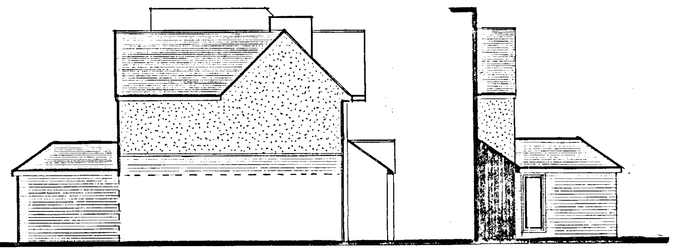


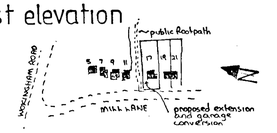
east elevation



north elevation



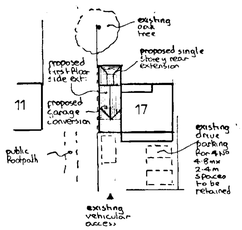
south elevation



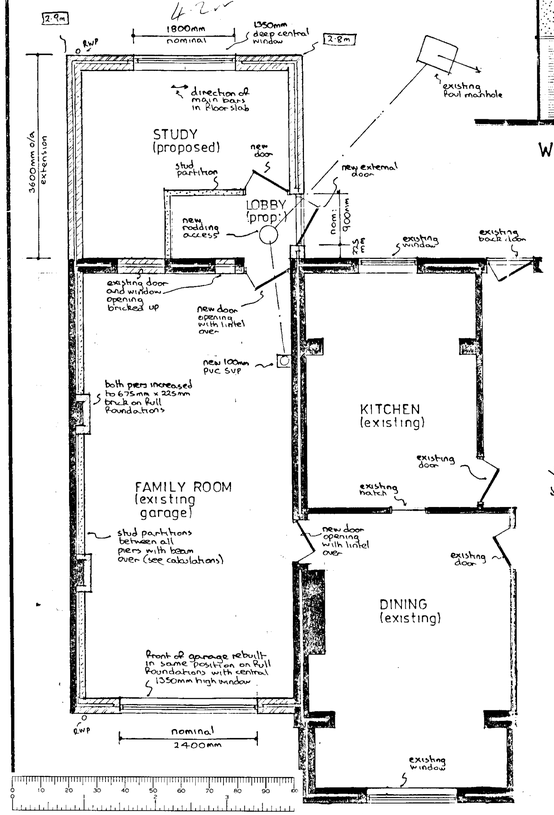

location plan 1:2500



west elevation

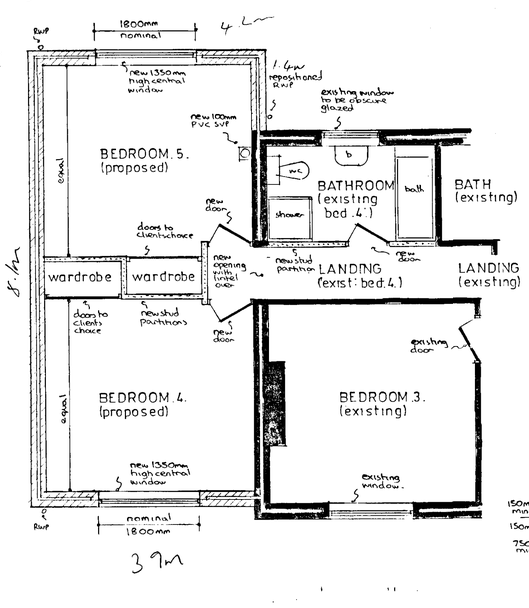



block plan 1:500

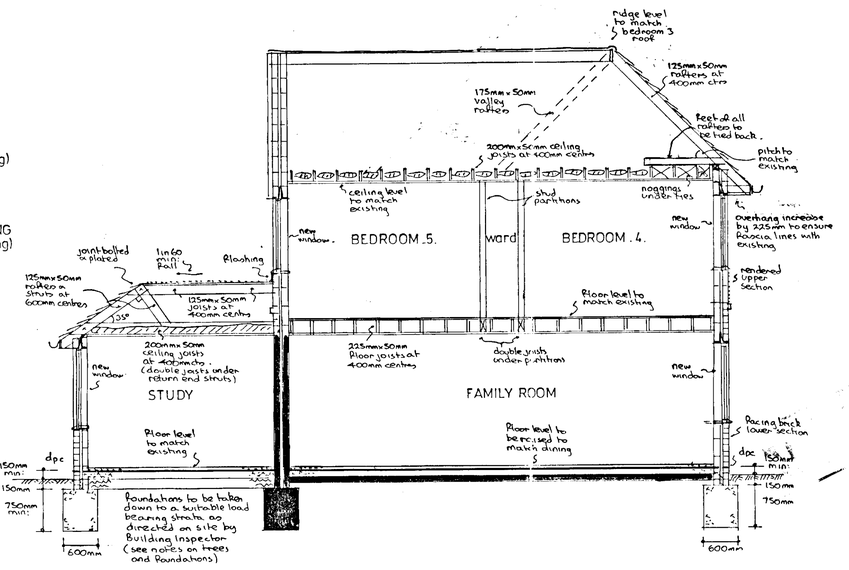



part ground floor plan

gross internal area of extensions = 39.42 m²




part first floor plan




typical section

## notes:-

Roof (main) :- Tiling to match existing on felt and battens on 125mm x 50mm rafters pitched to match existing and set at 400mm centres with 200mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling @ 9mm foil backed plasterboard and 5mm coat plaster to receive selected decorations. Roof space to have permanent cross ventilation and this is to be achieved by combination of proprietary eaves vents equivalent to 10mm continuous gap and ridge vents equivalent to 5mm continuous gap.

Roof (secondary) :- Tiling to match existing on felt and battens on 125mm x 50mm rafters pitched at 35° and set at 400mm centres with 200mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling @ 9mm foil backed plasterboard and 5mm coat plaster to receive selected decorations. Flat section in three layer felt and chippings on 18mm exterior quality plywood on 125mm x 50mm roof joists at 400mm centres set to create min: 1 in 60 fall. Roof space to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 25mm continuous gap.

First Floor :- 18mm t & g flooring grade chipboard on 225mm x 50mm floor joists at 400mm centres, with central row of herringbone strutting with double joists under partitions with ceiling @ 12mm plasterboard and skimcoat plaster to receive selected decorations.

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

Ground Floor (study) :- Selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Vent-o-mat or similar dpm on 150mm suspended concrete floor slab, supported on all edges and reinforced with BS785 Fabric reinforcement with 10mm main bars at 100mm centres and 8mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of 150mm selected hardcore.

Ground Floor (Familyroom) :- To be raised to match existing floor level by selected floor finish, screed, insulation and dpm on existing prepared slab as described for study.

Walls :- Lower section to be formed @ 112mm external skin of facing brick to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of celcon blockwork and 16mm plaster finish to receive selected decorations. Upper section to have outer skin of 100mm celcon blockwork finished in 20mm cement and sand waterproof rendering to match existing. To avoid risk of cold bridging reveals around all new external door and window openings to be insulated.

