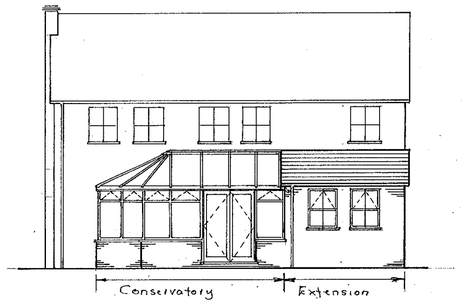
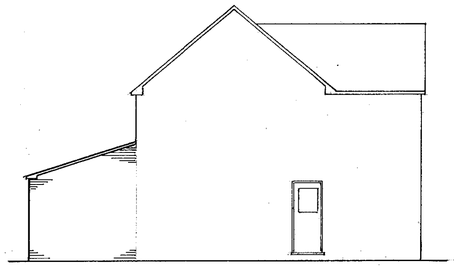
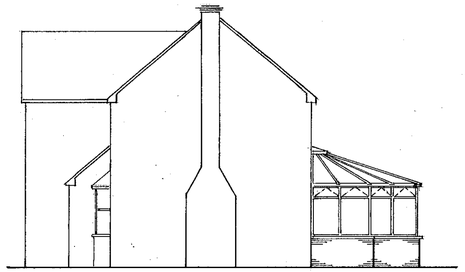


