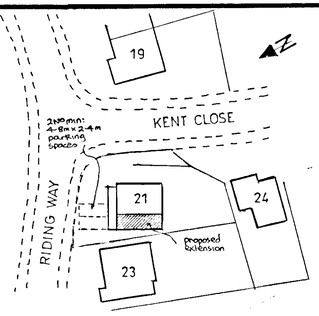


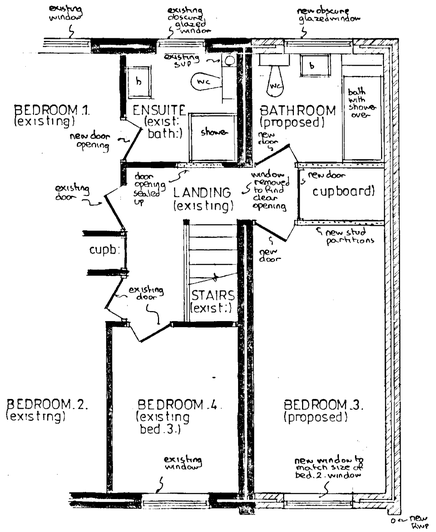
north elevation

west elevation

south elevation

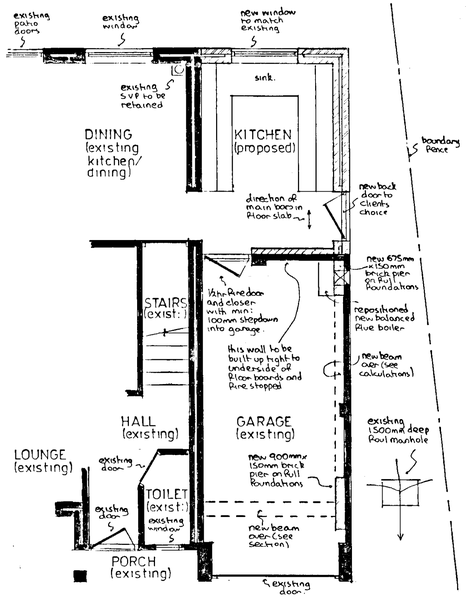


location & block plan 1:500

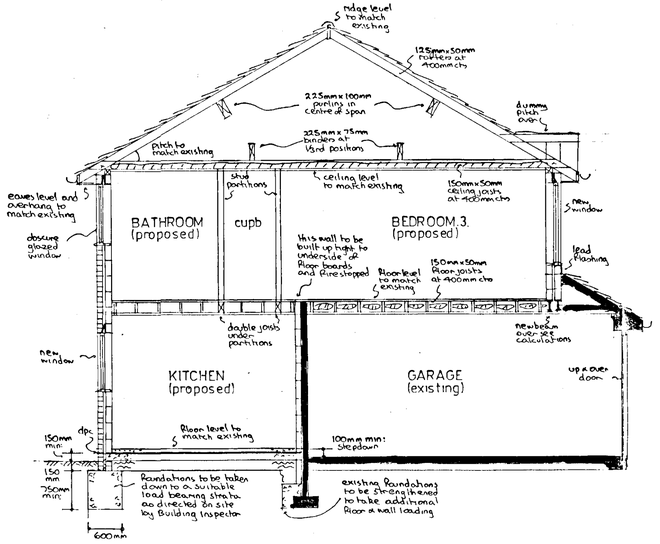


gross internal area of extension = 25.75 m²

part first floor plan



part ground floor plan



typical section

notes:-

Roof:- Tiling to match existing on battens and battens on 125mm x 50mm rafters at 400mm centres pitched to match existing with 150mm x 50mm ceiling joists at 400mm centres with 200mm Fibreglass 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 proprietory eaves vents equivalent to 10mm continuous gap. Garage roof to have additional high level tile vents equivalent to 5mm continuous gap.

First Floor:- 18mm t+g Flooring grade chipboard on 150mm x 50mm Floor joists at 400mm centres with central row of herringbone strutting, with double joists under partitions and kitchen ceiling of 12mm plasterboard and Skimcoat plaster to receive selected decorations. Garage ceiling to have 150mm Fibreglass insulation between joists and ceiling of two layers of 9mm masterboard laid cross bonded as Fire break.

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

Ground Floor:- selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Ventrott or similar dpm 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 set on blinded layer of 150mm selected hardcore.

Walls:- 112mm external stair of facing brick to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of Celcon blockwork and 16mm plaster finish to receive selected decorations. First floor level on north elevation to be finished in 20mm cement and sand waterproof rendering finished to match existing. To avoid risk of cold bridging reveals around all new external door and window openings to be insulated.

Partitions:- All new first floor 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 to match appearance of existing windows with trickle vents in head equivalent to 8000mm² to bedroom and 4000mm² to kitchen and bathroom. Bathroom window to remain obscure glazed. Bedroom window to have min: 0.33 m² opening as alternative fire escape with no dimensions less than 450 mm and set max: 1100mm above floor level. Any glass in windows below 800 mm or doors below 1500mm measured from floor level to be in laminated safety glass

Lintels:- I.G. lintels Ltd type H/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:- Kitchen to be fitted with either cooker hood (30 litres per second) or extract fan (60 litres per second). Bathroom to have extract fan (15 litres per second). All discharging to open air.

Rainwater:- 112mm gutters and 62mm downpipe at First Floor level on north elevation to discharge via existing RWP's

Foul drainage:- No new foul drainage required but allowance to be made for concrete lintels where pipes pass under walls. New bathroom equipment kitchen sink etc. to discharge via deep seal traps and wastes to existing 100 PVC SVP terminating 900 mm above highest opening window. 100mm wc waste, 40mm sink, bath & shower, 32mm basin.

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

Beams:- (See calculations) Beam over front of garage to be formed of 2 no 152 x 89 x 16kg mild steel joists bolted together with 12mm bolts and spacers at 600mm centres with Pad bearing on 450mm x 100mm x 150mm deep concrete padstone each end. Beam over side of garage to be formed of UB178 x 102 x 19 kg mild steel joist with Pad bearing on 450mm x 100mm x 150mm deep concrete padstone each end. All beams to be encased in two layers of masterboard as described for garage ceiling.

APPROVED

UCKINGHAM 5222

PROPOSED EXTENSION at 21 RIDING WAY, WOKINGHAM, BERKSHIRE for MR & MRS. V. J. THORP.

Revisions:-

Drawing No	AH/E/3259
Scales	1:50 & 100
Date	OCT 2001

ANDESIGN BUILDING PLANS

10/102