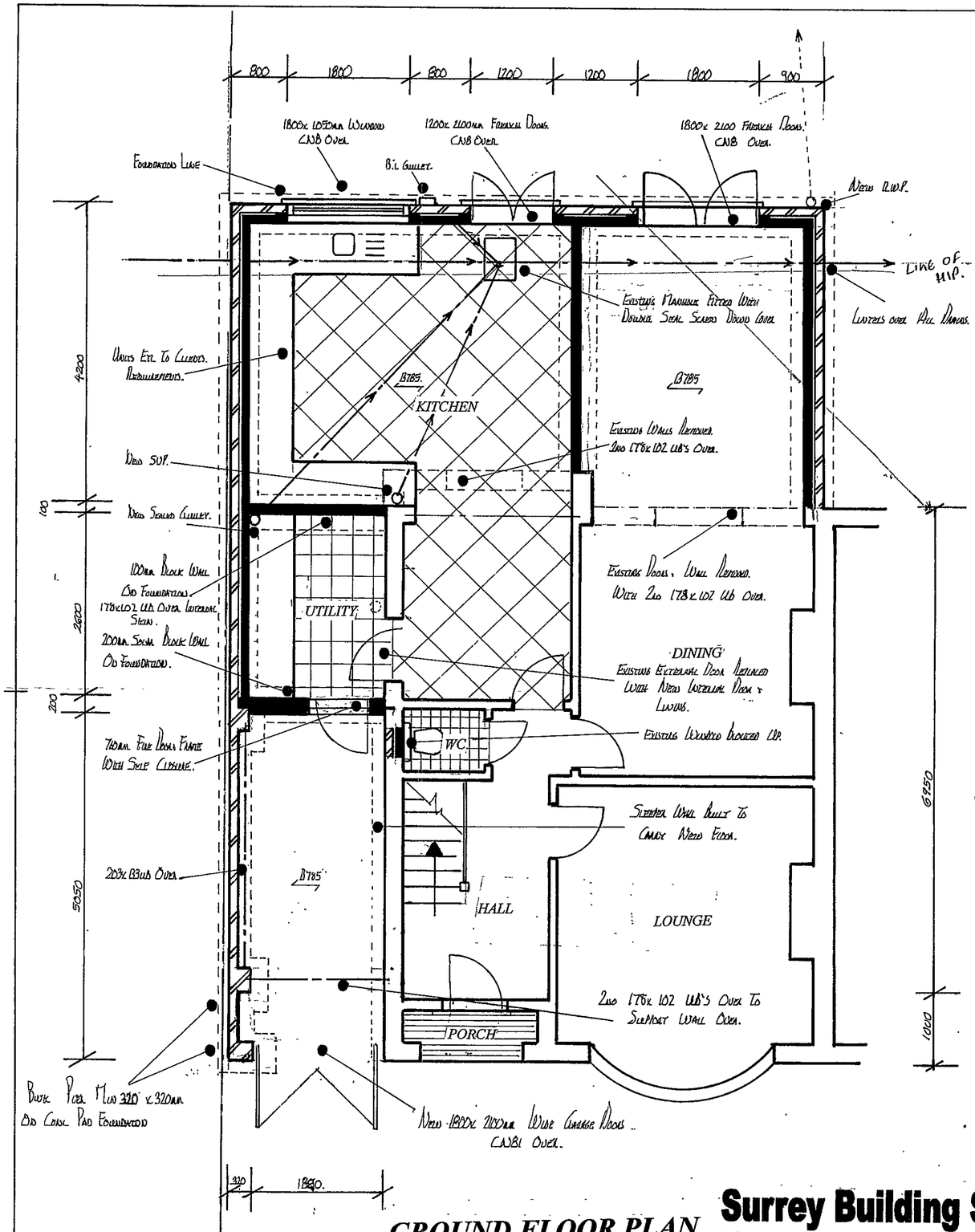


GROUND FLOOR PLAN

FIRST FLOOR PLAN

Surrey Building Services
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E-Mail james @ jtempleman.freeserve.co.uk
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Architectural & Building Consultants

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	Date	Revisions

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Client
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Job Title
14, MILTON ROAD EARLY READING BERKS

