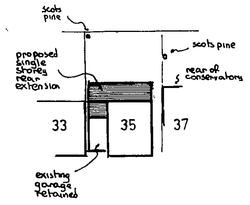
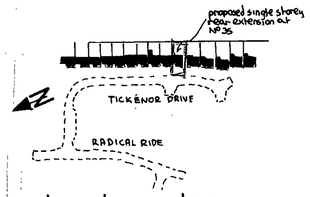


south elevation | east elevation | north elevation | west



block plan 1:500



location plan 1:2500

notes:-

Roof:- Redland Stonewold concrete interlocking tiles in colour only to match existing on felt and battens on 125mm x 50mm rafters pitched at 17½° and set at 400mm centres with 125mm x 50mm ceiling joists at 400 mm centres with 100mm fibreglass insulation between joists and 150mm fibreglass insulation over joists in opposite direction with ceiling of 9 mm foil backed plasterboard and skimcoat plaster to receive selected decorations. At sloping ceiling position 50mm celotex rigid slab insulation to be placed between rafters to maintain min: 50m gap and 50mm celotex fixed under rafters. All roof spaces to have permanent cross ventilation and this is to be achieved by combination of proprietary eaves vents equivalent to 25 mm continuous gap to kitchen and 10 mm to dining and study with high level tile vents equivalent to 5mm continuous gap to kitchen & dining and tile vents on slope adjacent to garage on study. Double rafters to be provided either side of velux roof window to kitchen.

Lateral restraint:- Where ceiling joists run parallel to an external wall, lateral restraint must be achieved by metal straps spanning three joists at 1200mm centres. In addition mild steel anchors to be provided to all wall plates equivalent to 30mm x 5mm min: cross sectional area at 2000mm centres generally but 1000mm centres to kitchen.

Floor:- Selected floor finish on 65mm reinforced screed on building paper on 100mm Rockwool rigid slab insulation on Ventrot or similar d.pm on 150mm suspended concrete floor slab, supported on all edges and reinforced with B785 fabric reinforcement with 10mm main bars at 100mm centres and 8mm distribution bars at 200mm centres with 40 mm bottom cover set on blinded layer of 150mm min: selected hardcore. Top steel to be used over central spine wall in study.

Walls:- 103mm external skin of facing brick to match existing and 75mm cavity containing 75mm Rockwool insulation batts and 100mm internal skin of Celcon blockwork and 16 mm 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:- 100 mm Celcon blockwork on Pull foundations.

Lintels:- I.G. Lintels htd type HTS galvanised steel insulated lintels.

Dpc & flashing:- Dpc 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:- Kitchen to be fitted with either extract fan (60 litres per second) or cooker hood (30 litres per second) all discharging to open air.

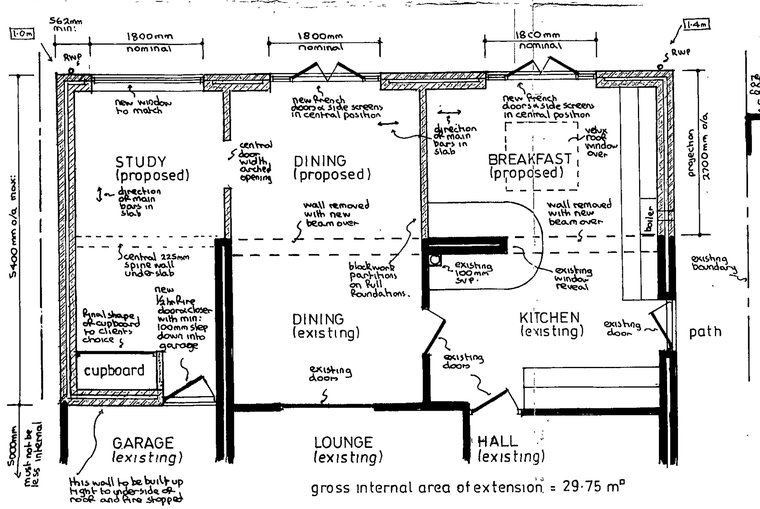
Windows/doors:- All new windows/French doors to be fitted with double glazing and trickle vents in head equivalent to 8000mm² opening to study and dining with 4000mm² to kitchen. All new windows/French doors to achieve min: U value of 2.0 w/m²k. Velux roof window 1180mm high x 1140mm wide. Any glass in windows below 800mm² or doors (including side screens) below 1500mm measured from floor level to be in laminated safety glass.

