07.FEB.2000 0045



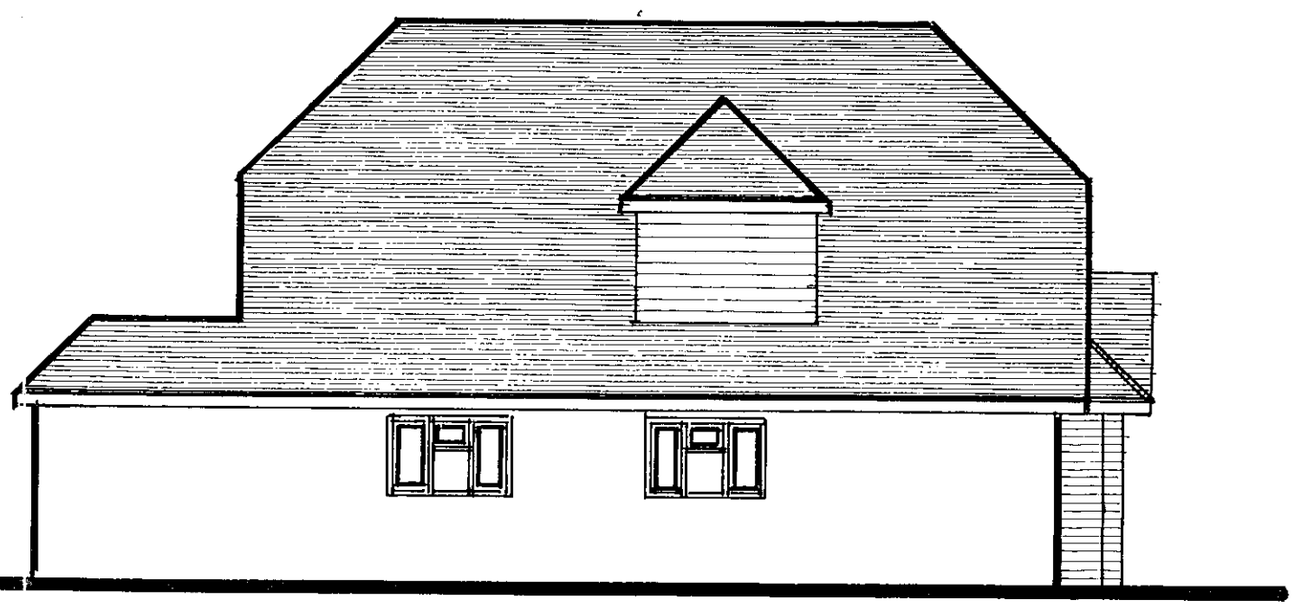
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



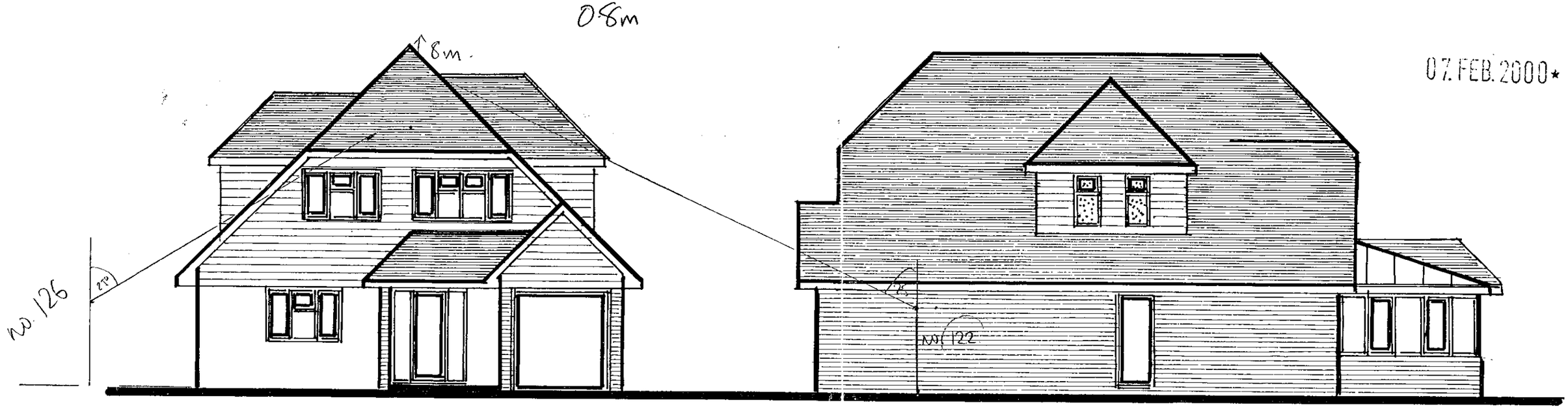
SOUTH ELEVATION

REFUSED

PROPOSED EXTENSION and ALTERATIONS at 124 KILN RIDE, FINCHAMPSTEAD, BERKSHIRE for MR. D. HITTI.

