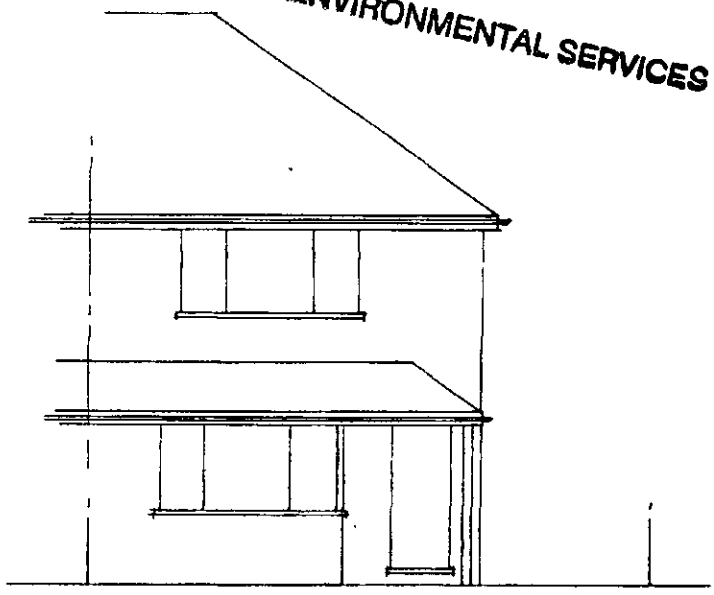
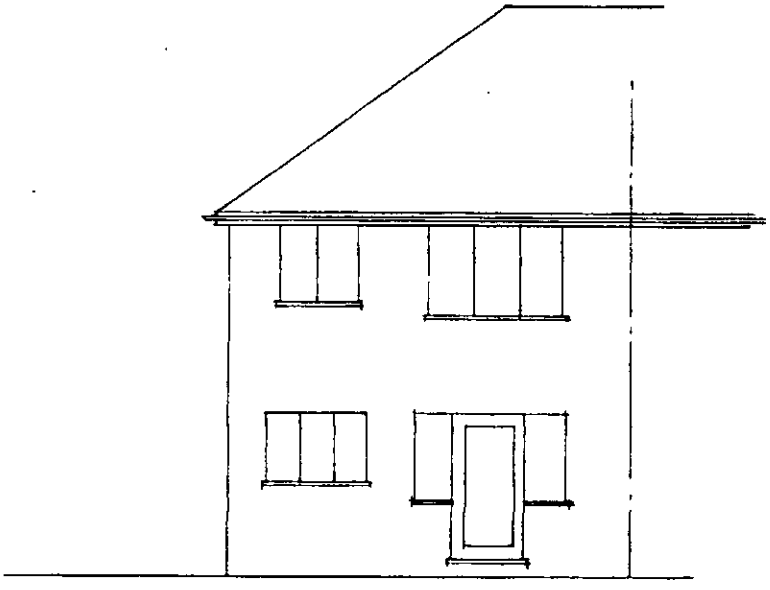
24 FALMOUTH ROAD, READING.

READING BOROUGH COUNCIL
25 NOV 2002
ENVIRONMENTAL SERVICES



FRONT ELEVATION

021438



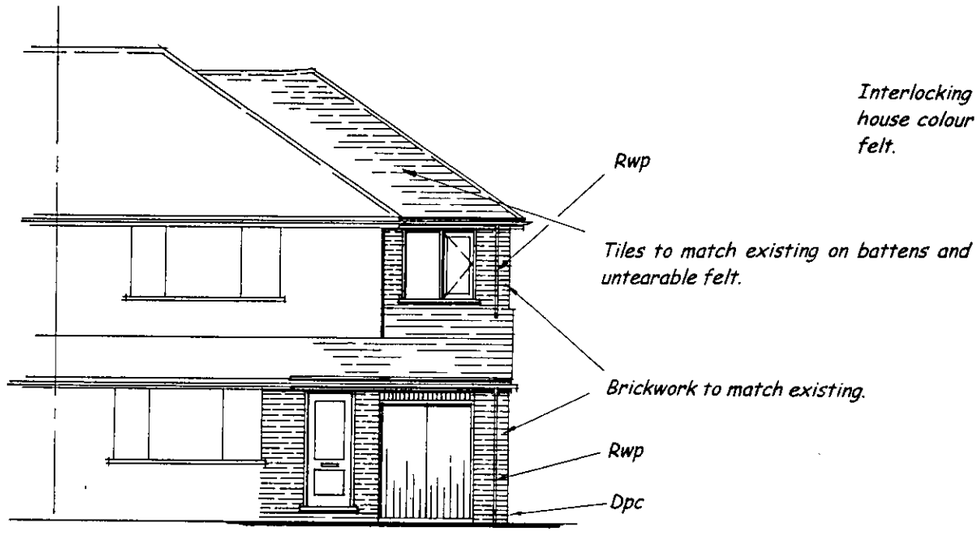
REAR ELEVATION

Scale 1:100.

