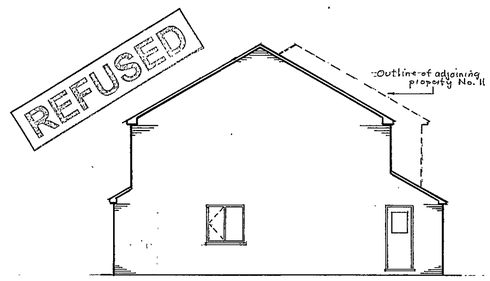
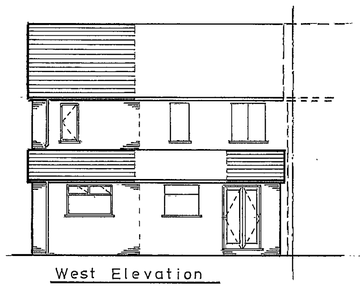


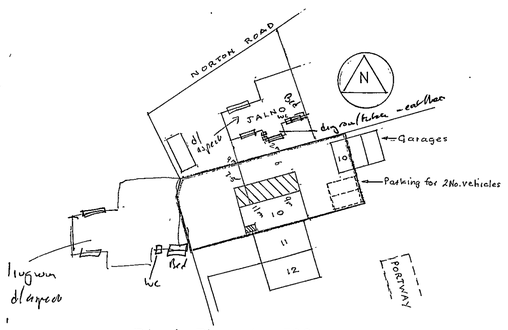
East Elevation



North Elevation



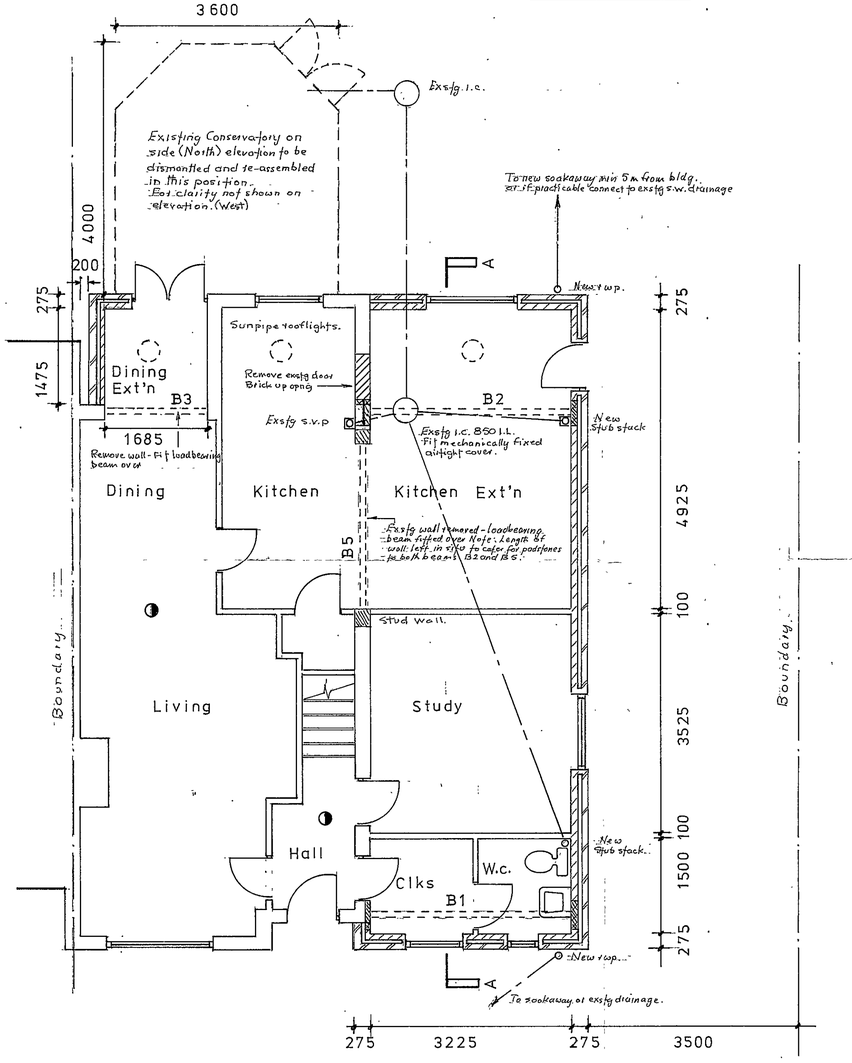
West Elevation



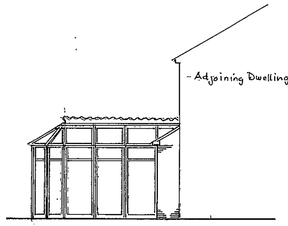
Block Plan 1 : 500

Notes

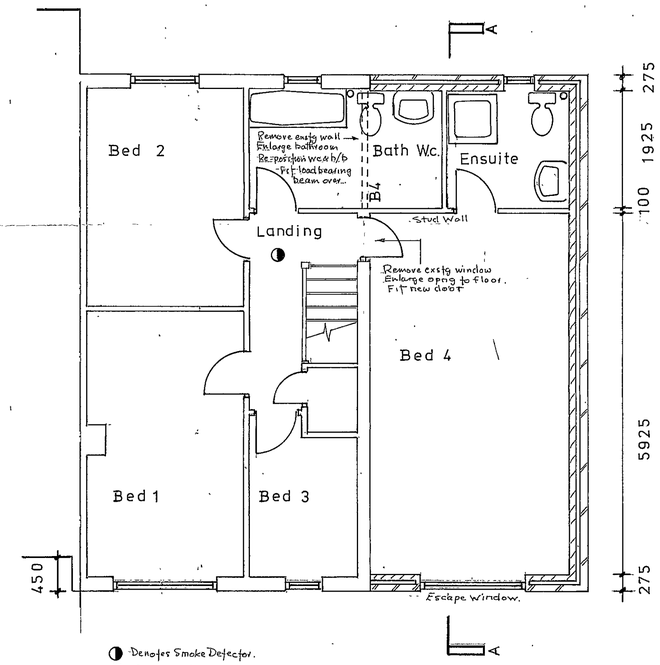
1. Notwithstanding the representation on this drawing all work to conform to current Building Regulations & relevant British Standards and contractor to check & verify all dimensions & levels including site & storey levels, drain invert levels, outfalls & connections and where possible any underground services within the vicinity of the proposed works, prior to commencement. Any discrepancies to be notified to owner of property prior to commencement as no claim will be accepted for lack of information after work has started.
