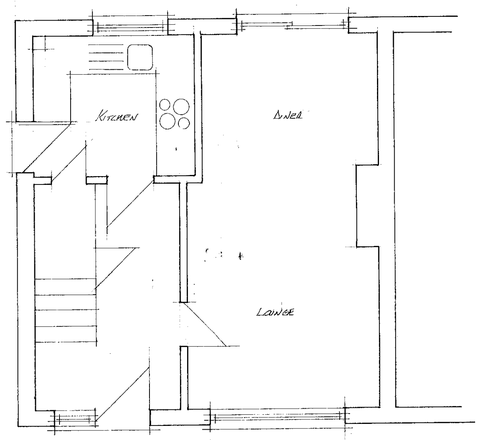
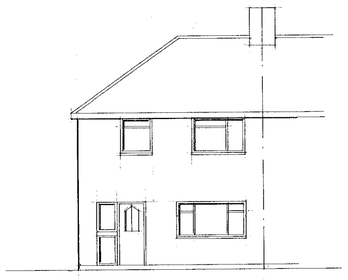
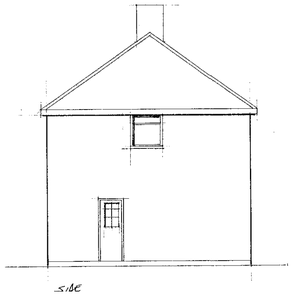


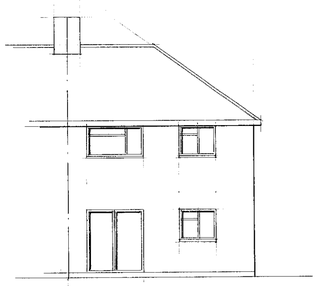
EXISTING G.F.



EXISTING FRONT



SIDE



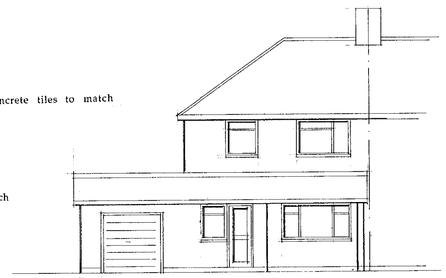
REAR

DRAINAGE:- All drainage to Local Authority satisfaction. Where pipes are within substructure pipes to be surrounded in concrete 150mm min cover. Where pipes pass through the substructure concrete to be continuous under pipe and concrete lintel over, 100mm hepsleve drainage pipes via universal gully to existing/new inspection chamber. Allow for locating drainage run on site. Cutters and rain water pipes to match existing.

KITCHEN:- All units to Building Reg's requirement. Allow for fridge space with power point. Allow for mechanical ventilation extracting at a rate not less than 60 litres per second (or incorporated within a cooker hood and capable of extracting at a rate of 30 litres per second) which may be operated intermittently.

