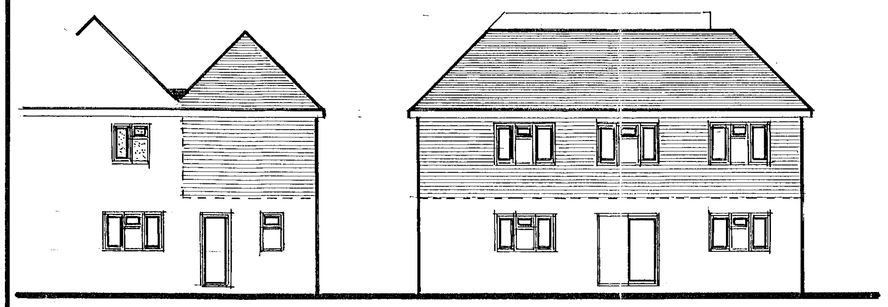
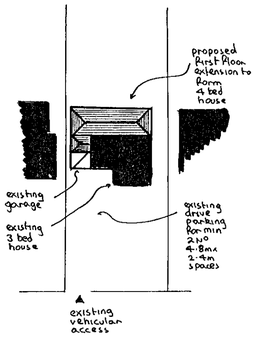
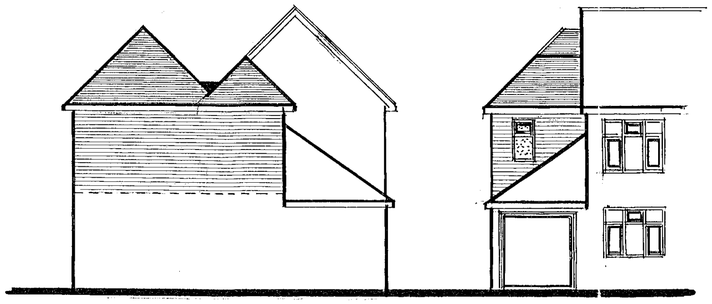


north elevation

west elevation



block plan 1:500



south elevation

east elevation



location plan 1:2500

gross internal area of extension = 44.78 m²

notes:-

Roof :- Tiling to match existing on felt and battens on 125mm x 50mm rafters at 400mm centres pitched to match existing and 175mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling @ 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. 175mm x 50 mm tie rafters. Roof spaces to have permanent cross ventilation and this is to be achieved by combination of proprietary eaves vents equivalent to 10mm continuous gap and ridge vents equivalent to 5mm continuous gap. Valley gutter formed in code 6 lead on 18mm external quality plywood on 100mm x 50mm bearers at 400mm centres, set to create min: 1 in 60 fall from centre of building to north and south elevations.

First floor :- 18 mm t & g flooring grade chipboard on 175mm x 50 mm floor joists at 400mm centres with central row of herringbone strutting and ceiling of min: 12mm plasterboard and skimcoat plaster to receive selected decorations.
* see notes on garage ceiling

Lateral restraint :- Where floor and ceiling 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.

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

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

Windows :- All new windows to be double glazed (obscure to ensuite & bathroom) and fitted with trickle vents in head equivalent to 8000mm² opening to bedrooms and 4000mm² opening elsewhere. Any glass in windows below 800mm, measured from floor level to be in laminated safety glass.

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

Dpc & 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 include mains controlled linked smoke detectors on hall and landing ceilings.

Ventilation :- Shower to be fitted with extract fan linked to light switch and discharging to open air at rate of 15 litres per second. Bathroom and ensuite to have extract fans discharging to open air at rate of 15 litres per second.

