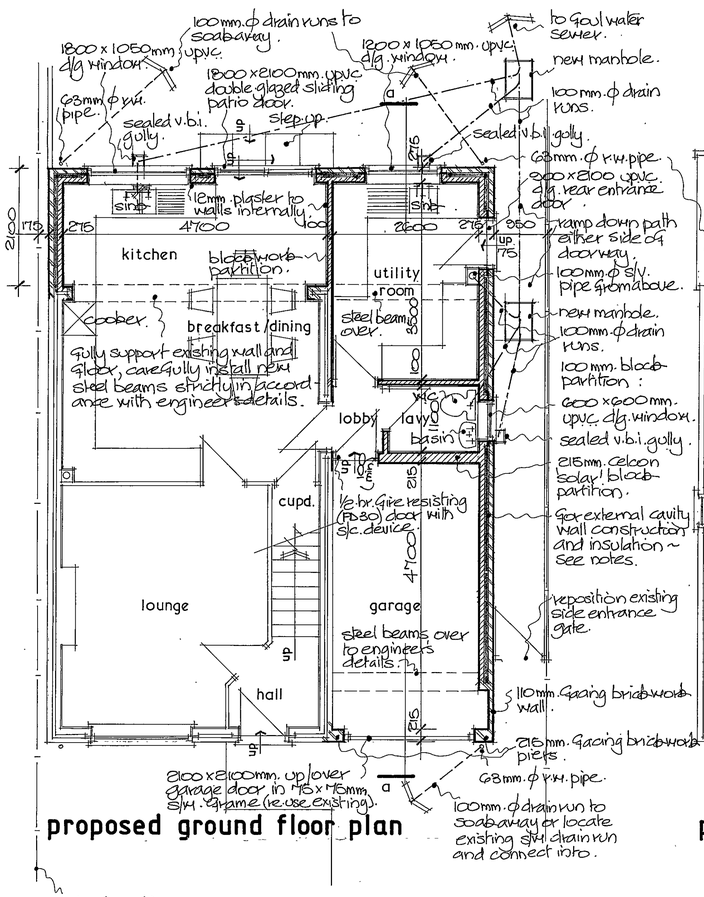
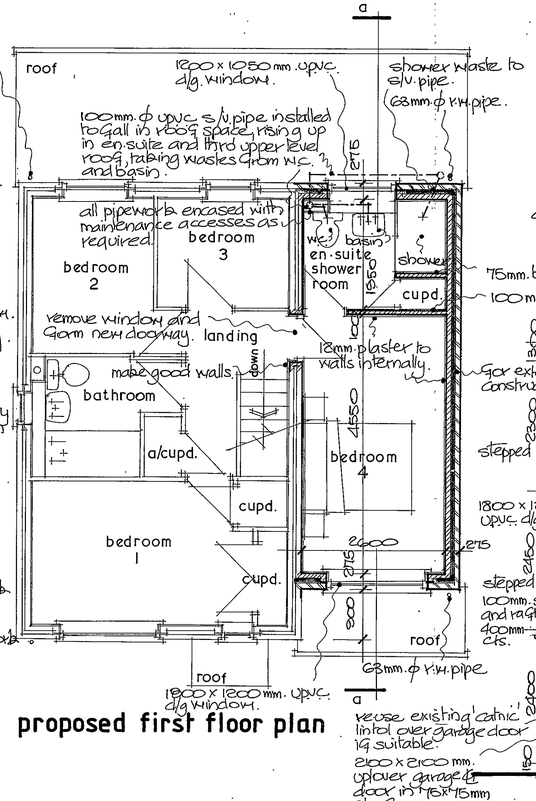


