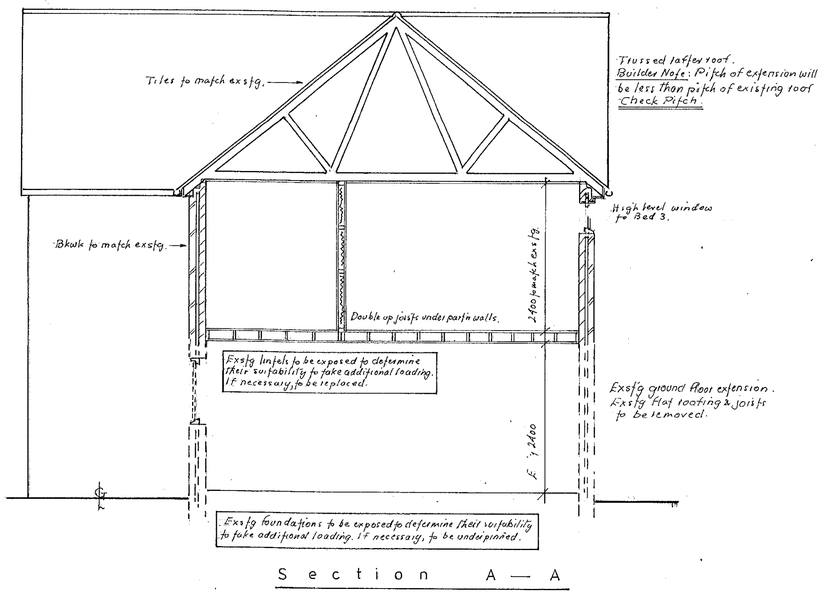
07.FEB.2001* 3525




Section A — A

Builder to check & verify all dimensions/levels before proceeding. All works to conform to current Building Regulations & relevant British Standards whether or not depicted on this drawing.

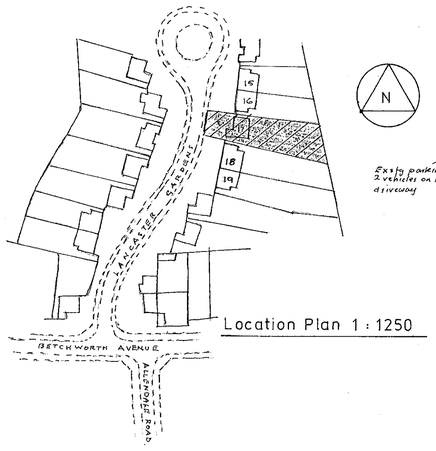
**Roof:** Tiles to match exs'tg, 25 x 38 s.w battens, underslate felt, trussed rafter roof @ 400c/c manufactured & supplied by approved manufacturer as roof designer to include all necessary longitudenal/diagonal stability & wind bracings in 22 x 100 sawn timbers fixed nailed at each intersection with 3.35 x 65 galv. round wire nails all in acc. with BS5268: Part 3. Layboards 22 x 100. 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 & lapped @ 1200 o/c using approved type gms vertical restraint anchors & truss clips. At gable end fit gms. horiz. restraint anchors at both rafter & ceiling level to cover min. 3 No. members. Joists infilled with 200 thick Isowool insulation. Ceiling 12.7 duplex plasterbd. rafter finish. Fascia, soffit, barge in upvc with ventilation to give equivalent of continuous 25mm gap. Fit eaves vents to ensure airflow over insulation. Open valleys in code 4 lead sheet on roof boarding & tilting fillets. Gutters 112 h/r to 68 d/pipes to new soakaways min 100 ø pipework bedded in pea shingle & laid @ 1:60 gradient.

**Windows:** D/glazed upvc const. with 6/12/6 glazing & fully weatherstripped. 1. G. lintels over as specified having min 150 end bearings & flexible d.p.c. Units with head ventilation to give 8000mm² airflow (Beds 3 & 4) & 4000mm² airflow (Bath/wc) Windows to bedrooms with opng. vents to give min 1/20th floor area of ventilation.
W1 - 2000W x 1500 H. W2 - 1000W x 1050 H. W3 - 2000W x 1200 H W4 - 1200W x 500 H. W2 & W4 glazed in obscure glass.

