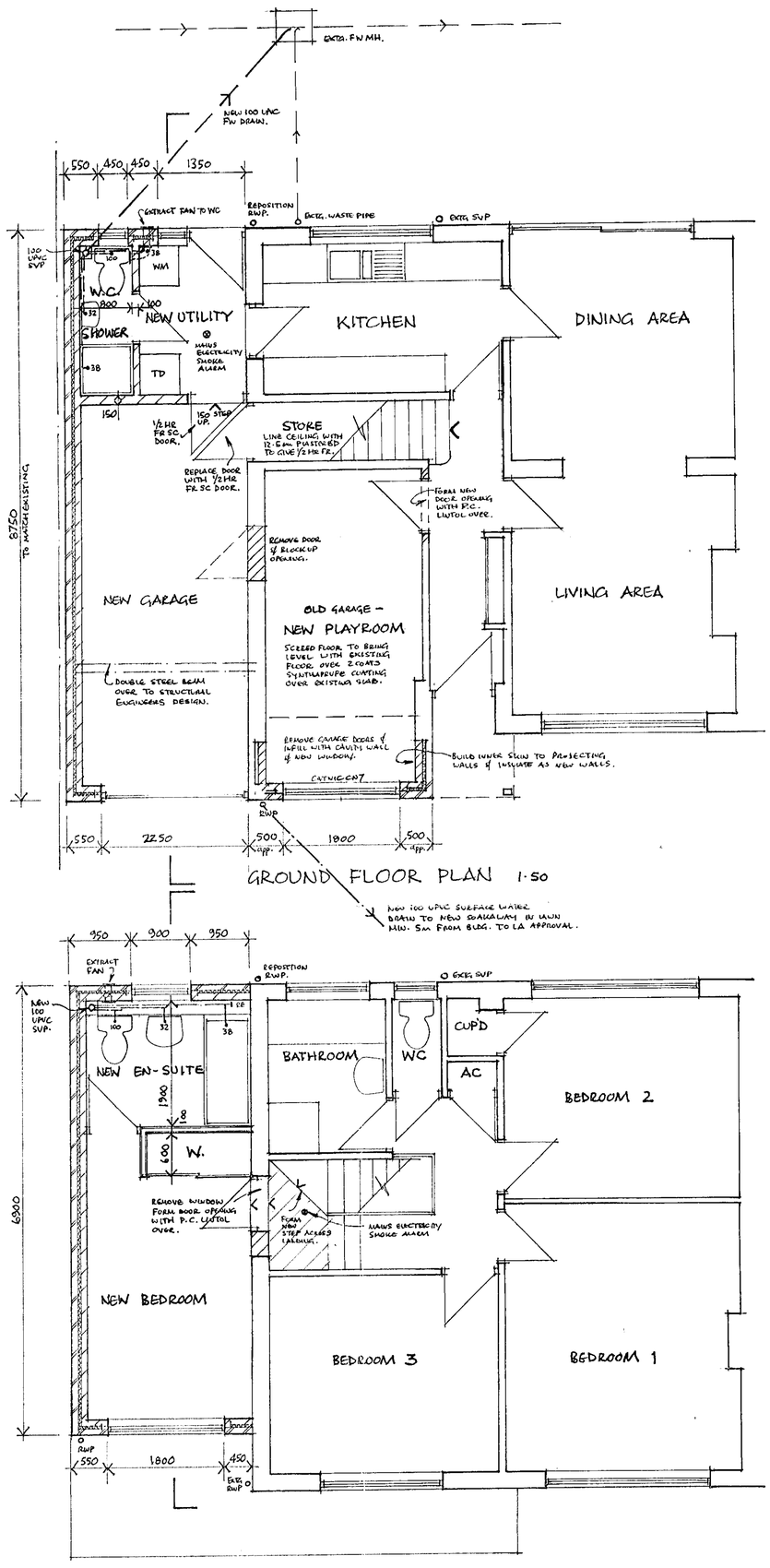
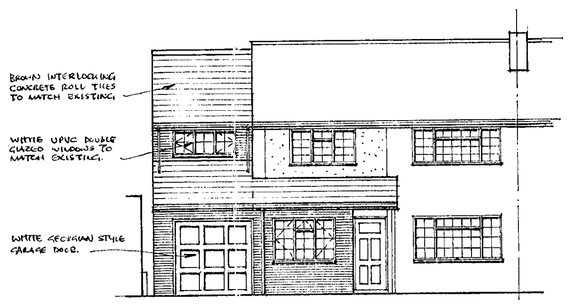
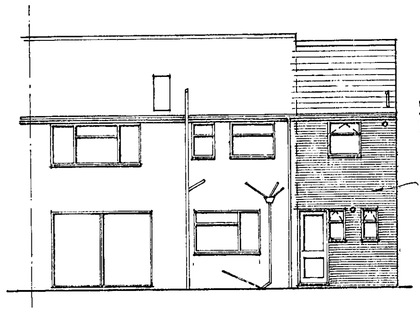


