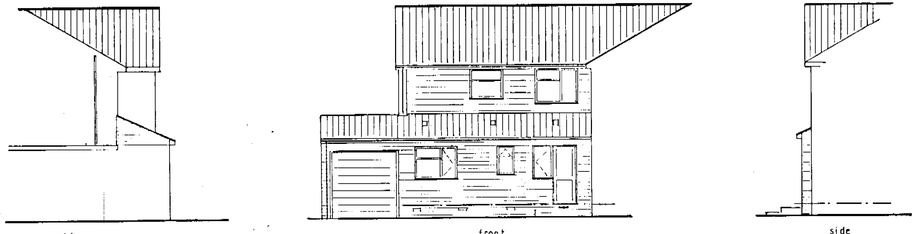


EXISTING ELEVATIONS



PROPOSED ELEVATIONS

External Walls
Brickwork to match existing c/o 115 matching facing brickwork outer leaf, 50mm cavity with wall ties 450 vertically and 900 horizontally. Cavity to be filled during construction with 50mm Rockwall fibre batts (or suitable alternative) fitted to manufacturers instructions. Inner leaf 100mm thermalite TURBO blockwork or (suitable alternative), all plastered internally 12mm with lightweight plaster. Insulated cavity closures at all new window and door reveals, with double wall ties at each block coarse. Dpc min 150mm above GL in outer leaf, and at floor level in inner leaf. Floor levels to match existing if extension forms part of an existing room. All cavities to be closed at roof level

General

1. All flashings (including stepped flashings) at junctions of walls and roofs and around chimneys to be in Code 4 lead
2. Cavity tray to be inserted as indicated into existing cavity wall at junction with new roofs, forming min150mm upstand in roof finish
3. Fire protection to steel beams to c/o one layer 19mm plasterboard with 1,6mm wire binding at 100mm pitch with 10mm gypsum plaster coat finish
4. All cavities to be formed continuous at abutment with existing structure
5. All roof voids to be vented
6. Minimum end bearing to all catnic(or similar) lintols unless specified otherwise.

Roof
Pitched roof to c/o matching roofing tiles on 38 x 20mm treated s.w. battens on untearable felt to BS747 on specified rafter size, or on Trussed rafters to BS4471 at centres confirmed by specialist manufacturer and to comply with CP112 Part 3 Roof space to be vented through soffit with 25mm continuous soffit vent c/w insect screen.

Ceilings to c/o 10 or 12mm plasterboard with skim coat and artex finish, 200mm fibreglass insulation (or suitable alternative) between joists, all pipework in roof space to be insulated.

All floors and roofs are to be tied to external walls with galvanised mild steel anchor straps at max 2000mm cts to provide lateral restraint to CP111

All structural timber to be min grade SC3 to CP96 unless otherwise stated, and vacuum impregnated against Longhorn Beetle.

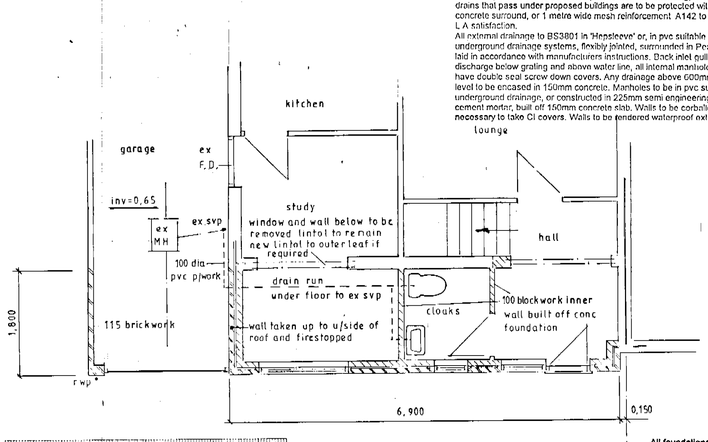
Plumbing
All plumbing to BS5572 hot and cold services to be in copper with pvc wastes (white where exposed) 38mm to baths, showers and basins, all fitted with 75mm deep seal traps, with rodding eyes at changes of direction. All new svps to be 100mm and all connections to be made seperately, svp to terminate min 900mm above highest window head.
Pvc rainwater goods to match existing and all surface water drainage to connect to existing storm drains where possible or to new soakaway 5metres from building and min 1m from boundaries.

