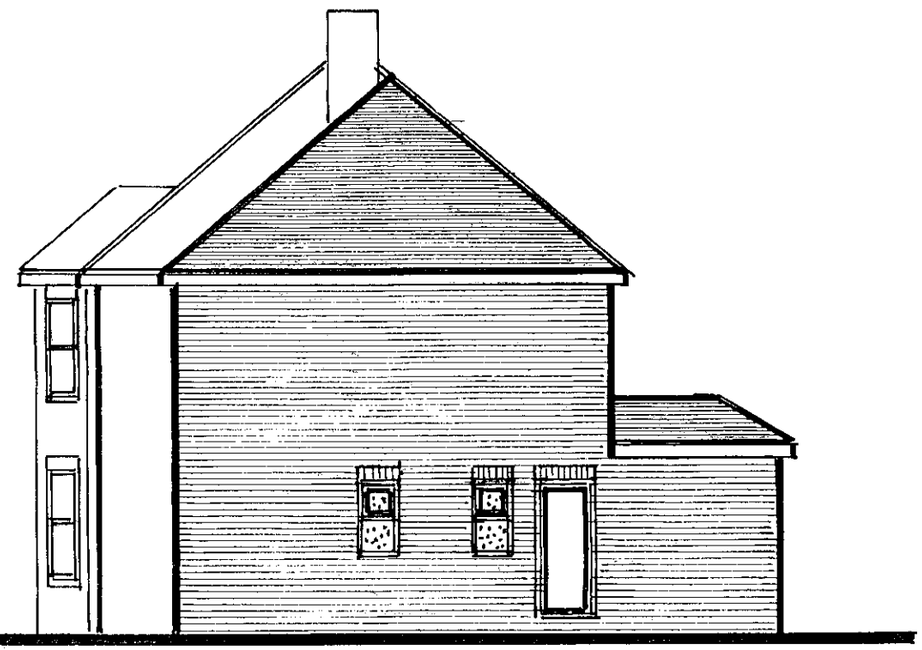
31 JAN. 2000* 0483



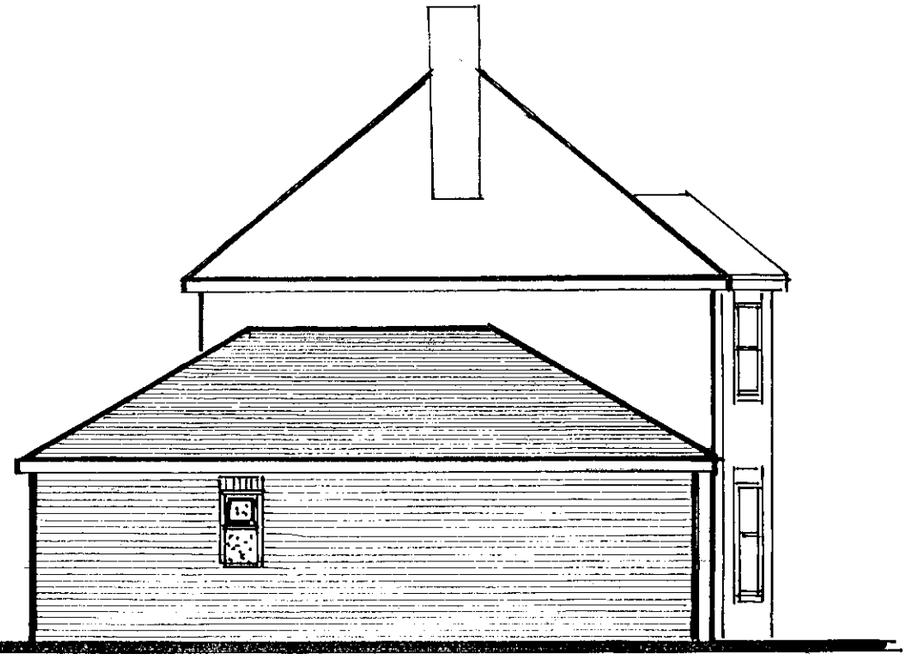
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