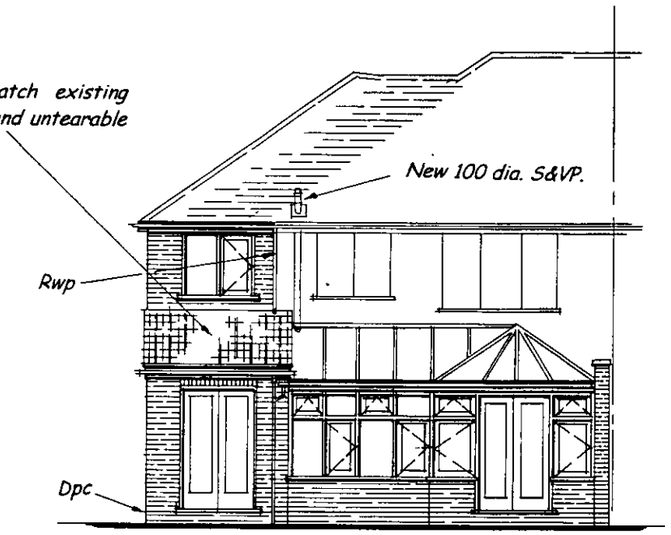
PROPOSED EXTENSION for MR P R FACER at 24 FALMOUTH ROAD, READING RG2 8QR.

021438

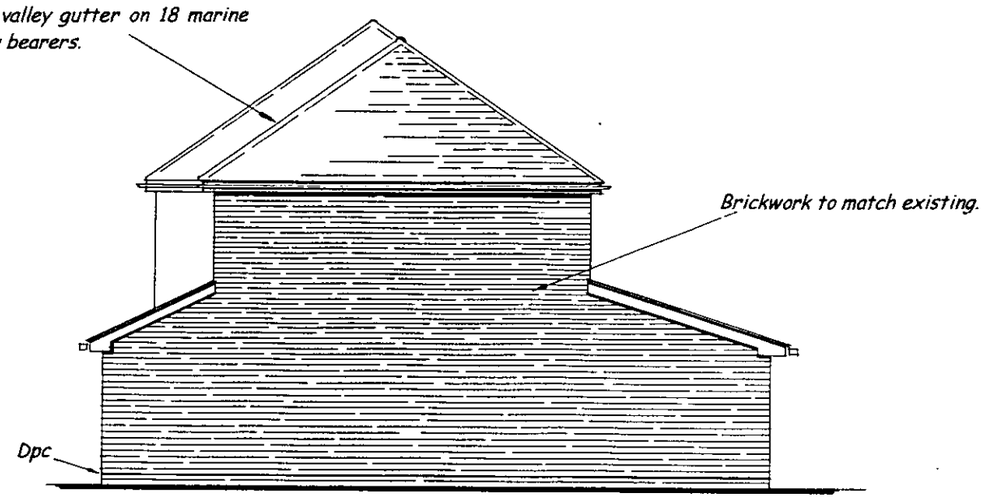
RECEIVED
19 NOV 2012



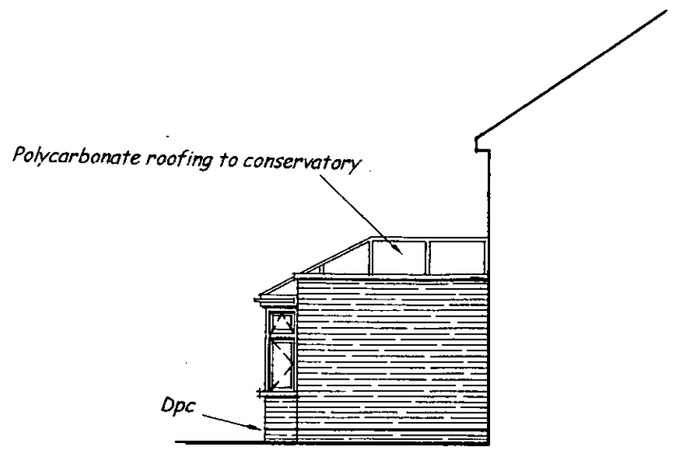
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

Scale 1:100

021438

RECEIVED
19 NOV 2002

Existing drainage.

Existing inspection chamber to be fitted with double seal screw down cover.

2350

325

3050

Conservatory

Study

2 No. CATNIC lintels CN6X (Gauge C) over.

100 x 50 framing faced both sides with 10 plasterboard.

CATNIC lintel CN6X (GAUGE C) over.

Kitchen

Half hour fire resistant self-closing door.

