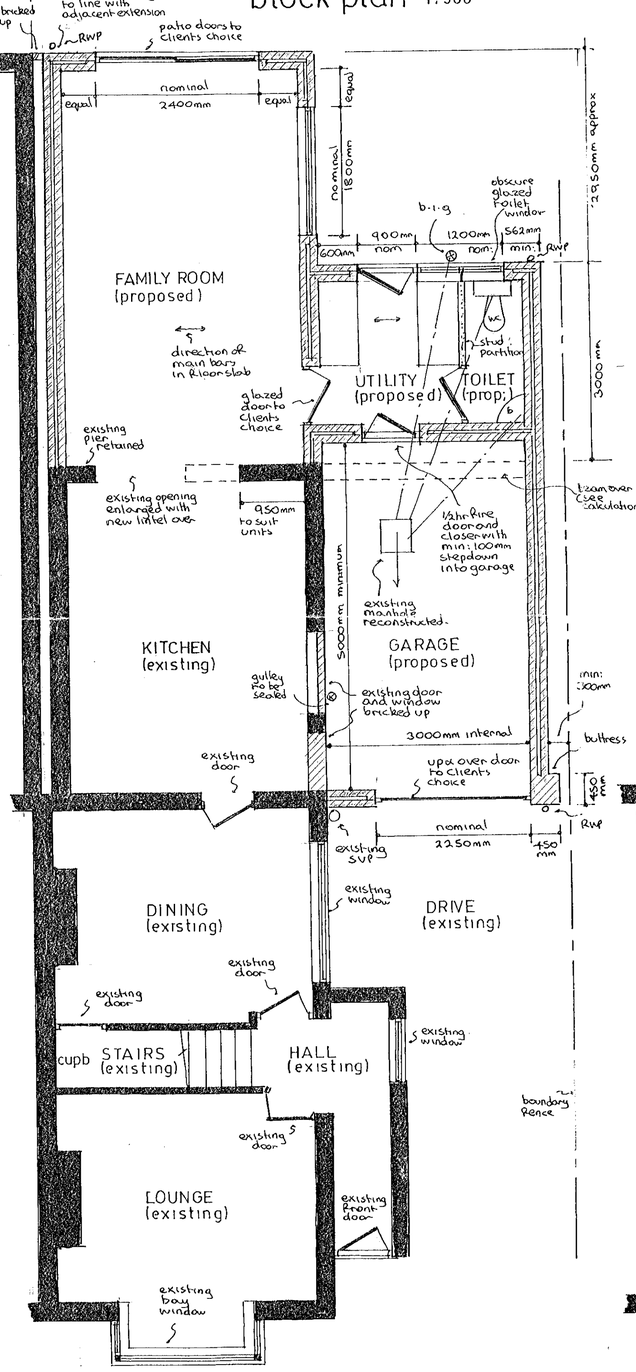


block plan 1:500

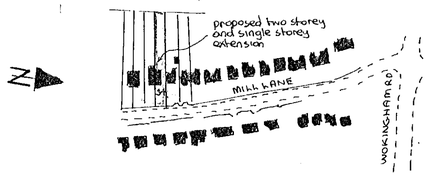


ground floor plan

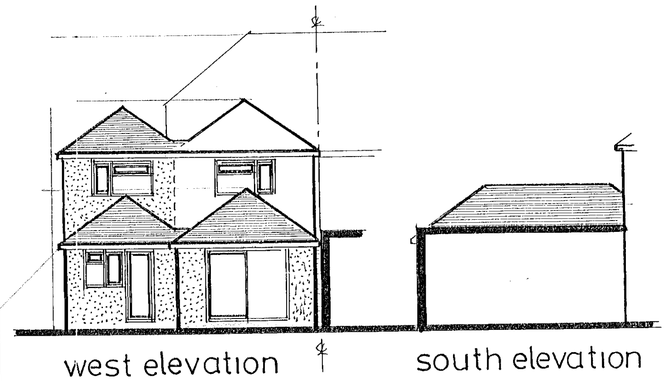


east elevation

north elevation



location plan 1:2500



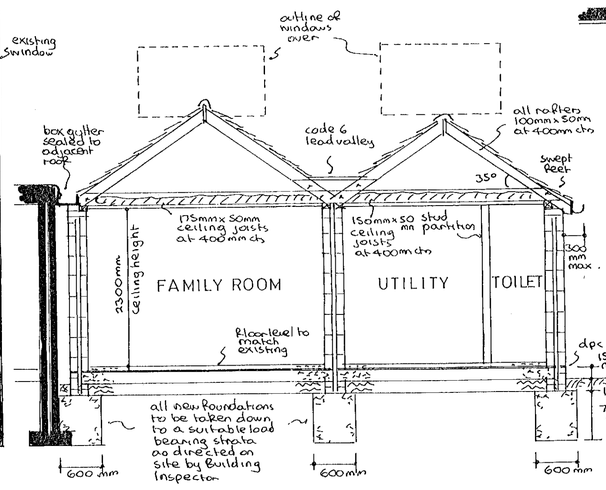
west elevation

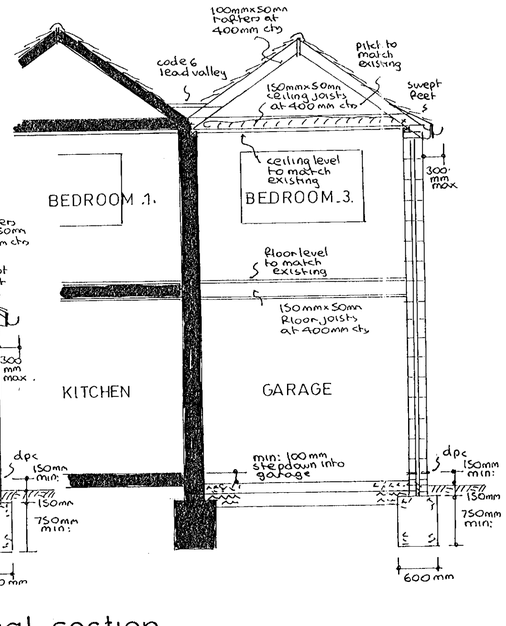
south elevation



first floor plan

gross internal area of extensions = 55.07m²





typical section

notes:-

Roofs:- Tiling to match existing on felt and battens on 100mm x 50mm rafters set at 100mm centres with 150mm x 50 ceiling joists (bed.3./utility) and 175mm x 50 ceiling joists (family room) at 400mm centres with 200mm fibreglass insulation between joists and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Hip rafters 150mm x 50mm fill roof spaces to have permanent cross ventilation and this is to be achieved by combination of proprietary eaves ventilators min: 10mm continuous gap and ridge vents equivalent to 5mm continuous gap. Valleys in code 6 lead on 18mm exterior ply on bearers to create min: 1 in 60 fall.

First floor:- 18 mm t & g flooring grade chipboard on 150mm x 50mm timber floor joists at 400 mm centres, with central row of herringbone strutting, with double joists under partitions, with 150 mm fibreglass insulation between joists and ceiling in garage & two layers of 9 mm plasterboard laid cross bonded as fire break.

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 are to be provided at 2000 mm centres to anchor down all wall plates.

Ground Floor:- Garage floor to be 100mm concrete slab on 150mm selected hardcore. Other floors, selected floor finish on 65 mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Visqueen or similar d.p.m on 150mm suspended concrete floor slab, supported on all edges and reinforced with B785 Fabric reinforcement with 10 mm main bars at 100mm centres and 8 mm distribution bars at 200mm centres with 40 mm bottom cover set on blinded layer of 150mm selected hardcore.

Walls:- 20mm cement and sand waterproof rendering, finished to match existing on 100mm external skin of celcon blockwork with 50mm cavity containing 50mm Rockwool insulation batts and 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.

Partitions:- New bedroom and toilet partitions to be formed of 100mm x 50mm timber studding at 400mm centres with 100mm fibreglass insulation between studding and faced with 9 mm plasterboard and skimcoat plaster to receive selected decorations.

Windows/doors:- Any new windows, external doors to be double glazed and fitted with trickle vents in head equivalent to 8000mm² opening to bedroom.3., family room with 4000mm² opening to utility/toilet. Any glass in windows below 800mm or doors below 1500mm measured from floor level to be in laminated safety glass.

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

D.P.C. & flashings:- Dpc to be lead cored 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 and this is to include mains controlled linked smoke detectors on hall and landing ceilings.

