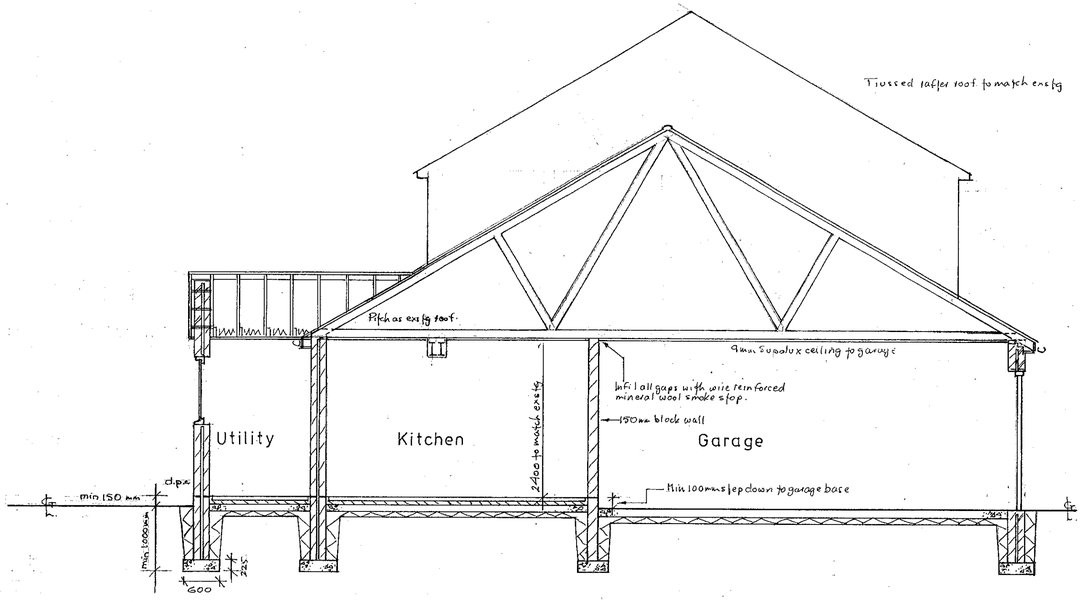


S e c t i o n A — A

For elevations & plans see Dwg No P/611/1.

Rev'A' - See dwg. P/611/1B.

S p e c i f i c a t i o n

Roof: Tiles to match exstg, 25 x 38 treated sw battens, untearable felt, trussed rafter roof @ 400c/c to match exstg manufactured & supplied by approved supplier to include all necessary horizontal/diagonal bracings in 22 x 100 sawn timbers fixed at each intersection with 2 No. 65 x 3.35 ϕ round wire nails all in accordance with BS 5268. Full details/calcs. of trusses to be supplied to L.A. before commencing roofing works. Conditional approval requested.
Mono pitch roofing with tiles, battens, felt & bd. 50 x 100 rafters & joists @ 400c/c, 50 x 150 wall plate bearer. Gable roof to rear with tiles, felt, battens & bd 50 x 100 rafters @ 400c/c, 50 x 147 joists @ 400c/c, 38 x 150 ridgeboard. Ceilings 12.5 foil backed plasterboard on 1ex finish. Garage ceiling 9mm Supalux having all joints sealed. At rear to mono-pitch fit 3 No. high level tile vents each giving 20000mm² air flow. Joists infilled with 200mm thick Gyproc 1000 or approved insulation. Fit eaves vents to ensure air flow over insulation. Fascia/soffit in upvc to incorporate ventilation to give equivalent of continuous 10mm gap. Rafters/joists bearing on 50 x 100 plates bedded & strapped @ 1200 c/c with gmc. vertical restraint anchors and truss clips. At gable ends fit gmc horiz. restraint anchors at both rafter & ceiling levels @ 1200 c/c to cover min 3 No. members. At abutment to dwelling fit approved type cavity tray with code 4 lead sheet flashed into bkwk. & over tiles to weather complete. Open valleys in code 4 lead sheet on tilting fillets/roof boarding.

R.W.Disposal: As exstg Osma type or approved taken to new soakaway via 100ϕ pipework bedded in pea shingle & laid @ min 1:60 gradient.

