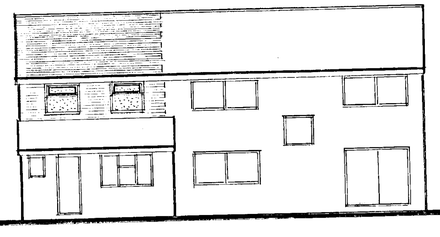
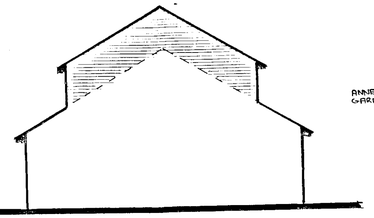


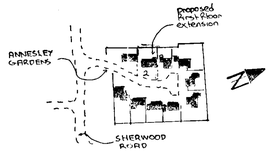
east elevation



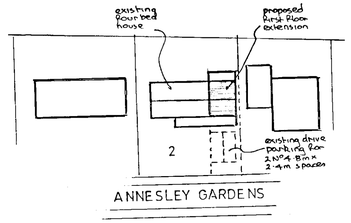
west elevation



north elevation



location plan 1:2500



block plan 1:500

notes:-

Roof:- Tiling to match existing on Felt and battens on gangnail roof trusses pitched to match existing and set at 600mm centres with 200mm Fibreglass insulation between ceiling joists and ceiling of 12 mm Foil backed plasterboard and skimcoat plaster to receive selected decorations. Full details of selected trusses to be made available to Building Inspector before work commences on site. Trusses to be installed in strict accordance with selected manufacturers instructions. Roof space to be provided with permanent cross ventilation and this is to be achieved by proprietary ventilators at eaves level equivalent to 10 mm continuous gap.

First Floor:- 18 mm t & g Flooring grade chipboard on 225 mm x 75 mm Floor joists at 400 mm centres with two rows of herringbone strutting (at third points) with double joists under partitions with 200 mm Fibreglass insulation between joists and ceiling formed of two layers of 9 mm plasterboard laid cross bonded as fire break.

Lateral restraint:- Where ceiling and floor 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: 30 mm x 5 mm cross sectional area are to be provided at 2000 mm centres to anchor down all wall plates.

Walls:- 112 mm external skin of Facing brick to match existing with 50 mm cavity containing 50 mm Rockwool insulation batts and 100 mm internal skin of celcon blockwork and 16 mm plaster finish to receive selected decorations. To avoid risk of cold bridging reveals around new windows to be insulated.

Partitions:- 100 mm x 50 mm timber studding at 400 mm centres with 100 mm Fibreglass insulation between studding and faced with 9 mm plaster-board and skimcoat plaster to receive selected decorations.

Windows:- Dressing & ensuite window to be obscure glazed. New windows to be double glazed and fitted with trickle vents in head equivalent to 8000 mm² opening to bedroom and 4000 mm² to dressing & ensuite. Any glass in windows below 800 mm or doors below 1500 mm measured from floor level to be in laminated safety glass. (see fire escape note)

Lintels:- I.G. lintels Ltd type L1/110 heavy duty galvanised steel lintels on side of garage and type L1/S galvanised steel insulated lintels elsewhere.

Dpc & Flashings:- Dpc to be leadcored Felt and flashings in code 4 lead

Fire escape:- Bedroom window must provide min: 0.33 m² opening with no side less than 0.45 m as alternative fire escape.

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:- Ensuite to be fitted with an extract fan discharging to open air at rate of 15 litres per second.

Rainwater:- 112 mm gutters to discharge via existing RWP's.

Foul drainage:- All new ensuite equipment to discharge via deepseal traps and wastes to discharge via existing extended 100 mm PVC sup to terminate min: 900 mm above highest opening window.

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

Beams:- (see calculations) Beams to be encased in two layers of masterboard as described for ceiling. Beams to each be formed of UKP 254 x 146 x 31 kg universal beam under inner skin and 254 x 102 x 22 kg universal beam under outer skin, bolted together with 12 mm bolts and spacers at 600 mm centres with R.S.J bearing on 900 mm x 100 mm x 300 mm deep concrete padstone on piers and 450 mm x 250 mm x 150 mm deep concrete padstone at other end

Construction access:- Client to arrange for construction access with adjoining owner.