Rainwater:- 112mm gutter and 62mm downpipes discharging via back inlet gullies and 100mm upvc underground drain pipe to new soakaway 1000mm diameter x 2000mm deep and situated min: 4500mm from any building.

Foul drainage:- No new foul drainage is anticipated but before any work commences on site, any existing foul drainage in rear garden must be fully located in position and depth. Any pipes passing under walls to be provided with concrete lintels.

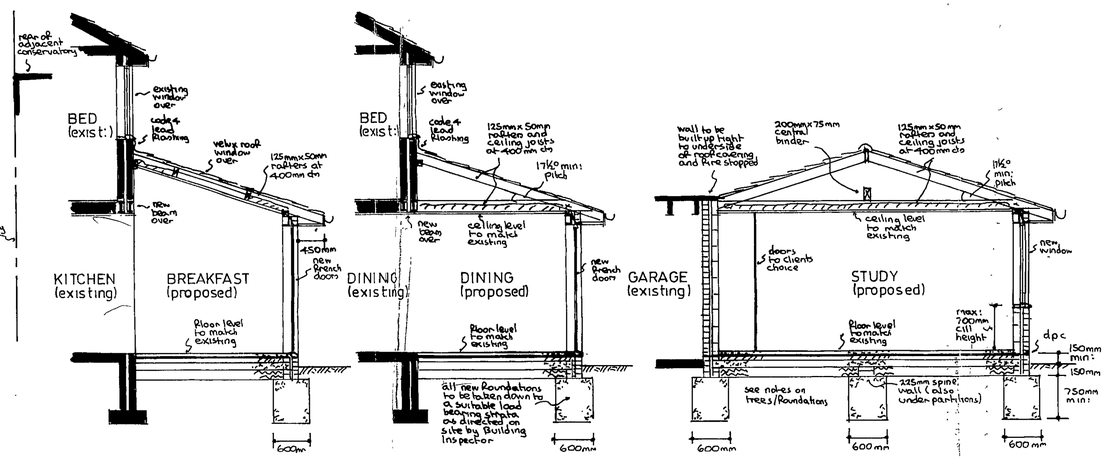
Trees/Foundations:- Where there are trees in close proximity to proposed works and assuming high shrinkage ground conditions, allowance to be made for additional foundation depths as shown in ▭ on ground floor plan. Final decision on foundation depths to be taken on site in conjunction with Building Inspector subject to actual ground conditions.

Beams:- (See calculations) New beams to each be formed of 219x178 mm x 102mm x 19 Kg mild steel joists bolted together with 12 mm bolts and spaces at 600 mm centres with Pull bearing on 400 mm x 250 mm x 150 mm deep concrete padstones on central pier and on 800 mm x 100mm x 250 mm deep concrete padstones at other ends. Beams to be encased in equivalent of two layers of plasterboard totalling 19 mm and 7mm gypsum plaster finish as fire protection



gross internal area of extension = 29·75 m²

part ground floor plan



typical sections

APPROVED

04 DEC 2002 8126

PROPOSED EXTENSION at 35 TICKENOR DRIVE, FINCHAMPSTEAD, BERKSHIRE for MR & MRS. C.M. CLAYTON-BROWN.

