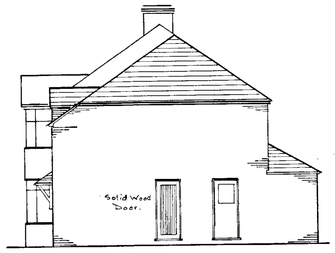


West Elevation

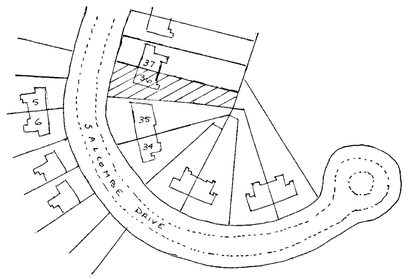



South Elevation

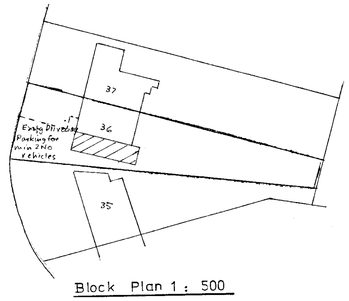



East Elevation

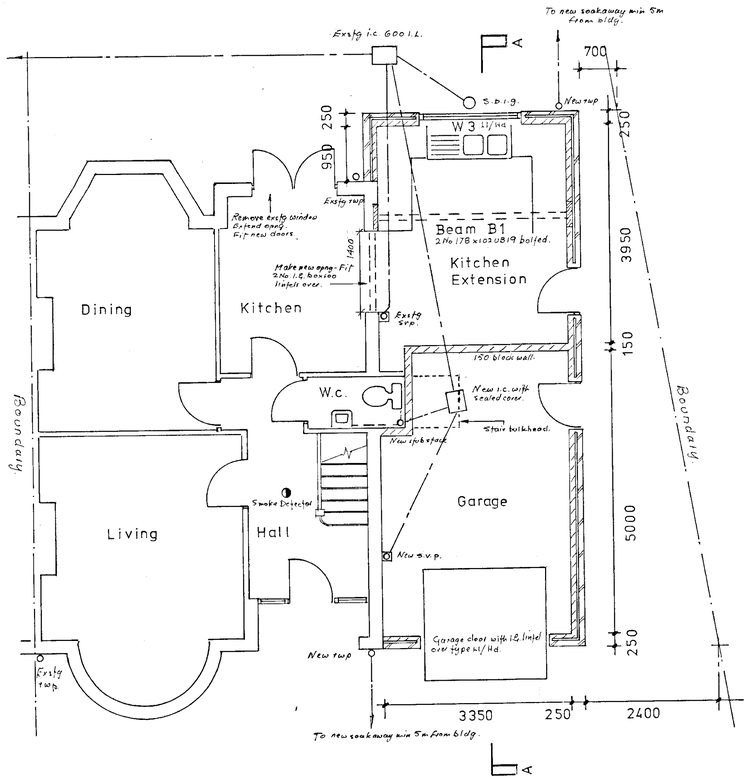
North Elevation Unchanged




Location Plan 1 : 1250

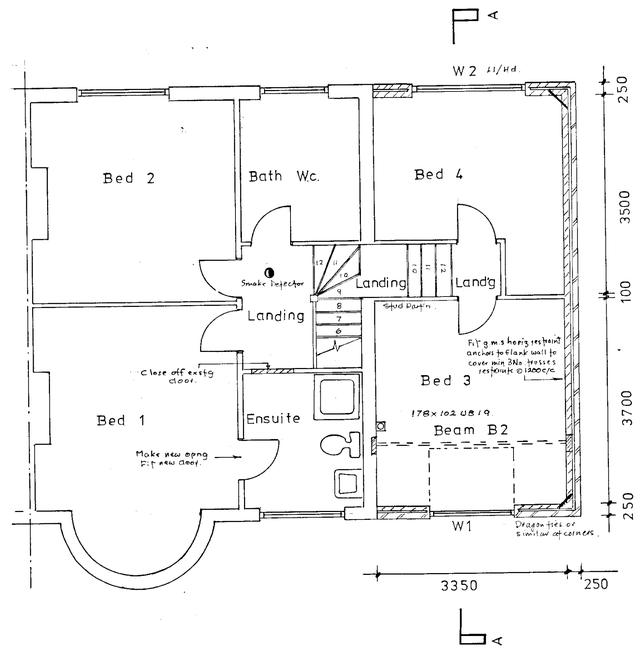



Block Plan 1 : 500

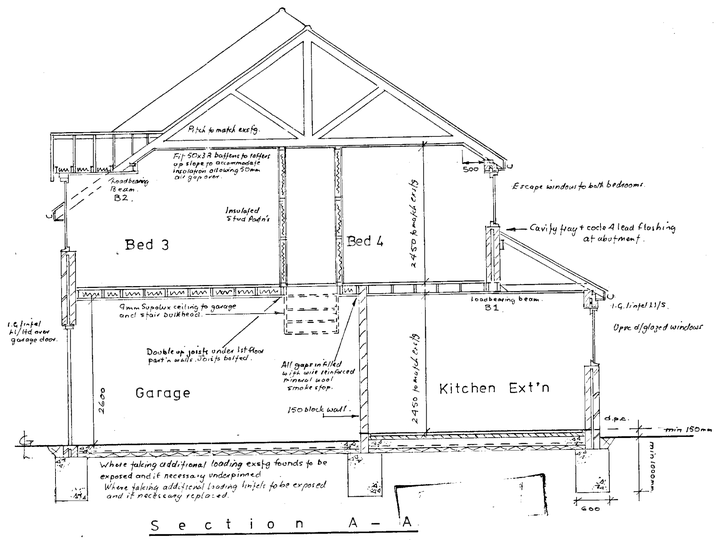



Plan - Ground Floor

*Notwithstanding the representation on this drawing all work to conform to current Building Regulations & relevant British Standards.*
*Builder to check & verify all dimensions & levels before proceeding.*
*No part of extension to encroach on or over adjoining property.*




Plan - First Floor




Section A - A

**Roof**: Tiles to match existg, 25 x 38 s.w battens, underside felt, trussed rafter roof @ 400 c/c by approved supplier as roof designer to include all necessary longitudenal/diagonal wind & stability bracings in 22 x 100 s.a.n timbers fixed at each intersection with 2No. 3.35 x 68 galv. round wire nails. Kayboard 22 x 100. In fill rafters min 25 mm deeper than trussed rafter member. All in accordance with BS 5268 : Part 3. CONDITIONAL APPROVAL REQUESTED. Builder to supply to L.A. full details/calculations of trusses before proceeding with any roofing works. Trusses bearing on 50 x 100 plates stepped @ efrs. as approved by Building Inspector (min 1200 c/c) using g.m.s. horiz/vertical restraint anchors & truss clips. Joists infilled with 200 