GROUND FLOOR PLAN 1·50

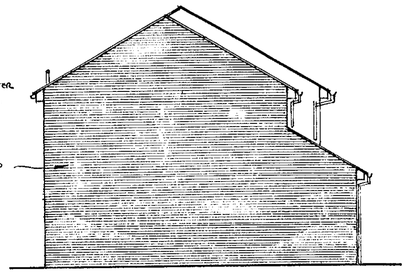
FIRST FLOOR PLAN 1·50



FRONT ELEVATION 1·100



REAR ELEVATION 1·100



SIDE ELEVATION 1·100

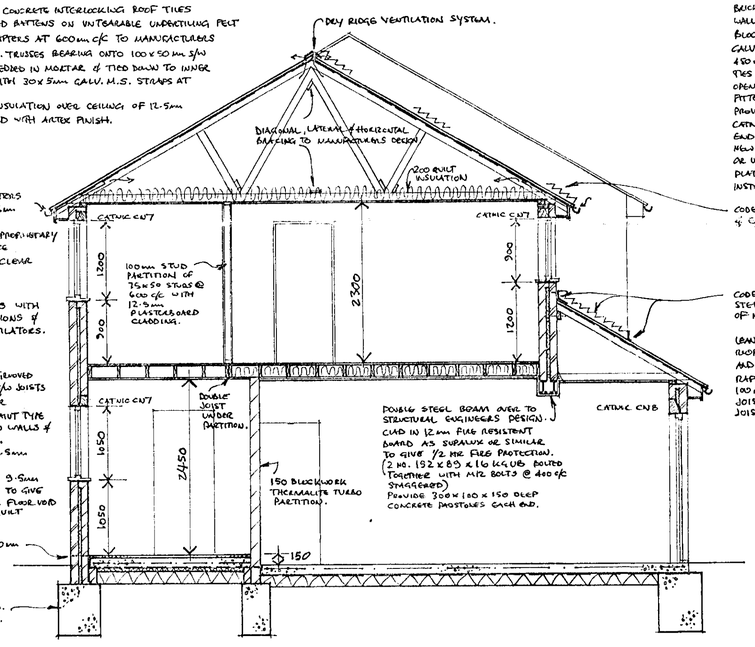
ROOF:
BROWN SANDFACED 'ROLL' CONCRETE INTERLOCKING ROOF TILES ON 38x25mm S/D TREATED BATTENS ON INTEGRABLE UNDERTILING FELT ON TREATED TRUSSED RAFTERS AT 600mm C/C TO MANUFACTURERS DESIGN & SPECIFICATION. TRUSSES BEARING ONTO 100 x 50 mm S/W TREATED WALL PLATES BEDDED IN MORTAR & TIED DOWN TO INNER LEAF OF CAVITY WALL WITH 30 x 5mm GALV. M.S. STRAPS AT 1800 c/c.
PROVIDE 200mm QUILT INSULATION OVER CEILING OF 12.5mm FOIL BACKED PLASTERBOARD WITH ARTEX FINISH.