APPROVED

Drawing Title
PROPOSED EXTENSION

Scale 1:50 1:100

Date OCTOBER 2002 Drawn by JWT

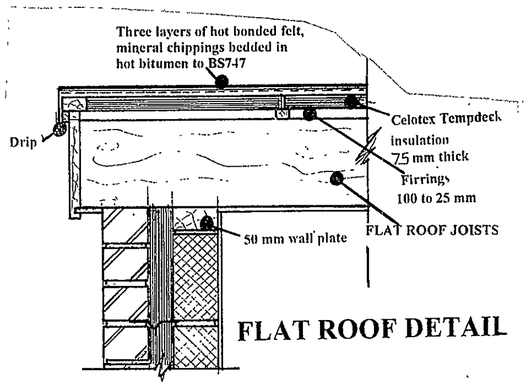
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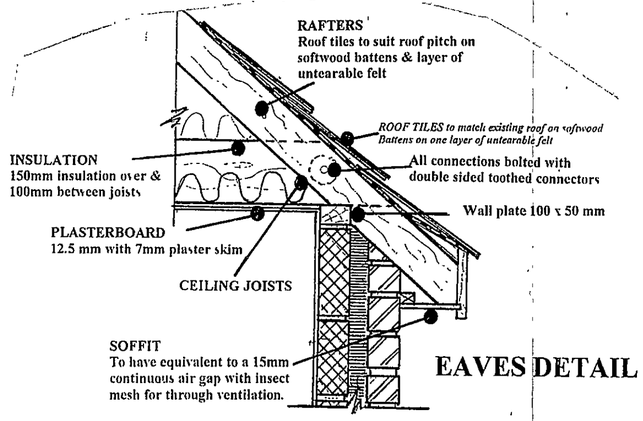
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420 x 594mm A2

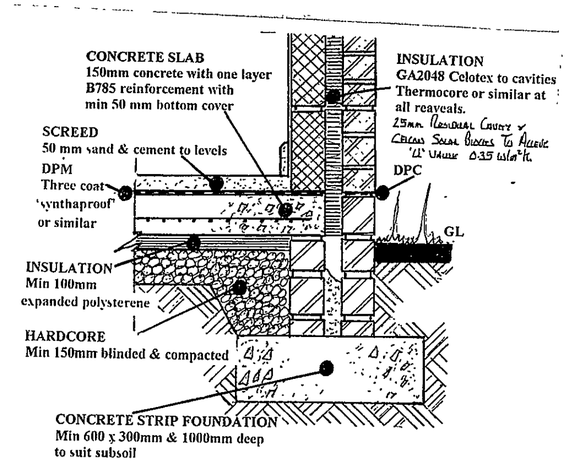
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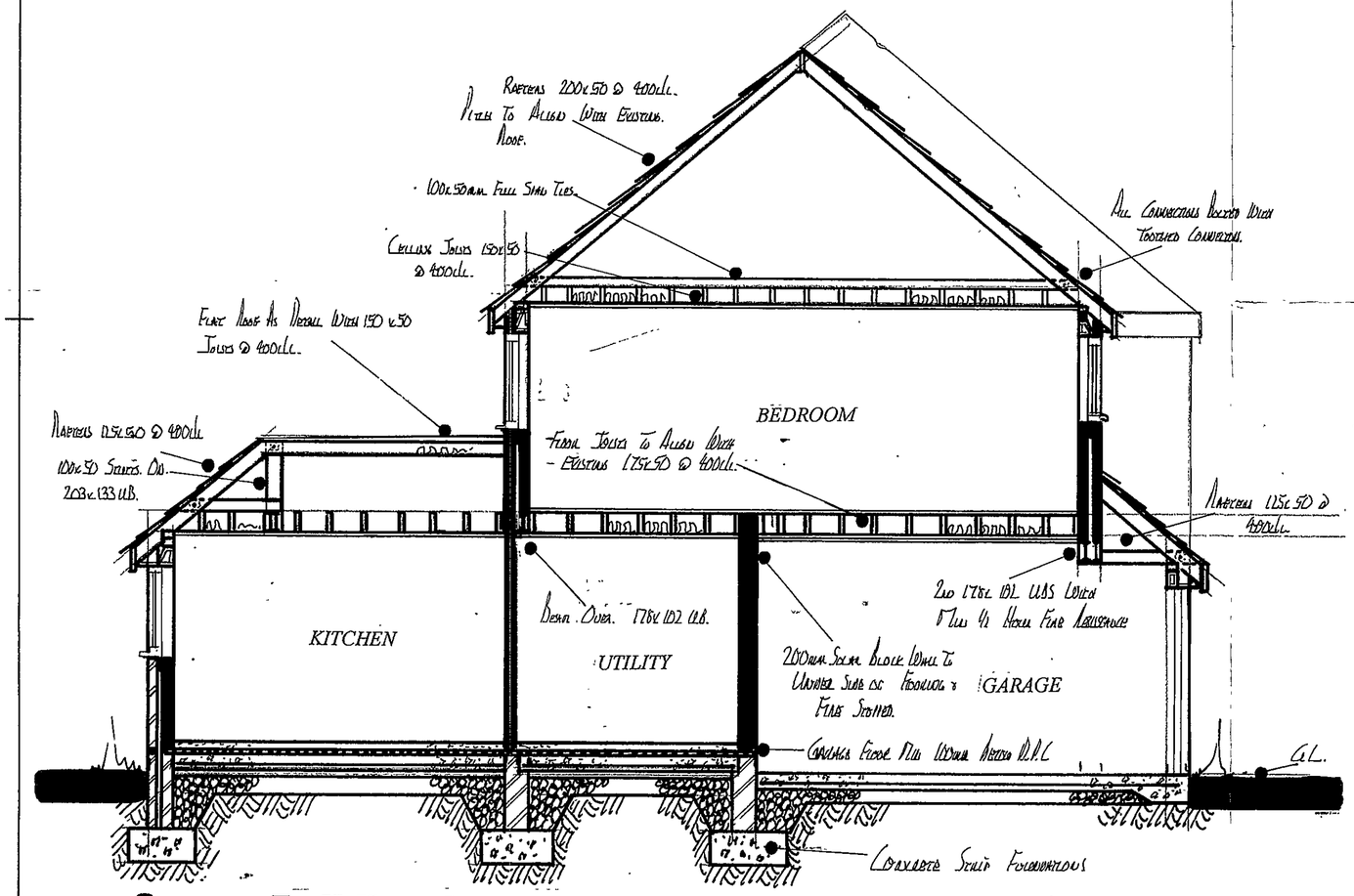
FLAT ROOF DETAIL