Windows Doors: P/glazed wood const. to match exstg glazed in 6/12/6 units & fully weatherstripped with R.C. lintels over type H/S having flexible d.p.c's & min 150mm end bearings. Units with head ventilation to give min 4000mm² air flow to kitchen & shower and 8000mm² air flow to remainder. Opng. vents to dining & bed 4 to give min ½% floor area of ventilation. Doors glazed in toughened glass to BS 6206.

~~**First Floor:** 5m 25 x 9 flooring on 50 x 122 joists @ 400 c/c with ceiling of 12.5 plasterboard or 9mm Supalux or appropriate. Joists infilled with Gyproc 1000 insulation. Fit g.m.c. horiz. restraint anchors @ 1200 c/c. Double up joists under first floor partn walls.~~

Ext.Walls: 102 facings to match exstg, 50 cavity, 100 Celcon Solar block, 13 lightwt plaster. Cavities infilled with 50mm thick Dritherm insulating batts with st/steel wall ties 900 horiz 450 vert c/c staggered. Double up ties around reveals. Cavities closed with Bemmaboard closers and at roof level closed above external soffit. New brick/block tied to exstg. using approved type metal wall plates. Single skin bkwk in 102 facings to match exstg.

Int.Walls: At 1st floor in 50 x 100 studs @ 400 c/c on 50 x 100 head/sole plates with 50 x 100 noggings faced both sides with 12.5 plasterboard skim & set & infilled with approved type insulation.

Grnd.Floor: 75 s/c screed on building paper to BS 1521 grade B1F on Celotex floor insulation 59mm thick or approved with Celotex perimeter edging to screed. 1200g. visqueen d.p.m. lapped into d.p.c. 150mm ground bearing slab in 21N/mm² conc. mix. 100mm well consolidated h/core. If requd. fit A142 re-inforcing mesh. Garage base 150mm conc. slab as above with re-inforcing mesh.

Founds: 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 150mm below d.p.c.

Drainage: Exstg. s.v.p. re-positioned at grnd. floor to connect to exstg. i.c via 100ϕ osmadrain laid & connected to manufacturers recommendations. Where drain crosses walls fit r.c. lintels as relieving arches. Care taken to ensure no pressure or damage occurs to exstg. drainage. Sink waste 50ϕ. Shower waste 50ϕ. W.c. outlet 100ϕ. Basin waste 40ϕ. With 75 deep seal traps & combined overflows & connected to exstg. s.v.p.

Ventilation: Mechanical ventilation fitted as follows: Kitchen type CRG (79 litres/sec) Shower type MDFT (15 litres/sec) Utility WFC (48 litres/sec). As supplied by Airflow Ltd, H. Wycombe, Bucks or approved. Ducted to outside via 110ϕ or 200ϕ pipework terminating in wall grille. For light, door or pull switch operation.

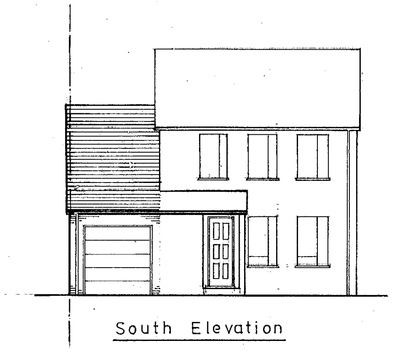
Smoke Detectors: To BS 5446; Part 1 installed to manufacturers recommendations. To be self-contained and inter-connected and permanently wired to separate fused circuit at distribution board. All wiring to I.E.E. regulations.

Beams: All as per. engineers calcs/details. Encased in 2 layers of 9.5 plasterboard. wired @ 100 c/c with 12.5 gypsum plaster set coat to give ½hr. fire rating.

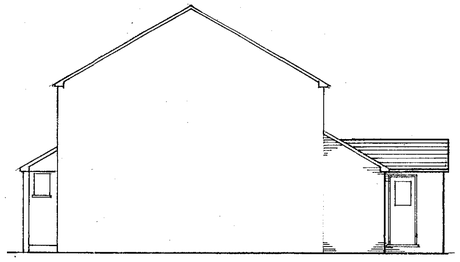


APPROVED
REVISED PLAN
0285

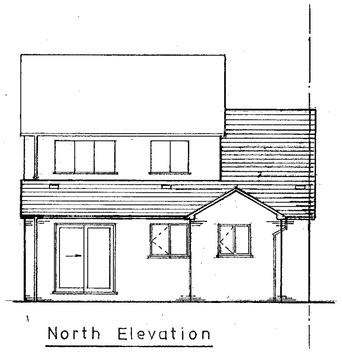
PROPOSED TWO STOREY SIDE EXTENSION WITH SINGLE STOREY REAR EXTENSION AT 45, MARKBY WAY, LOWER EARLEY FOR R. BENNETT ESQ.,	
DRAWING No.	P/611/2A
SCALE	1 : 50
DRAWN	R.F.H.
DATE	SEPT '99