EAVES:
BLACK UPVC 100mm HALF ROUND GUTTERS ON 25mm WBP PLYWOOD FASCIA & 6mm WBP PLYWOOD SOFFIT.
PROVIDE CONTINUOUS OVER FASCIA PROPRIETARY VENTILATION SYSTEM & ROOF STAGE VENTILATOR UNITS OVER RAFTERS TO CLEAR INSULATION.

WINDOWS:
WHITE UPVC DOUBLE GLAZED WINDOWS WITH OPENINGS AS INDICATED ON ELEVATIONS & FITTED WITH 8000mm² TRICKLE VENTILATORS.

FIRST FLOOR:
22mm FLOORING GRADE TONGUED & GROOVED CHIPBOARD LAID 175 x 50mm SC3 S/D JOISTS AT 400mm C/C (DOUBLE JOISTS UNDER PARTITIONS). JOISTS HUNG ON RESTRAINT TYPE M.S. JOIST HANGERS BUILT INTO NEW WALLS & PLUGGED & SCARED TO EXT. WALLS.
UNDERLINE UTILITY & W.C. AREA W. 12.5mm PLASTERBOARD WITH ARTEX FINISH.
LINE GARAGE CEILING WITH 2 LAYERS 9.5mm PLASTERBOARD WITH STAGGERED JOINTS TO GIVE 1/2 HR. FIRE RESISTENCE. INSULATE FLOOR VOID OVER GARAGE WITH MIN. 150mm QUILT INSULATION.
LEAD CORE BITUMEN D.P.C MIN. 150mm ABOVE GROUND LEVEL.

MASS CONCRETE TRENCH FILL FOUNDATIONS MIN. 1m DEEP TO L.A. INSPECTORS APPROVAL 600mm WIDE.



CROSS - SECTION 1·50

DOUBLE STEEL BEAM OVER TO STRUCTURAL ENGINEERS DESIGN. CLAD IN 12mm FIRE RESISTANT BOARD AS SUPALUX OR SIMILAR TO GIVE 1/2 HR FIRE PROTECTION. (2 NO. 192 x 89 x 16 KG UB BOLTED TOGETHER WITH M12 BOLTS @ 400 c/c STAGGERED)
PROVIDE 300 x 150 x 150 DEEP CONCRETE PADSTONES EACH END.

CODE 5 LEAD STEPPED FLASHING & STEPPED FLASHING TO WALL ABUTMENTS OF NEW LEAN-TO ROOF.

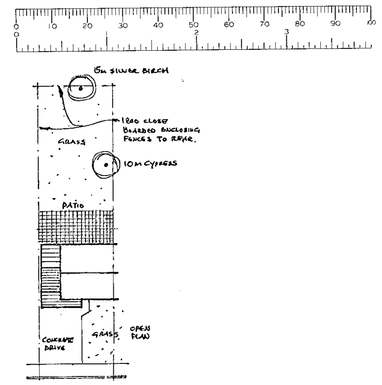
LEAN-TO ROOF CONSTRUCTION AS MAIN ROOF ON 100 x 50 S/D TREATED RAFTERS AND CEILING JOISTS AT 400mm c/c.
RAFTER BEARING ONTO FRONT WALL ON 100 x 75 S/D BEARER BOLTED TO WALL. JOISTS BEARING ONTO RESTRAINT TYPE JOIST HANGERS AND WALL PLATE.