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

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

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

Windows/doors :- All new windows / external doors are to be double glazed and fitted with trickle vents in head equivalent to 8000mm² opening to both bedrooms, family room and study with 4000mm² opening to bathroom. Bathroom window to be obscure glazed. Bedroom windows to provide min: opening of 0.33 m² as alternative fire escape with no dimension less than 450mm and set max: 1100mm above floor level. Any glass in windows below 800mm or doors below 1500mm measured from floor level.

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 ceiling in hall, lobby and landing.

Ventilation :- Bathroom to be fitted with extract fan, to discharge to open air at rate of 15 litres per second.

Rainwater :- 112mm gutters and 62mm downpipes to discharge via back inlet gulley and 100mm upvc underground drainpipe to new soakaways 1000mm diameter x 2000mm deep and situated min: 4500mm from any building. See notes on valley gutter.

Foul drainage :- New bathroom equipment to discharge via deep seal traps and wastes to new 100mm PVC SVP terminating min: 900mm above highest opening window. 100mm w.c waste, 40mm baths shower, 32mm basin. Any new foul drainage to be carried out in 100mm upvc underground drainpipe bedded on pea shingle, set at min: 1 in 40 fall and provided with concrete lintels where pipes pass under walls. The new rodding access in lobby is to be fitted with double sealed screw down cover and frame.

Foundations/trees :- Assuming high shrinkage ground conditions and because of existing oak tree, allowance to be made for additional foundation depths as shown in ▭ on ground floor plan. Final decision on foundation depths to be taken on site in conjunction with Building Inspector subject to actual ground conditions.

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

Beams :- (see calculations) 3¼" beams to side of garage to each be formed of 152 x 89 x 16kg mild steel joist with full bearing on 300 x 100 x 150mm deep concrete padstone each end of each beam. Beams to be encased in equivalent of two layers of plasterboard totalling 19mm and 7mm gypsum plaster finish as fire protection.

Valley gutter :- To be formed @ code 6 lead on 18mm exterior quality plywood on 100mm x 50mm bearers at 400mm centres set to create min: 1 in 60 fall.

03.DEC.2001 * 5344

PROPOSED EXTENSION and GARAGE CONVERSION at 17 MILL LANE, EARLEY, BERKSHIRE for MR. R. CARSON.

Revisions :- 'A' 29/11/2001 minor alterations at clients request.

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|---|---|
| Drawing Nº | AH/E/3265^A |
| Scales | 1:50 & 100 |
| Date | NOV 2001 |

ANDESIGN BUILDING PLANS