PLANNING SERVICES	HPT
POL	TLS
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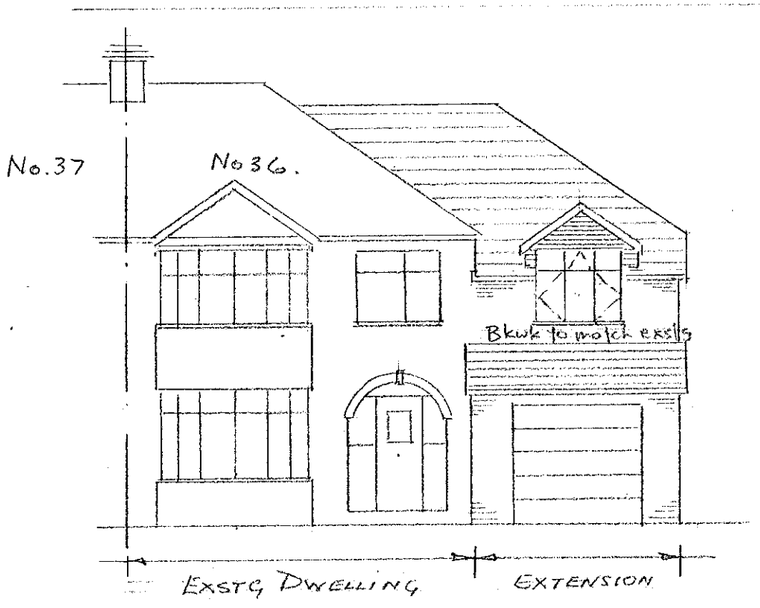
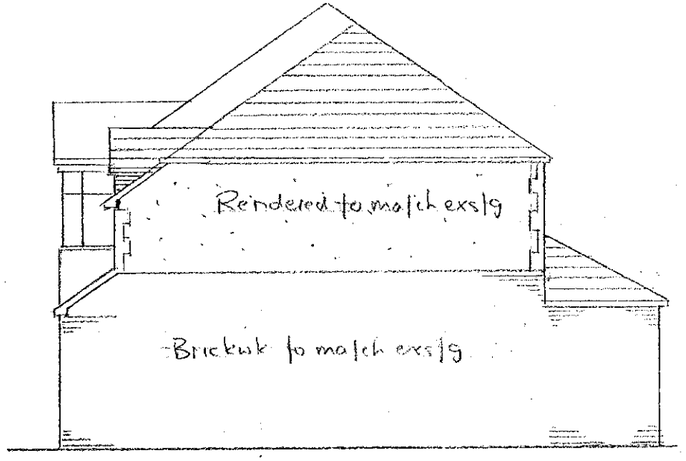
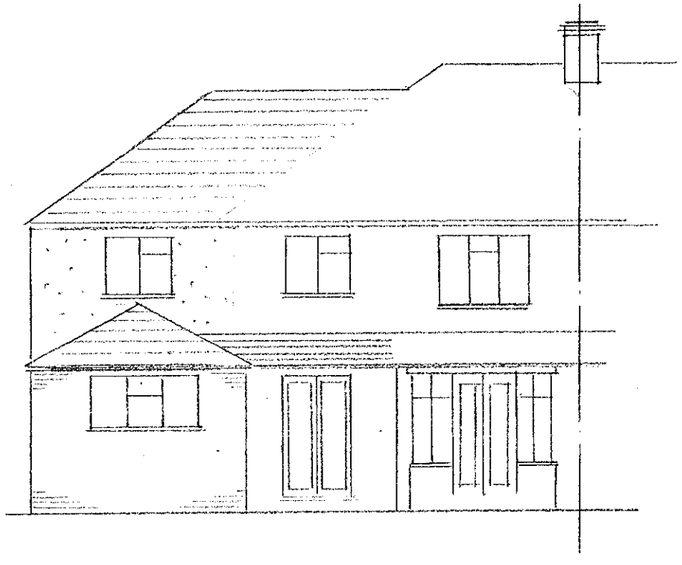


