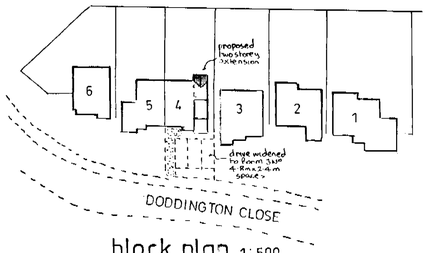


southeast elevation

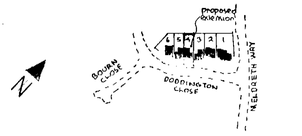
northeast elevation

northwest elevation

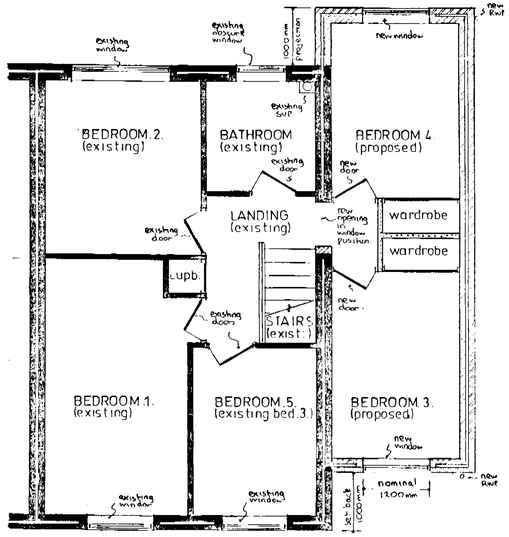
southwest



block plan 1:500

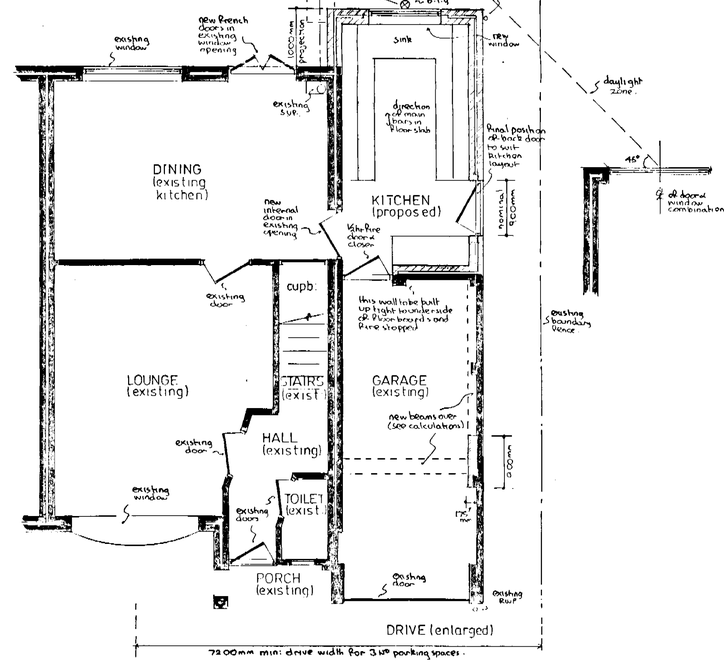


location plan 1:2500



gross internal area of extension = 26.78 m²

first floor plan



ground floor plan

notes:-

Roof:- Tiling to match existing on Roth and battens on 100mm x 50mm rafters pitched to match existing, set at 400mm centres with 125mm x 50mm ceiling joists at 400mm centres with 150mm Fibreglass insulation between joists and 100mm Fibreglass insulation over joists in opposite direction. Roof spaces to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 10mm continuous gap with high level tile vents to ridge or roof equivalent to 5mm continuous gap. Bedroom ceilings 9 mm Roll backed plasterboard.

First Floor:- 18mm t.& g. Flooring grade chipboard on 150mm x 50mm Floorjoists at 400mm centres with central row of herringbone strutting, with double joist under partitions and kitchen ceiling at 12 mm plasterboard. Garage ceiling to be packed with 150mm Fibreglass insulation between joists and ceiling formed of two layers of 9mm plasterboard laid cross bonded as Fire break.

