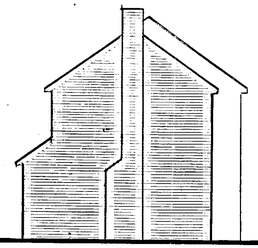
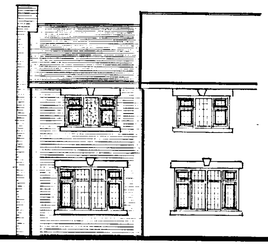


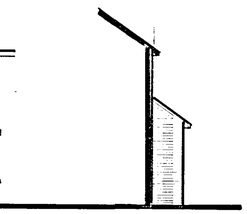
rear elevation WEST



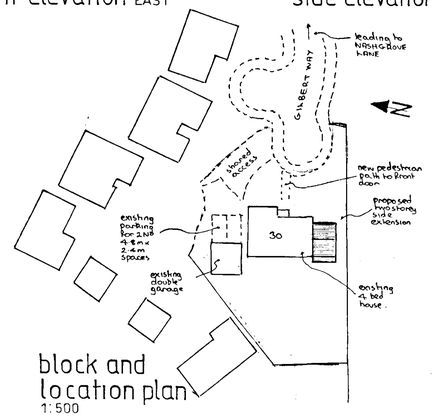
side elevation SOUTH



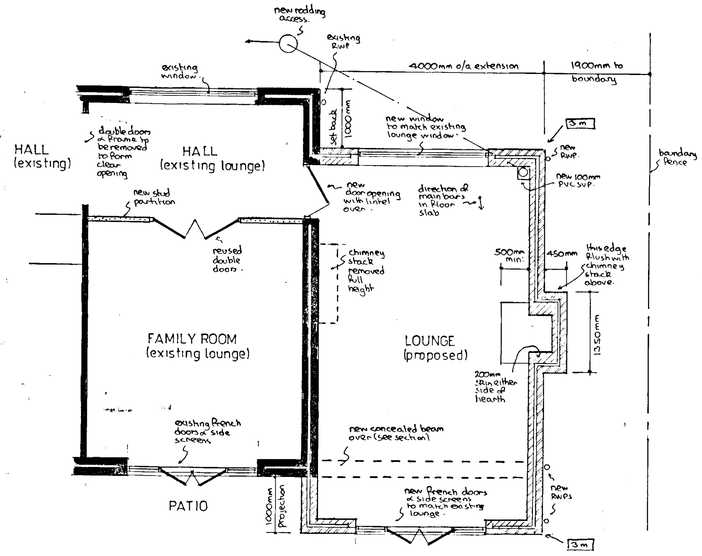
front elevation EAST



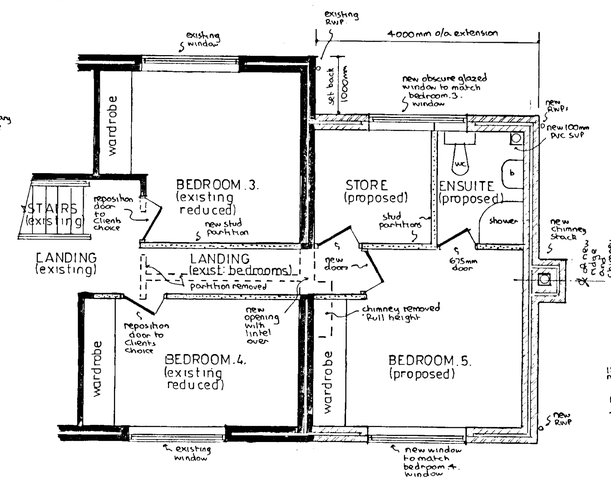
side elevation NORTH



block and location plan
1:500

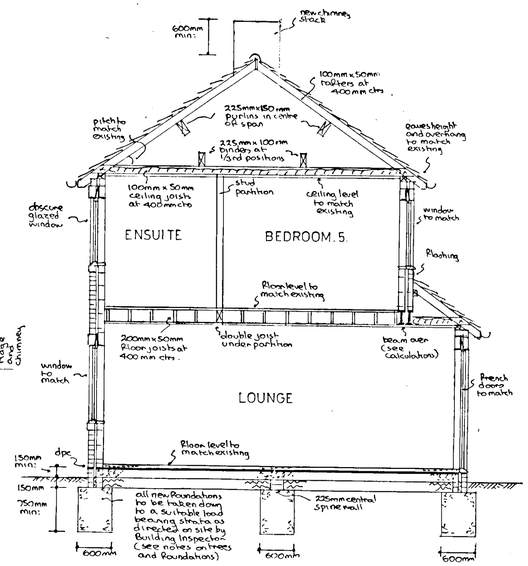


part ground floor plan



gross internal area of extension = 42.75 m²

part first floor plan



typical section

notes:-

Roof:- Tiling to match existing on Felt and battens on 100mm x 50mm rafters pitched to match existing and set at 400mm centres with 100mm x 50mm ceiling joists at 400 mm centres with 300mm Fibreglass insulation between joists and ceiling of 9mm Ply 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 10 mm continuous gap. Secondary roof over lounge to also have high level tile vents equivalent to 5mm continuous gap.

First Floor:- 18 mm t & g Flooring grade chipboard on 200mm x 50mm floor joists at 400mm centres with central row of herringbone strutting, with double joists under stud partitions and ceiling of 12mm plaster-board 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 1200 mm 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 65 mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Ventrot or similar dpm on 150 mm suspended concrete floor slab, supported on all edges and reinforced with A193 Ref:C reinforcement with 10mm main bars at 100 mm centres and 8 mm distribution bars at 200mm centres with 40 mm bottom cover set on blinded layer of 150 mm selected hardcore. Top bars to be provided over central spine wall.

Walls:- 112 mm external skin of Facing brick to match existing including all brick detailing with 50mm cavity containing 50mm Rockwool batts insulations with 100mm internal skin of Celcon blockwork and 16mm plaster finish to receive selected decorations. To avoid risk of cold bridging reveals around all new external door and window openings to be insulated.

Partitions:- 100mm x 50 mm timber studding at 400 mm centres with 100mm Fibreglass insulation between studding and 9mm plaster-board and skimcoat plaster to receive selected decorations.

