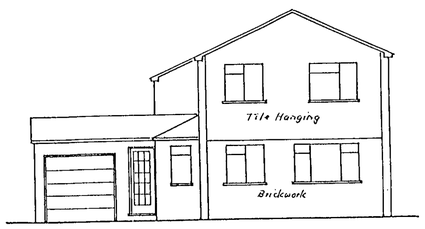
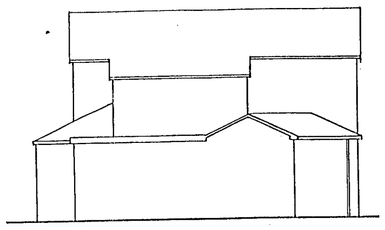
06/01/00



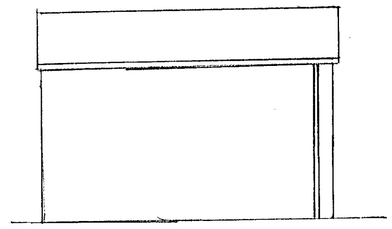
S / East

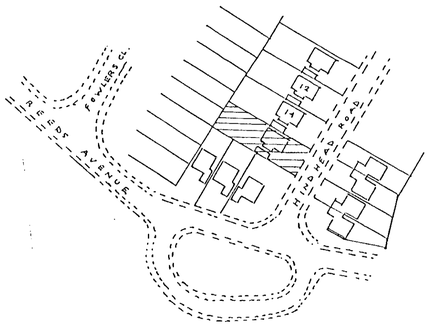


S / West



N / West



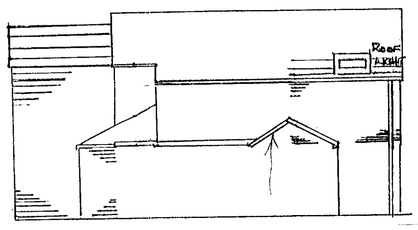


Location Plan 1 : 1250
OS SU 7471

Existing Elevations



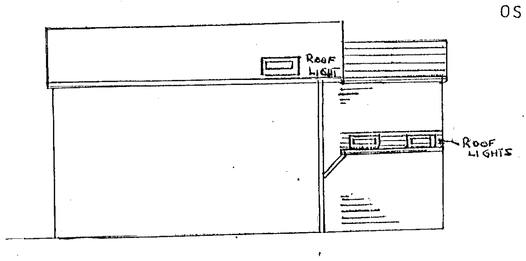
S / East



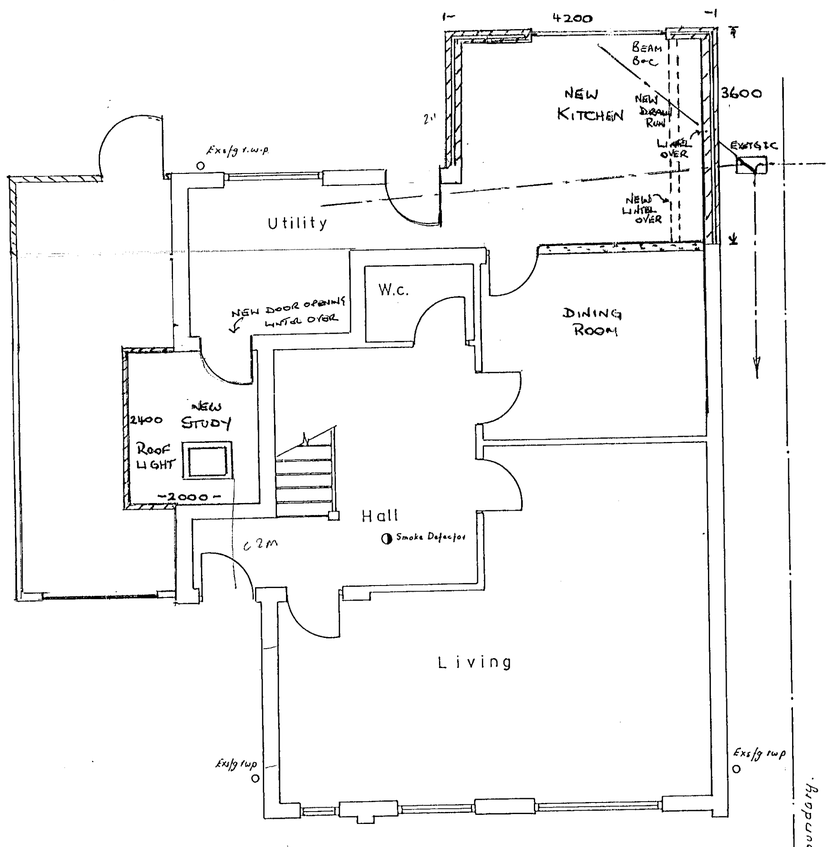
S / West



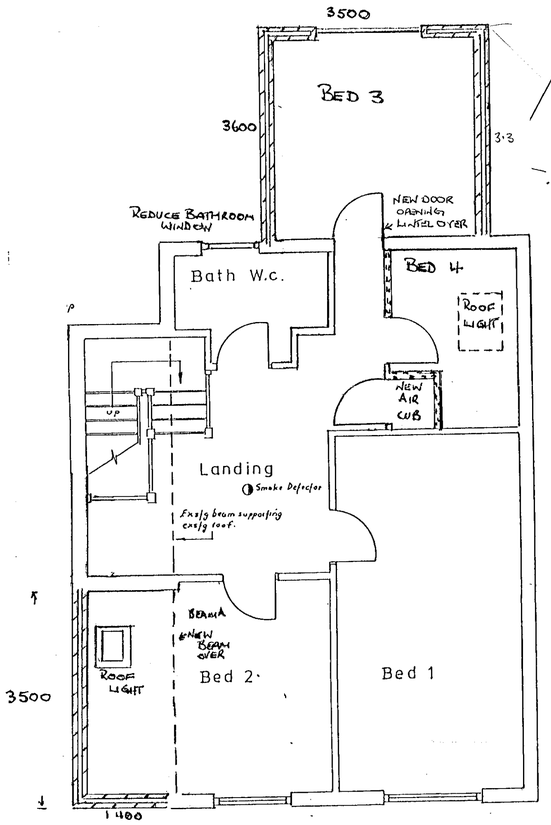
N / West



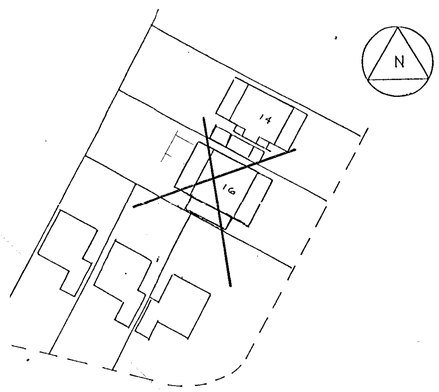
Proposed Elevations



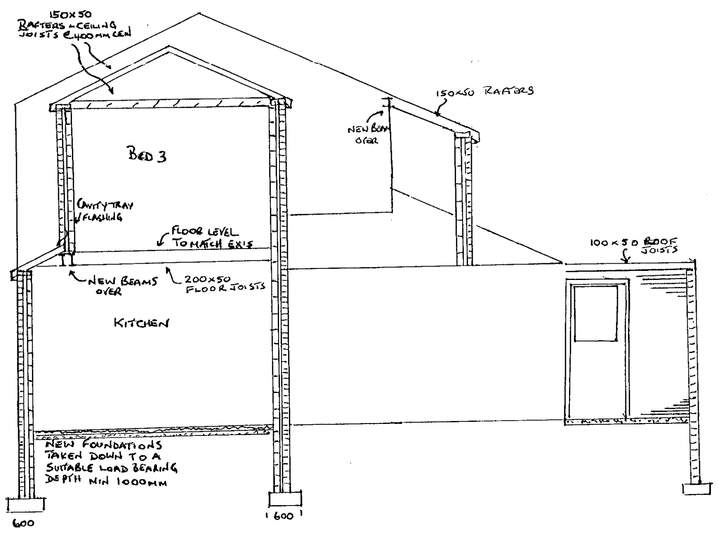
Plan — Ground Floor



Plan — First Floor



Block Plan 1 : 500



Specification

Roof :- Tiling to match existing on felt and battens on 150mm x 50mm, rafters pitched to match existing and set at 400mm centres with 