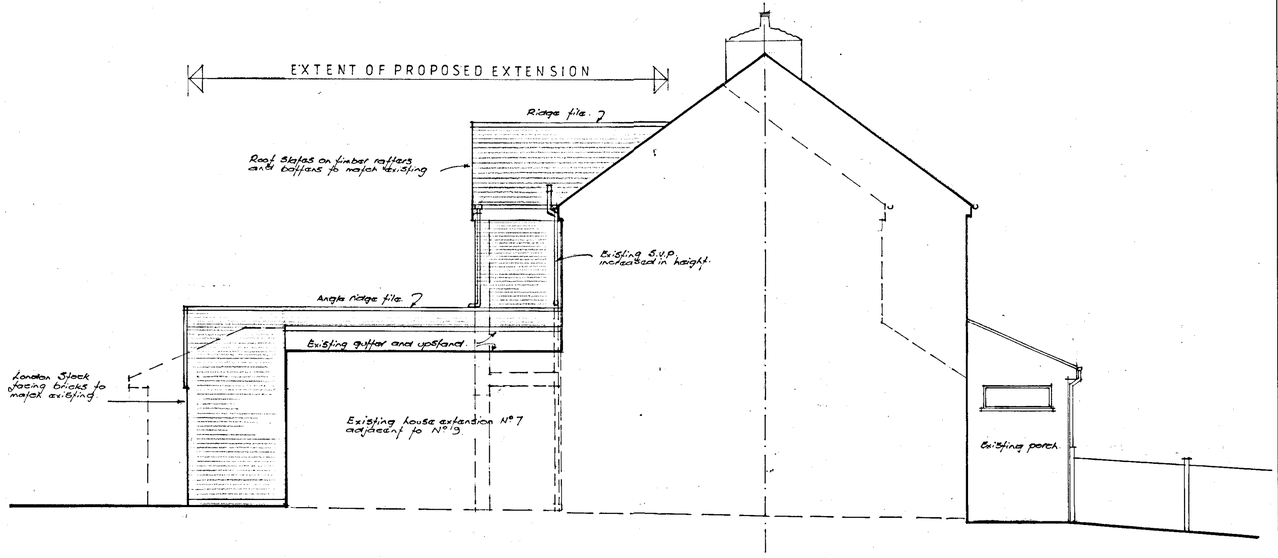


SIDE ELEVATION FACING SOUTH

SCALE 1:50

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

	Date	Revisions
A		

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Client RICHARD AND KAREN HAYHOE
9 DENMARK AVENUE
WOODLEY READING RG5 4RS

