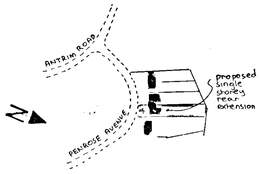
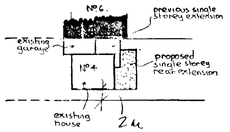


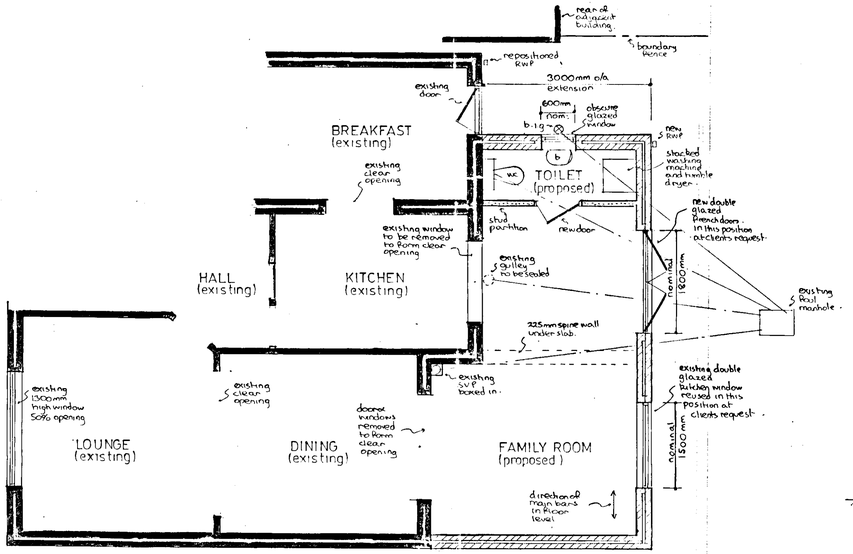
east elevation north elevation west elevation



location plan 1:2500

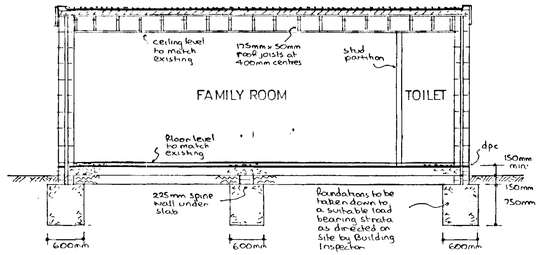


block plan 1:500



gross internal area of extension = 21·40 m²

part ground floor plan



typical section

notes:-

Roof :- Three layer felt and chippings on 120mm Rockwool hardrock insulation on vapour barrier on 19mm exterior quality plywood on battens to create min 1 in 40 fall on 175mm x 50mm roof joists at 400mm centres with ceiling of 9mm Pavl backed plasterboard and skimcoat plaster to receive selected decorations. This is a warmdeck roof and will not require cross ventilation.

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: 30 mm x 5 mm cross sectional area are to be provided at 2000mm centres to anchor down all roof plates -

Ground Floor :- Selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool insulation rigid slab on Ventrot or similar d.p.m on 150 mm suspended concrete floor slab supported on all edges and reinforced with A785 Fabric reinforcement with 10 mm main bars at 100 mm centres and 8 mm distribution bars at 200 mm centres with 40 mm bottom cover set on 150 mm min: selected hardcore. Use hop steel over spine wall.

Walls :- 20 mm cement and sand waterproof rendering on 100 mm Celcon blockwork external skin and 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 any external door or window openings to be insulated.

Partitions :- 100 mm x 50 mm timber studding at 400 mm centres and 100 mm Fibreglass insulation between studding and faced with 9 mm plasterboard and skimcoat plaster.

Windows/doors :- Windows/external doors to be double glazed, obscure to toilet and fitted with trickle vents in head equivalent to 8000 mm² to Family room and 4000 mm² to toilet. Any glass in windows below 800 mm and doors below 1500 mm measured from floor level to be in laminated safety glass.

Lintels :- I. G. lintels Ltd type L1/S galvanised steel insulated lintels.

Dpc & Flashings :- D.p.c to be lead cored 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.

Ventilation :- Toilet/utility to be fitted with extract fan discharging to open air at rate of 30 litres per second. Kitchen to be fitted with either cooker hood (30 litres per second) or extract fan (60 litres per second) discharging to open air.

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

Foul drainage :- Any new foul drainage to be carried out in 100 mm upvc underground drainpipe bedded in pea shingle, set at 1 in 40 min: fall and provided with concrete lintels where pipes pass under walls.

18 FEB 2002 5947

APPROVED

PROPOSED EXTENSION at 4 PENROSE AVENUE, WOODLEY, BERKSHIRE for MR & MRS. A. ROPPA.

Revisions :- 'A' 14/2/2002 Family room window & French doors repositioned at Clients request.

Drawing Nº AH/E/3309 A
Scales 1:50 & 100
Date JAN 2002

ANDESIGN BUILDING PLANS

QV 15/4/02