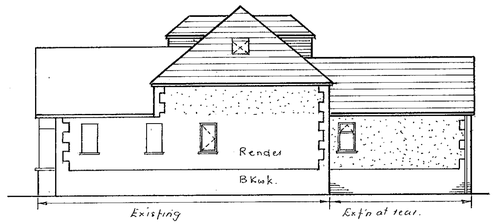
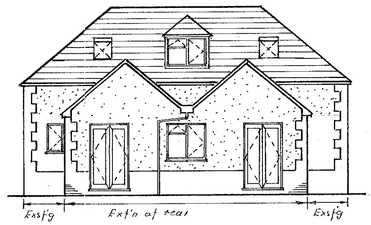


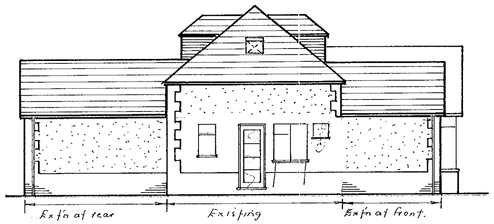
South Elevation



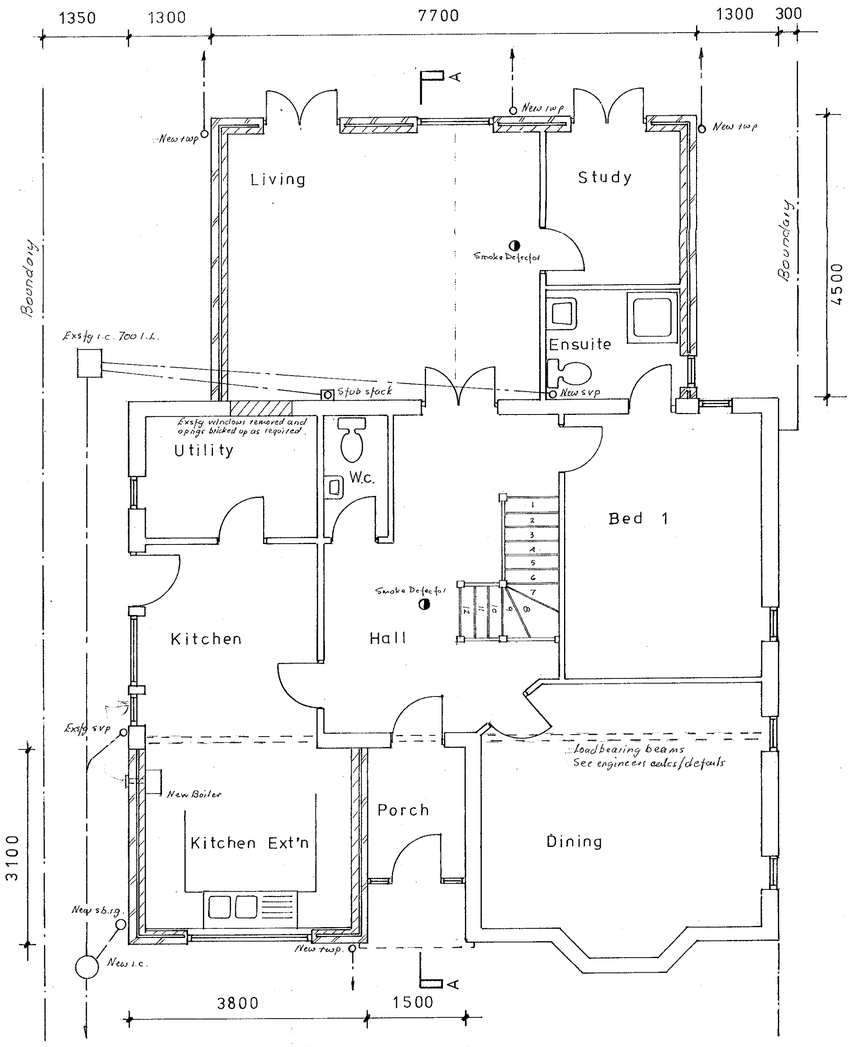
East Elevation



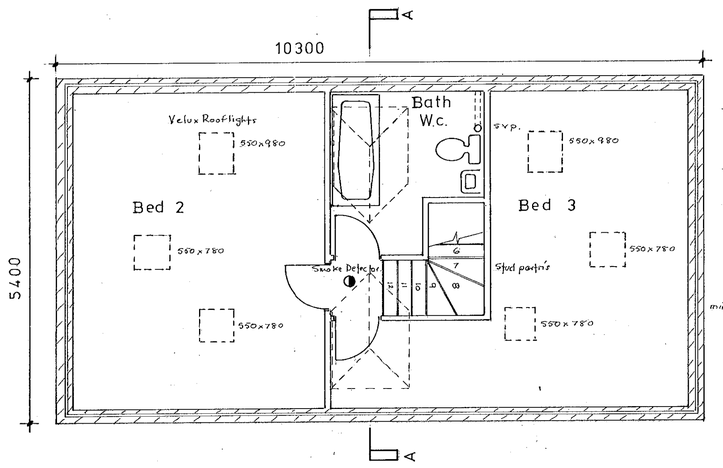
North Elevation



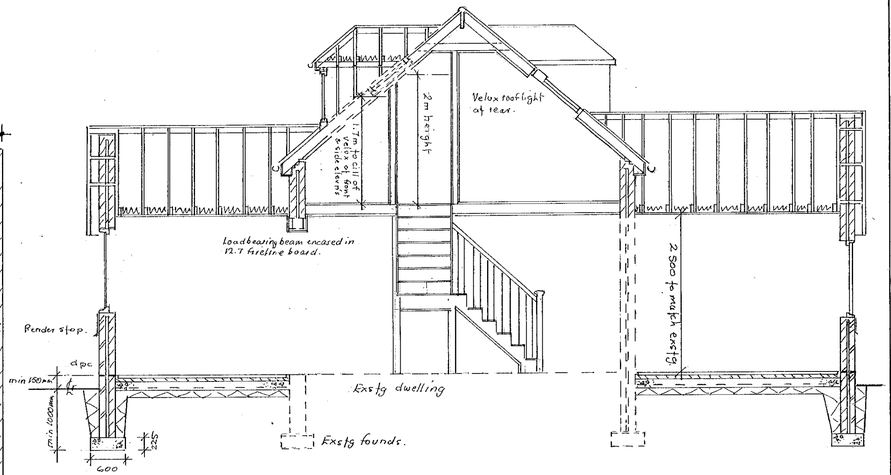
West Elevation



Ground Floor Plan



First Floor Plan



Section A – A

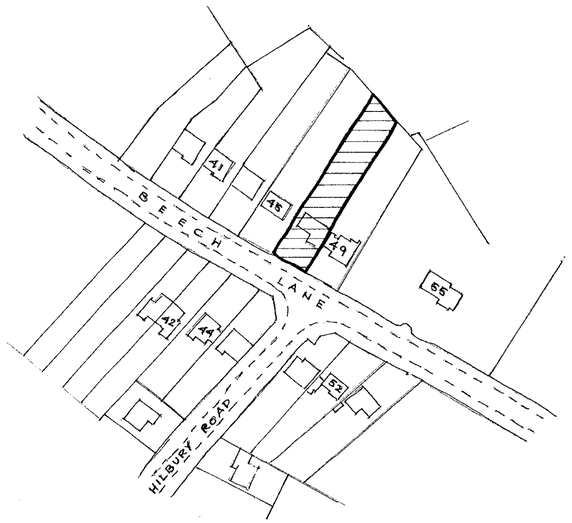
Notes:
1. Where loading has increased existing founds & lintels to be exposed to determine their suitability. If necessary founds to be underpinned & lintels replaced.
2. Builder to check & verify all dimns.
3. No part of extensions to encroach on or over adjoining properties.

For Location & Block plans & Specification see Dwg No P/606/2

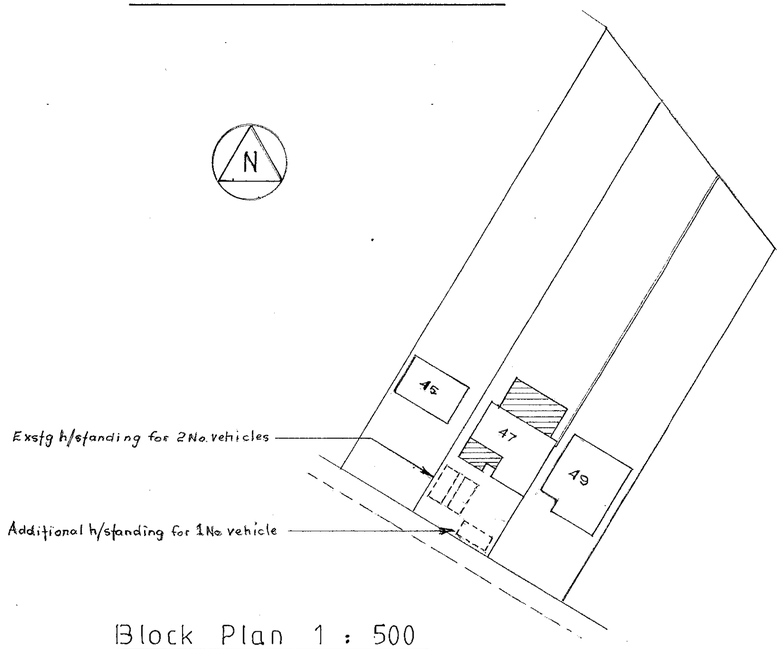
REV 'A': Scheme amended to conform to planning restrictions.

