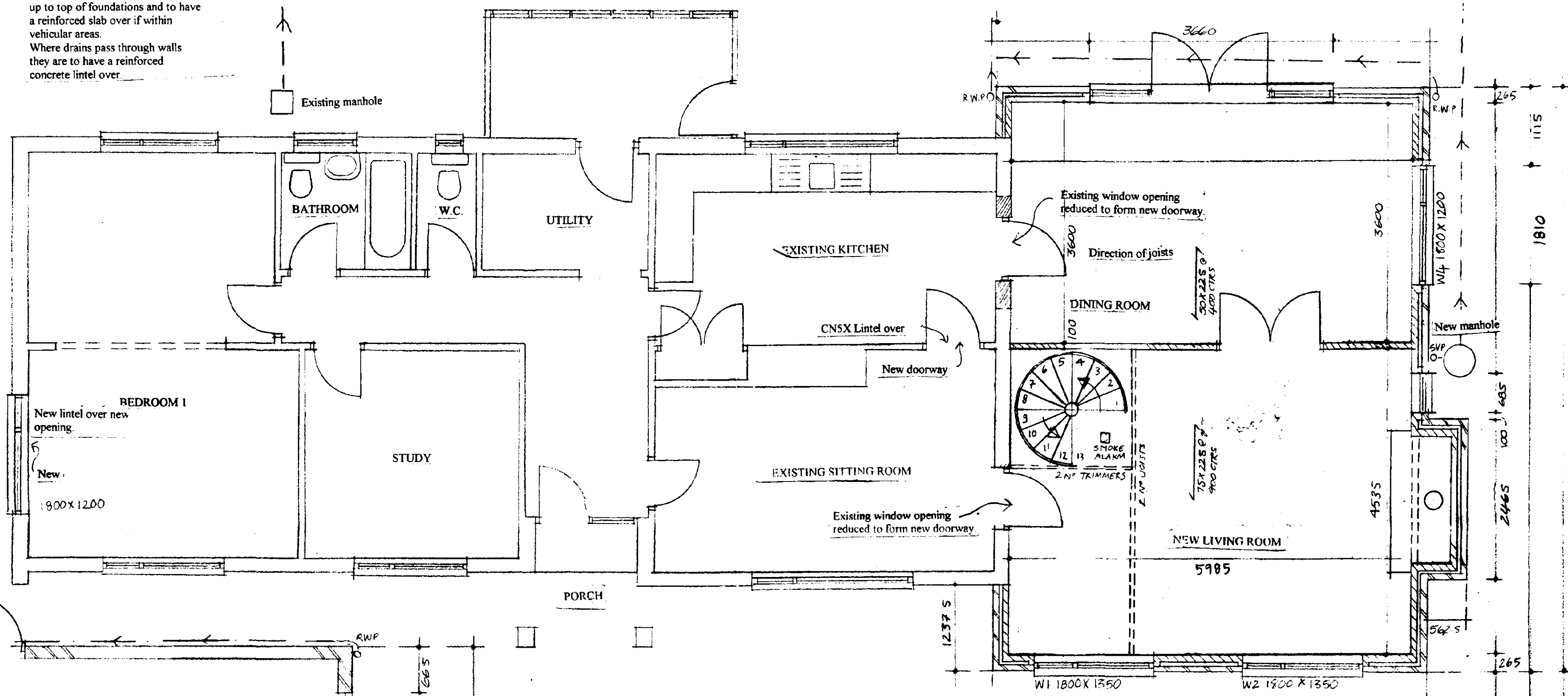
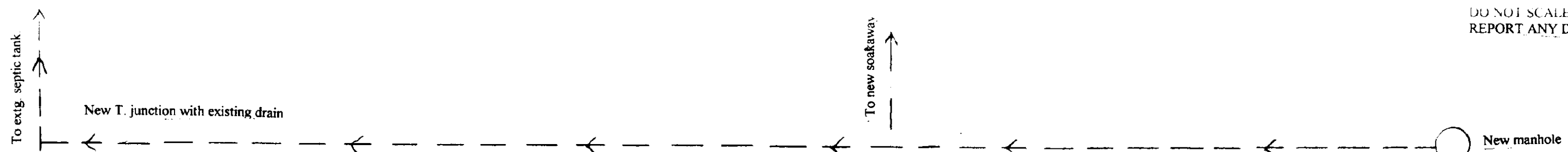


