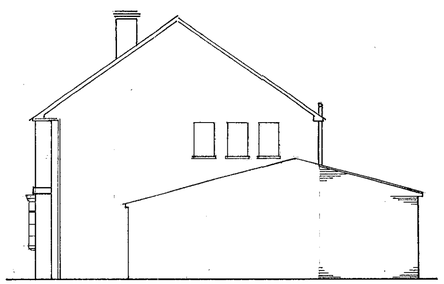
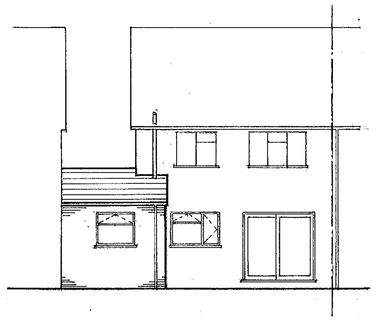


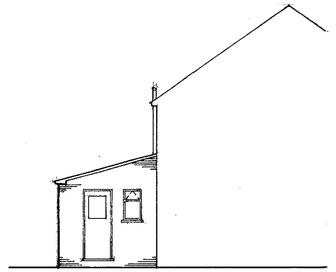
N/E Elevation



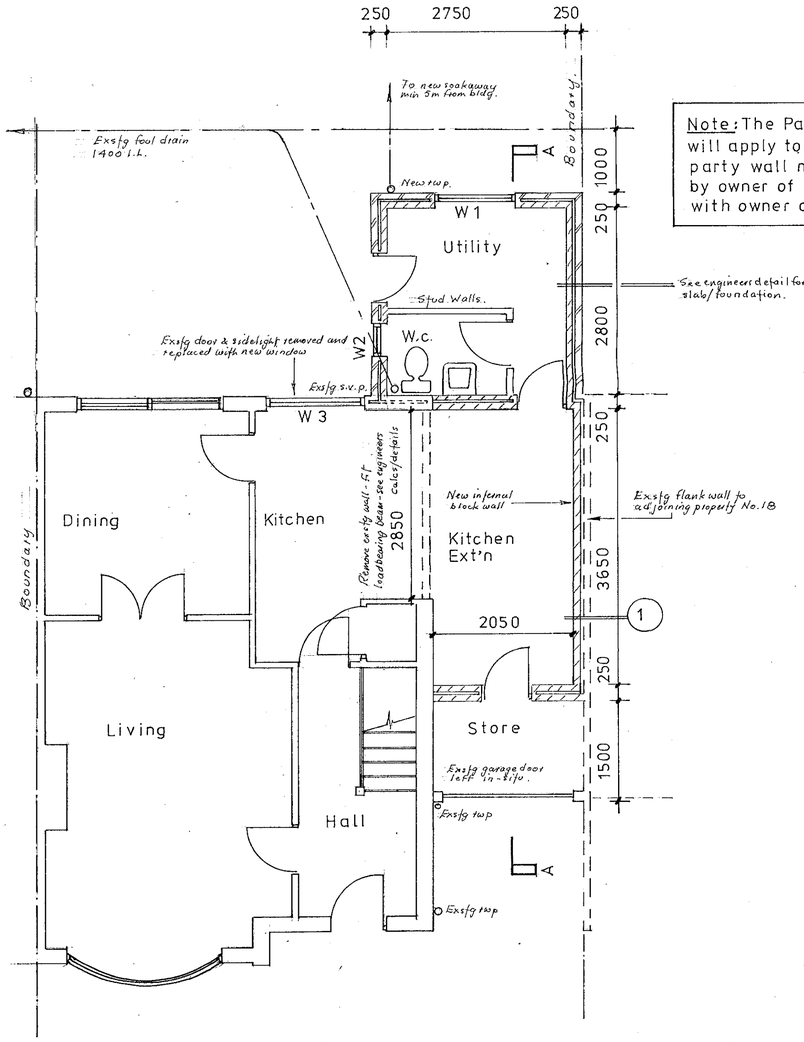
N/W Elevation



S/W Elevation



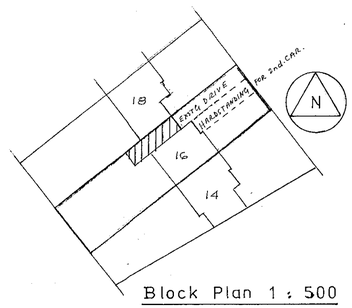
S/E Elevation



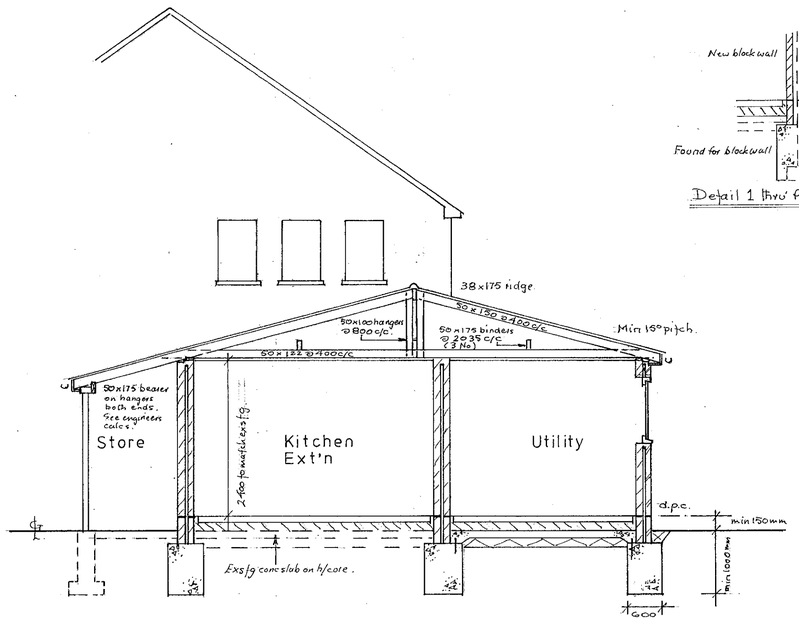
Ground Floor Plan

Do not scale – Builder to check & verify all dimensions before proceeding.
No part of extension to encroach over adjoining property.
All works to conform to current Building Regulations and relevant British Standards whether or not depicted on this drawing.

Note: The Party Wall etc. Act 1996 will apply to these works and a party wall notice to be arranged by owner of this property (No 16) with owner of adjoining property (No 18)



Block Plan 1 : 500



Section A — A

Detail 1 thro' flank wall.

Roof: Tiles as Marley "Wessex" or approved, colour to match exstg, 25x38 sw battens, untearable felt, rafters, joists, binders etc. all as noted on Section A-A. All members to be bolted together using M10 bolts, washers. Bearing on to 50x100 plates bedded & strapped @ 1200 c/c using g.m.s. vertical restraint anchors. Joists infilled with 200mm Isowool insulation with 12.5 duplex plasterboard artex finish. At abutments fit cavity tray with code 4 lead sheet flashed into brick & over tiles to weather complete. Fit eaves vents to ensure airflow over insulation. At gable end, if reqd, fit g.m.s. horizontal restraint anchors to cover min 3 No. rafters. Fascia/soffit in upvc with ventilation to give equivalent of continuous 10mm gap. Gutter 112 b/s to 68ϕ d/pipe to new soakaway via 100ϕ pipework bedded in pea shingle & laid to min 1:60 gradient.

Windows Door: D/glazed upvc const. 6/12/6 glazing fully weatherstripped with head ventilation to give 4000mm² airflow. Lintels over 1.9. M/S with flexible d.p.c's & min 150 end bearings. Window to Wc. obscure glazed. Door with toughened glass to BS 6206. W1 - 1200W x 1050H. W2 - 500W x 1050H. W3 - 1500W x 1050H.

