DRG. No.

0 10 20 30 40 50 60 70 80 90 100mm

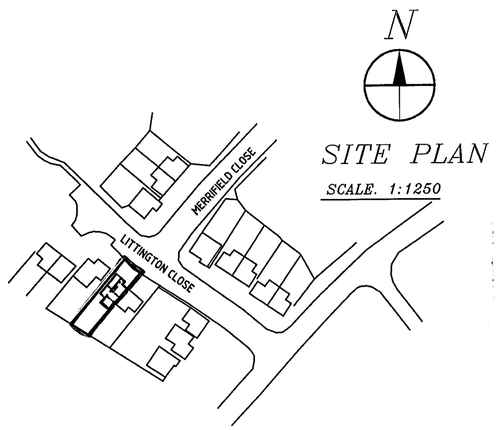
IF IN DOUBT ASK

USED ON:

CONTRACT No. 3392

ISSUE & CHNG No
ISS 1.
19.01.01
DRAWN DCB

PROPOSED REAR EXTENSION TO PROVIDE DINING ROOM FOR M STONE ESQ AT No. 9 LITTINGTON CLOSE, LOWER EARLEY, BERKS

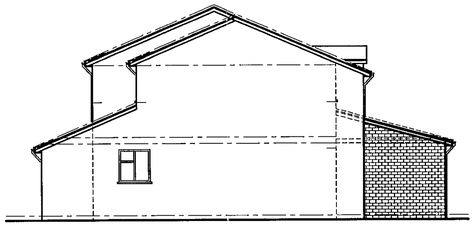


SITE PLAN

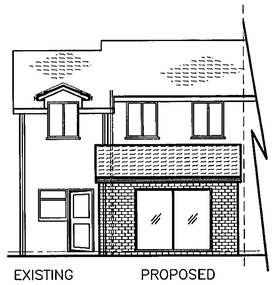
SCALE. 1:1250



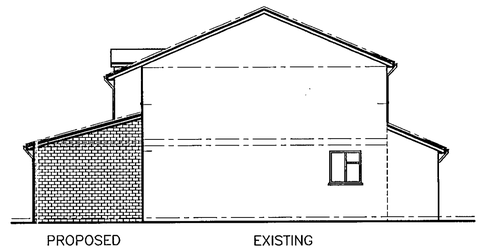
FRONT ELEVATION



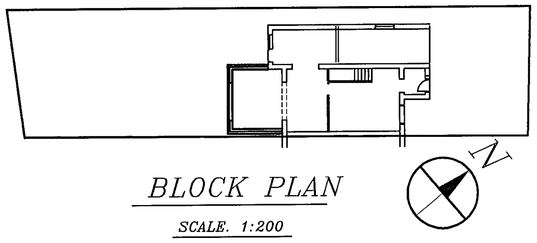
R.S ELEVATION



REAR ELEVATION

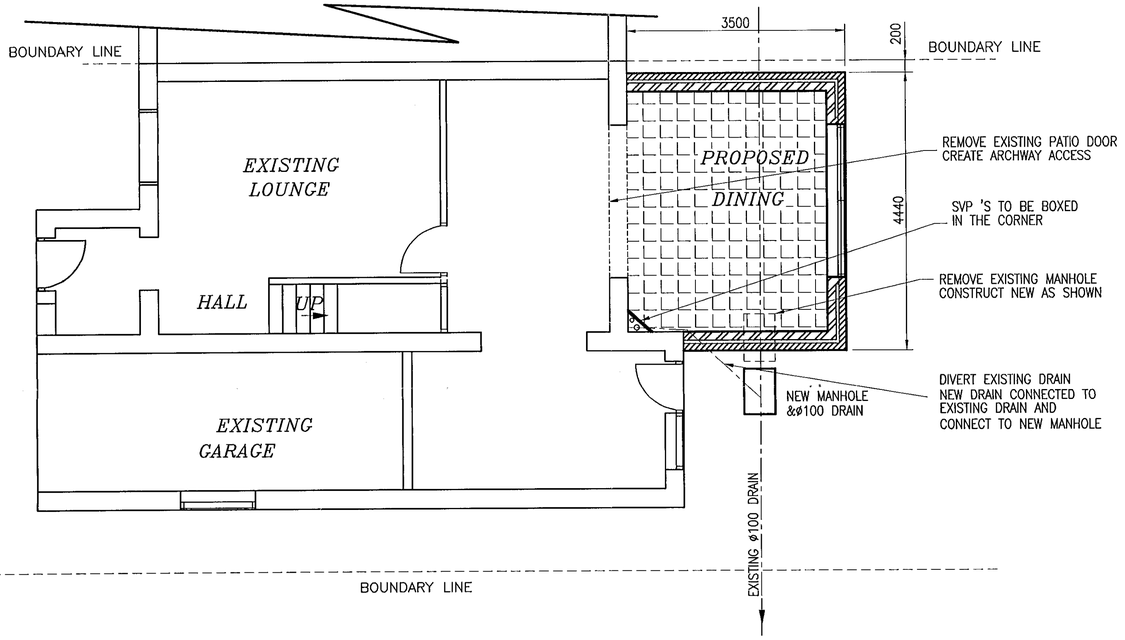


L.S ELEVATION 1:100



BLOCK PLAN

SCALE. 1:200



PROPOSAL:–

CONSTRUCT PROPOSED NEW DINING EXTENSION AT REAR.
REMOVE EXISTING PATIO DOOR TO CREATE ARCHWAY ACCESS
RETAIN LINTOL SUPPORT ABOVE OPENING
MAKE GOOD ALL WALLS WHERE NECESSARY
FIT NEW PITCHED ROOF TO MATCH EXISTING
NEW FLOOR TO COINCIDE WITH EXISTING

LINTELS:–

TO BE CATNIC MEMBERS CN7A, CN7C & CN6XB WITH INTERNAL INSULATION FITTED AND TO BE USED AS SPECIFIED BY THE MANUFACTURERS.
FIT TO ALL NEW DOORS AND WINDOW OPENINGS.
TO CLAD:– USE 1,6 MM WIRE BINDINGS WITH 100 MM PITCH.
RENDERED WITH 13 MM SAND AND CEMENT WITH 5 MM GYPSUM PLASTER AND SET FOR 1/2 HR. ALL TO HAVE 150 MM BEARINGS.

WALLS:–

MATCHING FACING BRICKWORK 112mm ALL BONDED TO THE EXISTING.
50 CAVITY. 100 THERMOLITE BLOCK WORK BONDED TO EXISTING