Mechanical Ventilation

UTILITY ROOM	Fitted with extractor fan capable of extracting at least 30 litres/sec
BATHROOM & SHOWERS	Fitted with extractor fan capable of Extracting at least 15 litres/sec
TOILETS/SANITARY ACCOMMODATION	Fitted with extractor fan capable of extracting at least 6 litres/sec

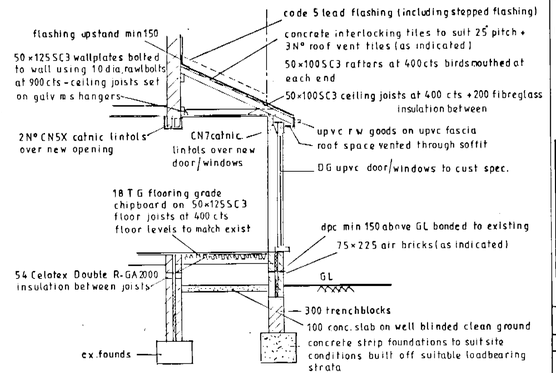
Windows and Doors
All new windows to be double glazed, and to customer specification, and fitted with trickle vents as required. All habitable rooms to min background ventilation of at least 8000mm², and have an opening area of at least 1/20th of floor area. Non habitable rooms i.e. bathrooms, shower rooms, utility, to have minimum background ventilation of 4000mm². All glazing in critical areas (including any internal doors and partitions) to be Safety Glazing to BS6206:1981 and clearly marked.

Window openings to all habitable rooms to have an unobstructed openable area that is at least 0,33m² i.e. 750mm high x 450mm wide. Bottom of window to be not more than 1100 above floor level.



PROPOSED FLOOR PLAN

Drainage
All existing drains are to be tested prior to work commencing, and all existing drains that pass under proposed buildings are to be protected with min 150 concrete surround, or 1 metre wide mesh reinforcement A142 to oversite slab to L.A satisfaction.
All external drainage to BS3881 in 'Hepsleeve' or, in pvc suitable for underground drainage systems, flexibly jointed, surrounded in Pea shingle and laid in accordance with manufacturers instructions. Back inlet gullies are to discharge below grating and above water line, all internal manholes and gullies to have double seal screw down covers. Any drainage above 600mm below ground level to be encased in 150mm concrete. Manholes to be in pvc suitable for underground drainage, or constructed in 225mm semi engineering brickwork in cement mortar, built off 150mm concrete slab. Walls to be corballed over as necessary to take CI covers. Walls to be rendered waterproof externally.

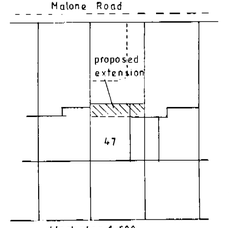


Foundations
Concrete strip foundations to suit site conditions, taken down to suitable load bearing strata, and below invert level of any adjacent drain run. Brickwork below ground to be in suitable blockwork in cement mortar.

All foundations bridging drainage runs to have 150mm deep reinforced concrete lintols as spreader.

All foundations taking additional loads to be exposed and checked if adequate and underpinned if necessary to approved structural engineers details

Notes:
~~All dimensions must be checked on site and not scaled from this drawing~~



block plan 1:500

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	Date	Revisions

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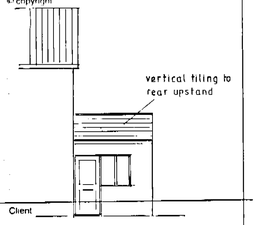

Client

part rear elevation

Job Title
proposed single storey front extension

APPROVED
REVISED PLAN

Drawing Title
N° 47 MALONE ROAD
WOODLEY
BERKS
RG5 3NL

PLANNING SUPPORTS DEPT
PC
A/P
CC
09 MAY 2002
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Scale elevations 1:100 plan section 1:50

Date March 2002 | Drawn by

Drg. No. | Rev

420 x 594mm A2

20/5/02