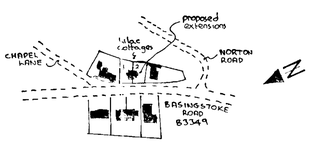


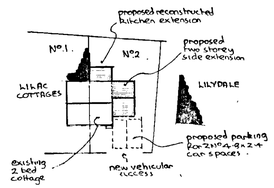
west elevation

south elevation

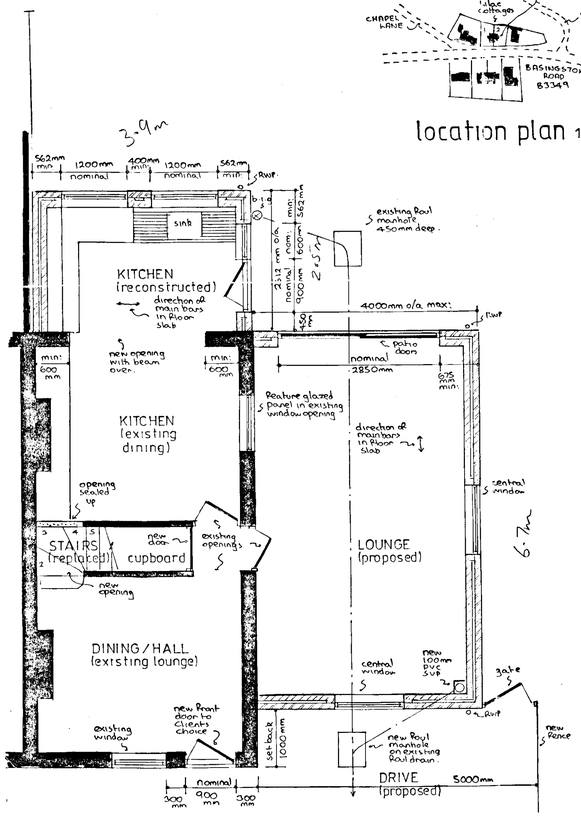
east elevation



location plan 1:2500

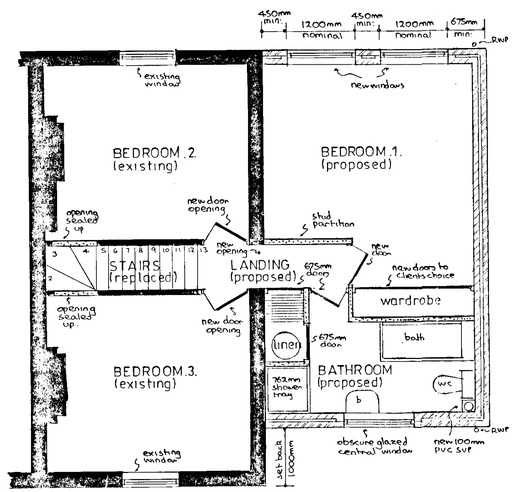


block plan 1:500



ground floor plan

gross internal area of extension = 53·67m²



first floor plan

notes:-

Main roof:- Slate tiling to match existing on felt and battens on 100mm x 50mm rafters pitched to match existing and set at 400mm centres with 125mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and 9mm Rail backed plasterboard and skimcoat plaster to receive selected decorations. Roof space to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 10mm continuous gap.

Kitchen roof:- Redland stonewold concrete interlocking tiles in slate grey colour, on felt and battens on 125mm x 50mm rafters pitched at 17½° and set at 400mm centres with 125mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and 9mm Rail backed plasterboard and skimcoat plaster to receive selected decorations. Roof space to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 10mm continuous gap and high level tile vents equivalent to 5mm continuous gap.

First floor:- 18mm t&g flooring grade chipboard on 200mm x 50mm floor joists at 400mm centres, with central row of herringbone strutting, with double joists under partitions and ceiling of 12mm plasterboard and skimcoat plaster to receive selected decorations.

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.

