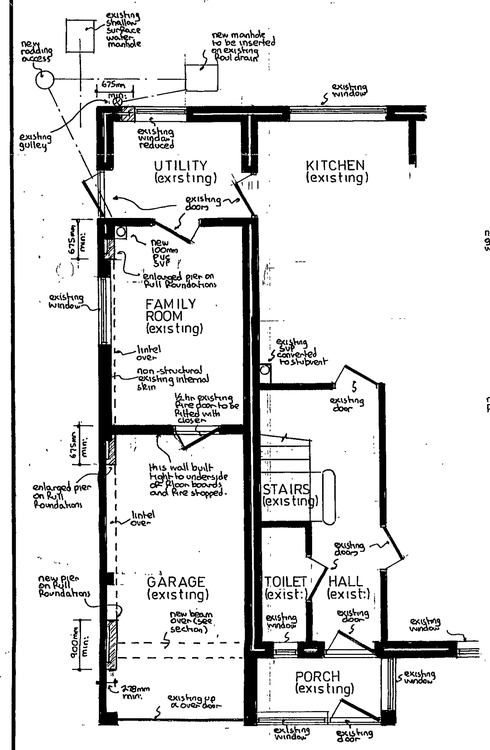


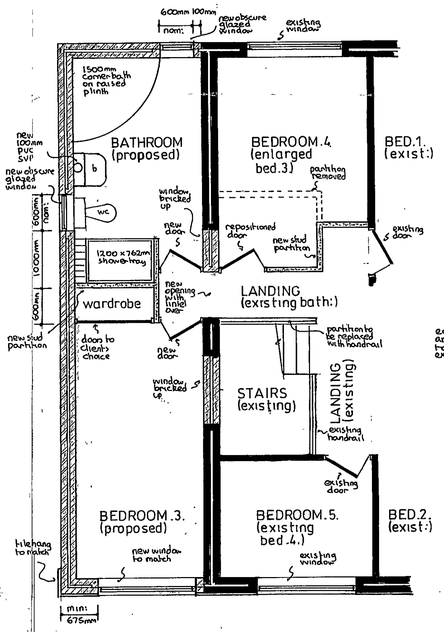
rear elevation
WEST

side elevation
SOUTH

front elevation
EAST

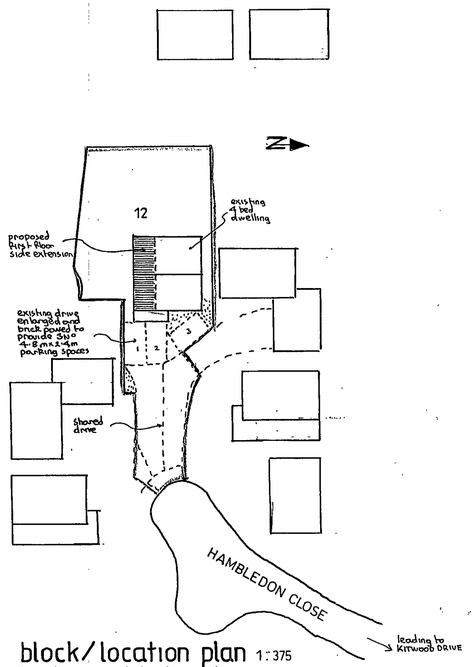


part ground floor plan

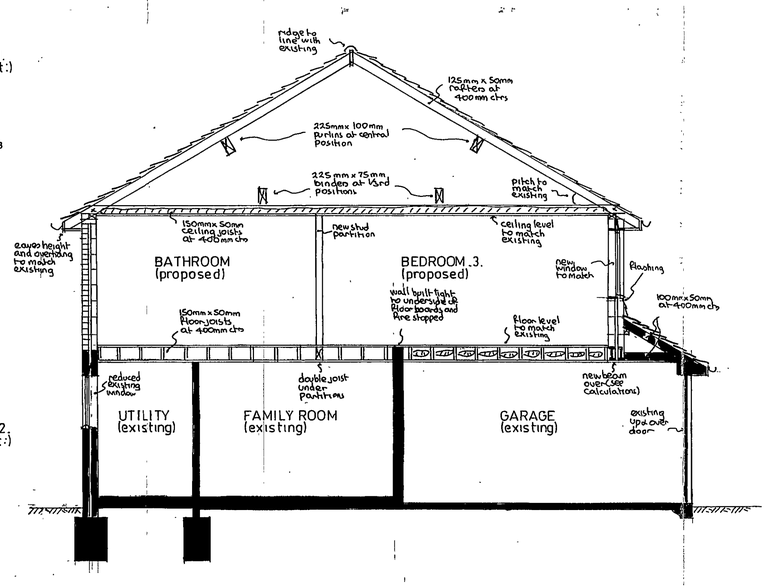


gross internal area of extension = 21m²

part first floor plan



block/location plan 1:375
based on original development drawing



typical section

notes:-

Main roof:- Tiling to match existing on felt and battens on 125mm x 50 mm rafters pitched to match existing and set at 400mm centres with 150mm x 50mm ceiling joists at 400mm centres with 150mm fibreglass insulation between joists and 100mm fibreglass insulation over joists in opposite direction and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Roof space to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 10 mm continuous gap.

