GENERAL NOTES

Cavity wall ties to be spaced at 900 max. horizontally & 450 max. vertically.

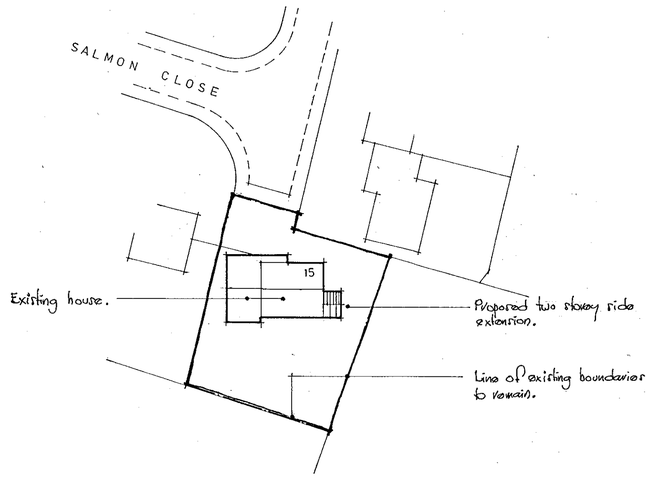
Lateral restraint to be provided at first floor level & roof level by means of 30 x 5 galv. m.s. straps at 2000 cr. max secured to wall & across 3 No. joist/rafters.

All openings within proposed brickwork to have Alvaflex Cold Break insulating dpc installed in accordance with Thermal Economics Ltd., recommendations.

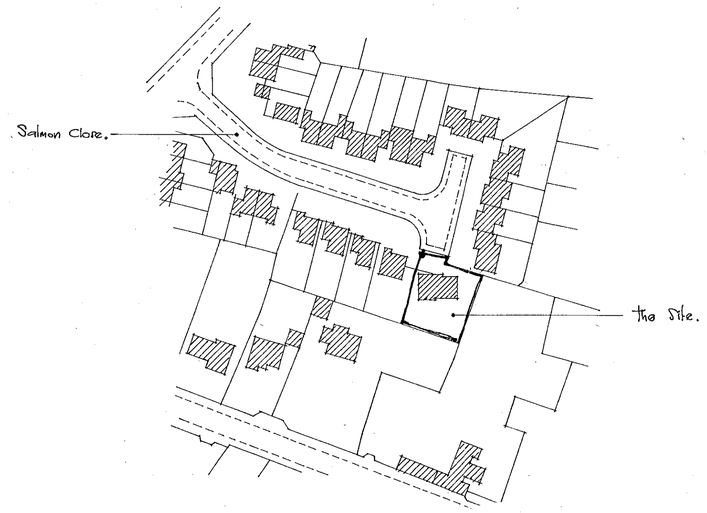
Proposed utility & en-suite shluc to be mechanically ventilated to external air at the rate of 15 liters/second.

Background ventilation to be provided by ventilator within proposed window frames, designed to prevent draught, to provide min. 4000 mm².

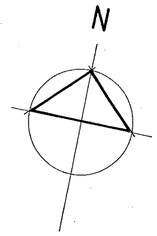
All proposed glazing below 800m, within doors & within 300m of a door to be safety glazing.