2. These works will be subject to The Party Wall etc. Act 1996 and owner of this property to arrange a party wall notice with owner of adjoining property No.11, Portway.
3. No part of extension to encroach on or over adjoining property.
4. Contractor to pay close attention to the alleviation of thermal bridging and air leakage and Robust construction details must be strictly adhered to. Refer to D.T.L.R robust details for dwellings and similar buildings.
5. Contractor to note and include for all relevant operations under "General Information" on the structural engineers calculation sheets Ref. Job No. RH.01.10 dated Oct '02.



Plan – Ground Floor

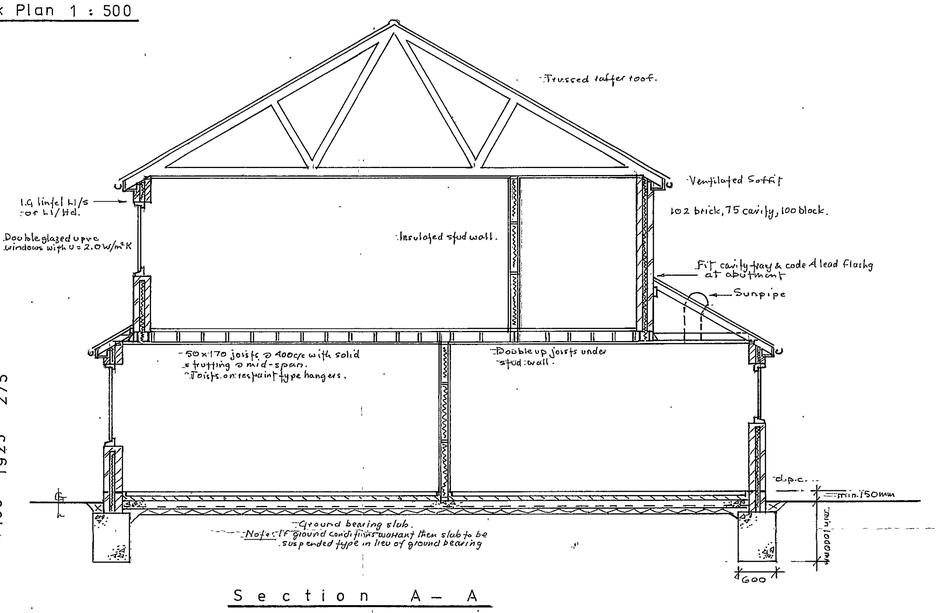


South Elevation



◑ Denotes Smoke Detector.
B- Denotes loadbearing beams.