Secondary roof:- Existing remaining section of garage roof to have eaves vents equivalent to 10 mm continuous gap and high level tile vents equivalent to 5 mm continuous gap. Ceiling as described for first floor below.

First floor:- 18 mm t & g flooring grade chipboard on 150 mm x 50 mm floor joists at 400 mm centres with double joists under partitions and ceiling to utility and family room of 12 mm plasterboard and skimcoat plaster to receive selected decorations. Garage ceiling to have 120 mm celotex rigid slab insulation between joists and ceiling of two layers of 9 mm plasterboard laid cross bonded as fire break.

lateral restraint:- Where floor and ceiling joists run parallel to an external wall, lateral restraint must be achieved by metal straps at 2000 mm centres, spanning three joists. In addition mild steel anchors min: 30 mm x 5mm cross sectional area are to be provided at 2000 mm centres to anchor down all wall plates.

Walls:- 103 mm external skin of facing brick to match existing with 75mm cavity containing 75 mm Rockwool insulation batts and 100 mm internal skin of Celcon blockwork and 16 mm plaster finish to receive selected decorations. Where only 50 mm cavity is necessary (e.g. over rear wall of utility) insulation can be achieved by 50mm Rockwool insulation batts in cavity and 40 mm gypsum thermal board on interior surface. To avoid risk of cold bridging reveals around all new windows to be insulated. Front elevation at first floor level to have tile hanging to match existing on felt and battens on 100 mm external skin of Celcon blockwork.

Partitions:- All new partitions to be formed of 100 mm x 50 mm timber studding at 400 mm centres with 100 mm fibreglass insulation between studding and faced with 9 mm plasterboard and skimcoat plaster to receive selected decorations.

Windows:- Any new windows to be double glazed and fitted with trickle vents in heat equivalent to 8000 mm² to bedroom and 4000 mm² to bathroom and utility. Any glass in windows below 800 mm measured from floor level to be in laminated safety glass. Windows to achieve 'U' value of 2.0 w/m²k. Bathroom windows obscure. See fire escape notes below.

Lintels:- I.G. lintels ltd type H/S galvanised steel insulated lintels over new windows. Use type H/HD heavy duty lintels between pier over side of garage and family room.

D.p.c & flashings:- D.p.c to be lead cored felt and flashings in code 4 lead.

Electrics:- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations and include mains controlled smoke detectors on hall and landing ceiling.

Ventilation:- Bathroom to be fitted with extract fan discharging to open air at rate of 15 litres per second.

Rainwater:- 112 mm gutters to discharge via existing RWP's.

Foul drainage:- New bathroom equipment to discharge via deep seal traps and washes to new 100 mm PVC SVP terminating min: 900 mm above highest opening window. 100 mm w.c. waste, 40 mm bath & shower waste and 32 mm basin waste. Any new foul drainage to be formed of 100 mm u.p.v.c underground drainpipe bedded in pea shingle, set at min: 1 in 40 fall and provided with concrete lintels where pipes pass under walls.

Existing structure:- Any parts of existing structure which are to be subjected to any additional loading are to be exposed by trial holes for inspection and strengthened as necessary before work continues.

Beam:- (see calculations) Beam to be encased in plasterboard as dropped bed for garage ceiling. Beam to be formed of 2 No 152 x 89 x 16 kg mild steel joists bolted together with 12 mm bolts and spacers at 600 mm centres and with bull bearing on 500 mm x 100 mm x 150 mm deep concrete padstone each end.

Fire escape:- Bedroom window to have min: 0.33 m² opening as alternative fire escape with no dimensions less than 450 mm and set max: 1100 mm above floor level.

Parking:- Existing drive to be enlarged and brick paved to provide 3 No 4.8 m x 2.4 m² parking spaces.

Handrail:- Must be 900 mm high with no openings more than 100 mm and not capable of being climbed.