WEST ELEV'N (FRONT)



SOUTH ELEV'N (FLANK)

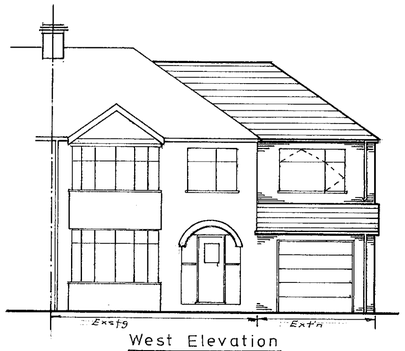


EAST ELEV'N (REAR

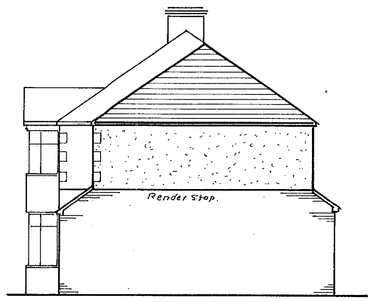
PROPOSED EXTENSION AT 36, SALCOMBE DRIVE, EARLEY, READING FOR MR. R. WHIGHT.

DWG No. SK/1

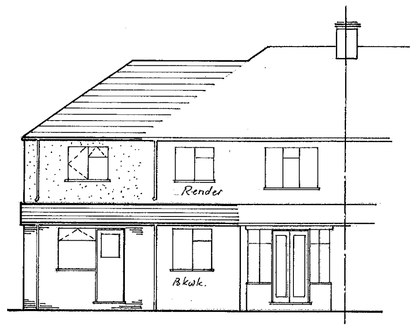
SCALE 1:100.