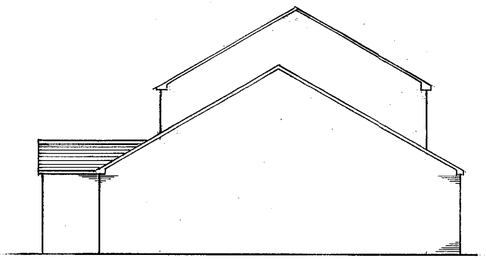
South Elevation



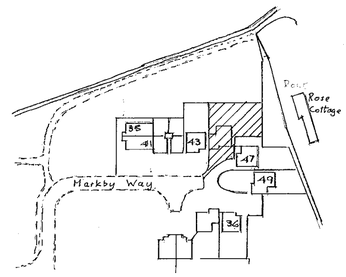
East Elevation



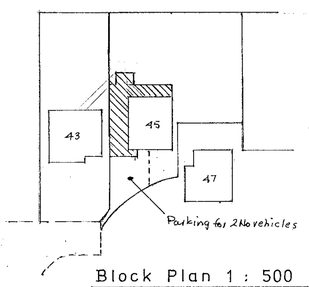
North Elevation



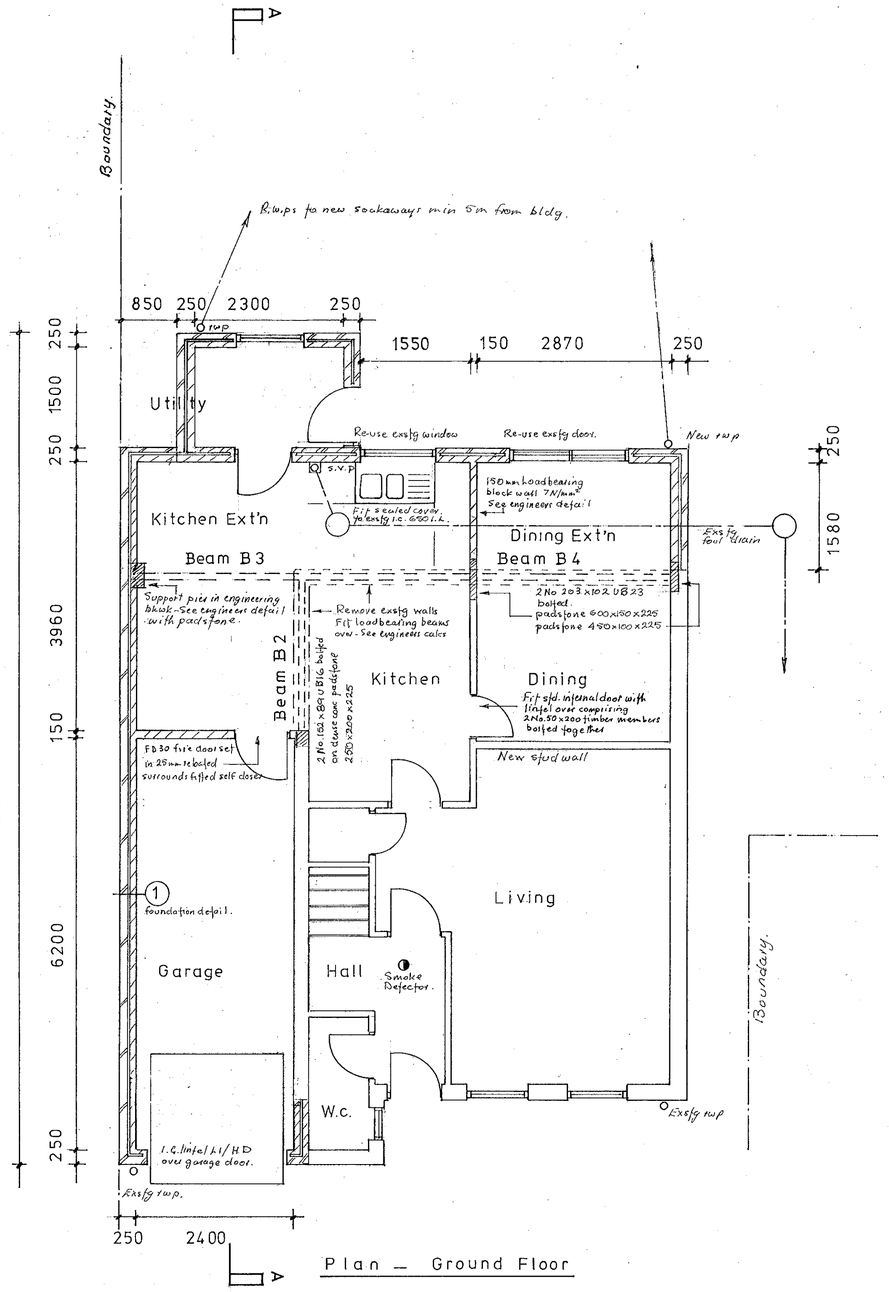
West Elevation



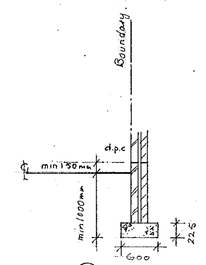
Location Plan 1 : 1250



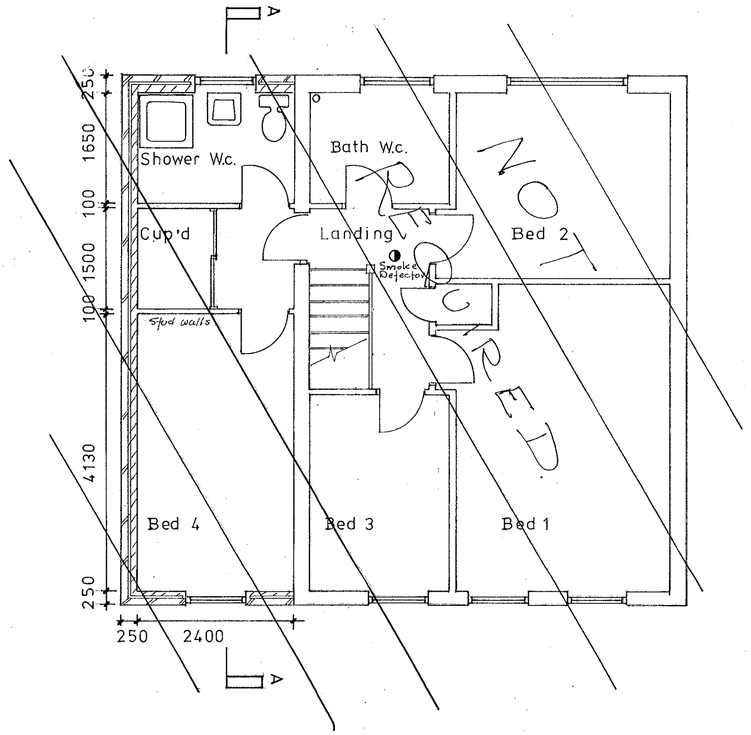
Block Plan 1 : 500



Plan — Ground Floor



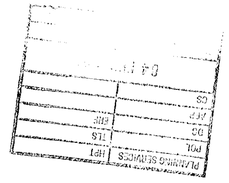
Detail (1) at flank wall on boundary



Plan — First Floor

Rev 'B' - In acc. with Planning request & clients instructions.
1/ 1st Floor omitted complete
2/ Worktop omitted
3/ Utility set in 850mm from boundary.

Builder to check & verify all dimensions before proceeding.



