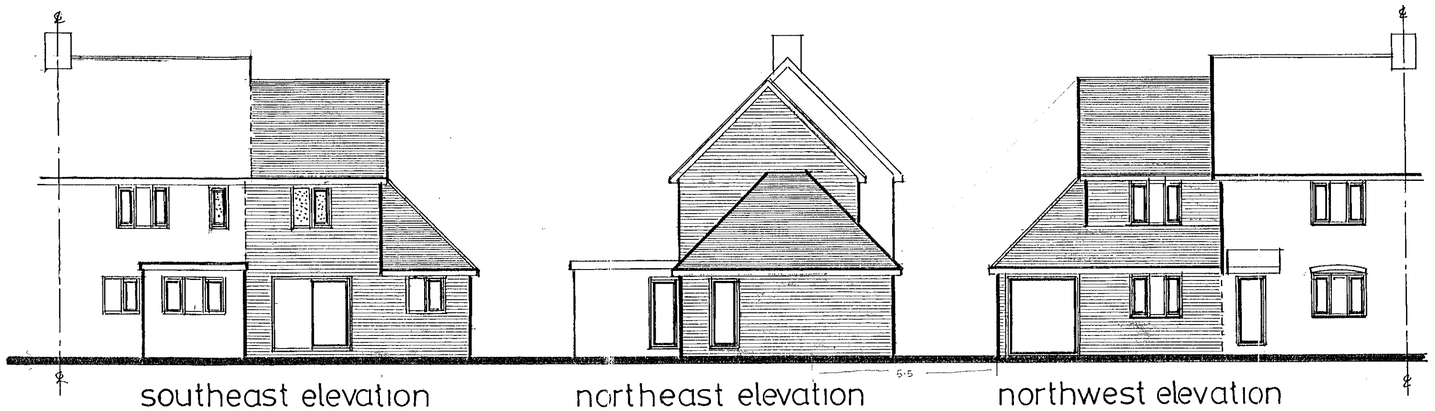
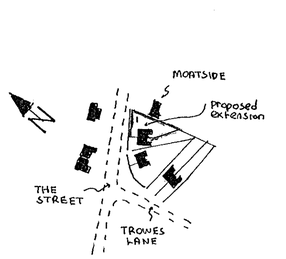
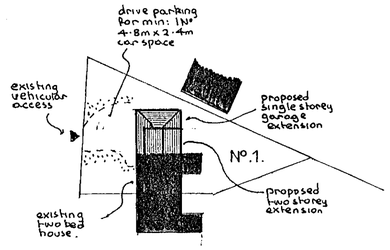


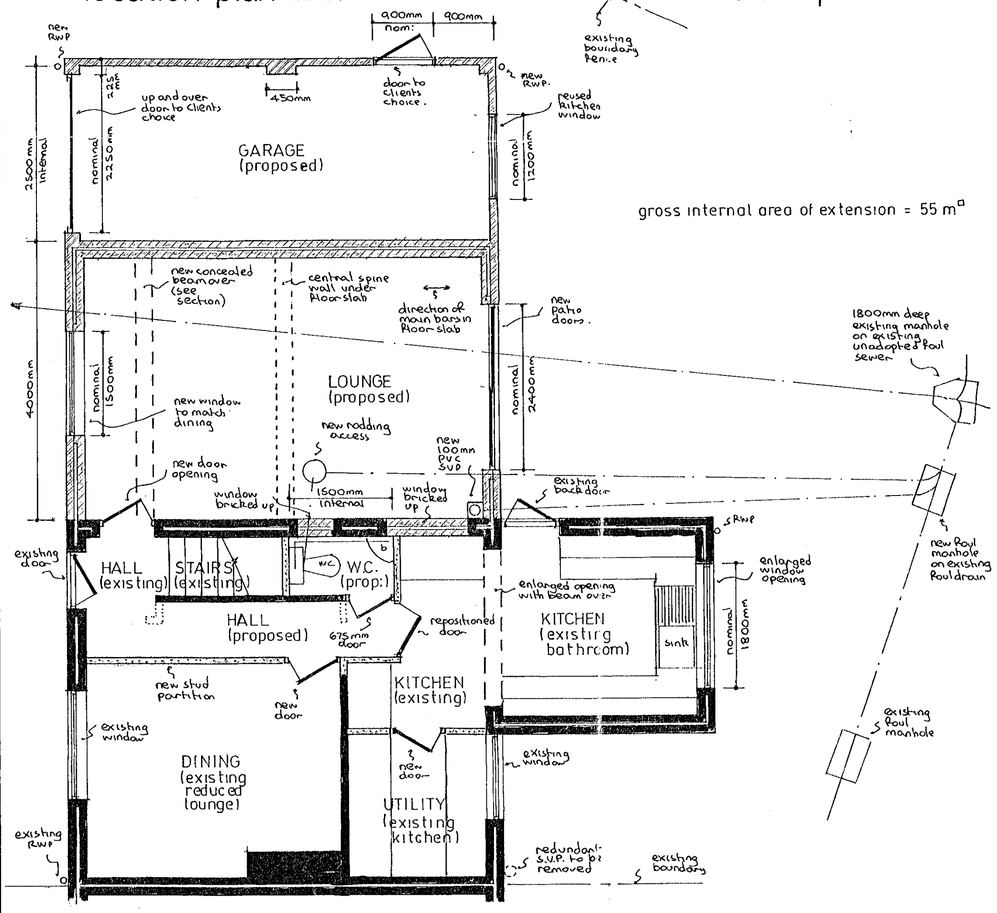
southeast elevation | northeast elevation | northwest elevation