150mmx50 mm ceiling joists at 400mm centres with all joints bolted and plated. At flat ceiling position 200mm fibreglass insulation to be placed between ceiling joists. At sloping ceiling positions 50mm celotex double 'R' rigid slab insulation to be placed between rafters to maintain min: 50mm continuous air gap and ceilings of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Roof spaces to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 25mm continuous gap to bedroom roof and 10mm continuous gap to kitchen roof. There are to be supplemented by ridge vents to bedroom roof and high level tile vents to kitchen roof equivalent to 5mm continuous gap.

Lateral restraint :- Where floor and 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 at 1000mm centres to anchor down all wall plates.

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

Ventilation.
Kitchen to have either cooker hood (30 litres per second) or extract fan (60 litres per second) discharging to open air.

Beams :- Beams B+C Formed of 2No 152 x 89 x 16 Kg Mild steel joists bolted together with 12mm bolts and spacers at 600mm centres with full bearing on 300mm x 250mm x 150mm Cart stools.
Beam 'A' Formed of 2No 152 x 89 x 16 Kg Mild steel joist on 300mm x 100mm x 150mm Corbels.
All beams to be encased in two layers of plasterboard totalling 19mm and 7mm gypsum plaster as Fire protection.

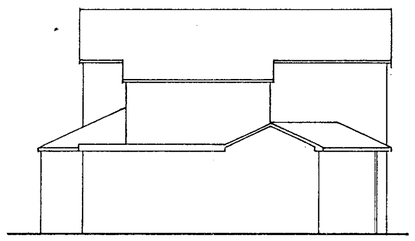
APPROVED

PROPOSED EXTENSION AT 16, HINDHEAD ROAD, EARLEY, READING FOR S. ASHBY ESQ.,	
DRAWING No.	S/R/W/K 16
SCALE	1 : 100 & 1 : 50
DRAWN	S P A
DATE	DEC · 99

