07 JAN 2002 5013

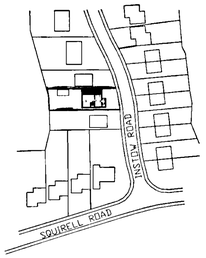
DRG. No. | THIRD ANGLE PROJECTION | DO NOT SCALE DRAWING – THIS BAR FOR GUIDANCE ONLY (0 10 20 30 40 50 60 70 80 90 100)

FOR EXPLANATION OF DIMENSIONS, TOLERANCES, NOTES, ETC. SEE BS 308.
REMOVE ALL BURRS AND SHARP EDGES UNLESS STATED OTHERWISE

CONTRACT REF.

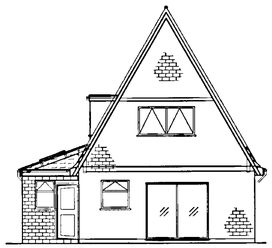
ISSUE & CHNG No.
1. 12.12.01 DCB

PROPOSED SINGLE STOREY SIDE EXTENSION TO PROVIDE NEW KITCHEN & UTILITY ROOM FOR MR/MRS S ROBERTS, AT 48 INSTOW ROAD, EARLEY, BERKS RG6 5QJ

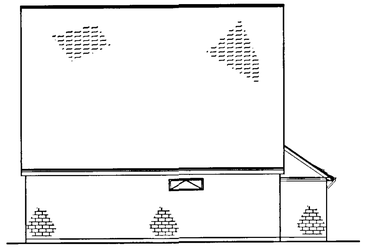


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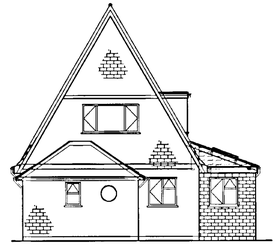
SITE PLAN
SCALE– 1:1250



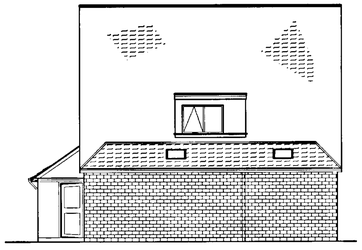
REAR ELEVATION



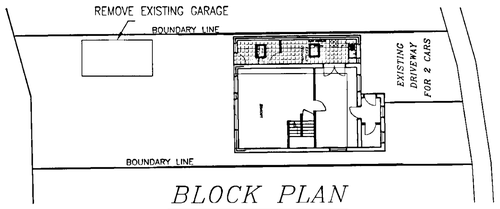
L.S ELEVATION



FRONT ELEVATION



R.S ELEVATION



BLOCK PLAN
SCALE– 1:200

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
~~TOTAL FREE AREA TO NEW BATHROOM OF 4000 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).

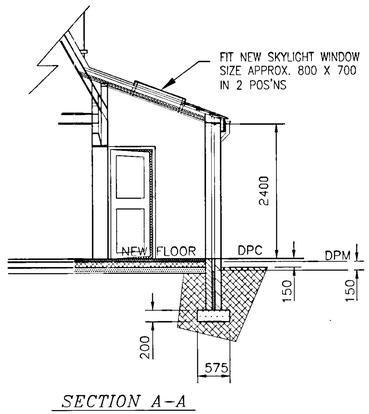
MECHANICAL EXTRACTOR FANS TO BE FITTED TO KITCHEN
WITH A CAPACITY OF 60 L/S OR A COOKER HOOD TO KITCHEN