EAVES DETAIL



FOUNDATION DETAIL



SECTION

BUILDING NOTES

FOUNDATIONS
All foundations to be a Min. 600 x 300mm concrete strip. To be founded at a depth to suit subsoil and below all drain inverts. Foundation walls to be dense concrete blocks with cavities filled to 200mm of ground level with dry lean concrete. Any drains passing through foundation walls to have lintels over. D.P.C. to be lapped to existing.

GROUND FLOOR
New floor to align with existing. 75mm sand and cement screed laid on three coats 'synthapruf' or similar D.P.M. lapped to D.P.C. New floor slab to be 150mm reinforced and suspended. New slab to have one layer of reinforcement as detailed on drawing with a Min. 50mm bottom cover. Where floor slab is to be spanned onto existing house walls new sleeper walls to be built. New floor slab laid on 1200 Gauge polythene D.P.M. over Celotex GA2060 insulation. The whole floor formed on 150mm blinded and compacted hardcore. Garage floor to be a minimum of 100mm below the house DPC.

EXTERNAL WALLS
Externally face brickwork to match existing house. 75mm cavity to be formed with galvanised butterfly wall ties at 900mm centres horizontally and 450mm centres vertically to be staggered and spaced at 300mm centres at all reveals and abutments. Internal walls to be 100mm Celcon blocks with 13mm two coat plaster internally. Cavities to be filled with 'GA2048 Insulation as work proceeds, ith a 25 mm residual cavity retained. cavities to be closed with Thermocore or similar. Vertical D.P.C.'S to be provided at all reveals and abutments.

LINTELS AND BEAMS
All lintels to be Catnic as detailed on drawings and are to have a Min. 150mm end bearing. All exposed faces to lintels are to have 15mm two coat gypsum plaster cover for fire protection. All beams to be treated with two coats of red oxide primer and are to be as detailed per calculations.

TIMBER
All timber to be tanalised and GS Grade to a Min. SC3 unless otherwise stated. All saw cuts to be treated on site.

PITCHED ROOF
All timbers as shown on sections. Rafters to have one layer untearable roofing felt with softwood tile battens to tile gauge with tiles to match existing house. Ridge board to be 200 x 38mm as are hip boards. Wall plate 50 x 100mm with lateral restraints at 1500 c/c. All rafter feet to be tied back and 100 x 50mm ties or fix to ceiling joists. Lateral restraints to be provided to gable walls at 1.0m c/c Soffits to be masterboard or similar with vents equivalent to 25mm continuous air gap with insect mesh. Ridge vents or high level tile vents to be provided for roof void ventilation. Code 4 lead to all abutments and any valleys to be formed as detailed in Code 5 lead.
Insulation 100 mm between joists and 150mm over joists or GA2060 Celotex used if insulating sarking method adopted.

RAINWATER GOODS
New rainwater goods to be 75mm p.v.c. to match existing house. New downpipes to be 65mm diameter p.v.c. New surface drain to be 100mm flexibly jointed u.p.v.c. laid on and surrounded with 150mm granular fill ,laid to a fall 1:40. New soakaway to be a Min. 5.00m from buildings. 1500 x 1500mm filled with clean hardcore or granular fill and with polythene membrane 300mm below ground level .Topsoil and /or garden reinstated over. Or run to existing surface water drains.

