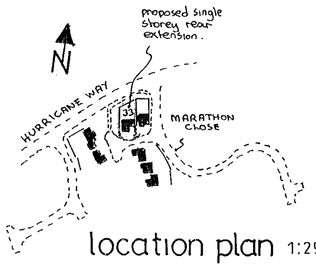


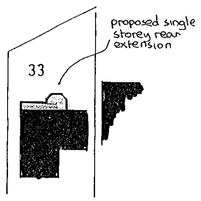
east elevation

north elevation

west elevation

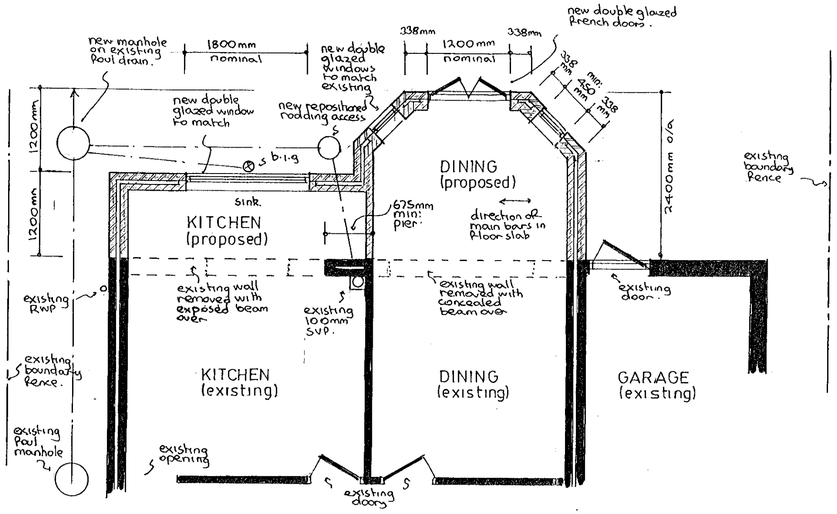


location plan 1:2500

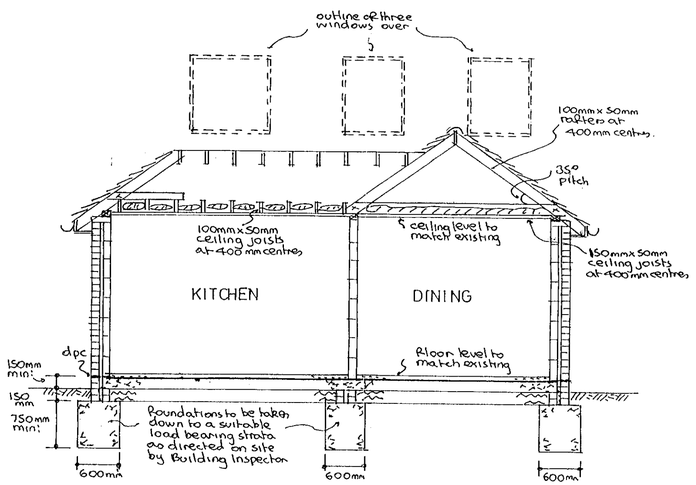


block plan 1:500

gross internal area of extension = 10·8 m²



part ground floor plan



typical section

notes:-

Roof:- Concrete plain tiles in colour only to match existing roof tiles on felt and battens on 100mm x 50mm rafters pitched at 35° and set at 400mm centres with 50mm wide ceiling joists (100mm deep to kitchen, 150mm to dining) set at 400mm centres with 200mm fibreglass insulation between joists 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 provision of proprietary eaves vents equivalent to 10mm continuous gap. 150x50 hip rafters.

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 Ventrok or similar dpm 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 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 with 100mm internal skin of Celcon blockwork and 16mm plaster finish to receive selected decorations. To avoid risk of cold bridging reveals around all new external door and window openings to be insulated.

Partition:- 100mm celcon blockwork on full partitions.

Windows/doors:- All new windows/french doors to be double glazed with trickle vents in head to provide equivalent of 8000mm² opening to dining and 4000mm² opening to kitchen. Any glass in windows below 800mm and doors below 1500mm measured from floor level to be in laminated safety glass.

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

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

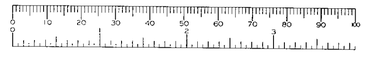
Electrics:- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations.

Ventilation:- Kitchen to be fitted with either extract fan (60 litres per second) or cooker hood (30 litres per second) discharging to open air.

Rainwater:- 112mm gutter discharging to existing RWP.

Foul drainage:- Before any work commences on site the exact line of the existing foul drain is to be established. Any new foul drainage to be carried out in 100mm upvc underground drain pipe, bedded on pea shingle, set at 1 in 40 min: fall and provided with concrete lintels where pipes pass under walls.

Beams:- (see calculations) Beams over kitchen/dining to be encased in equivalent of two layers of plasterboard totalling 19mm and 7mm gypsum plaster to form fire protection. Each beam to be formed of 2no 178x102x19kg mild steel joists bolted together with 12mm bolts and spacers at 600mm centres with full bearing on 800mm length of 152x89x16kg mild steel joist built in as padstone at each gable end and on 675mm x 250mm x 150mm deep concrete padstone on central pier.





13.NOV.2000* 2784

PROPOSED EXTENSION at 33 MARATHON CLOSE, WOODLEY, BERKSHIRE for MR & MRS. P. DEASY.

Revisions:-

Drawing Nº	AH/E/3075
Scales	1:50 & 100
Date	OCT 2000

ANDESIGN BUILDING PLANS

CJ 1/11/01