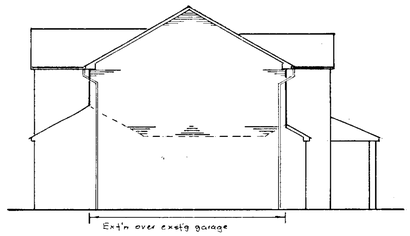
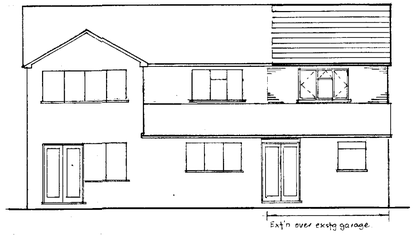


North Elevation



West Elevation



South Elevation

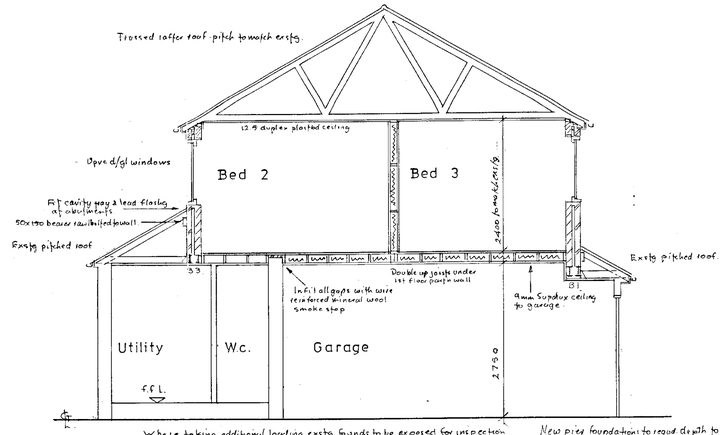
East Elevation Unchanged

Notes:
Notwithstanding the representation on this dwg. all works to conform to current Bldg. Regulations & relevant Brits & Standards.
Builder to check & verify all dimensions & levels before commencing any works.
No part of extension to encroach on or over adjoining property.

Beams Refer to engineers calculations/details. Padstones as per engineer.

B1	2No. 203 x 133 UB 30 bolted
B2	1No. 152 x 152 UC 23 or 152 x 89 UB 16
B3	2No. 152 x 89 UB 16 bolted
B4	1No 1G. L1/S lintel
B5	2No. 152 x 89 UB 16 bolted

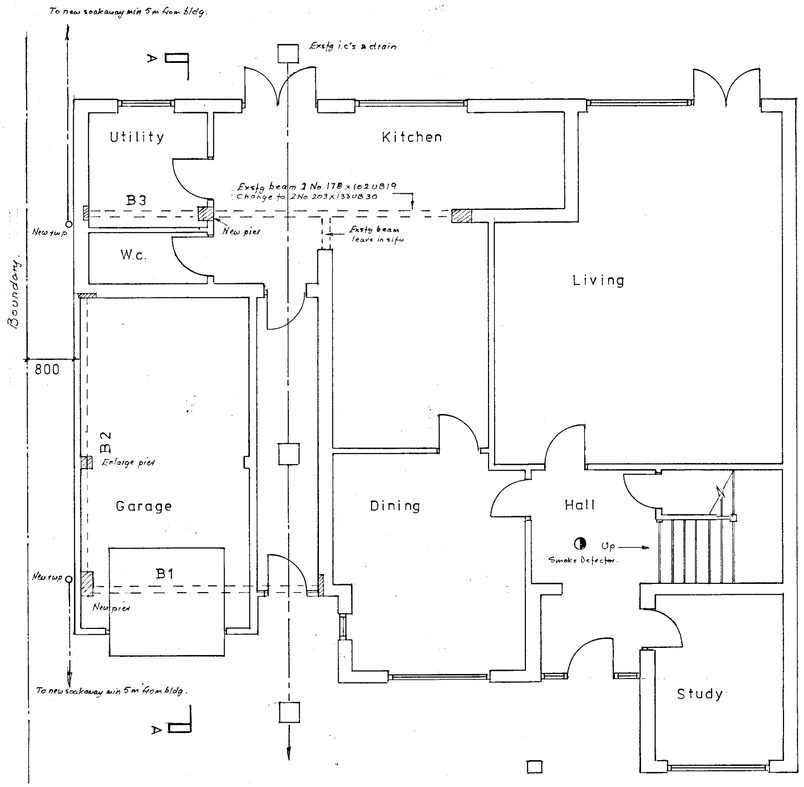
Exstg beam to be replaced as noted on plan.



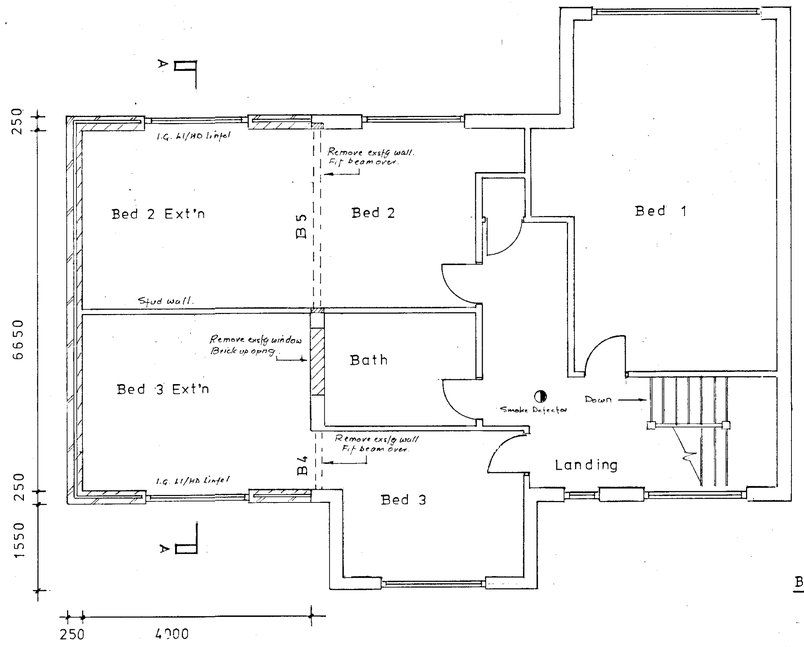
Where taking additional loading exstg founds to be exposed for inspection and if necessary underpinned.