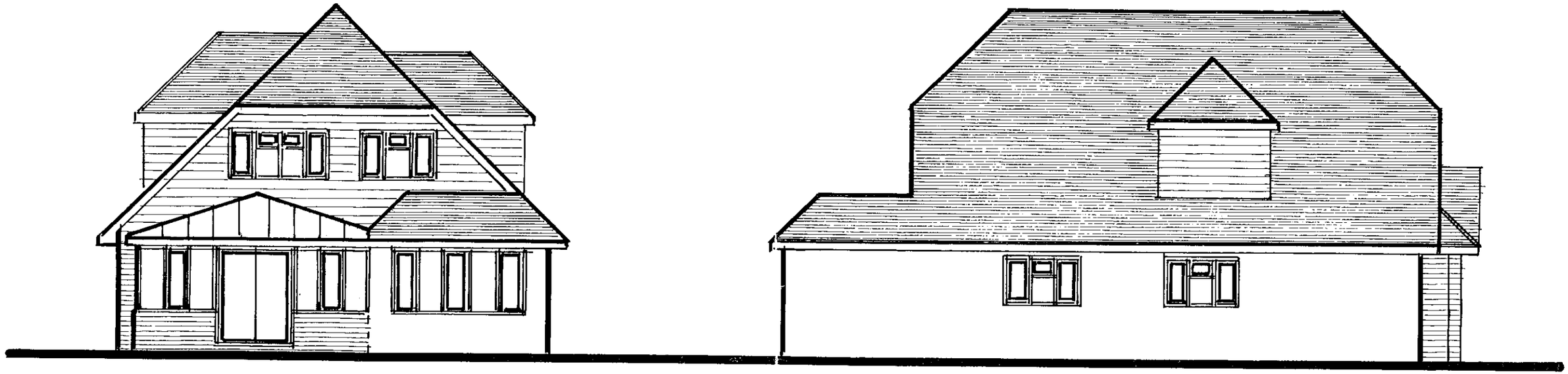
Drawing nº AH/E/2937 Scale 1:100 Date FEB 2000 Drawn ANDESIGN to be read in conjunction with AH/E/2936