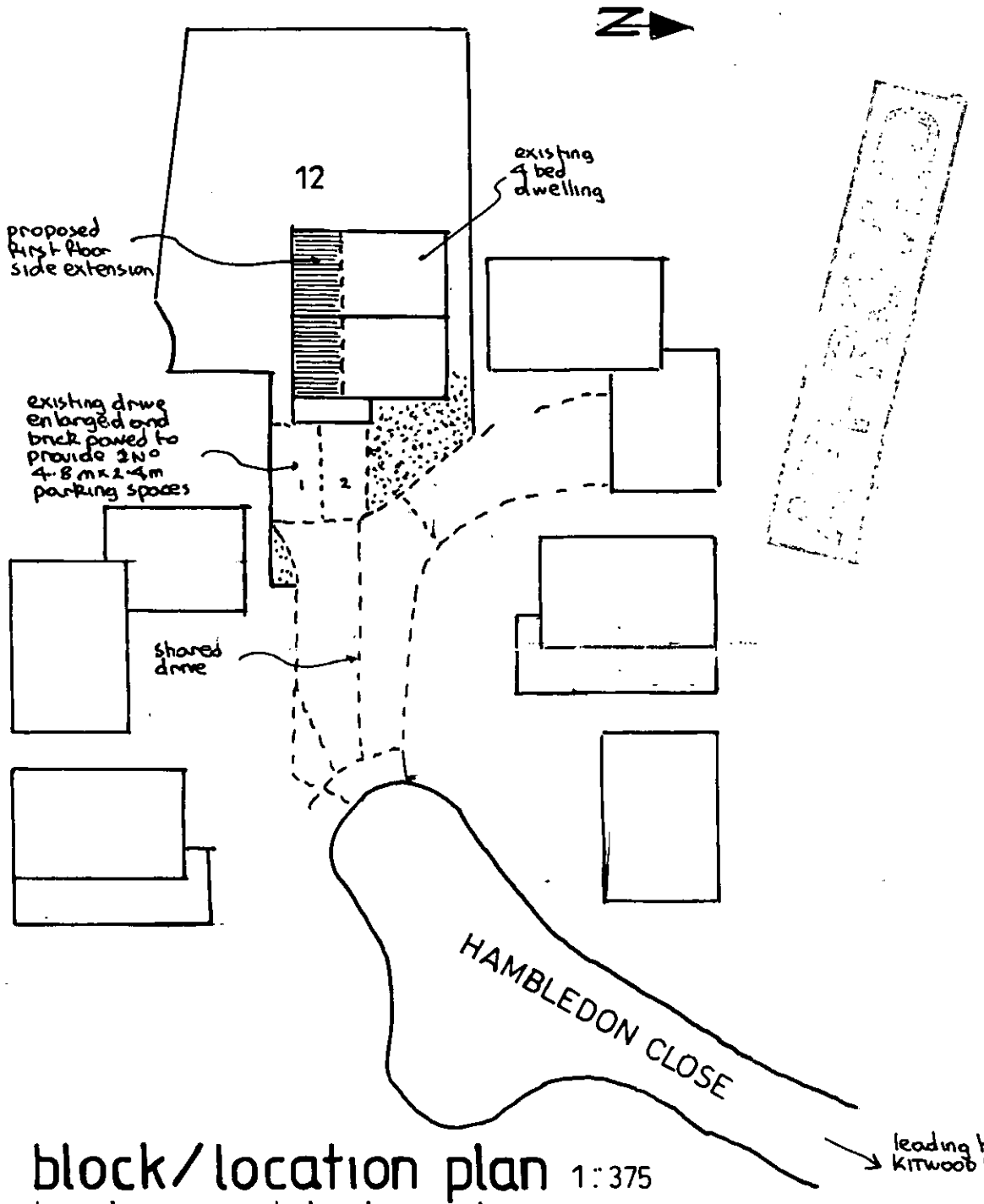
APPROVED
08 OCT 2002
7/7

PROPOSED EXTENSION at 12 HAMBLEDON CLOSE, LOWER EARLEY, BERKSHIRE for MR. G. KIRBY.

Revisions:- 'A' 6/10/2002 Block/location plan added

Drawing No	AHE/3424 A
Scales	1:50 & 100
Date	SEP 2002

ANDESIGN BUILDING PLANS



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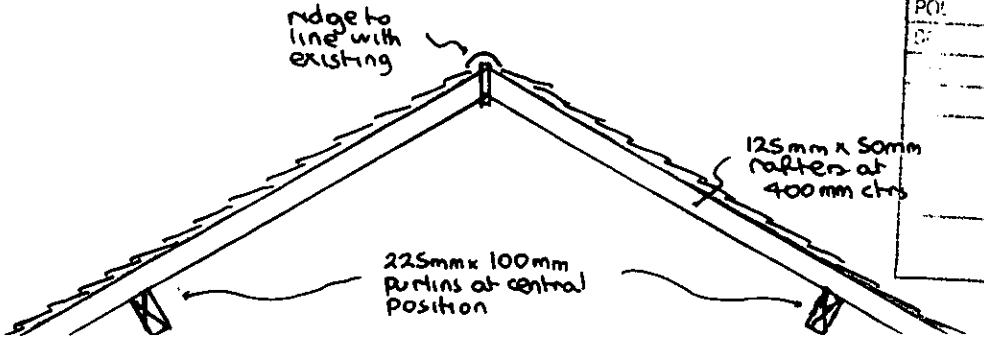

