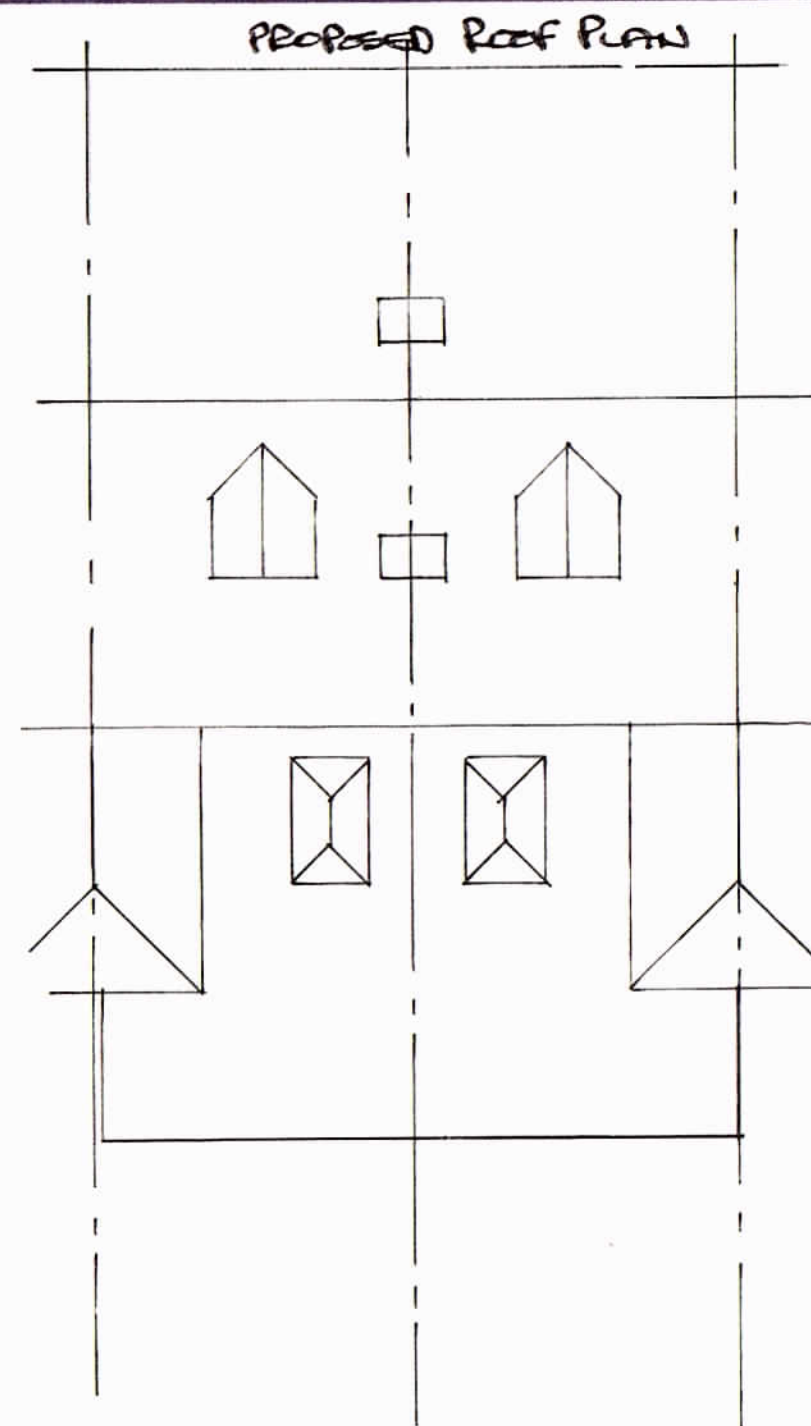