West Elevation

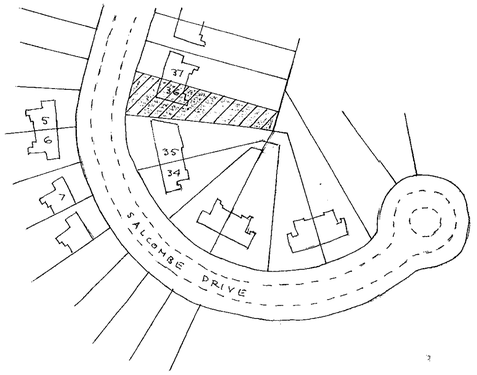


South Elevation

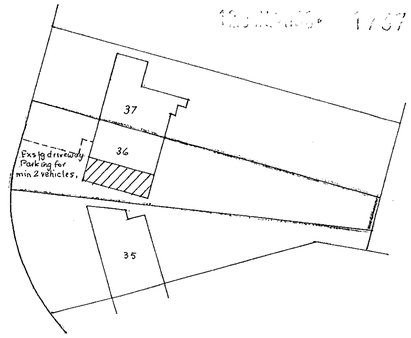


East Elevation

North Elevation unchanged



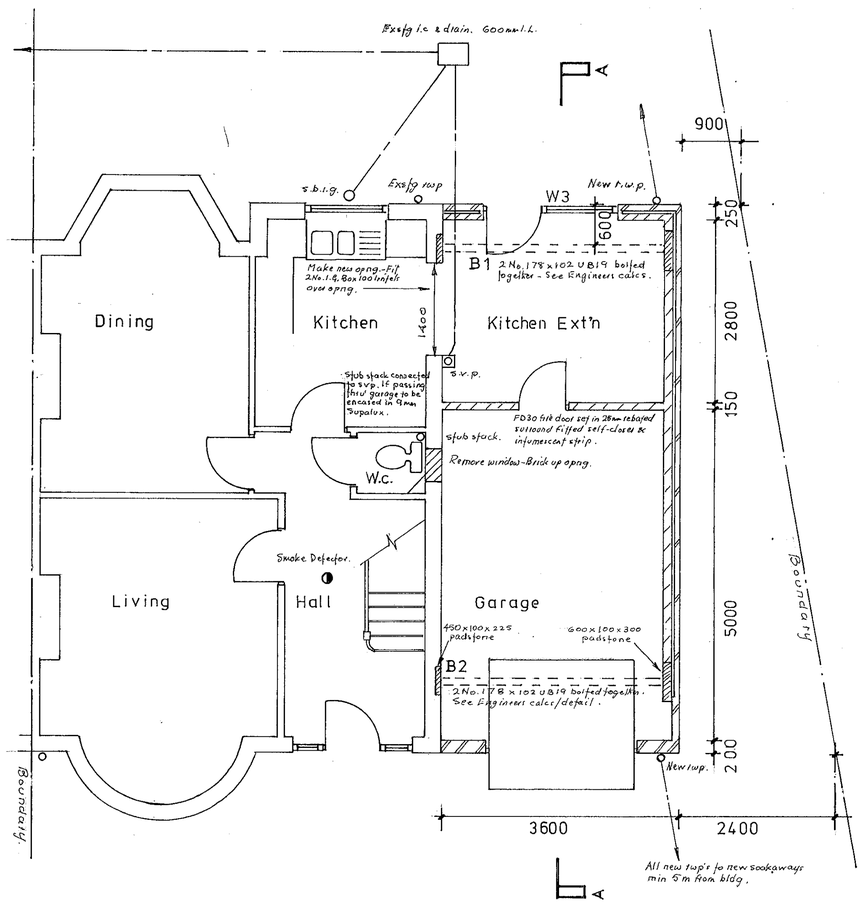
Location Plan 1 : 1250



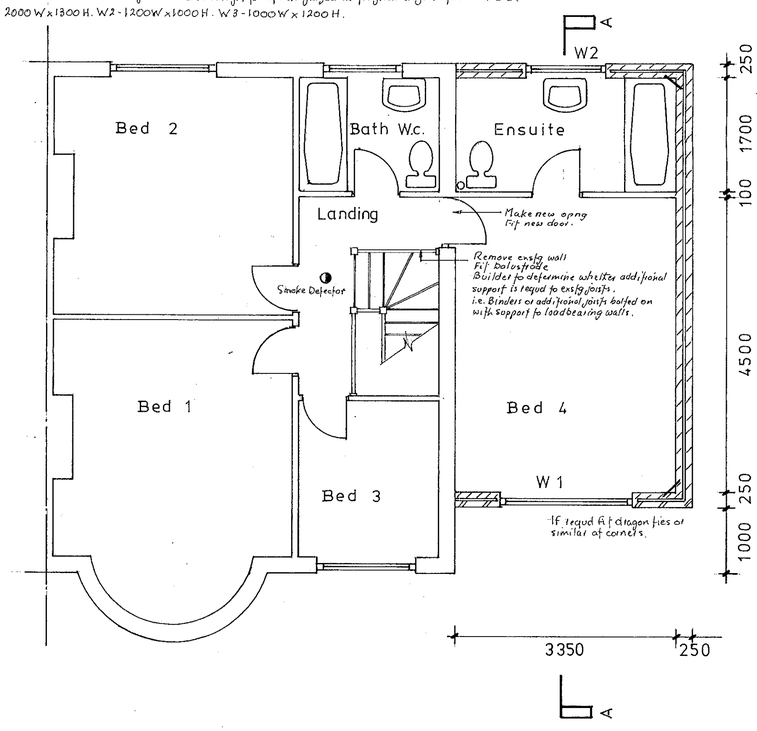
Block Plan 1 : 500

Builder to check & verify all dimensions & levels before proceeding. All works to conform to current Bldg Regulations & British Standards whether or not depicted on this drawing.