PROPOSED CONVERSION OF EXISTING BUNGALOW WITH FRONT & REAR EXTENSIONS AND ROOMS IN ROOF AT 47, BEECH LANE, EARLEY, READING FOR MS. S. PERCIVAL.	
ELEVATIONS, PLANS & SECTION.	
DRAWING No.	P/606/1A
SCALE	1 : 100 & 1 : 50
DRAWN	R. F. H.
DATE	MARCH '2000

25/10/00.



Location Plan 1 : 1250



Block Plan 1 : 500

For elevations, plans & section see Dwg No P/606/1A

Roof: Tiles to match exstg, 25×38 battens, Underlayable felt, roofing as per engineers details/calcs. 50×175 common/jack rafters @ 400 c/c, 75×225 joists @ 400 c/c (doubled up where specified), 50×250 ridgeboard, 50×150 collars (joists) @ 400 c/c, 50×250 hip & valley rafters, 50×250 layboards. Members bolted together as per engineers details using M10 bolts with 38ϕ toothed connectors. Solid noggings to be provided as per engineers details. Double joists fitted under party walls & bolt supports. Dormers in 50×100 studs @ 400 c/c, 50×122 joists @ 400 c/c, 50×100 common/jack rafters @ 400 c/c, 38×150 ridgeboard & hip rafters, 38×150 layboards. Cheeks in vertical tile hanging to match exstg with battens, felt, breather paper and 12mm ply bracing. Header 2No. 50×150 members. Provide 3No. 50×175 members bolted to dormer cheeks with 3No. 50×175 trimmer. Provide 3No 75×225 members under dormers. All as per engineers details. Vertical studding 50×100 @ 400 c/c with 100mm Gyproc insulation. Rafters up slope with 125mm thick Gyproc allowing 50mm air gap over. Joists to dormers, collars & floor joists from studding to eaves with 200mm Gyproc insulation. Where insulated fit 12.5 foil backed plasterboard internally. Open valleys in code A lead on roof boarding & tilting fillets. Flooring ex 25 t & g on joists as specified with 12.5 plasterboard, artex finish ceiling (foil backed where insulated) Fit 9mm vertical restraint anchors to each joist over 4No. (1200) & 50×100 ties to every 5th joist (2000 c/c) to lap min 4No joists. . Fit dragon ties to all corners. Fascia/soffit in upvc with ventilation to give equivalent of continuous 25mm gap. Fit ridge ventilation to give ditto 5mm gap to both sides. Fit eaves vents to ensure air flow over insulation. Gutters 112 h/r Osma Roundline to 68ϕ d/pipes to soakaways min 5m from bldg via 100ϕ pipework bedded in pea shingle & laid @ min 1:60 gradient.

Walls: External - Brickwork - 102 facings to match exstg, 50 cavity, 100 Celcon Solar Block, 13 lightfast plaster.

Rendered - As above but outer leaf 100 Solar block rendered in 2 coats min 20mm thick having scraped or textured finish.

Cavities infilled with 50mm thick Dritherm insulating batts. St/steel wall ties 900 horiz 450 vert c/c staggered. Double up ties around reveals. Cavities closed with Themabate 50 cavity closers and at roof level closed above external soffit. New brick/block tied to exstg using approved type metal wall plates.

Internal: 50×100 studs @ 400 c/c on 50×100 head/sole plates with 50×100 noggings faced both sides with 12.5 plasterboard, skim set & infilled with approved type insulation.

Gable wall to front elevn - as block walls above with felt underlay, 25×38 battens and tile hanging to match exstg.

Windows Doors: D/glazed upvc with 6/12/6 glazing, fully weatherstripped, with I.G. lintels over type H/S having flexible d.p.c's & min 150mm end bearings. Units with head ventilation to give min 8000 mm² airflow to habitable rooms & 4000 mm² remainder (Ensuite/bath wc). Opng vents to habitable rooms to give min 1/20th floor area of ventilation. Doors & sidelights glazed in toughened glass to BS 6206. Window to ensuite glazed in obscure glass. Cill to 1 to 1 of windows with cill set 1.7m above f.f.l.