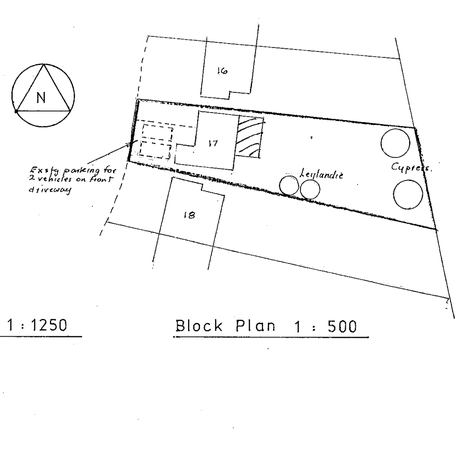
**Ext. Walls:** 102 facings to match exs'tg, 50 cavity, 100 Celcon Solar block, 13 lightwt plaster. Cavities infilled with 50mm Isowool insulation with st/steel wall ties 900 horiz 450 vert c/c staggered. Double up ties around reveals. Cavities closed with Thermabate 50 closers and at roof level closed above ext. soffit. New brick/block tied to exs'tg. with metal wall plates.

**Int. Walls:** 50 x 100 studs @ 400 c/c on 50 x 100 head/sole plates with 50 x 100 noggings fixed both sides with 12.7 plasterbd. & infilled with approved insulation.

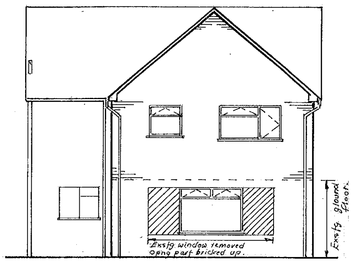
**First Floor:** Ex 25 t & g flooring on 50 x 170 joists @ 400 c/c with 12.7 plasterbd. ceiling & ref finish. Fit herringbone strutting mid-span. Fit g.m.s. vert/horiz restraint anchors @ 1200 c/c a.b.d.



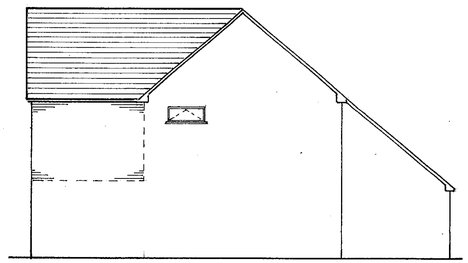

Location Plan 1 : 1250




Block Plan 1 : 500




East Elevation (Rear)