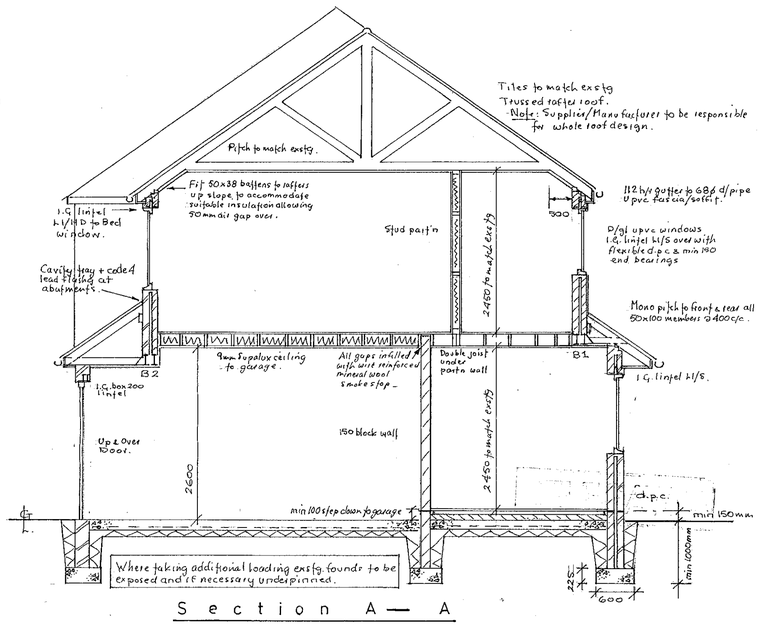
No part of extension to encroach on or over adjoining property.



Plan – Ground Floor



Plan – First Floor



Where taking additional loading exst'g foundr to be exposed and if necessary underpinned.

Section A — A

Roof: Tiles to match exst'g, 25x38 sw battens, underslate felt, trussed rafter roof @ 400 c/c by approved supplier to include all necessary longitudenal/diagonal stability & wind bracings in 22x100 sawn timbers with 22x100 layboards all in accordance with BS5268: Part 3. CONDITIONAL APPROVAL REQUESTED. Builder to supply to L.A. full details/calcs. of trusses before commencing any roofing works. Trusses bearing on 50x100 plates stopped at centres as approved by Bldg. Insp (min 1200 c/c) using g.m.s. vertical restraint anchors & truss clips. Joists infilled with 200mm thick Isowool 1000 insulation and rafters up slope with insulation as noted on section. Ceiling 12.5 duplex plasterboard artex finish. Fascia/soffit in upvc with ventilation to give equivalent of continuous 10mm gap. Fit eaves vents to ensure airflow over insulation. Mono-pitch roofing - tiles, battens, felt a.b.d. 50x100 rafters/joists @ 400 c/c, 50x150 bearing plate nailbolted to wall. Fascia/soffit a.b.d. At rear mono-pitch fit insulation, ventilation etc a.b.d. and at high level fit tile vents (2No each 10000 mm² airflow). At abutments fit cavity tray with code 4 lead sheet flashed into bkwk & over tiles to weather complete.
If requd fit gms horiz restraint anchors to gable ends of mono-pitch roofing. Fit gms horiz restraint anchors at joist level to cover min 3No. members.

R.W. Disposal: 112 h/s guttering to 68ϕ d/pipes to new soakaways via 100ϕ pipework bedded in pea shingle & laid @ 1 : 60 gradient.

Windows Door: D/glazed upvc with 6/12/6 glazing fully weatherstripped with 1.G. lintels over type h1/S or h1/Hd. With head ventilation 4000 mm² airflow (kitchen/ensuite) 8000 mm² airflow (Bed 4). Opng vents to Bed 4 to give min 1/20th floor area of ventilation. lintels with flexible d.p.c's & min 150mm end bearings. Door & sidelight to kitchen glazed in toughened glass to BS 6206.
W1 - 2000 W x 1300 H. W2 - 1200 W x 1000 H. W3 - 1000 W x 1200 H.

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

Beams: 2No. 178 x 102 UB19 bolted together on dense conc. padstones as per engineers calcs/details encased in 9mm Supalux to give ½ hr. fire rating.