DRAINAGE

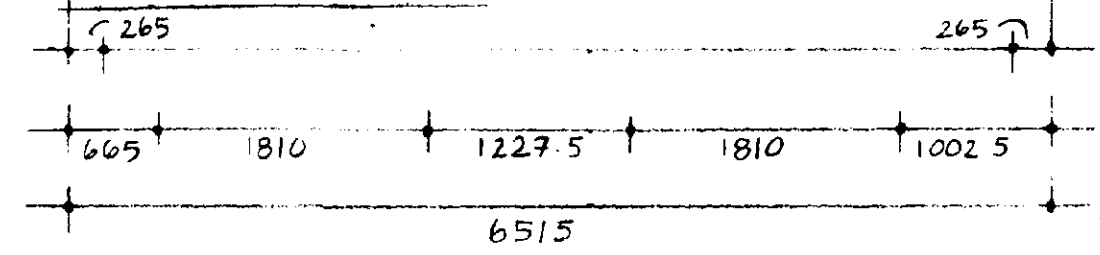
Drain runs to be 110mm dia. u.p.v.c. laid at a min of 1:100 to be laid on a regulating bed of graded shingle. Pipes are then to be surrounded and covered with a min. 100mm similar fill. Drain runs within 1000mm of foundations to be encased in concrete up to top of foundations and to have a reinforced slab over if within vehicular areas. Where drains pass through walls they are to have a reinforced concrete lintel over.



FIRST FLOOR JOISTS
50X220 @ 400ctrs increased to 75X220 in lounge, with herringbone strutting mid span. Provide perimeter noggins where floor joists are perpendicular to walls. Where joists run parallel to external walls provide m.s. straps @ 2m centres over 3 no joists. Double up joists under first floor partitions or to form trimmers around stairwell and bolt together with 10mm bolts and plate washers into

SMOKE ALARMS
Self-contained smoke alarm units to be fitted in the circulation area of each floor in positions shown with all being interconnected. All to be installed to B.S. 5446 pt 1 positioned within 7m of kitchen and living rooms and within 3m of bedrooms.

PROPOSED GROUND FLOOR



CHIMNEY AND HEARTH

Hearth is to be min 125mm thick and is to extend a min 500mm in front of fireplace and 150mm either side of opening. No insulation is required under fireplace. Clay flue liners to be installed of a diameter equal to 15% of the free unobstructed area of the fireplace opening, i.e. a ratio of approximately 1:7. Liners to be fitted to B.S. 1181 socket uppermost. If fireplace is to have an open appliance combustion air is to be provided by an air opening with a total free area of 550 sq mm per kw of rated output above 5 kw or 50% of the appliance throat opening or the cross sectional opening of the flue. Height of chimney to be a min of 1m above the highest intersection of chimney and roof and the overall length of the flue is to be a minimum of 4.5m from the top of the fire throat unit. The height of the chimney is not to exceed 4.5 x the width. Combustible material is to be a minimum 40mm clear of all chimneys and flues.

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PROPOSED TWO STOREY EXTENSION
STATION ROAD, GEDNEY HILL,
FOR MR AND MRS WARNER
Proposed Ground Floor Plan - scale 1:50
KAREN BRADLEY - CHARTERED ARCHITECT
Dwg. no. 2001/3/3 REV D (JUNE 2003)

GARAGE FOUNDATIONS/WALLS
600mm wide foundations constructed as main house with gable walls to be 215mm wide with timber boarding. Ground floor to be 100mm concrete over d.p.m. over 150mm hardcore. **GARAGE ROOF** constructed as main extension.