mm thick Isowool 1000 insulation & rafters up slope with insulation as noted on section. Ceiling 12.5 duplex plasterboard, artex finish. Fascia/soffit in upvc with ventilation to give equivalent of continuous 10mm gap. Fit eaves vents to ensure airflow over insulation. Retain roof tiles, battens, felt & b.d. 50 x 100 rafters or joists @ 400 c/c. 2 No 50 x 100 header & corner posts. Infill joists with insulation & b.d. Ceiling & b.d. Dormer cheeks in 50 x 150 s.p.a.r @ 400 c/c, massive ply sheathing 12 mm thick, felt underlay to BS 747, vertical tile hanging. Double up rafters at dormer cheeks. Infill studding with 150 Isowool 2405 insulation. Fit ventilation & b.d. Soakers/flushings in code 4 lead sheet. Open valley in code 4 lead sheet on tilting fillet & roof boarding. Gutters 112 bfs to 68 d/pipes to new soakaways min 5m from bldg. via 100ϕ pipework bedded in pea shingle & laid @ 1:60 gradient.

**Windows Doors**: D/glazed upvc cont. with 6/12/6 glazing fully weatherstripped. I.C. lintels over 1.1/S infilled with flex d.p.c's & min 150 end bearings. Fit head ventilators 4000 mm² (kitchen/ensuite) 8000 mm² (Beds 3 & 4). Opng vents to bedrooms to give 1/50th floor area of ventilation. Doors to kitchen glazed in toughened glass to BS 6206. Window to Beds 3 & 4 to be escape windows with openable area min 0.33 m² and min 450 W x 450 H. Bottom of openable area max 1100 above FFL.
W1 - 1500 W x 1300 H. W2 - 1800 W x 10 50 H. W3 - 1800 W x 1050 H.