First Floor: Ex 25ϕ t&g flooring, 50x170 joists @ 400 c/c, ceiling 12.5 plasterbd, artex finish. Garage ceiling 9mm Supalux with all joints sealed. Fit g.m.s. vert. restraint anchors @ 1200 c/c and herringbone stutting @ mid-span.

Ext. Walls: Rendered - 100 Celcon Solar block, 50 cavity, 100 Solar block. Outer blockwk. weather pointed rendered in 2 coats min 20mm thick having scraped or textured finish to match exst'g. Bkwk:- 102 facings to match exst'g, 50 cavity, 100 Solar block. Internally 13 lightwt plaster. Cavities infilled with 50mm thick Isowool insulation. St/steel wall ties 900 horiz 450 vert c/c staggered. Double up ties at reveals. Cavities closed with Thermalaire 50 closers & at roof level closed above ext. soffit. New brick/block tied to exst'g with metal wall plates. Garage wall to front in 200 solid brick.

Int. Walls: Grnd Floor: 150 block with 13 lightwt plaster internally. 1st floor: 50x100 studs @ 400 c/c on 50x100 head/sole plates with 50x100 noggings. Forced bolt: sides with 12.5 plasterbd & infilled with approved-type insulation.

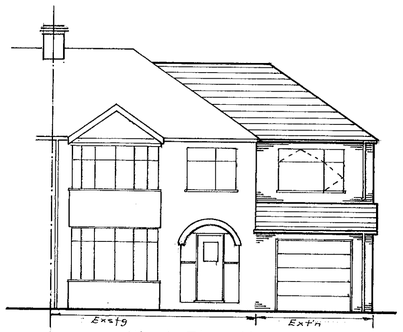
Grnd. Floor: 75 s/c screed on bldg. paper to BS 1521 grade B1C on 54mm Celotex floor insulation with Celotex perimeter edging to screed. 1200g. vitaqueen d.p.m. lapped into d.p.c. 150 conc. slab in 21 N/mm² mix with A142 re-inforcing. 100 well consolidated h/core. Garage base 150 slab & h/core a.b.d.

Founds: 21 N/mm² conc. mix taken to requd. depth (min 1000mm) to suit sub-soil conditions all to Bldg. Insp. approval & to meet the requirements of the Bldg. Regs. 1991 in all respects. Cavity fill to min 150 below d.p.c. Note: Exst'g. foundr exposed as requd.

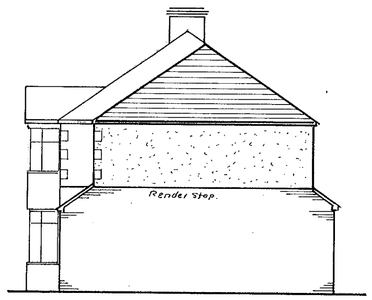
Drainage: Wc outlet 100ϕ. Bath/basin waste 40ϕ. With 75 deep seal trap & combined overflow. Connected to either exst'g. s.v.p or new stub stack 100ϕ having air admittance valve above basin level. Where drainage passes through walls re. lintels fitted as relieving arches. Above grnd. wastes with screw on-type access covers.

Ventilation: Mech. vents as supplied by Airflow Ltd, H. Wycombe, Bucks.
Kitchen fitted type CRG (79 litres/sec) Wc fitted type Isovent 01 (29 litres/sec) with min 15 min overrun. Ensuite fitted type Isovent 03 (29 litres/sec). For light, door or pull switch operation ducted to outside via 110 or 200ϕ pipework terminating in wall grille.