0285 1

REVISED PLAN

For Section A – A & Specification see Dwg No P/611/2

APPROVED

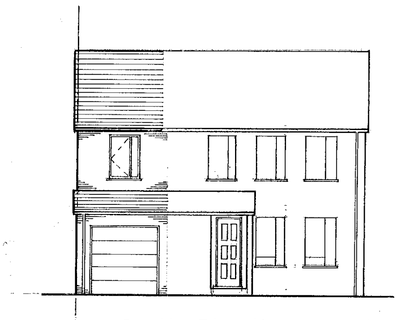
Rev 'A' - 24-1-00 in acc. with letter from Monson & Locke dated 19/1/00 ref. BS/R1055/75
1. Detail (1) added. foundation to garage.
2. Opng in Kitchen/Dining wall amended to s/fd. door opng.
3. Lintel over garage door noted.
4. Steelwork connections to be site welded.

PROPOSED TWO STOREY SIDE EXTENSION WITH SINGLE STOREY REAR EXTENSION AT 45, MARKBY WAY, LOWER EARLEY FOR R. BENNETT ESQ.,

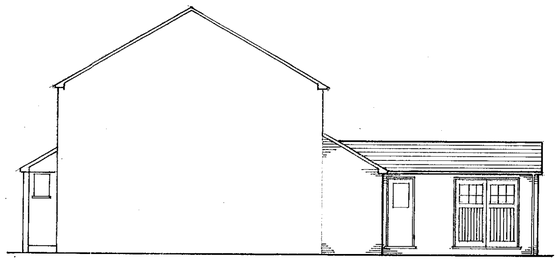
DRAWING No.	P/611/1 A B
SCALE	1 : 100 & 1 : 50
DRAWN	R.F.H.
DATE	SEPT '99