DO NOT SCALE FROM THIS DRAWING
REPORT ANY DISCREPANCIES TO ARCHITECT

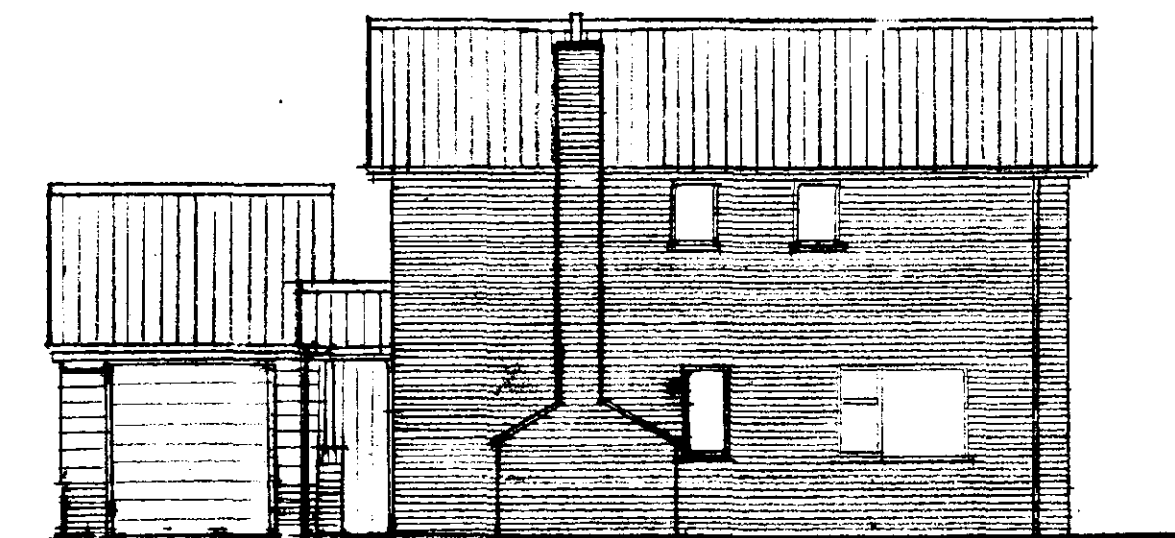


Timber boarding

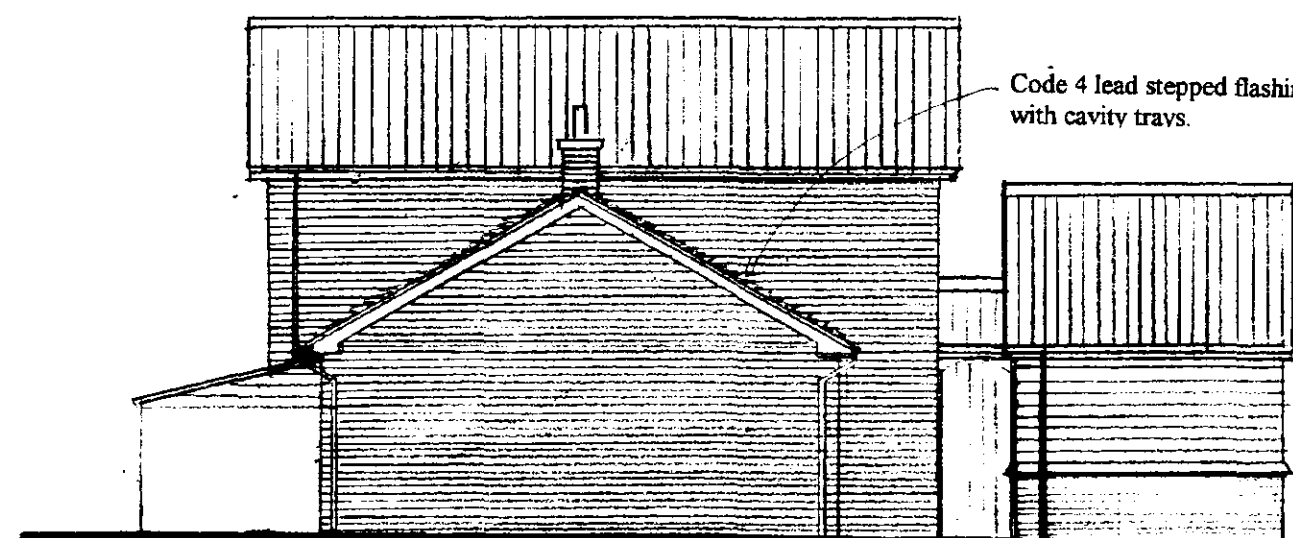
FRONT

MATERIALS