Grnd Floor: 75 s/c screed on building paper to BS 1521 grade B1F on Celotex floor insulation or approved 59mm thick with Celotex perimeter edging to screed. 1200g. visqueen d.p.m. lapped into d.p.c. 150mm ground bearing slab in 30 N/mm² conc. mix with A142 re-inforcing mesh. 100mm well consolidated h/core. Exstg. floor is suspended type and underfloor ventilation maintained by ducting via 100ϕ pipework to T.C. airbricks (5000 mm² airflow) @ 1200 c/c having cavity liners & trays.

Founds: In 21 N/mm² conc. mix taken to required depth (min 1000mm) to suit sub-soil conditions all to Bldg. Insp. approval and to meet the requirements of the Bldg. Regs 1991 in all respects. Cavity fill to min 150 below d.p.c. Where within 1000mm of drains found depth to min. drain invert level. Care taken to ensure no pressure or damage occurs to exstg drainage.

Drainage: New drainage in Osmadrain or approved laid & fitted in acc. with manufacturers recommendations. Where crossing walls r.c. linfels fitted as relieving arches. Wc outlet 100ϕ. Basin waste 40ϕ. Shower waste 40ϕ Bath waste 40ϕ. Sink waste 40ϕ. With 75 deep seal traps & combined overflow. Sink waste to s.b.i.g. Remainder to new 100ϕ stub stack with air admittance valve fitted above basin level. Above ground wastes with screw-on type access covers.

Smoke Detection: To BS 5446: Part 1 installed to manufacturers recommendations. To be self-contained & inter-connected & permanantly wired to separate fused circuit at distribution board. All wiring to I.E.E. regulations.

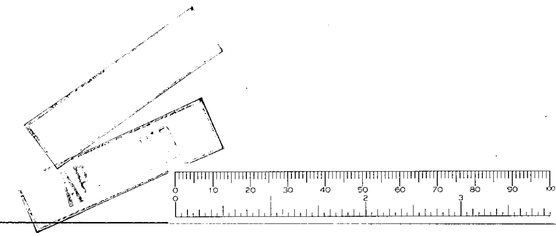
Boiler: Combi-type wall hung, gas fired, balanced flue as Myson Midas rated 70000 BTU. with outlet min 300mm from any opng. into building fitted terminal guard. Installed by Corgi registered fitter.

Stairs: In acc. with part K of Bldg. Regs. 1991. Go 229 Rise 203. Closed treads. Pitch 42° max. Headroom from pitch line min 2m. Width 864mm. Newels 90×90. Handrail positioned 900mm above pitch line with vertical balusters set max. 100mm apart. Designed to withstand a horiz. force of 0.36 kN/m at handrail height. Landing at top min 864mm wide.

Ventilation: Mechanical vents as supplied by Airflow Ltd., H. Wycombe, Bucks. Kitchen fitted type CR6 (79 litres/sec) Ensuite fitted type MDFT (15 litres/sec) Bath/wc fitted Inovent MAFT (19 litres/sec). Units for light, door or pull switch operation and ducted to outside via 110 or 200ϕ pipework terminating in wall grille or roof cowl.

Beams: As per engineers details/calcs encased in 2 layers of 9.5 plasterbd. wired @ 100 c/c with 12.5 gypsum plaster set coat to give ½ hr. fire rating.

Porch Roof: Warm construction. 12.5 bit. bonded chippings on 3 layer felt to include type 3G partial bond to BS 747 as pressure diffusing layer on Celotex Tempcheck deck TD 2050 on fillings to fall on 50×122 joists @ 400 c/c with ceiling of 12.5 plasterbd. artex finish. Board edges sealed with mastic vapour sealant between top of joist or nogging & u/side of deck. All laid & fitted to manufacturers recommendations. Joists bearing on 50×100 plates strapped @ 1200 c/c with vert. restraint anchors. Fit code 4 lead flashings at abutments to roofing to weather complete. Flat roof to fall to pitched roofing.



16. MAR. 00* 0966

PROPOSED CONVERSION OF EXISTING BUNGALOW WITH NEW REAR EXTENSION AND ROOMS IN ROOF AT 47, BEECH LANE, EARLEY, READING FOR Ms. S. PERCIVAL.

LOCATION & BLOCK PLANS & SPECIFICATION

DRAWING No.	P/606/2
SCALE	As Noted
DRAWN	R.F.H.
DATE	JULY'99

D 25/10/00.