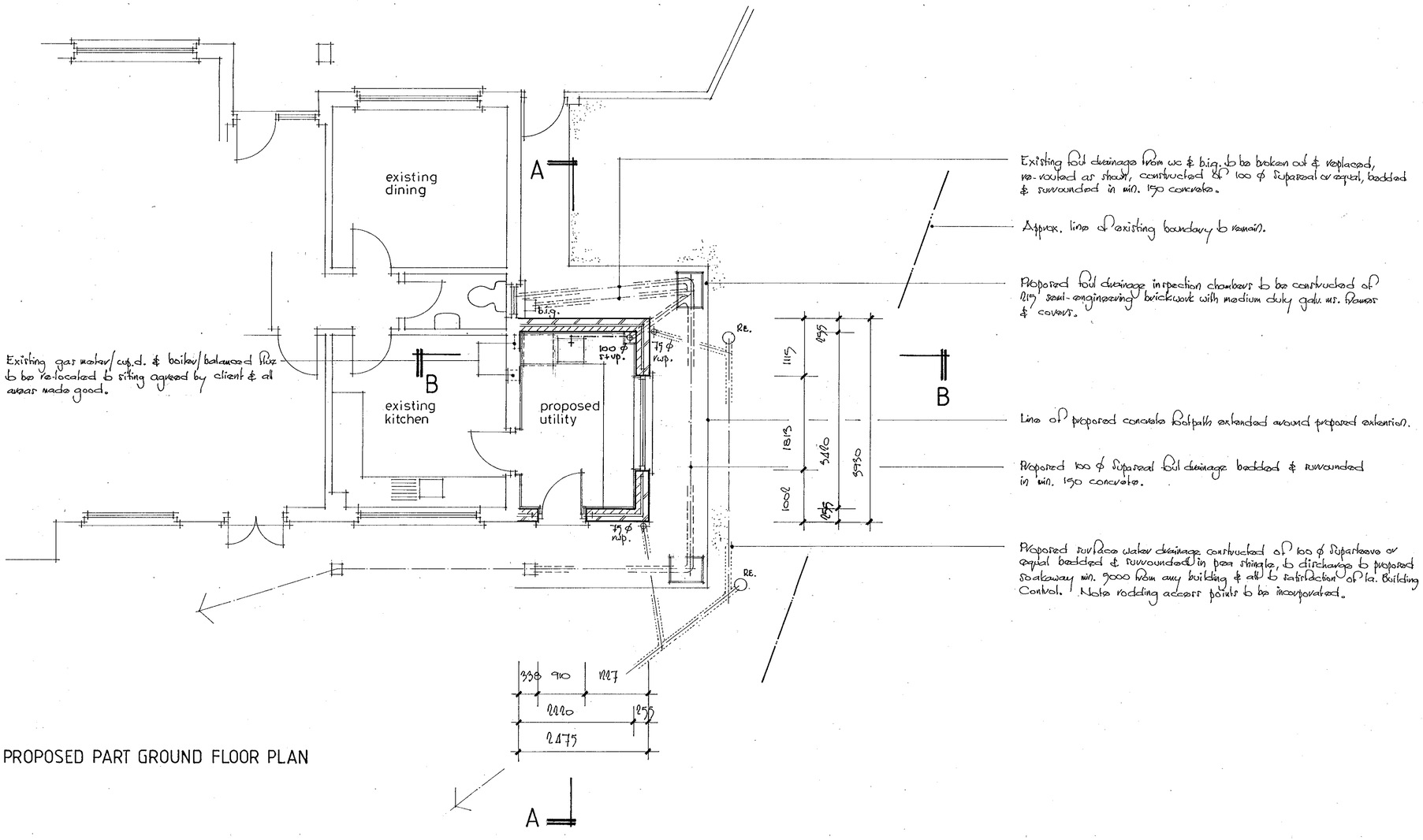


PROPOSED SITE PLAN
scale 1: 500



LOCATION PLAN
scale 1: 1250





PROPOSED PART GROUND FLOOR PLAN

10 JAN 2000 0545

PROPOSED TWO STOREY SIDE EXTENSION AT

15 SALMON CLOSE SPENCERS WOOD READING

FOR MR & MRS FINLAYSON

David Shanly Design & Build
The Studio
17 Abingdon Drive
Caversham Park Village
Reading Berkshire RG4 6SE
tel / fax 0118 954 5381