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

Rainwater:- 112mm gutters and 62mm downpipes discharging via back inlet gullies and 100mm upvc underground drainpipe to new soakaways 1000mm diameter x 2000mm deep and situated min: 4500mm from any building.

Foul drainage:- Before any work commences on site, existing foul drainage system to be fully located in position and depth. Existing reconstructed manhole to be fully tested with double sealed screwdown cover and frame. Any new foul drainage to be formed of 100mm upvc underground drainpipe, bedded on pea shingle, set at min: 1 in 40 min: fall and provided with concrete lintels where pipes pass under walls.

Setting out:- Great care must be taken in setting out building adjacent to boundary to ensure that no part of proposed extension, including overhangs of roof, gutters or foundations project beyond legal boundary.

Party wall Act (1996) Where work is proposed in vicinity of party wall or party boundary Client is to agree works with adjoining owners, in strict accordance with the proceedure set out in the above Act. Copies available from "The D.O.E Publications Despatch Centre, Blackhorse Road, London, SE99 6TT (Tel 0181 691 9191).

Contruction Access:- Client to arrange construction access with adjoining owners.

Beam (see calculations) Beam to be encased in masterboard as described for garage ceiling. Beam to be formed of 2 No 152 x 89 x 16 kg mild steel joists bolted together with 12mm bolts and spacers at 600mm centres with full bearing on 450 mm x 100mm x 150mm deep concrete padstone each end.

23.NOV.2000 2869

APPROVED

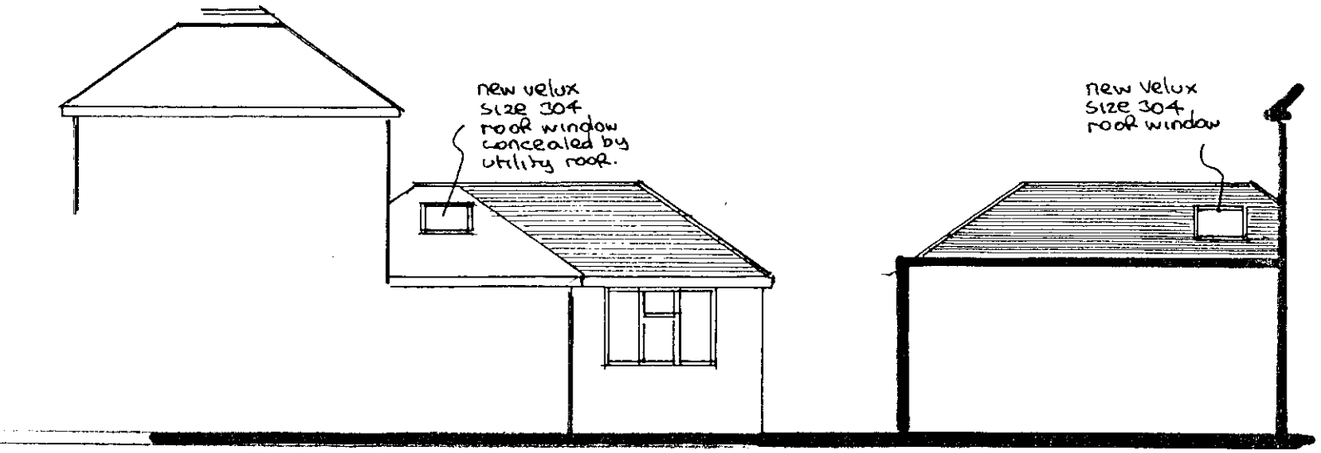
PROPOSED EXTENSION at 34 MILL LANE, EARLEY, BERKSHIRE for MR.D.ALLEN & MISS.S.BILSBY.

