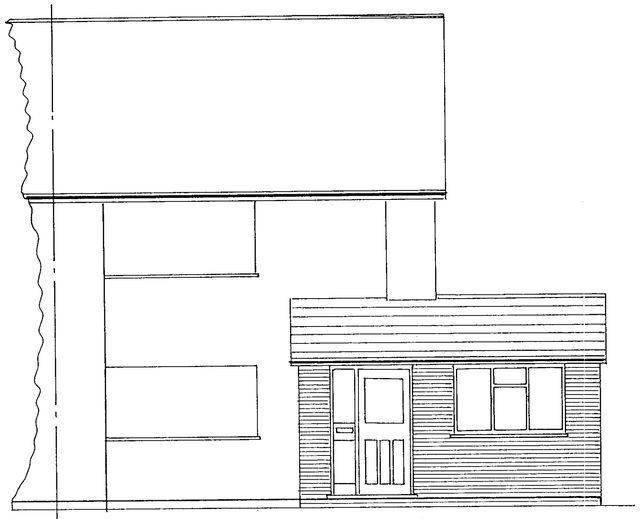
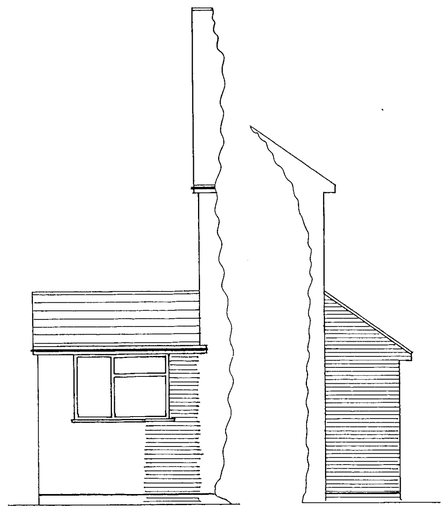


PROP. END

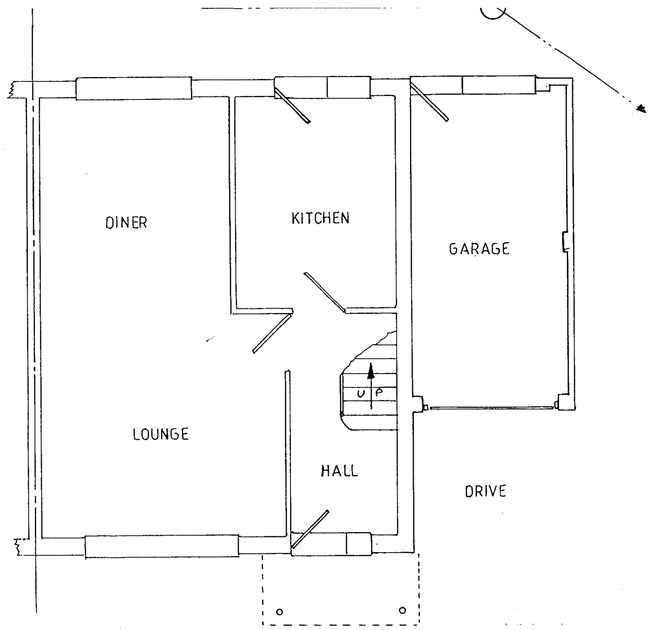


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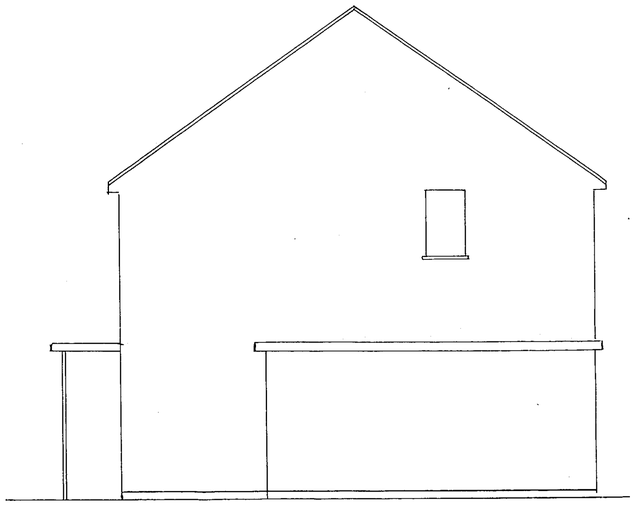