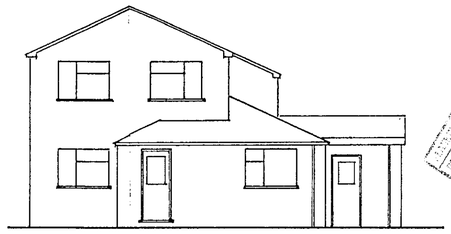
15/1/01



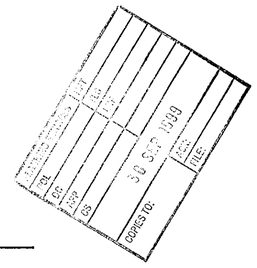
S / East



S / West



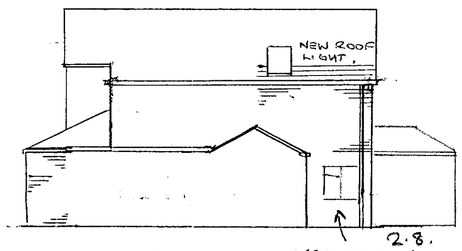
N / West



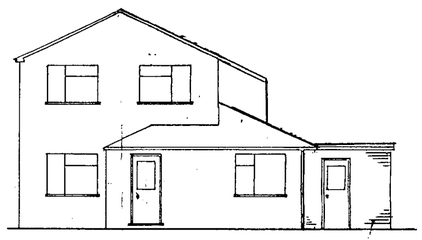
Existing Elevations



S / East



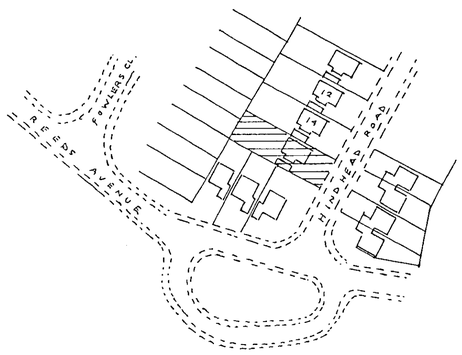
S / West



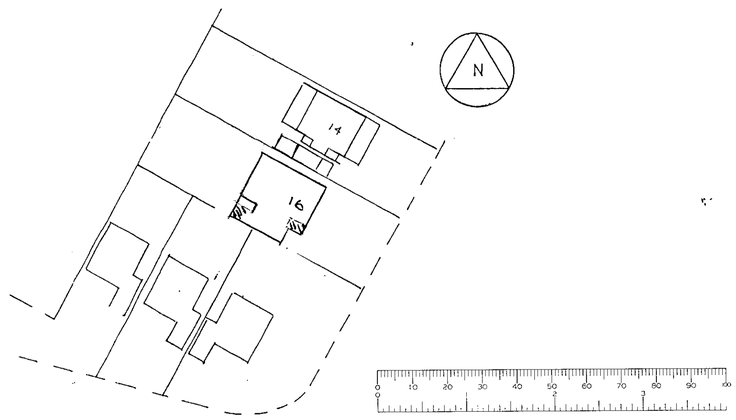
N / West

Proposed Elevations

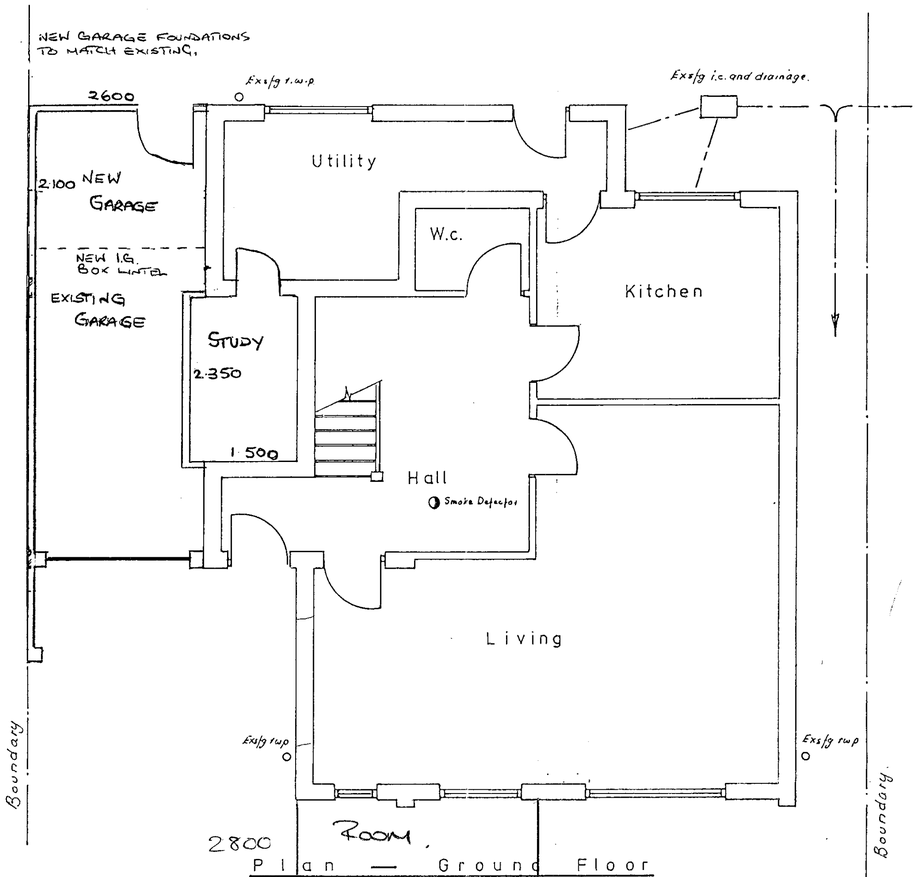
N / East elevation unchanged



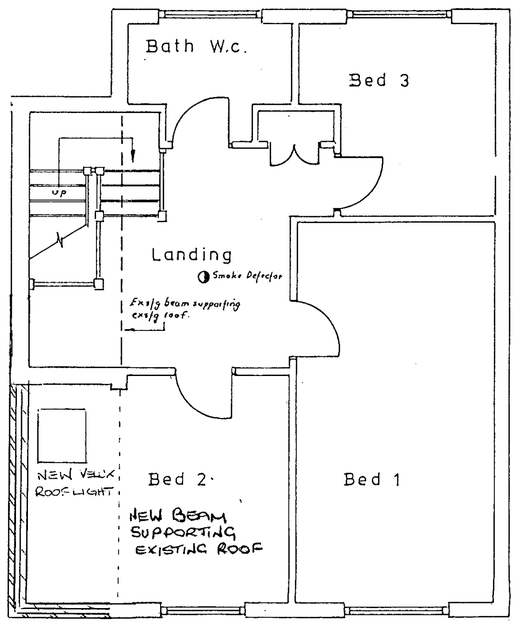
Location Plan 1 : 1250
OS SU 7471



Block Plan 1 : 500



Plan — Ground Floor



Plan — First Floor

Builder to check & verify all dimensions before proceeding.
Written permission to be obtained from owner of adjoining property before any encroachment over boundary.

3300

Specification

Roof : Interlocking tiles to match exstg on 25×38 s.w battens on underslate felt on trussed rafter roof @ 400c/c as supplied by Marleys Ltd, or approved including all necessary longitudenal & diagonal bracings in 22×100 sawn timbers fixed with 2No. 3.35×65 galv. round wire nails of each intersection all in accordance with BS 5268. Conditional approval requested. Builder to supply to L.A. full details/calculations of trusses before proceeding with any roofing works. Rafters/joists bearing on 50×100 plates stopped @ 1200 c/c with approved type g.m.s. vertical restraint anchors & truss clips. Where rafters run parallel to end gable fit approved type g.m.s. horiz. restraint anchors @ 1200 c/c to cover min 3 No. trusses. Ceiling joists infilled with 200mm thick Gyproc 1000 insulation or approved with ceiling of 12.5 foil backed plasterboard on 25 finish. Fascia ex 25 s/w with 9mm soffit