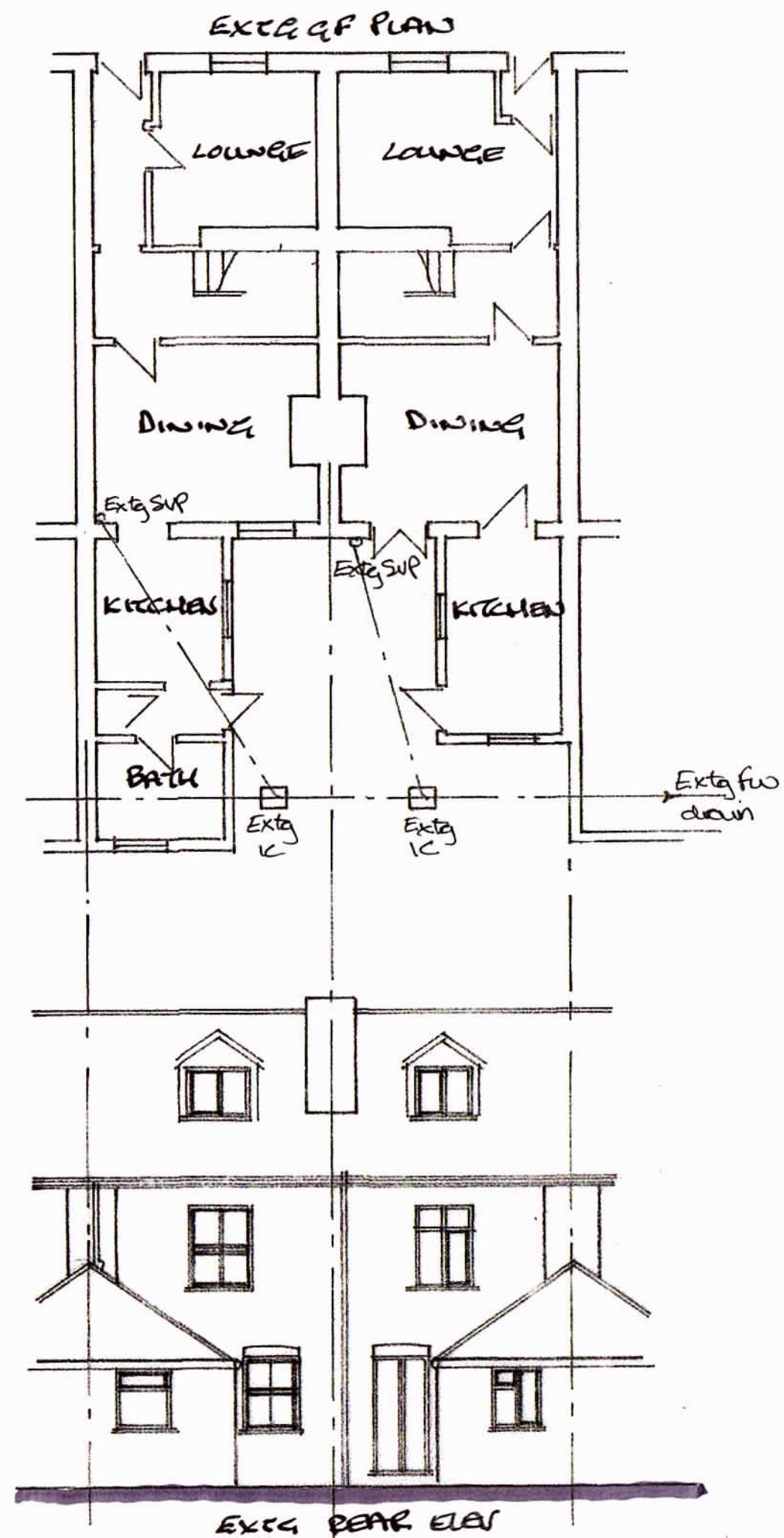


