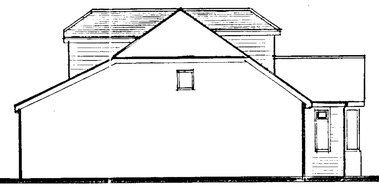


east elevation



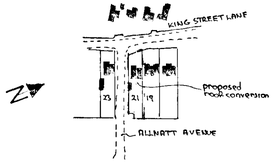
north elevation



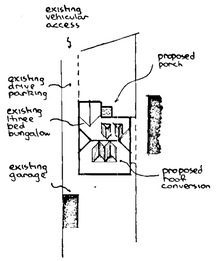
west elevation



south elevation



location plan 1:2500



block plan 1:500

notes:-

Roofs:- Tiling to match existing on Rolt and battens on 100mm x 50mm rafters pitched to match existing and set at 400 mm centres with 150mm x 50mm ceiling joists at 400mm centres with 200 mm fibreglass insulation between joists and ceiling of 9 mm Roll backed plasterboard and skimcoat plaster to receive selected decorations. At sloping ceiling positions rafters to be packed out to receive 59mm celotex double 'R' rigid slab insulation between rafters and maintaining min: 50mm air gap. All roof spaces 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.

First floor:- 18 mm t & g Flooring grade chipboard on 225mm x 100mm floor joists at 400mm centres with central row of herringbone Strutting. Double joists under partitions and dormers.

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.

Dormer walls:- Tiling hanging to match roof tiles on Rolt and battens on 9 mm exterior quality plywood on 100 mm x 50 mm timber studding at 400mm centres with 100 mm Fibreglass insulation between studding and faced with 9 mm Roll backed plasterboard and skimcoat plaster to receive selected decorations.

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 to be double glazed, obscure to ensuite and bathroom and fitted with trickle vents in head equivalent to 8000mm² to bedroom 2 and master bedroom and 4000mm² elsewhere (ensuite and bathroom). Any glass in windows below 800 mm or doors below 1500 mm measured from floor level to be in laminated safety glass.

Porch:- Not subject to building regulations but use code 6 lead roof and facing brick to match existing.

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

Staircase:- Purpose made softwood staircase with 225mm going min: and 200mm riser max: with 2000 mm clear headroom throughout and complete with 900 mm handrails and no openings larger than 100mm.

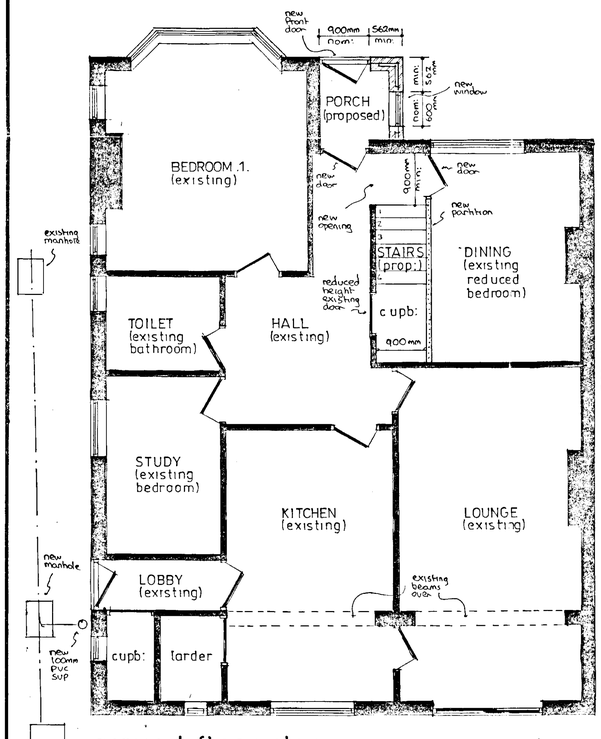
Electrics:- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations and include mains controlled linked smoke detectors on hall and landing ceilings.

Ventilation:- Ensuite and bathroom to each be fitted with extract fan (15 litres per second) discharging to open air.

