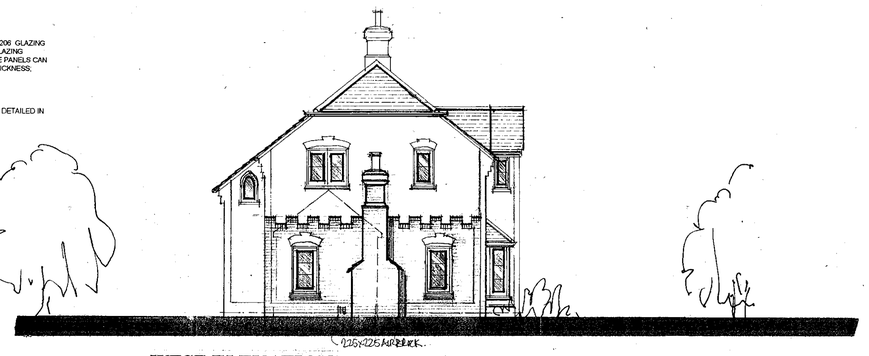


SOUTH ELEVATION

4.0 GLAZING
ALL GLASS AND GLAZING TO BE TO BRITISH STANDARD 6206 GLAZING BELOW 800mm ABOVE FLOOR LEVEL IN WINDOWS AND GLAZING BELOW 1500mm ABOVE FLOOR LEVEL IN DOORS AND SIDE PANELS CAN BE IN ANNEALED GLASS OF THE FOLLOWING MINIMUM THICKNESS;
6mm UPTO 1100mm x 1100mm
10mm UPTO 2250mm x 2250mm
12mm UPTO 3000mm high x 4500mm wide.
15mm ANY SIZE PAIN
OR LAMINATED GLASS OR RELEVANT THICKNESS TO SIZE DETAILED IN BS 6206



WEST ELEVATION

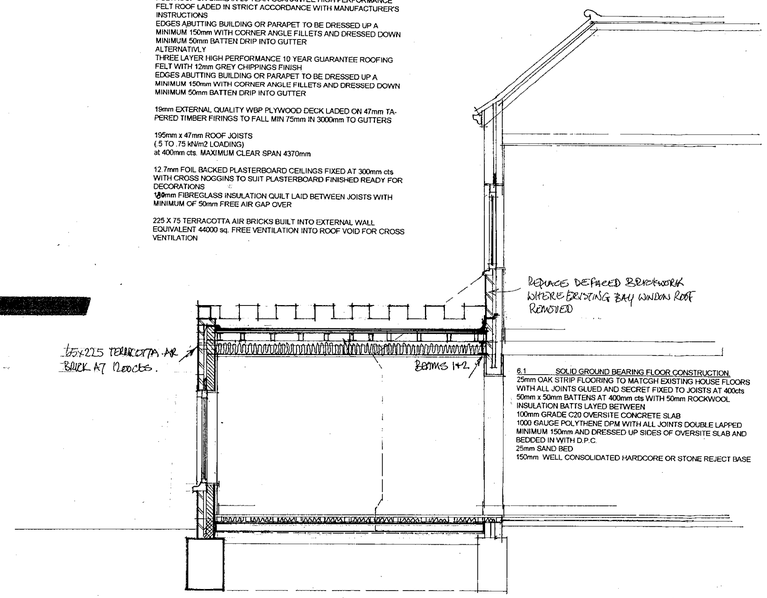
1.2 FLAT ROOF CONSTRUCTION (COLD ROOF)
POLYROOF OR SIMILAR 20 YEAR GUARANTEE HIGH PERFORMANCE FELT ROOF LADED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS
EDGES ABUTTING BUILDING OR PARAPET TO BE DRESSED UP A MINIMUM 150mm WITH CORNER ANGLE FILLETS AND DRESSED DOWN MINIMUM 50mm BATTEN DRIP INTO GUTTER
ALTERNATIVLY
THREE LAYER HIGH PERFORMANCE 10 YEAR GUARANTEE ROOFING FELT WITH 12mm GREY CHIPPINGS FINISH
EDGES ABUTTING BUILDING OR PARAPET TO BE DRESSED UP A MINIMUM 150mm WITH CORNER ANGLE FILLETS AND DRESSED DOWN MINIMUM 50mm BATTEN DRIP INTO GUTTER