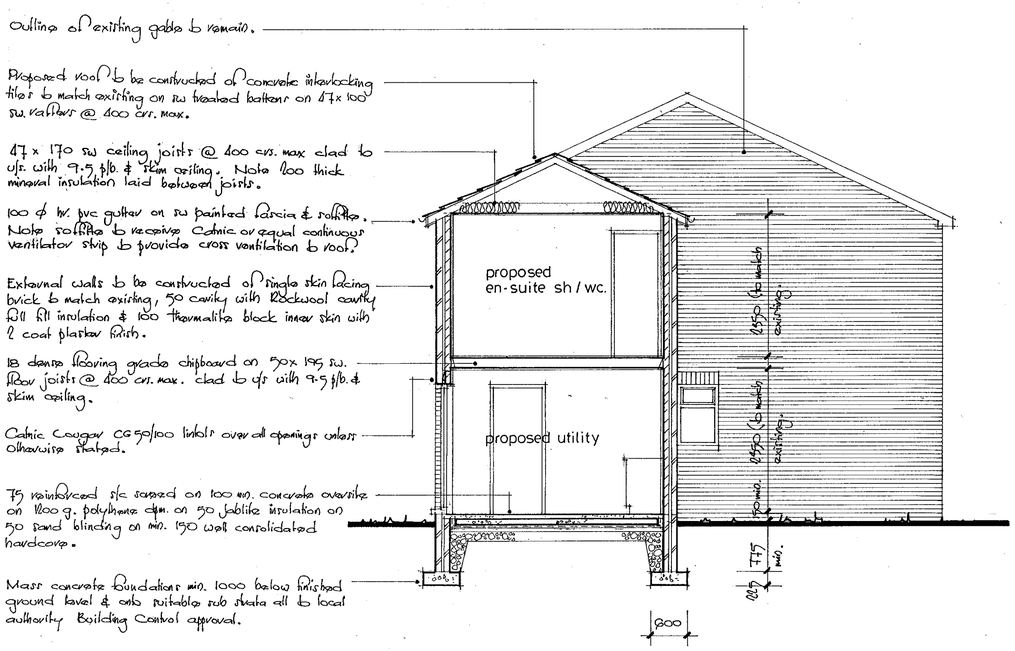
PROPOSED GROUND FLOOR PLAN

APPROVED

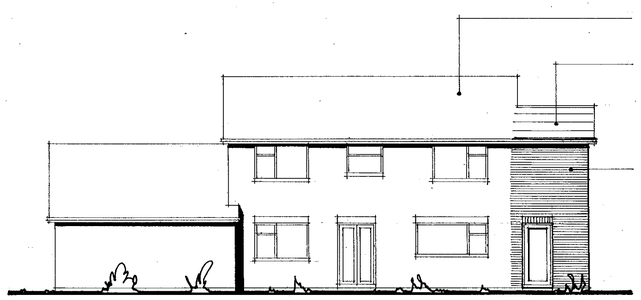
1: 50 | DEC '99

729 / 100

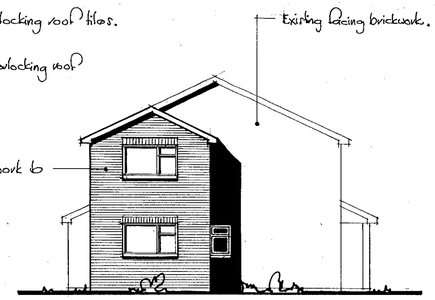
CD 21/3/00.



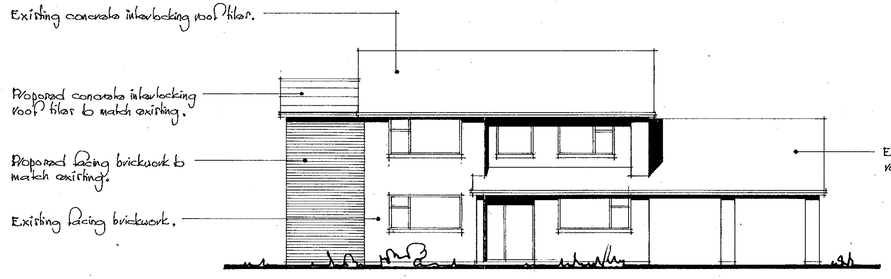
PROPOSED CROSS SECTION 'A-A'