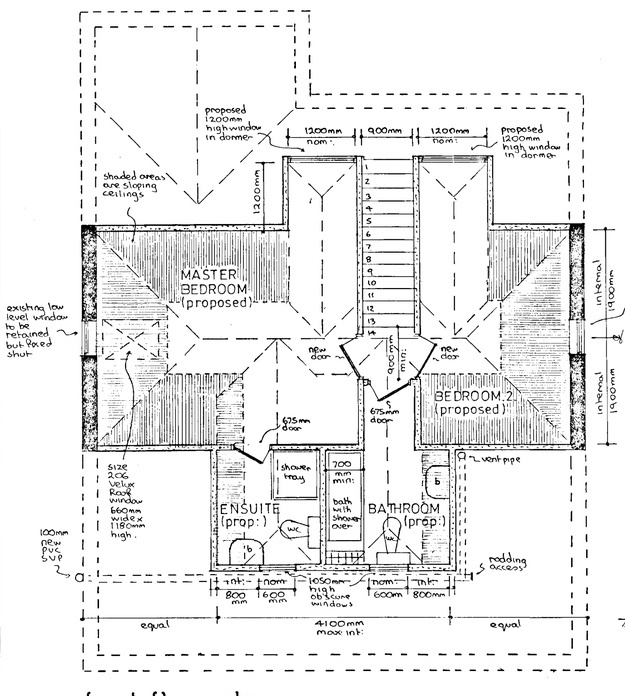
Rainwater:- 112 mm gutters to new dormers discharging via main roof to existing RWP's.

Foul drainage:- Ensuite and bathroom equipment to discharge via deep seal traps and wastes to 100 mm P.V.C. svp terminating min: 900mm above highest opening window. W.C waste 100mm, bath and shower 40 mm and basin 32mm. Above ground system must have Roll nodding access. Any new underground drainage work to be carried out in 100mm upvc underground drainpipe, bedded on pea shingle, set at min: 1 in 40 fall and provided with concrete lintels where pipes pass under walls.

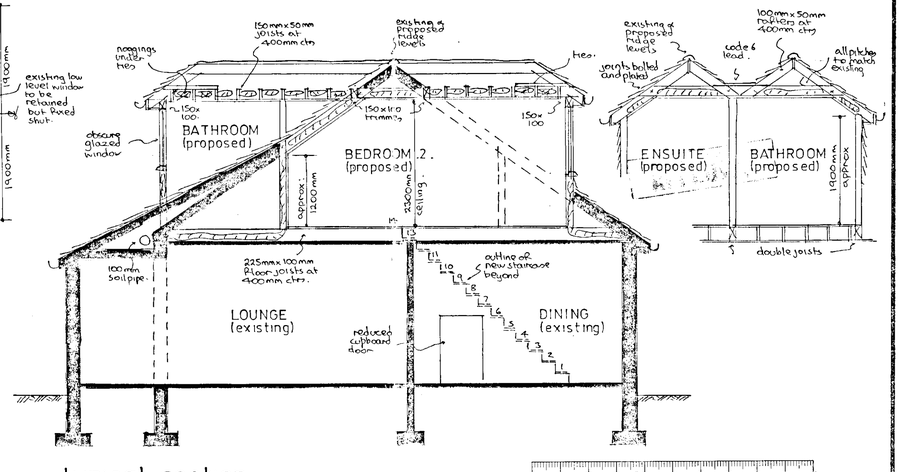
Existing structure:- Any parts of existing structure which are to be subjected to additional loading, must be exposed by trial holes for inspection and strengthened as necessary before work continues.



ground floor plan



first floor plan



typical section

27 MAR 2001

PROPOSED ROOF CONVERSION at 21 KINGS STREET LANE, WINNERSH, BERKSHIRE for MR.G.ADDIS.

Revisions:-

Drawing Nº AH/E/3117
Scales 1:50 & 100
Date FEB 2001

ANDESIGN BUILDING PLANS