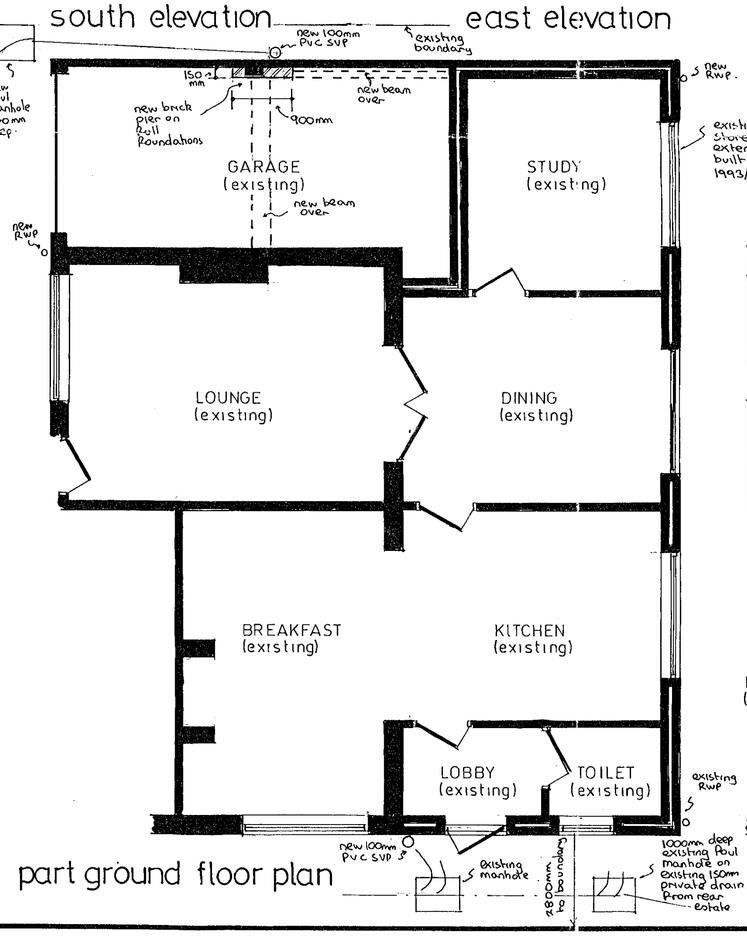
Rainwater :- 112mm gutter and 62mm downpipes to discharge via back inlet gullies and 100mm upvc underground drainpipe to soakaways 1000mm dia: x 2000mm deep and situated a min: 4500mm from any building.

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

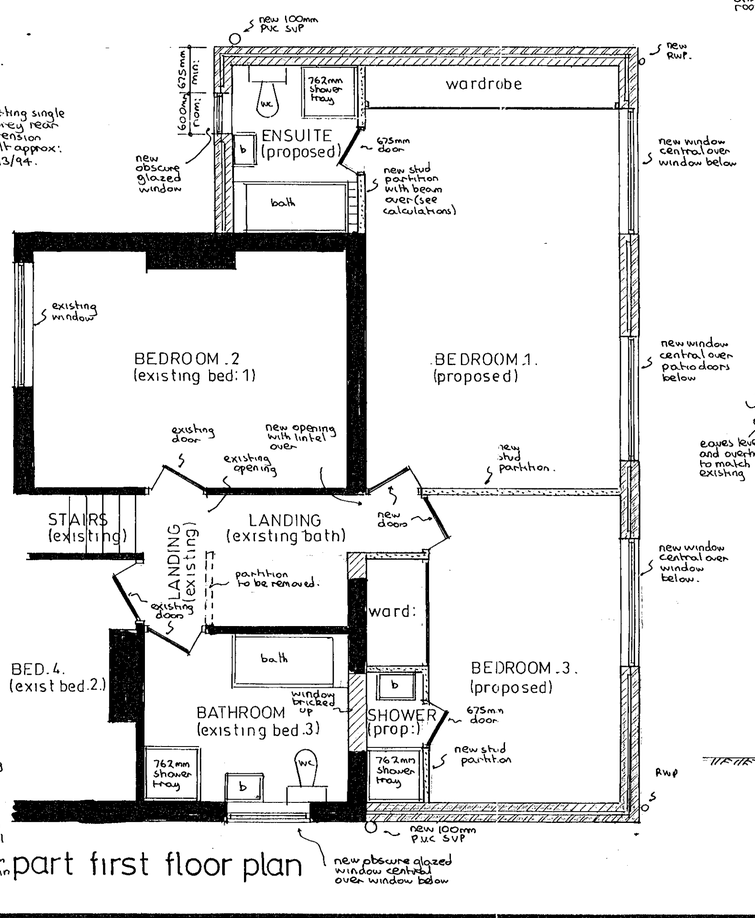
Existing structure :- Any parts of existing structure which are to be subjected to additional loading must be exposed for inspection by trial holes and strengthened as necessary before work continues.