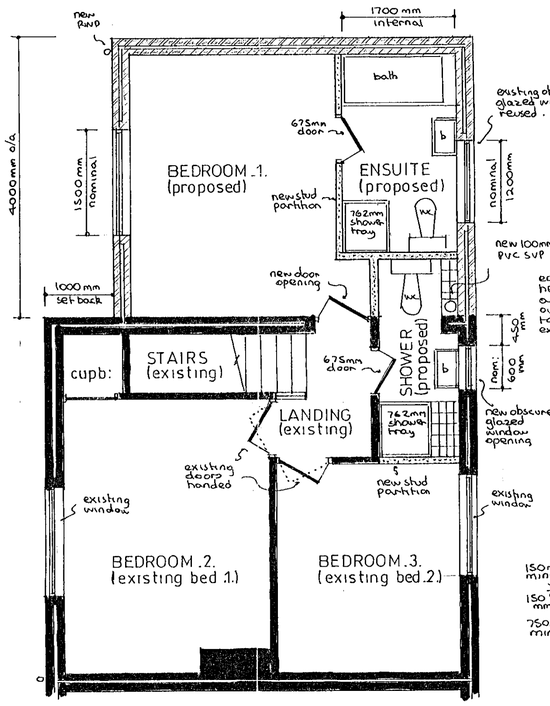
location plan 1:2500



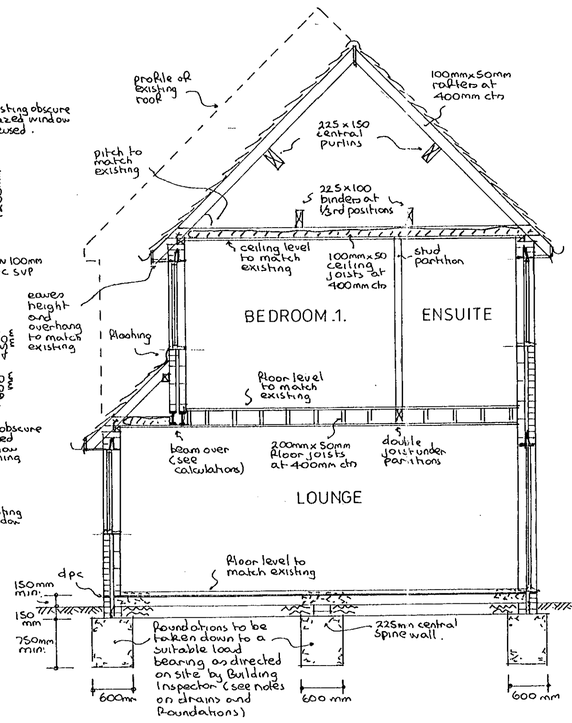
block plan 1:500

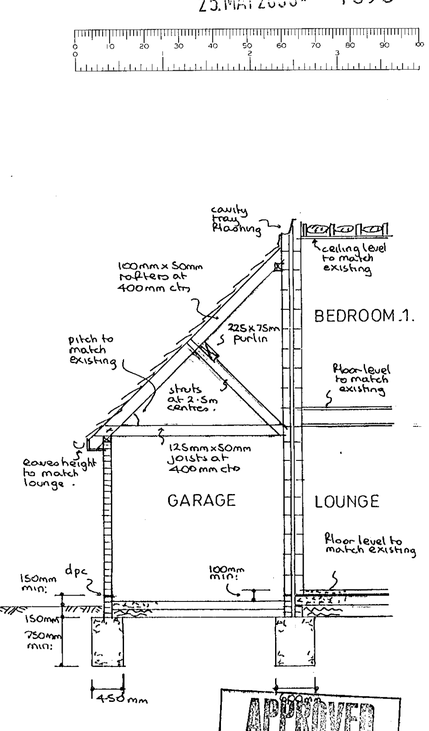


ground floor plan



first floor plan





typical sections

25.MAY2000 1575

APPROVED

notes:-

Roof:- (main) 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 400mm centres with 200mm fibreglass insulation between joists and ceiling of 9mm Roll backed plasterboard and skimcoat plaster to receive selected decorations. Roof space to have permanent cross ventilation and this is to be achieved by proprietary ventilators at eaves level equivalent to 10mm continuous gap.

Roof:- (secondary) 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 400mm centres with insulation and ceiling as described above. Garage to have 125mm x 50mm ceiling joists at 400mm centres but no ceiling. Hip rafters 150mm x 50mm. Lounge roof to have permanent cross ventilation by combination of 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 and double joists under stud partitions and ceiling of 12mm plasterboard and skimcoat plaster to receive selected decorations.

Lateral restraint:- Where ceiling and floor 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 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on blinded or similar d.p.m 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 40mm bottom cover on blinded layer of 150mm selected hardcore. Top steel to be provided over central spine wall. Garage to be 100mm concrete slab on 150mm selected hardcore. Ventilation to be maintained to any hollow floors by using second quality drainpipe to link existing air bricks to new air bricks in external wall.

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

Partitions:- All new partitions to be formed of 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/patio doors to be double glazed and fitted with trickle vents in head equivalent to 8000mm² opening to lounge and bedroom with 4000mm² elsewhere. Ensuite and shower windows to remain obscure glazed. Any glass in windows below 800mm and doors below 1500mm measured from floor level to be in laminated safety glass.

