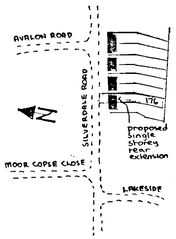


west elevation

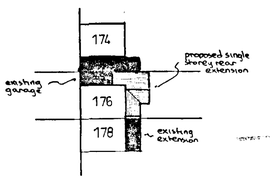
south elevation

east elevation

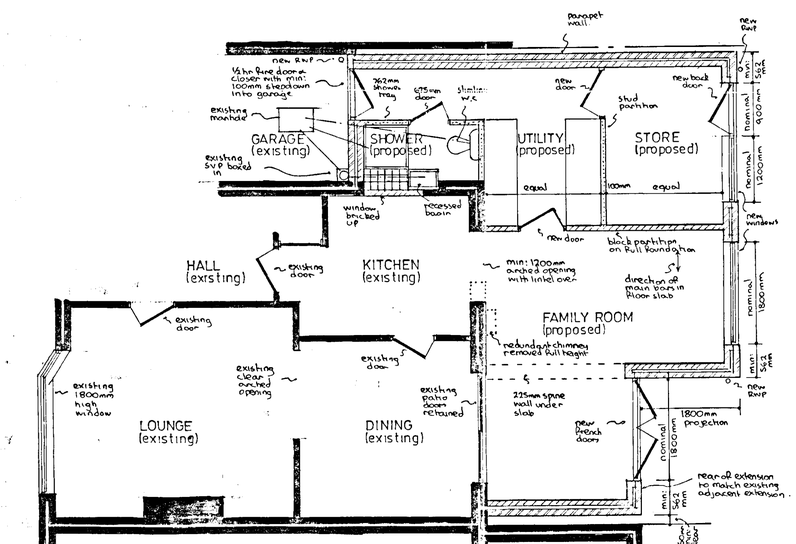
north



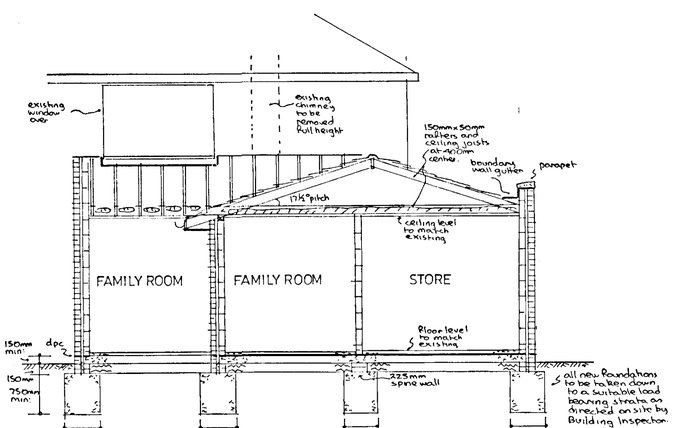
location plan 1:2500



block plan 1:500



part ground floor plan



typical section

notes:-

Roof:- Redland Stonewold concrete interlocking tiles in colour only to match existing on Pelt and battens on 150mm x 50mm rafters pitched at 17½° and set at 400mm centres with 150mm x 50mm ceiling joists at 400mm centres with 200mm Fibreglass insulation between joists and ceiling of 9mm Pallboarded plasterboard and skimcoat 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, with high level tile, ridge vents equivalent to 5mm continuous gap. Tile vents at low level adjacent to parapet wall equivalent to 10mm continuous gap.

Lateral restraint:- Where ceiling joists run parallel to an external wall, lateral restraint must 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.

Ground floor:- Selected floor finish on 65 mm reinforced screed on building paper on 40mm rigid slab Rockwool insulation on Ventrot or similar d p m on 150mm suspended concrete floor slab supported on all edges and reinforced with B785 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. Top steel to be used over spine wall in family room.

Walls:- 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. To avoid risk of cold bridging reveals around any new external door or window openings to be insulated.

Partitions :- Family room partition to be formed of 100mm celcon blockwork on Pull foundations. All other partitions to be formed of 100mm x 50mm timber studding at 400mm centres with 100mm Fibreglass insulation between studding and faced with 9mm plasterboard and skimcoat plaster to receive selected decorations.

Windows/doors:- All new windows/doors to be double glazed and fitted with trickle vents in head equivalent to 8000 mm² to Family room and 4000mm² opening to store. Any glass in windows below 800mm and doors (including store window) below 1500mm measured from floor level to be in laminated safety glass.

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

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

Electrics:- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations.

Ventilation:- Kitchen to have either cooker hood (30 litres per second) or extract fan (60 litres per second). Utility to have extract fan (30 litres per second) Shower to have extract fan (15 litres per second). All to discharge to open air.

Rainwater:- 112 mm gutter and 62 mm downpipes discharging via back inlet gullies and 100 mm upvc underground drainpipe, bedded in pea shingle to new soakaway 1000mm diameter x 2000 mm deep and situated min: 4500mm from any building. Boundary wall gutters in code 6 lead.

Foul drainage:- Existing manhole in garage to be fitted with double sealed screw-down cover and frame. Any new foul drainage to be carried out in 100mm upvc underground drainpipe, bedded in pea shingle, set at min: 1:40 to Fall and provided with concrete lintels where pipes pass under walls.

Garage roof:- Allowance to be made for renovation of existing garage roof including boundary wall gutter at junction of garage roof and shower wall.

APPROVED

08.MAR2002 6071

PROPOSED EXTENSION at 176 SILVERDALE ROAD, EARLEY, BERKSHIRE for MR & MRS. D. THOMPSON.

Revisions:-

Drawing No AH/E/3315
Scales 1:50 & 100
Date FEB 2002

ANDESIGN BUILDING PLANS

4/04/02