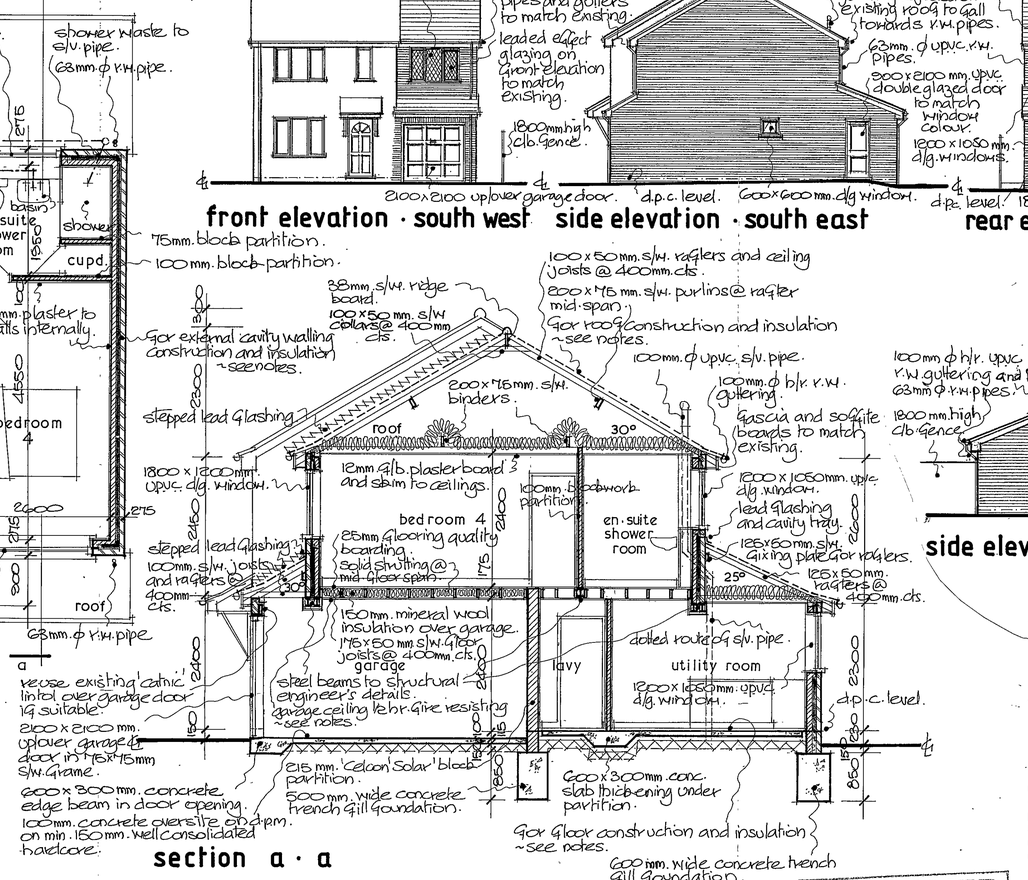
proposed ground floor plan

existing ground floor plan



proposed first floor plan

existing first floor plan



section a · a

front elevation · south west

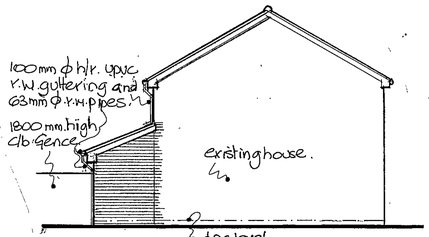
roofs ~ brown 'double roman' concrete tiles to match existing.
walls ~ dapple light facing bricks to match existing.
fascias, barge board and soffites ~ in stained timber to match existing.

side elevation · south east

windows ~ brown upvc. double glazed to match existing.
patio door ~ either re-use existing or provide new to match windows.



rear elevation · north eastern



side elevation · north west

revision 'A' 18.12.02
~ side elevation (north west) added.

APPROVED
19.DEC.2002 8090

notes :

- **status of drawings** - these drawings have been prepared for the obtaining of Planning Approval and Building Regulations Approval - all construction work must be carried out strictly in accordance with good building practice, current 'B.S. Specifications' and 'Codes of Practices'.
- **dimensions and setting out** - all dimensions to be site checked before commencing any work, any errors to be reported to the architect immediately. read all dimensions, do not scale.
- **permission to copy** ~ these drawings *must not be copied* for any reason without the architect's written consent. Copyright remains with the architect until assigned in writing.

- **Structural Engineer's details** - all structural members their sizes and detailing are to be carried out strictly in accordance with John Boyce Structural Consultant's calculations and details, overruling any details shown on this drawing. Refer to these before commencing any work.