07.FEB.2000* 0545



EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION

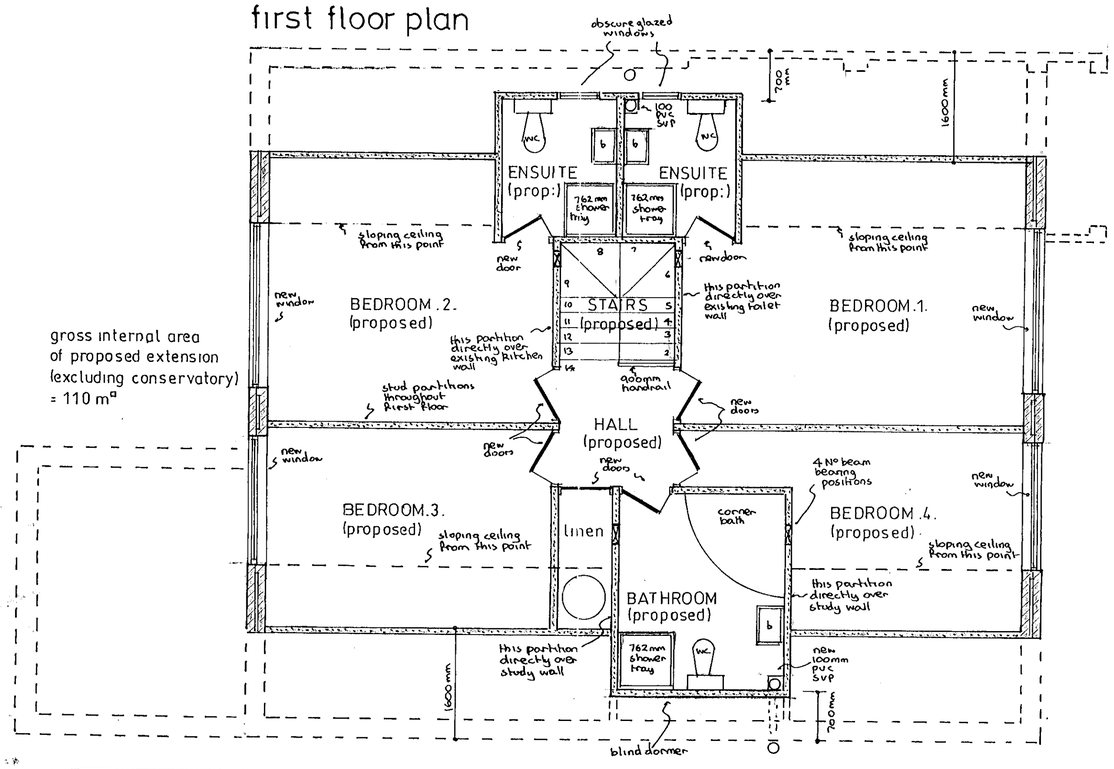
SOUTH ELEVATION

PROPOSED EXTENSION and ALTERATIONS at 124 KILN RIDE, FINCHAMPSTEAD, BERKSHIRE for MR. D. HITTI.

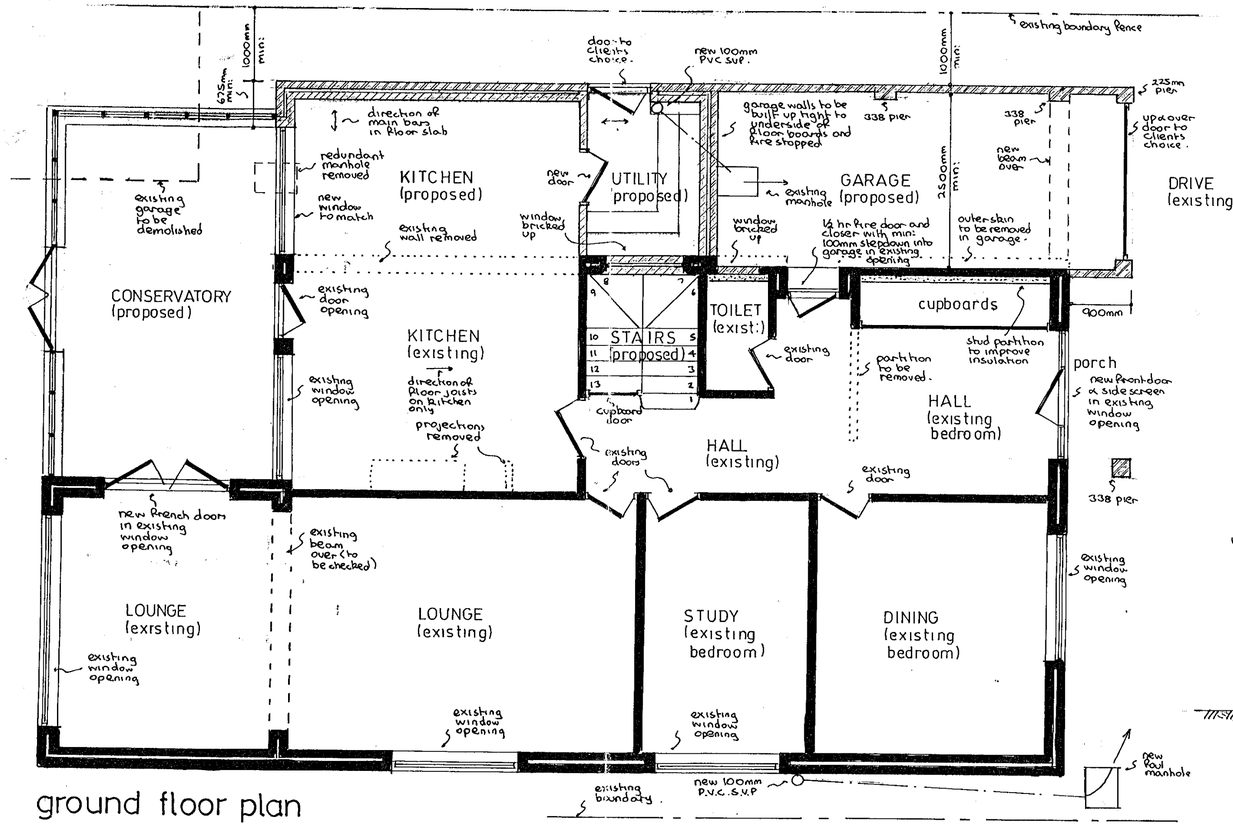
Drawing nº AH/E/2937 Scale 1:100 Date FEB 2000 Drawn ANDESIGN to be read in conjunction with AH/E/2936