Plan – First Floor



Section A – A

Roof: Tiles to match exs/g, 25 x 38 s.w battens, underlay felt to BS747, trussed rafter roof @ 400 c/c by approved supplier to include all necessary longitudenal & diagonal wind and stability bracings in 22 x 100 sawn timbers fixed at each intersection with 2No. 3.35 x 65 round wire nails all in acc with BS.5268: Part 3 **Conditional approval requested.** Builder to supply full details & calculations of trusses to L.A. before commencing any roofing operations. Rafters/joists bearing on 50 x 100 plates bedded & stepped @ 1200 c/c using approved type g.m.s. vertical restraint anchors & truss clips. At gables at both rafter & ceiling joist levels fit approved type gms horizontal restraint anchors to cover min 3No. trusses. Joists infilled with 250mm Isowool insulation or approved with ceiling of 12.7 duplex plasterbd. after finish. Fascia/soffit in upvc with approved ventilation to give equivalent of continuous 10mm gap. Fit approved type eaves vents to ensure air flow over insulation. Insulation between joists to be linked to cavity wall insulation. Mono pitch roofing to front area generally as above but with 50 x 100 rafters & joists @ 400 c/c. Fit sunpipes as detailed all to manufacturers recommendations. At mono pitch abutment Fit cavity tray and code 4 lead flashing with ventilation to give equivalent of continuous 5mm gap. Gutter to match exs/g 112 h/v to 68 d/pipes to new soakaways or exs/g s.w. drains via 100 ø pipework bedded in peashingle & laid @ min 1:60 gradient.

Windows Doors: D/glazed upvc construction fully weatherstripped with low 'E' glazing to give U = 2.0 W/m²K. 1.G. lintels over type L1/S or L1/Hd with min 150mm bearings & flexible d.p.c. Units with head ventilation to give 8000mm² air flow (Dining, Study, Bed 4) or 4000mm² air flow (Kitchen, Bath, Ensuite). Opng. vents to Dining, Study, Bed 4 and sanitary accommodation to give 1/20th floor area of ventilation. Escape window to Bed 4 with opng. min 450 x 450 clear and openable area min 0.33m². Cill of window max 1100 above FFL. Doors glazed in toughened glass to BS 6206. Windows to sanitary accommodation glazed in obscure glass.

First Floor: 18mm t&g flooring, 50 x 170 joists @ 400 c/c on restraint type hangers, 12.7 plasterbd. ceiling after finish. Fit solid strutting @ mid-span. Fit approved type horiz/vert restraint anchors @ 1200 c/c a.b.d. Double up joists under first floor party walls.

Ext. Walls: 102 facings to match exs/g, 75 cavity, 100 Celcon block, 13 lightfast plaster. Cavities infilled with 75mm thick Isowool insulation. St/steel wall ties 900 horiz 450 vert c/c staggered. Fit brick/bed reinforcement below window areas to reduce thermal shrinkage. Double up ties around reveals. Cavities closed with Thermabate 75 closers or approved. New brick/block fixed to exs/g. using Fixfix or approved profiles with vent. d.p.c. Builder to check with brick/block manufacturers regarding the necessity for movement joints.

Int. Walls: 50 x 100 studs @ 400 c/c on 50 x 100 head & sole plates with 50 x 100 noggings faced both sides with 12.7 plasterbd. and infilled with approved type insulation.

Beams: As per engineer. Encased in 2 layers of 9.5 plasterbd wired @ 100 c/c with 12.5 gypsum plaster set coat to give ½ hr. fire rating.