- **Party Wall Etc. Act 1996** - the building owner is responsible for serving all notices and obtaining any written consents that may be required under the above legislation before any works commence.

client's approval

notes :

- **existing foundations** - receiving additional loadings are to be exposed and site checked in the presence of the Local Authority Building Control Officer and underpinned or strengthened if deemed necessary.
- **foundations** - to suit site sub-soil conditions and to the complete satisfaction of the Local Authority. Foundations are to meet all requirements of the Building Regulations in all respects. Depths shown are only a guide, actual depths to be determined on site in the presence of the Local Authority Building Control Officer.
- **drainage** - to the requirements and complete satisfaction of the Building Regulations and Local Authority in all respects. Expose all existing drain runs under the new extension and encase in 150mm concrete as required by the Local Authority. Drain runs shown are only approximate exact positions to be determined on site. Lintol all new (and existing) walls over drain runs, so that no wall pressures are transmitted onto the drain runs.
- **foul-water** - to existing foul water drainage system via 100mm dia. drain runs with 1:40 min. falls laid and bedded strictly in accordance with drain pipe manufacturer's recommendations.
- **surface-water** - to soakaways minimum 5000mm from any buildings via 100mm dia. drain runs with 1:40 min. falls, laid and bedded strictly in accordance with drain pipe manufacturer's recommendations. Rodding access points to be provided at the foot of all rain water pipes (r.w.p's).
- **wastes and traps** - provide 75mm deep seal traps to all sanitary fittings wastes. Provide 100mm dia. wastes to wc's; 32mm dia. wastes to basins; 38mm dia. wastes to bath, shower and sinks. Provide rodding access points to all waste pipes at all changes in direction. Install new 100mm dia. s/v pipes to terminate min. 900mm above any window openings and fitted with a terminal cage.
- **brickwork / blockwork** - to be keyed into adjacent/adjoining walls at every other course to a min. depth of 100mm.
- **external walls** - cavity walls constructed in 100mm facing bricks to match existing, 75mm cavity fully filled with 'Drytherm' insulation batts, 100mm 'Celcon Solar' inner skin with 12mm plaster and skim finish internally. Provide stainless steel wall ties at 900mm horizontal centres and 450mm vertical centres, staggered. Fill cavity with lean mix concrete to min. 150mm below dpc and provide patent weephales formers at 900mm centres at lower level of cavity fill.
- **lintols** - lintols in external cavity walls to be IG Limited steel insulated cavity lintols type L1/575 or L1/HD75 (or other similar approved lintol supplier) complete with 'Hyload' cavity tray dpc over. Lintols to be in strict accordance with manufacturer's span/load table recommendations. Generally 150mm deep lintols for openings up to 1500mm. 225mm deep lintols for openings over 1500mm. End bearings to be min. 150mm or depth of lintol if greater.
- **existing lintols** - expose and site check any existing lintol taking new floor loads and ensure that these are adequate.
- **dpc level** - horizontal 'Hyload' dpc to be min. of 150mm above finished ground level, stepped as required. Provide pre-insulated dpc ('Thermobate' or similar approved) at all closings of cavities adjacent to openings.
- **cavity tray dpc** - provide cavity trays above lintols and where new roofs abut existing walling, with patent weephole formers in vertical joints at the lower outlet brick course at centres recommended by the manufacturers.
- **cavity barriers** - to be provided in accordance with the Building Regulations to prevent the spread of fire through cavities.
- **structural steelwork fire protection** - provide ½-hour fire resistance using 2 layers 9.5mm. pasterboard with staggered joints and securely fixed to framing, wire bound with 16 swg wire at 100mm pitch, finished with 6mm (min) Gypsum plaster skim coat.
- **ground floor construction** - min. 150mm well consolidated clean hardcore sand blinded to receive 1200 gauge polythene dpm contiguous with dpc; 75mm 'Floormate' insulation with taped joints with insulated upstand to floor finish level; 1000 gauge polythene vapour control layer over insulation; 100mm concrete oversite finished with 50mm sand and cement screed trowelled smooth and level to match existing adjoining finished floor level.
- **unexposed timbers** - to be pressure impregnated (Celcured).
- **roof construction** - pitched at 30 + 25 degrees and tiled to match main house on sw battens gauge and construction specification as advised by tile suppliers: on 'Klober Tyvek HD plus' breathable roofing membrane; 100 x 50mm (or 125 x 50mm) Grade SC3 rafters and ceiling joists at 400mm cts; 100 x 50mm wallplate to support ceiling joists. Roofs and other sealed spaces are to be vented with a 25mm ventilation gap continuous around roof soffite (or equivalent) to provide cross ventilation using proprietary crossflow ventilators, and roof vents at high level to provide equivalent area equal to a continuous 5mm gap over width of pitched or mono-pitched roof. All vents to be fitted with fly screen gauze.
- **wall plates** - to be securely tied down to walls @ 1200mm cts. with 38 x 6mm galv. m.s. straps by min. 450mm long, securely fixed to plates and walls.
- **restraining straps** - provide at roof/ceiling level on all untied-in flank walls, lateral restraining galv. m.s. straps @ 1200mm cts. fixed to min. 3No. joists/rafters and turned down into external wall cavity min. 100mm.
- **roof insulation** - provide 100mm mineral wool quilt between joists and an additional layer of 150mm across joists (total thickness 250mm). Provide 50mm (min) layer of compressible mineral wool insulation over wall and ensure roof insulation meets wall insulation to obviate any cold bridging.
- **external softwood** - to be pressure impregnated to CP 98:1964 before being decorated. All softwood boarding to be min. 12mm thickness.
- **leadwork** - all flashings to be in Code 4 leadwork or as currently recommended by the Lead Development Association..
- **windows and doors** - all windows and glazed doors to be double glazed and provide min. 1/10th. floor area natural lighting and 1/20th. floor area openable natural ventilation. Windows to be fitted in addition with trickle vents in head equivalent to 8000mm² opening per room. Any glass in windows below 800mm and in doors below 1500mm measured from floor level to be laminated safety glass. Neatly mastic point to masonry. New windows are to achieve a minimum U-value of 0.2 W/sq.mK.
- **ventilation - kitchen** - to be provided with background intermittent mechanical ventilation having two settings and providing 69 litres/sec. Extraction and one complete air change per hour. To be manually switch operated.
- **ventilation - shower rooms** - to be provided with mechanical ventilation intermittent use providing min. 15 litres/sec. Extraction. To have humidity controlled switching.
- **ventilation - lavy** - to be provided with mechanical ventilation intermittent use providing min 3-air changes/hour with 20 mins (one complete air change) overrun. To be operated by pull light switch.

