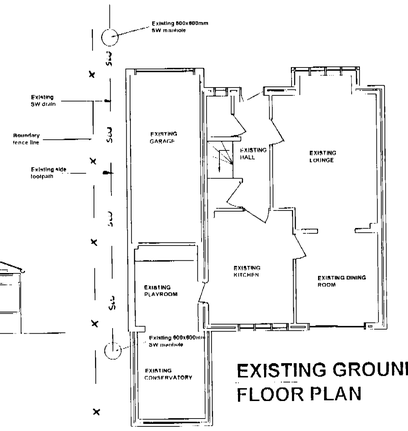


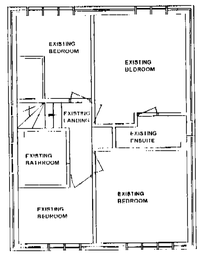
EXISTING REAR VIEW

EXISTING FRONT VIEW

EXISTING SIDE VIEW

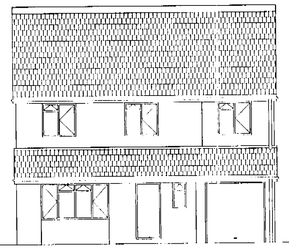


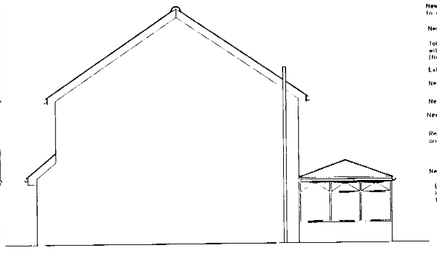
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN





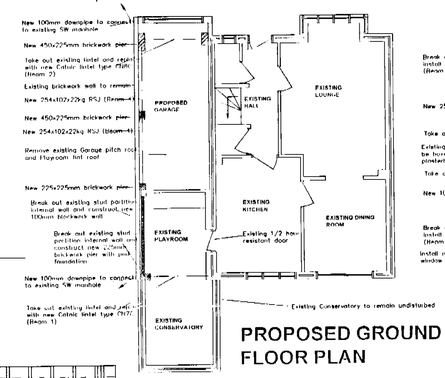


PROPOSED REAR VIEW

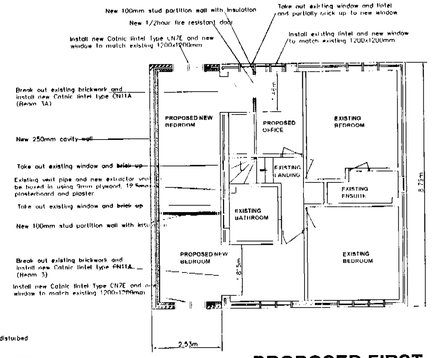
PROPOSED FRONT VIEW

PROPOSED SIDE VIEW

1:100



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

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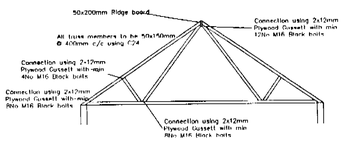
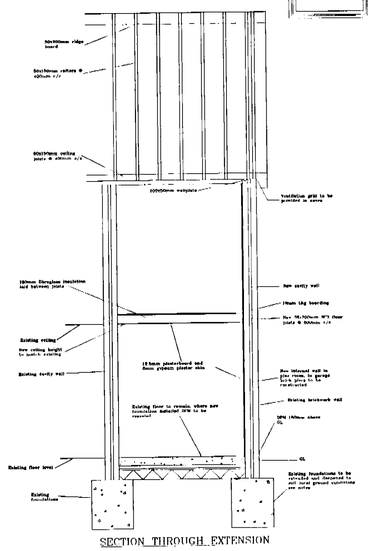


TYPICAL ROOF TRUSS



SECTION THROUGH EXTENSION

NOTES

This drawing is dimensioned in metres and millimetres. Do not scale drawing. All work to be in accordance with the latest British Standards and Codes of Practice.

FOUNDATIONS
Size and depth to suit site conditions, but not less than 760mm wide trench filled concrete strip, 1200mm deep; 450mm wide under all loadbearing walls. Under new brickwork piers foundations to be 150mm wider than brickwork and minimum 2200mm deep.
Note: minimum depth in shrinkable clay if found to be increased to 2.0m deep.

EXTERNAL WALLS
110mm nom. facing brickwork to match existing, 50mm cavity filled with polystrene blocks and 100mm insulating blockwork inner skin. Cavity to be fire stopped at eaves level with one continous course of stretchers. Horizontal DPC laid 150mm above ground level. 150mm and 250mm wide vertical DPC's at reveals.
Trigalvanised flat vertical twist wall ties, BS 1243 at 900mm crs horizontally, 450mm vertically staggered. Additional ties to be provided at 225mm vertical crs. around openings within 150mm of closing of cavity.

INTERNAL WALLS
Ground floor
Class 'A' solid concrete blockwork below DPC 100mm min. 2.8N/mm blockwork partitions to ground floor.
First floor
100x50mm stud partition wall with insulation with two skins 12.5mm plasterboard to both sides

GROUND FLOOR
Existing floors to remain, DPM to be reseated in areas of excavation for new foundations.

GARAGE CEILING
Ceiling to be lined with 12.5mm plasterboard with 6mm gypsum plaster skim and filled between joists using 150mm fibreglass insulation.

FIRST FLOOR
19mm t&g boarding on joists. Joists to be 38 x 200mm SC3 grade beams. 12mm plasterboard ceiling with 'Artex AX' or similar stipple finish. All steel beams fire protected with 2 layers of 12mm plasterboard.

DOORS AND WINDOWS
As referenced on the drawing. All doors to be minimum 1/2 hour fire resistant. Standard concrete lintel's above windows and doors unless otherwise specified. Thermabate is to be provided around all reveals to eliminate cold bridging.

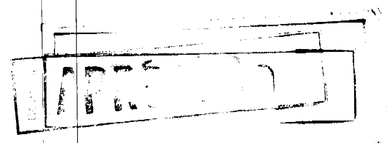
DRAINAGE
38mm dia upvc waste from sink, bath and shower. All fittings to have resealable traps. 100mm dia. upvc svp, with min. 75mm dia. vent at head of run, to terminate with wire cage, min. 900mm above any window opening.
External drainage to be flexible jointed Hepworth Supersleve or similar 100mm dia. surrounded in 150mm of pea shingle. 150mm dia. half round upvc guttering with 100mm downpipes.

ROOF
Interlocking concrete roof tiles to match existing on s.w. battens on untearable roofing felt on roof trusses as specified on roof layout drawing. 100 x 50mm wallplates. All roof timbers to be SC4 protimised or have similar treatment.
Ventilation to be provided at eaves equivalent to 10mm gap. Roof to be insulated with 150mm fibreglass insulation quilt laid between ceiling joists 12mm plasterboard ceiling, with 'Artex AX' or similar stipple finish. Provide 30 x 2.5mm M.S. wallplate anchor straps at max. 2.0m crs. roof truss straps and floor and cable straps.

BEAMS
Brickworks piers for the new beams to be a minimum of 225mm square with concrete padstones.

VENTILATION
Mechanical ventilation to be provided to the following areas at the following rates, all to be ducted to external walls:

Kitchen	60 litres per second
Utility room	30 litres per second
Bathroom	30 litres per second



DRAWING TITLE House Extension Mr and Mrs Willby 9 The Lea Finchampstead Berkshire	DRAWING NUMBER Will/001	CHECKED	SCALE Various
	DRAWN BY	APPROVED	DATE DRAWN November 2001

20/1/02