Bricks - light coloured as existing
Roof - concrete interlocking tiles as existing
Joinery - white as existing



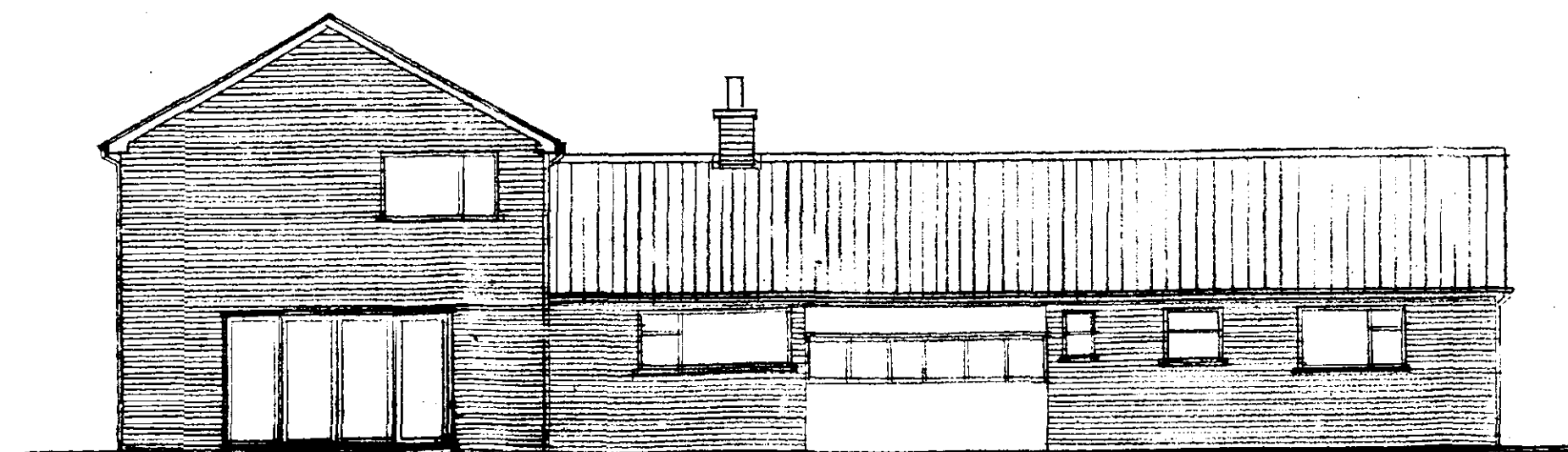
SIDE



SIDE

Code 4 lead stepped flashing
with cavity trays.