Job Title
DEMOLISH EXISTING EXTENSION AND REBUILD WITH A NEW TWO STOREY EXTENSION

31 OCT 2001 5128

Drawing Title
SIDE ELEVATION

APPROVED

Scale 1:50

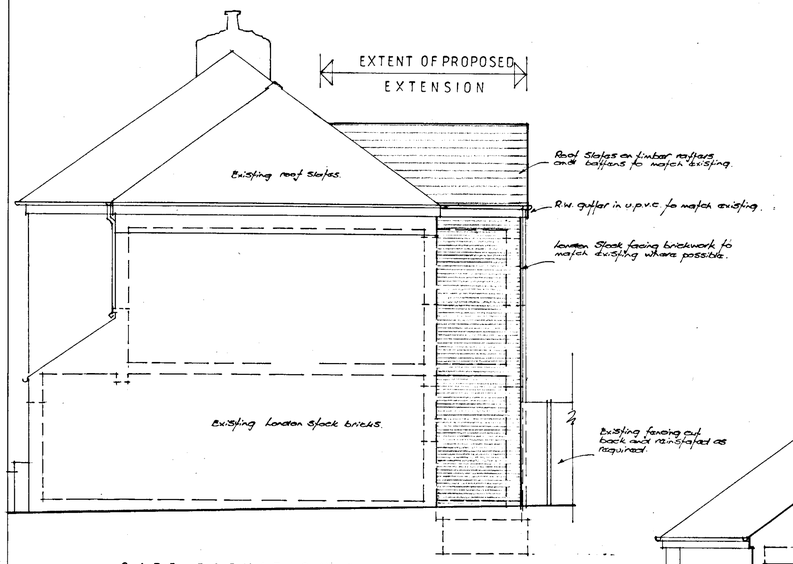
Date 22·10·01 Drawn by

Drg No. 22/V/3 Rev

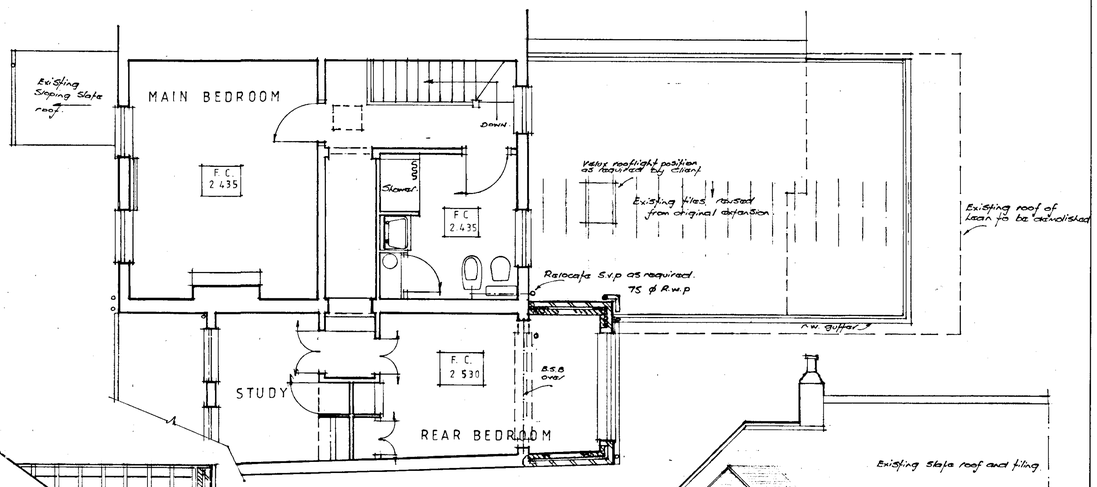
A PRODUCT OF THE UNO RANGE — ARCHITECT CAT. No. 7312.