Walls: 102 facings to match exstg, 50 cavity, 100 Celcon Solar block, 13 lightwt plaster. Cavities infilled with 50mm Isowool insulation. St/steel wall ties 900 horiz 450 vert c/c staggered. Double up ties around reveals. Cavities closed with Thermabate 50 closers and at roof level closed above soffit. New brick/block tied to exstg. using metal wall plates. New block flank wall tied to exstg. using angle wall ties screwed on 2 c/c a.b.d. Stud. walls in 50x100 studs @ 400 c/c on 50x100 head/sole plates with 50x100 noggings faced both sides with 12.5 plasterbd. & infilled with approved type insulation.

Grnd. Floor: As per engineer. 75 s/c screed, building paper to BS 1521 grade B1F, Celotex floor insulation 75 unfaick with Celotex perimeter edging to screed. 1200g. visqueen d.p.m. lapped into d.p.c. 150mm conc slab in 30N/mm² mix 150mm well consolidated h/core. Slab with A252 re-inforcing mesh & T10 bars as per engineer. Garage base treated with 3 coats synthaprufe taken min 150mm above d.p.c. with 75 s/c screed & Celotex insulation to make up to FFL (75mm) Celotex edging to screed.

Founds: 21 N/mm² conc. mix taken to requd. depth to suit sub-soil conditions all to Bldg. Insp. approval and to meet the requirements of the Bldg. Regs. 1991 in all respects. Care taken to ensure no pressure or damage occurs to exstg. drainage and where this is within 1000mm I/ken founds taken down to min. depth of drain invert. Where taking additional loading founds to be exposed for inspection and, if necessary, underpinned.

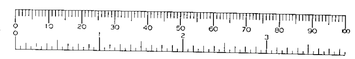
Drainage: Where passing through walls exstg. drains to have r.c. lintels over as relieving arches. W.C. outlet 100ϕ. Basin waste 32ϕ. With 75 deep seal traps & combined overflows & connected to exstg. s.v.p. Above ground wastes with screw-on type access covers.

Ventilation: Mech. vents by Airflow Ltd., H. Wycombe, Bucks or approved. Kitchen fitted type Maxivent 150 (72 litres/sec). Utility fitted ditto. Wc fitted Mini Isovent (18 litres/sec). For light, door or pull switch operation & ducted to outside via 110 or 150ϕ pipework terminating in wall grille.

Beam: As per engineers calcs. 2 No 152x89x16 bolted together encased in 2 layers of 9.5 plasterbd. wired @ 100 c/c with 12.5 gypsum plaster set coat.

27.NOV.2000* 2915

APPROVED



PROPOSED SINGLE STOREY REAR EXTENSION AND CONVERSION OF GARAGE INTO KITCHEN EXTENSION AT No 16, ALLENDALE ROAD, EARLEY, READING FOR MR. S. VIRTUE.	
DRAWING No.	P/645/1
SCALE	1 : 100 & 1 : 50
DRAWN	R.F.H.
DATE	NOV '2000

26/1/01