Section A – A

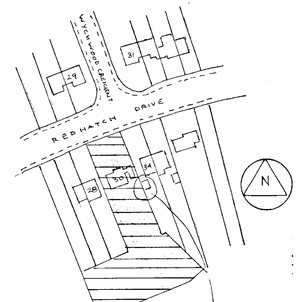
New piled foundations to requir depth to suit sub soil cond. from all fr. Bldg. Insp. approval & to meet the requirements of the Bldg Regs 1991 in all respects to extend 150 mm around base perimeter.



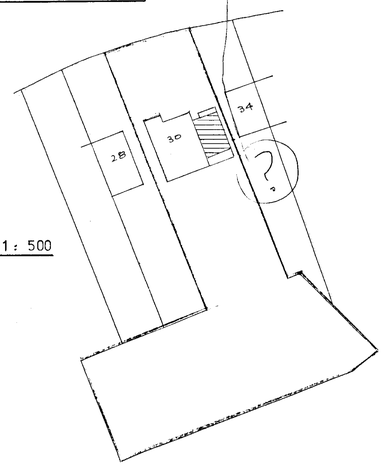
Plan – Ground Floor



Plan – First Floor



Location Plan 1 : 1250



Block Plan 1 : 500

Roof: Tiles to match exstg. 25 x 38 ew battens, underlayable felt, trussed rafters roof @ 400c/c by approved supplier to include all necessary longitudenal/diagonal windbracing stability bracings in 22 x 100 sawn timber fixed at each intersection with 2 No. 3.35 x 65 round wire nails all in accordance with BS 5268 : Part 3. CONDITIONAL APPROVAL REQUESTED. Builder to supply to L.A full details/calcs. of trusses before commencing any roofing works. Bearing on 50 x 100 plates bedded & stepped @ 1200c/c using gms vert. restraint anchors & truss clips. At gable end at both rafter and ceiling joist levels fit gms horiz. restraint anchors @ 1200c/c to cover min 3 No trusses. Joists infilled with 200mm thick 150 x 001 insulation with ceiling of 12.5 duplex plasted artex finish. Fascia/soffit in upvc with ventilation to give equivalent of continuous 10mm gap. Fit eaves vents to ensure airflow over insulation. Gutter 112 h/d to 68 d/pipe to new soakaway via 100 g pipework bedded in pea shingle & laid @ min 1:60 gradient.

Windows: D/glazed upvc const. 6/12/6 glazing, fully weatherstripped, I.G. lintels over type L1/HD bearing min 150 wd bearings & flexible d.p.c. Units with head ventilation to give min 8000 mm² airflow & opng vents to give min 1/20th floor area of ventilation. Units to have escape opening i.e. S/H o/out vent 600W x 1200 H with cill of opng. max 1100 above f.f.l. S/H vent on butt hinges to give min clear width of 450 mm.

First Floor: 18 x 25 t & g flooring, 75 x 170 @ 400c/c, 12.5 plasted ceiling or 9mm Supalux to garage area bearing all joints taped & filled. Joists over garage infilled with 170mm thick 150 wool insulation. Fit solid stuffing @ mid-span. Fit horiz. & vert. restraint anchors @ 1200c/c a.b.d.

Walls: 102 Facings to match exstg. 50 cavity, 100 Celcon Solar block, 13 lightwt plaster. Cavities infilled with 50mm thick 150 wool insulation. St/steel wall ties 900 horiz 450 vert c/c staggered. Double up fire around reveals. Cavities closed with Thermabate 50 closers at roof level closed above eaves soffit. New brick/block bond to exstg. using approved type metal wall plates. Party wall in 50 x 100 studs @ 400c/c on 50 x 100 head/sole plates with 50 x 100 noggings faced both sides with 12.5 plasterboard & infilled with approved type insulation.

Ventilation: Bathroom fitted louvent @ 1 (31 l/sec/sec) with min 15 min overrun for light or door switch operation and ducted through roof via 110 mm pipework terminating in roof cowl.

Smoke Detectors: To BS 5446 : Part 1 installed to manufacturers recommendations. To be self-contained mains connected & permanently wired to separate fused circuit at D.B. All wiring to I.E.E. regulations.

Beams: As per engineers executed in 9mm Supalux at 2 layers 9.5 plasterboard wired @ 1000c/c with 12.5 gypsum plaster set coat finish 1½hr fire resisting.

04.DEC.2001* : 5375

PROPOSED FIRST FLOOR EXTENSION OVER EXISTING GARAGE AT No. 30, REDHATCH DRIVE, EARLEY, READING FOR C. ASHBY ESQ.	
SCALE	1 : 100 & 1 : 50
DRAWING No.	P / 676 / 1
DRAWN	R. F. H.
DATE	NOV '01 APPROVED

cd 11/1/02