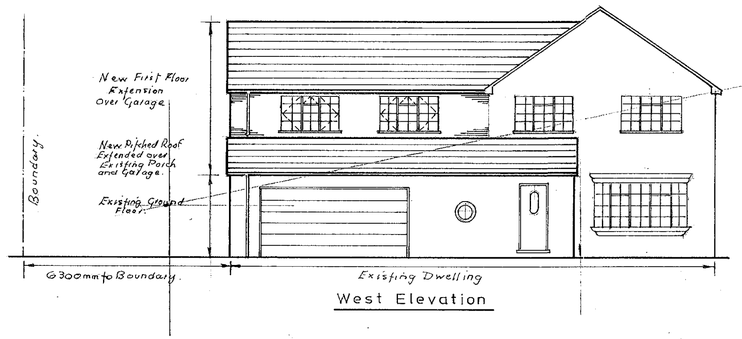
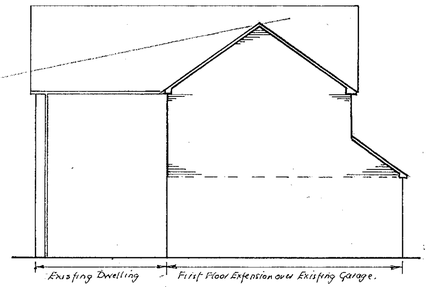
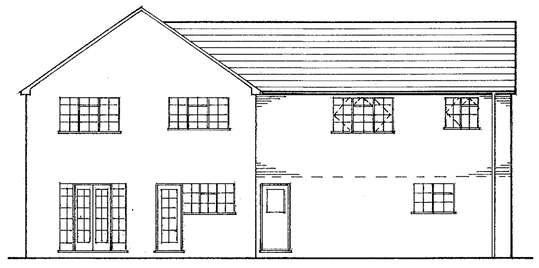