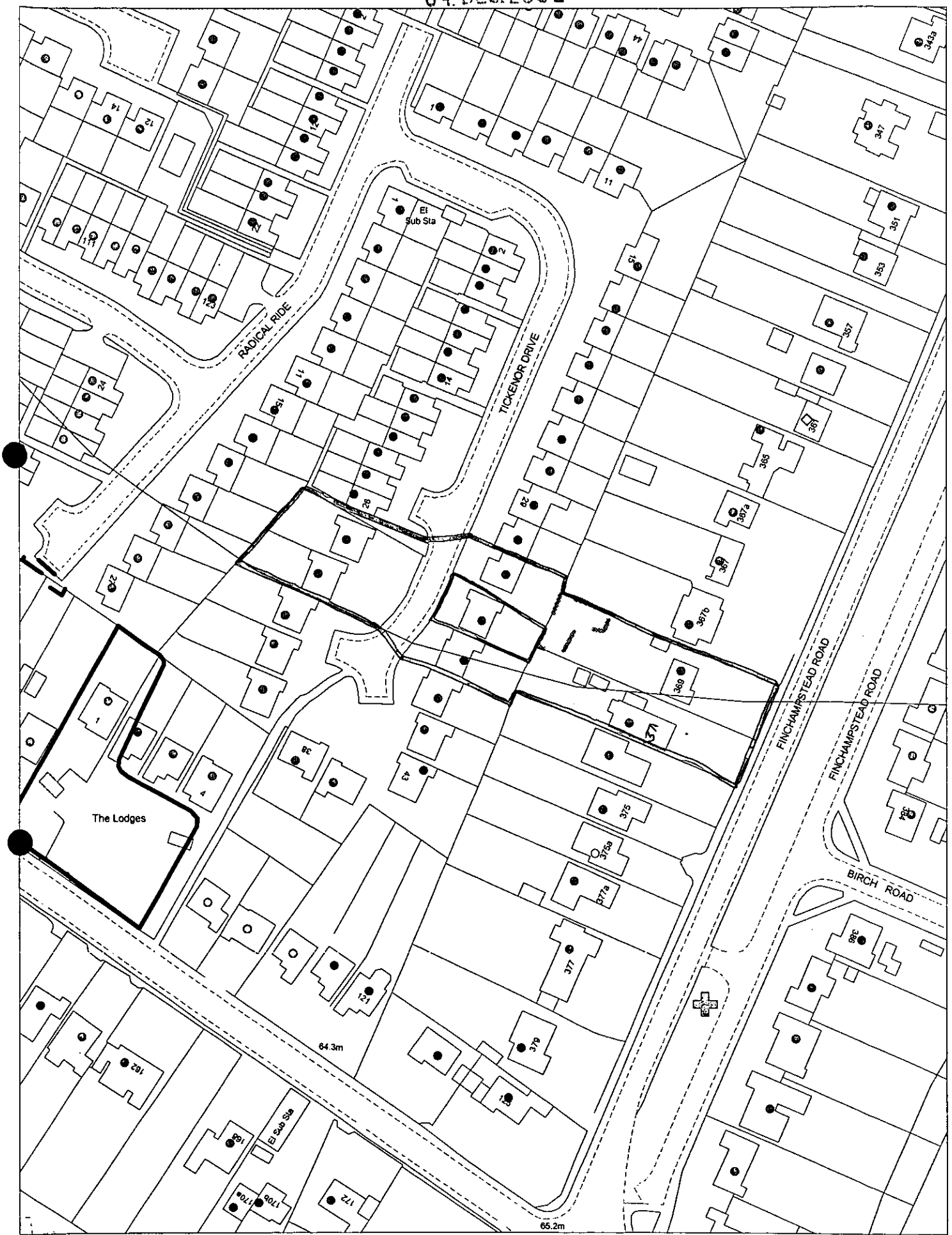
Revisions:- 'A' 1/12/2002 cill height of study window added at clients request.

Drawing No	AHIE/3445 A
Scales	1:50 & 100
Date	NOV 2002

ANDESIGN BUILDING PLANS

30/1/03

04 DEC 2002 8126



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5 December 2002

Scale: 1 : 1250

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