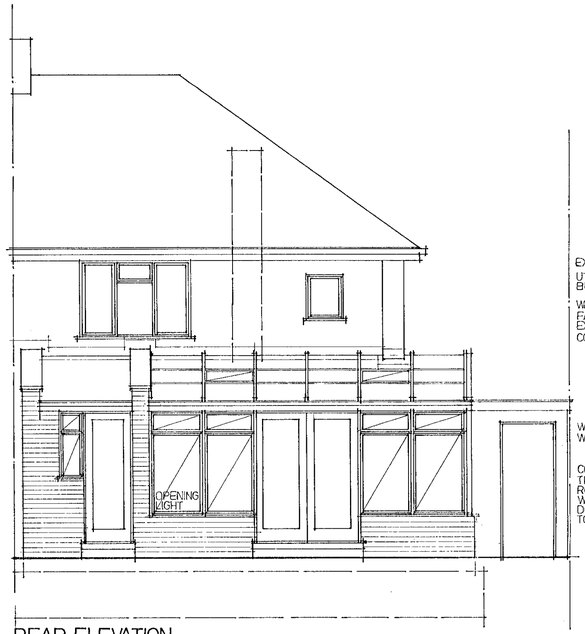
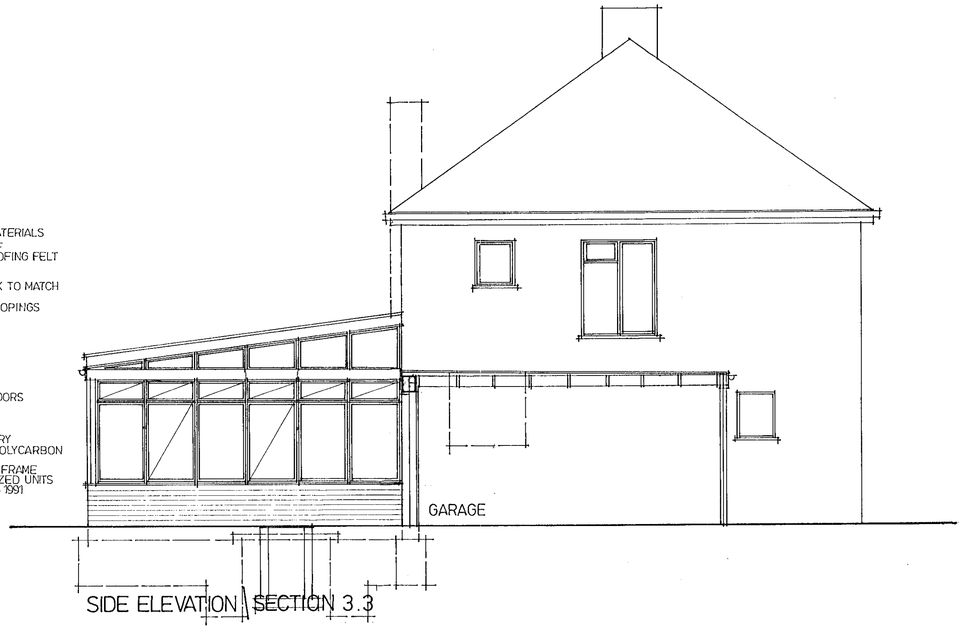
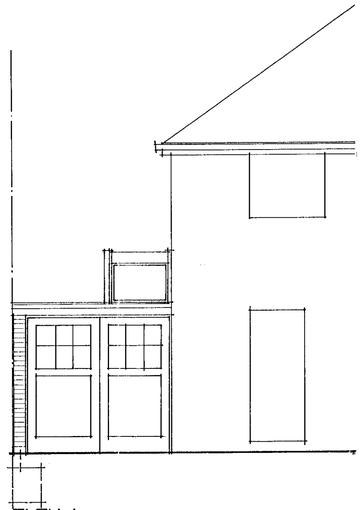