APPROVED

PROPOSED EXTENSIONS and ALTERATIONS at 11 RAVENSWOOD AVENUE, CROWTHORNE for DR & MRS. P. WILLIAMS

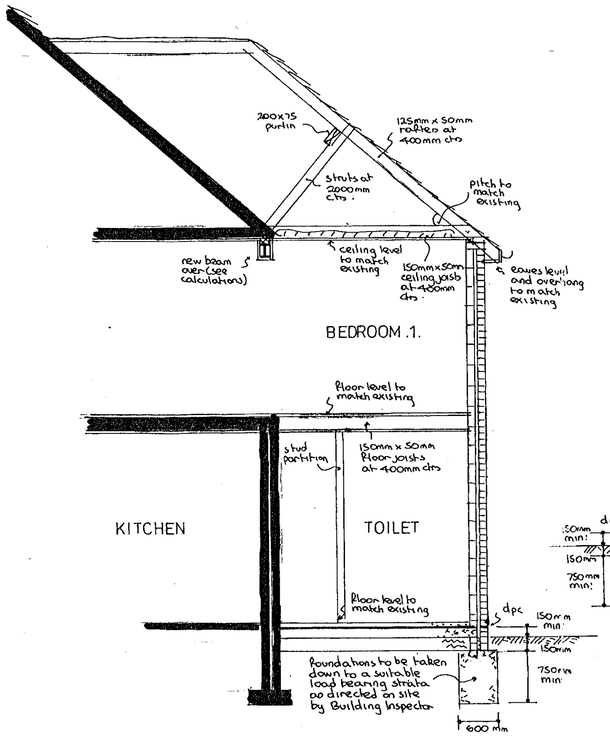
Drawing nº AH/E/2917[A] Scale 1:100 Date DEC 1999 Drawn ANDESIGN

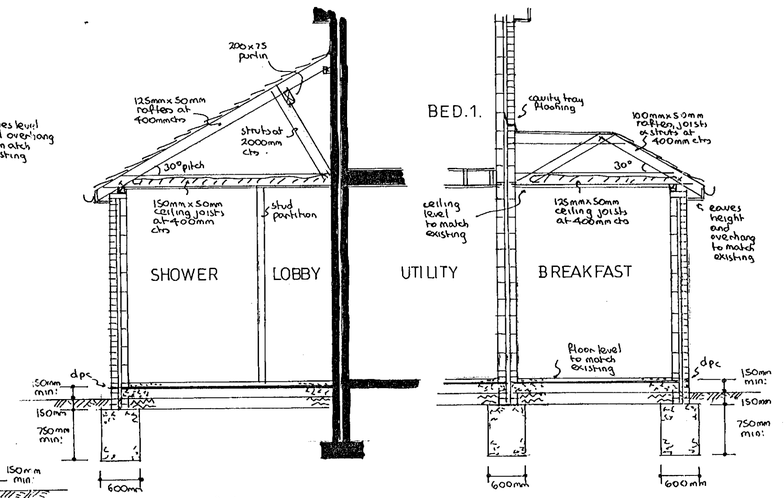
to be read in conjunction with drawing nº AH/E/2916

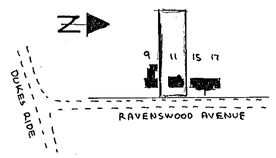
rev 'A' 16/12/99 west elevation revised at Clients request.