Windows/doors:- All new windows / external doors to match existing, double glazed and Rebated with trickle vent in head equivalent to 8000mm² opening to lounge and bed.5. and 4000mm² to store/ensuite. Any glass in windows below 800mm on doors (including side screens) below 1500mm measured from floor level to be in laminated safety glass. Store/ensuite window to remain obscure glazed. Bedroom 5 window to have min: 0.33 m² opening as alternative fire escape with no dimension less than 450 mm and set max: 1100mm above floor level.

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

D.p.c & 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 and including mains controlled linked smoke detectors on hall and landing ceiling.

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

Rainwater:- 112 mm gutters and 62 mm downpipes discharging via back inlet gullies and 100 mm upvc underground drainpipe to existing surface water drain (if available) or new soakaway 1000mm diameter x 2000mm deep and situated min: 4500mm from any building.

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

Chimney:- Traditional hearth served by 225 ø terracotta socketted flue liners in stack. terminating min: 600mm above ridge level. combustion air to be provided at rate of 50% of throat area.

Trees and Boundaries:- Because of trees particularly on adjoining site and assuming high shrinkage ground conditions, allowance to be made for additional foundation depths as shown in ___ on ground floor plan. Final decision on foundation depths to be taken on site in conjunction with Building Inspector subject to actual ground conditions.

Beam (see calculations):- To be enclosed in equivalent of two layers of plasterboard to ceiling 19 mm and 7 mm gypsum plaster finish to provide fire protection. Beam to be formed of 2 No 203 x 102 x 23 kg mild steel joists bolted together with 12mm bolts and spacers at 600mm centres with Full bearing on 600 mm x 100 mm x 150 mm deep concrete padstone each end.

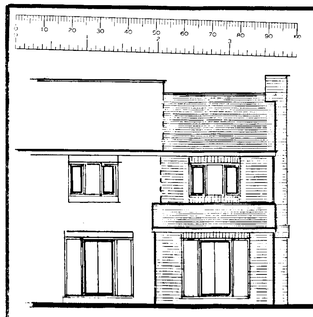
12 DEC 2001 • 5020

PROPOSED EXTENSION at 30 GILBERT WAY, FINCHAMPSTEAD, BERKSHIRE for MR & MRS. I. MALINS.

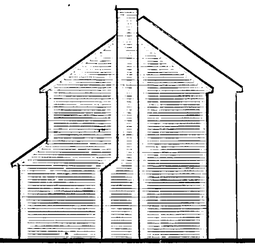
Revisions:- 'A' 10/12/2001 Block and location plan added.