CD 6/6/00

first floor plan



gross internal area of proposed extension (excluding conservatory) = 110 m²



ground floor plan

notes:-

Roof :- Tiling (subject to samples) on felt and battens on 175mm x 50mm rafters pitched at 45° and set at 400 mm centres with 175 mm x 50mm ceiling joists at 400mm centres with 200 mm fibreglass insulation between ceiling joists and ceiling of 9 mm foil backed plasterboard and skimcoat plaster to receive selected decorations. At sloping ceiling positions min: 59mm celotex double 'R' rigid slab insulation to be placed between rafters maintaining min: 50mm air gap. Dormers formed of 100mm x 50 mm rafters. All roof spaces to have permanent cross ventilation and this is to be achieved by proprietary eaves ventilators equivalent to 25 mm continuous gap and ridge vents equivalent to 5mm continuous gap.

First floor :- 18 mm t & g flooring grade chipboard on 225 mm x 50mm floor joists at 400mm centres, with double joists under partitions, with central row of herringbone strutting and ceiling of 12 mm plasterboard and skimcoat plaster to receive selected decorations.

Lateral restraint :- Where floor and ceiling joists run parallel to an external wall, lateral restraint must be achieved by metal straps at 1200 mm centres spanning three joists. In addition mild steel anchors min: 30mm x 5mm cross sectional area are to be provided at 2000 mm centres to anchor down all wall plates.

Ground floor :- Garage floor 100 mm concrete on 150mm selected hardcore. Kitchen / utility floor to be formed of selected floor finish on 65 mm reinforced screed on building paper on 40 mm Rockwool rigid slab insulation on Ventrot or similar dpm on 150 mm suspended concrete floor slab, supported on all edges and reinforced with BS03 fabric reinforcement with 8 mm main bars at 100 mm centres and 8 mm distribution bars at 200 mm centres with 40 mm bottom cover set on blinded layer of selected hardcore.

Walls :- Lower section to have outer skin of 112 mm facing brick to match existing with 50 mm cavity containing 50mm Rockwool insulation batts and 100 mm internal skin of Celcon or similar blockwork with 13mm plaster finish to receive selected decorations. Upper section to have tile hanging (subject to samples) on felt and battens on 100 mm external skin of celcon or similar blockwork. To avoid risk of cold bridging, reveals around all new external door and window openings to be insulated.

Partitions :- Utility partition 100mm blockwork on Full foundations. All new partitions to be formed of 100 mm x 50mm timber studding at 400mm centres with 100mm fibre-glass insulation between studding and faced with 9 mm plasterboard and skim-coat plaster to receive selected decorations.

Dormer walls :- Tile hanging (subject to samples) on felt and battens on 9 mm exterior quality plywood on 100 mm x 50 mm timber studding at 400mm centres with 100mm fibreglass insulation between studding and faced with 9 mm foil backed plasterboard and skimcoat plaster to receive selected decorations.

Windows / doors :- All new windows / ext doors to be double glazed and fitted with trickle vents in head equivalent to 8000mm² to all bedrooms, lounge, dining and study with 4000mm² elsewhere. Any glass in ensuite windows to remain obscure glazed. Any glass in windows below 800mm or doors below 1500 mm measured from floor level to be in laminated safety glass. Side screens to be treated as door for this purpose.

Conservatory :- Not subject to building regulations but glazing to meet above standard.

Lintels :- I.G. lintels Ltd type H1/S galvanised steel insulated lintels * see beams

Dpc & flashings :- Dpc to be leadcored felt and flashings in code 4 lead.

Garage ceiling :- 150mm min: Fibreglass insulation to be placed between joists and ceiling formed of two layers of 9 mm masterboard laid cross bonded as fire break.

Electrics :- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations, and include mains controlled linked smoke detectors on hall and landing ceilings.