17/4/00

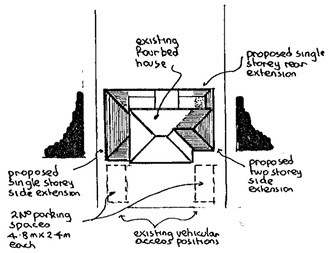
typical sections





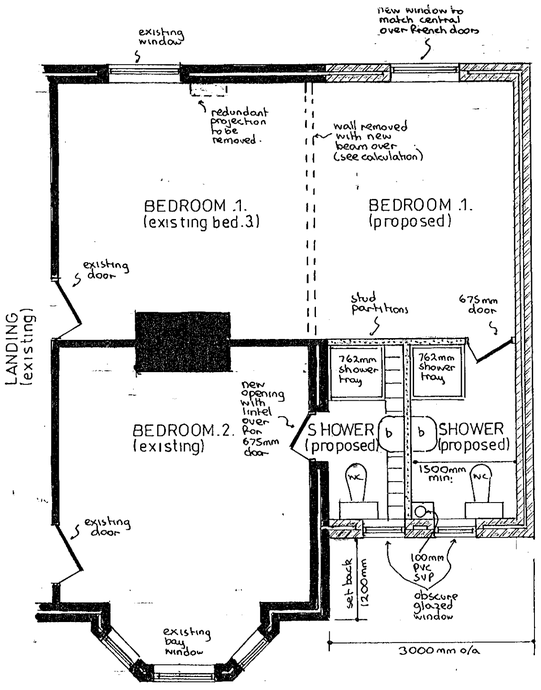


location plan 1:2500

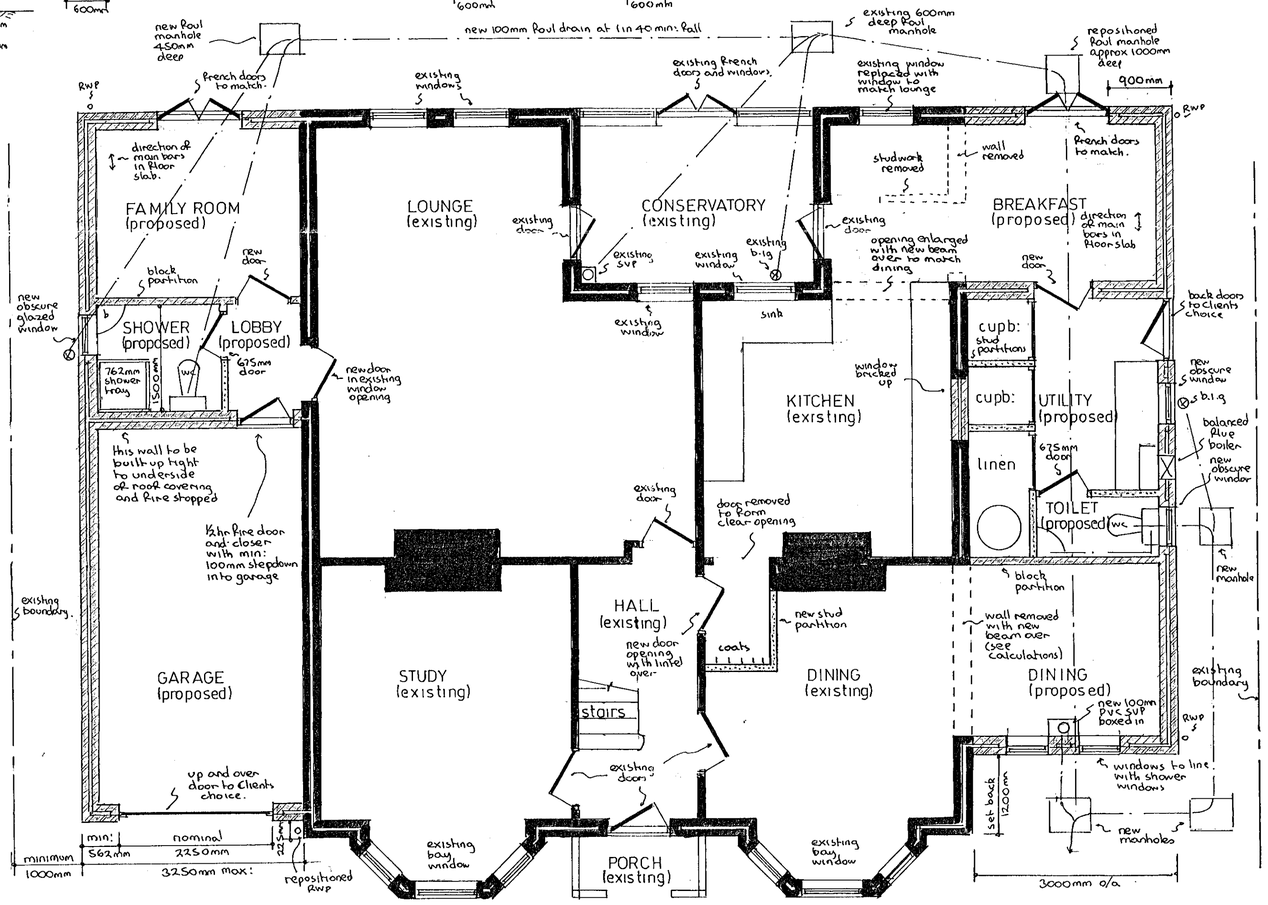


block plan 1:500

gross internal area of extension = 72·54 m²



part first floor plan



ground floor plan

notes:-

Roofs :- Slating on felt and battens on 125mm x 50mm rafters (100x50 to breakfast) pitched to match existing on two storey extension and at 30° on single storey extension set at 400mm centres with 150mm x 50mm ceiling joists (125x50 to breakfast) at 400mm centres with 200mm fibreglass insulation between joists and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Small flat section over breakfast to be in three layer felt and chippings on 18mm exterior quality plywood on 100mm x 50mm joists at 400 mm centres, set to create min: 1in 60 fall. All roof spaces to have permanent cross ventilation and this is to be achieved by proprietary roof vents equivalent to 10 mm continuous gap and high level tile vents equivalent to 5mm continuous gap on lean to roof.

First Floor :- 18 mm t & g flooring grade chipboard on 150mm x 50mm floor joists at 400mm centres with central row of herringbone strutting, with double joists under partitions and ceiling of 12mm 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 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 Rockwool rigid slab insulation on Ventrator 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 8 mm distribution bars at 200 mm centres with 40 mm bottom cover set on blinded layer of 150mm selected hardcore. Garage to have 100mm concrete slab on 150 mm selected hardcore. Ventilation is to be maintained to existing hollow floors by using second quality downpipes to link existing air bricks to new air bricks in external wall.

Walls :- 112mm external skin of facing brick to match existing (including full brick detailing) with 50mm cavity containing 50 mm Rockwool insulation batts and 100mm internal skin of celcon blockwork (Plain faced in garage) but with 16 mm plaster finish elsewhere to receive selected decorations. To avoid risk of cold bridging reveals around windows and external door openings to be insulated.