Drawing N°	AH/E/3260^A
Scales	1:50 & 100
Date	NOV 2001

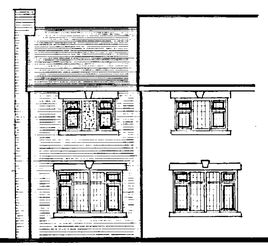
ANDESIGN BUILDING PLANS



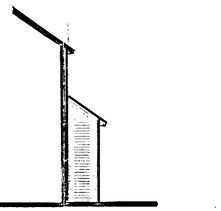
rear elevation WEST



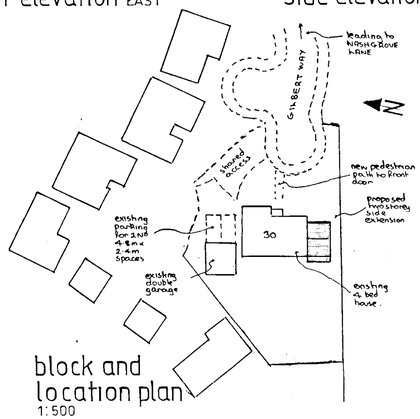
side elevation SOUTH



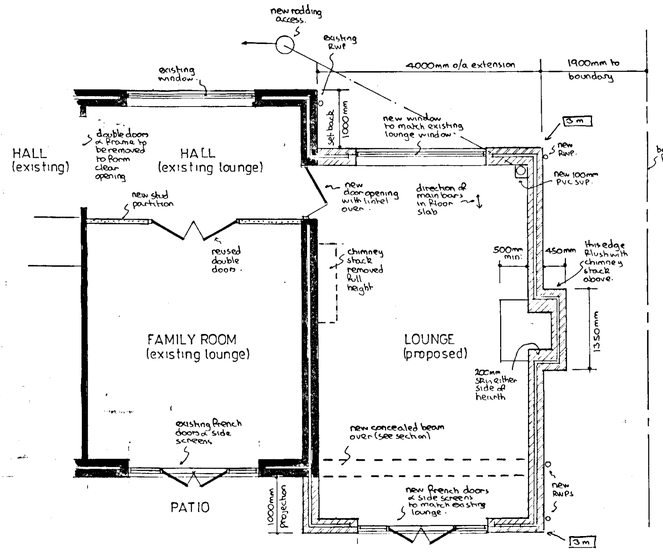
front elevation EAST



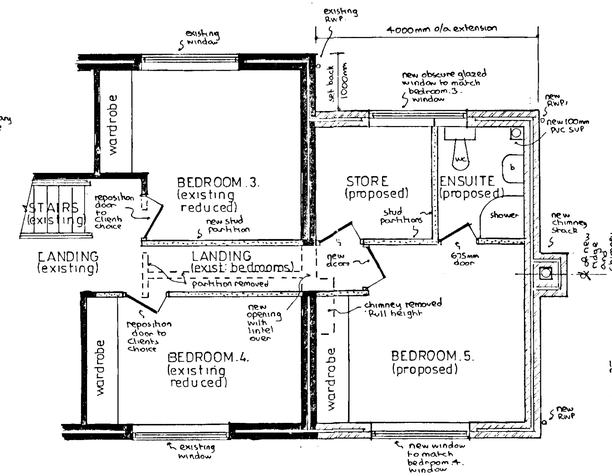
side elevation NORTH



block and location plan
1:500



part ground floor plan



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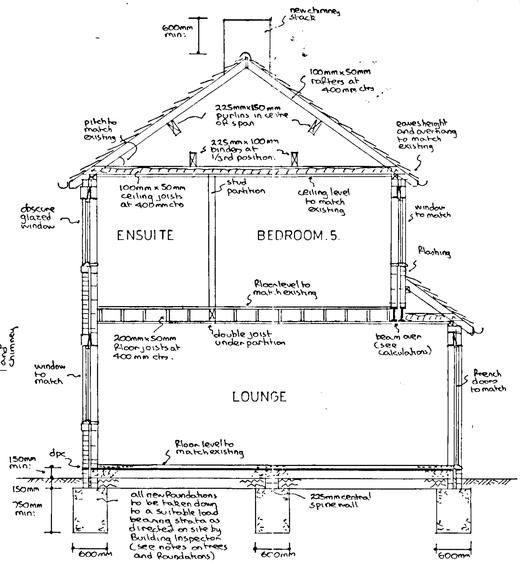

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12 DEC 2001 • 5920

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Revisions:- 'A' 10/12/2001 Block and location plan added.

Drawing No AH/E/3260^A
Scales 1:50 & 100
Date NOV 2001

NDESIGN BUILDING PLANS