Mechanical ventilation to be provided with a minimum capacity of 60 litres per second or a cooker hood with a capacity of 30 litres per second.

8000

Lounge

Store

Hall

2 No. CATNIC lintels CN6X (Gauge C) over.

Boundary line.

2075

325

GROUND FLOOR PLAN

Mechanical ventilation to be provided with a minimum capacity 15 litres per second.

New 100 dia. S&VP.

2 No. CATNIC lintels CN6X (Gauge C) over.

Bedroom 2.

Bathroom

Bedroom 3

Bedroom 1.

6200

1000

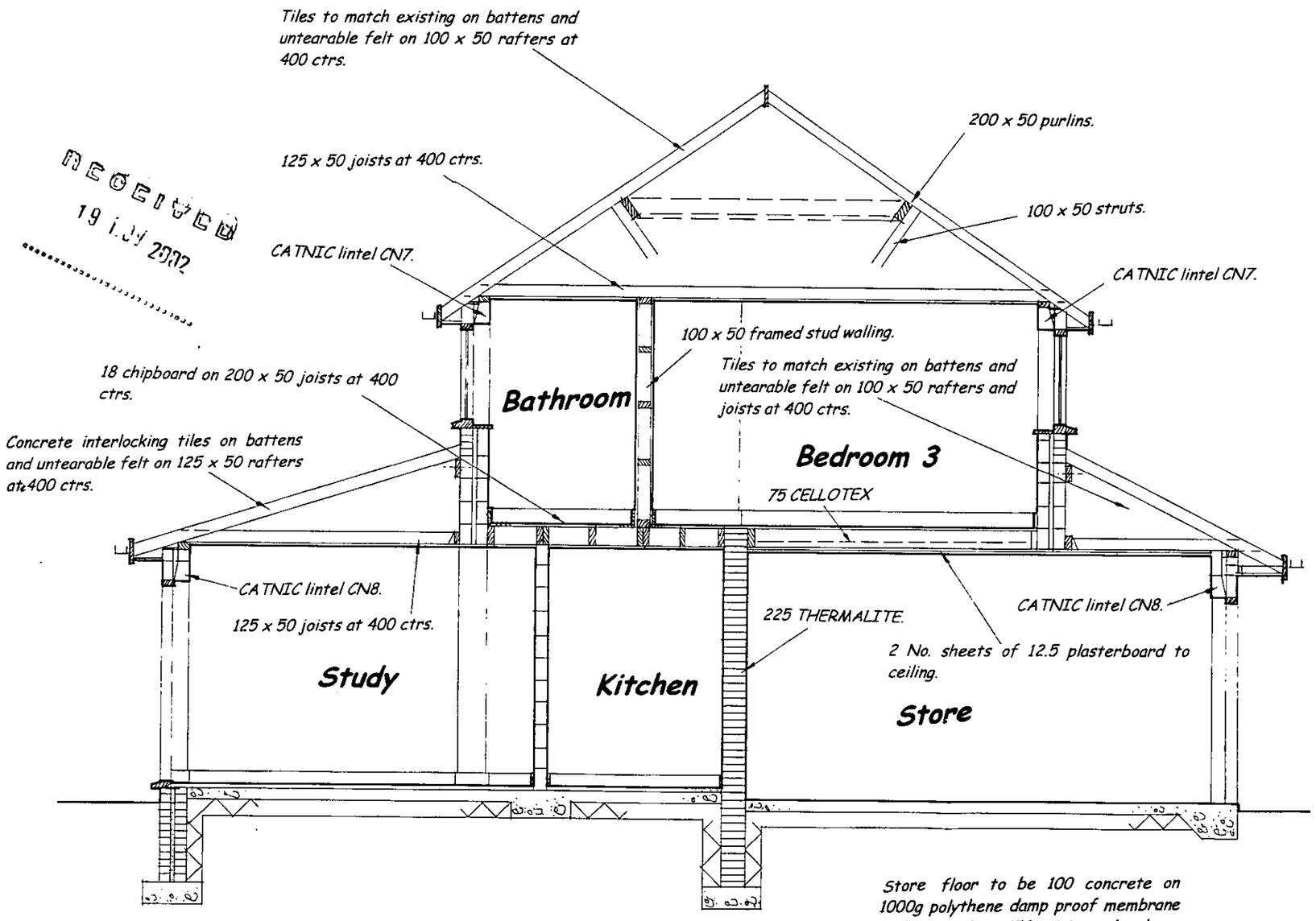
WC waste 100 dia.
Bath waste 40 dia.
Shower waste 40 dia.
Basin waste 32 dia.
Sink waste 40 dia.

