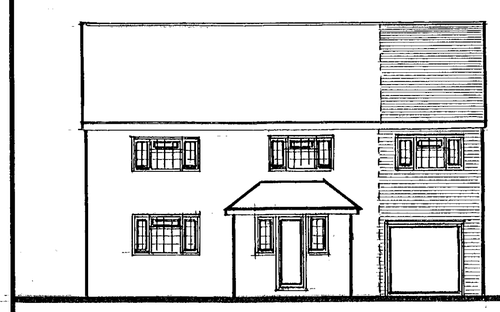
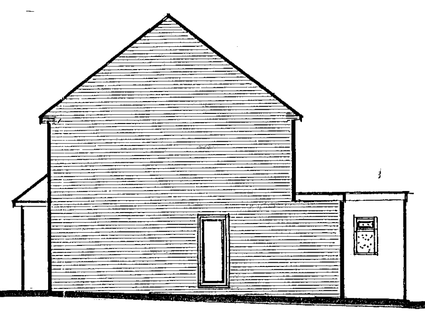
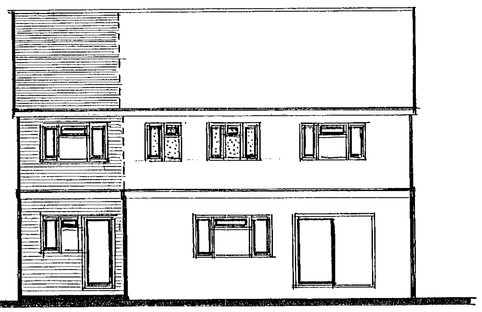