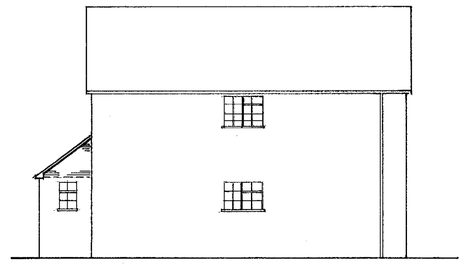
West Elevation



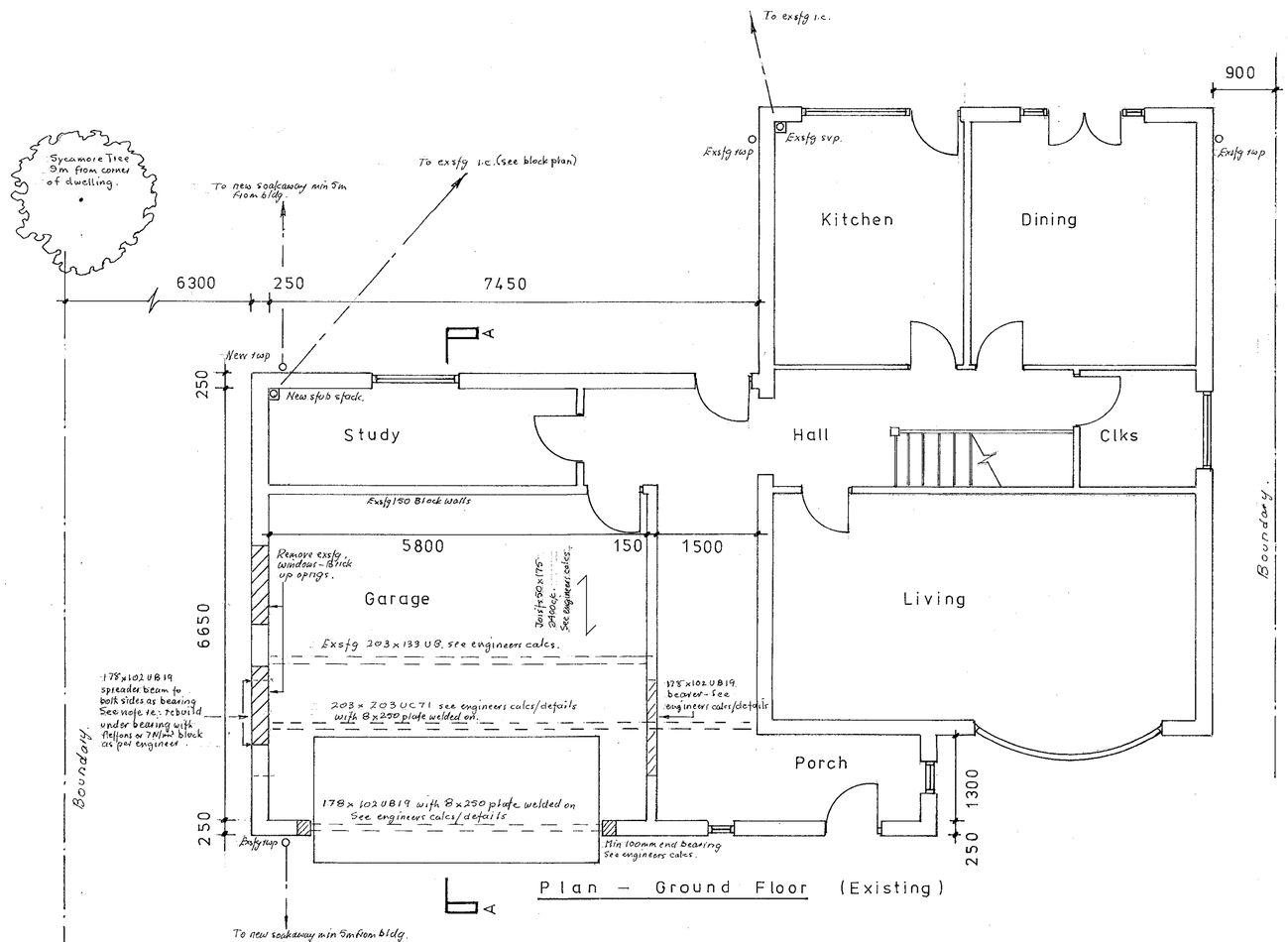
North Elevation



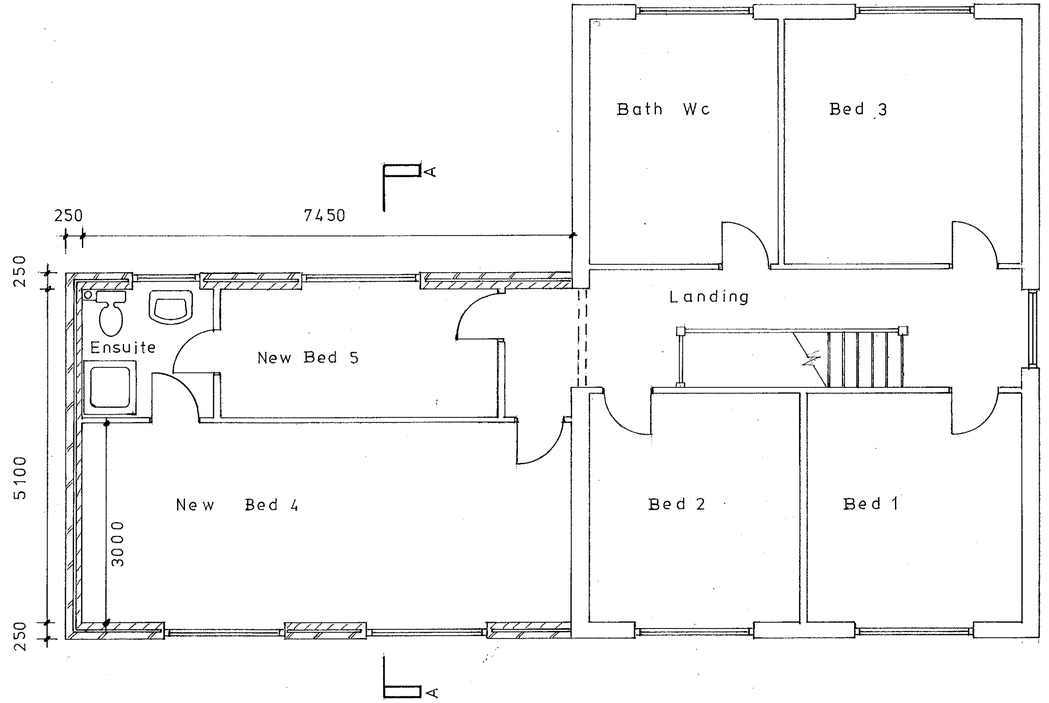
East Elevation



South Elevation



Plan – Ground Floor (Existing)