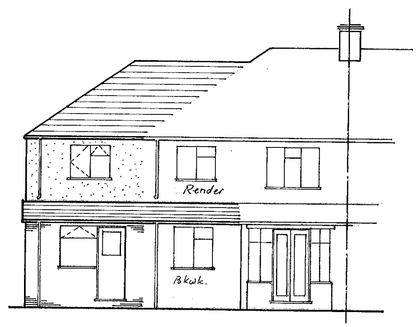
PROPOSED TWO STOREY SIDE EXTENSION AT 36, SALCOMBE DRIVE, EARLEY, READING FOR R. WHIGHT ESQ.,	
DRAWING No.	P / 6341
SCALE	1 : 100 & 1 : 50
DRAWN	R. F. H.
DATE	MAY 2000



West Elevation

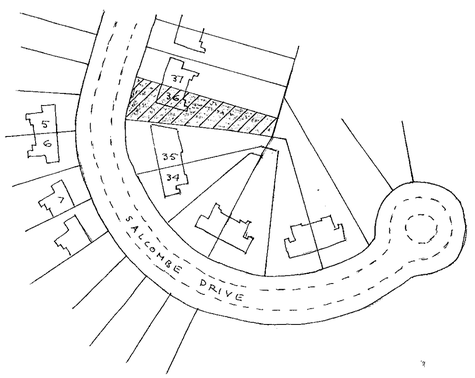


South Elevation



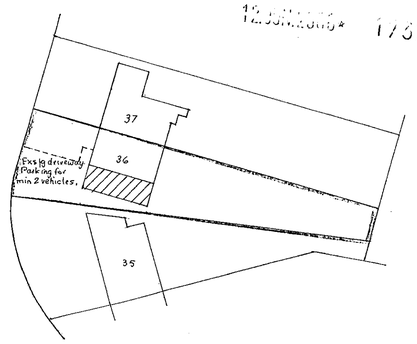
East Elevation

North Elevation unchanged