420×594mm A2

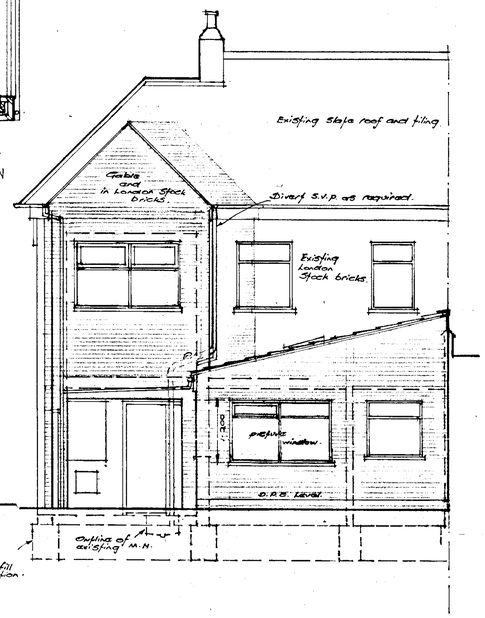
122



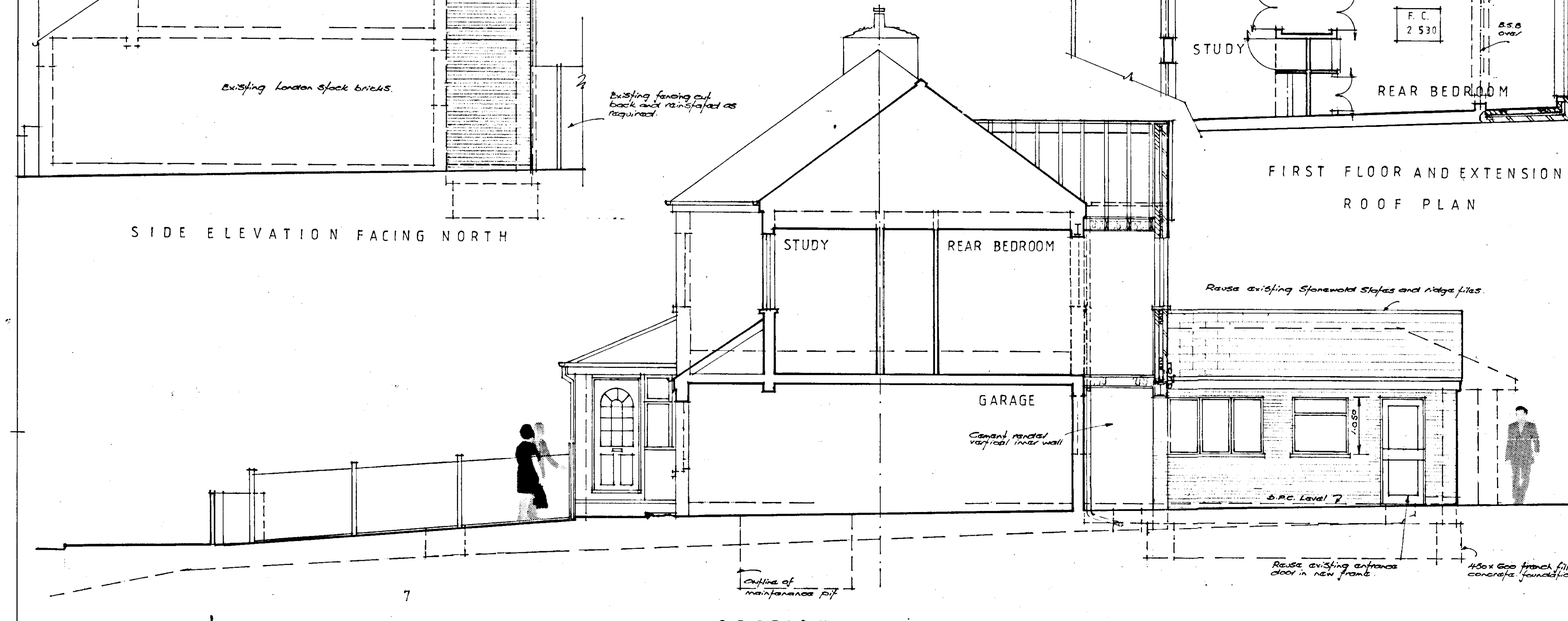
SIDE ELEVATION FACING NORTH



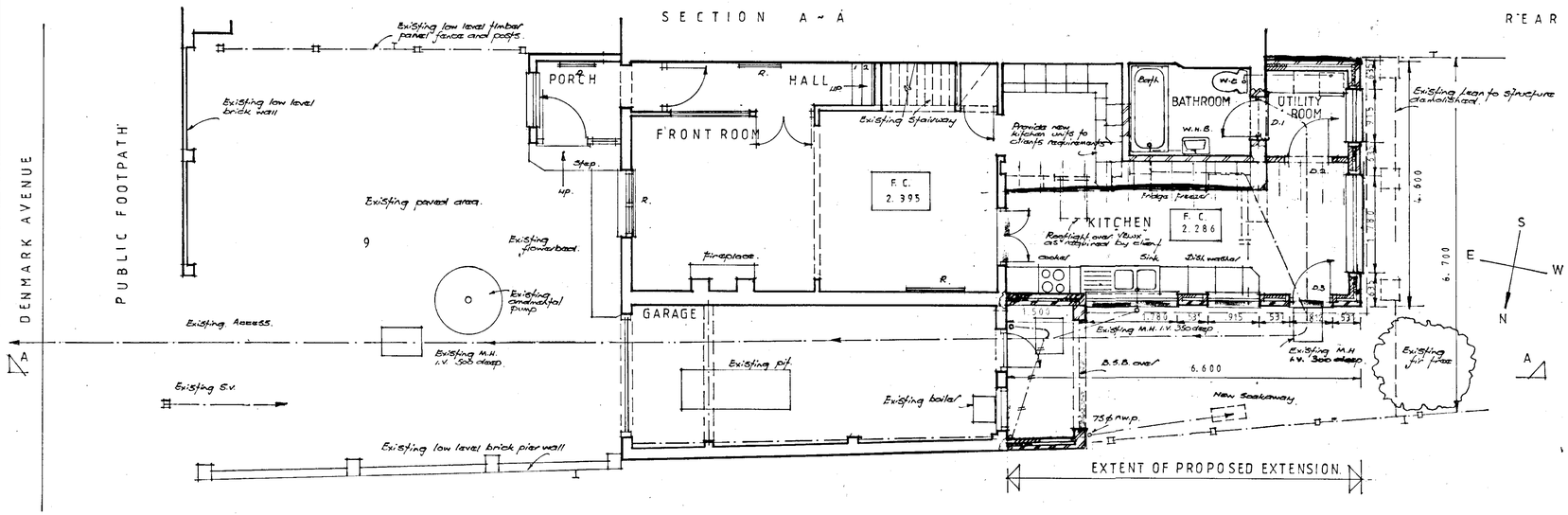
FIRST FLOOR AND EXTENSION ROOF PLAN



REAR ELEVATION FACING WEST



SECTION A ~ A



GROUND FLOOR PLAN.

CATNIC LINTELS.
Catnic galvanised M.S. lintels throughout as follows.
C.H.9 over doors and windows. fo internal wall openings up to 900mm.
C.H.10 over openings 900mm to 1200mm.
Minimum lintel bearings 150mm. each end. based on manufacturers tables.
Lateral restraint.
To brickwork provided by galvanised m.s. joist straps, fixed across 3. joists at 1200 centres of ceiling and floor levels.