DRAINAGE
New s.v.p.'s to be 100mm u.p.v.c. pipe with Min. 200mm radius bends at ground level and to and to have rodding access. Pipe to continue a Min. 900mm above window head height. All waste to connect separately to s.v.p. via 50mm p.v.c. pipe with rodding access at all changes of direction and with 75mm anti-syphon traps. New drains to be 100mm u.p.v.c. flexibly jointed, laid on and surrounded by 150mm granular fill to a fall 1:40. Lintels to be provided over all new drains and a concrete cover a Min.150mm thick over any drains within 300mm of ground level. New manholes to be formed with 150mm concrete base, 225mm engineering brick side and a stainless steel cover and frame. All benching to manhole to be smooth and any disturbed benching to be made good.

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Client

MRS SANDHU

Job Title

14, MILTON ROAD EARLY READING BERKS

Drawing Title

PROPOSED EXTENSION

Scale 1:50 1:100

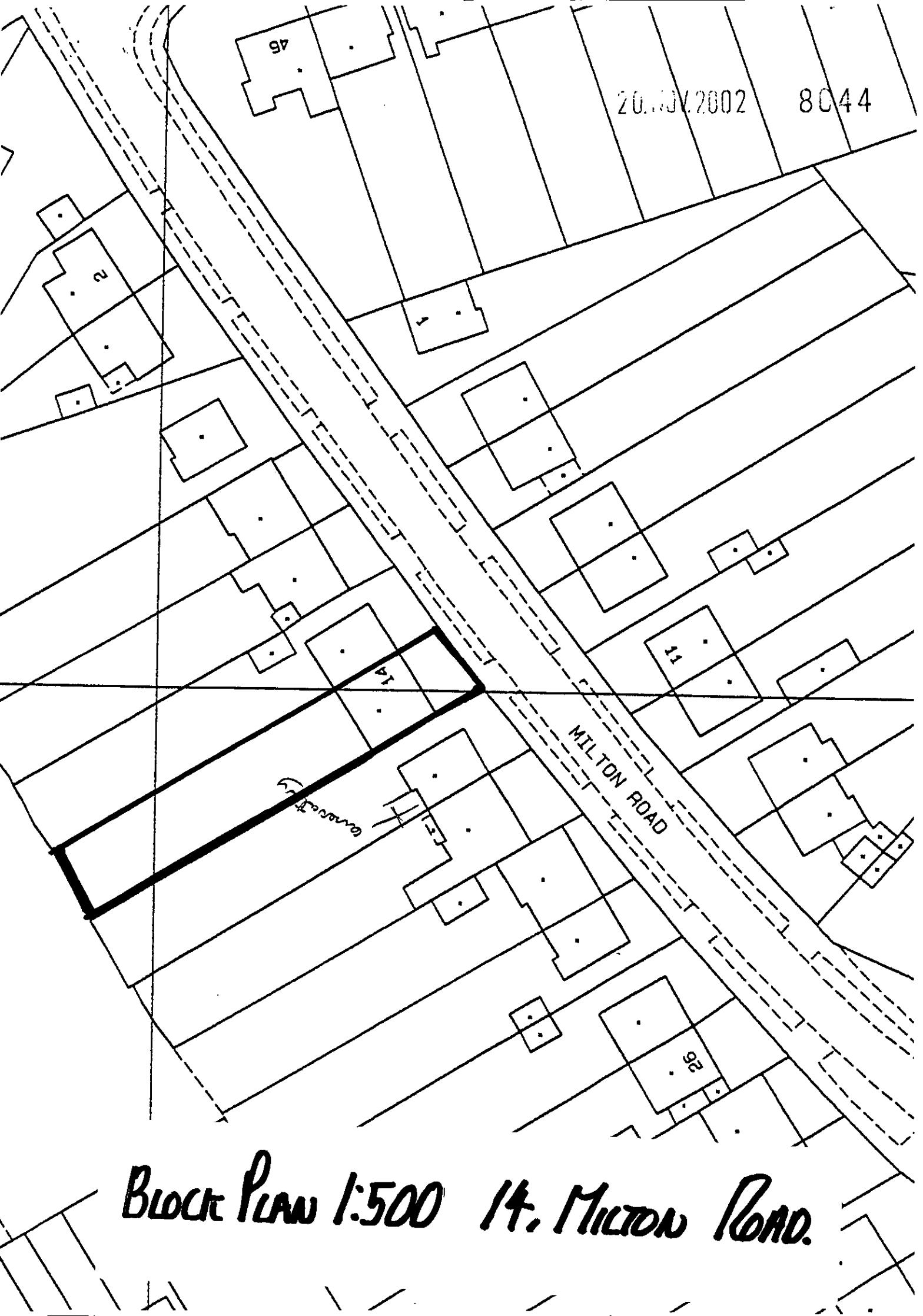
Date OCTOBER 2002 | Drawn by JWT

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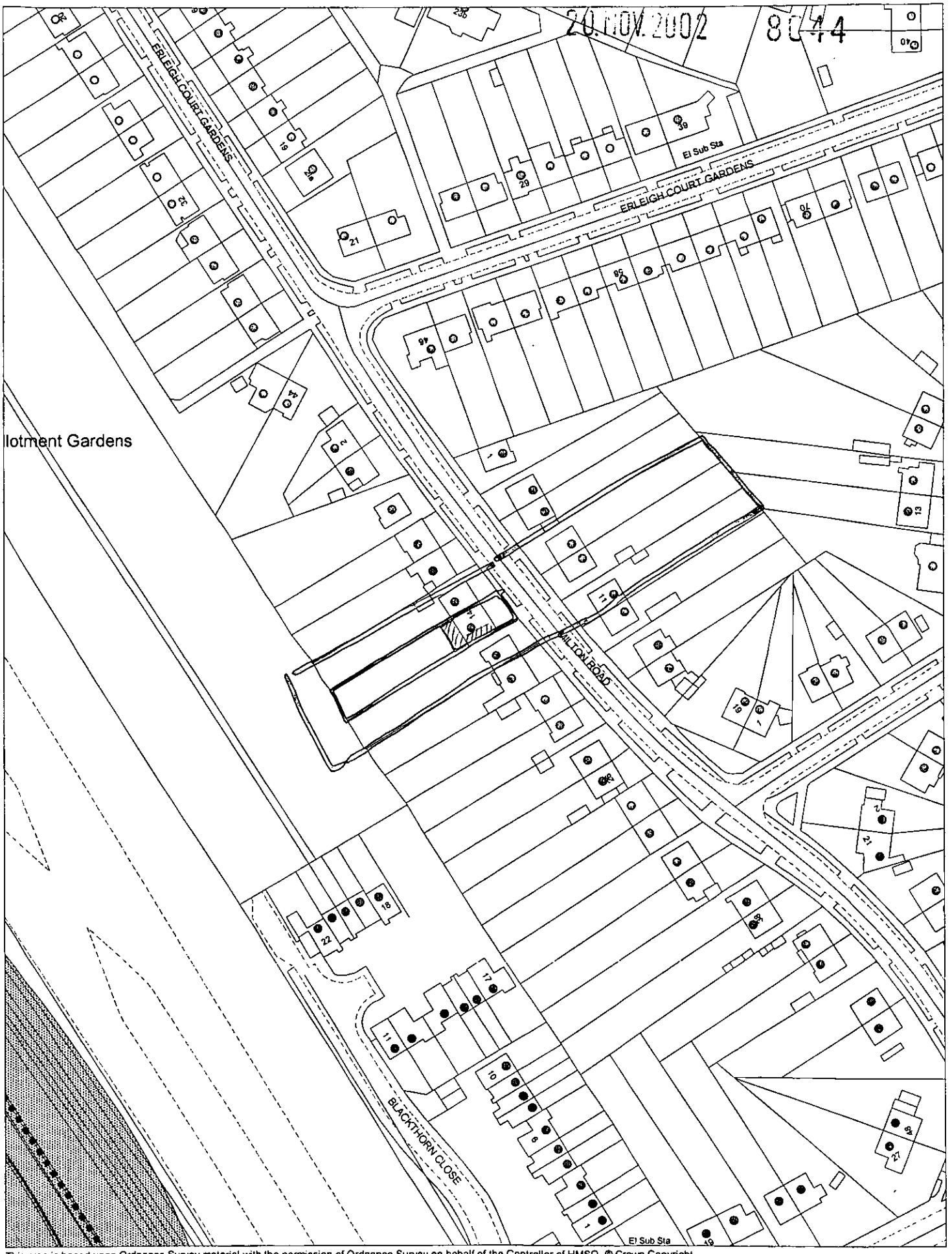
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(ARCH)

420 x 594mm A2



BLOCK PLAN 1:500 14. MILTON ROAD.