Ground floor:- Selected floor finish on 63mm reinforced screed on building paper on 40mm thick Rock wool insulation rigid slab on Visqueen or similar dpm on 150mm suspended concrete floor slab, supported on all edges reinforced with B785 fabric reinforcement with 10mm main bars at 100mm centres and 8mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of 150mm selected hardcore. Ventilation to be maintained to any existing hollow floors by using second quality pipes to link existing air bricks to new air bricks in external wall. Top steel over central spine wall.

Walls:- 112mm external skin of facing brick to match existing (including brick detailing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal celcon blockwork skin and 16mm plaster to receive selected decorations. Reveals around all new external door and window openings to be insulated to avoid the risk of cold bridging.

Studding:- 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:- New windows/external doors to be double glazed and fitted with trickle vents in head equivalent to 8000mm² to lounge and bedroom, with 4000mm² to kitchen and bathroom. Any glass in windows below 800mm or doors below 1500mm measured from floor level to be in laminated safety glass. Bedroom.1. window must have min: 0·33m² area as alternative fire escape, set max 1100mm above floor level and with no openings larger than 450mm.

Staircase:- Replacement staircase in softwood, with min: 225mm going (250mm on winders) and max: 200mm risers with 2000mm clear headroom throughout and 900mm high handrail and no openings larger than 100mm.

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

Lintels:- I.G. lintels kind type LI/S galvanised steel insulated lintels.

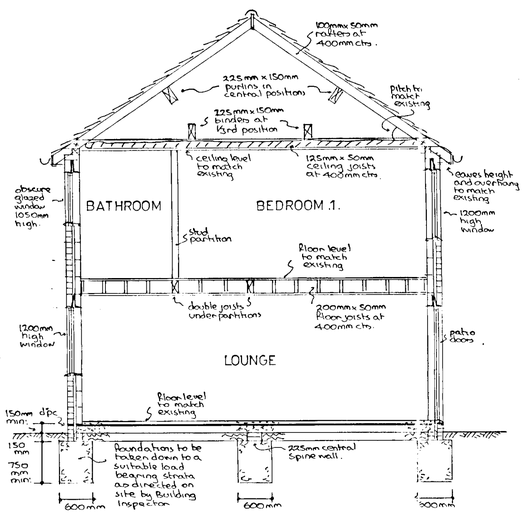
Beam:- Kitchen beam to be formed of 2 No 152 x 89 x 16 kg mild steel joists, bolted together with 12mm bolts and spacers at 600mm centres with full bearing on 300mm x 225mm x 150mm deep concrete padstone each end. Beam to be encased in two layers of plasterboard totalling 19mm with 7mm gypsum plaster to provide fire protection.

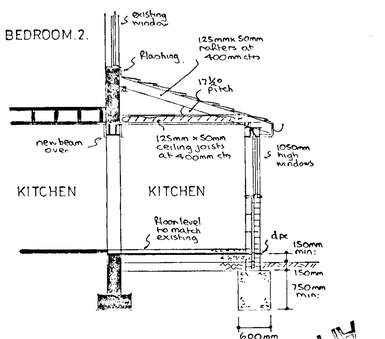
Electrics:- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations and include mains controlled linked smoke detectors on hall and landing ceilings.

Ventilation:- Bathroom to be fitted with extract fan discharging to open air at rate of 15 litres per second. Kitchen to have either cooker hood (30 litres per second) or extract fan (60 litres per second).

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

Foul drainage:- New bathroom equipment discharging via deep seal traps and wastes to new 100mm PVC SVP terminating min: 900mm above highest opening window. 100mm w.c. waste 40mm bath & sink, 50mm shower, 32mm basin waste. Any new foul drainage to be carried out in 100mm upvc underground drainpipe, bedded in pea shingle and set at 1in 40 min: Fall and provided with concrete lintels where pipes pass under walls.





typical sections

28.SEP.2001 49/5

APPROVED

PROPOSED EXTENSION at 2 LILAC COTTAGES, BASINGSTOKE ROAD, RISELEY, BERKSHIRE for MR & MRS. S.J. PAUL.

Revisions:-

Drawing No	AH/E/3227
Scales	1:50 & 100
Date	SEPT 2001

ANDESIGN BUILDING PLANS

29/10/01