All extraction to discharge to external areas.

- **ceilings** - 12.5mm foil backed plasterboard (staggered boards) with skim or artex finish to match existing adjoining rooms. All edges of plasterboard to be fully supported.
- **steps** - step-ups to doorways externally are not to exceed 75mm in height into internal areas.

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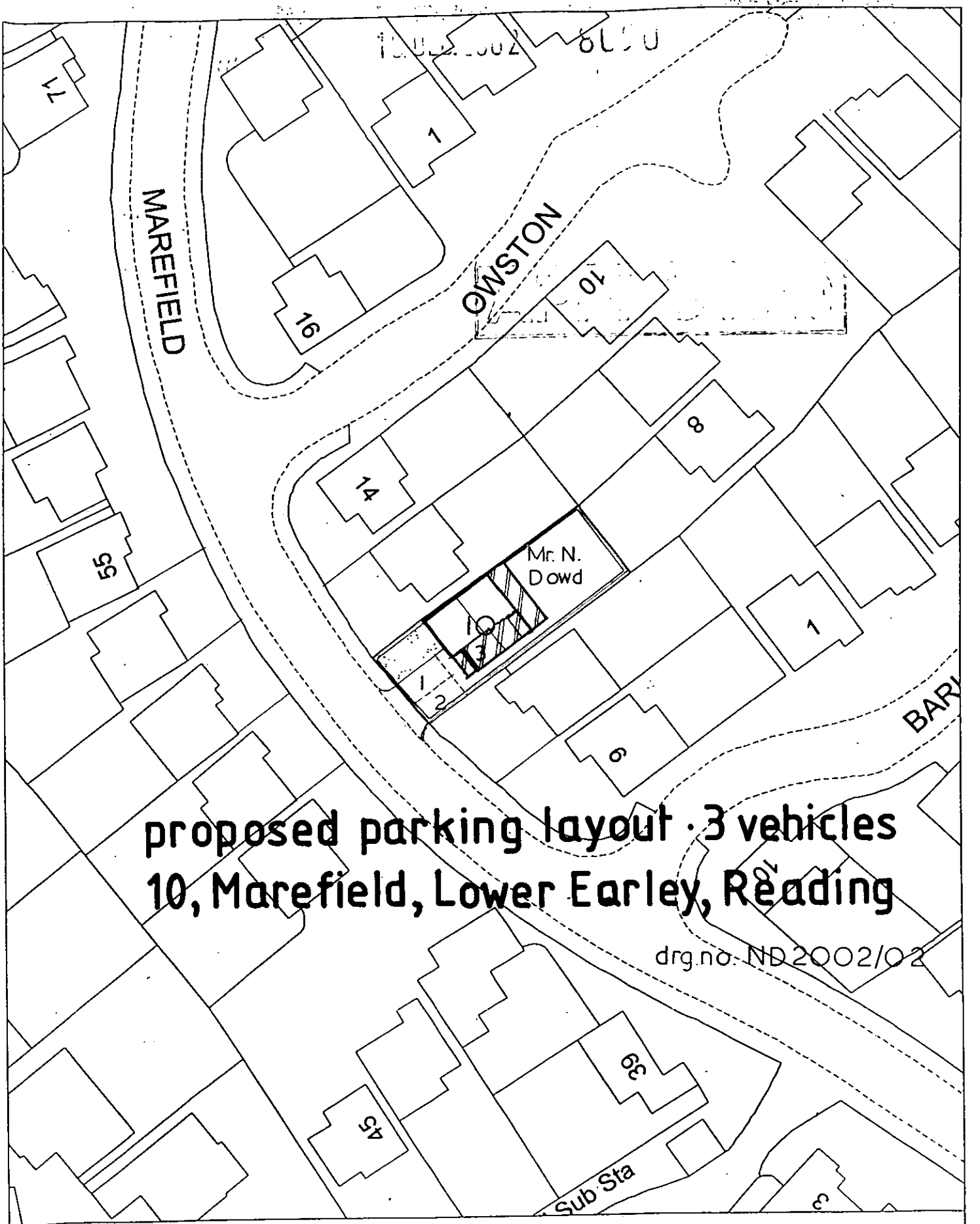
Email : davidcooksley@hotmail.com