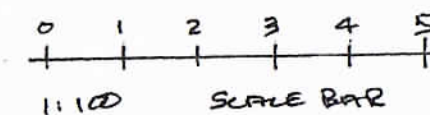


**Proposed Extensions Mr K Wells & Mr A Monger
9 & 10 School Terrace Reading**

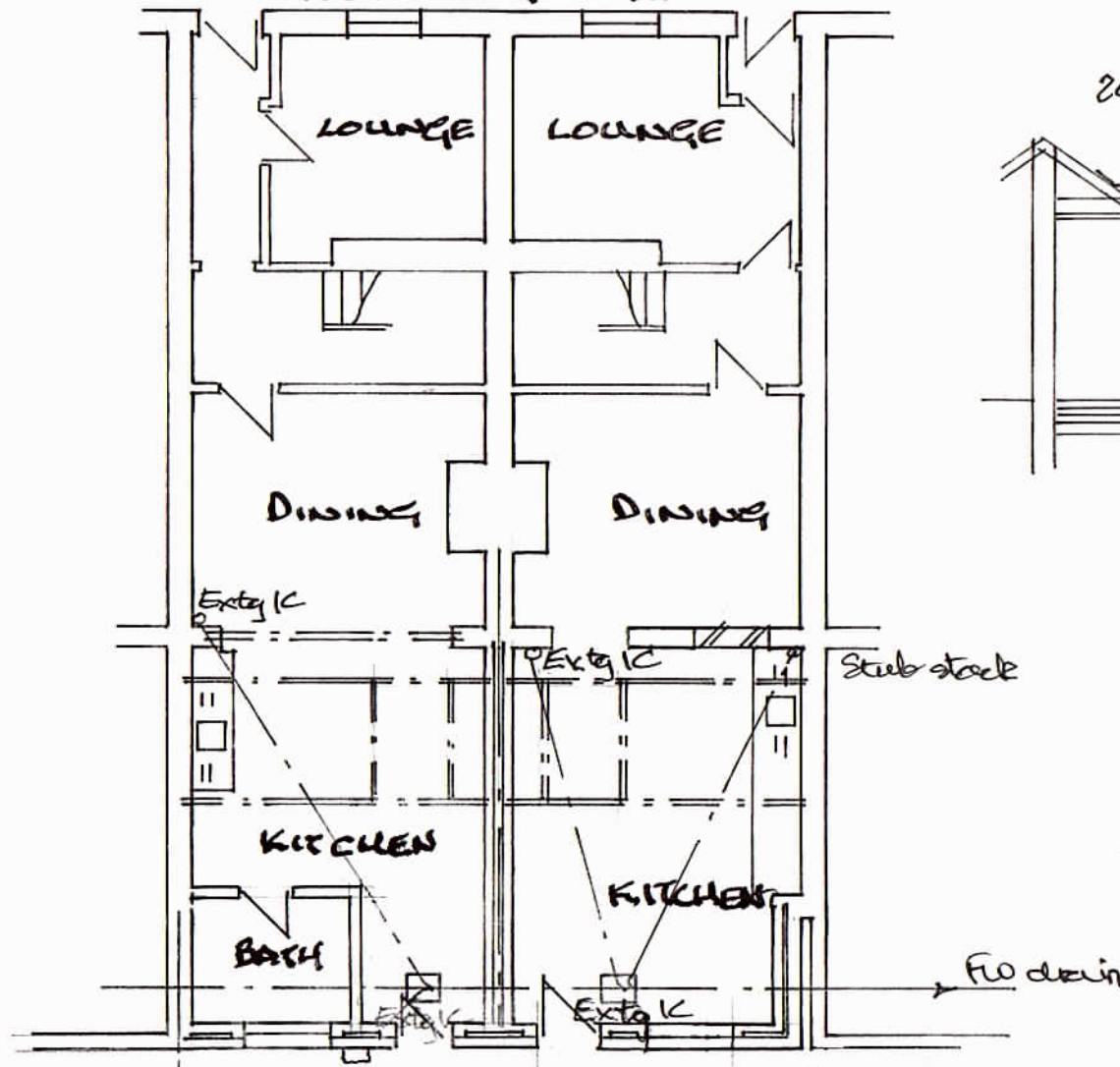
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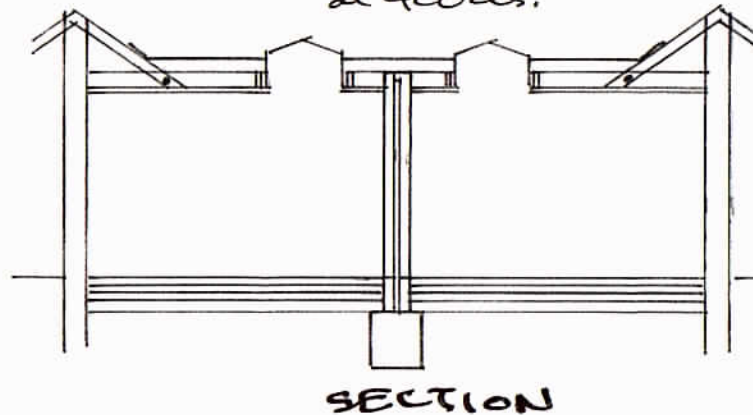
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PROPOSED GF PLAN