9/2/00

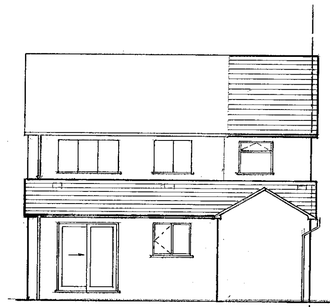
04.DEC.2000* 0285



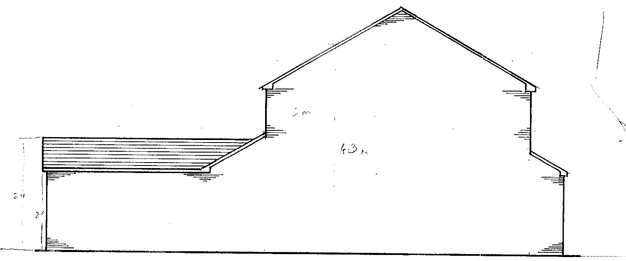
South Elevation



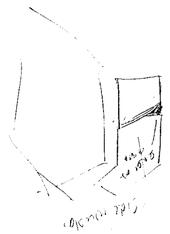
East Elevation

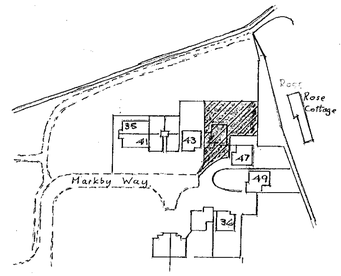


North Elevation

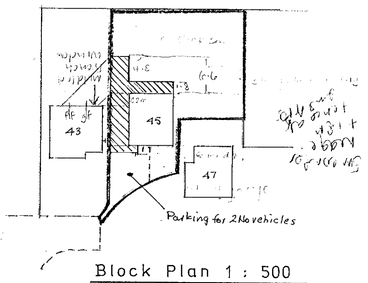


West Elevation

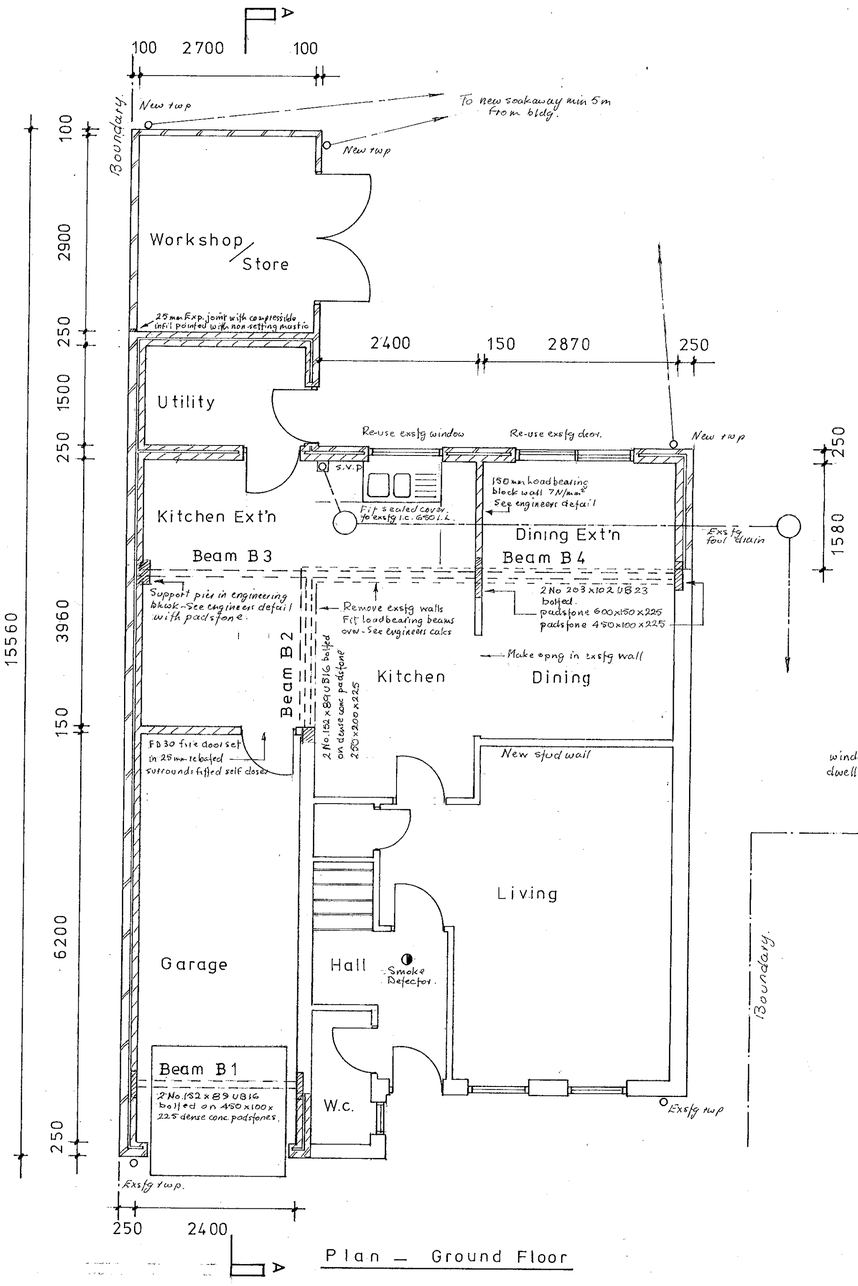




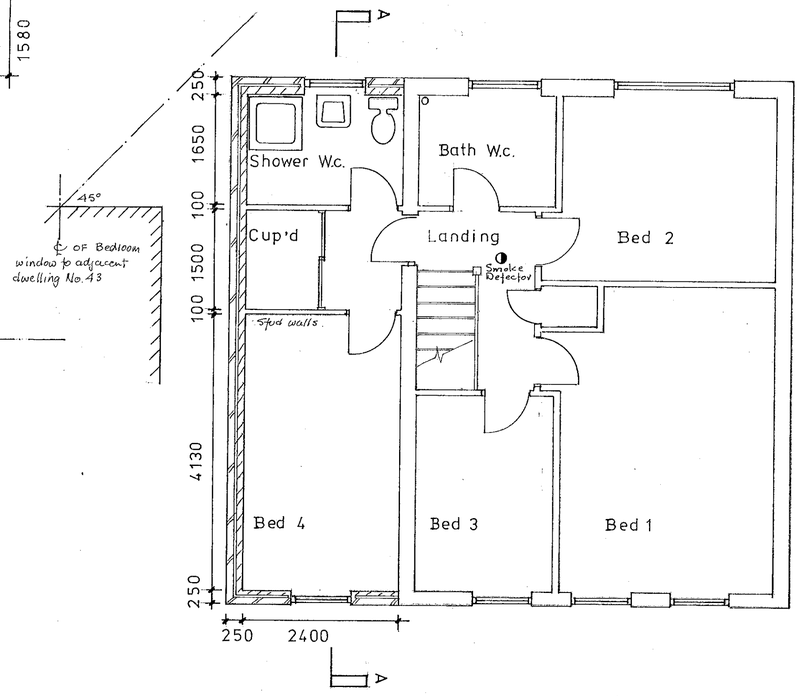
Location Plan 1 : 1250



Block Plan 1 : 500



Plan — Ground Floor