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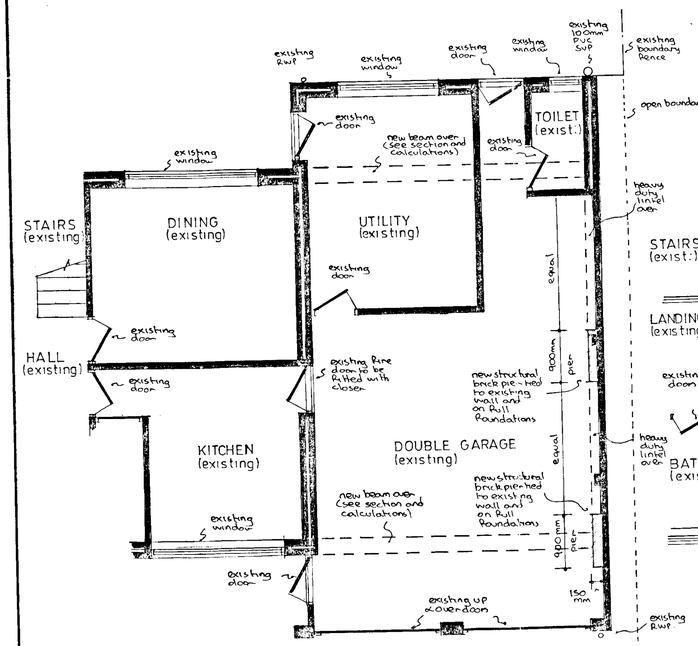
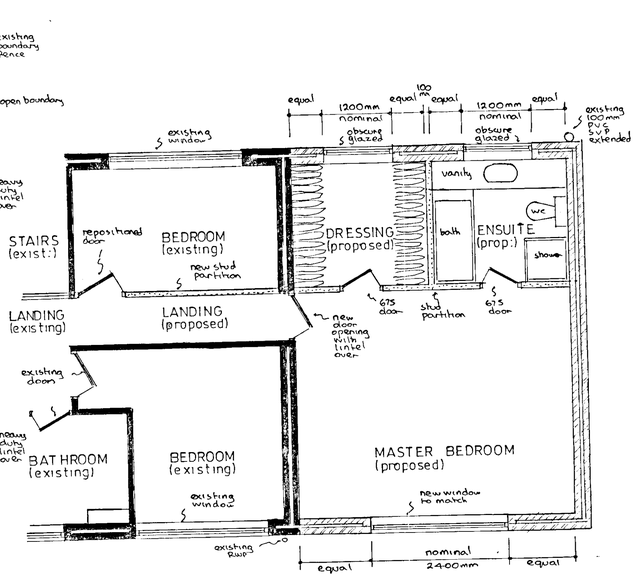
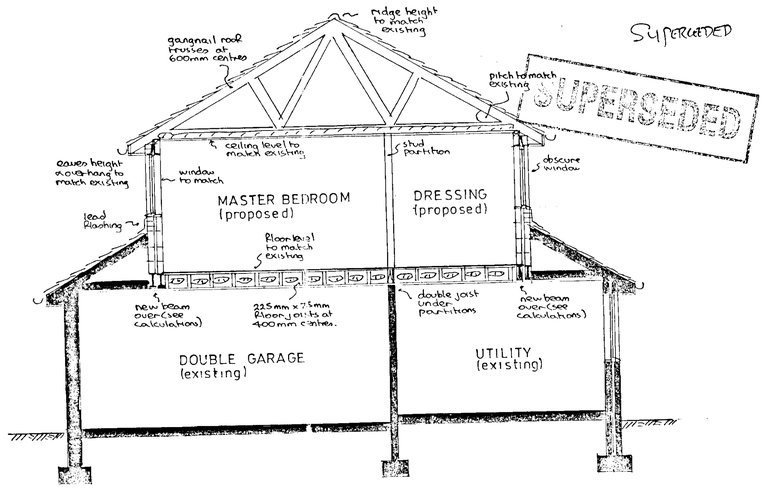


part ground floor plan



gross internal area of extension = 30.38 m²

part first floor plan



typical section

PROPOSED EXTENSION at 2 ANNESLEY GARDENS, WINNERSH, BERKSHIRE for MR & MRS. A. CHIVERS.

Revisions:-

Drawing No AH/E/3129
Scales 1:50 & 100
Date MARCH 2001

ANDESIGN BUILDING PLANS