

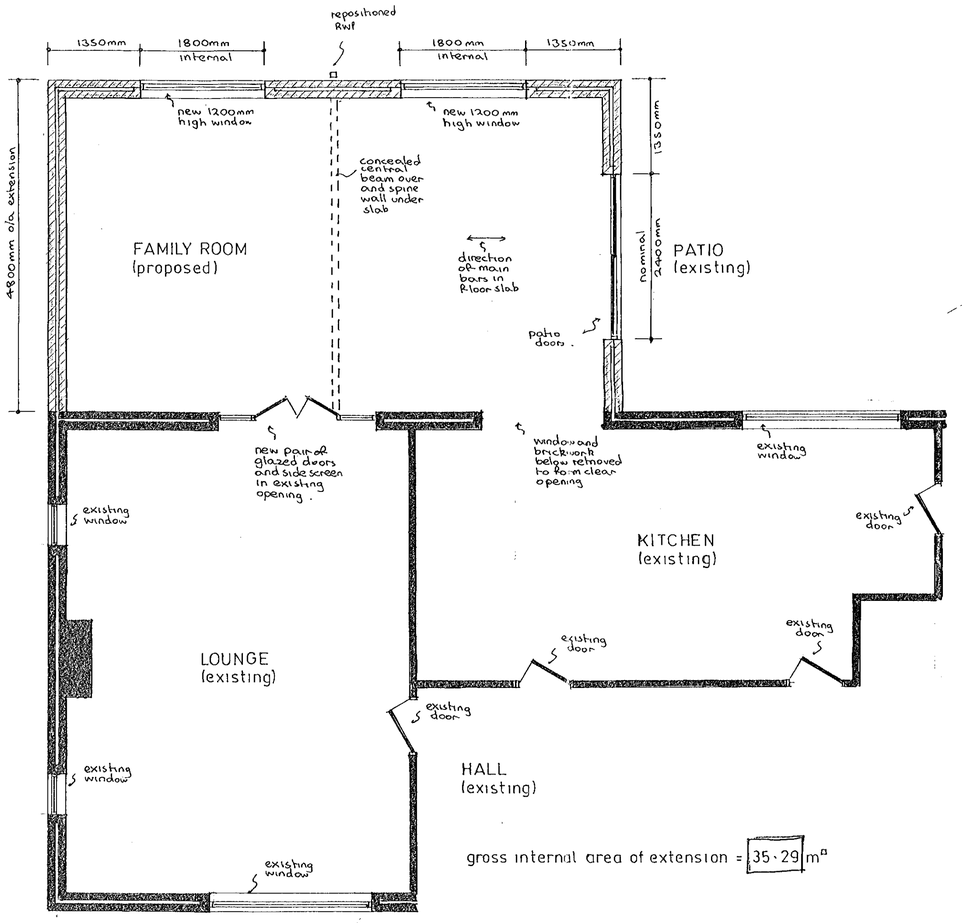
northwest elevation



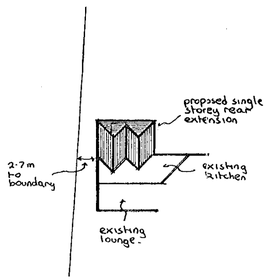
southwest elevation



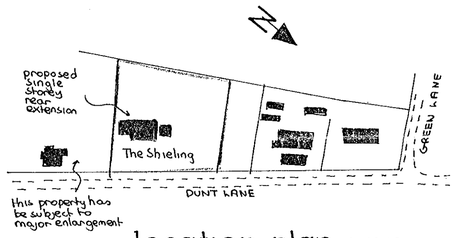
southeast elevation



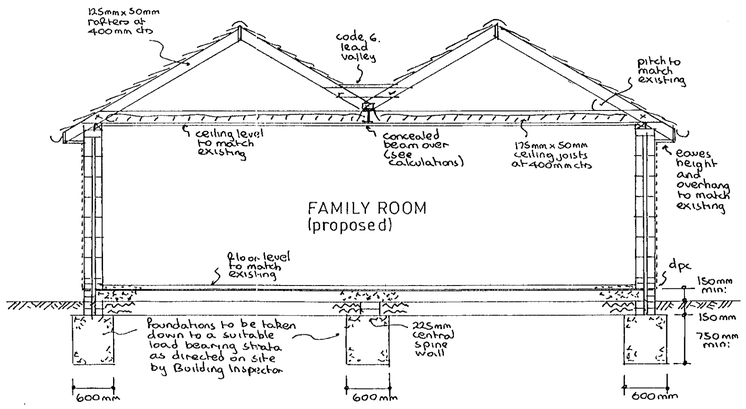

part floor plan




block plan 1:500




location plan 1:1250




typical section

## notes:-

Roof:- Tiling to match existing on felt and battens on 125mm x 50mm rafters pitched to match existing and set at 400mm centres with 175mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling & 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. 175mm x 50mm hip rafters. Roof space to have permanent cross ventilation and this is to be achieved by proprietary ventilators at eaves level, equivalent to 10mm continuous gap and ridge vents equivalent to 5mm continuous gap.

Lateral restraint:- Where ceiling joists run parallel to an external wall, lateral restraint must be achieved by metal straps at 1350mm centres spanning three joists. In addition mild steel anchors min: 30mm x 5mm cross sectional area are to be provided at 2000mm centres to anchor down all wall plates.

Floor:- Selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Ventrot or similar d.p.m on 150mm suspended floor slab supported on all edges and reinforced with B785 Fabric reinforcement with 10mm main bars at 100mm centres and 8mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of 150mm selected hardcore. Top steel to be used over spine wall.

Walls:- 20mm cement and sand waterproof rendering finished to match existing on 100mm external skin of Celcon or similar blockwork with 50mm cavity containing 50mm Rockwool insulation batts and internal skin of 100mm celcon blockwork and 16mm plaster to receive selected decorations. To avoid risk of cold bridging, reveals around any external door and window openings to be insulated.

Windows/doors:- All new windows/patio doors to be double glazed and fitted with trickle vent in head equivalent to 8000mm² opening. Any glass in windows below 800mm and doors below 1500mm measured from floor level to be in laminated safety glass.

Lintels:- I.G. lintels Htd type H1/S galvanised steel insulated lintels.

Dpc's & Flashings:- D.p.c to be leadcored 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.

Rainwater:- 112mm gutter and 62mm downpipe to match existing, discharging via back inlet gulley and 100mm underground drainpipe to new soakaway 1000mm diameter x 2000mm deep and situated a min: 4500mm from any building.

Beam:- (see calculations) Beam to be formed of 14° 203 x 133 x 25kg universal beam with full bearing on 450mm x 100mm x 150mm deep concrete padstone. Support over opening to lounge to be formed of 152 x 89 x 16kg mild steel joist with full bearing on 225mm x 100mm x 150mm deep concrete padstone each end.

01.FEB.2000* 0485

APPROVED

PROPOSED EXTENSION at THE SHIELING, DUNT LANE, HURST, BERKSHIRE for MR & MRS. M.G.R. BRADBURY.

Revisions:-

Drawing N° AH/E/2931
Scales 1:50 & 100
Date JAN 2000

ANDESIGN BUILDING PLANS

6/1/00