PROPOSED TWO STOREY SIDE EXTENSION & SINGLE STOREY REAR EXTENSION AT No.10, PORTWAY, RISELEY, FOR G PARR ESQ.,	
DRAWING No.	P/695/1
SCALE	1 : 100 & 1 : 50
DRAWN	R.F.H.
DATE	OCT'02

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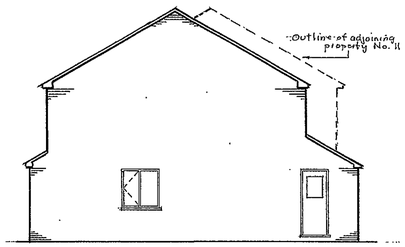
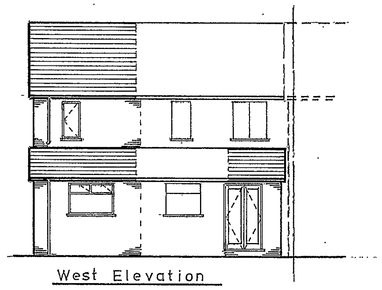


North Elevation



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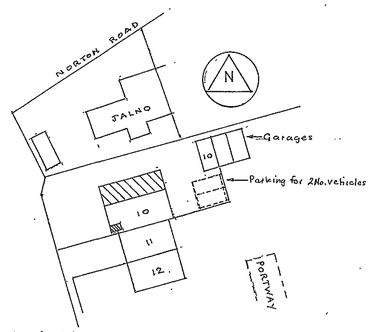

Block Plan 1 : 500

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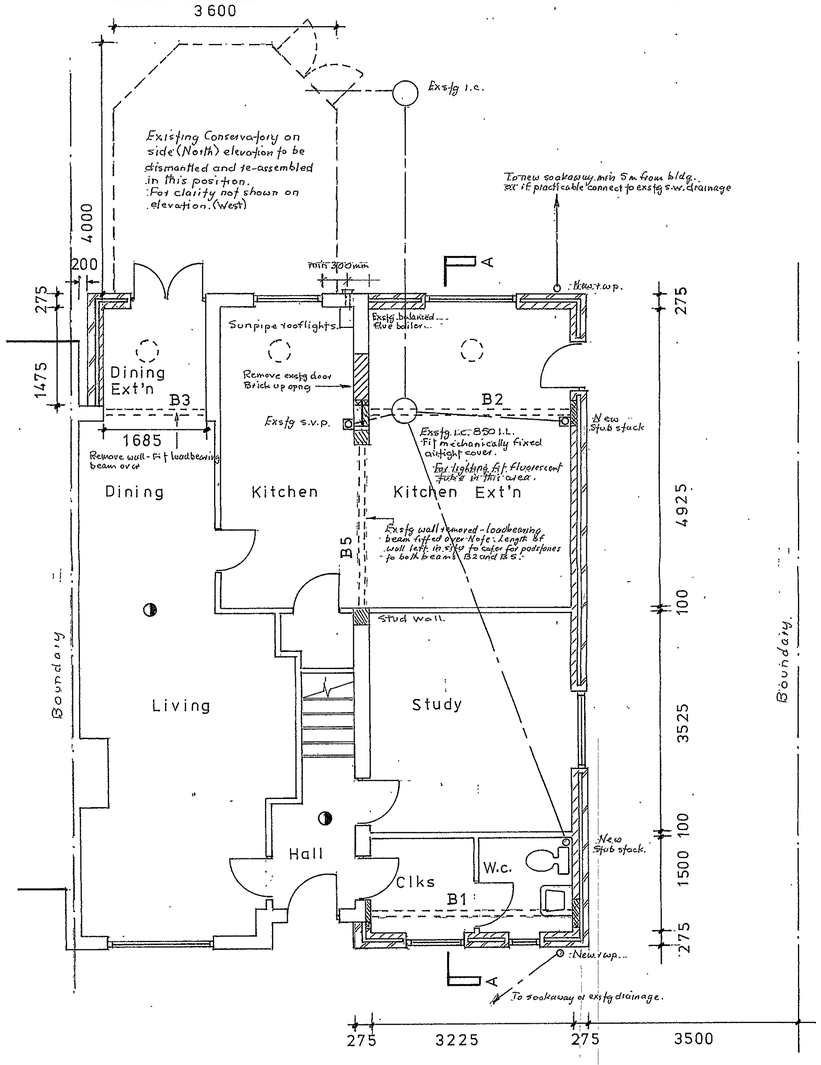
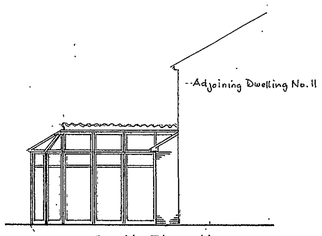
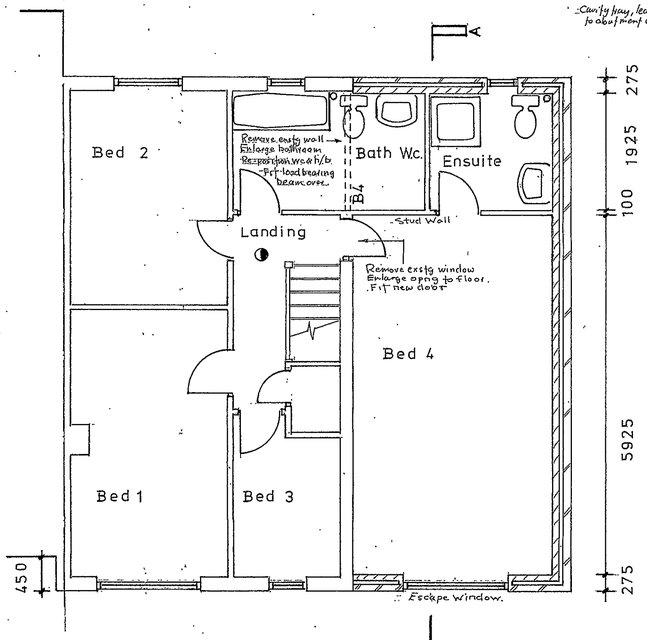