Plan – First Floor

APPROVED
22 Dec 2000 3086

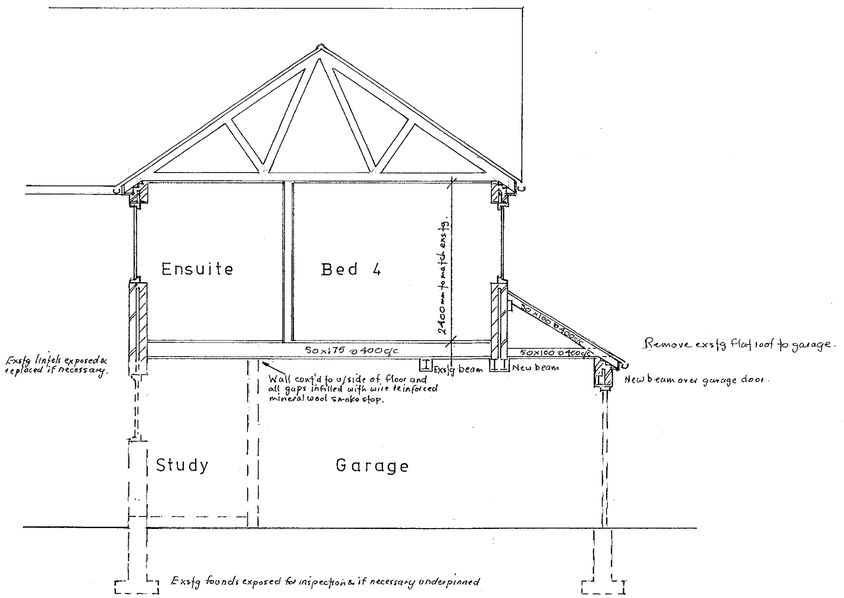
Builder to check & verify all dimensions/levels before proceeding.
All works to conform to current Building Regulations & relavant British Standards whether or not depicted on drawings P/646/1 & 2.

For Section, Specification, Block & Location plans see Dwg. No. P/646/2

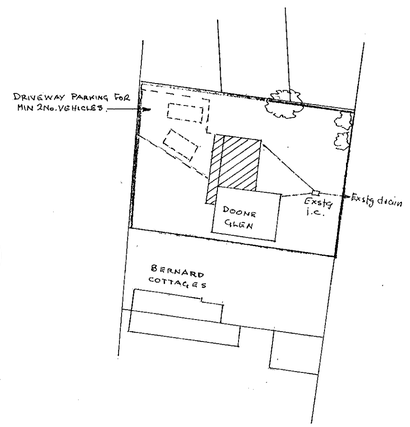
PROPOSED FIRST FLOOR SIDE EXTENSION OVER EXISTING GARAGE AT "DOONE GLEN", RECREATION LANE, SPENCERS WOOD, READING, FOR MR. D. SAMUEL.

