

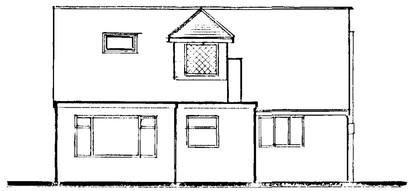
south elevation



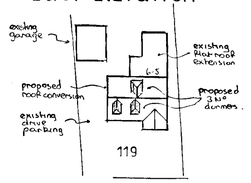
north elevation



east elevation



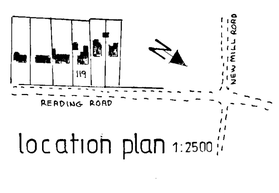
west elevation



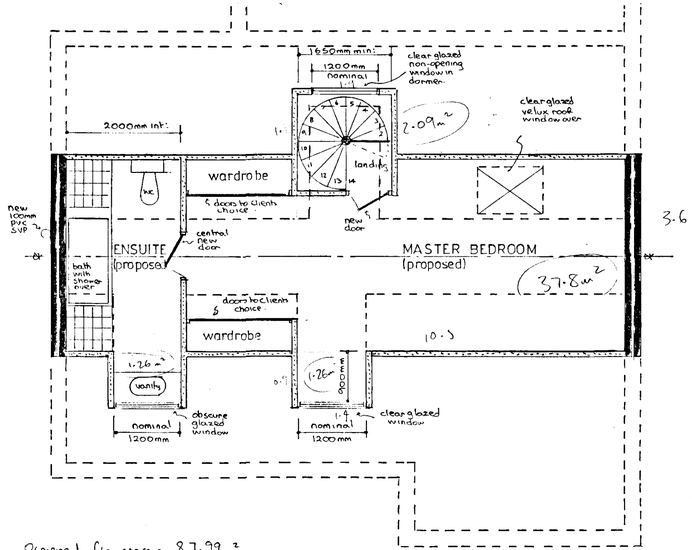

block plan 1:500




ground floor plan

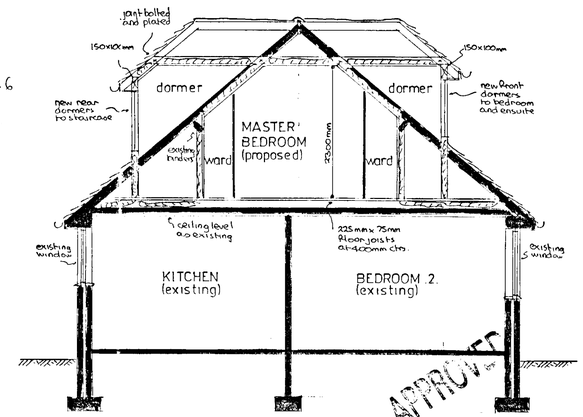



location plan 1:2500




first floor plan

Original floorspace = 87.99m²
rear extension = 44.2 (50% increase)
new extension (loft conversion) = 42.41
∴ total extensions = 86.6m² = 98% increase.




typical section

APPROVED

05.DEC.2001 • 5597

# notes:-

Dormer roofs:- Plain concrete tiling in colour to match existing on Pelt-ard battens on 100mm x 50mm rafters pitched to match existing and set at 400mm centres with 100mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling of 9mm Pail backed plasterboard and skimcoat plaster to receive selected decorations.

Main roof:- Double rafters to be provided either side of new dormers. At sloping ceiling positions rafters to be packed out to receive min: 50mm Celotex double 'R' rigid slab between rafters and maintaining 50mm min: air gap.

Roof ventilation:- All roof spaces to have permanent cross ventilation and this is to be achieved by combination of proprietary eaves vents equivalent to 10mm continous gap to front doors and 25mm to main roof and rear door and ridge vents to main roof and rear dormer equivalent to 5mm continous gap.

First Floor:- 18mm t+g flooring grade chipboard on 225mm x 75mm floor joists (225 x 50 to bed & study only) with trimming to staircase hall, joists set at 400mm centres with central row of herringbone strutting to each span and double joists under any partitions/dormer walls.

Dormer walls:- Tile hanging in concrete plaintiles to match on Pelt and battens on 9mm exterior quality plywood on 100mm x 50mm timber studding at 400mm centres with 100mm fibreglass insulation between studding and faced with 9mm Pailbacked plasterboard and skimcoat plaster to receive selected decorations

Stairs:- Purpose made spiral staircase with 14 No equal risers with min: 50mm tread at centre and max: 200mm risers with 900mm high handrail and no openings greater than 100mm and 2000mm min: clear headroom throughout.

Windows:- Any new windows to match but double glazed, obscure to ensuite and fitted with trickle vent in head equivalent to 8000mm² opening to bedroom and 4000mm² to ensuite. Any glass in windows below 800mm measured from floor level to be in laminated safety glass. Master bedroom window must provide min: 0.33m² opening as alternative fire escape with no dimension less than 450mm and set max: 1100mm above floor level.

Partitions:- 100mm x 50mm timber studding at 400mm centres with 100mm fibreglass insulation between studding and faced with 9mm plasterboard (Pail backed adjacent to roof space) and skimcoat plaster to receive selected decoration.

Chimney:- Chimney on south elevation is redundant and can be either blocked off or removed at Clients discretion. Chimney on west elevation is in use and therefore either staircase window must be non opening or stack is to be built up 900mm above window.

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 extract fan discharging to open air at rate of 15 litres per second.

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

Foul drainage:- Ensuite 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 bath, 50mm to basin. Any new foul drainage to be carried out in 100mm upvc underground drain pipe bedded on pea shingle set to 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 subject to additional loading to be exposed by trial holes for inspection and strengthened as necessary before work continues.

PROPOSED ROOF CONVERSION at 119 READING ROAD, FINCHAMPSTEAD, BERKSHIRE for MR & MRS.N.BOLTER.

Revisions:-

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|---|---|
| Drawing No | AH/E/3275 |
| Scales | 1:50 & 100 |
| Date | NOV 2001 |

ANDE SIGN BUILDING PLANS