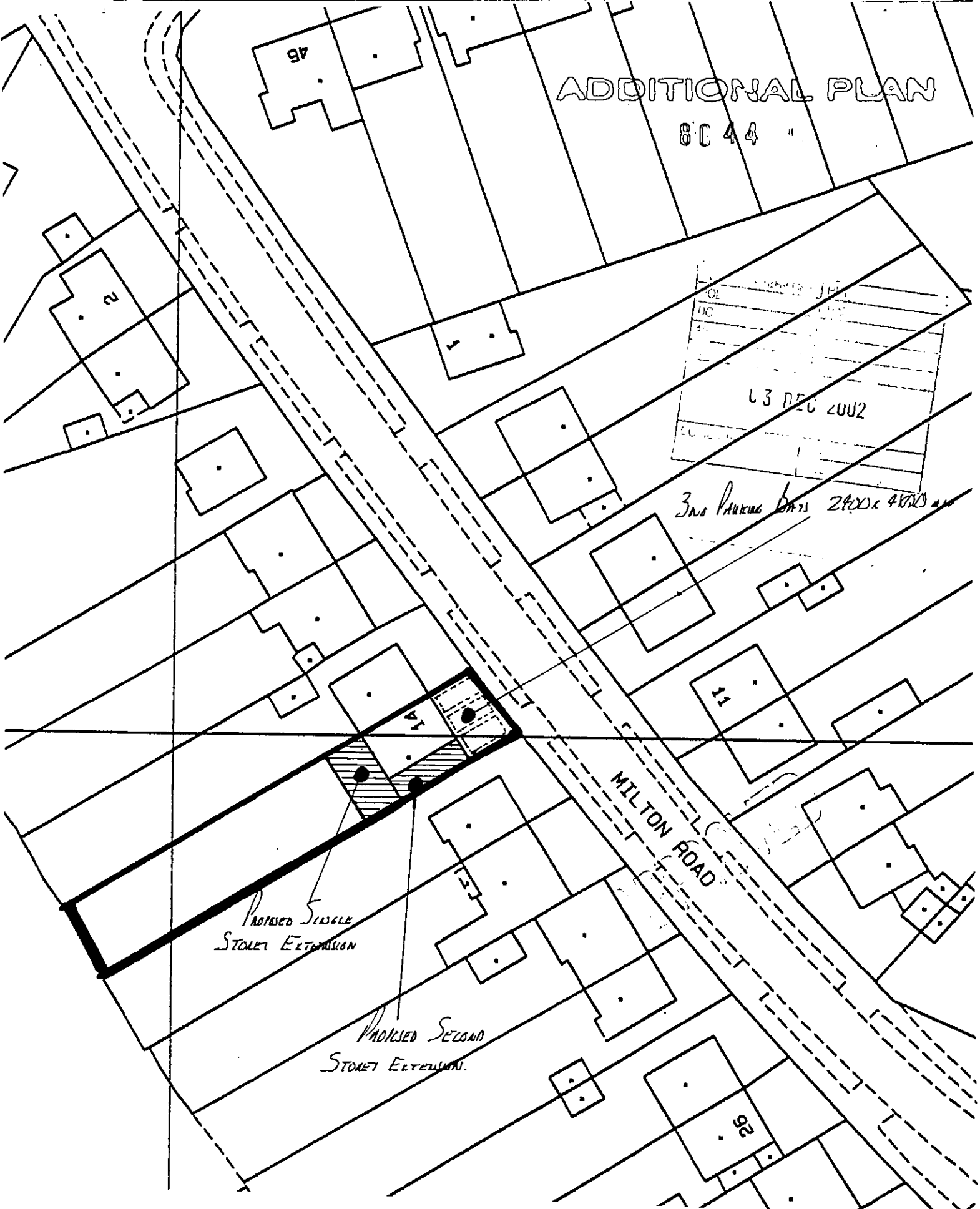


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Development Control,Wokingham District Council.
25 November 2002

Scale: 1 : 1250

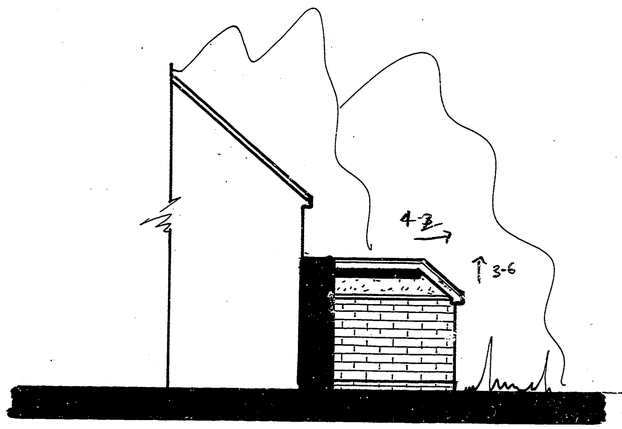
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BLOCK PLAN 1:500 14. MILTON ROAD.



FRONT ELEVATION *SIDE ELEVATION* *REAR ELEVATION*



SIDE ELEVATION

BUILDING NOTES

INTERNAL WALLS
Block walls to be 100mm Celcon blocks with foundations under and two coat 13mm plaster to both sides. Concrete lintels to be provided over all door openings. Stud walls to have 100 x 50mm timber studs at 400c/c with insulation between and 12.5mm plasterboard to both sides with a 7mm plaster skim.

VENTILATION
BATHROOMS/W.C./UTILITY ROOMS - to have mechanical extractors ducted to outside and to be capable of 30 litres per second. Extractor to be linked with light switch if no other ventilation to room and to have a 10minute overrun.
KITCHEN - to have cooker hood ducted to outside and to be capable of 30 litres per second.

