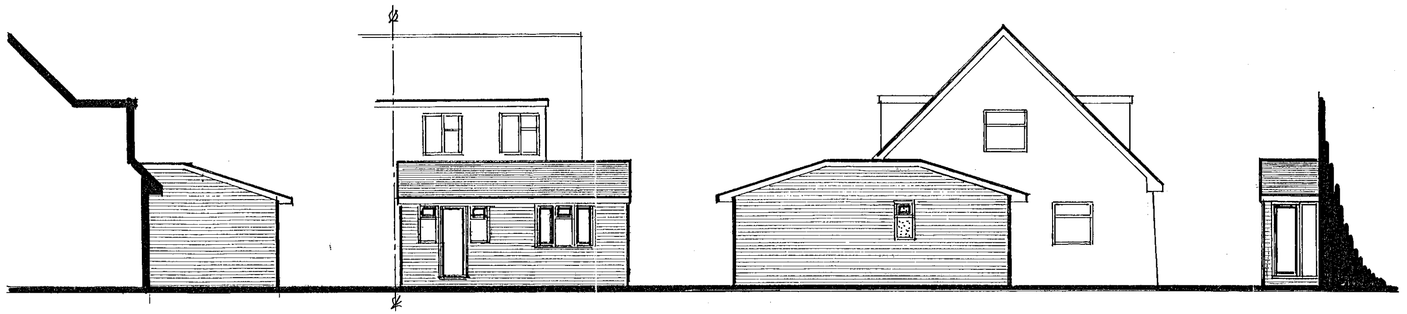
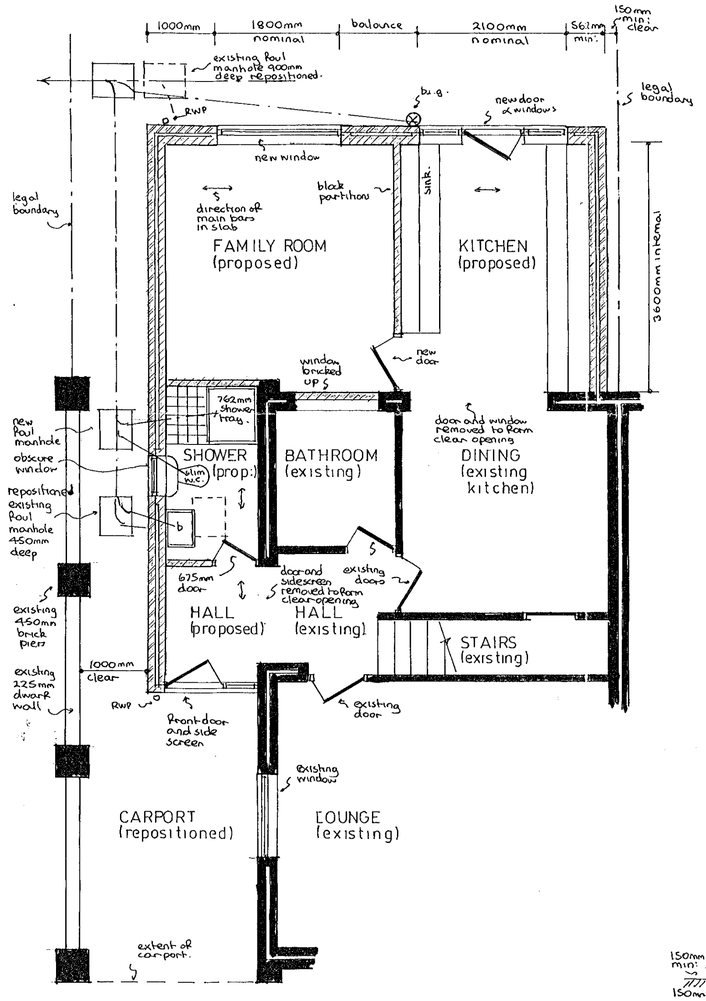
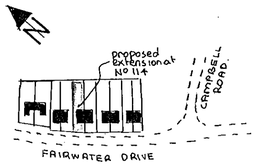