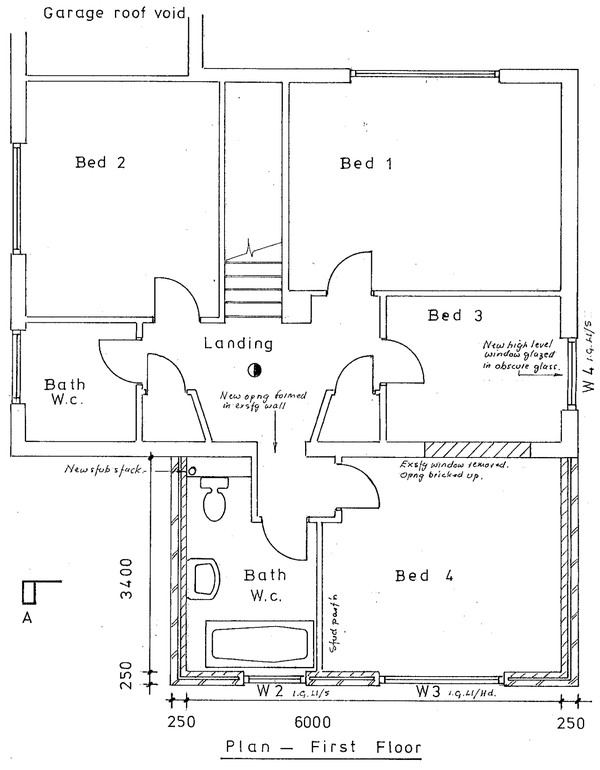


North Elevation

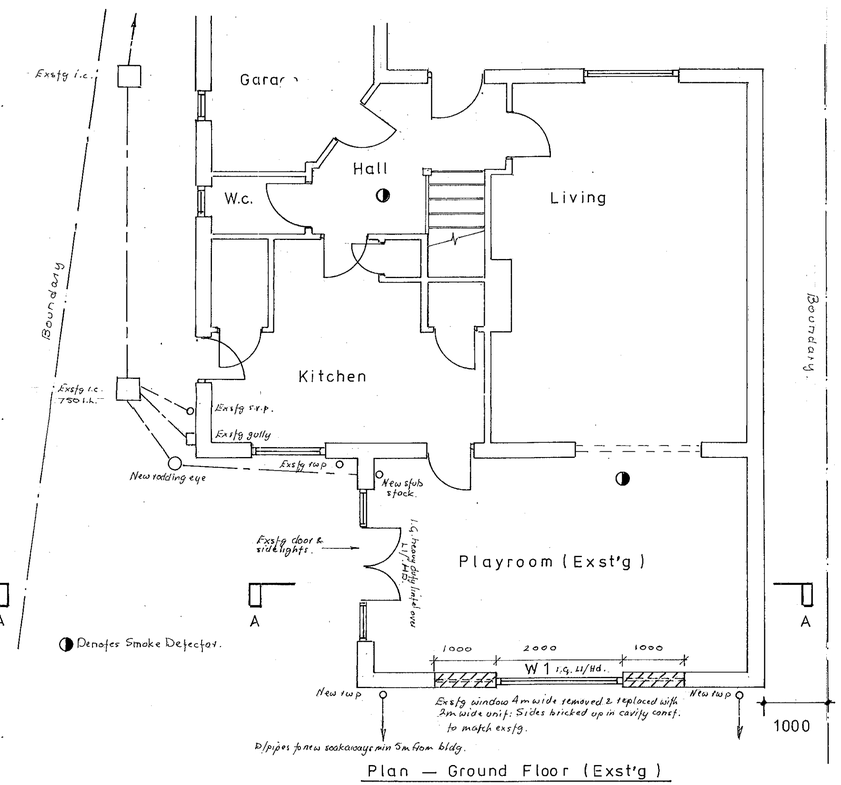


South Elevation

West Elevation Unchanged




Plan — First Floor




Plan — Ground Floor (Exst'g)

**Drainage:** Wc outlet 100ø. Bath waste 40ø. Basin waste 32ø. With 76 deep seal traps & combined overflows. Connected to 100ø stub stack fitted with air admittance valve above basin level. Connections to exs'tg i.c. all to Bldg. Insp. approval. Drainage to be tested before covering up.

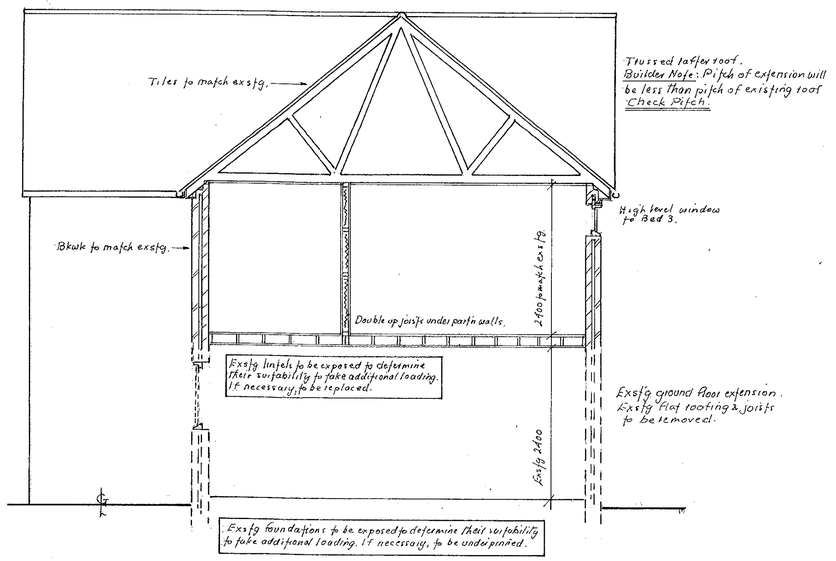
**Ventilation:** Bath/wc fitted mech. vent type Slimline SLFT (18 litres/sec) for light or door switch operation ducted to outside via 110ø pipework terminating in wall grille. As supplied by Airflow Ltd.