Plan — First Floor

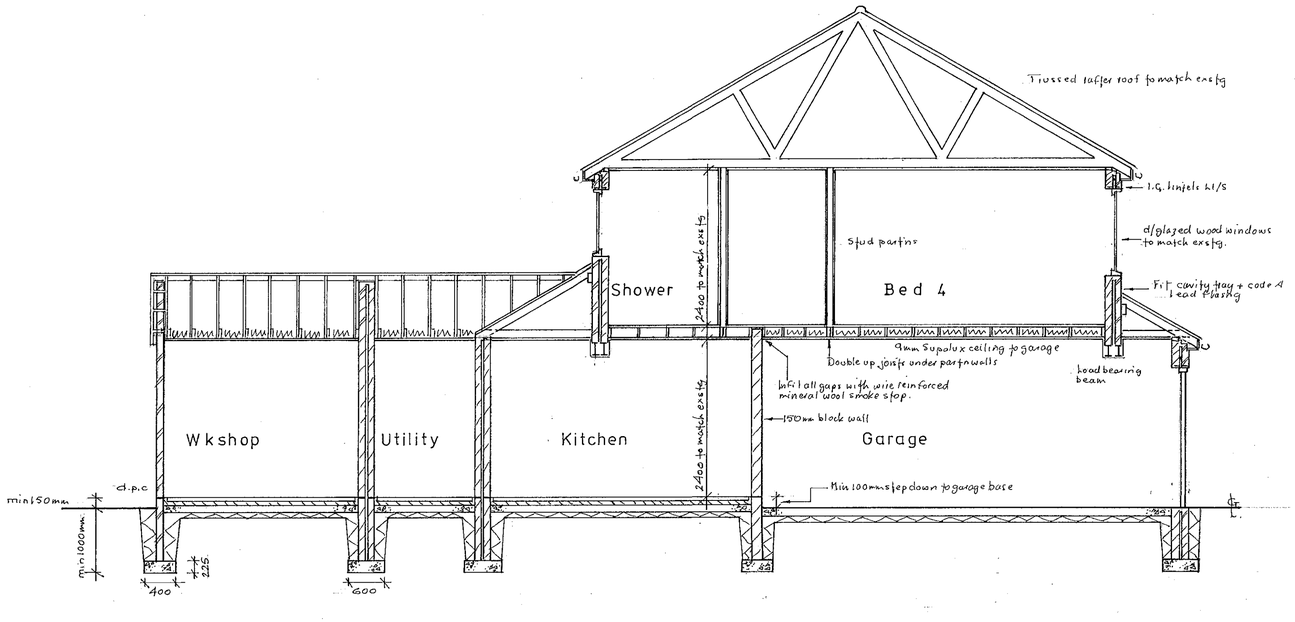
Builder to check & verify all dimensions before proceeding.

For Section A – A & Specification see Dwg No P/611/2

SUPERSEDED

PROPOSED TWO STOREY SIDE EXTENSION WITH SINGLE STOREY REAR EXTENSION AT 45, MARKBY WAY, LOWER EARLEY FOR R. BENNETT ESQ.,

DRAWING No.	P/611/1
SCALE	1 : 100 & 1 : 50
DRAWN	R.F.H.
DATE	SEPT '99



S e c t i o n A — A

For elevations & plans see Dwg No P/611/1.

