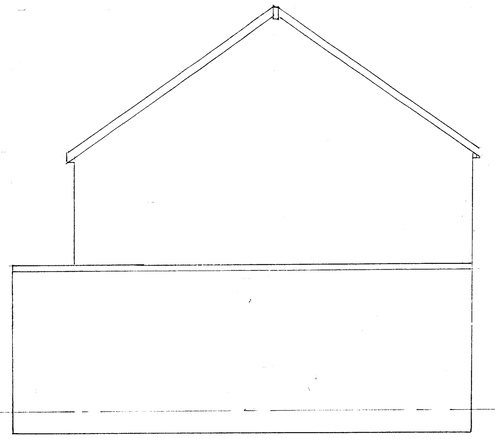
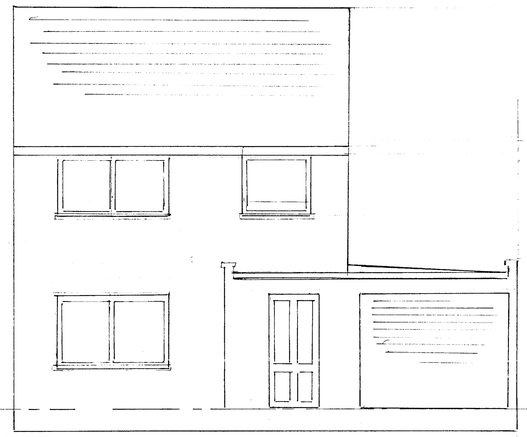
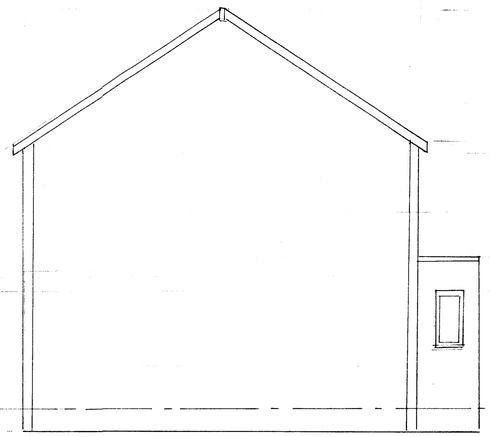


SIDE ELEVATION



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

NOTES:

STAIRCASE: MAX PITCH OF STAIR TO BE 42° MIN. 2000 ABOVE PITCH AND MIN 1500 CLEAR AT 90° TO PITCH. 750 MIN CLEAR WIDTH OF STAIR. MAX 220 RISE. MIN 220 GOING WITH 235 TREAD HAVING 15 NOSING OVERHANG. BALUSTRADE AND HANDRAIL MIN 900 ABOVE LANDINGS AND 840 ABOVE PITCH. NO APPERATURE IN STAIR OR BALUSTRADE TO ALLOW A 100 SPHERE TO PASS THROUGH.

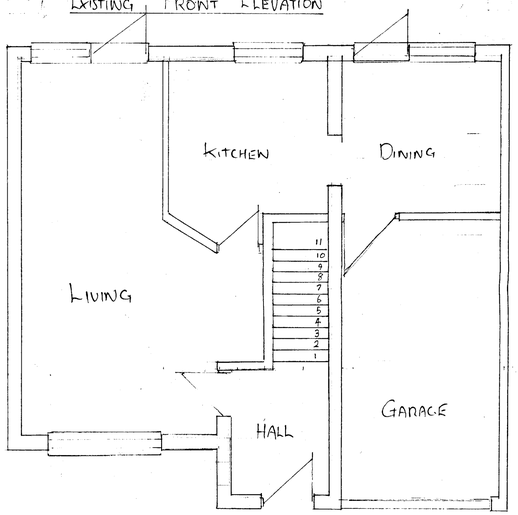
EXTERNAL CAVITY WALLS: 110 FACING BRICKWORK, 50 CAVITY, 100 LIGHTWEIGHT BLOCKWORK. CELCON, THERMONITE OR DURAX. 2 COAT LIGHTWEIGHT PLASTER.

BLOCKWORK FACE OF CAVITY TO HAVE 25 INSULATION BATS. (JABLITE) FIXED VIA STAINLESS STEEL WALL TIES WITH RUBBER WASHERS ALL AT 900 HORIZONTAL AND 450 STAGGEARD CENTRES.

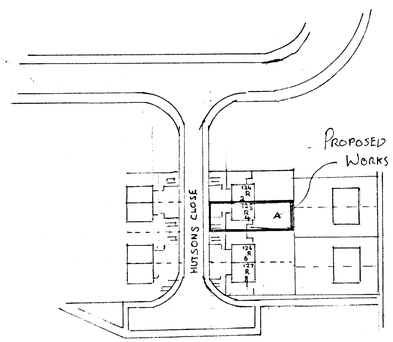
STRUCTURAL STEELWORK: ALL STEELWORK TO BE ENCASED IN 2 SKINS 9.5 PLASTERBOARD WITH SKIM COAT FINISH.

STEELWORK TO HAVE 2 COATS INTUMESCENT PAINT GIVING ½ HOUR FIRE PROTECTION. STEELS TO BEAR ON CONCRETE PADSTONES TO BE 450 SQUARE 100 WIDE & 150 THICK AND 225 x 225 x 150 THICK.