19mm EXTERNAL QUALITY WBP PLYWOOD DECK LADED ON 47mm TAPERED TIMBER FIRRINGS TO FALL MIN 75mm IN 3000mm TO GUTTERS

195mm x 47mm ROOF JOISTS
(5 TO .75 kN/m2 LOADING)
at 400mm cts. MAXIMUM CLEAR SPAN 4370mm

12.7mm FOIL BACKED PLASTERBOARD CEILINGS FIXED AT 300mm cts WITH CROSS NOGGINS TO SUIT PLASTERBOARD FINISHED READY FOR DECORATIONS
100mm FIBREGLASS INSULATION QUILT LAID BETWEEN JOISTS WITH MINIMUM OF 50mm FREE AIR GAP OVER

225 X 75 TERRACOTTA AIR BRICKS BUILT INTO EXTERNAL WALL EQUIVALENT 44000 sq. FREE VENTILATION INTO ROOF VOID FOR CROSS VENTILATION



SECTION AA

Roof; Lead sheet or high performance felt system, colour grey
Walls; Orange castilated quoins window surrounds arches and plinths with rustic red infill
Windows: Dark oak stained timber



NORTH ELEVATION

3.0 BRICK/BLOCK CAVITY WALLS
103mm FACING BRICKWORK IN 1:1:6 CEMENT LIME SAND MORTAR TO MATCH EXISTING
75mm CAVITIES COMPLETE WITH STAINLESS STEEL WALL TIES AT 900mm CENTRES HORIZONTALLY AND 450mm CENTRES VERTICALLY ALTERNATIVELY STAGGERED
WALL TIES AT 225mm CENTRES VERTICALLY ADJACENT TO WINDOW AND DOOR OPENINGS WITH INSULATED CAVITY CLOSER / DPM
25mm EXPANDED POLYSTYRENE CAVITY WALL BOARD SECURED TO INSIDE SKIN OF WALL WITH WALL TIE SPACERS TO RETAIN 25mm FREE VOID TO REAR OF EXTERNAL SKIN
INSTALL GALVANISED MILD STEEL LINTELS OVER OPENINGS AS REFERENCE NUMBERS ON PLANS WITH MINIMUM 150mm END BEARING AND CAVITY DPC OVER. RETURN CILLS IN BRICK/BLOCKWORK OVER CAVITY AND INCORPORATING DPC
LINTELS AS MANUFACTURED BY; "I.G." LINTELS LIMITED, AVONDALE ROAD, CWMBRAN, GWENT NP44 1XY

125mm DUROX SUPABLOCK OR SIMILAR INSULATING BLOCKWORK INNER SKIN TO CAVITY WALLS
13mm TWO COAT LIGHTWEIGHT PLASTER FINISH WITH ANGLE BEADS TO ALL EXTERNAL CORNERS

DOORS, IRONMONGERY DOOR FRAMES, DOOR LININGS, ARCHITRAVES, COVINGS, AND WINDOWS TO MATCH EXISTING

ALL NEW WINDOWS TO BE DOUBLE GLAZED WITH SEALED DOUBLE GLAZED UNITS
OR FITTED WITH SECONDARY GLAZING UNITS WITH OPENINGS CORRESPONDING WITH WINDOW

10.0 ROOM VENTILATION
10.1 HABITABLE ROOMS
RAPID VENTILATION OF ALL HABITABLE ROOMS TO BE ACHIEVED WITH OPENING WINDOWS MIN 1/20TH OF FLOOR AREA OF ROOM
TOP OPENING SASHES LOCATED 1750mm ABOVE FLOOR LEVEL
BACKGROUND VENTILATION TO BE PROVIDED WITH TRICKLE VENTILATOR IN HEAD SECTION OF WINDOW GIVING MINIMUM 8000 sq mm CONTROLLABLE OPENING