REAR

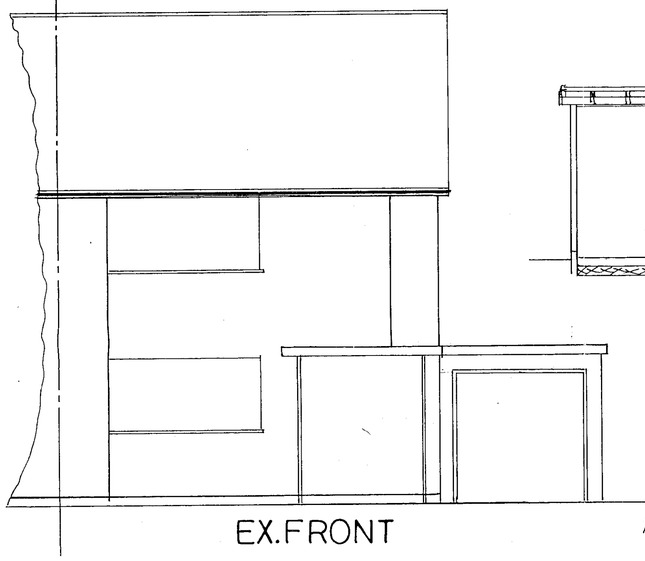
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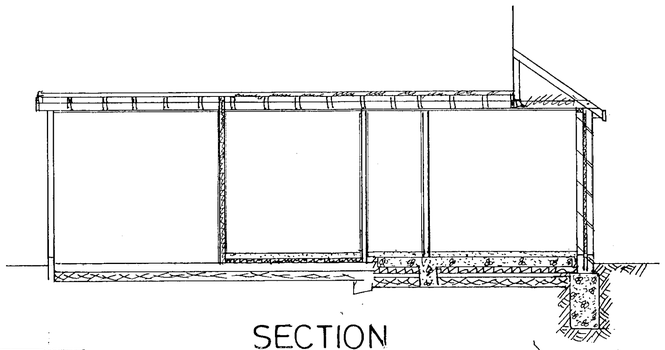
EX.GROUND



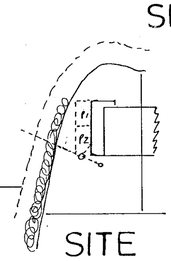
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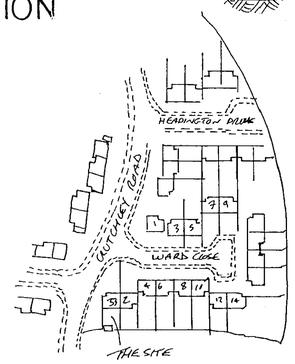
EX.FRONT



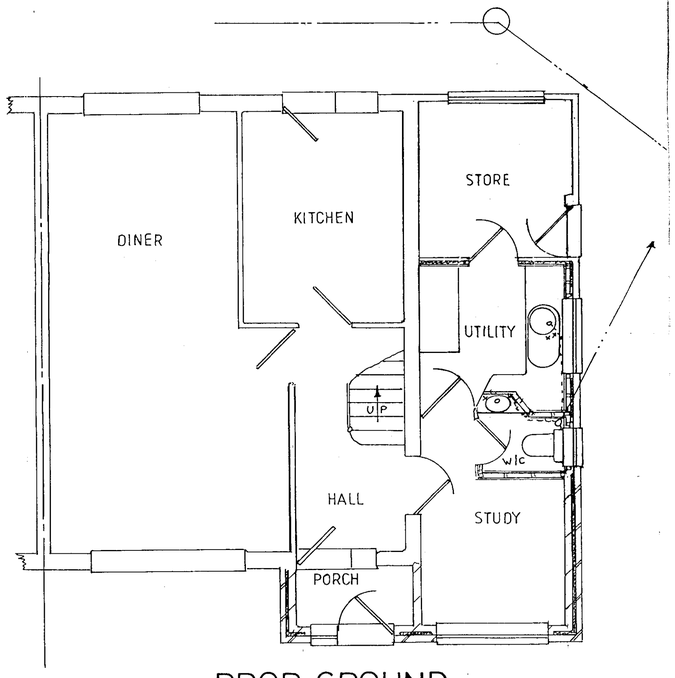
SECTION



SITE



LOCATION



PROP. GROUND 01.JUN.2000* 1633

APPROVED

Proposed extension at 33, Crutchley Road, Wokingham, Berks. for Mr. & Mrs. Langley.