GROUND FLOOR SLAB:
50mm 1:3 CEMENT/SAND SCREED OVER 150mm SUSPENDED REINFORCED CONCRETE SLAB WITH B283 MESH REINFORCEMENT BEARING ONTO BLOCK SLEEPER WALLS OVER 2000 G. VISQUEEN POLYTHENE DAMP PROOF MEMBRANE OVER 50mm UNDERFLOOR INSULATION SLABS OVER 150mm SAND BLINDED WELL CONSOLIDATED HARDCORE. DAMP PROOF MEMBRANE LAPPED UP SIDES & TUCKED UNDER DAMP PROOF COURSE.

GARAGE FLOOR SLAB:
150mm CONCRETE FLOOR SLAB WITH A142 ANTI-CRACK REINFORCEMENT IN TOP OVER 2 x 10G VISQUEEN POLYTHENE DAMP PROOF MEMBRANE OVER 150mm SAND BLINDED WELL CONSOLIDATED HARDCORE.

EXTERNAL WALLS:
250mm CAVITY WALL CONSTRUCTION OF 100mm FACING BRICKWORK, 50mm FULLY FILLED CAVITY WITH ROCKWOOL WALL BATTS OR SIMILAR, 100mm THERMALITE 'TURBO' INSULATING BLOCK INNER SKIN WITH 2 COAT PLASTER FINISH.
GALV. M.S. WALL TIES AT 900mm C/C HORIZONTALLY & 450mm C/C VERTICALLY STAGGERED. PROVIDE ADDITIONAL TIES ABOUT OPENINGS. ALL CAVITIES CLOSED AROUND OPENINGS & AT HEAD WITH INSULATING BLOCKWORK & FITTED WITH VERTICAL D.P.C's.
PROVIDE INSULATED STEEL LINTOLS OVER OPENINGS AS CATNIC TYPE INDICATED ON SECTION, WITH MIN. 150mm END BEARINGS.
NEW WALLS CONNECTED TO EXISTING BY TOOTH BONDING OR USING GALVANISED STEEL WALL PROFILE CONNECTOR PLATES INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

CODE 5 STEPPED FLASHING BETWEEN NEW ROOF & CAVITY STABLE WALL.