PROPOSED ELEVATIONS



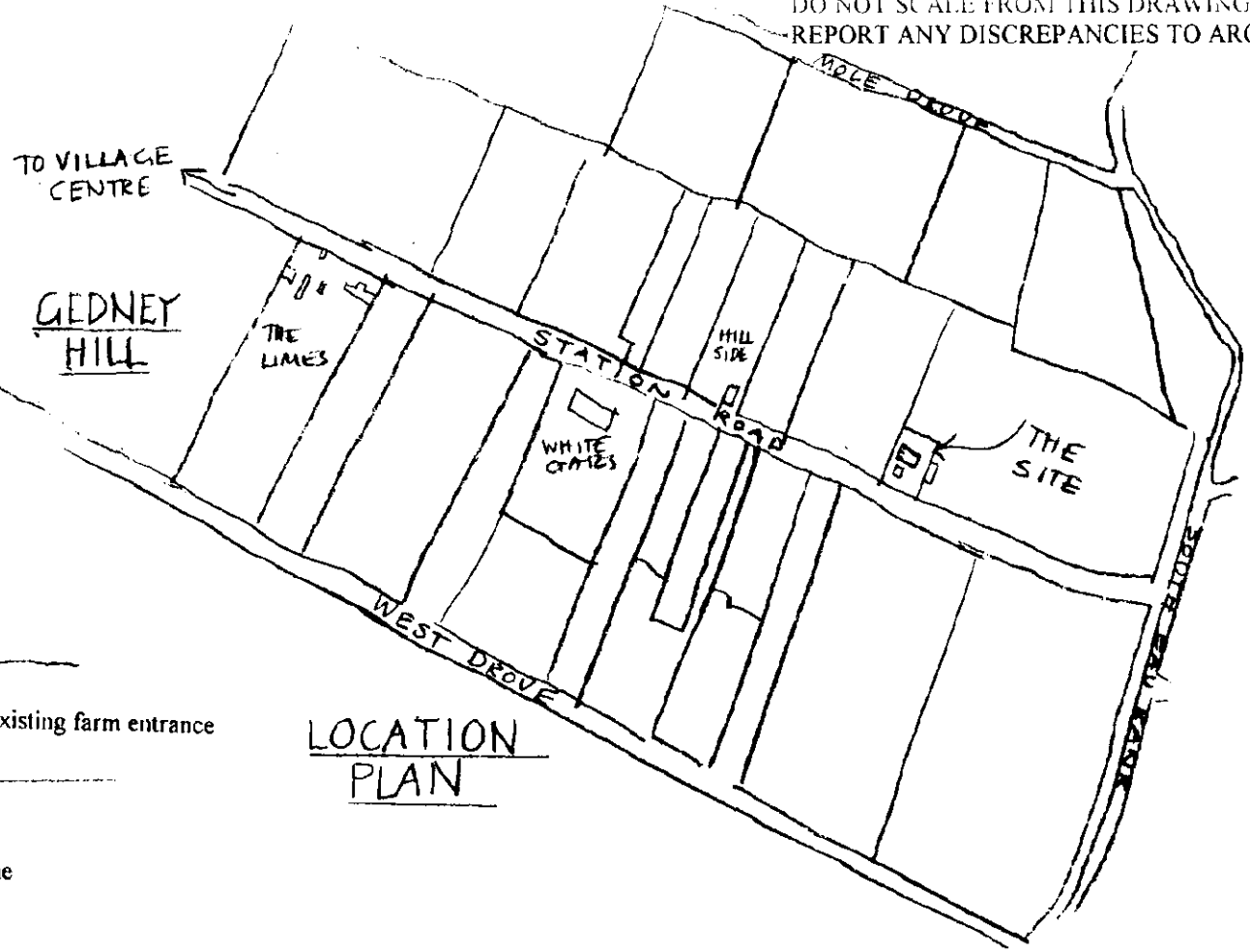