GLAZING
All windows to be fitted with double glazed units. Trickle vents to all new windows and patio doors of a Min 8000mm sq. for background Ventilation. All glazing to doors below 1500mm and windows within 800 mm of floor level to have toughened glass to BS 6206. or laminated safety glass,, all to be clearly marked as such.
All windows to match existing house or as detailed. All new rooms to have a clear unobstructed window opening of 0.33 m sq. with a minimum of 450mm in either direction. All glazing to be low E coated with 16 mm air void minimum.

NOTE
Central heating and existing electrical system to be extended to suit clients requirements. All materials used to match existing house as closely as possible.
Electric smoke detection system is to be fitted to both floors with battery back up.
The client and contractor are to familiarise themselves with the Party Wall Act and are to undertake the required statutory requirements.

PROPOSED EXTENSION

14, MILTON ROAD
EARLY
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Client
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Job Title
14, MILTON ROAD
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BERKS

Drawing Title
PROPOSED EXTENSION

Scale *1:50 1:100*

Date *OCTOBER 2002* Drawn by *JWT*

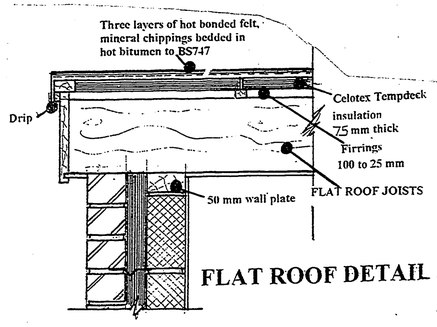
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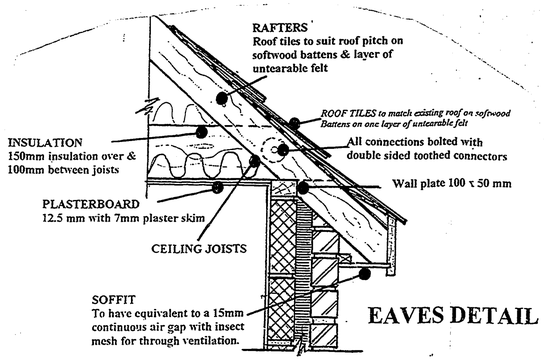
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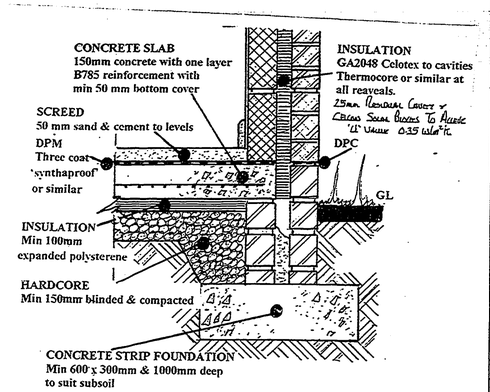
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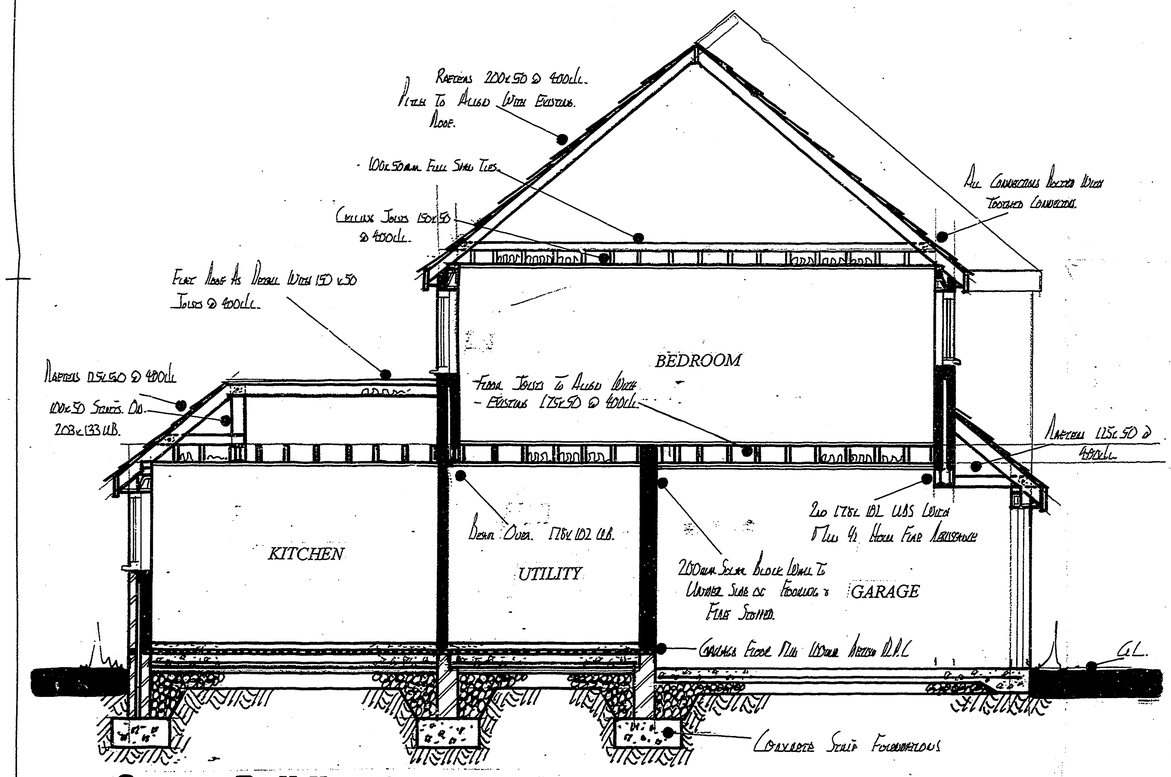
FLAT ROOF DETAIL