Partitions :- Block partitions on full foundations in 100 mm celcon. Stud partitions formed of 100 mm x 50 mm timber studding at 400 mm centres with 100 mm fibreglass insulation between studding and faced with 9mm plasterboard and skimcoat plaster to receive selected decorations.

Windows / doors :- All new windows to be double glazed and fitted with trickle vent in head equivalent to 8000mm² opening to bedroom.1. dining and breakfast area and family room, all others 4000 mm². Any glass in windows below 800 mm or doors 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 :- Dpc to be leadcored felt and flashings in code 4 lead.

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 ceiling of landing, hall and lobby.

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

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

Foul drainage :- Any new foul drainage to be carried out in 100mm upvc underground drainpipe, bedded in pea shingle, set to min 1 in 40 fall and provided with concrete lintels where pipes pass under walls. First floor shower room equipment to discharge via deep seal traps and wastes to new 100mm PVC SVP terminating min: 900mm above highest opening window. 100mm w.c. waste, 40mm shower or sink, 32 mm basin.

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

Beams :- (See calculations). Dining beam to be formed of 2 No 178 x 102 x 19 kg mild steel joists, bolted together with 12 mm bolts and spacers at 600 mm centres. with full bearing on 375 mm x 250 mm x 150 mm deep concrete padstone at toilet end and 450 x 450 x 100 mm wide x 150 mm deep 'L' shaped concrete padstone at other end. Dining beam to be encased in two layers of plasterboard totalling 19mm and 7mm gypsum plaster finish as fire protection. Rear beam over bedroom.1 to be formed of 1 No 178 x 102 x 19 kg mild steel joist with full bearing on 300 x 100 mm x 150 mm deep concrete padstone each end.

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APPROVED

to be read in conjunction with drawing no AH/E/2917

0 10 20 30 40 50 60 70 80 90 100

PROPOSED EXTENSIONS and ALTERATIONS at 11 RAVENSWOOD AVENUE, CROWTHORNE for DR & MRS. P. WILLIAMS.

Revisions :- 'A' 16/12/99 General revisions at Clients request.
'B' 26/1/2000 Revisions at Clients request.

Drawing No AH/E/2916.B
Scales 1:50
Date DEC 1999

ANDESIGN BUILDING PLANS

17/4/00