6.1 SOLID GROUND BEARING FLOOR CONSTRUCTION
25mm OAK STRIP FLOORING TO MATCGH EXISTING HOUSE FLOORS WITH ALL JOINTS GLUED AND SECRET FIXED TO JOISTS AT 400cts
50mm x 50mm BATTENS AT 400mm cts WITH 50mm ROCKWOOL INSULATION BATTS LAYED BETWEEN
100mm GRADE C20 OVERSITE CONCRETE SLAB
1000 GAUGE POLYTHENE DPM WITH ALL JOINTS DOUBLE LAPPED MINIMUM 150mm AND DRESSED UP SIDES OF OVERSITE SLAB AND BEDDED IN WITH D.P.C.
25mm SAND BED
150mm WELL CONSOLIDATED HARDCORE OR STONE REJECT BASE

7.0 SUBSTRUCTURE
EXISTING FOUNDATIONS HAVE BEEN ASSUMED TO BE ADEQUATE FOR THE PROPOSALS HOWEVER TRIAL HOLE EXCAVATIONS ARE TO BE UNDERTAKEN BY THE APPOINTED BUILDER AND THE EXISTING FOUNDATIONS VERIFIED BY THE BUILDING CONTROL DEPARTMENT PRIOR TO COMMENCEMENT OF WORKS
NEW FOUNDATIONS TO BE TAKEN DOWN 300mm BELOW TREE ROOT LEVEL AS DETERMINED ON SITE BY BUILDING CONTROL OFFICER

600mm x 750mm GRADE C20 MASS CONCRETE FOOTINGS 1000mm BELOW GROUND LEVEL ON SUITABLE LOADBEARING SOIL TO LOCAL AUTHORITY APPROVAL

CLASS A LOADBEARING CONCRETE BLOCKWORK IN 3:1 SAND CEMENT MORTAR TO ALL WALLS BELOW GROUND LEVEL
CAVITIES TO BE FILLED TO GROUND LEVEL WITH WEAK MIX CONCRETE
FINISHED 150mm BELOW DPC LEVEL
DAMP PROOF COURSE TO BE LAID MIN. 150mm ABOVE ADJACENT GROUND LEVEL

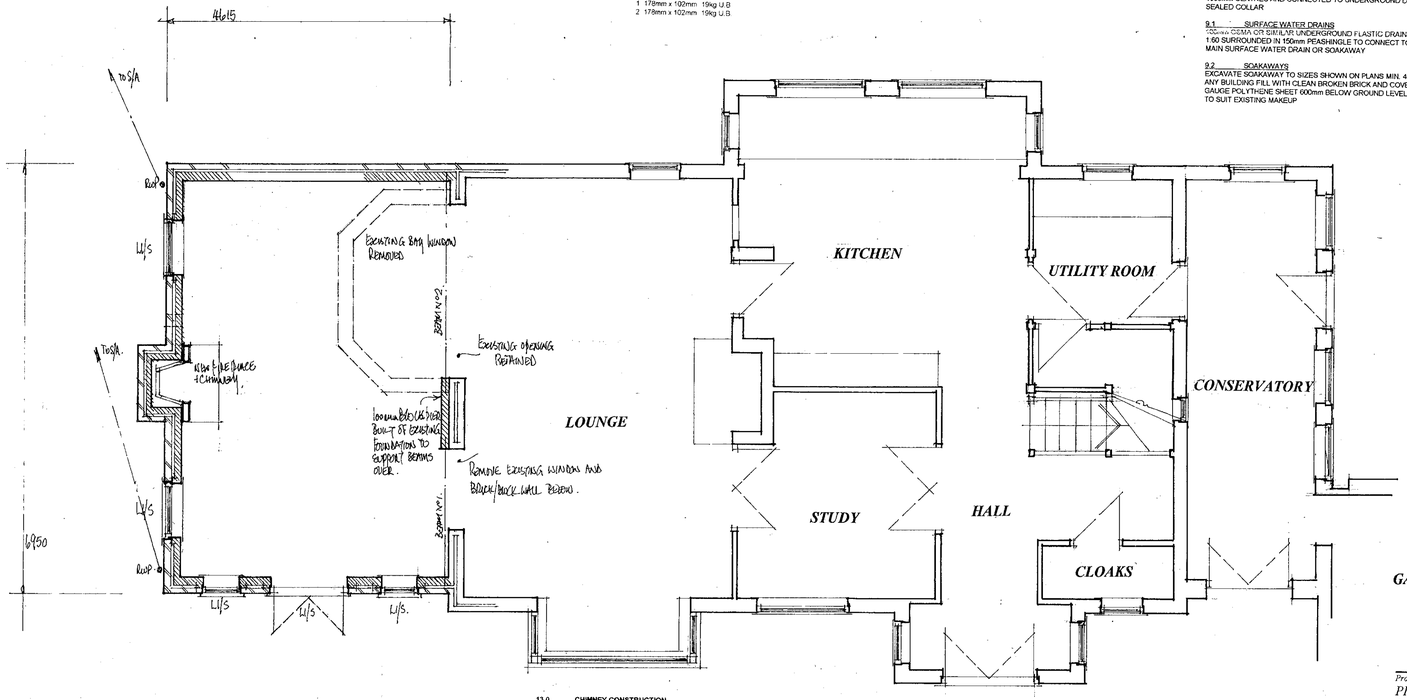
BUILD IN TO WALL THERE DRAINS OR SERVICES PASSED THROUGH
100mm x 65mm PRESTRESSED CONCRETE LINTELS UNDER EACH SKIN WITH MINIMUM 100mm END BEARING
ENCASE PIPES OR SERVICES IN SOFT SAND WHERE PASSING THROUGH