DRAWING No.	P/646/1
SCALE	1 : 100 & 1 : 50
DRAWN	R.F.H.
DATE	DEC '2000

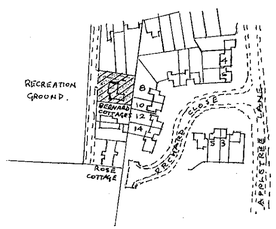
CD 2/3/01



Section A – A



Block Plan 1 : 500



Location Plan 1 : 1250

For Elevations & Plans see Dwg.No. P/646/1

Roof: Tiles to match exstg, 25 x 38 s.w battens, untearable felt, trussed rafter roof @ 400c/c manufactured & supplied by approved manufacturer as roof designer to include all necessary longitudenal/diagonal stability & wind bracings in 25x100 sawn timbers twice nailed at each intersection using 3.35x65 galv. round wire nails all in accordance with BS 5268 : Part 3. **Conditional approval requested.** Builder to supply to L.A. full details/calculations of trusses before commencing any roofing works. Bearing on 50 x100 plates bedded & strapped @ 1200c/c using g.m.s vertical restraint anchors & truss clips. At gable end fit gms horiz. restraint anchors @ 1200 c/c to cover min. 3 No trusses. Joists infilled with 200mm thick Isowool insulation with ceiling of 12.5 duplex plasterd. or tex finish. Fit eaves vents to ensure ventilation over insulation. Fascia, soffit, barge in upvc with ventilation to give equivalent of continuous 10mm gap. Open valleys formed in code 4 lead sheet on tilting fillets & roof boarding. Mono-pitch roof : Tiles, battens, felt a.b.d. 50x100 rafters & joists @ 400c/c. 50 x 150 wall bearer rawlbolted to wall. Insulation & ceiling a.b.d. to porch area/hall. Soffit ventilation a.b.d. Fit ventilation at roof abutment equal to continuous 5mm gap. Fit cavity tray & code 4 lead sheet at abutment of mono-pitch to brick & flashed into brick & over tiles to weather complete. Gutter 112 h/r to 68 ϕ d/pipe to new soakaways via 100 ϕ pipework bedded in peashingle & laid @ 1:60 gradient.

Windows: D/glazed upvc, 6/12/6 glazing, fully weatherstripped. I.G. lintels over L.I/H.D having flex. d.p.c's & min 150mm end bearings. Units with head ventilation to give min 8000 mm^2 airflow (Bedroom) 4000 mm^2 airflow (Ensuite). Opng. vents to Bedroom to give min ½% floor area of ventilation.
W1, 2, 3 size 1800W x 1200H. W4 size 1000W x 1000H.

Ext. Walls: 102 facings to match exstg, 50 cavity, 100 Celcon Solar block, 13 lightwt plaster. Cavities infilled with 50mm thick Isowool insulation. St/steel wall ties 900 horiz 450 vert c/c staggered. Double up ties around reveals. Cavities closed with Thermabafe 50 closers and at roof level closed above ext. soffit. New brick/block tied to exstg. using approved type metal wall plates.

Int. Walls: 50 x 100 studs @ 400c/c on 50 x 100 head/sole plates with 50x100 noggings faced both sides with 12.5 plasterd & infilled with approved type insulation.

First Floor: Ex 25 t.g. flooring, 50 x 175 joists @ 400c/c, ceiling of 9mm Supalux having all joists taped & filled. Joists infilled with 175 mm thick Isowool insulation. Fit herringbone strutting 2 No. rows @ 1/3rd span positions. Fit gms restraint anchors to cover min 3 No. joists. Double up joists under 1st floor partn walls.

Drainage: We outlet 100 ϕ. Basin waste 32 ϕ. Shower waste 40 ϕ. With 75 deep seal traps & combined overflow. Above grnd. waster fitted screw-on type access covers. Connected to 100 ϕ stub stack with air admittance valve fitted above basin level. Connection to exstg i.c. all to Bldg. Insp. approval. Drainage to be tested before covering up.

Smoke Detectors: To BS 5446 : Part 1. installed to manufacturers recommendations. To be self-contained & inter-connected & permanently wired to separate fused circuit at D.B. board. All wiring to I.E.E. regulations.

Beam : As per engineers calcs/details encased in 9mm Supalux.

Ventilation : Mech. vents as supplied by Airflow Ltd: Ensuite fitted Selv Isovent (31 litres/sec) for light or door switch operation ducted to outside via 110mm ϕ pipework terminating in wall grille.

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22.DEC.2000 3886

PROPOSED FIRST FLOOR SIDE EXTENSION OVER EXISTING GARAGE AT "DOONE GLEN", RECREATION LANE, SPENCERS WOOD, READING, FOR MR. D. SAMUEL.	
DRAWING No.	P/646/2
SCALE	1 : 50 & As noted
DRAWN	R. F. H.
DATE	DEC '2000

D 2/3/01