SITE PLAN 1·500

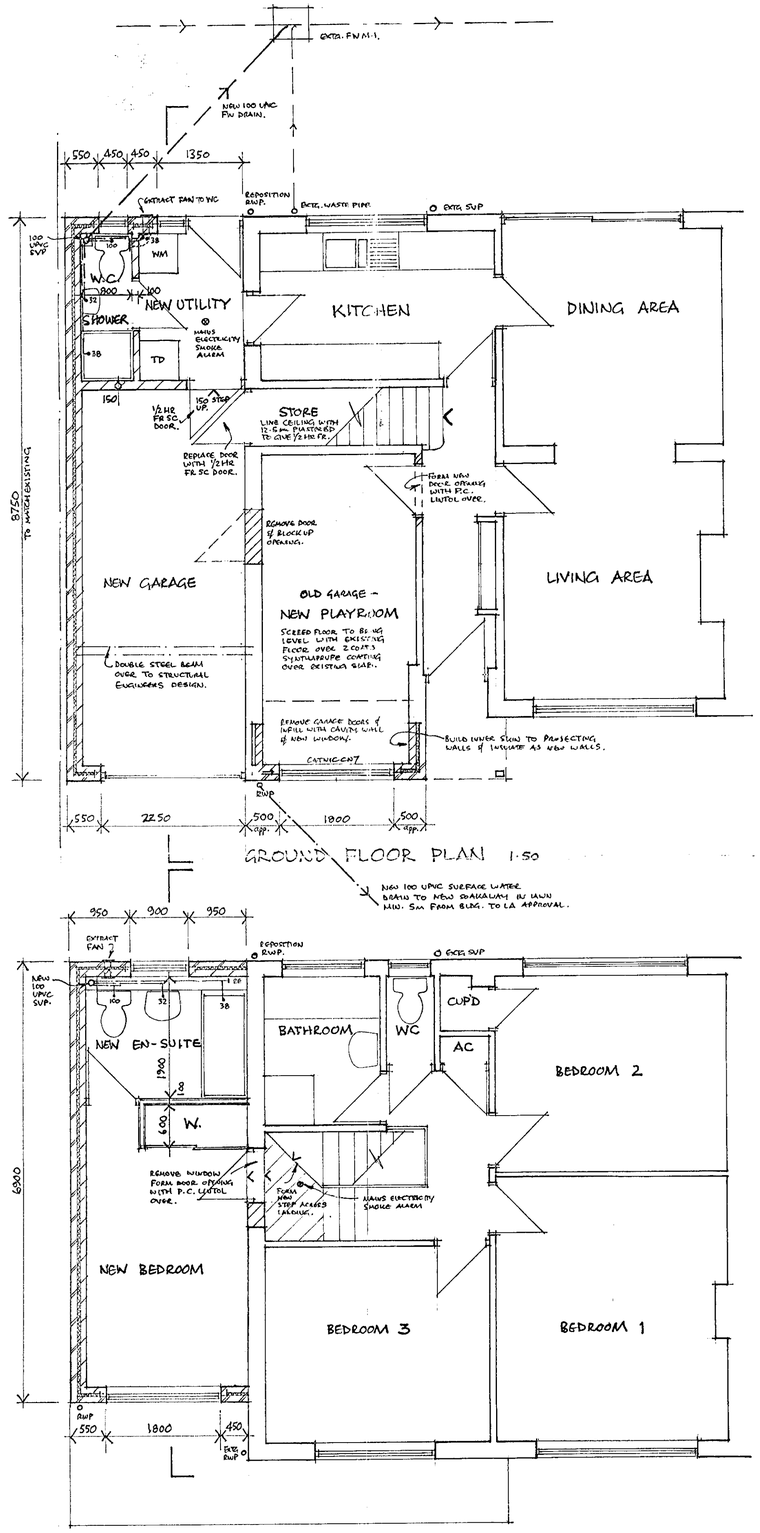
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GENERAL NOTES:
ABOVE GROUND DRAINAGE:
ALL NEW WASTE PLUMBING TO BE RUN IN UPVC TO BS 5255 AND PCW TO BS 4514 INSTALLED IN ACCORDANCE WITH BS 5572. WASTE SIZES AS INDICATED ON PLAN. ALL APPLIANCES TO BE FITTED WITH 75mm DEEP SEAL TRAPS. SVP TO TERMINATE MIN. 900mm ABOVE ANY VENTILATION OPENING WITHIN 3m.
BELOW GROUND DRAINAGE - FOUL WATER:
100mm Ø UPVC DRAINS LAID IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS BEDDED & SURROUNDED IN PEA SHINGLE TO 1:40 FALL AND BACKFILLED WITH SELECTED EXCAVATED MATERIAL. WHERE PIPES HAVE LESS THAN 300mm COVER OR PASS UNDER BUILDINGS SURROUND IN CONCRETE WITH FLEXIBLE JOINTS @ 5m C/C. PROVIDE LINTOL BRIDGING TO WALLS/FOUNDATIONS WHERE PIPES PASS THROUGH. CONNECT NEW DRAIN TO EXISTING MANHOLE USING CHANNEL BEND DIRECTED IN DIRECTION OF FLOW & BENCH IN 1:3 MORTAR.
BELOW GROUND DRAINAGE - SURFACE WATER:
100mm Ø UPVC DRAINS LAID IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS BEDDED & SURROUNDED IN PEA SHINGLE TO 1:40 FALL & BACKFILLED AS ABOVE. PIPES DISCHARGING TO RUBBLE FILLED SOAKAWAY SIZED TO SUIT GROUND CONDITIONS TO LA APPROVAL MIN. 5m FROM BUILDING.
VENTILATION:
ROOF VOID VENTILATED AS INDICATED ON CROSS-SECTION.
ALL NEW WINDOWS FITTED WITH 8000mm² TRICKLE VENTILATORS, & OPENING CASEMENTS EQUIVALENT TO 1/20TH OF FLOOR AREA.
PROVIDE MECHANICAL EXTRACT VENTILATION TO NEW BATHROOM & G.F. SHOWER/W.C. RATED AT 15l/SEC.
SMOKE ALARMS:
PROVIDE MAINS SUPPLY ELECTRIC SMOKE ALARMS TO EXISTING LANDING & NEW UTILITY ROOM.
ELECTRICS:
ELECTRICAL INSTALLATION EXTENDED FROM EXISTING DISTRIBUTION BOARD IN ACCORDANCE WITH LATEST IEE REGULATIONS.
HEATING/HOT WATER:
HEATING ENGINEER TO CHECK SUITABILITY OF EXISTING BOILER TO PROVIDE ADDITIONAL HEATING & HOT WATER.
PROVIDE NEW CONTROLS COVERING HEATING/HOT WATER & TIME/ZONE & TEMPERATURE SETTINGS.
GLAZING: ALL GLAZING BELOW 800mm HIGH & FULL HEIGHT IN DOORS TO BE 6mm TOUGHENED OR 6.4mm LAMINATED SAFETY GLASS.