ALTERNATIVE COURSES DOUBLE WALL TIES AT REVEALS
VERTICAL DPC:– USE ASTOS PDC
12.7 PLASTER AND SKIM TO INTERNAL WALLS & SET FOR 1/2 HR F/R
INSULATION:– USE 50mm ROCKWOLL RIGID BATS
OR EQUIVALENT 'U' 0.45W/M SQ K
HORIZONTAL WALL TIES 915mm. VERTICAL 450mm SPACINGS.
CAVITY TRAY FITTED WHERE PROPOSED EXTENTION MEET EXISTING. HOUSE WALL.
ALL OPENING TO BE FITTED WITH THERMOBATE CAVITY CLOSERS

INTERNAL WALLS:– TO BE 100 BLOCKWORK.
BOTH SIDES. GYPSUM PLASTERED AND SET FOR 1/2HR F/R

GN. FLOOR:–

NEW FLOOR IN PROPOSED ROOM SHOULD BE BUILT UP TO COINCIDE WITH EXISTING ROOMS
AND SHOULD BE 65 SCREED ON 100 CONC. ON 100 HARDCORE, WITH BLINDING FOR D.P.M. PROTECTION
D.P.M. TO BE 1200 POLYTHENE SHEET.
DPM & DPC TO BE JOINED TOGETHER TO PROVIDE A CONTINUOUS SEAL

INSULATION FOR FLOOR:–
TO BE 50mm RIGID EXPANDABLE POLYSTYRENE FLOOR.
USE STYROFOAM FLOOR MATE (OR EQUIVALENT)

PROPOSED DOORS & WINDOWS (WHERE FITTED) TO MATCH EXISTING

AND TO BE DOUBLE GLAZED UNITS WITH BACKGROUND VENTILATION INCORPORATED TOTAL FREE AREA OF 8000 sq/mm
MARKED BRITISH STANDARD 6206 SAFETY GLASS TO BE USED AS SPECIFIED:–
TO NEW PATIO DOORS AND TO NEW GLAZED DOORS, UP TO A MIN HT. 1.5M
(TO BE HARDENED AND TOUGHTENED GLASS AND LAMINATED TO BOTTOM HALF)

SMOKE ALARM:

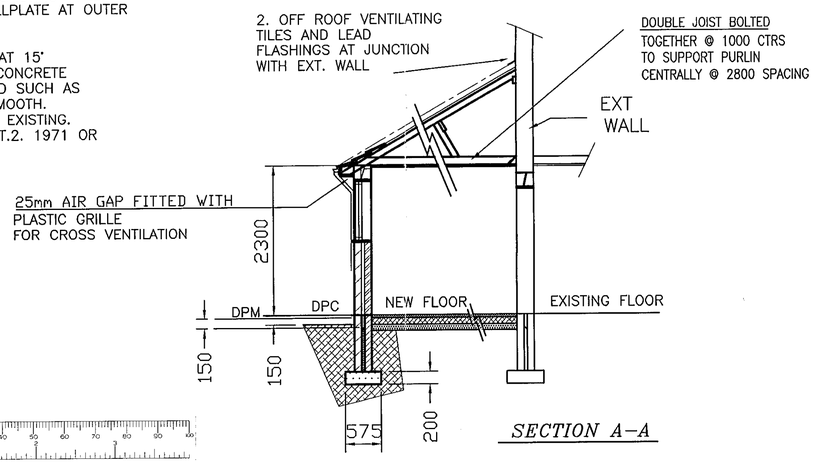
SELF CONTAINED SMOKE ALARM TO BE FITTED TO HALL WAY & LANDING