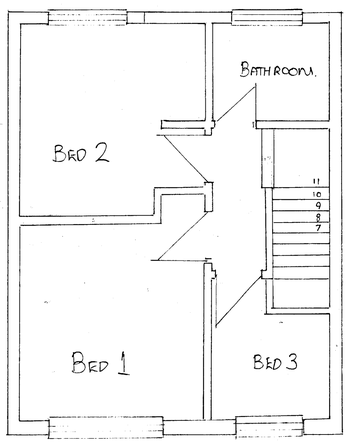
CONTRACTOR: TO ENSURE NO PART OF THE NEW BUILDING, CROSSES ANY BOUNDARIES OR ENCROACHES ARON ANY ADJACENT LAND.



EXISTING GROUND FLOOR PLAN



BLOCK PLAN 1:1000



EXISTING 1ST FLOOR PLAN

NOTES.

D.P.C'S: ALL NEW D.P.C'S TO BE TO B.S. 743 TO BE MIN 150 ABOVE GROUND. TO LAP EXISTING D.P.C. MIN 100. D.P.C. NOT TO BRIDGE CAVITY.

LINTOLS: ALL LINTOLS TO HAVE MIN. 150 END BEARING. STEEL LINTOLS TO HAVE THERMAL INSULATION FILLING. EXISTING LINTOLS WHERE TAKING INCREASED LOADS, IF REQUIRED TO BE EXPOSED AND INSPECTED F.A THEIR SUITABILITY. IF CONSIDERED INADEQUATE TO BE REINFORCED OR RENEWED TO THE LOCAL AUTHORITY'S SATISFACTION.

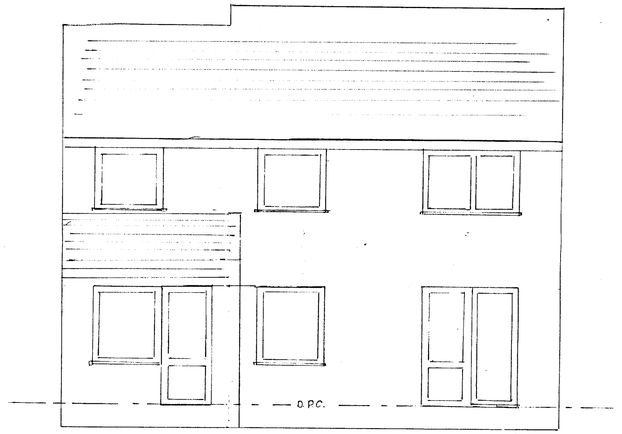
LATERAL RESTRAINTS: ALL NEW CEILINGS AND FLOOR JOISTS TO HAVE 32 x 6 GALV'D MILD STEEL STRAPS. FIXED TO BOTH JOISTS AND INNER FACE OF NEW AND EXISTING WALLS, GIVING LATERAL RESTRAINT TO CP111 STRAPS AT 2000 MAX CENTRES.

NEW WALLS: TO BE FIXED TO EXISTING WALLS VIA FIRFIX OR CROCODILE WALL TIES.

VENTILATION: NEW ROOMS AND THOSE EXISTING AFFECTED BY PROPOSED WORKS TO HAVE MIN 1/20 FLOOR AREA AS OPENING WINDOWS.

DRAINAGE: ALL NEW DRAINS TO BE 100 DIA. TO FALL MIN 1 IN 40: TO BE FLEXIBLY JOINTED. ALL NEW DRAINS AND THOSE EXISTING EXPOSED ON SITE EXCAVATIONS TO BE ENCASED IN 150 CONCRETE WHERE PASSING BENEATH NEW BUILDING. TO BE ADEQUATELY BRIDGED WITH CONCRETE LINTOLS WHERE PASSING THROUGH STRUCTURAL WALLS AND FOUNDATIONS. ELSEWHERE TO BE BEDDED AND SURROUNDED IN PEA SHINGLE. ALL REDUNDANT DRAIN RUNS TO BE SEALED AT SOURCE WITH CONCRETE. ALL NEW AND EXISTING DRAINS TO BE BACKFILLED TO REG. 14.

ALL NEW ABOVE GRND. DRAINAGE: TO BE TO B.S. 5572 HAVING ACCESS FOR RODDING ALL WASTE PIPES AT ALL BENDS AND CHANGE OF DIRECTIONS. BATH, SINK, AND SHOWER WASTES TO BE 38 DIA. HAND BASINS TO BE 32 DIA. ALL TO HAVE 75 DEEP SEAL TRAPS. NEW 100 S&V PIPES TO TERMINATE VIA BIRD GUARD MIN 900 ABOVE OPENING WINDOWS.



PROPOSED REAR ELEVATION.

SITE
PROPOSED EXTENSION PLUS GROUND FLOOR W.C. PLUS 1ST FLOOR SHOWER ROOM + BATHROOM

CLIENT
MR + MRS. D. COX.
4 HUTSONS CLOSE,
WOKINGHAM,
RG40 1QB

DRG No. 1 | SCALE 1:50

DATE 14th MAY 2001

S. HARPA
41 GLISSON ROAD,
HILLINGDON,
MIDDLESEX. UB10 0HJ.
07780 571867

APPROVED

13/8/01