project	EXTENSIONS TO FRONT, SIDE AND REAR AT NO.10, MAREFIELD, LOWER EARLEY, READING, RG6.3DZ.
client(s)	Mr. Noel Dowd
scale	1 : 50 & 1 : 100
drawn	David A. Cooksley
dated	26th.November, 2002.
drawing	ELEVATIONS, SECTION, AND LAYOUTS
rev	A
ND 2002/01	



Site Plan, Scale: 1 to 500

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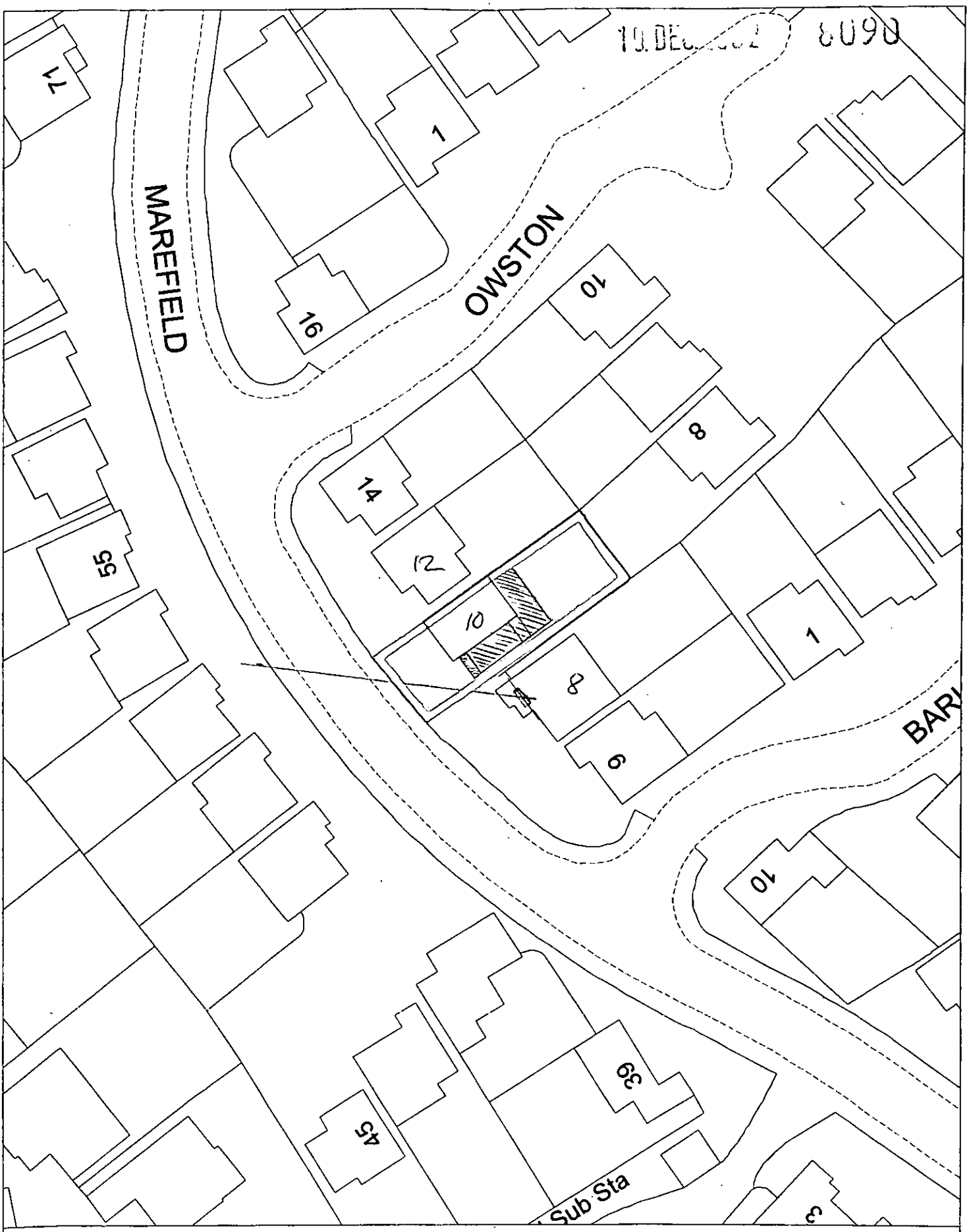