Location Plan 1 : 1250





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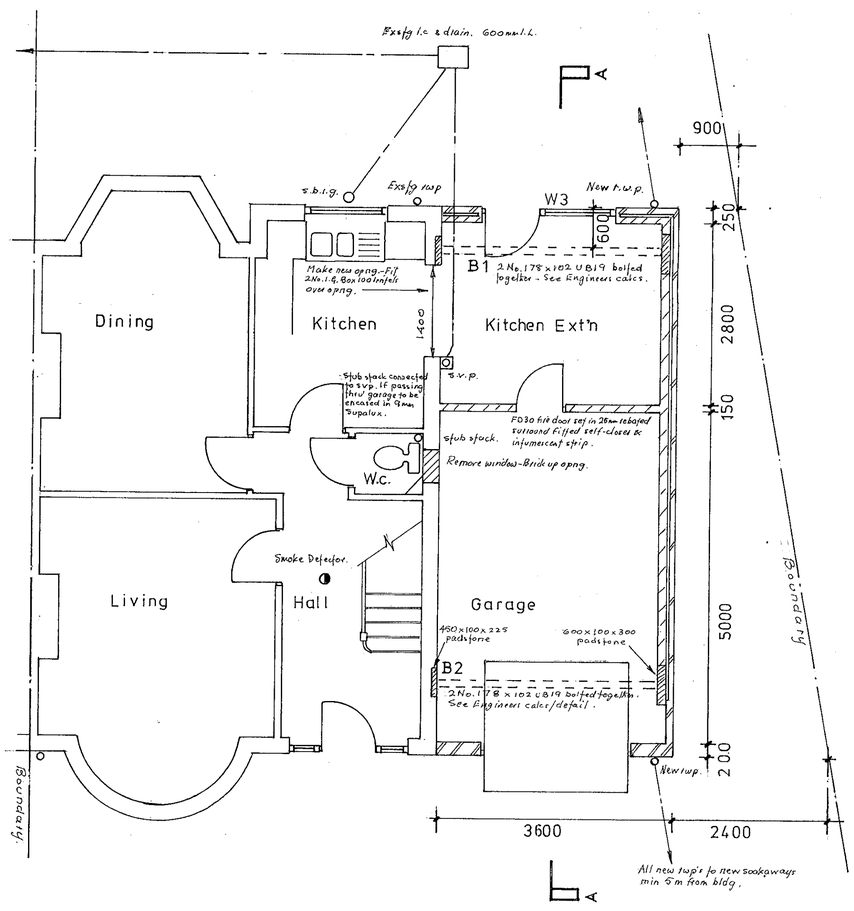
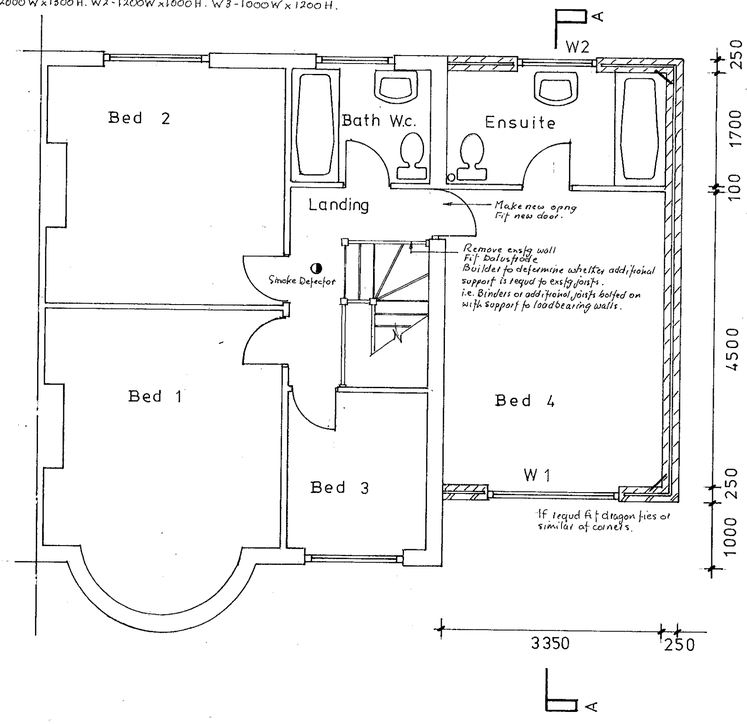
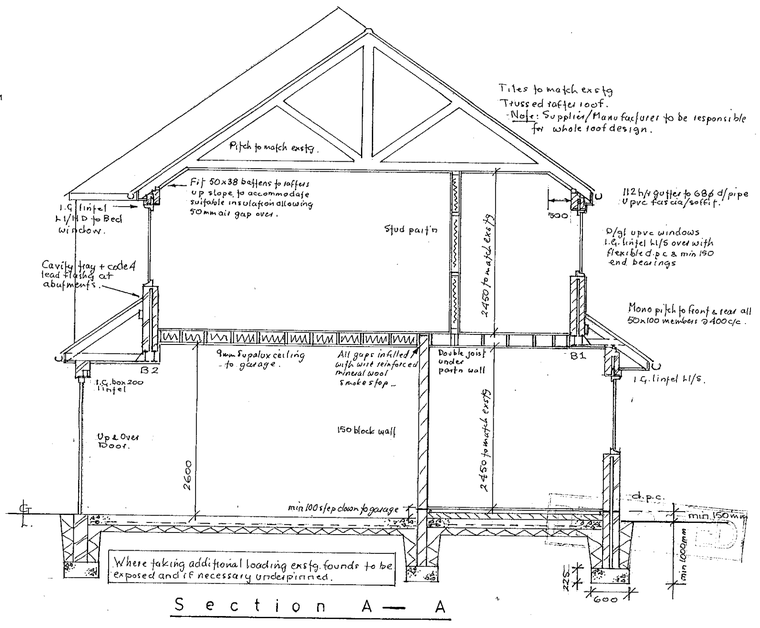


Plan - Ground Floor



Plan - First Floor



Section A — A

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DRAWING No.	P / 634 / 1
SCALE	1 : 100 & 1 : 50
DRAWN	R. F. H.
DATE	MAY 2000