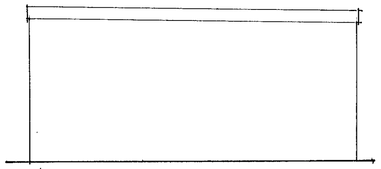
REAR ELEVATION



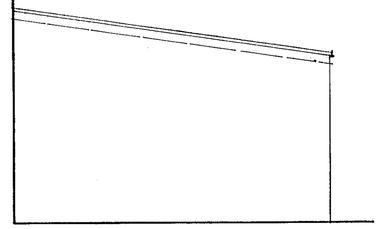
SIDE ELEVATION | SECTION 3.3



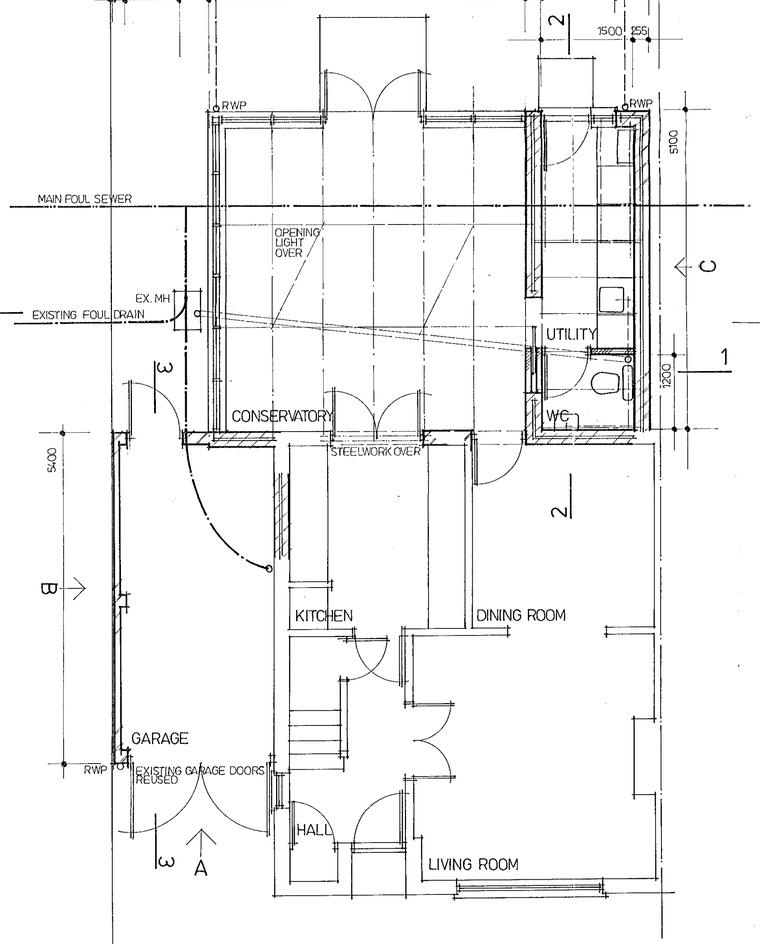
ELEV. A

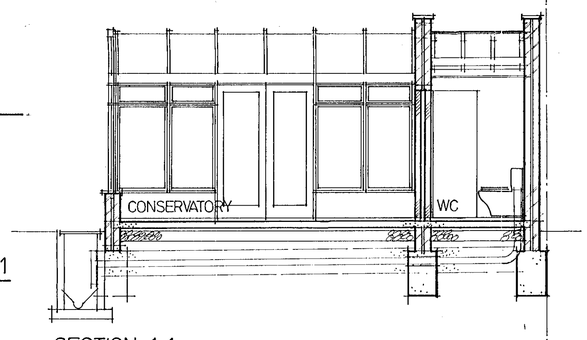


ELEV. B

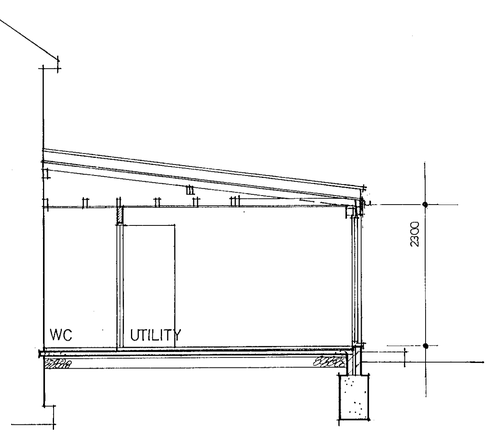


ELEV. C





SECTION 1.1



SECTION 2.2

All construction and materials to comply with relevant Codes of Practice, British Standards and Building Regulations 1985.

The contractor will be responsible for checking all dimensions and inverts prior to construction. Any deviation from the approved drawings to be agreed with the Local Authority.

Roof of Utility
3 layer built up roofing felt with 10 mineral chipping finish bedded on bitumen. Top layer to be carried up brickwork minimum 150 and tucked under coping to form weatherproof upstand. Felt to be laid on Celotex Tempchek Deck TD2040 warm roof insulation. Decking comprises 32mm PIR foam board with 6mm factory bonded exterior WBP plywood upper face. Boards to be secured to rafters with mastic bead and nails. Fixings to be in strict accordance with manufacturer's instructions. Roof joists to be 125 x 38 SC3 grade at approximately 375 centres with 50 x 50 noggins below foam board joints. Roof joists to be supported on wall plate bolted to existing wall and two 125 x 38 purlins bolted together at 500 centres. Joists to be secured to 100 x 50 wall plate at eaves level. Wall plate to be secured to blockwork with 30 x 2.5 galvanised strap between window and external side wall and twist strap from plate to wall between utility and conservatory.

Ceiling to utility to be formed with 100 x 38 SC3 grade joists at 600 centres maximum. NOTE: Joists to run parallel to roof joists over part of utility. Joists to be secured to two trimmer joists and to roof joist ends and wall plate. Joists to be lined with 12.7 duplex plasterboard.

Code 4 lead flashings to be applied at junction of new roof and parapet wall and to be tucked into cavity tray to new cavity wall. Code 4 lead flashings also to be provided at junction of conservatory roof and existing brickwork.