2.0 STEELWORK
INSTALL UNIVERSAL BEAMS (U.B.) OR COLUMNS (U/C.) AS THE FOLLOWING SCHEDULE TO SUPPORT STRUCTURAL ELEMENTS ON FIRST FLOOR ANCHOR ROOF LEVEL
STEELWORK TO BEAR ON 225mm x 100mm x 440mm CONCRETE PADSTONES BUILT INTO WALL UNLESS OTHERWISE NOTED
BEAM TYPES
1 178mm x 102mm 19kg U.B
2 178mm x 102mm 19kg U.B.

9.0 RAINWATER GOODS
UPVC HOPPERHEADS TO FORMED WIER OUTLETS
64mm UPVC ROUND/SQUARE SECTION DOWNPIPES SECURED AT 1800mm CENTRES AND CONNECTED TO UNDERGROUND DRAINS WITH SEALED COLLAR

9.1 SURFACE WATER DRAINS
100mm OSMA OR SIMILAR UNDERGROUND PLASTIC DRAINS TO FALL AT 1:60 SURROUNDED IN 150mm PEASHINGLE TO CONNECT TO EXISTING MAIN SURFACE WATER DRAIN OR SOAKAWAY

9.2 SOAKAWAYS
EXCAVATE SOAKAWAY TO SIZES SHOWN ON PLANS MIN. 4500mm FROM ANY BUILDING FILL WITH CLEAN BROKEN BRICK AND COVER WITH 1000 GAUGE POLYTHENE SHEET 600mm BELOW GROUND LEVEL MAKE GOOD TO SUIT EXISTING MAKEUP



GROUND FLOOR PLAN

12.0 FIRE PLACE CONSTRUCTION.
CONSTRUCT NEW FIREPLACE ON MIN 125mm THICK CONCRETE BRICK OR STONE HEARTH WHICH EXTENDS IN FRONT OF FIRE BOX MIN 500mm LINE RECESS WITH FIRE BRICKS BEDDED IN FIRE RESISTANT CEMENT MORTAR
ALL CONSTRUCTION TO BE OF NON COMBUSTIBLE MATERIAL
BUILD IN FLUTED LINTEL OVER OPENING WITH RENDERED FIRE NECK

13.0 CHIMNEY CONSTRUCTION.
CHIMNEY TO BE BUILT ON 1800mm x 1200mm x 450mm CONCRETE FOUNDATIONS 1000mm BELOW GROUND LEVEL ON SUITABLE LOAD BEARING SOIL TO LOCAL AUTHORITY APPROVAL
100mm FACING BRICK WALL TO EACH FLUE, EXTERNALLY