Beams :- (see calculations) Beam across garage, and over ensuite partition to each be formed of 2 No 152 x 89 x 16kg mild steel joists, bolted together with 12 mm bolts and spacers at 600mm centres with roll bearing on 450mm x 100mm x 150mm deep concrete padstone each end. Beam over side of garage to be formed of 1 No 152 x 89 x 16kg mild steel joist with roll bearing on 225 mm x 100 mm x 150mm deep concrete padstone each end. All garage beams to be encased as described for garage ceiling below.

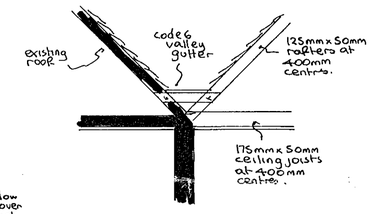
Garage ceiling :- Under ensuite, min: 150mm fibreglass insulation to be placed between joists and ceiling of two layers of 9 mm plasterboard laid cross bonded as fire break.



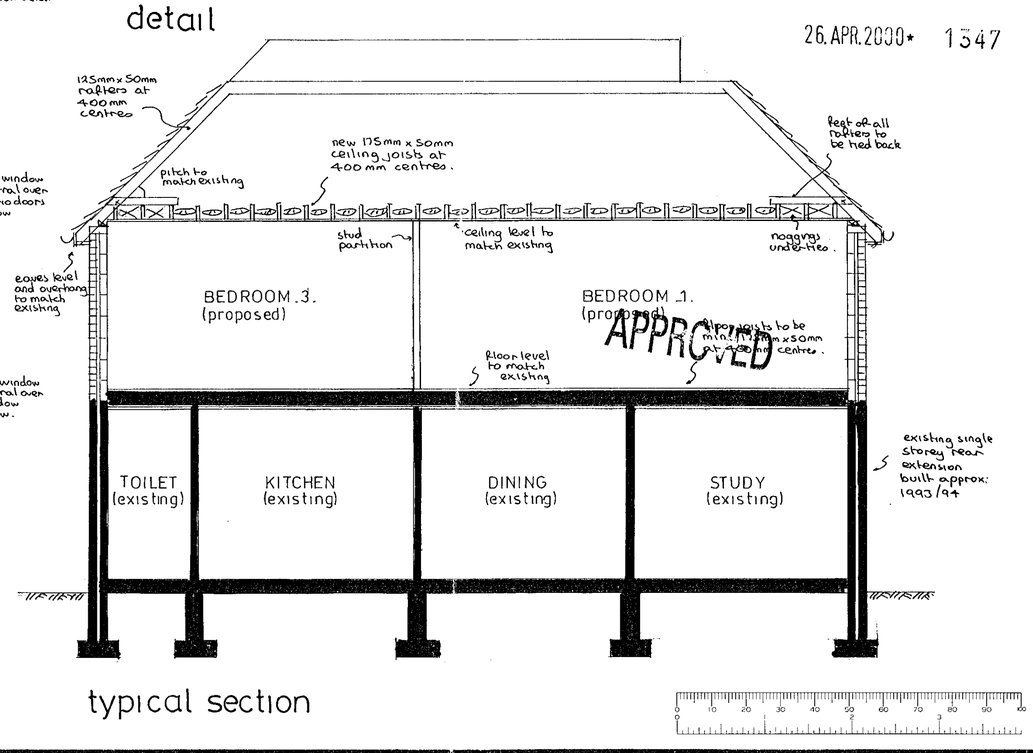
part ground floor plan



part first floor plan



detail



typical section

APPROVED
26. APR. 2000 * 1347

PROPOSED EXTENSION at 61 NEW ROAD, RUSCOMBE, BERKSHIRE for DR. N.J. O'CONNELL.

Revisions:- 'A' 22/4/2000 cupboard removed at clients request.

Drawing No	AH/E/2970 A
Scales	1:50 & 100
Date	APRIL 2000

ANDESIGN BUILDING PLANS

cd 6/7/00.