West Elevation

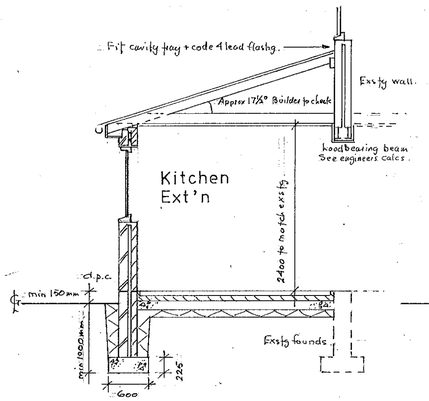


South Elevation

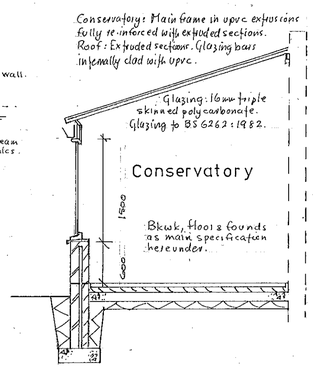


North Elevation

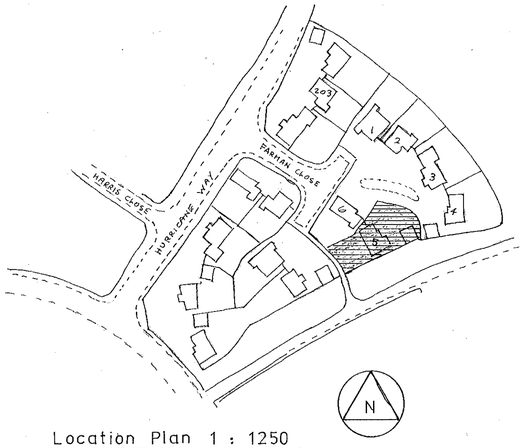
East Elevation unchanged



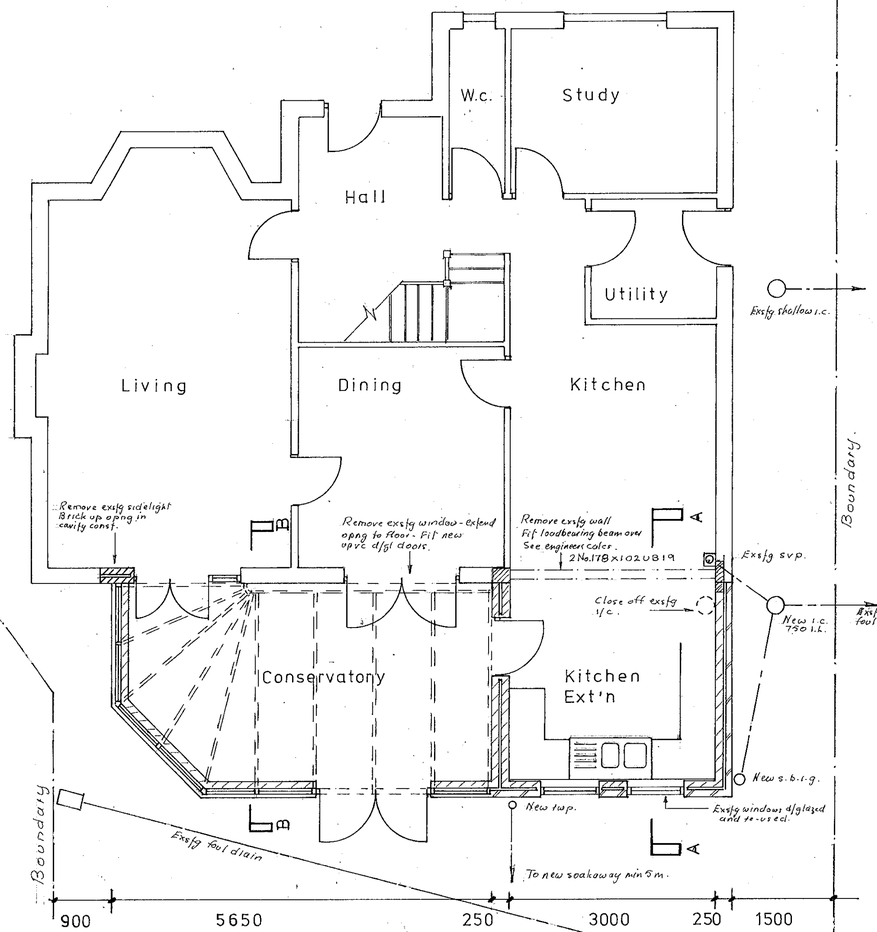
Section A – A



Section B – B



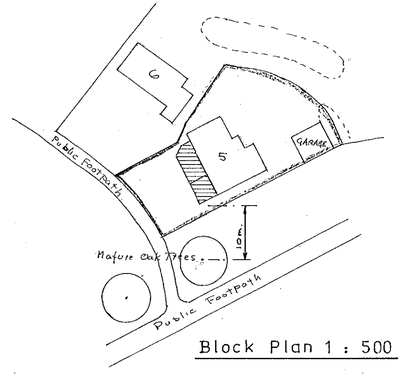
Location Plan 1 : 1250



Plan

Builder to check & verify all dimensions before proceeding.

Note: Conservatory shown for planning purpose only.



Block Plan 1 : 500

05.DEC.2000* 0291

Roof: Tiles as Redland Stonewold or approved colour to match exstg, 25×38 sw battens, untreated felt, 50×150 rafters @ 400 c/c, 50×147 joists @ 400 c/c, 50×150 wall plate bearing. Rafters/joists on 50×100 wall plate bedded & strapped @ 1200 c/c with g.m.s. vertical restraint anchors. At gable ends fit g.m.s. horiz. restraint straps @ rafter/ceiling levels to cover 3 No members. Ceiling 12.5 foil backed plasterboard & textured finish. Joists infilled with 200mm 150 wool 1000 insulation with eaves vents to ensure airflow over insulation. Fascia/soffit in upvc with ventilation to give equivalent of continuous 10mm gap. Fit 2 No. high level tile vents each giving 15000 mm² airflow. At abutment to dwelling fit approved type cavity tray with code A lead sheet flashed into bkwk & over tiles to weather complete.

R.W.Disposal: Osma round line 112 h/r gutter to 68 d/pipe to new soakaway via 100 pipework bedded in pea shingle & laid @ 1:60 gradient.

Windows: D/glazed wood cont. with 6/12/6 glazing & fully weatherstripped. I.G. Unit set over type 1/5 having min 150 end bearings & flexible d.p.c's. Units with head ventilation to give 4000 mm² airflow.

Walls: 102 facings to match exstg, 50 cavity, 100 Solar block, 13 lightweight plaster. Cavities infilled with 50mm Dritherm insulating baffle. Stiffeel 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 ext. soffit. New brick/block tied to exstg. using approved type metal wall plates.

Grnd.Floor: 75 s/c screed on bldg. paper to BS 1521 grade BIF on Celotex floor insulation 50mm thick with Celotex perimeter edging to screed. 1200g. sisqueen d.p.m. lapped into d.p.c. 150mm grnd. bearing slab in 21 N/mm² conc. mix. 100mm well consolidated h/core. If required fit A142 re-inforcing mesh.

Founds: In 21 N/mm² conc. mix taken to requd. depth (min 1000mm) to suit sub-soil conditions all to Bldg. Insp. approval and to meet the requirements of the Bldg. Regs 1991 in all respects. Cavity fill to min 150 below d.p.c. If founds are within zone of influence of trees founds may need to be deeper than the min. specified and Bldg. Insp. to advise on this. If grnd. conditions warrant item void formers to be installed in acc. with manufacturers recommendations with trench fill construction.

Drainage: New drainage in 100 Osma drain as exstg laid & connected in acc. with manufacturers recommendations. Sink waste 40 with 75 deep seal trap & combined overflow where crossing walls i.c. Inspt. fitted at retaining arches. Care taken to ensure no pressure or damage occurs to exstg. drains and where there are within 1000mm of founds item founds taken down to min level of drain invert.

Ventilation: Kitchen fitted mech. vent type CRG (79 litres/sec) as supplied by Airflow Ltd., Ht. Wycombe, Bucks. For pull switch operation and ducted to outside via 200 pipework terminating in wall grille.

Beam: See engineers calcs/details. 2 No. 178×102UB19 bolted together encased in 12.7 Fitelrie board.

APPROVED

PROPOSED SINGLE STOREY REAR EXTENSION & CONSERVATORY AT 5, FARMAN CLOSE, WOODLEY, READING FOR P.E.CHALLIS ESQ.,	
DRAWING No.	P/620/1
SCALE	1 : 100 & 1 : 50
DRAWN	R.F.H.
DATE	DEC '99

D24/00