Lateral restraint:- Where floor and ceiling joists run parallel to an external wall, lateral restraint is to 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 2000mm centres to anchor down all wall plates.

Kitchen Floor:- Selected floor finish on 65mm reinforced screed on building paper on 100mm rigid slab insulation on Ventrot or similar d.pm on 175mm suspended concrete floor slab, supported on all edges and reinforced with B1131 Fabric reinforcement with 12 mm main bars at 100mm centres and 8 mm distribution bars at 200mm centres with 40mm bottom cover on blinded layer of 150mm selected hardcore.

Walls:- 103 mm external skin of Facing brick to match existing with 75mm cavity containing 75mm Rockwool insulation batts and 100 mm internal skin of Celcon blockwork and 16mm plaster to receive selected decorations. To avoid risk of cold bridging reveals around all new external door and window openings to be insulated.

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

Windows/doors:- New windows to be double glazed and fitted with trickle vents in head equivalent to 8000mm² to bedrooms and 4000mm² to kitchen. Any glass in windows below 800mm and doors below 1500mm measured from floor level to be in laminated safety glass. Bedroom windows to have a min: clear opening of 0.33 m² with no dimension less than 450mm and set max: 1100mm above floor level. Windows to achieve min: U value of 2.0 w/m²k

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

Dpcs & Flashings:- D.p.c 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 including mains controlled linked smoke detectors on hall and landing ceilings.

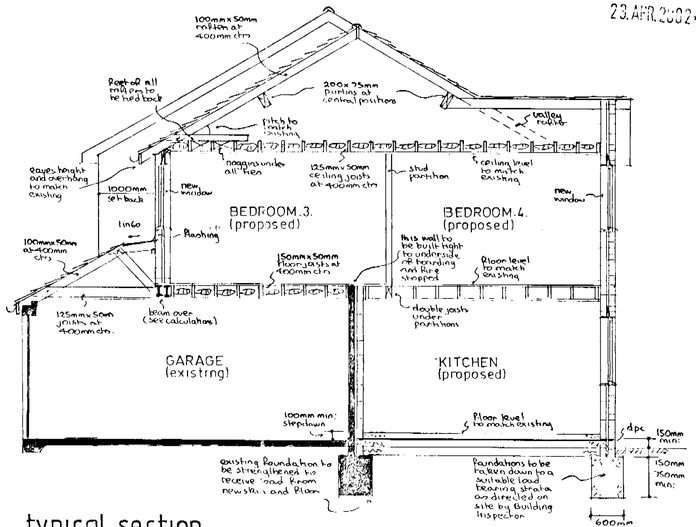
Ventilation:- Kitchen to be fitted with either a cooker hood (30 litres per second) or extract fan (60 litres per second) discharging to open air.

Rainwater:- 112 mm gutters and 62 mm downpipes discharging via back inlet gullies and 100 mm upvc underground drainpipe to existing surface water drain (if available) or new soakaway 1000mm diameter x 2000mm deep and situated min: 4500mm from any building.

Foul drain:- Any new foul drainage to be carried out in 100mm upvc underground drainpipe, bedded in pea shingle, set at min: 1 in 40 fall and provided with concrete lintels where pipes pass under walls.

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

Beams (see calculations):- Beam across garage to be formed of 2 No 152 x 89 x 16 kg mild steel joists bolted together with 12mm bolts and spacers at 600 mm centres with Roll bearing on 450 mm x 100 mm x 150 mm deep concrete pad stone each end. Beam to side of garage to be formed with 1 No 152 x 89 x 16kg mild steel joist with Roll bearing on 450 mm x 100 mm x 150 mm deep concrete pad stone each end. Beams to be encased in two layers of 9 mm plasterboard as described for garage ceiling.



typical section

23 APR 2002 6444

REFUSED

PROPOSED EXTENSION at 4 DODDINGTON CLOSE, LOWER EARLEY, BERKSHIRE for MR & MRS. A.W. PAULUS.

Revisions:-

Drawing No AH/ED345
Scales 1:50 & 100
Date APRIL 2002

NDESIGN BUILDING PLANS