Specification

Roof: Tiles to match exstg, 25 x 38 treated sw battens, untearable felt, trussed rafter roof @ 400c/c to match exstg manufactured & supplied by approved supplier to include all necessary horizontal/diagonal bracings in 22x100 sawn timbers fixed at each intersection with 2 No. 65 x 3.35 round wire nails all in accordance with BS 5268. Full details/calcs. of trusses to be supplied to L.A. before commencing roofing works. **Conditional approval requested.** Mono pitch roofing with tiles, battens, felt & bd. 50x100 rafters & joists @ 400c/c, 50x150 wall plate bearer. Gable roof to rear with tiles, felt, battens & bd 50x100 rafters @ 400c/c, 50x147 joists @ 400c/c, 38x150 ridgeboard. Ceilings 12.5 foil backed plasterboard on 5mm finish. Garage ceiling 9mm Supalux having all joints sealed. At rear to mono-pitch fit 3No. high level tile vents each giving 20000mm² airflow. Joists infilled with 200mm thick Gyproc 1000 or approved insulation. Fit eaves vents to ensure airflow over insulation. Fascia/soffit in upvc to incorporate ventilation to give equivalent of continuous 10mm gap. Rafters/joists bearing on 50x100 plates bedded & lapped @ 1200 c/c with gms. vertical restraint anchors and truss clips. At gable ends fit gms horiz. restraint anchors at both rafter & ceiling levels @ 1200c/c to cover min 3No. members. At abutment to dwelling fit approved type cavity tray with code 4 lead sheet flashed into bkwk. & over tiles to weather complete. Open valleys in code 4 lead sheet on tilting fillets/boat boarding.

R.W.Disposal: As exstg Osma type or approved taken to new soakaway via 100ϕ pipework bedded in peashingle & laid @ min 1:60 gradient.

Windows Doors: D/glazed wood const. to match exstg glazed in 6/12/6 units & fully weatherstripped with I.G. lintels over type H/S having flexible d.p.c's & min 150mm end bearings. Units with head ventilation to give min 4000mm² airflow to kitchen & shower and 8000mm² airflow to remainder. Opng. vents to dining & bed 4 to give min ¼th floor area of ventilation. Doors glazed in toughened glass to BS 6206.

First Floor: Ex 25 t&g flooring on 50x122 joists @ 400c/c with ceiling of 12.5 plasterboard 9mm Supalux as appropriate. Joists infilled with Gyproc 1000 insulation. Fit g.ms. horiz. restraint anchors @ 1200 c/c. Double up joists under first floor partn walls.

Ext.Walls: 102 facings to match exstg, 50 cavity, 100 Celcon Solar block, 13 lightwt plaster. Cavities infilled with 50mm thick Dritherm insulating batts with st/steel 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 external soffit. New brick/block tied to exstg. using approved type metal wall plates. Single skin bkwk in 102 facings to match exstg.

Int.Walls: At 1st floor in 50x100 studs @ 400c/c on 50x100 head/sole plates with 50x100 noggings faced both sides with 12.5 plasterboard skim & set & infilled with approved type insulation.

Grnd.Floor: 75 s/c screed on building paper to BS 1521 grade B1F on Celotex floor insulation 59mm thick or approved with Celotex perimeter edging to screed. 1200g. visqueen d.p.m. lapped into d.p.c. 150mm ground bearing slab in 21N/mm² conc. mix. 100mm well consolidated h/core. If requd. fit A142 re-inforcing mesh. Garage base 150mm conc. slab as above with re-inforcing mesh.

Founds: 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 150mm below d.p.c.

Drainage: Exstg. s.v.p. re-positioned at grnd. floor to connect to exstg. i.c. via 100ϕ or mod rain laid & connected to manufacturers recommendations. Where drain crosses walls fit r.c. lintels as relieving arches. Care taken to ensure no pressure or damage occurs to exstg. drainage. Sink waste 50ϕ. Shower waste 50ϕ. W.c. outlet 100ϕ. Basin waste 40ϕ. With 75 deep seal traps & combined overflows & connected to exstg. s.v.p.

Ventilation: Mechanical ventilation fitted as follows: Kitchen type CRG (79 litres/sec) Shower type MDFT (15 litres/sec) Utility WF4 (48 litres/sec). As supplied by Airflow Ltd, Hi Wycombe, Bucks or approved. Ducted to outside via 110ϕ or 200ϕ pipework terminating in wall grille. For light, door or pull switch operation.

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

Beams: All as per. engineers calcs/details. Encased in 2 layers of 9.5 plasterboard, wired @ 100 c/c with 12.5 gypsum plaster set coat to give ½hr. fire rating.

04.DEC.2000* 0285

SUPERSEDED

PROPOSED TWO STOREY SIDE EXTENSION WITH SINGLE STOREY REAR EXTENSION AT 45, MARKBY WAY, LOWER EARLEY FOR R. BENNETT ESQ.,	
DRAWING No.	P/611/2
SCALE	1 : 50
DRAWN	R.F.H.
DATE	SEPT '99