incorporating approved type ventilation to give equivalent of continuous 10mm gap with approved type eaves vents to ensure airflow over insulation. Diminishing trusses on to 22×100 luxboards and open valleys formed in code 4 lead sheet on roof boarding & tilting fillets.

R.W.Disposal : Osma roundline or approved. 112 h/i gutters to 68 ø d/pipes.

Windows : P/glazed u.p.v.c. const. with 4/12/6 glazed units & fully weatherstripped 1.G. lintels over type K1/5 having min. 150mm end bearings. Units with head ventilation to give 8000mm² airflow and openg. vents to give min 1/20th floor area of ventilation. Window size 1200w x 1200h.

First Floor Ex 25 t & g flooring on 50×170 Joists @ 400 c/c with herringbone strutting @ 1.10 c/c.

Ext Walls : 100 facings to match exstg, 50 cavity, 100 Celcon Solar block, 13 lightweight plaster. Cavities infilled with 50mm thick Dritherm insulating batts with st/steel wall ties 900 horiz 450 vert. c/c staggered. Double up ties around reveals. Cavities closed with Thermabate 50 cavity closers and of roof level closed above ext. soffit. New brick/block tied to exstg. using approved type metal wall plates i.e. Furfix or approved.

Smoke Detection : To BS 5446: Part 1. Installed to manufacturers recommendations. To be self-contained & inter-connected & permanently wired to separate fused circuit of distribution board. Wiring to I.E.E. regulations.

Beams

'U' Values : Roof : 0.18 Walls : 0.32. Floor : 0.22. Windows : 3.0. Target 'U' value 0.56 Average 'U' value 0.41

PROPOSED FIRST FLOOR EXTENSION OVER EXISTING GARAGE AT 16, HINDHEAD ROAD, EARLEY, READING FOR S. ASHBY ESQ.,	
DRAWING No.	
SCALE	1 : 100 & 1 : 50
DRAWN	R. F. H.
DATE	