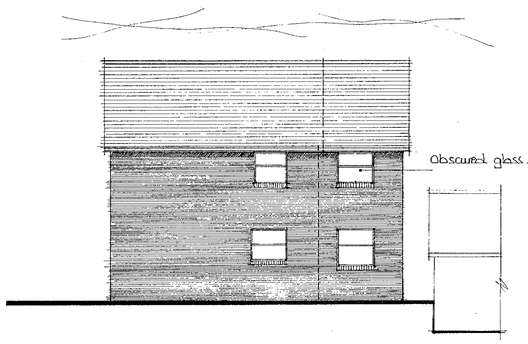
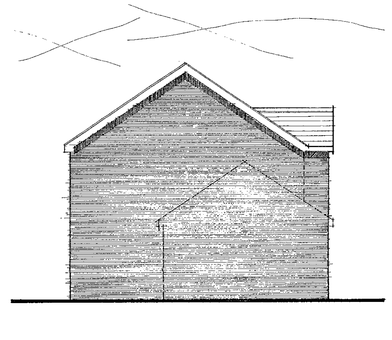


FRONT ELEVATION

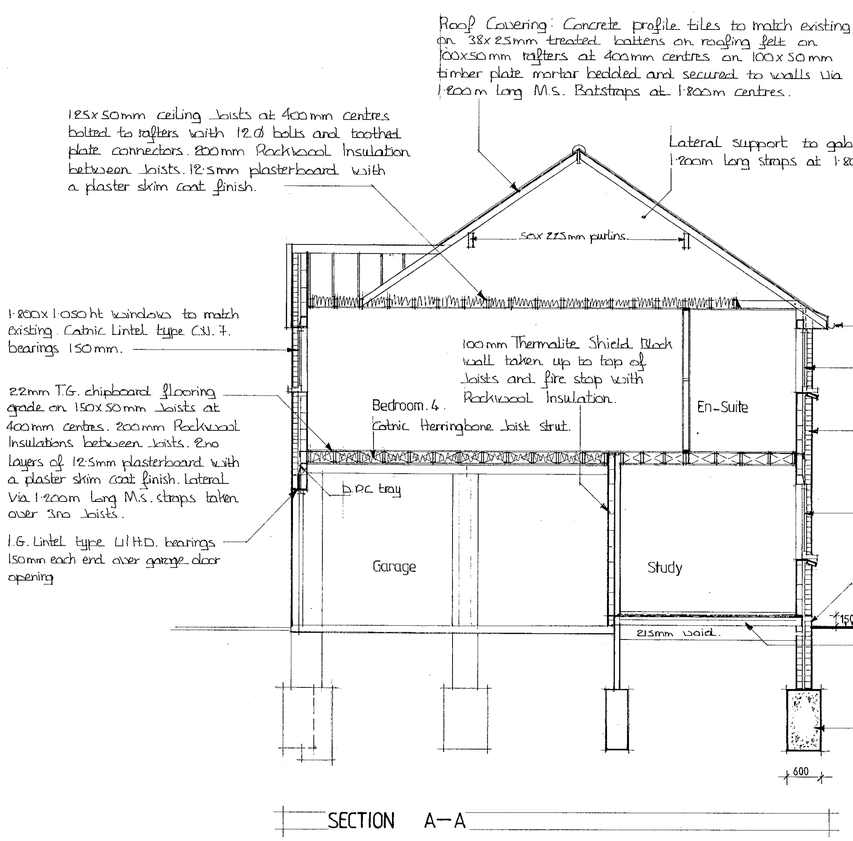
SIDE ELEVATION



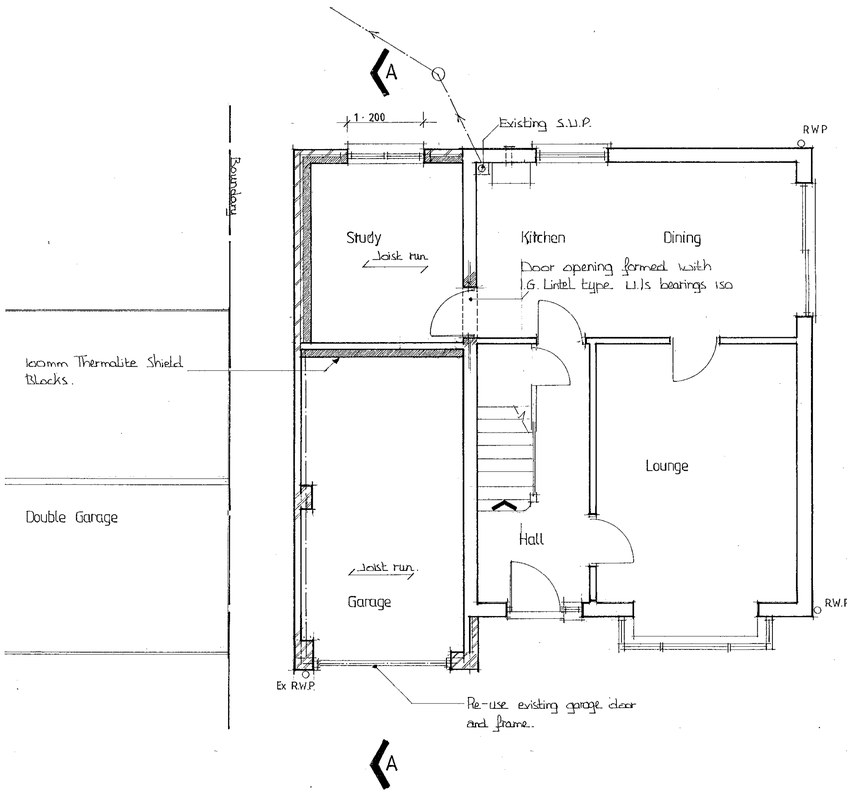
REAR ELEVATION



SIDE ELEVATION

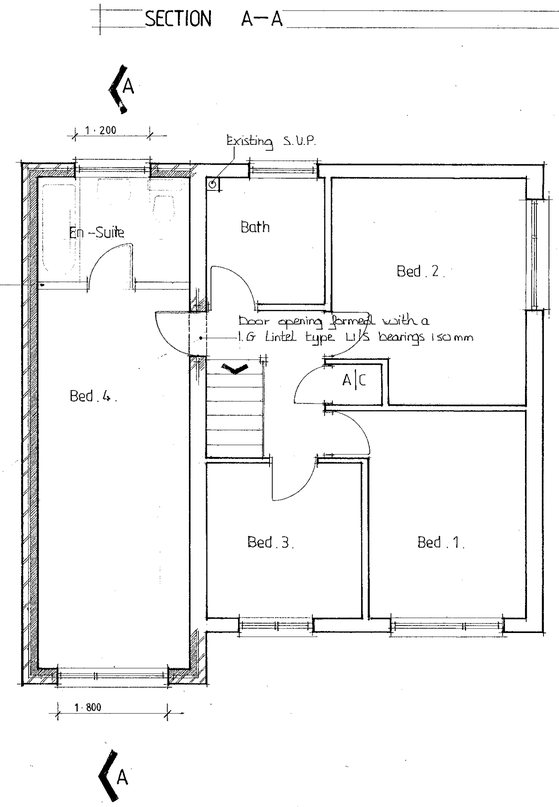


SECTION A—A

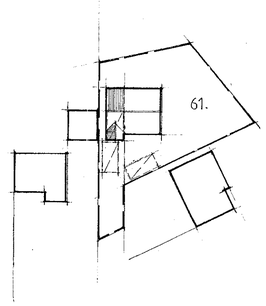


GROUND FLOOR PLAN

Studwall Construction.
100x50mm studs at 400mm centres. 100x50mm noggins at 1·200%, built of 100x50mm head plate and 100x50 sole plate. Fixed both sides with 12·5mm plasterboard with a plaster skim coat finish. Rockwool Insulation between studs. Joists running parallel with wall to have 2no joists bolted together under wall.