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

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

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

Ventilation:- Kitchen to be fitted with either cooker hood (30 litres per second or extract fan (60 litres per second). Extract fans to be provided in Utility (30 litres per second) and ensuite and shower (15 litres per second) Toilet to be fitted with extract fan (6 litres per second) linked to light switch. All to discharge to external air.

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

Foul drainage:- Ensuite and shower equipment to discharge via deepseal traps and wastes to new 100mm PVC SVP terminating min: 900mm above highest opening window. 40mm shower waste, 50mm bath, 100mm w.c and 32mm basin. Any new foul drainage to be carried out in 100mm upvc underground drainpipe, bedded on pea shingle, set at min: 1 in 40 fall and provided with concrete lintels where pipes pass under walls. Rodding access in lounge to be fitted with double sealed screwdown cover and frame.

Foundations/drains:- Because of existing unadopted foul sewer passing under proposed lounge, allowance to be made for lounge wall foundations to be taken down to invert of existing sewer.

Beams (see calculations):- Beams to be encased in two layers of plasterboard for fire rating 19mm with 7mm gypsum plaster finish to receive selected decorations. Lounge 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 600mm x 100mm x 150mm deep concrete padstone each end. 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 150mm x 250mm x 150mm deep concrete padstone each end. Use mild steel joist in lieu of lintel over lounge door opening as beam bearing.

Revisions:-

PROPOSED EXTENSION and ALTERATIONS at 1 THE STREET, SWALLOWFIELD, BERKS for MR & MRS. A. ROSE.

Drawing No	AH/E/2989
Scales	1:50 & 100
Date	MAY 2000

ANDESIGN BUILDING PLANS

9/11/00