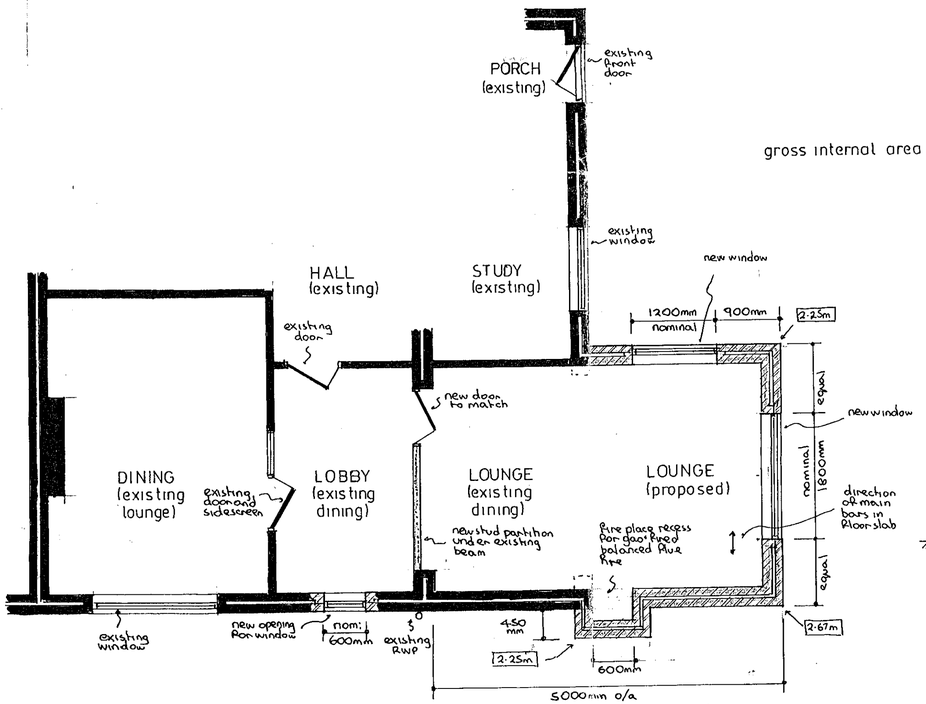
12/a/00

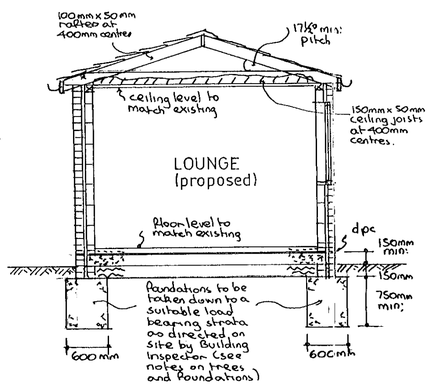


north elevation | west elevation | south elevation

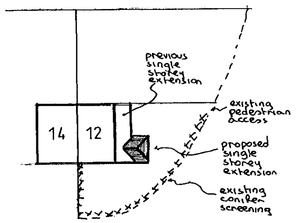


part ground floor plan

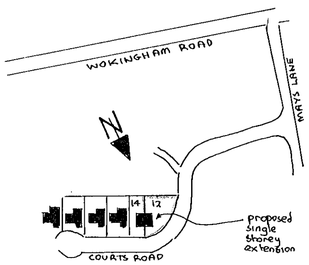
gross internal area of extension = 8·64 m²



typical section



block plan 1:500



location plan
1:2500

notes:-

Roof:- Concrete interlocking tiles to match existing (Redland stonewold or similar) on felt and battens on 100mm x 50mm rafters pitched at 17½° and set at 400mm centres with 150mm x 50mm ceiling joists at 400mm centres with 200mm Fibreglass insulation between joists and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. 150mm x 50mm hip & valley rafters. Roof space to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 10mm continuous gap. Existing section of lounge ceiling to be replaced.

lateral restraint:- Where ceiling joists run parallel to an external wall, lateral restraint must be achieved by metal straps at 1200mm 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 concrete floor slab, supported on all edges and reinforced with B785 fabric reinforcing 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.

Walls:- 112mm external skin of facing brick to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of celcon or similar blockwork and 16mm plaster finish to receive selected decorations. To avoid risk of cold bridging reveals around all new windows to be insulated.

Partition:- 100mm x 50mm timber studding at 400mm centres with 100mm Fibreglass insulation between studding faced with 4mm plasterboard and skimcoat plaster to receive selected decorations.

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

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

Lintels:- I.G. lintels Ltd type W1/S galvanised steel insulated lintels.

Electrics:- To Clients individual requirements but must be installed in strict accordance with current I.E.E regulations.

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

Foundations/trees:- Because of proximity of trees and assuming high shrinkage ground conditions allowance to be made for additional foundation depths as shown in ▭ on ground floor plan. Final decision on foundation depths to be taken on site in conjunction with Building Inspector based on actual ground conditions.

Fire escape:- Because lounge is considered to be an inner room, window must provide min: 850mm high x 500mm wide opening as alternative fire escape.

12 JAN 2000

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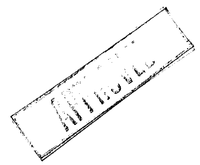



cd 16/3/00

PROPOSED EXTENSION at 12 COURTS ROAD, EARLEY, BERKSHIRE for MR. P. M. NEVILLE.

Revisions:-

Drawing No	AH/E/2927
Scales	1:50 & 100
Date	DEC 1999

ANDESIGN BUILDING PLANS