Site Plan, Scale: 1 to 500

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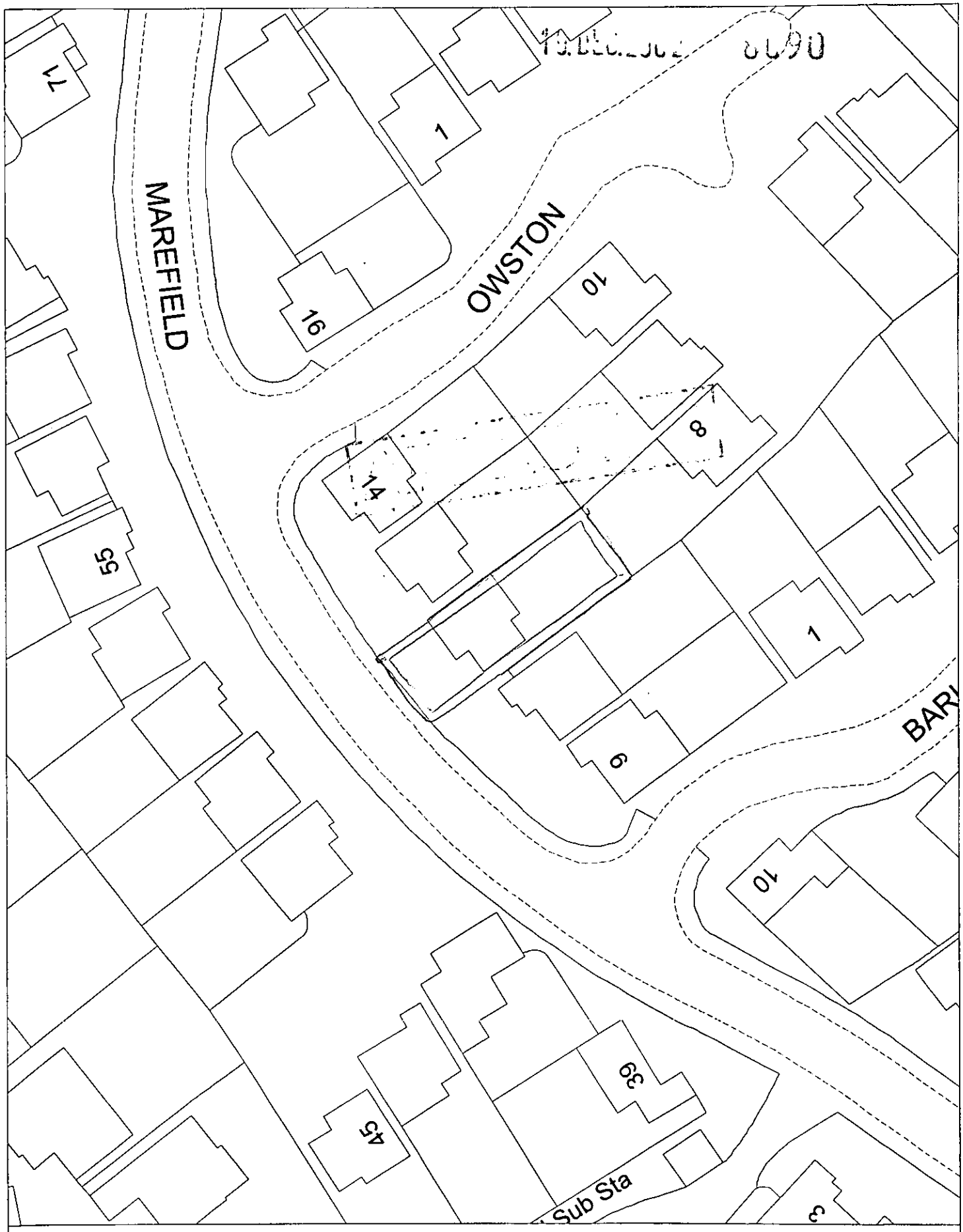