Ventilation :- Bathroom to be fitted with extract fan, linked to light switch and discharging to open air at rate of 15 litres per second. Toilet to be fitted with extract fan, linked to light switch and discharging to open air at rate of 6 litres per second. Ensuites to each be fitted with extract fan (15 litres per second). Utility to have extract fan (30 litres per second). Kitchen to either have extract fan (60 litres per second) or cooker hood (30 litres per second)

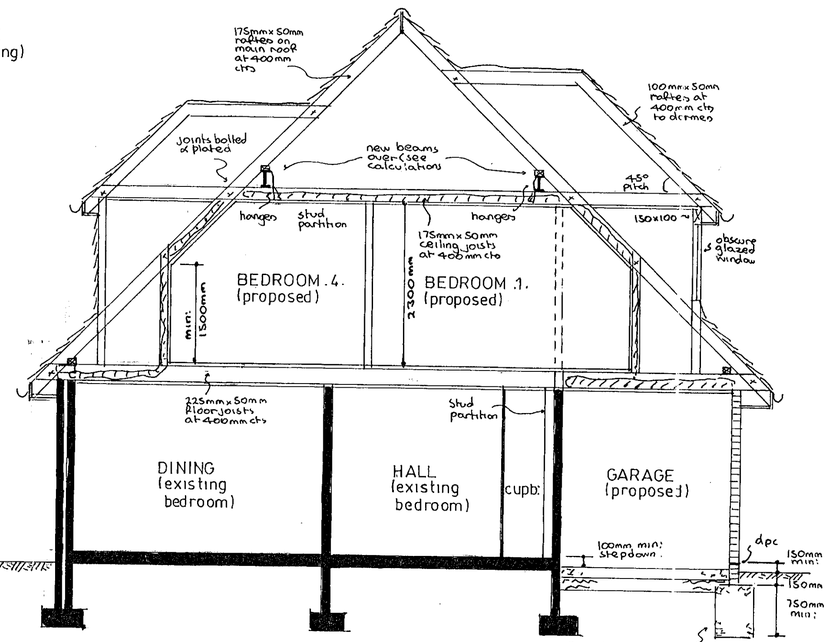
Staircase :- Purpose made traditional staircase with 225 mm min: going (50mm on winders) and 200 mm max: risers with min: 2000 mm clear headroom throughout and complete with 900 mm high handrail and no openings larger than 100 mm.

Rainwater :- 112 mm gutters and 62mm downpipes to discharge via back inlet gullies and 100 mm upvc underground drainpipe to new soakaway, 1000mm diameter x 2000mm deep and situated a min: 4500 mm from any building.

Foul drainage :- Bathroom and ensuites equipment to discharge via deep seal traps and wastes to new 100 mm PVC SVP's terminating min: 900 mm above highest opening window. 100 mm w.c. waste, 40 mm sink, bath, shower, 32 mm basin waste. Any new foul drainage to be carried out in 100 mm upvc underground drainpipe to min: 1 in 40 fall, bedded on pea shingle and provided with concrete lintels where pipes pass under walls. Existing manhole in new garage to be fitted with double sealed screwdown cover and frame.

Existing structure :- Any part of existing structure which are to be subjected to any additional loading, must be exposed by trial holes for inspection and strengthed as necessary before work continues.

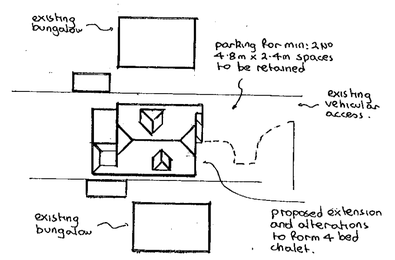
Beams (see calculations) :- 4 No roof beams over 4 bedrooms to be formed of 203 x 133 x 30 kg universal beams with full bearing on 450 x 100 x 150 mm deep concrete padstone on gable ends and on 300 x 100 mm timber posts in partitions anchored to structural walls below. Heavy duty lintels to be used over all bedroom windows because of beam loading. Beam over garage formed of 2 No 152 x 89 x 16 kg mild steel joists, bolted together with 12 mm bolts and spacers at 600 mm centres with full bearing on 300 mm x 100 mm x 150 mm concrete padstone. Garage beam to be encased in masterboard as described for garage ceiling.



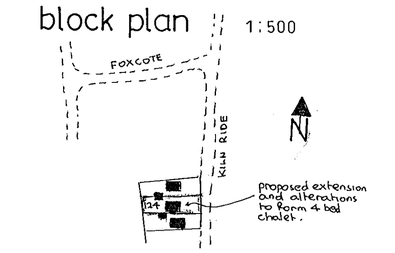
all new foundations to be taken down to a suitable load bearing strata as directed on site by Building Inspector

typical section

REFUSED



block plan 1:500



location plan 1:2500

to be read in conjunction with AH/E/2937

PROPOSED EXTENSION and ALTERATIONS at 124 KILN RIDE, FINCHAMPSTEAD, BERKSHIRE for MR. D. HITTI.

Revisions:-

Drawing No	AH/E/2936
Scales	1:50
Date	FEB 2000

ANDESIGN BUILDING PLANS