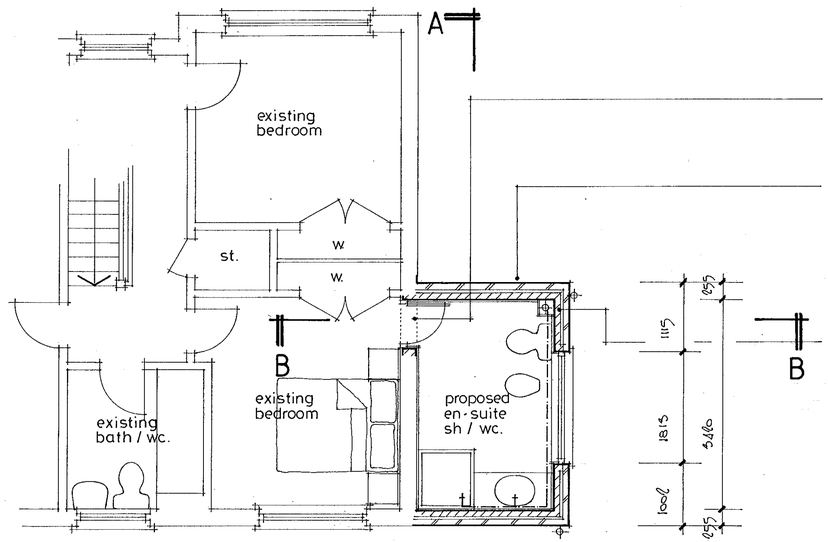
PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED PART FIRST FLOOR PLAN

Proposed roof constructed of concrete interlocking roof tiles to match existing on sw treated battens on 47 x 100 sw rafters @ 400 crs. max., with 47 x 170 sw ceiling joists @ 400 crs. max clad to u/s with 9.5 p/b & skim ceiling. Note 400 thick mineral insulation laid between joists.

New opening to be formed to receive 686 wide internal quality door & sw linings. Opening over to be supported with 75 deep pcc prestressed lintols.

External walls to be constructed of single skin facing brick outer skin to match existing, 50 cavity with Rockwool cavity full fill insulation & 100 thermalite block inner skin with 2 coat plaster finish.

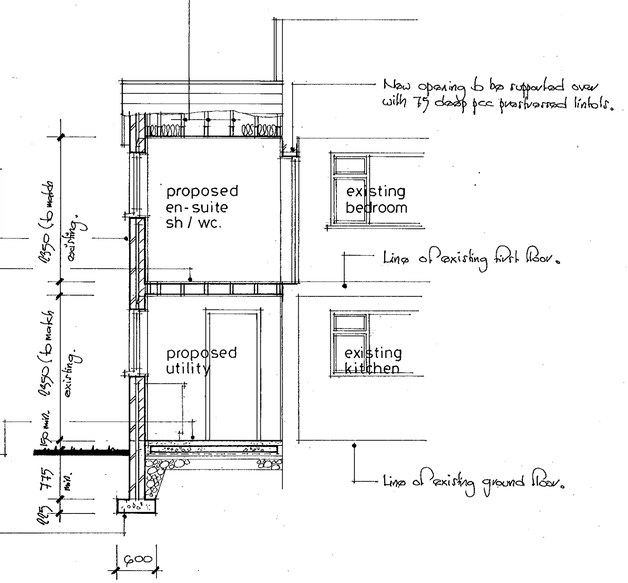
18 dennis flooring grade chipboard on 50 x 195 sw floor joists @ 400 crs. max. clad to u/s with 9.5 p/b & skim ceiling.

100 ϕ upvc stub to receive the following:

Shower	= 38 ϕ upvc waste	all fitted with 75 deep seal trapr.
WHB	= 32 ϕ upvc waste	
Utility sink	= 38 ϕ upvc waste	

75 reinforced s/c screed on 100 min. concrete overslab on 1200 g. polythene dpm. on 50 Jablite insulation on 50 sand blinding on min. 150 well consolidated hardcore.

Mass concrete foundations min. 1000 below finished ground level & onto suitable sub. strata all to local authority Building Control approval.



PROPOSED CROSS SECTION 'B-B'

PROPOSED TWO STOREY SIDE EXTENSION AT

15 SALMON CLOSE SPENCERS WOOD READING

FOR MR & MRS FINLAYSON

David Shanly Design & Build
The Studio
17 Abingdon Drive
Caversham Park Village
Reading Berkshire RG4 6SE
tel / fax 0118 954 5381

PROPOSED FIRST FLOOR PLAN, ELEVATIONS & SECTIONS

APPROVED

1:50 1:100 DEC '99

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