FIRST FLOOR PLAN



SITE PLAN 1:500

28.NOV.2000* 2968

GENERAL

1. DO NOT SCALE FROM DRAWING. DIMENSIONS TO BE TAKEN FROM EXISTING STRUCTURE REFER TO WRITTEN DIMENSIONS WHERE INDICATED ON DRAWINGS.
2. Before commencement of the works the Contractor must check and verify all building and site dimensions and levels, all relevant sewer and drain positions and levels, invert levels and connection points.
3. This drawing must be read in conjunction with and checked against all structural, specialist and detail, layout and engineering drawings. Discrepancies should be reported to the Architect/ Surveyor.
4. The contractor must satisfy himself with the adequacy of the site investigation information and must ensure that adequate foundations appropriate to the ground conditions are used for any part of the works.
5. This drawing should not be relied upon to give information on ground conditions or foundations.
6. The Contractor is to carry out the works in compliance with Building Regulations and where appropriate, in accordance with NHBC requirements.
7. All new materials are to be matched against existing prior to ordering.

WASTE PLUMBING

'Osma' or 'Marley' UPVC waste pipes & fittings to BS 4514;1969 & BS 5255;1976.
110 mm diam. s.v.p.s installed as indicated on plan. s.v.p.s to be fitted with storm collar and flashing at intersection with roof or fitted with a 'Durgo' or similar approved automatic air admittance valve.

Stacks to be terminated with a PVC balloon grating above roof level.

Waste pipes and fittings to new sanitary ware:-

SINKS - 76 mm bottle trap - 40 mm diam. waste.
WASH BASINS - 76 mm bottle trap - 32 mm diam. waste.
BATHS - 76 mm bottle trap - 40 mm diam. waste
WC PANS - 'Multikwik' adapter to soil branch.

MECHANICAL VENTILATION - Kitchen

Mechanical ventilation to be provided by electric extractor fan capable of extracting at a rate of 60 litres/second or by a cooker hood extracting at the rate of 30 litres/second.

MECHANICAL VENTILATION - Bathrooms & WC's

Mechanical ventilation to be provided by electric extractor fan capable of extracting at a rate of 15 litres/second intermittently.

BACKGROUND VENTILATION - HABITABLE ROOMS

Background ventilation to habitable rooms to be provided by strip ventilators to window heads or by air bricks with adjustable ventilators providing a minimum ventilation area of 8000 sq. mm installed at high level in suitable positions so as to cause minimum draughts.

ROOF VENTILATION

'Glidevale' or similar approved eaves ventilators to be installed to provide cross ventilation of roof void in accordance with BS,5250;1975.

FOUNDATIONS

Foundations to be to Local Authority requirements, having a width of 600 mm and a minimum depth of 1000 mm in clay, or 900 mm in non-shrinkable material. Concrete under load bearing walls to be 300 mm thick and 1.8 mix all in aggregate (CP7 to BS 5328)

DAMP PROOF COURSE

The Damp Proof course to be Pitch Polymer (Marley Aquari or equal) or any other complying with BS 743 and to be positioned 150 mm above finished ground level, around all timber windows and doors and vertically where internal skin of cavity walls abuts external skin at all reveals. Cavity tray to be positioned where necessary.

EXTERNAL WALLS

External walls galvanised wall ties to be provided every 900 mm horizontally and 450 mm vertically staggered.

Outer skin on new cavity to be fully bonded to existing. Inner skin to be block bonded.

D.P.C. in extension to be cut in and lapped with existing, minimum lap 100 mm.

Cavity to be closed at all reveals, floors and roof levels.

Cavity to be 50 mm wide and filled to within 150 mm of D.P.C. level with lean mix concrete.

Provide Thermabate to abutments , around all openings in external walls

ELECTRICAL INSTALLATION

All socket outlets, lighting points etc. to be located as required by Client and all fittings and electrical wiring to be in accordance with current I.E.E. Regulations and to the satisfaction off the Local Electricity Board,

HEATING

Heating / Plumbing Installations to be designed by others in accordance with Client's requirements and in accordance with current Statutory Authority Regulation

GLAZING

All windows doors to be double glazed, 6mm gap Glass 1.500 from floor level to be Laminated, Toughened Glass to BS 6206

1210hrdW

PLAN-it ARCHITECTURAL CONSULTANTS
The Beren, 3 Hatchgate Farm, Cockpole Green
Wargrave, Berks RG10 8NE
Tel: (0628) 25535 / (0734) 401541

Client

Mr & Mrs Everest, 61 Egremont Drive Lower Earley Berks.

Project

First Floor Extension Over Garage Rear Extension.

DRG Title

Planning

Date

16 · 10 · 00

Scale

1 : 50 1 : 100

DRG Number

682/00

29/11/01