

northwest

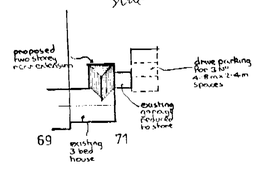
southwest elevation

southeast elevation

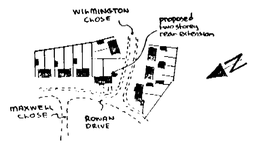
Rear.

northeast elevation

Facing No 69.



block plan 1:500



location plan 1:2500

notes:-

Roof:- Tiling to match existing on felt and battens on 125mm x 50mm rafters pitched to match existing and set at 400mm centres with 175mm x 50mm hip rafters with 200mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling @ 4mm foil 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

First Floor:- 18mm t & g flooring grade chipboard on 225mm x 50mm floor joists at 400mm centres with double row of herringbone strutting, with double joists under partitions and ceiling @ 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 to span 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 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Ventrot or similar dpm on 150mm suspended concrete floor slab supported on all edges and reinforced with BS03 Fabric reinforcement with 8mm main bars at 100mm centres, and 8mm distribution bars at 1000mm centres with 40mm bottom cover set in blinded layer of 150mm selected hardcore. Use hip steel over centre spine wall.

Walls:- 112mm external stain @ Facing brick to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal 'clan' of celcon blocklwork and 14mm plaster to receive selected decorations. To avoid risk of cold bridging reveals around all new external door and window openings to be insulated.

Partition:- 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, fitted with trickle vents in head equivalent to 8000mm² opening to bedroom and lounge, with 4000mm² to bathroom. Any glass in windows below 800mm or doors below 1500mm measured from floor level to be laminated safety glass. Bedroom window to have min: 0.33 m² opening as alternative fire escape with no dimension less than 450mm and set maximum 1100mm above floor level.

Lintels:- I.G lintels ltd type W/S galvanised steel insulated lintels.

D.p.c & flashings:- D.p.c to be in leadcored felt and flashings in code 4 lead.

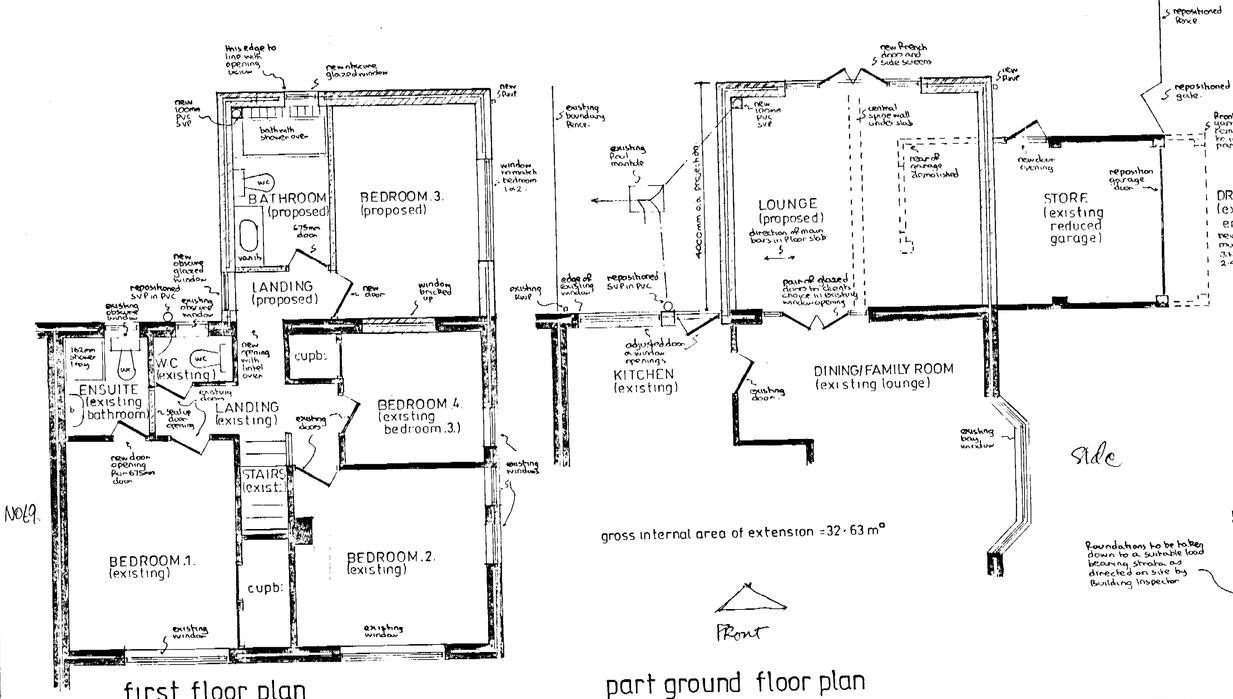
Electrics:- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations and include mains controlled linked smoke detectors on hall and landing ceilings.

Ventilation:- Bathroom to be fitted with extract fan to discharge to open air at rate of 15 litres per second.

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

Foul drainage:- New bathroom, shower and existing toilet equipment to discharge via new, repositioned 100mm pvc svp's via deep seal traps and wastes, with SVP's terminating min: 900mm above highest opening window. 100mm w.c. waste, 40mm sink, shower, bath and 32mm basin wastes. New foul drainage to be carried out in 100mm upvc underground drainpipe bedded in pea shingle, set at min: 1 in 40 fall and provided with concrete lintels where pipes pass under walls.

Garage:- Existing garage to be reduced in size to form store and include replacing existing asbestos roof with three layer felt and chippings on 18mm exterior quality plywood on 150mm x 50mm joists at 400mm centres set to create min: 1 in 60 fall.



first floor plan

part ground floor plan

typical section

REFUSED

28.MAR2002 6190

PROPOSED EXTENSION at 71 ROWAN DRIVE, WOODLEY, BERKSHIRE for MR & MRS. M.G. MILLS.

Revisions:-

Drawing No AH/E/3331
Scales 1:50 & 100
Date MARCH 2002

ANDESIGN BUILDING PLANS