FIRST FLOOR PLAN

Scale 1:50

021438

RECEIVED
19 JUL 2002



Store floor to be 100 concrete on 1000g polythene damp proof membrane laid on sand on 150 minimum hardcore and have a finished floor level 100 minimum lower than remainder of house.

SECTION

Scale 1:50

Walls to be single brick, 75 cavity with 75 ROCKWOOL cavity wall batts fill and 100 THERMALITE (TURBO TYPE) with lightweight plaster. Ties: 900 horizontal, 450 vertical and double at all reveals. Reveals to have THERMABATE INSULATED CAVITY CLOSERS to prevent cold bridging and provide vertical d.p.c.
All cavities to be filled to ground level and closed at roof level. All brickwork to match existing.

150 x 100 r.c. lintel to be provided to each wall skin at point of any pipe crossing.

All foundations to be 600 x 225 to suitable subsoil, 1000 deep if in clay but at least to level of existing building and invert level of all drains passing within 1000 of new works. Notwithstanding the representation on the drawings the foundations are to meet the requirements of the L.A. in all respects.

All steel beams to have 150 minimum end bearings on padstones and covered with 2 No. sheets of 12.5 plasterboard wired at 100 centres.

Code 4 lead flashings to be used throughout.

Mild steel anchors to be provided at not greater than 2000 centres having a cross section of 30 x 5.

All soffites to have a 25 gap fitted with a flyscreen to ventilate the roof space.

70 dia. r.w.p's or equivalent to soakaway 5000 minimum from building. (Unless to existing surface water system). Soakaway to be 1 cubic metre minimum in capacity filled with brick hardcore only and taken down to a previous substrata and capped with concrete. Gutters to be 115 half round or equivalent.

All new drains to be 100 dia. Flexible jointed and bedded and surrounded in pea shingle. (OSMA or HEPSLEEVE). Laid to fall of 1:40.

All plumbing to be in accordance with B.R. digest 80 2nd sèries incorporating 75 deep sealed traps to all waste appliances.

All ceilings to be 10 foil backed plasterboard.

All roofs to be insulated with 100 + 150 ROCKWOOL ROLLBATTS and be contiguous with wall insulation at eaves. All insulation joints to be close-butted.

Solid floors to be 50 screed on 100 concrete on 1200g polythene d.p. membrane laid on 100 JABLITE grade SD on sand on 150 min. hardcore.

All windows and glazed doors to be wood or PVC-U frames and be double-glazed with PILKINGTON 'K' glass with 16 minimum gap (argon filled) to provide U value of 0.2 minimum and comply with BS6206. All habitable rooms to have permanent ventilation of 8,000 sq mm minimum area and have a clear opening casement of 750 x 450 - this to be positioned a maximum of 1100 above finished floor level.

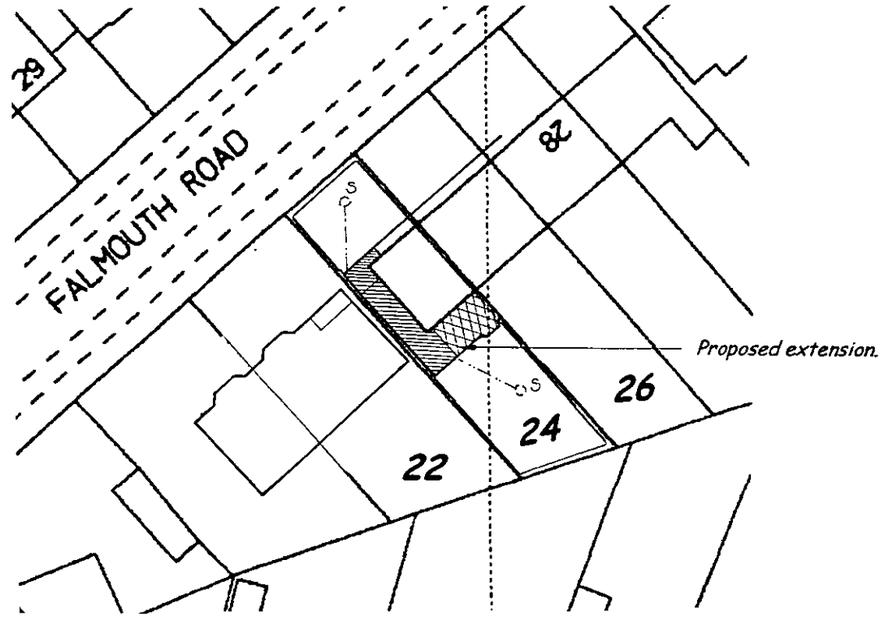
All lintels over external openings to be insulated to prevent cold bridging.

Contractor to check all dimensions on site and adequacy of existing structure before any additional loading is applied.



LOCATION PLAN 1:1250

No part of extension to encroach upon adjoining property.



SITE PLAN 1:50