Revisions:-

Drawing No	AH/E/3086
Scales	1:50 & 100
Date	NOV 2000

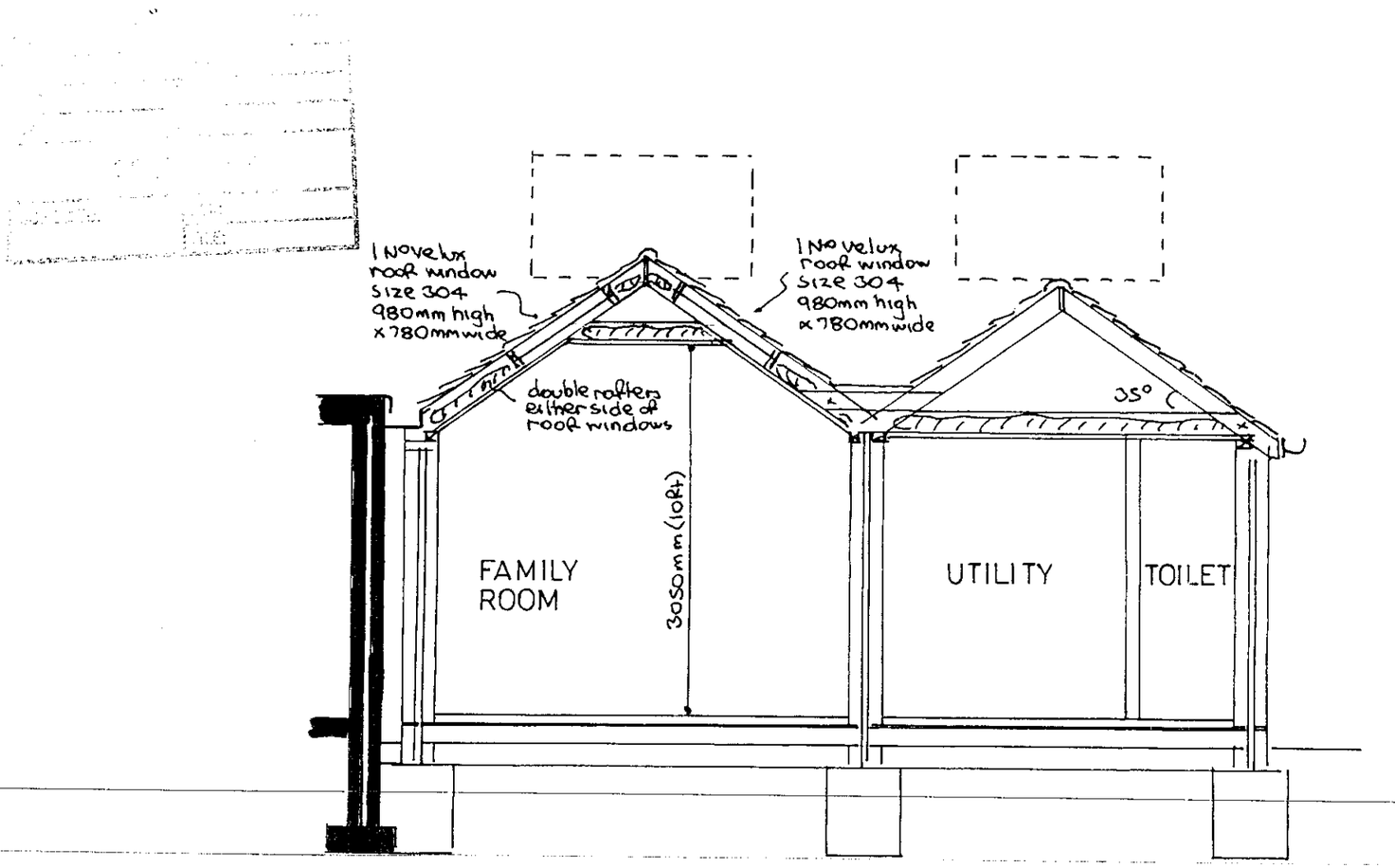
ANDESIGN BUILDING PLANS

D 2611/01



NORTH ELEVATION

SOUTH ELEVATION



TYPICAL SECTION

NOTES:-

Roof (family room):- Tiling to match existing on felt and battens on 125mm x 50mm rafters at 400mm centres with 125mm x 50mm ceiling joists at 400mm centres with joints bolted a plated, with 200mm fibreglass insulation between ceiling joists, with 59mm Celotex double R rigid slab insulation between rafters to maintain min: 50mm air gap 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 combination of proprietary eaves vents and low level tile vents equivalent to 25mm continuous gap and ridge vents equivalent to 5mm continuous gap.

Lateral restraint :- Wall plate anchors to be reduced to 1000mm centres.

REVISED FAMILY ROOM ROOF - PROPOSED EXTENSION - 34 MILL LANE, EARLEY for MR.D.ALLEN & MISS.S.BILSBY

Drawing nº AH/S/649 Scales 1:50 & 100 Date MARCH 2001 Drawn ANDESIGN to be read in conjunction with AH/E/3086