PROPOSED TWO STOREY SIDE EXTENSION & GARAGE CONVERSION
8 WINGATE ROAD WOODLEY READING RG5 4JU
MR. & MRS. V. ZALINSKI
DECEMBER 1999.

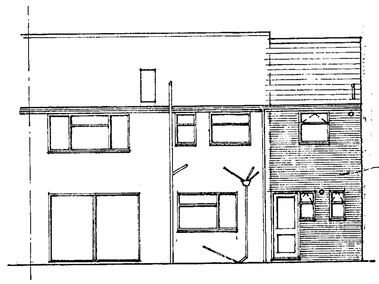
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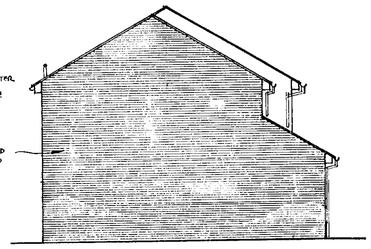




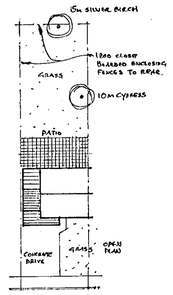
FRONT ELEVATION 1·100



REAR ELEVATION 1·100



SIDE ELEVATION 1·100



SITE PLAN 1·500

ROOF:
BROWN STAFFORD 'ROLL' CONCRETE INTERLOCKING ROOF TILES ON 38x25m S/D TREATED BATTENS ON UNTEARABLE UNDERTILING FELT ON TREATED TRUSSED RAFTERS AT 600m c/c TO MANUFACTURERS DESIGN & SPECIFICATION. TRUSSES BEARING ONTO 100x50 m S/D TREATED WALL PLATES BEDDED IN MORTAR & TIED DOWN TO INNER LEAF OF CAVITY WALL WITH 30x5mm GALV. M.S. STRAPS AT 1800 c/c.
PROVIDE 200m QUILT INSULATION OVER CEILING OF 12·5m FBH BACKED PLASTERBOARD WITH MATCH FINISH.