NEW PITCHED ROOF CONSTRUCTION:–

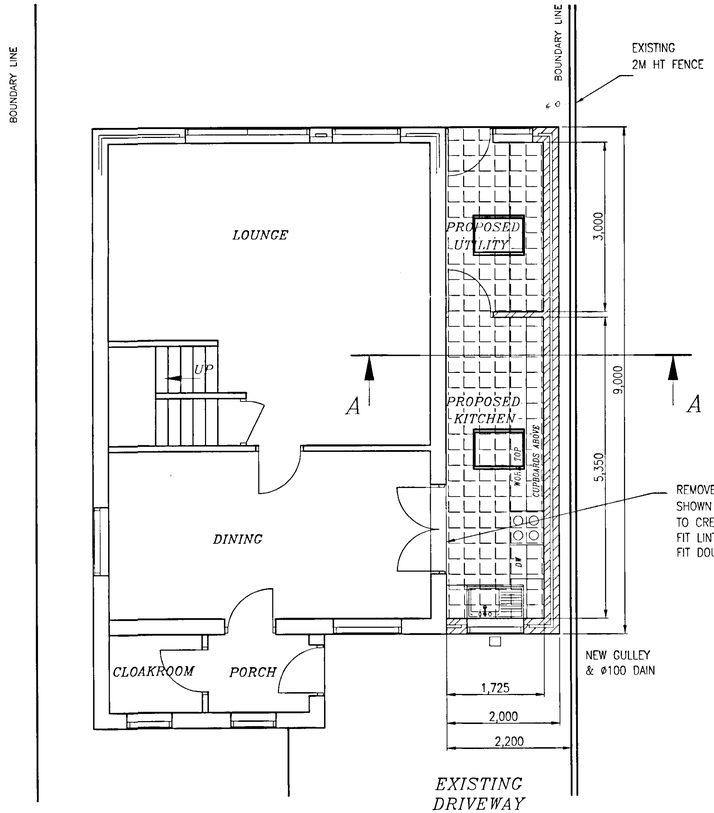
NEW SKILLING CEILING TO BE CONSTRUCTED
AND BE 13mm PLASTERBOARD FINISH
WITH 5mm GYPSUM PLASTER TO
GIVE 1/2 HR. F/R.
NEW ROOF TILES TO MATCH EXT.
ON 25 X 38 BATTENS ON
UNTEARABLE ROOFING FELT.
RAFTERS AND JOISTS TO BE
SPACED AT 400mm CTRS.
RAFTERS ---- 50 X 125
FACIA BOARD ---- 25 X 225
WALL PLATE ---- 50 X 100
70 CELATEX INSULATION
BETWEEN JOISTS & RAFTERS
30 x 5 MILD STEEL ANCHORS TO BE USED
AS LATERAL SUPPORT FOR ANCHORING THE
ROOF RAFTERS/JOISTS TO THE WALLS RUNNING
PARALLEL TO THEM, AT 1.5M CTRS
& OVERLAPPING 3 RAFTERS/JOISTS.

JOISTS/RAFTERS 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



FLOOR PLAN

PROPOSAL:–

CONSTRUCT PROPOSED NEW KITCHEN/UTILITY EXTENSION AT SIDE.
CREATE NEW OPENING FOR ACCESS. FIT LINTOL SUPPORT
MAKE GOOD ALL WALLS WHERE NECESSARY
FIT NEW TILES TO PITCHED ROOF TO MATCH EXISTING
NEW BRICKWORK TO MATCH EXISTING
NEW FLOOR TO COINCIDE WITH EXISTING

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

APPROVED

ISSUED FOR ASSEMBLY No.
USED ON

NOTE: THIS DRAWING IS NOT TO BE COPIED WITHOUT PERMISSION FROM TEKNIDRAFT DESIGNS SERVICES.

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 AGREEMET.
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.

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		MATERIAL:	TOLERANCES UNLESS STATED OTHERWISE
APPROVED	DATE	SPECIFICATION:	
CHECKED	DATE	FINISH:	
DRAWN D BROWNE	DATE 12-12-01		LIMITS APPLY AFTER PLATING

DIMENSIONS IN MM OR INCHES
ORIGINAL SCALE: 1:50 & 1:100
COMPUTER FILE NAME: .DWG

TEKNIDRAFT DESIGNS
ARCHITECTURAL SERVICES. READING BERKS UK. (TEL. PH. 0118 3778549

TITLE: SEE DRG.
DRG. No. ROBERTS – 001
SERVICE DRG. No.
A1

20/12/02