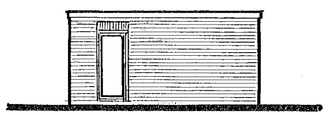


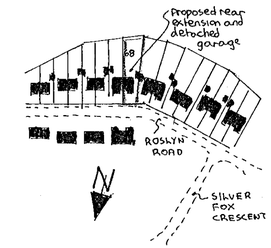
north elevation | west elevation | west elevation | south elevation | east elevation



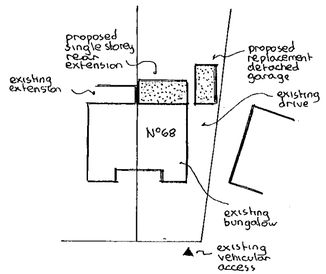
east elevation

gross internal areas
extension = 21 m²
garage = 14·84 m²

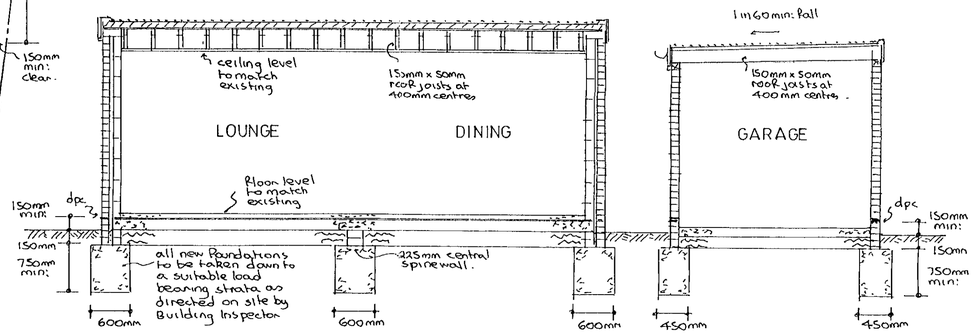
part ground floor plan



location plan 1:2500



block plan 1:500



typical sections

notes:-

Extension roof :- Three layer felt and chippings on 120mm Rockwool hardrock insulation on vapour barrier on 18 mm exterior quality plywood on firrings to create min: 1 in 60 fall on 150mm x 50mm roof joists at 400mm centres with 9mm foil backed plasterboard and skim coat plaster to receive selected decorations. This is a warm deck roof and therefore no cross ventilation is required.

Garage roof :- Three layer felt and chippings on 18mm exterior quality plywood on 150mm x 50mm roof joists set to create min 1 in 60 fall.

lateral restraint :- Where roof 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.

Extension floor :- Selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Vertrot or similar d.p.m on 150mm suspended concrete floor slab, supported on all edges and reinforced with B785 fabric reinforcement with 12mm main bars at 100mm centres with 8mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of 150mm selected hardcore. Top steel to be provided over central spine wall.

Garage floor :- 100mm concrete slab on 150mm selected hardcore.

Extension walls :- 112mm external skin of facing brick to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of celcon blockwork and 16mm plaster to receive selected decorations. Reveals to be insulated.

Garage walls :- 112mm skin of facing brick to match existing with piers as shown.

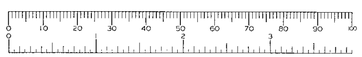
lintels :- I.G. lintels galvanised steel, L1/S insulated type to extension.

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.

Windows/doors :- All new external doors and windows to be double glazed and fitted with trickle vents in head equivalent to 8000mm² opening. Any glass in windows below 800mm and doors below 1500mm measured from floor level to be in laminated safety glass.

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





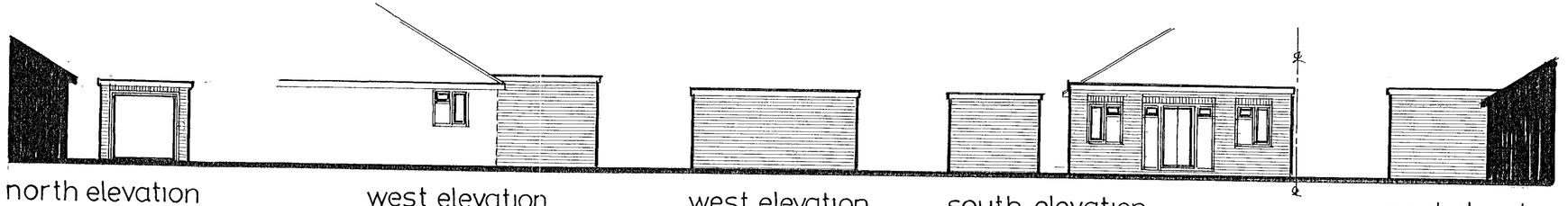
15.NOV.2000* 2802

PROPOSED EXTENSION and GARAGE at 68 ROSLYN ROAD, WOODLEY, BERKSHIRE for MR & MRS. T.J. BEARD.

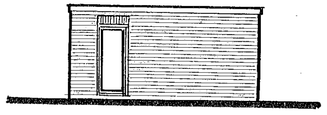
Revisions:-

Drawing Nº	AH/E/3082
Scales	1:50 & 100
Date	NOV 2000

ANDESIGN BUILDING PLANS



north elevation | west elevation | west elevation | south elevation | east elevation



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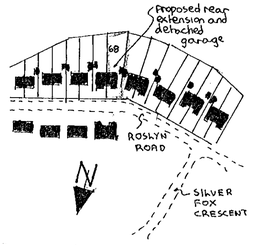
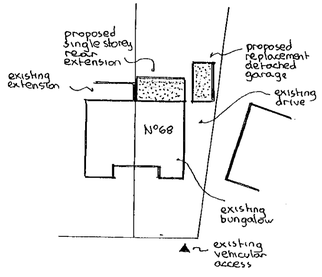
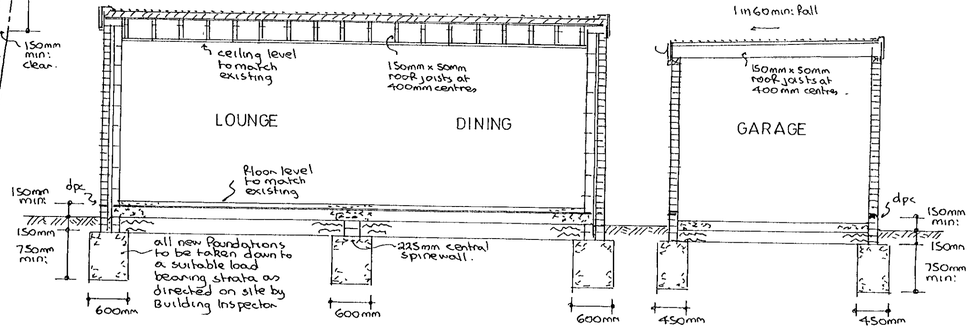


location plan 1:2500



block plan 1:500



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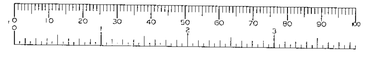

APPROVED

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ANDESIGN BUILDING PLANS