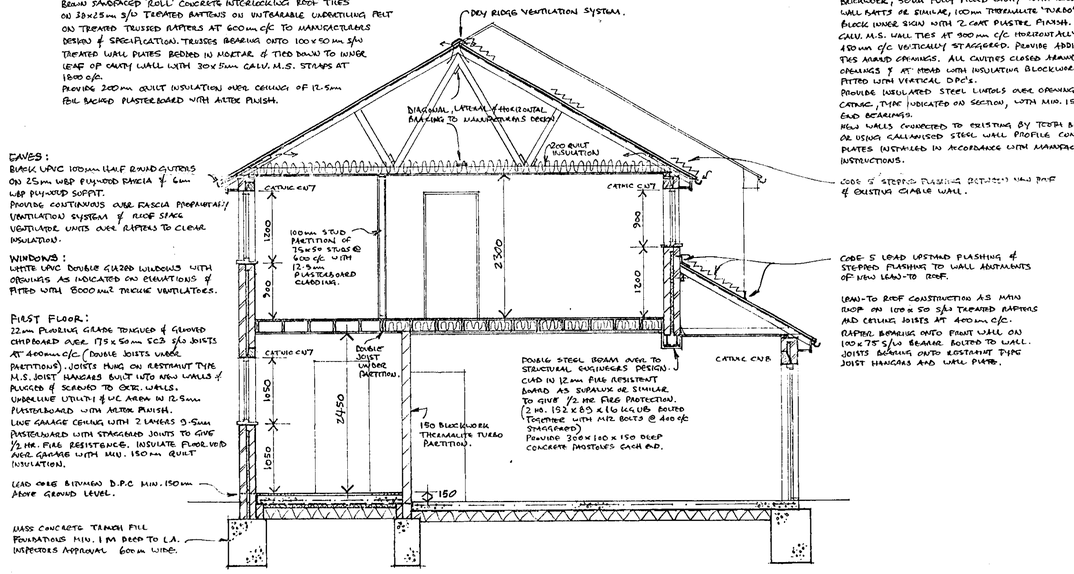
EAVES:
BLACK UPVC 100mm HALF ROUND GUTTERS ON 25m WBP PLYWOOD FASCIA & 6m WBP PLYWOOD SOFFIT.
PROVIDE CONTINUOUS OVER FASCIA PROPRIETARY VENTILATION SYSTEM & ROOF SPACE VENTILATOR UNITS OVER RAFTERS TO CLEAR INSULATION.

WINDOWS:
WHITE UPVC DOUBLE GLAZED WINDOWS WITH OPENINGS AS INDICATED ON ELEVATIONS & FITTED WITH 8000m² TRICKLE VENTILATORS.

FIRST FLOOR:
22m FLOORING GRADE TONGUED & GROOVED CHIPBOARD OVER 175x50m SC3 S/D JOISTS AT 400mm c/c (DOUBLE JOISTS UNDER PARTITIONS). JOISTS HUNG ON RESTRAINT TYPE M.S. JOIST HANGERS BUILT INTO NEW WALLS & PLUGGED & SCREWED TO EXIST. WALLS.
UNDERLINE UTILITY & W.C AREA IN 12·5mm PLASTERBOARD WITH MATCH FINISH.
LINE GARAGE CEILING WITH 2 LAYERS 9·5mm PLASTERBOARD WITH STAGGERED JOINTS TO GIVE ½ HR. FIRE RESISTANCE. INSULATE FLOOR VOID ABOVE GARAGE WITH MIN. 150m QUILT INSULATION.

LEAD CABLE BITUMEN D.P.C MIN. 150mm ABOVE GROUND LEVEL.

MASS CONCRETE TRENCH FILL FOUNDATIONS MIN. 1m DEEP TO L.A. INSPECTORS APPROVAL 600m WIDE.



CROSS - SECTION 1·50

GROUND FLOOR SLAB:
50m 1:3 CEMENT/SAND SCREED OVER 150mm SUSPENDED REINFORCED CONCRETE SLAB WITH B283 MESH REINFORCEMENT BEARING ONTO BLOCK SLEEPER WALLS OVER 2000 G. VISQUEEN POLYTHENE DAMP PROOF MEMBRANE OVER 50mm UNDERFLOOR INSULATION SLABS OVER 150mm SAND BLINDED WELL CONSOLIDATED HARDCORE. DAMP PROOF MEMBRANE LAPPED UP SIDES & TUCKED UNDER DAMP PROOF COURSE.