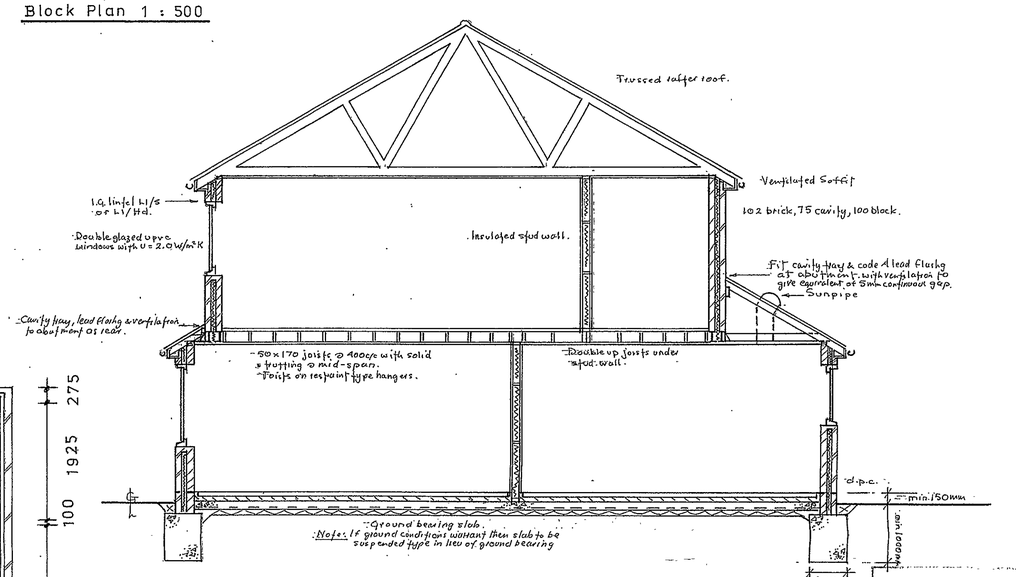
Plan – Ground Floor



South Elevation



Plan – First Floor



Section A – A

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DATE
P/2002/3685

Roof: Tiles to match exstg, 25 x 38 sw battens, underslate felt to BS747, trussed rafter roof @ 400 c/c by approved supplier to include all necessary longitudonal & diagonal wind and stability bracings in 22 x 100 sawn timbers fixed at each intersection with 2No. 3.35 x 65 round wire nails all in acc. with BS5268: Part 3 Conditional approval requested. Builder to supply full details & calculations of trusses to L.A. before commencing any roofing operations. Rafters/joists bearing on 50 x 100 plates bedded & strapped @ 1200 c/c using approved type g.m.s. vertical restraint anchors & truss clips. At gables at bolt rafter & ceiling joist levels fit approved type gms horizontal restraint anchors to cover min 3No. trusses. Joists infilled with 250mm Isowool insulation or approved with ceiling of 12.7 duplex plasterbd. as ex finish. Fascia/soffit in upvc with approved ventilation to give equivalent of continuous 10mm gap. Fit approved type eaves vents to ensure air flow over insulation. Insulation between joists to be linked to cavity wall insulation. Mono pitch roofing to front & rear generally as above but with 50 x 100 rafters & joists @ 400 c/c. Fit sunpipes as detailed all to manufacturer's recommendations. At mono pitch abutment fit cavity tray and code 4 lead flashing with ventilation to give equivalent of continuous 5mm gap. Gutter to match exstg 112 h/s to 68H d/pipes to new soakaways or exstg s.w. drains via 100 ø pipework bedded in peastrings & laid @ min 1:60 gradient