NEW PITCHED ROOF CONSTRUCTION:–

NEW CEILING TO COINCIDE WITH EXISTING AND BE 13mm PLASTERBOARD FINISH WITH 5mm GYPSUM PLASTER TO GIVE 1/2 HR. F/R.
NEW ROOF TILES TO MATCH EXT.
ON 25 X 38 BATTENS ON UNTEARABLE ROOFING FELT.
RAFTERS AND JOISTS TO BE SPACED AT 400mm CTRS.
CEILING JOIST---- 50 X 175
RAFTERS ---- 50 X 100
PURLINGS ---- 75 X 175 -- PURLING SPACING @ 2800 CTRS
STRUTS ---- 50 X 100 SUPPORTED ON STRUT TO
FACIA BOARD ---- 25 X 225 DOUBLE JOIST, BOLTED
SOFFIT BD. ---- 28 X 200 TOGETHER @ 1000 CTRS
WALL PLATE ---- 50 X 100
150 FIBREGLASS INSULATION BETWEEN JOISTS & RAFTERS
30 x 5 MILD STEEL ANCHORS TO BE USED AS LATERAL SUPPORT FOR ANCHORING THE ROOF JOISTS TO THE WALLS RUNNING PARALLEL TO THEM, AT 1.5M CTRS & OVERLAPPING 3 JOISTS.

JOIST SUPPORTED ON JOIST HANGERS AT JUNCTION WITH EXISTING WALL. AND 100 X 50 WALLPLATE AT OUTER END (NEW WALL).

IF ROOF PITCH IS AT 15° THEN A SUITABLE CONCRETE TILE MUST BE USED SUCH AS MARLEY WESSEX SMOOTH.
COLOUR TO MATCH EXISTING.
TO BS 473–550 PT.2. 1971 OR EQUIVALENT
(LA. APPROVAL).



SECTION A–A

NEW DRAINS

NEW DRAINS TO BE ø100 UNDERGROUND PIPES
NEW DRAINS TO BE SURROUNDED IN PEA SHINGLE AND BRIDGED WHERE PASSING THROUGH WALLS WITH SPANLITE LINTOLS ON 150 BEARING
SLOPE:– TO BE 1:40 APPROX.

RAIN WATER DISPOSAL:–

TO BE 100 DIA. HALF ROUND RAINWATER GOODS
63 DIA. DOWNPIPE (UPVC) CONNECT TO EXISTING SWD, DOWNPIPE OR 5M SOAKAWAY FROM NEAREST BUILDING

FOUNDATION:–

TO BE AT 1 METRE MIN DEPTH OR TAKEN DOWN TO A SUITABLE STRATA. TO SUIT SUB–SOIL CONDITIONS AND BONDED TO EXISTING.
CONC. MIX 50 kg CEMENT TO NOT MORE THAT 0.1 CU/M FINE AGG. AND 0.2 CU/M COARSE AGG.
FOUNDATION MUST BE ESCAVATED BELOW INVERT LEVEL OF DRAINS TO SUIT L/A. APPROVAL IF APPLICABLE.
EXISTING FOUNDATION TO BE EXPOSED TO CHECK ADEQUACY (L/A APPROVAL)
CONNECT NEW CLAY PIPE TO ALL EXISTING
AIR BRICKS IN EXTENSION WALL TO MAINTAIN VENTILATION.
SECURE IN NEW FLOOR AND FIT GRILL AT OUTER BNDS.

NOTE:– NO PART OF THE PROPOSED SHOULD OVERLAP OR ENCROACH ON ANY PART OF THE ADJOINING PROPERTIES.
ALL WORK MUST BE CONTAINED WITHIN THE SITE, UNLESS PRIOR AGREEMENT.
NO RESPONSIBILITY WILL BE ACCEPTED FOR ANY BUILDING WORK OR WORKMANSHIP.
ALL DIMENSIONS TO BE CHECKED ON SITE BY THE BUILDERS AND AGREED WITH THE L.A. IF IN DOUBT ASK.
ALL EXISTING PUBLIC DRAINS,PASSING WITHIN 3.5 METRES OF THE PROPOSED EXTENSION MAY REQUIRE A C.C.T.V. INSPECTION BEFORE AND AFTER WORK COMMENCE. L.A. APPROVAL MUST BE SOUGHT.
BUILDERS ARE INSTRUCTED NOT OT COMMENCE WORK UNLESS ALL STATUTARY PERMISSION ARE GAINED.

APPROVED

THIS IS AN AUTOCAD DRAWING
COMPUTER FILENAME: STONE–001 .DWG

TEKNIDRAFT DESIGNS Ph. No. 0118 3778549

ORIGINAL SCALE: 1:50	TITLE: SEE DRAWING	DRG. No. STONE–001
DIMENSIONS IN MILLIMETRES		SERVICE DRG. No.

9/11/01