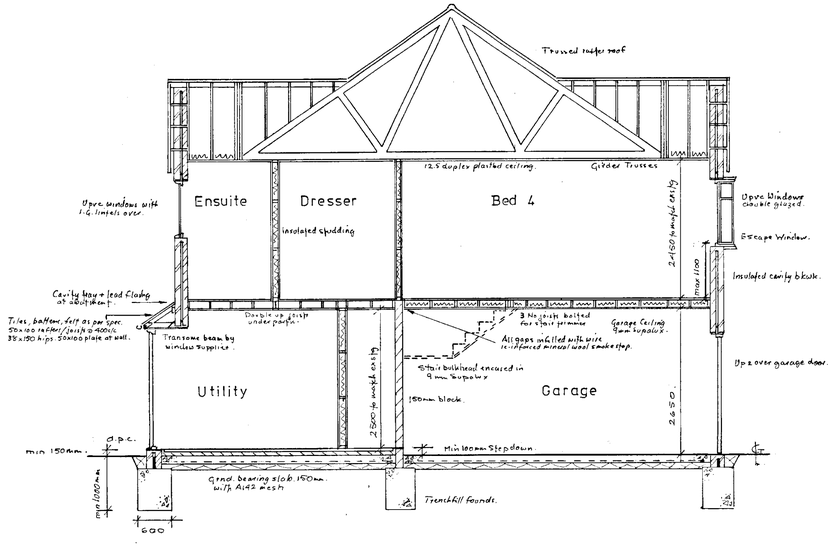


Section A — A

For Elevations & Plans see Dwg. No. P/651/1

1. No part of extension to encroach on or over adjoining property.
2. Builder to check & verify all dimensions & levels before proceeding.
3. All work to conform to current Building Regulations & relevant British Standards whether or not depicted on Dwgs. Nos. P/651/1 & 2.

Roof: Tiles to match exstg, 25 x 38 s.w. battens, underfelt, trussed rafter roof @ 400 c/c designed & supplied by approved manufacturer to include girder trusses, 22 x 100 layboards and all necessary longitudenal/diagonal stability & wind bracings in 22 x 100 sawn timbers fixed at each intersection with 2 No 3.35 x 65 round wire nails all in acc. with BS 5268 : Part 3. Conditional approval requested. Builder to supply to local Authority full details/calculations of trusses before commencing any roofing works. Bearing on 50 x 100 plates bedded & strapped @ 1200 c/c using g.m.s. vertical restraint anchors & truss clips. At gable ends where rafters/joists are parallel fit g.m.s. horiz restraint anchors at bolt rafter and ceiling joist levels @ 1200 c/c to cover min 3 No. members. Joists infilled with 200 mm thick Isowool insulation with ceilings of 12.5 duplex plastbd artex finish. Fit eaves vents to ensure airflow over insulation. Fascia, soffit, barge in upvc with ventilation to give equivalent of continuous 10mm gap. Open valleys in code 4 lead sheet on 100 f boarding & fitting fillets. Gutter 112 h/s to 68 g d/pipes to new soakaways min 5m from bldg. via 100 g pipework bedded in pea shingle & laid @ 1 : 60 gradient.

Ext. Walls: 102 facings to match exstg, 50 cavity, 100 Celcon Solar block, 13 lightwt plaster. Cavities infilled with 50 mm Isowool insulation. Stripfeed 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 ext soffit. New brick/block feed to exstg using metal wall plates. Note: Builder to incorporate exp. joint to blockwork as per manufacturers recommendations.

Int. Walls: 50 x 100 studs @ 400 c/c on 50 x 100 head/sole plates with 50 x 100 noggings. Faced with 12.5 plastbd. and infilled with approved insulation. Block wall in 150 Celcon with 13 lightwt plaster. First floor partns with double joists under.

Windows: D/glazed upvc, 6/12/6 glazing, fully weatherstripped. L.G. lintels over h/s or H/Hd with flex. d.p.c's and min 150 end bearings. Units with head vents/atvn 8000 mm² airflow to bedroom, 4000 mm² airflow remainder. Opng. vents to bedroom to give min 1/20th floor area of ventilation.

W1 - 500W x 1000 h obscure glazed. W2 - Door 1200W x 2100H. Sidelights 450W x 1200H. W3 - Bay 1800W x 1200H. W4 - 1200W x 500H obscure glazed. W5 - 1000W x 1000H obscure glazed.

Note: W3 to incorporate escape windows with unobstructed opng. min 450W x 450H area min 0.33m². Bottom of opng. vent to be max 1100 mm above ffl.

First Floor: Ex 25 t & g flooring, 50 x 147 joists @ 400 c/c, 12.5 plastbd ceiling. Garage ceiling 9 mm Supalux having all joints taped & filled. Joists over garage infilled with 150 mm thick Isowool insulation. Fix herringbone strutting @ mid-span. Fit g.m.s. horiz. restraint anchors to cover min 3 No. joists.

Grnd. Floor: 75 s/c screed, building paper to BS 1521 grade B1F, Celotex floor insulation 50 mm thick with Celotex perimeter edging to screed. 1200 g. vicqueen d.p.m lapped into d.p.c. 150 mm ground bearing slab in 21 N/mm² mix with A142 mesh. 100 well consolidated h/core. Garage base 150 mm slab with mesh, h/core & b.d.

Founds: 21 N/mm² conc. mix, trenchfill const., taken to requisite depth to suit sub-soil conditions (min 1000 mm) all to Bldg. Insp. approval and to meet the requirements of the Bldg. Regs 1991 in all respects.

Drainage: 100 g hepicore or approved with flexi joints bedded in peashingle & laid @ 1 : 40 gradient. New i/c 450 x 450 inp. dmnr built up off 100 conc. slab in 225 class A engineering brick fairfaced internally & properly benched to assist flow. Fitted sealed airtight screw down cover. We outlets 100 g. Shower waste 40 g. Basin wastes 32 g. With 75 deep seal traps & combined overflows. Above ground wastes fitted screw on type access covers. Connected to 100 g stub stacks with air admittance valve fitted above basin level. Drainage to be tested before covering up. Where passing through walls r.c. lintels to be fitted as retaining arches. Where crown is within 300 mm of upside of slab encase in conc. in accordance with A9 Part H of Bldg. Regs.

Stairs: 229 go 203 rise 864 wide. Max 42° pitch. Headroom min 2m above pitch line. Handrail to one side 900 mm above pitch line. Landings min 864 x 864. Trimmers 3 No. 50 x 147 members bolted together. Stairs with closed treads. Note: Exact arrangement of exstg stairs to be agreed with Bldg. Insp. on site.

Ventilation: Ensuite fitted Selv mini-louvent (18 l/sec) Utility fitted Maxivent 150 (72 l/sec) We fitted Mini louvent (18 l/sec). For light or door switch operation ducted to outside via 110 g pipework terminating in wall grille.

Smoke Detection: To BS 5446: Part 2 installed to manufacturers recommendations. To be self-contained & inter connected & permanently wired to separate fused circuit at distribution board. All wiring to I.E.E. regulations.

06 MAR 2001 * 3548

PROPOSED TWO STOREY SIDE EXTENSION AT 29, DANYWERN DRIVE, WINNERSH, WOKINGHAM FOR MR. C. WHITE.	
DRAWING No.	P/651/2
SCALE	1 : 50
DRAWN	R.F.H.
DATE	FEB'01