200x50 SC24 flat roof joists at 400 ccs.



SECTION

CONSTRUCTION NOTES

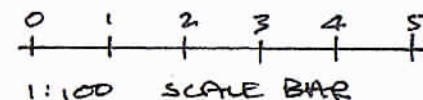
- FOUNDATIONS:** - Grade ST1 concrete, min 750 deep or 1000 if in clay. At least to bottom of existing house foundations, to invert of any adjacent drains and suitable loadbearing strata. If clay subsoils are encountered, foundations to be designed in accordance with NHBC Appendix 4.2H. Remove all topsoil as necessary from the site of all proposed buildings to the satisfaction of the Local Authority. Retain for re-use or dispose of at the request of the owner.
- D.P.C.:** - Polymer type of d.p.c.'s to all walls min 150 above ground level. Thermabate Insulated d.p.c. or similar to all reveals in accordance with manufacturers specification. D.p.c. to lap with d.p.m. min 50mm and be continuous with existing. Window frame to overlap cavity closer by 30mm.
- GROUND FLOOR SLAB:** - 50 Sand cement screed on 100 concrete oversite, on 1200g poly vapour barrier, on 80 Celotex fast-R 3000 floor insulation, on 1200g poly d.p.m. on min 150 sand blinded consolidated hardcore. 25mm perimeter insulation between screed and wall. Max 'U' value 0.22W/m²K.
- EXTERNAL WALLS:** - 13mm Monocouche render painted white to match extg. 100 Thermalite Turbo, or similar, insulating blocks. 85 cavity filled with 'Dritherm 34' batts, 100 Thermalite Turbo, or similar, insulating blocks. 13 lightweight plaster and skim internally. Cavity ties to B.S. 1243:1978, 900 horiz, 450 vert, 350 at jambs. Close cavity at eaves. Max 'U' value 0.28W/m²K.
- INTERNAL WALLS:** - Ground floor: - 100 thermalite or similar.
- FLAT ROOF:** - Firestone Rubberguard EPDM Fire Retardant grade roof system to BBA Agreement certificate 89/2216 on 126 Celotex Tempchek Deck TD4000 on 75 to 0 firings on 200 x 50 C24 flat roof joists @ 400 ccs to 0.18W/m²K. Code 4 lead flashing and cavity trays at all roof abutments to Lead Development Association recommendations.
- LATERAL RESTRAINT:** - 30 X 5 m.s straps @ 2000 max ccs to walls parallel to roof and floor timbers.
- LINTELS:** - IG L1/S 75 lintels over all openings unless stated. R.C. lintels in walls over drains.
- MECHANICAL VENTILATION:** - Kitchen: - 60 l/s
Bath: - 15 l/s with 15 min overrun
All discharging direct to external air provide min 10mm air gap under bathroom door.
- S.W. DRAINAGE:** - 100 diam 1/2 round pvc gutters to extg system, or 69 diam RWP's to 100 diam UPVC drain surrounded in 150 pea shingle at 1 in 40 fall to soakaway min 5m from building. Soakaway to be filled with washed rejects to a level 150mm above the invert of the highest incoming pipe and cover with 1000 gauge poly sheet. Cast a 100mm concrete slab over and build up to adjacent levels with topsoil in accordance with BRE Digest 365.