External Walls to Utility and Conservatory
105 facing brick outer skin, 50 cavity with 50 Dritherm insulation. 100 Celcon or Thermalite insulated block inner skin with 13 lightweight plaster finish internally. DPCs to be built in horizontally. Thermal break combined dpc/insulation to be built into window and door openings. Catnic or similar insulated lintels to be built into new external openings. New work to be secured to existing with Firfix anchors.

New Wall Between Utility and Conservatory
Two skins 100 Celcon or Thermalite block up to cavity tray; facing brick above with pre-cast concrete copings with horizontal DPC built in. Cavity tray to be built in at roof level. Wall over door opening from utility to conservatory to be carried on two 100 x 65 pre-stressed concrete lintels.

All skins to be tied together with SS ties at 900 x 450 centres increasing to 225 centres around openings.

New Wall to Garage
105 single skin facing brick with 215 brick piers. DPC to be built into brickwork 150 above slab level.

Internal Stud Partitions
Wall to WC to be constructed of 100 x 50 softwood studwork with 100 mineral fibre insulation and faced both sides with 12.7 plasterboard with skim coat plaster finish.

Steelwork
Enlarged opening between kitchen and conservatory. Two 152 x 89 RSC's bolted together at 750 centres with gas barrel spacers. Steels to be lined with two layers 12.7 plasterboard with staggered joints and skim coat plaster finish.

Floor Slab – Utility and Conservatory
Minimum 200 consolidated hardcore, sand blinding and 50 EPS foam insulation. 1200 gauge polythene dpm laid over and carried up around perimeter and tucked into horizontal dpc's all round. 150 mass concrete reinforced slab laid over dpm. 50 cement/sand screed finish. Mesh to be B1131 set 25 above base of slab. Slabs to be cast onto inner skin of blockwork to new walls. 450 pockets to be cut into existing brickwork at 600 centres and slab cast in including mesh reinforcement.

Foundations
Trench fill, nominal size 450 wide x 750 deep – final sizes subject to ground conditions. NOTE: no footing in vicinity of existing manhole. New cavity wall to be carried on two 100 x 65 pre-stressed concrete lintels. All to be agreed on site with Building Inspector. Eccentric footing to garage wall 450 wide x 600 deep.

Windows/Doors
Windows – White PVCU double-glazed units.
Door – PVCU double-glazed units; glazing to be BS6206:1991.

Ventilation
Utility Room – openable window with 4000mm² trickle vent.
WC – Mechanical ventilation to provide 15 litre/second extract with 15 minutes over-run operated via light switch. Door to be undercut by 10mm.
Existing Dining Room – Vent through existing living room. Living room window to provide minimum 1/20 of combined floor area rapid ventilation. Windows also to be fitted with 8000mm² trickle vent

Mechanical ventilation to be provided to kitchen to give extraction at a rate of 60 litres/second. Fan to be operated via light switch and to include 15 minute over run.

Mechanical ventilation to be provided to utility to give extraction at a rate of 30 litres/second. Fan to be operated via internal door-activated switch and to include 15 minute over run.

Drainage
Foul – Existing bathroom and kitchen drainage retained. New 100 diameter PVC drain to be laid from existing MH to new stub stack in WC. Stub also to take sink and washing machine waste. Drain to terminate in existing MH with tumble pipe. Drain to be laid on and surrounded with 150 peashingle. Where drain passes through new footings drain to be sleeved with 150 PVC pipe. Existing drain run below footings to garage to be exposed and surrounded in 150 concrete.

Existing main foul sewer to be located and exposed beneath utility. Bridging to sewer to be agreed on site with Building Inspector.

Surface Water – New soakaways to be provided. Size/location/construction to be agreed on site – all subject to ground conditions.

Conservatory
White PVCU unit construction with triple-ply polycarbon roof. All double-glazing units to be to BS6202:1991

Garage Roof
3 layer built up roofing felt with 10 mineral chipping finish bedded in bitumen. Top layer to be carried up minimum 150 and tucked into brick joint to form flashing at junction with existing house. Felt to be laid on 19 exterior plywood on firring pieces secured to 147 x 38 softwood joists at 600 centres maximum. Underside of joists to be lined with two layers 12.7 plasterboard with staggered and taped joints.

APPROVED
05.MAR2001 * 5500

This drawing should not be scaled. All dimensions to be checked on site.
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REVISIONS
D. 16·1·2001 · REVISED AND REDRAWN.
E. 22·1·2001 WC ADDED OFF UTILITY.
F. 12·02·2001 ROOF CONSTRUCTION TO UTILITY REVISED.

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CLIENT
MR. MRS. A. McNEILE

PROJECT
PROPOSED EXTENSION
25 PADDOCK HIEGHTS
TWYFORD
BERKSHIRE

TITLE
PROPOSED PLAN, ELEVATIONS + SECTIONS

SCALE
1.50

DATE
JAN. 2001

DRAWING NO.
2007.2

REVISION
F

TPR 156