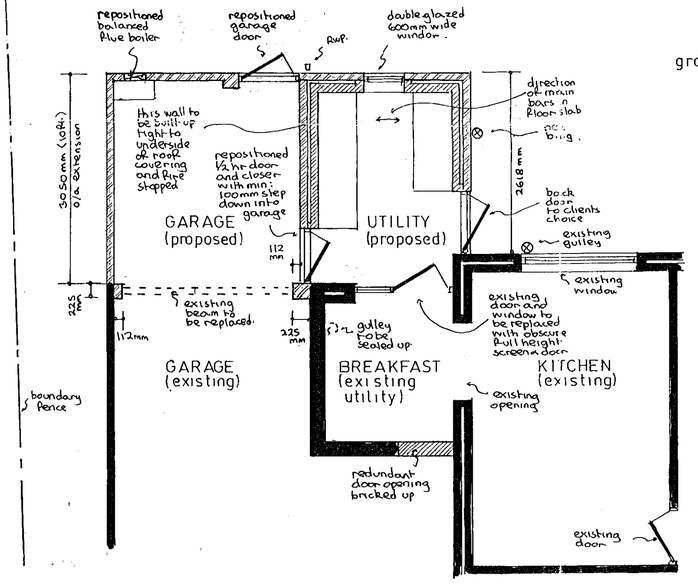


side
SOUTHEAST

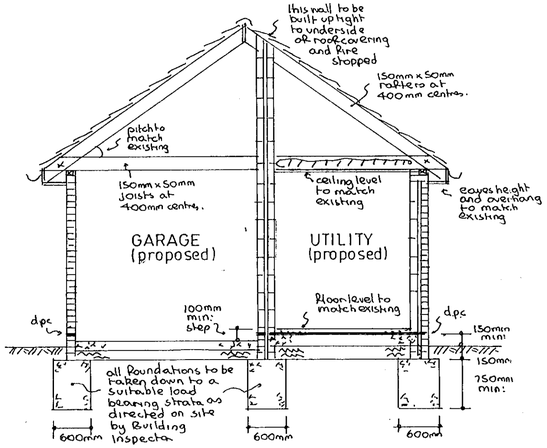
rear elevation
NORTHEAST

side elevation
NORTHWEST

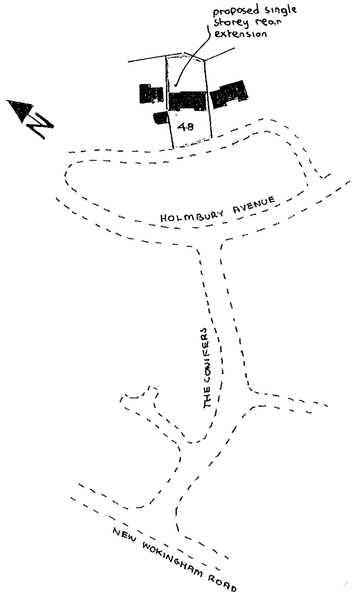


part ground floor plan

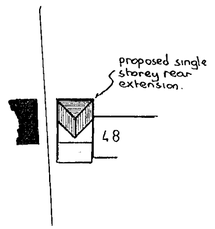
gross internal area of extension = 15m²



typical section



location plan 1:1250



block plan 1:500

notes:-

Roof:- Tiling to match existing on felt and battens on 150mm x 50mm rafters at 400mm centres, pitched to match existing and with 150mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists over utility and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. 200 x 50 hip rafters and feet of all rafters to be tied back. No ceiling in garage. Roof space over utility room to have permanent cross ventilation and this is to be achieved by combination of proprietary eaves vents equivalent to 10mm 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 must be achieved by metal straps at 1200mm centres, spanning three joists. In addition mild steel joist min: 30mm x 5mm cross sectional area are to be provided at 2000mm centres to anchor down any wall plates.

Floor:- Garage floor 100mm concrete slab on 150mm selected hardcore. Utility floor to have selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on vented dpm on 150mm suspended concrete floor slab, supported on all edges and reinforced with A503 fabric reinforcement with 8mm main bars at 100mm centres and 8mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of 150mm selected hardcore. Ventilation to be maintained to existing floors by using 100mm 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 finish in utility to receive selected decorations. To avoid risk of cold bridging reveals around utility door and window openings to be insulated.

Windows/doors:- Utility window/door to be double glazed and fitted with trickle vents in head equivalent to 4000mm² opening. Any glass in windows below 800mm or doors (including side screen) below 1500mm measured from floor level to be in laminated safety glass.

Lintels:- I.G. Lintels Ltd galvanised steel insulated lintels type H/S to cavity walls.

Beam:- Existing timber beam over garage to be replaced with 152 x 89 x 16kg mild steel joist with full bearing on 225mm x 100mm x 150mm deep concrete padstone each end.

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

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

Rainwater:- 112mm gutters and 62mm downpipe to match existing to discharge via back inlet gulley and 100mm upvc underground drainpipe to existing surface water drain (if available) or soakaway 1000mm diameter x 2000mm deep and situated min: 4500mm from any building.

Ventilation:- Utility to be fitted with extract fan discharging to open air at rate of 30 litres per second.

Foul drainage:- New b.i.g floor utility to be linked to existing kitchen gulley. Any new foul drainage to be carried out in 100mm upvc underground drainpipe bedded on pea shingle, set at 1 in 40 min: fall and provided with concrete lintels where pipes pass under walls. Existing drainage system to be fully investigated before work commences.

10.MAR2000* 0901

APPROVED

PROPOSED EXTENSION at 48 HOLMBURY AVENUE, PINE RIDGE, CROWTHORNE, BERKSHIRE for MRS. P.M. FILLENHAM.

Revisions:- 'A' 8/3/2000 General revisions at clients request.

Drawing Nº	AH/E/2948A
Scales	1:50 & 100
Date	FEB 2000

NDESIGN
BUILDING PLANS

ajb 8/3/00