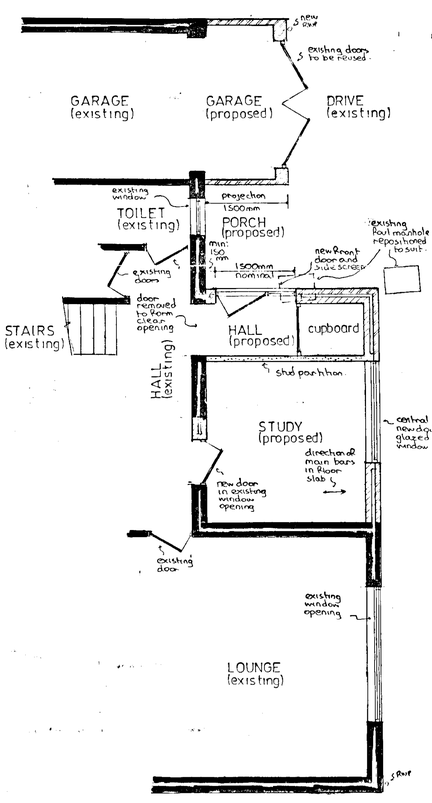
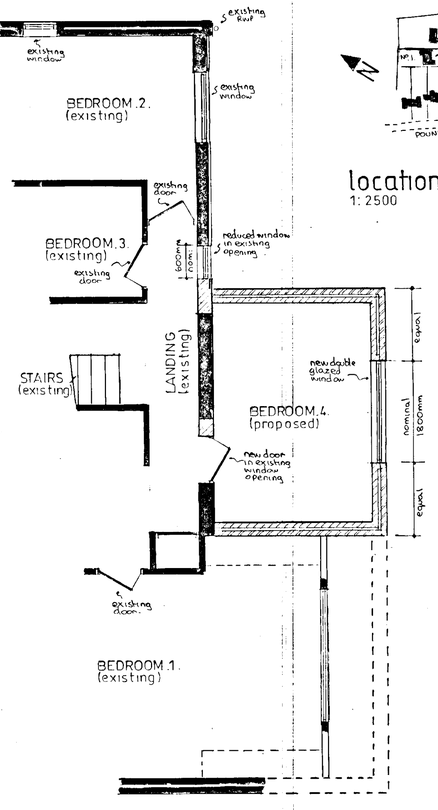
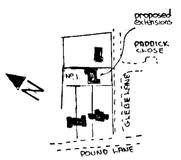




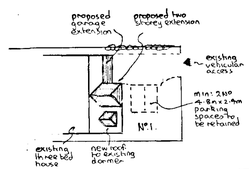
part ground floor plan



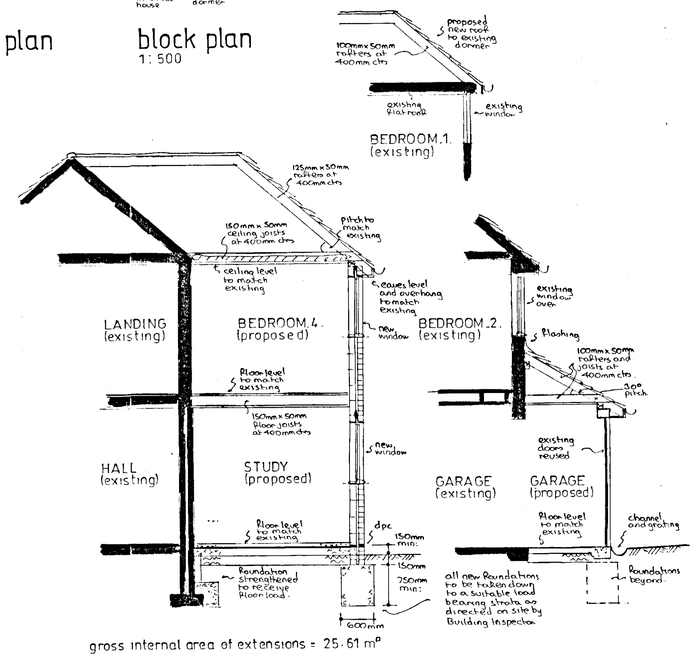
part first floor plan



location plan
1:2500



block plan
1:500



typical sections

gross internal area of extensions = 25.61 m²

notes:-

Main roof:- Tiling to match existing on felt and battens on 125mm x 50mm rafters pitched to match existing and set at 400mm centres, with 175mm x 50mm hip rafters, with 150mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling & 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Feet of all rafters to be tied back.