Site Plan, Scale: 1 to 500

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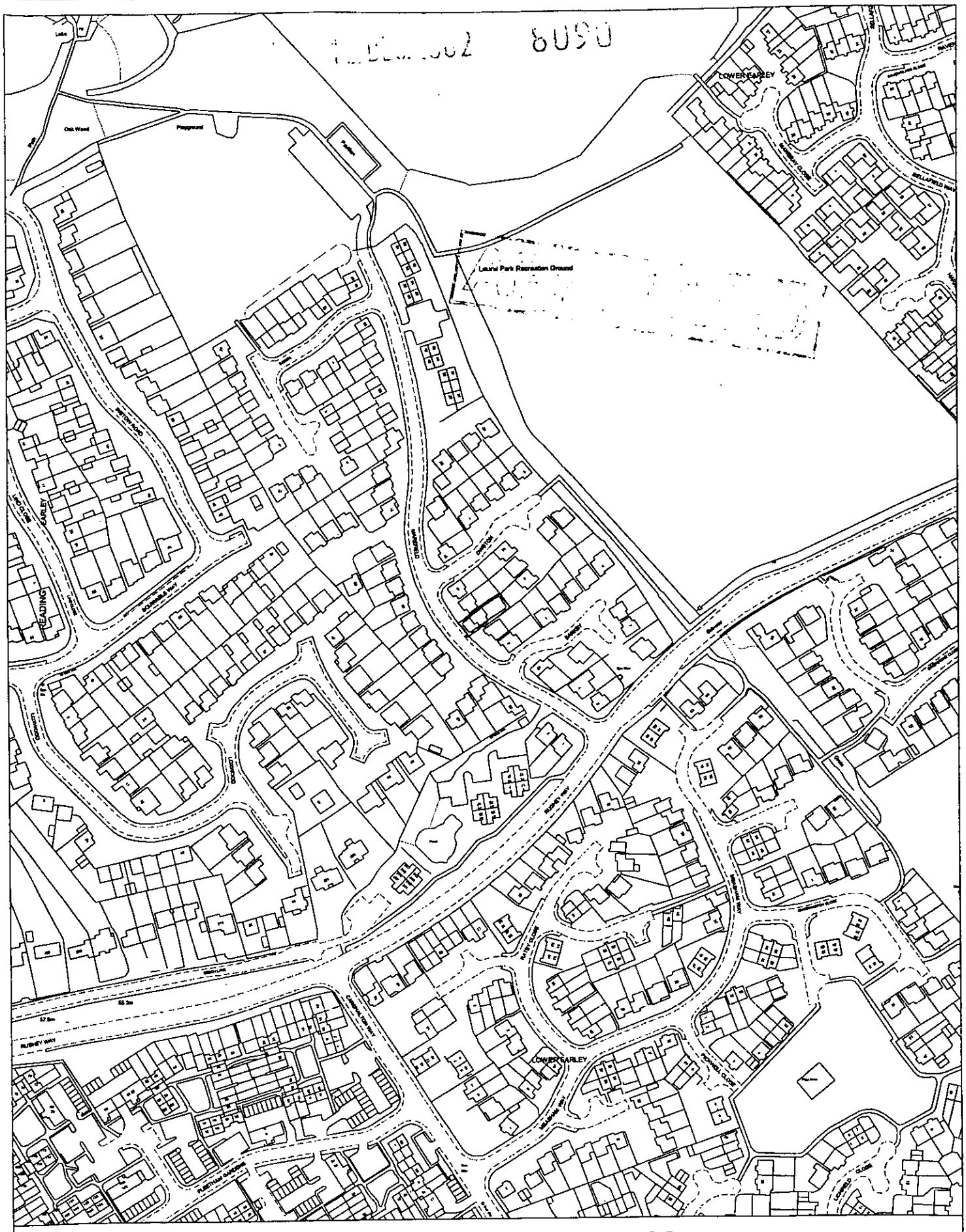