- F.W. DRAINAGE:** - Above ground: Waste sizes to be: Stub stacks and W.C.'s 100 diam, W.H.B.'s, and bath and sinks 50 diam all fitted with 75 deep seal traps, and rodding access at all changes of direction. S.V.P.'s to be encased in 9.5 pl/bd and skim on s/wd framing and terminate through roof 1m above window heads with durable cage.
Below ground: 100 diam UPVC surrounded in 150 pea shingle to 1 in 40 fall to existing system. Internal IC's fitted with DSSD covers.
- GLAZING:** - All doors & windows UPVC double glazed in Optifloat/argon/Pilkington 'K' glass, with low 'E' coating, EN = 0.1, 16mm air gap, argon filled to 'U' value 1.5 W/m²K, Class A safety glazing, with trickle vents, min 5000mm² equivalent area in all habitable rooms, 2500mm² equivalent area in all wet rooms clearly marked by manufacturer (vent in wet room min 0.6m from mech vent) and opening lights equal to min 1/20th floor area. Provide min 10 mm gap at bottom of all internal doors to give overall 7600mm² vent gap.
- HEATING:** - Extg heating system extended to new rooms, rads fitted with thermostatic rad valves, all by a fitter on the Gas Safe Register.
- FIRE RESISTANCE:** - New steels encased in 2 layers 12.5 pl/bd & skim with wire binding at 100 pitch to 1/2 hr F.R., bearing plates bedded in min 25 mm grout.
- LOW ENERGY LIGHTING:** - Low energy light fittings to all new rooms.
- PART P:** - All electrical work required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so, ie Part P certified. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical certificate to be issued for the work by a competent electrician registered with NAPIT, ELECSA, NICEIC or equivalent.
- GENERAL:** - Builder to check and verify all dimensions prior to works commencing on site. Builder to locate all drains in vicinity of proposal and ensure neither they nor building operations adversely affect each other. This plan is prepared for the sole purpose of seeking L.A. consents. All works to be in accordance with accredited construction details for Part L.

Proposed Extensions Mr K Wells & Mr A Monger 9 & 10 School Terrace Reading

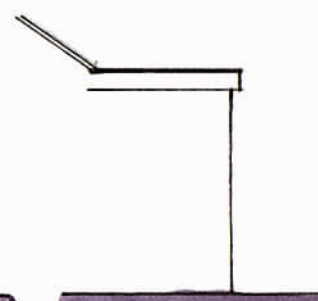
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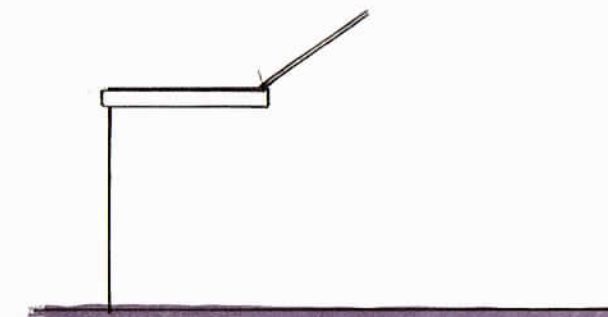
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PROPOSED REAR ELEV



PROPOSED SIDE ELEV



PROPOSED SIDE ELEV