**Smoke Detection:** To BS 5446: Part 1. Installed to manufacturers recommendations. To be self-contained & inter-connected & permanently wired to seperate fused circuit at D.B. All wiring to I.E.E. regulations.

PROPOSED FIRST FLOOR REAR EXTENSION OVER EXISTING GROUND FLOOR AT 17, LANCASTER GARDENS, EARLEY FOR MR & MRS. G. CASSIE.

| | |
|---|---|
| DRAWING No. | P / 649 / 1 |
| SCALE | 1 : 100 & 1 : 50 |
| DRAWN | R. F. H. |
| DATE | JAN '01 |

07.FEB.2001 * 3525




Section A — A

Builder to check & verify all dimensions/levels before proceeding. All works to conform to current Building Regulations & relevant British Standards whether or not depicted on this drawing.

Roof: Tiles to match exstg, 25 x 38 s.w battens, underslate felt, trussed rafter roof @ 400c/c manufactured & supplied by approved manufacturer as roof designed to include all necessary longitudenal/diagonal stability & wind bracings in 22 x 100 sawn timbers twice nailed at each intersection with 3.35 x 65 galv. round wire nails all in acc. with BS5268: Part 3. Layboards 22 x 100. 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 approved type gms vertical restraint anchors & truss clips. At gable end fit gms. horiz. restraint anchors at both rafter & ceiling level to cover min. 3 No. members. Joists infilled with 200 thick Isowool insulation. Ceiling 12.7 duplex plasterbd. artex finish. Fascia, soffit, barge in upvc with ventilation to give equivalent of continuous 25mm gap. Fit eaves vents to ensure airflow over insulation. Open valleys in code 4 lead sheet on roof boarding & tilting fillet. Gutters 112 h/s to 68 d/pipes to new soakaways via 100 ϕ pipework bedded in pea shingle & laid @ 1:60 gradient.

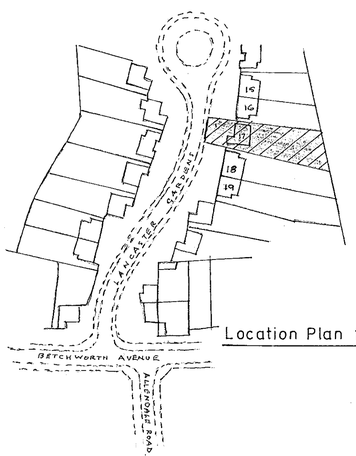
Windows: D/glazed upvc const. with 6/12/6 glazing & fully weatherstripped. 1.G. lintels over as specified having min 150 endbearings & flexible d.p.c. Units with head ventilation to give 8000mm² airflow (Beds 3 & 4) & 4000mm² airflow (Bath/wc) Windows to bedrooms with opng. vents to give min 1/20th floor area of ventilation.

W1 - 2000W x 1500H. W2 - 1000W x 1050H. W3 - 2000W x 1200H W4 - 1200W x 500H. W2 & W4 glazed in obscure glass.