CODE 4 LEAD FLASHINGS. SOAKERS AND SADDLE FLASHINGS AT ROOF LEVEL

CHIMNEY TO EXCEED RIDGE LINE BY 600mm WHERE LOCATED WITHIN 1000mm OR CHIMNEY TO EXCEED HIGHEST ADJACENT ROOF LEVEL BY 1000mm WHERE LOCATION EXCEED 1000mm FROM RIDGE

CHIMNEY TO BE LINED WITH INTERLOCKING VITRIFIED CLAY FLUE LINERS TO COMPLY WITH REG 3/1.4 1985 BUILDING ACT WITH SOCKETS UPPERMOST BEDDED IN HEAT RESISTANT CEMENT. MINIMUM INTERNAL DIA. OF 225mm

225mm x 225mm TERRACOTTA AIR BRICK BUILT INTO EXTERNAL WALL ADJACENT TO FIREPLACE TO GIVE COMBUSTION AIR

0.0 GENERAL
THESE DRAWINGS AND SPECIFICATIONS ARE FOR PLANNING AND BUILDING REGULATIONS PURPOSES ONLY AND SHOULD NOT BE REGARDED AS DETAILED CONSTRUCTIONAL DRAWING OR SPECIFICATIONS

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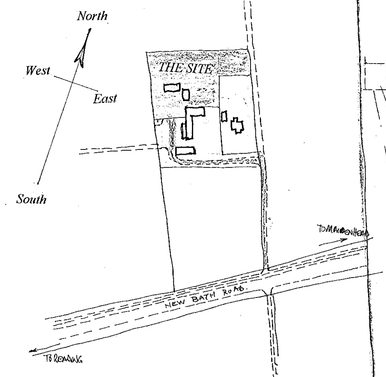
BUILDER IS TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS AND VERIFY ANY DISCREPANCIES WITH THE APPROPRIATE AUTHORITY

ALL STRUCTURAL TIMBER TO BE STRENGTH CLASS 3 UNLESS OTHERWISE SHOWN, AS DEFINED IN THE BUILDING ACT 1995.
ALL TIMBER TO BE TANALISED OR SIMILAR PRESSURE IMPREGNATED WITH PRESERVATIVE BEFORE DELIVERY TO SITE



LOCATION PLAN scale 1:2500

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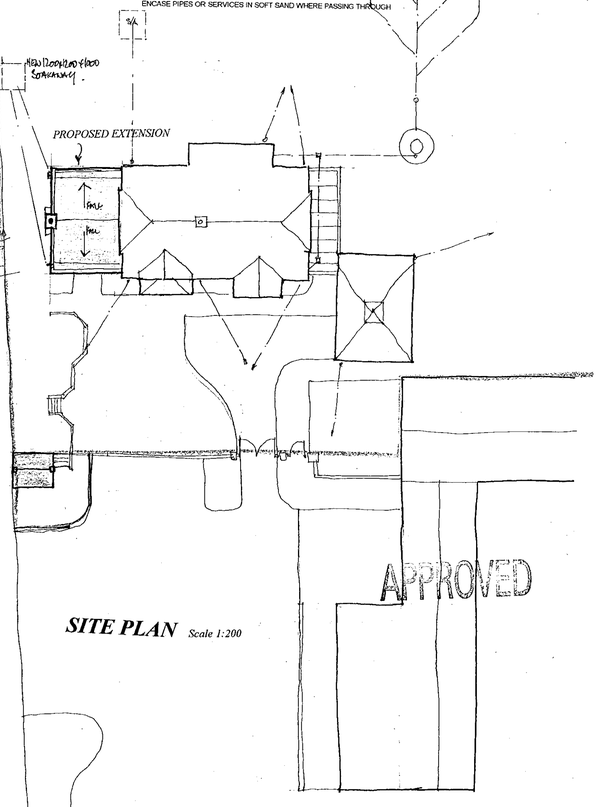

APPROVED

SITE PLAN Scale 1:200

Proposal PROPOSED EXTENSION.
Site LODDON PARK FARM, TWYFORD, BERKSHIRE.
Drawing PLANS AS PROPOSED
Date April 00 *Scale* 1:100 & 1:50 *Drawing No* D 532-04

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