Windows Doors: D/glazed upvc construction fully weatherstripped with low 'E' glazing to give U = 2.0 W/m²K. 1.G. lintels over type h1/5 or h/Hd with min 150mm bearings & flexible d.p.c. Units with head ventilation to give 8000mm² air flow (Dining, Study, Bed 4) or 4000mm² air flow (Kitchen, Bath, Ensuite). Opng. vents to Dining, Study, Bed 4 and sanitary accommodation to give 1/20th floor area of ventilation. Escape window to Bed 4 with opng. min 450 x 450 clear and openable area min 0.33m². Cill of window max 1100 above FFL. Doors glazed in toughened glass to BS6206. Window to sanitary accommodation glazed in obscure glass.

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Beams: As per engineer. Encased in 2 layers of 9.5 plasterbd wired @ 100 c/c with 12.5 gypsum plaster set coat to give ½ hr. fire rating.

Rev. A – Building Control letter of 7/11/02 Ref. FP/2002/3635.
a1/ Note added to Sect A-A re. ventilation of abutments of monopitch roofing to front & rear.
a2/ Exstg boiler flue outlet now shown.
a3/ Insulation to ceiling comprising 100mm laid between joists with 150mm over at right angles: U = 0.15 W/m²K.
a4/ Note added re. Fluorescent light in Kitchen extension area.
a5/ Note A above (top of diag.) indicates Builder's responsibilities regarding Robust construction.

Grnd. Floor: 65 s/c screed with lightwt. anti-crack mesh, 500g. polythene vapours control layer, 100mm thick Celotex floor insulation with Celotex perimeter edging to screed, 1200g. vriqueen d.p.m. lapped into d.p.c. 150mm thick concrete slab in 30N/mm² mix with A142 reinforcing mesh, 100 well consolidated h/core. Exstg. floors are solid.

Founds: In 21N/mm² mix conc. taken to regrd. depth to suit sub-soil conditions (min 1000mm) all to Bldg. Insp. approval and to meet the requirements of the Bldg. Regs. 1991 in all respects. Where within 1m of drainage founds taken down to min depth of drain invert level. Care taken to ensure no pressure or damage occurs to exstg. drainage and where this passes through founds a clearance of 50mm all round to be maintained. Void to be filled with compressible sealant and sides marked with rigid sheet material all in acc. with Part H of Bldg. Regs.

Drainage: New drainage in 110ø Osmadrain or approved all laids connected in acc. with manufacturers recommendations and in acc. with Part H of Bldg. Regs 2000. Stub stacks 100ø with air admittance valve fitted above basin levels.

Sanitary Fittings: Wc outlets 100ø. Shower waste 40ø. Bath waste 40ø. Basin waste 32ø. With 75 deep seal traps & combined overflow. Above grnd. wastes fitted screw-on type access covers. Drainage to be tested before covering up.

Smoke Detectors: To BS5446: Part 1 installed to manufacturers recommendations. To be self-contained & interconnected & permanently wired to separate fused circuit at D.B. All wiring to I.E.E. regulations.