Dormer roof:- Tiling to match existing on felt and battens on 100mm x 50mm rafters pitched to match existing and set at 400 mm centres, with 150mm x 50mm hip rafters over existing flat roof with 200mm fibreglass insulation between joists. Feet of all rafters to be tied back.

Garage roof:- Tiling to match existing on felt and battens on 100mm x 50mm rafters pitched at 30° and set at 400mm centres with 100mm x 50mm ceiling joists at 400mm centres with optional ceiling in garage and porch of 9mm exterior quality plywood

Roof ventilation:- All roof spaces to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 10mm continuous gap and high level tile vents to porch/garage roof equivalent to 5mm continuous gap.

First Floor:- 18 mm t&g flooring grade chipboard on 150mm x 50mm floor joists at 400mm centres with central row of herringbone strutting, and ceiling of 12 mm plasterboard and skimcoat plaster to receive selected decorations.

Lateral restraint:- Where floor and ceiling joists run parallel to an external wall, lateral restraint must be achieved by metal straps at 1200 mm centres spanning three joists. In addition mild steel anchors min: 30mm x 5 mm cross sectional area are to be provided at 2000mm centres to anchor down all wall plates.

Ground Floor:- Garage floor to be formed of 100 mm concrete slab on 150 mm selected hardcore. Study/hall floor to be formed of selected floor finish on 65 mm reinforced screed on building paper on Vertrel or similar dpm on 150mm suspended concrete floor slab supported on all edges and reinforced with B.503 fabric reinforcement with 8 mm main bars at 100mm centres and 8 mm distribution bars at 200 mm centres with 40 mm bottom cover set on blinded layer of selected hardcore.

Walls:- 112 mm external stain & facing brick to match existing with 50 mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of celcon blockwork and 10mm plaster finish to receive selected decorations. To avoid risk of cold bridging, reveals around any new external door or window openings to be insulated.

Partitions:- 100mm x 50 mm timber studding at 400 mm centres and 100 mm fibreglass insulation between studding and faced with 9mm plasterboard and skimcoat plaster to receive selected decorations.

Windows/doors:- All new windows to be double glazed with trickle vents in head equivalent to 8000 mm² opening to study and bedroom 4. Any glass in windows below 800 mm on doors and side screens below 1500mm measured from floor level to be in laminated safety glass. Bedroom 4 window must have min: 0.33 m² opening as alternative fire escape with no dimension less than 450mm and set max: 1100 mm above floor level.

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

Lintels:- I.G. Lintels Ltd type L1/S galvanised steel insulated lintels with box lintel over garage door.

Electrics:- To Clients individual requirements but must be installed in strict accordance with current I.E.E regulations and include mains controlled linked smoke detectors on hall and landing ceiling.

Rainwater:- 112 mm gutters to match existing discharging via existing RWP's to discharge via 63 mm downpipes and back inlet gullies and 100mm upvc underground drainpipe to new soakaway 1000 mm diameter x 2000 mm deep and situated min: 4500 mm from any building. Allowance to be made for channel and grating across front of garage and porch with raised pawing under porch.

Foul drainage:- No new foul drainage is required but existing manhole is to be repositioned and any adjustments to existing foul drainage to be carried out in 100mm upvc underground drainpipe, bedded in pea shingle, set at min 40 min: fall and provided with concrete lintels where pipes pass under walls.

Existing structure:- Any parts of existing structure which are to be subjected to any additional loading are to be exposed by trial holes for inspection and strengthened as necessary before work continues.

16.Feb.2002 5745

APPROVED

PROPOSED EXTENSIONS and ALTERATIONS at 1 GLEBE LANE, SONNING, BERKSHIRE for MR. D. JONES & MS. E. TONGE.

Revisions:-

Drawing Nº AHE/3308
Scales 1:50 & 100
Date JAN 2002

ANDE SIGN BUILDING PLANS