southeast elevation | northeast elevation | northwest elevation | southwest

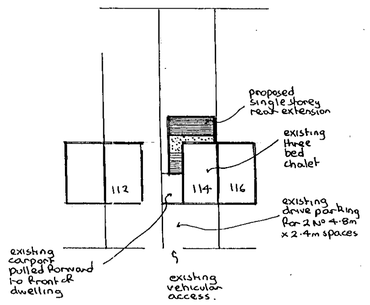


gross internal area of extension = 27.81m²

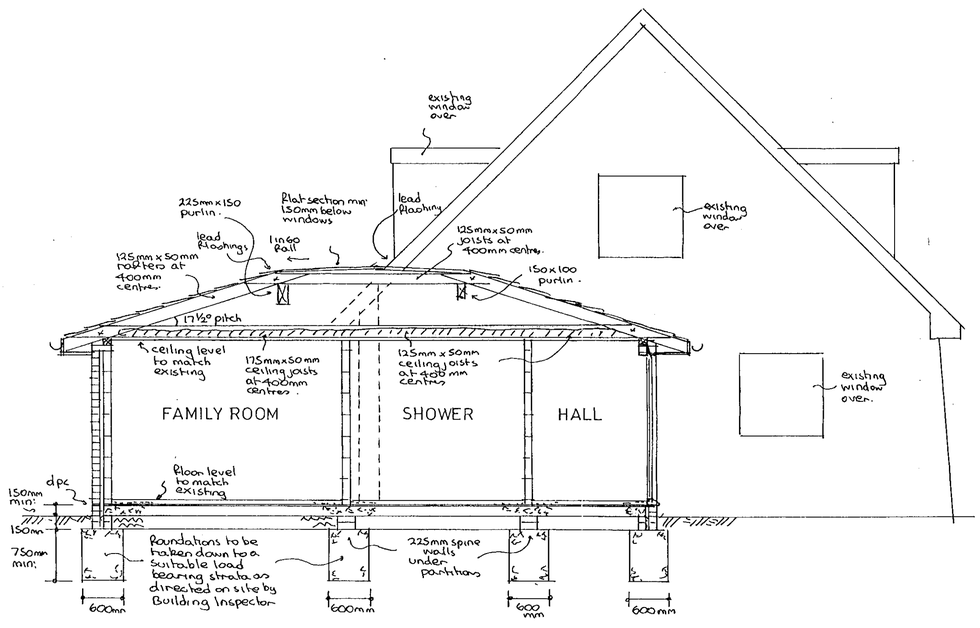
part ground floor plan



location plan
1:2500



block plan
1:500



typical section

notes:-

Roof:- Redland stonewold concrete interlocking tiles in colour only to match existing tiles on felt and battens on 125mm x 50mm rafters pitched at 17½° and set at 400mm centres with 175mm x 50mm ceiling joists (125 x 50 hall & shower) at 400mm centres with 200mm fibreglass insulation between joists and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Flat section formed of three layer felt and chippings on 18 mm exterior grade plywood set to create min: 1 in 60 fall on 125mm x 50mm joists at 400 mm centres. Roof space to have permanent cross ventilation and this is to be achieved by combination of proprietary eaves vents equivalent to 10 mm continuous gap and high level tile vents equivalent to 5mm continuous gap.

Lateral restraint:- Where ceiling joists run parallel to an external wall, lateral restraint to be achieved by metal straps at 1200 mm centres spanning three joists. In addition mild steel anchors min:- 20 mm x 5 mm cross sectional area are to be provided at 2000mm centres, to anchor down all wall plates.

Floor:- Selected floor finish on 65 mm reinforced screed on building paper on 40 mm Rockwool rigid slab insulation on Ventrot or similar d.p.m on 150 mm 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 150 mm selected hardcore. Ventilation to be maintained to any hollow floors by using second quality drainpipes to link existing air bricks to new air bricks in external wall.

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 with 16 mm plaster to receive selected decorations. To avoid risk of cold bridging, reveals around new door and window openings to be insulated.

Partitions:- 100 mm celcon blockwork on full foundations and plaster finish to receive selected decorations.

Windows / doors:- All new windows / external doors to be double glazed and fitted with trickle vents in head, equivalent to 8000 mm² to family room and 4000 mm² elsewhere. As family room is considered as inner room, window must provide min: clear opening of 850mm high x 500mm wide as alternative fire escape. Any glass in windows below 800 mm or doors below 1500 mm measured from floor level to be in laminated safety glass.

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

Lintels:- I.G. lintels ltd type H1/S galvanised steel insulated lintels.

Electrics:- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations.

Ventilation:- Existing bathroom to be fitted with extract fan, linked to light switch and discharging to open air at rate of 15 litres per second. Shower to be fitted with extract fan at rate of 15 litres per second. Kitchen to be fitted with either cooker hood (30 litres per second) or extract fan (60 litres per second).

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

Foul drainage:- All new foul drainage to be formed of 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.

REFUSED

21 FEB 2000* 0635

PROPOSED EXTENSION at 114 FAIRWATER DRIVE, WOODLEY, BERKSHIRE for MR & MRS. K. VIJAYAN.

Revisions

Drawing Nº	AH/E/2942
Scales	1:50 & 100
Date	FEB 2000

ANDESIGN BUILDING PLANS