EAVES DETAIL



FOUNDATION DETAIL



SECTION

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Notes:
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Client
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Job Title
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Drawing Title
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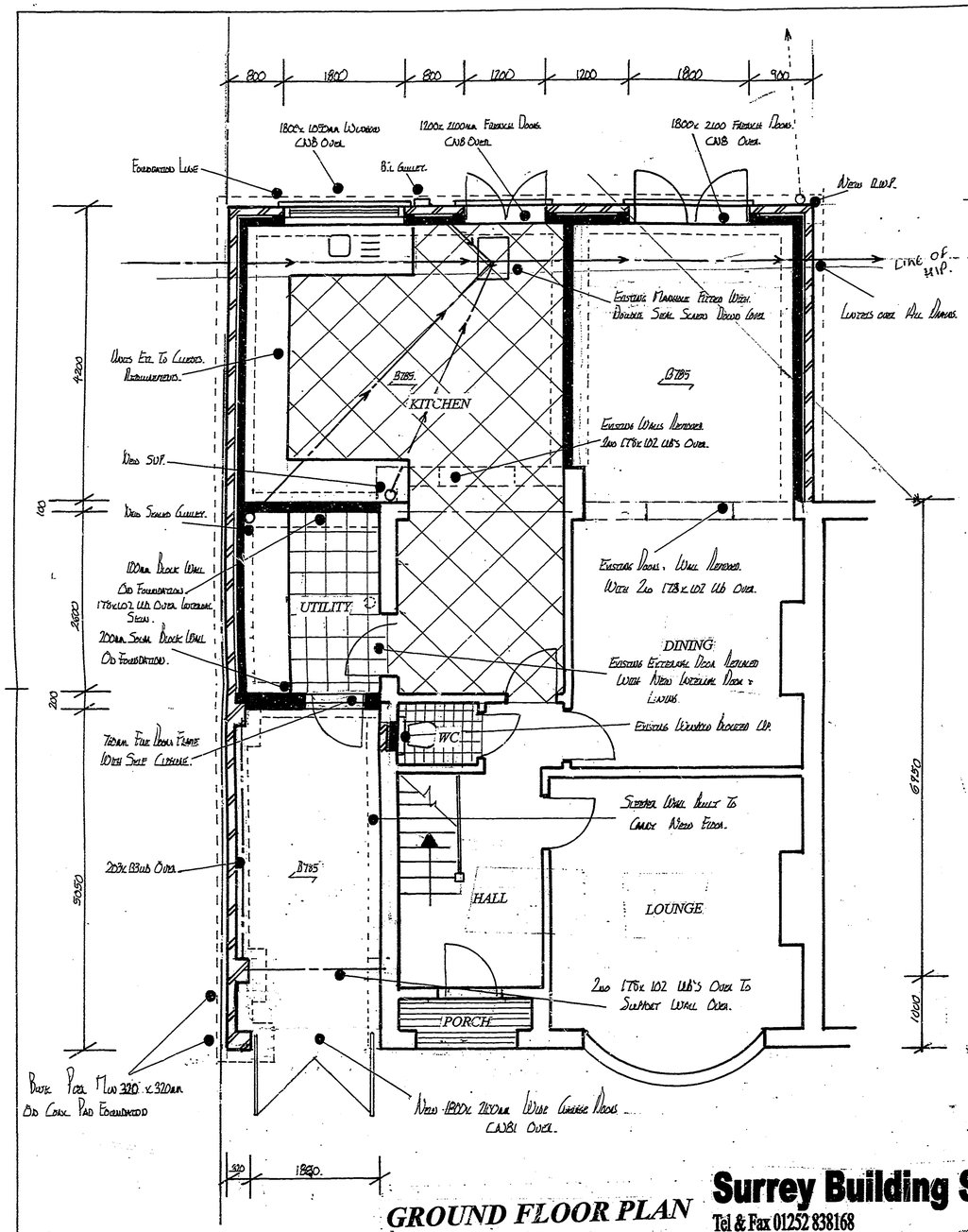
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8044

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