Site Plan, Scale: 1 to 2500

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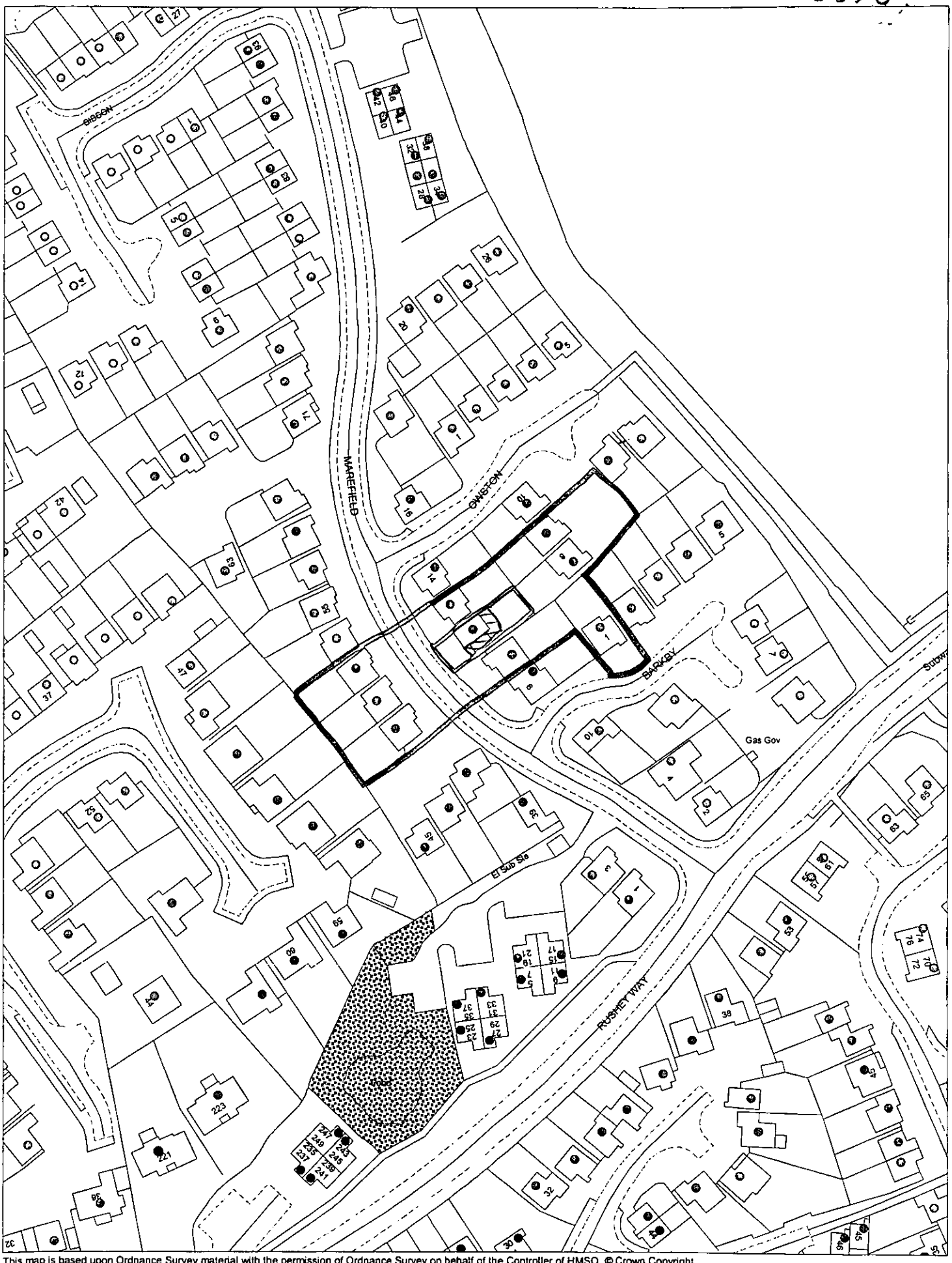

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2 December 2002

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