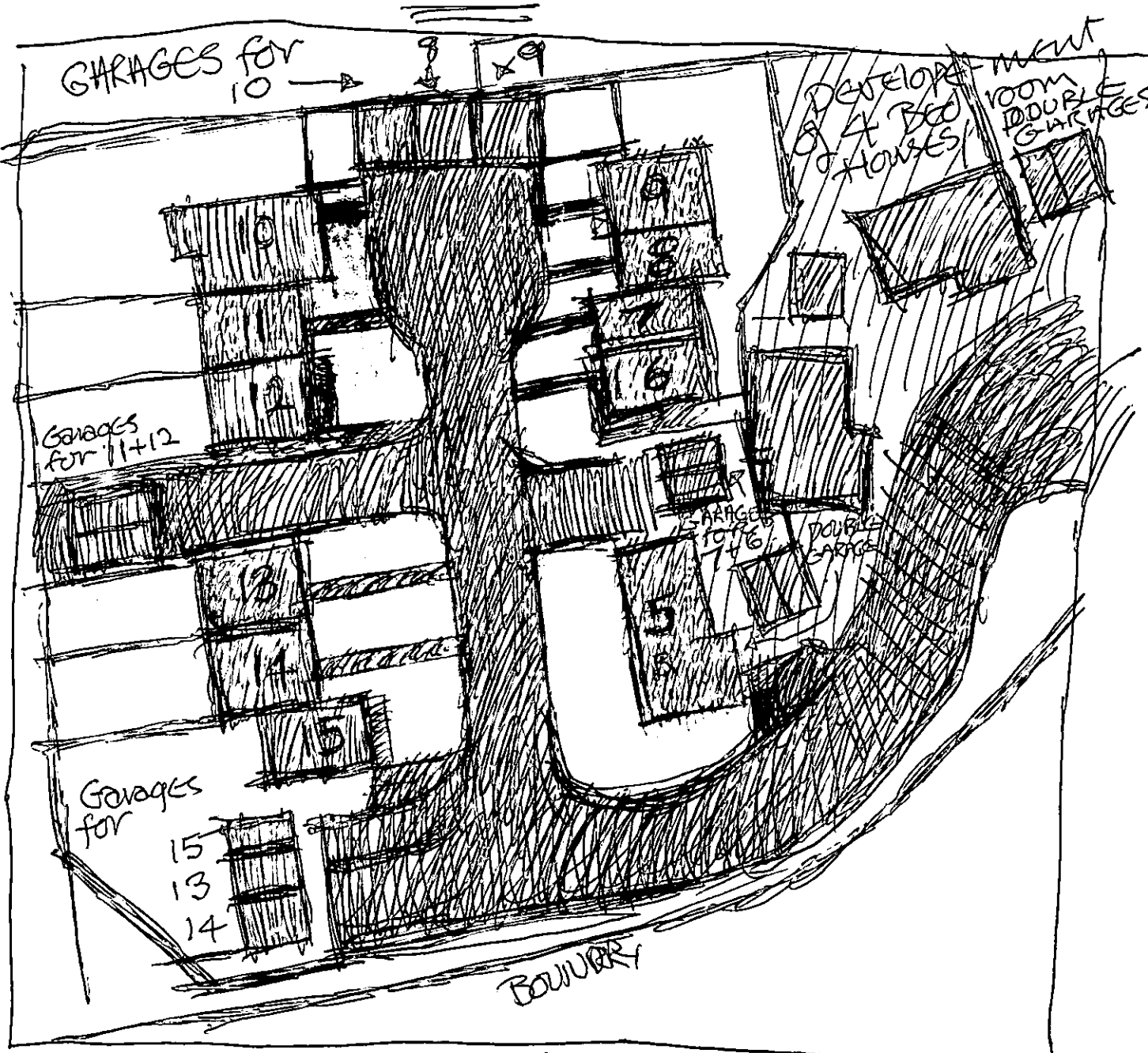
Ventilation: Kitchen fitted mech. vent type Nuaire 150 (72 l/s per sec) Bath & Ensuite fitted Selv Mini Isovent (18 l/s per sec) Ducted to outside via 110 or 150ø pipework terminating in wall grille. For light, door switch or pull switch operation.

PROPOSED TWO STOREY SIDE EXTENSION & SINGLE STOREY REAR EXTENSION AT No.10, PORTWAY, RISELEY, FOR G PARR ESQ.,	
DRAWING No.	P/695/1A
SCALE	1 : 100 & 1 : 50
DRAWN	R.F.H.
DATE	OCT'02

16/12/02

Plan of low cost ~~house~~ (3+2 BED ROOM) houses, rear developement at The Portway

TOP



ORDNANCE SURVEY Siteplan 7920 11 NOV 02 is missleading as road appears to stop at UNIT No 6., But actually widens for acess to units NO'S 7., 8., 9., 10., 11., + 12 Plus Garages for NOS 10/8/9.

ALL PLOTS SHOWN SHOULD BE NUMBERED, ALL ARE ACCOMADATION.