**First Floor**: 1 w 25 t & g flooring, 50 x 170 joists @ 400 c/c, 12.5 plasterboard ceiling artex finish. Garage ceiling 9 mm Supalux having all joints taped & filled. Fit herringbone strutting mid-span. Fit g.m.s. vert. restraint anchors @ 1200 c/c. Stair bulkhead & s.v.p. encased in Supalux.

**Ext. Walls**: Rendered - 100 Celcon Solar block, 50 cavity, 100 Solar block. Outer blockwork waterproof rendered to match existg. in 2 coats min 20 mm thick having scraped or textured finish. Block - 102 facings to match existg. 50 cavity, 100 Solar Block. Internally 13 lightwt plaster. Cavities infilled with 50 mm Isowool insulation. Str/steel wall ties 900 horiz 450 vert. c/c staggered. Double up ties around reveals. Cavities closed with Thermabate 50 closers and at roof level closed above roof soffit. New brick/block tied to existg using metal wall plates.

**Int. Walls**: Grnd Floor: 150 block with 13 lightwt plaster internally. 1st Floor - 50 x 100 studs @ 400 c/c on 50 x 100 head/sole plates with 50 x 100 noggings faced both sides with 12.5 plasterboard & infilled with approved type insulation.

**Grnd Floor**: 75 s/c screed on bldg. paper to BS 1521 grade B1F on 54 mm Celotex floor insulation with Celotex perimeter edging to screed. 1200 g. visqueen d.p.m. lapped into d.p.c. 150 conc. slab in 21 N/mm² mix with A142 reinforcing mesh. 100 well consolidated h/core. Garage base 150 conc. slab & h/core as b.d.

**Founds**: 21 N/mm² conc. mix taken to requd. depth (min 1000 mm) to suit sub-soil conditions all to Bldg. Insp. approval and to meet the requirements of the Bldg. Regs 1991 in all respects. Where drainage crosses founds a clearance of 50 mm all round to be maintained i.e. found depth min to drain invert.

**Drainage**: Wc. outlet 100ϕ Shower waste 40ϕ Basin waste 32ϕ Sink waste 40ϕ. With 75 deep seal traps & combined overflow. Connected to new 100ϕ SVP or R.W.P. New s.v.p. to terminate min 900 mm above any window within 3m & fitted birdcage. Above ground wastes with screw on type access cover. New drainage in 100ϕ hepitex or approved with flex joints bedded in pea shingle & laid @ min 1:40 gradient. Where within 300 mm of u/side of s/bb encase in conc. New i.c. 450 x 450 inspection dimensions built up off of 100 conc. slab in 22.5 class A engineering blue/ Fairfaced internally & properly benched to assist flow. Fit sealed airtight cover. Connections to existg i.c. all to Bldg. Insp. approval. Drainage to be tested before covering up.

**Ventilation**: Kitchen fitted mech. vent type Supervent G (72 litres/sec). WC fitted Louvent 01 (31 litres/sec) with min 15 min. overrun. Ensuite fitted Selv Louvent (31 litres/sec). For light, door or pull switch operation & ducted to outside via 110ϕ pipework terminating in wall grille. WC to grnd floor with air inlet i.e. 10 mm gap under door.

**Stairs**: To match existg. 22.9 go 20.3 rise 864 wide. Max 42° pitch. Headroom min 2m from pitch line. Handrail to one side 900 mm above pitch line. Landings min 864 x 864. Trimmer 2 No 50 x 170 members bolted. Stairs with closed treads.
*Note: Exact arrangement of existg stairs at landing level to be agreed with Bldg. Insp. on site.*

**Smoke Detectors**: To BS 5446 : Part 1. Installed to manufacturers recommendations. To be self-contained & interconnected & permanently wired to separate fused circuit at D.B. Board. All wiring to I.E.E. regulations.

**Beams**: As per engineers details/calcs on poststones. Encased in 2 layers of 9.5 plasterboard wired @ 100 c/c with 12.5 gypsum plaster set coat to give ½hr fire rating.

20.MAR 2001 • 3634

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|---|---|
| PROPOSED TWO STOREY SIDE EXTENSION AT 36, SALCOMBE DRIVE, EARLEY, READING FOR R. WHIGHT ESQ., | |
| DRAWING No. | P / 653 / 1 |
| SCALE | 1 : 100 & 1 : 50 |
| DRAWN | R. F. H. |
| DATE | MARCH '01 |