GARAGE FLOOR SLAB:
150m CONCRETE FLOOR SLAB WITH A142 ANTI-CRACK REINFORCEMENT IN TOP OVER 2000 VISQUEEN POLYTHENE DAMP PROOF MEMBRANE OVER 150mm SAND BLINDED WELL CONSOLIDATED HARDCORE.

EXTERNAL WALLS:
250mm CAVITY WALL CONSTRUCTION OF 100mm FACING BRICKWORK, 50mm FULLY FILLED CAVITY WITH ROCK WOOL WALL BATTS OR SIMILAR, 100mm THERMALITE 'TURBO' INSULATING BLOCK INNER SKIN WITH 2 COAT PLASTER FINISH.
GALV. M.S. WALL TIES AT 900mm c/c HORIZONTALLY & 450mm c/c VERTICALLY STAGGERED. PROVIDE ADDITIONAL TIES AROUND OPENINGS. ALL CAVITIES CLOSED AROUND OPENINGS & AT HEAD WITH INSULATING BLOCKWORK & FITTED WITH VERTICAL D.P.C's.
PROVIDE INSULATED STEEL LINTOLS OVER OPENINGS AS CATNIC, TYPE INDICATED ON SECTION, WITH MIN. 150mm END BEARINGS.
NEW WALLS CONNECTED TO EXISTING BY TEETH BONDING OR USING GALVANISED STEEL WALL PROFILE CONNECTOR PLATES INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

CODE 5 STEPPED FLASHING BETWEEN NEW ROOF & EXISTING GABLE WALL.

CODE 5 LOAD UPSTAND FLASHING & STEPPED FLASHING TO WALL ABUTMENTS OF NEW LEAN-TO ROOF.

LEAN-TO ROOF CONSTRUCTION AS MAIN ROOF ON 100x50 S/D TREATED RAFTERS AND CEILING JOISTS AT 400mm c/c.
RAFTERS BEARING ONTO PLATE WALL ON 100x75 S/D BEARER BOLTED TO WALL. JOISTS BEARING ONTO RESTRAINT TYPE JOIST HANGERS AND WALL PLATE.

GENERAL NOTES:

ABOVE GROUND DRAINAGE:
ALL NEW WASTE PLUMBING TO BE RUN IN UPVC TO BS 5255 AND PVCU TO BS 4514 INSTALLED IN ACCORDANCE WITH BS 5572. WASTE SIZES AS INDICATED ON PLAN. ALL APPLIANCES TO BE FITTED WITH 75mm DEEP SEAL TRAPS. S/P TO TERMINATE MIN. 900mm ABOVE ANY VENTILATION OPENING WITHIN 3m.

BELOW GROUND DRAINAGE - FOUL WATER:
100mm Ø UPVC DRAINS LAID IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS BEDDED & SURROUNDED IN PEA SHINGLE TO 1:40 FALL AND BACKFILLED WITH SELECTED EXCAVATED MATERIAL. WHERE PIPES HAVE LESS THAN 300mm COVER OR PASS UNDER BUILDINGS SURROUND IN CONCRETE WITH FLEXIBLE JOINTS @ 5m c/c. PROVIDE LINTOL BRIDGING TO WALLS/FOUNDATIONS WHERE PIPES PASS THROUGH. CONNECT AND DRAIN TO EXISTING MANHOLE USING CHANNEL BEND DIRECTED IN DIRECTION OF FLOW & BENCH IN 1:3 MORTAR.

BELOW GRAUND DRAINAGE - SURFACE WATER:
100mm Ø UPVC DRAINS LAID IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS BEDDED & SURROUNDED IN PEA SHINGLE TO 1:40 FALL & BACKFILLED AS ABOVE. PIPES DISCHARGING TO GRAVEL FILLED SOAKAWAY SIZED TO SUIT GRAUND CONDITIONS TO LA APPROVAL MIN. 5m FROM BUILDING.

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SMOKE ALARMS:
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