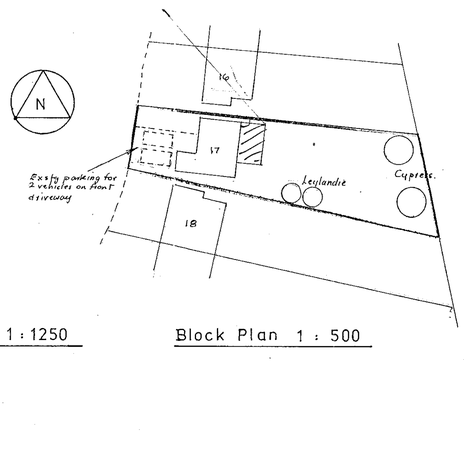
Ext. Walls: 102 facings to match exstg, 50 cavity, 100 Celcon Solar block, 13 lightwt plaster. Cavities infilled with 50mm Isowool insulation with st/steel wall ties 900 horiz 450 vert c/c staggered. Double up ties around reveals. Cavities closed with Thermabate 50 closers and ext roof level closed above ext. soffit. New brick/block tied to exstg. with metal wall plates.

Int. Walls: 50 x 100 studs @ 400c/c on 50 x 100 head/sole plates with 50 x 100 noggings faced both sides with 12.7 plasterbd. & infilled with approved insulation.

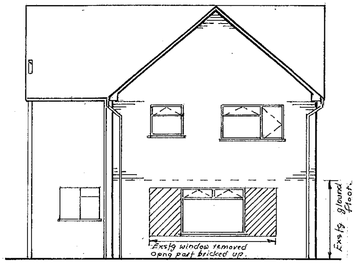
First Floor: Ex 25 t & g flooring on 50 x 170 joists @ 400 c/c with 12.7 plasterbd. ceiling artex finish. Fit herringbone strutting @ mid-span. Fit g.m.s. vert/horiz restraint anchors @ 1200 c/c a.b.d.



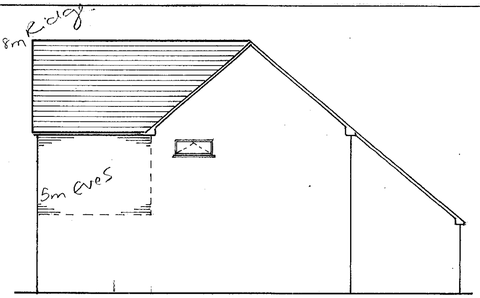

Location Plan 1 : 1250



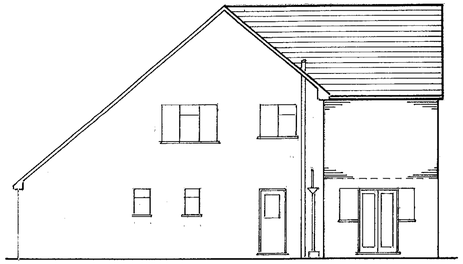

Block Plan 1 : 500




East Elevation (Rear)