Foundations:

Existing foundation to be exposed where taking additional loading, and if found unsuitable underpinned in 1M sections to same spec as new.
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, 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), laid 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:

NEW: 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 partitions), 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 bearing on overhang of foundations.
EXISTING: Paint existing floor with 3 coats RIW and lay 50mm Jablite, (none under partitions), approx. and approx 100mm screed as extension to level with existing floor.

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.
Cut off garage pier and cut 5 wall ties into inner face every 1M², then provide inner skin to converted part of garage, (not store), built off of existing oversite, in 75 x 50mm fully braced studs at 400mm c/c, fill between studs with 75mm fibreglass, and face externally with building paper, and internally with, 9.5mm plasterboard and set coat of plaster, leave 50mm cavity between skins and fill with batts as new walls.
Internal partitions, 75 x 50mm fully braced studs at 400mm c/c, faced each side with 12.5mm plaster board and set coat of plaster, and built off of existing floor, infill wall to store with 75mm Jablite, and take up to underside of roof cover.

Lintels:

Expose any existing lintels taking extra loading and replace with relevant Catnic's, if found unsuitable. New lintels to be Catnic CN 7 or 8 in cavity walls, and CN95 to single skin walls, with 2 of 150 x 50mm timbers in inner stud skin. reinforced concrete lintels in walls over drains, and over new access door from the hall.

Roof:

12.5mm bitumen bedded chippings on 3 layer felt to BS 747 and CP144, run felt 150mm up adjacent wall and cover with code 4 lead, on 75mm Coolag, on 19mm ply, (strip existing roof and provide same felt and insulation over existing joists, to converted part), on firrings to fall 1:40, on 150 X 38mm flat roof joists at 600mm c/c, 150 X 25mm PAR facia with ply soffit bed 100 X 50mm wall plate in 1:3 cement mortar and strap at 2M c/c, ceiling to be 12.5mm foil backed plaster board and Artex finish or set coat of plaster.
PITCHED FRONT: Tiles to match existing on slaters felt on 100 x 38mm rafters at 600mm c/c, rear upright 100 x 38mm timbers at 600mm c/c, on double flat roof joists, with felt battens and hanging tiles, bed ridge over top, 200mm fibreglass insulation over 12.5mm foil backed plasterboard and set coat of plaster, upper wall plate 100 x 50mm Rawlbolted to wall at 600mm c/c, provide 150 x 25mm PAR timber facia and ply soffit containing 25mm continuous flyproof ventilation, and place vent tiles under flashing and ridge to provide same ventilation, seal between flat and pitched roofs with 19mm ply and fibreglass.

Foul Drains:

38mm Washing Machine and sink wastes, 32mm basin wastes, all with 75mm traps and discharging to 50mm trunk waste, and enter 110mm stub stack at 90 degrees to 110mm branch to W/C, terminate stack above water level of cistern with Durgo valve, joint and clip all pipes to manufacturers requirements, all falls 1:40 min. provide rodding access at changes of direction, run 110mm underground drain pipes from stack to existing drain run, which runs from existing chamber in rear garden (app. inv. 600mm) to road, bed and surround in pea shingle and fall 1:40, reinforced concrete lintels in walls over drains, form new chamber over existing drain run in engineering brick on a 100mm concrete base, (assumed invert approx. 700mm).

Surface Water Drains:

100mm half round UPVC eaves gutter, 65mm RWP fixed in accordance with manufacturers requirements with necessary clips brackets and fittings, and discharge over new flat roof onto bedded slate, seal off existing surface water drain in old garage, use pipes as foul drains to 1M cube rubble filled concrete capped soakaway 5M from any building in rear garden.

General:

Make good to all disturbed surfaces including landscaping.
Electrical circuits for required new fittings to comply with latest AEI regulations
Plumbing and heating circuits required 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.
Cloakroom to have 30 l/sec mechanical ventilation with 20min. overrun switched with room light, as well as window.
All roof timbers are to be Tanalised.

E. G. Designs of Ascot.
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DRAWN :	GEOFF. W. SPARROW.	DWG. No.	GWS/1445/00/A
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17/7/00