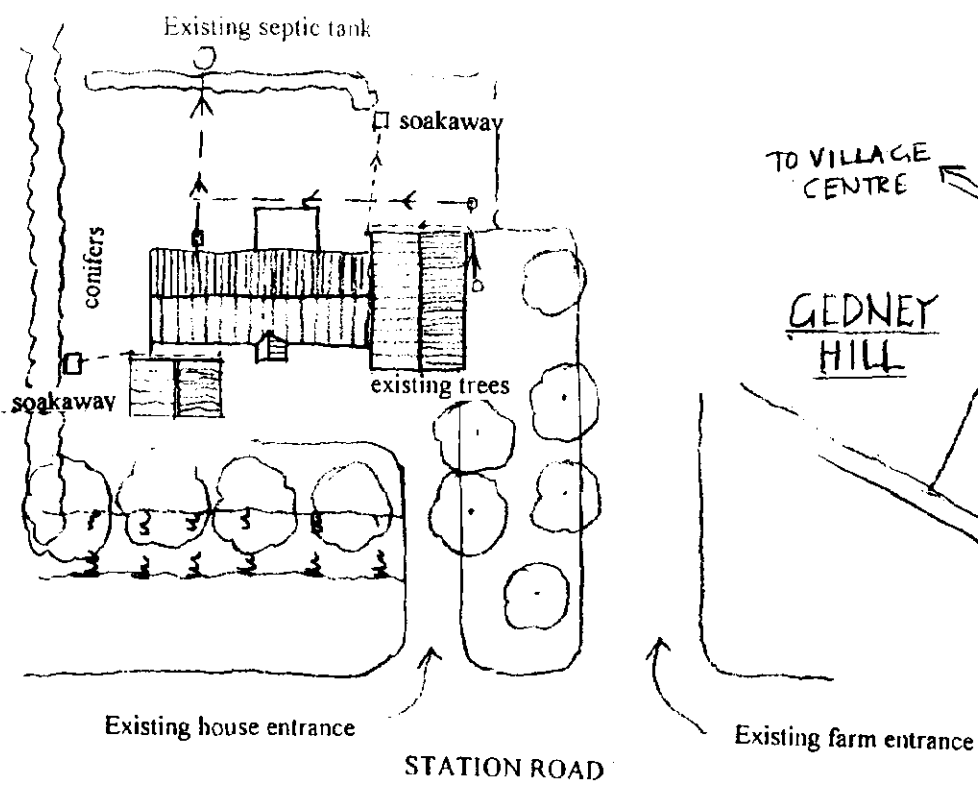
BACK