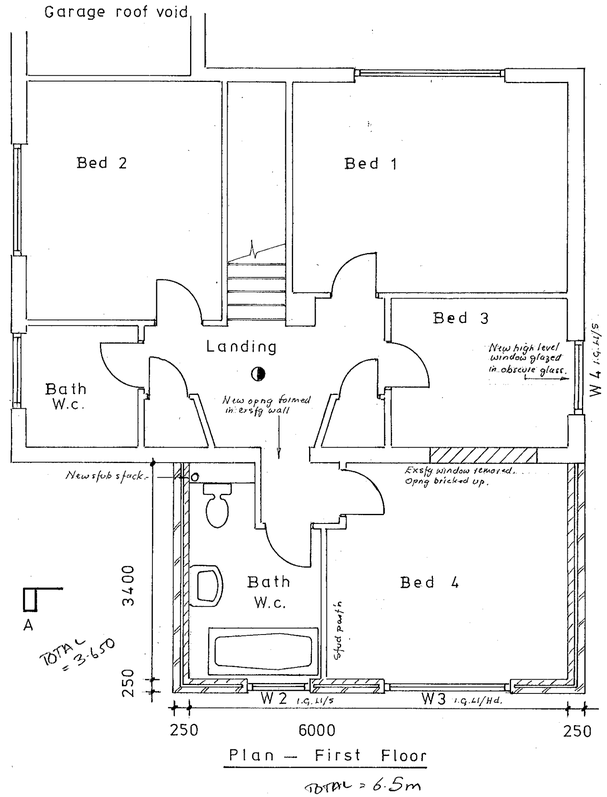



North Elevation



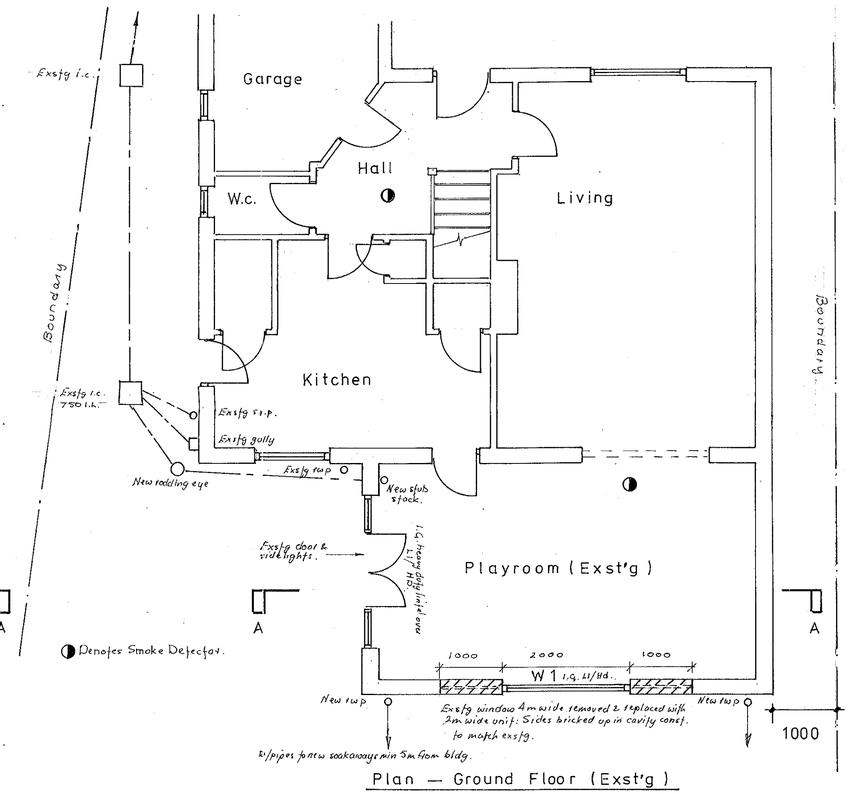
South Elevation

West Elevation Unchanged




Plan — First Floor

TOTAL = 6.5m




Plan — Ground Floor (Exst'g)

Drainage: We outlet 100ϕ. Bath waste 40ϕ. Basin waste 32ϕ. With 78 deep seal traps & combined overflows. Connected to 100ϕ sfub stack fitted with air admittance valve above basin level. Connections to exstg. i.c. all to Bldg. Insp. approval. Drainage to be tested before covering up.

Ventilation: Bath/wc fitted mech. vent type Slimline SLFT (18 l/s or/sec) for light or door switch operation ducted to outside via 110ϕ pipework terminating in wall grille. As supplied by Airflow Ltd.

Smoke Detection: To BS 5446: Part 1. Installed to manufacturers recommendations. To be self-contained & inter-connected & permanently wired to separate fused circuit at D.B. All wiring to I.E.E. regulations.

| PROPOSED FIRST FLOOR REAR EXTENSION OVER EXISTING GROUND FLOOR AT 17, LANCASTER GARDENS, EARLEY FOR MR & MRS. G. CASSIE. | |
|---|---|
| DRAWING No. | P / 649 / 1 |
| SCALE | 1 : 100 & 1 : 50 |
| DRAWN | R. F. H. |
| DATE | JAN '01 |

24/4/01