DOUBLE GLAZING. to match existing where possible.
ALL CAVITIES. Closed with cavity closure blocks or e.s.a. of cills and eaves.

CEILINGS.
All ceilings in 9.5 mm foil backed plaster board unless noted otherwise, vary from 100 mm centres with 150 mm glass-fibre insulation laid between ceiling joists to give total roof insulation value 0.33 max

TOILET AREA.
Provide ensuite toilet and wash hand basin in clients own requirements and rep. fixtures

ALL PLUMBING. of pipes to be 15 ϕ half hard copper e.s.a. pipework, click Stop valve duy off position.

ELECTRICAL WORK.
To clients individual requirements but must be installed in strict accordance with I.E.E. regulations.

DECORATIONS.
To Clients own requirements.

INTERIOR FITINGS.
All interior fittings installed to their own requirements.

SCALE 1:50
0 0.5 1 1.5 2.0 2.5 3.0 3.5 4.0 Metres

GAS AND MECHANICAL SERVICES.
Any gas and mechanical services checked and supplied by gas companies. of clients request.

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

SPECIFICATION NOTES

FOUNDATIONS.

Foundations generally to be trench fill concrete 450 x 600 deep under bearing walls and 450 x 150 under load bearing partitions but in clay soils to be 1 m or as determined by site conditions.
Brickwork below D.P.C. to be brick to B.S. 1180 and the cavity to be filled to depth of not less than 225 mm below D.P.C. 1:12 fine concrete.

GROUND FLOOR. KITCHEN AREA.

Solid ground floor as drawing. Hardcore to be consolidated in 150 layers. Sand blinded with 200 mm 1000 gauge D.P. membrane with 150 mm laps and united with wall at d.c. 100 mm elongate slip layer on damp proof membrane with finished level to receive 37mm Screed.

FIRST FLOOR. REAR BEDROOM.

18 mm T&G. flooring grade chipboard on 200 x 50 m.m. joists at 600 centres
Trimming joists and sat on heavy duty galv. m. steel hangers. Straddle over joists or built into walls as necessary.

ROOF CONSTRUCTION.

Slates laid in accordance with C.P. 142 (or as appropriate) and to manufacturers specification or battens to file manufacturers specification to suit slate/tiles used and/or spacing on unfavorable roofing felt.

DAMP PROOF COURSES.

Horizontal and vertical D.P. courses to B.S. 743. Vertical d.p. courses to all windows and door jambs. 150 wide.

VENTILATION.
Windows to have opening areas in excess of 5% of room area.

CROSS VENTILATION.
All roof voices effected by a combination of interior vents, d.p.c. soffit or fascia vents (giving equal to a 18 mm continuous gap and gable air bricks.

DOORS
External quality panelled door. 1.981 x 838 x 44 mm. D.3. (raise to wiring)
Internal quality flush doors 1.981 x 762 x 44 mm. D.2
also 1.981 x 457.5 x 44 mm. D.1

BRICKS
Facing bricks to match existing i.e. London Stock bricks.

INNER WALLS.
100 mm block with internal cavity

INSULATION. Proprietary slab insulation use 'dritile' celotex' double R.P.F. 0.3.9.

WALLING.
Cavity walling to C.P. and B.S. for external skin materials as shown with wall ties as required.
280 mm Cavity wall with external skin of 100 mm lead bearing insulating bricks as shown, with proprietary slab insulation as shown in 80 mm cavity. Secured against inner leaf with proprietary clips, leaving clear cavity, giving a total insulation value of 0.6 (+20 insulation between building and garage.)
INTERNAL LOAD BEARING WALLS.
in 100 mm Solid insulating blocks to be taken down to trench fill foundation.

FLASHINGS
Lead cover flat and flashings in N° 4 lead Type 'A' 743 and B.S. 6398.

DRAINAGE.
Deep Seal traps to all appliances, wastes, B.S. 5572. 38 mm min to back inlet gullies.
FOUL DRAINS
To B.S. of C.P. 301 100 mm Hepsleve Grade A piping on granular bed laid to gradient 1:40. Re-use existing drains or trench of same material.
RAIN WATER GOODS.
Black upvc. r.w goods 75 ϕ down pipes and 110 upvc gutters to drain to ground.

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Date	Revisions

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DEMOLISH EXISTING EXTENSION AND REBUILD WITH A NEW TWO STOREY EXTENSION.

APPROVED

Drawing Title

PLAN
ELEVATIONS,
SECTION.

Scale 1:50

Date 9. 8. 01 Drawn by

Drg. No. 22 / V / 2. Rev.

0 10 20 30 40 50 60 70 80 90 100

A PRODUCT OF THE LINO RANGE - ARCHITECT CAT. No. 7311

12/3/02 594 x 841mm A1