New concrete tiles to match existing

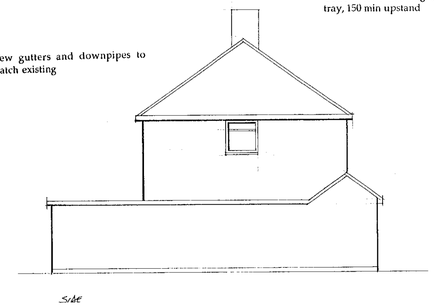
Facing brickwork to match existing



PROPOSED FRONT

New gutters and downpipes to match existing

Code 4 lead flashing and cavity tray, 150 min upstand

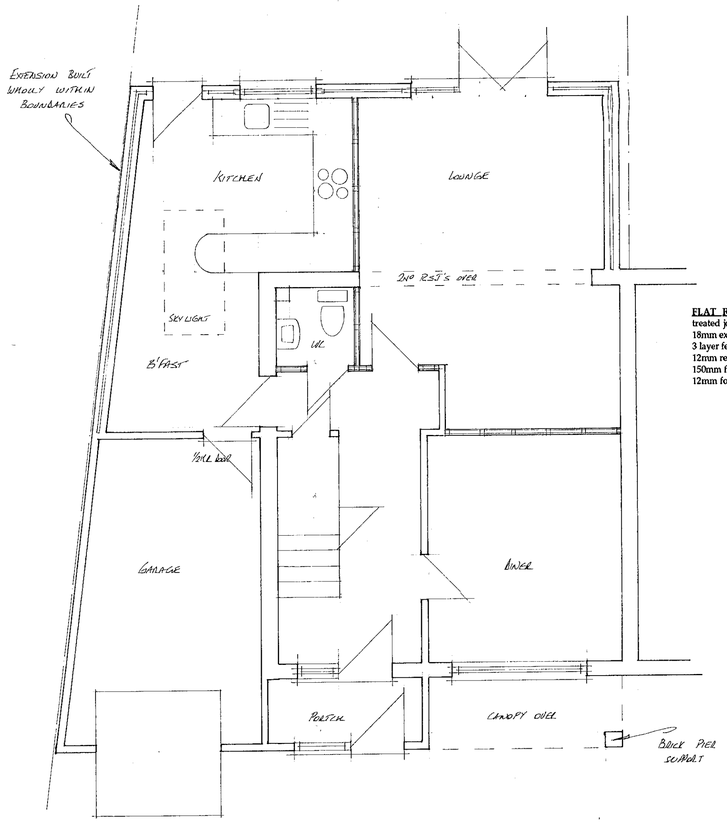


SIDE

New windows to match existing



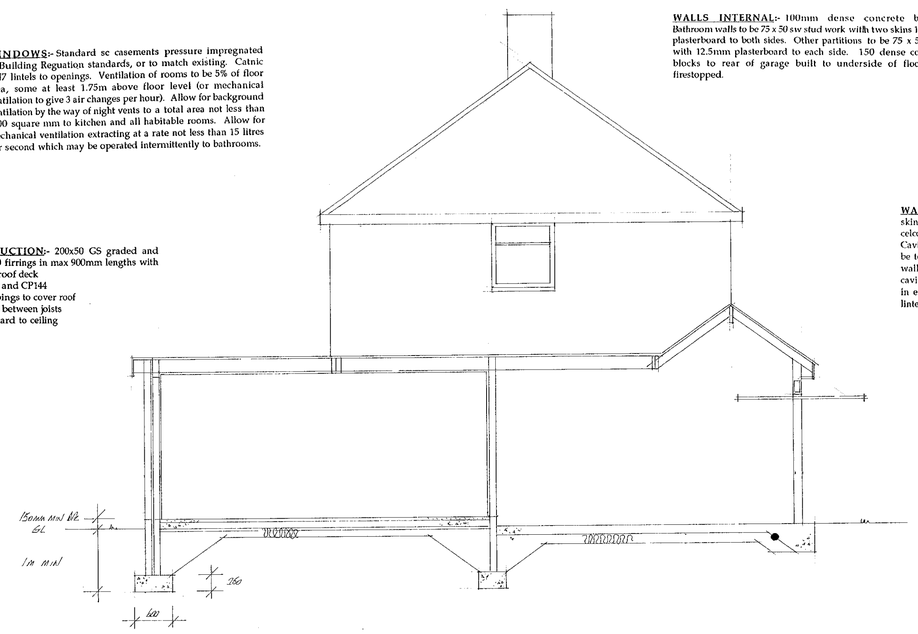
REAR



PROPOSED G.F.

WINDOWS:- Standard sc casements pressure impregnated to Building Regulation standards, or to match existing. Catnic CN7 lintels to openings. Ventilation of rooms to be 5% of floor area, some at least 1.75m above floor level (or mechanical ventilation to give 3 air changes per hour). Allow for background ventilation by the way of night vents to a total area not less than 4000 square mm to kitchen and all habitable rooms. Allow for mechanical ventilation extracting at a rate not less than 15 litres per second which may be operated intermittently to bathrooms.

FLAT ROOF CONSTRUCTION:- 200x50 CS graded and treated joist at 400 c/c 75-0 firrings in max 900mm lengths with
18mm external quality ply roof deck
3 layer felt system to BS747 and CP144
12mm refective stone chippings to cover roof
150mm fibreglass quilt laid between joists
12mm foilbacked plasterboard to ceiling



FOUNDATIONS:- Existing foundations to be exposed if requred by Building Inspector. 1m min depth of foundation. 600mm wide x 250 deep C15P concrete strip foundations. Depth subject to Building Inspector's approval. Construction of walls below ground level to be 2 skins dense concrete blockwork to BS 6073. Cavity filled to 225 below lowest dpc with lean mixed concrete. Notwithstanding the representation of the Building Regulations in all respects will be provided. Dimensions of foundation may alter subject to subsoil conditions.

WALLS INTERNAL:- 100mm dense concrete blocks. Bathroom walls to be 75 x 50 sw stud work with two skins 12.5mm plasterboard to both sides. Other partitions to be 75 x 50 stud with 12.5mm plasterboard to each side. 150 dense concrete blocks to rear of garage built to underside of floor and firestopped.

WALL EXTERNAL:- 265mm cavity work consisting external skin facing brick to match existing - 50mm cavity - 100mm celcon insulation blockwork internal skin, internal face drylined. Cavity filled with styrafil cavity insulation. Insulation to cavity to be to BS1 or BBA requirements. 3.5 n/mm strength. External walls to be firestopped at top with 9mm 'Supalux' board across cavity. Vertical and horizontal DPC's required around openings in external walls provide marlith slimline vents @ 1m c/c to lintels and cavity trays.

LEAN TO ROOF:- 175 x 50 sw rafters and joists @ 600 c/c spacing on to wall plates raw bolted to brickwork. Lay 150mm insulation quilt between joists. Allow for tile vents in positions shown.

GROUNDFLOOR:- 100mm thick concrete grade C10P Slab with tamped finish to act as key to 50mm sand and cement screed on 1200 dpm on min 150mm consolidated and blinded hardcore. Garage slab laid to fall of 50mm to front tamped finished (where applicable).

DPC/DPM:- 2000 grade black visqueen dpc, 1200 grade visqueen dpm. 150 min laps and turned up to dpc.

ELECTRICAL INSTALLATION:- 13 amp outlets 450mm above finished floor level unless otherwise stated. Lighted switches 900 above floor level unless otherwise noted. Shaver socket to bathroom. All to comply strictly in accordance with the 15th edition of IEE regulations.

22 JUN

APPROVED

NOTE:- All work to comply with Building Regulations 1990 and Approved Documents and relevant codes of Practice and British Standards. All work to Local Authority Building Inspector requirements and satisfaction.

project: MR G. SILMAN 8 WOODSIDE WAY WHITLEYWOOD READING			
title: SINGLE STOREY EXTENSION			drawn: T
scale: 1:50 1:100	date: MAY 2000	revision:	no.: GS 1