02 JUL 2003
1436/01

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PROPOSED TWO STOREY EXTENSION
STATION ROAD, GEDNEY HILL,
FOR MR AND MRS WARNER
Proposed Elevations - scale 1:100
KAREN BRADLEY - CHARTERED ARCHITECT
Dwg. no. 2001/3/5 REV C1 (JUNE 2003)

DO NOT SCALE FROM THIS DRAWING.
REPORT ANY DISCREPANCIES TO ARCHITECT.



LOCATION PLAN

SOAKAWAYS
Storm water to discharge into soakaways with a min. volume of 1 cubic metre and situated a min. of 5m away from any building.

BLOCK PLAN 1:500

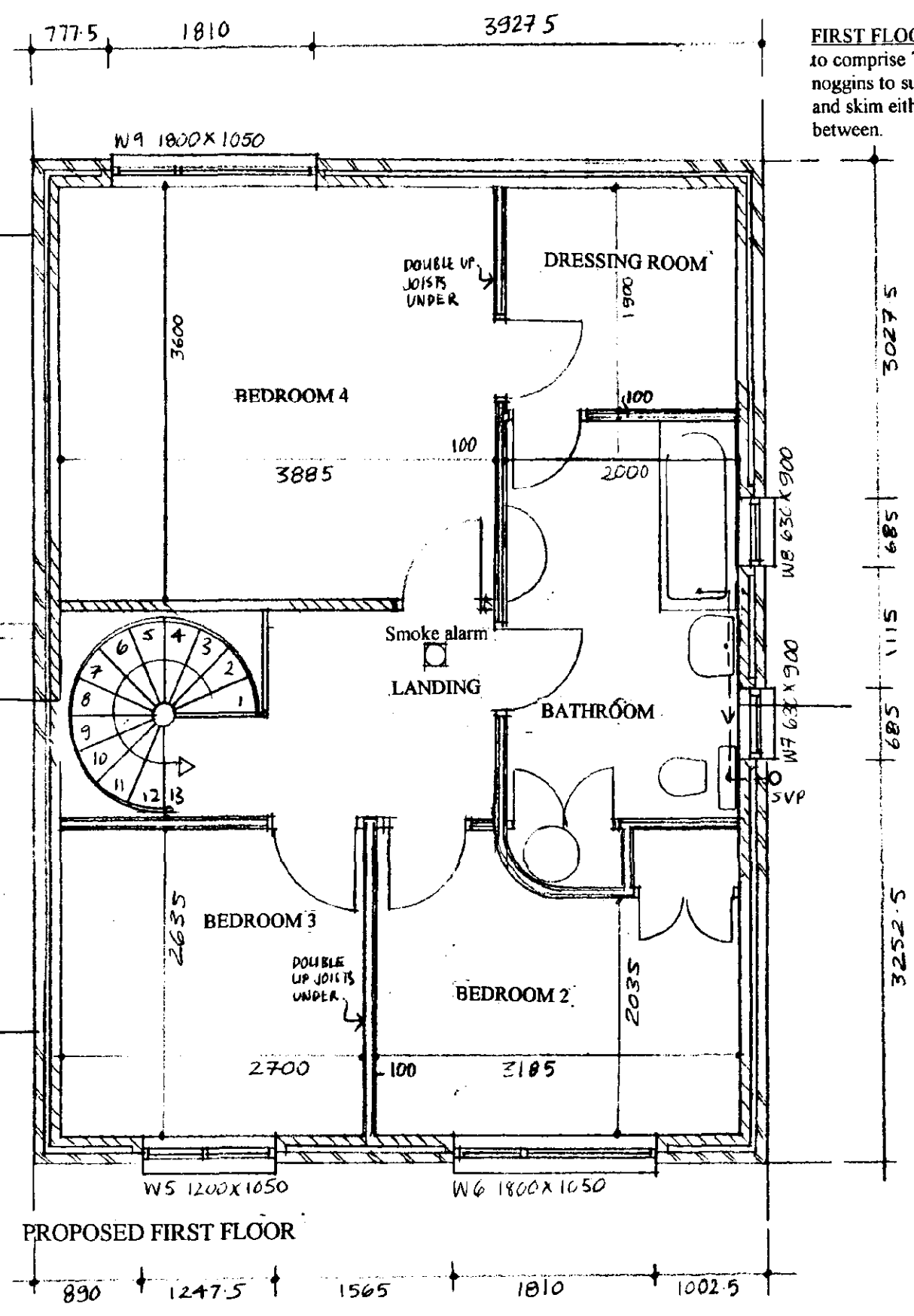
VENTILATION

Bathroom to have extract fan fed via light switch. Ducted to outside air and giving a minimum 15 litres/sec. for bathrooms and a minimum of 3 air changes/hour with a 15 min overrun for w.c.

Windows to provide natural ventilation equal to a minimum of 1/20th of floor area of room served.

FIRST FLOOR PARTITIONS

to comprise 75x50 studs @ 400ctrs, with noggins to suit, with 12.5mm plasterboard and skim either side and fibreglass matting between.



PROPOSED FIRST FLOOR

Roof of existing bungalow

INTERNAL DRAINAGE

110mm dia u.p.v.c. soil system to be offset between rafters and to terminate at roof level via an appropriate vent tile. Connect w.c.'s to soil pipe together with 32mm dia. wastes from wash basins & 40mm wastes from bath and shower and 50mm for any combined wastes. All wastes to have 75mm deep anti-siphonic traps and access points.

HOT AND COLD WATER/HEATING

Existing oil-fired central heating system to be extended with all new radiators to have individual T.R.V.'s

PROPOSED TWO STOREY EXTENSION
STATION ROAD, GEDNEY HILL

FOR MR AND MRS WARNER
Proposed First Floor Plan as - scale 1:50
KAREN BRADLEY - CHARTERED ARCHITECT
Dwg. no. 2001/3/4 PEVD (JUNE 2003)

Planning
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