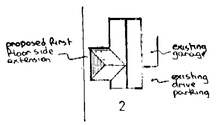


west elevation

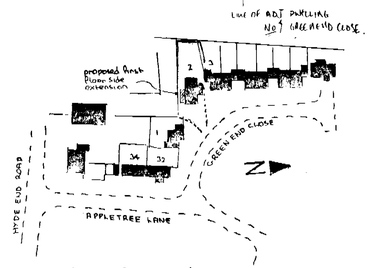
south elevation

east elevation





block plan 1:500



location plan 1:1250

notes:-

Roof:- Tiling to match existing on felt and battens on 150mm x 50mm rafters set at 400mm centres with 200mm x 50mm top rafters with 150mm x 50mm ceiling joists at 400mm centres with 200 mm fibreglass insulation between joists and ceiling of 9mm 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 175mm x 50mm floor joists at 400mm centres with central row of herringbone strutting 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 is to 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.

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

Windows:- New bathroom windows to be double glazed and fitted with trickle vents in head equivalent to 8000mm² opening. Any glass in windows below 800mm measured from floor level to be in laminated safety glass. Bedroom window must have min: 0.33 m² clear opening as alternative fire escape, with no opening dimension less than 450 mm and sill max: 1100 mm above floor level.

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

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

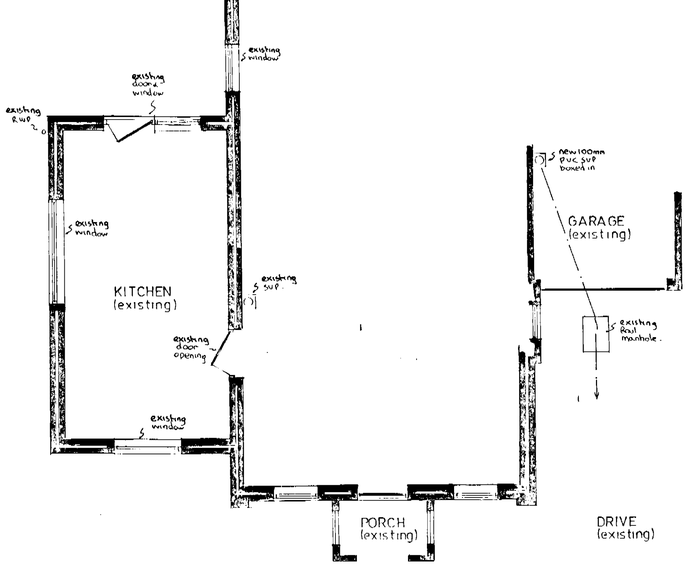
Electrics:- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations and include mains controlled linked smoke detectors on hall and landing ceilings.

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

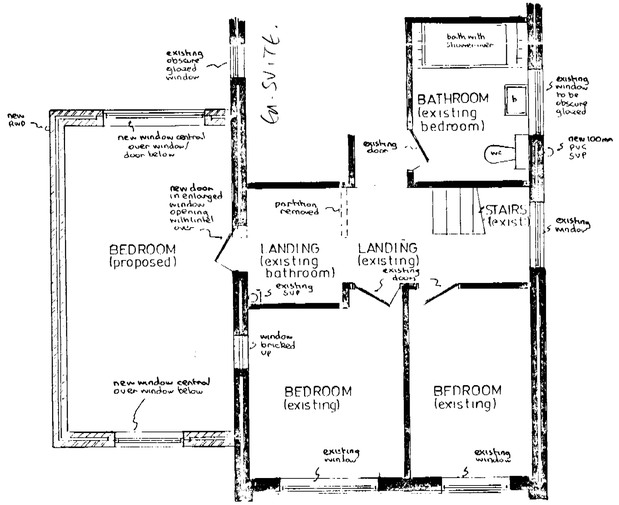
Rainwater:- 112mm gutter to discharge via existing extended 62mm RWP.

Foul drainage:- New bathroom equipment to discharge via deep seal traps and wastes to new 100mm PVC SVP terminating min: 900mm above highest opening window. 100 mm w.c waste, 40mm bath and 32mm basin waste.

Existing structure:- Any parts of building which are to be subjected to any additional loading, are to be exposed by trial holes for inspection and strengthened as necessary before work continues.

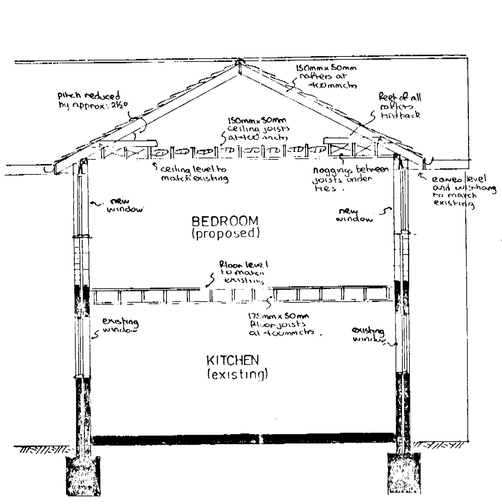


part ground floor plan



gross internal area of extension = 15·93m²

part first floor plan



typical section

APPROVED

22.MAR2002* 6204

PROPOSED EXTENSION and ALTERATIONS at 2 GREEN END CLOSE, SPENCERS WOOD, BERKSHIRE for MR & MRS. M.P.PERRETT.

Revisions:-

Drawing Nº AH/F/3322
Scales 1:50 & 100
Date FEB 2002

ANDESIGN BUILDING PLANS

14/x/02