notes:-

Roof:- (Dining) Tiling to match existing on felt and battens on 125mm x 50mm rafters pitched to match existing and set at 400mm centres, with 175mm x 50mm hip rafters with 125mm x 50mm ceiling joists at 400mm centres with 200mm Fibreglass insulation between ceiling joists and 50mm celotex double 'R' rigid slab insulation between rafters at sloping ceiling positions to maintain min: 50mm air gap and ceiling of 9mm foil backed 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 25mm continuous gap and ridge vents equivalent to 5mm continuous gap. Use the vents next to flat roof.

Roof:- (Bedroom, Ensuite, Utility) Tiling to match existing on felt and battens on 125mm x 50mm rafters pitched to match existing and set at 400mm centres with 175mm x 50mm hip rafters, with 200mm x 50mm ceiling joists at 400mm centres with 200mm Fibreglass insulation between joists and ceiling of 9mm foil backed 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 and ridge vents equivalent to 5mm 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 1000mm centres to dining and 2000mm elsewhere to anchor down all wall plates.

Floor:- Selected Floor Finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on ventrock or similar d.p.m. on 150mm suspended concrete floor slab supported on all edges and reinforced with B503 Fabric reinforcement with 8mm main bars at 100mm centres and 8mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of 150mm Selected hard-core. Top steel to be used over the two spine walls at 1/3rd positions. Ventilation is to be maintained to any existing hollow floors by using second quality drainpipes to link any existing air bricks to new air brick: in external wall.

Walls:- 103 mm external skin of facing brick to match existing with 75mm cavity containing 75mm 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 and window openings to be insulated.

Partitions:- 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/external doors to be double glazed, obscure to ensuite & utility with trickle vents in head equivalent to 8000mm² opening to dining and bedroom with 4000² opening to ensuite and utility. Any glass in windows below 800mm or doors below 1500mm (including side screens) to be in laminated safety glass.

Lintels:- I.G. lintels ltd type H1/S galvanised steel insulated lintels.

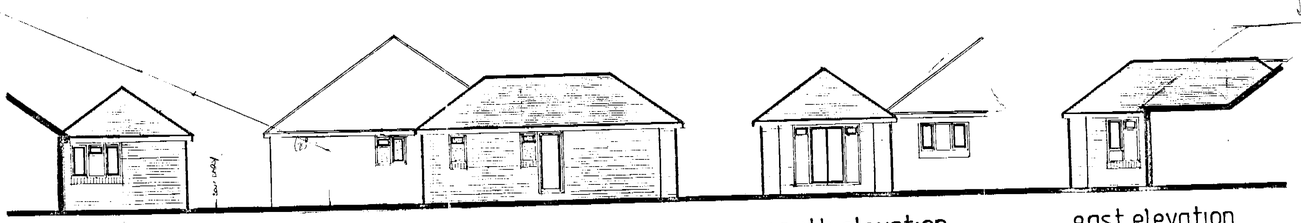
Roof Flashings:- D.p.c to be lead cored felt and flashings in code 4 lead. Valley gutter formed of code 6 lead on 18mm exterior quality plywood on bearers at 400mm centres set to create min: 1in 60 fall.

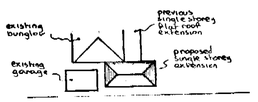
Electrics:- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations.

Ventilation:- Kitchen to be fitted with either cooker hood (30 litres per second) or extract fan (60 litres per second). Utility to be fitted with extract fan (30 litres per second). Ensuite to be fitted with extract fan (15 litres per second). All discharging to open air.

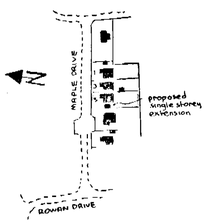
Rainwater:- 112 mm gutters to discharge via 62 mm downpipe and back inlet gulley and 100mm upvc underground rainwater pipe to new soakaway 1000 mm diameter x 2000 mm deep w.d.situated min: 4500 mm from any building.

Foul drainage:- Before any work commences on site existing foul drainage to be fully located in position and depth and if practical existing foul manhole in dining to be relocated. If this is not possible it is to be fitted with double sealed screwdown cover and frame. Any new foul drainage to be carried out in 100mm upvc underground drainpipe bedded in pea shingle and set at min: 1in 40 fall and provided with concrete lintels where pipes pass under walls.

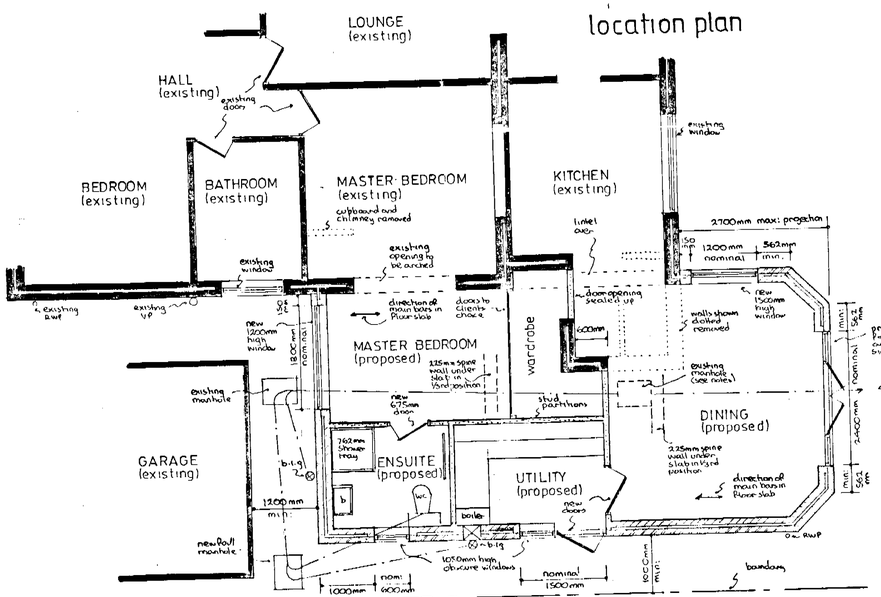




block plan

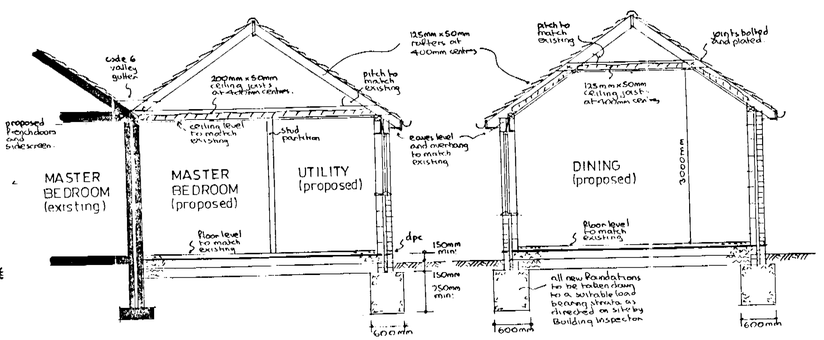


location plan



gross internal area of extension = 36 m²

part floor plan



typical sections

16.AH.2532 6589

APPROVED

PROPOSED EXTENSION at 5 MAPLE DRIVE, CROWTHORNE, BERKSHIRE for MR & MRS. B. HIRANI.

Revisions:-

Drawing No AH/E/3332
Scales 1:50 & 100
Date MARCH 2002

NDESIGN BUILDING PLANS

CD 19/06/02