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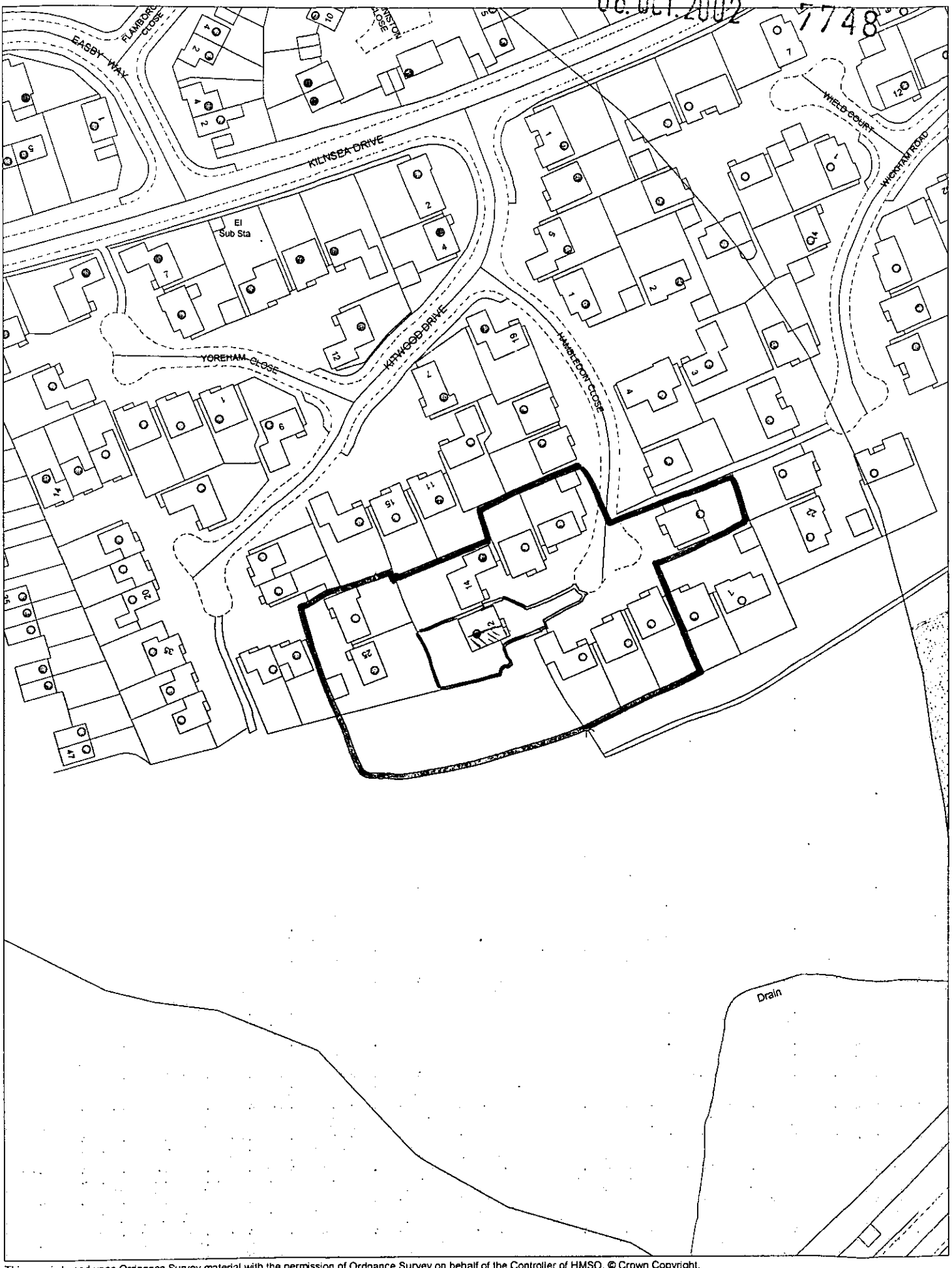

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9 October 2002

Scale: 1 : 1250

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