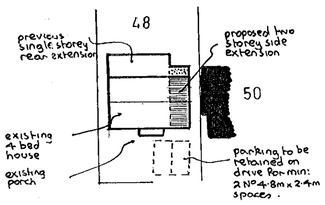
north elevation



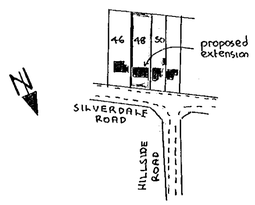
west elevation



south elevation

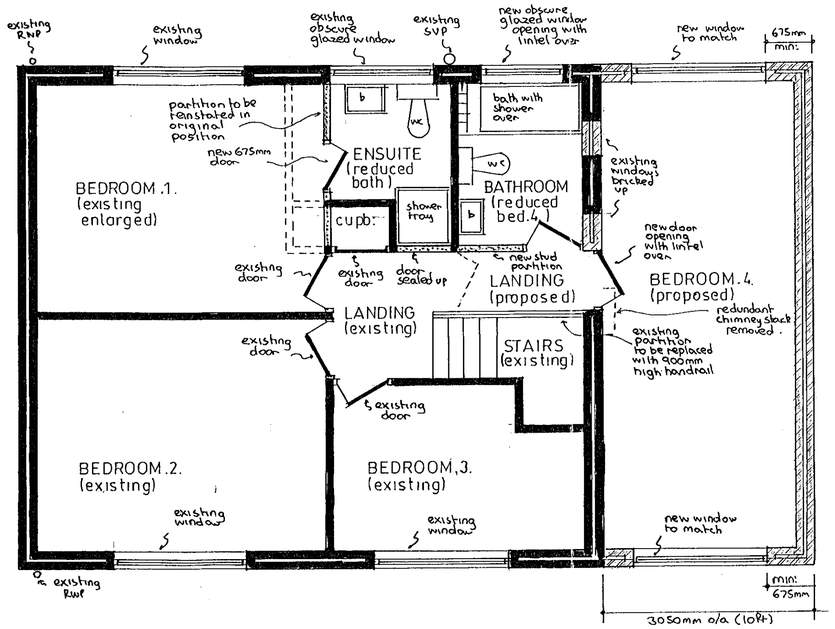


block plan 1:500

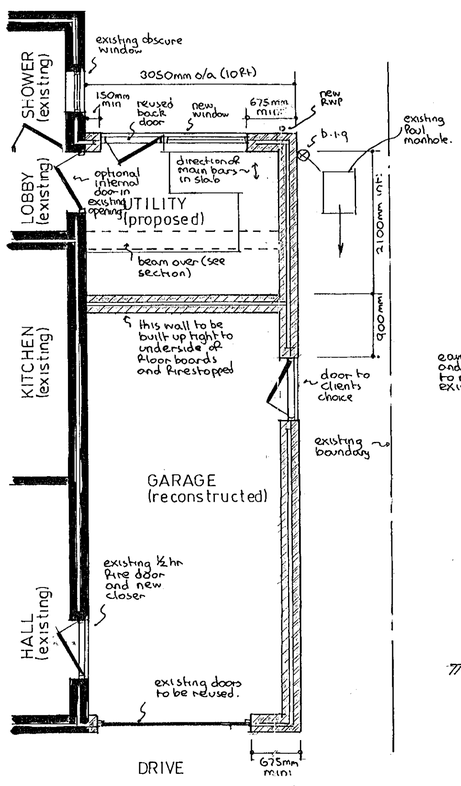


location plan 1:2500

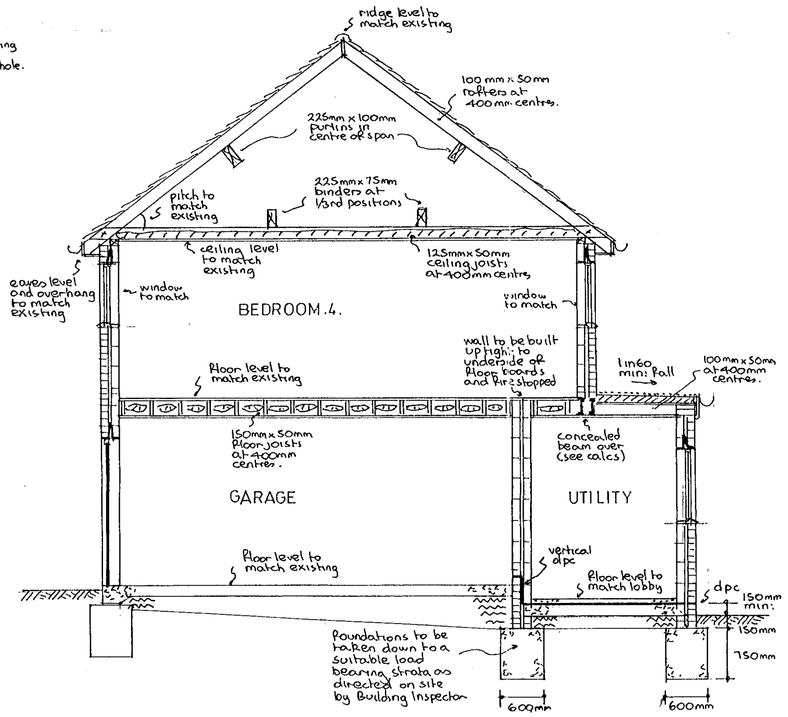
gross internal area of extension = 41.44m²



first floor plan



part ground floor plan



typical section

notes:-

Roof:- (pitched) Tiling to match existing on felt and battens on 100mm x 50mm rafters pitched to match existing and set at 400mm centres with 125mm x 50mm ceiling joists at 400 mm centres with 200mm 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 proprietory eaves vents equivalent to 10mm continuous gap.

Roof:- (flat) warm deck roof to be used to avoid need for cross ventilation. Roof formed of three layer felt and chippings on 120mm Rockwool hardrock insulation on vapour barrier on 18mm exterior quality plywood firred to min: 1in60 fall on 100mm x 50mm joists at 400mm centres with ceiling of min: 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations.

First floor:- 18mm t & g flooring grade chipboard on 150mm x 50mm floor joists at 400mm centres with central row of herringbone strutting. Garage ceiling to be formed with 150mm fibreglass insulation between joists and ceiling of two layers of 9mm plasterboard laid cross bonded as fire break. Utility ceiling under bedroom to be min: 12mm plasterboard and skimcoat plaster to receive selected decorations. Double joists under partitions.

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:- Garage 100mm concrete slab on 150mm selected hardcore. Utility to be formed of selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Ventrot or similar dpm on 150mm suspended concrete floor slab, supported on all edges and reinforced with B503 Fabric reinforcement with 8mm main bars at 100mm centres with 8mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of 150mm selected hardcore.

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

Partitions:- 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 and external utility door to be double glazed and fitted with trickle vent in head equivalent to 4000mm² to utility, and bathroom and 8000mm² to bedroom. Any glass in windows below 800mm and doors below 1500mm measured from floor layer to be in laminated safety glass.

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

Dpc & flashing:- D.p.c 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:- Utility to have extract fan (30 litres per second) and bathroom & ensuite to have extract fan (15 litres per second). All discharging to open air.

Handrail:- 900 mm high with no openings larger than 100mm.

Rainwater:- 112mm gutters and 62mm down pipes discharging via back inlet gulley and 100 mm upvc underground drainpipe to soakaway 1000mm diameter x 2000mm deep and situated min: 4500mm from any building.

Foul drainage:- Bathroom/ensuite equipment to discharge via deep seal traps and wastes to existing 100 mm PVC SVP terminating min: 900mm above highest opening window. 100mm w.c. waste, 40mm bath, shower, 32mm basin wastes. Any new foul drainage to be carried out in 100mm upvc underground drain pipe, bedded in pea shingle, set to 1in40 fall and provided with concrete lintels where pipes pass under walls.

Beam (see calculations) To be encased in equivalent of two layers of plasterboard totalling 19mm and 7mm gypsum plaster finish as fire protection. Beam to be formed of 2 No 178 x 102 x 19kg mild steel joists bolted together with 12mm bolts and spacers at 600mm centres with full bearing on 500mm x 100mm x 150mm deep concrete padstone each end.

27 JUN 2000* 1852

APPROVED

PROPOSED EXTENSION at 48 SILVERDALE ROAD, EARLEY, BERKSHIRE for MRS. M. WOODBRIDGE.	Revisions:-	Drawing No AH/E/3006 Scales 1:50 & 100 Date JUNE 2000

NDESIGN BUILDING PLANS

SD 24/8/00