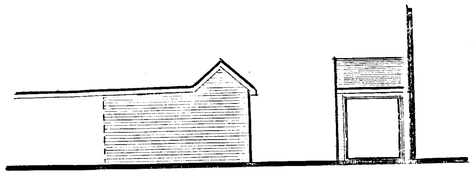
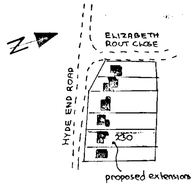
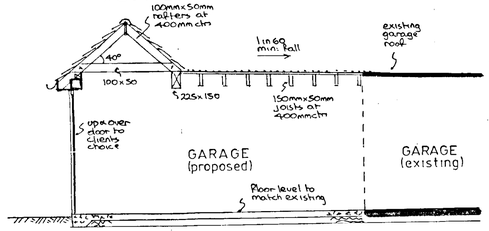


block plan 1:500

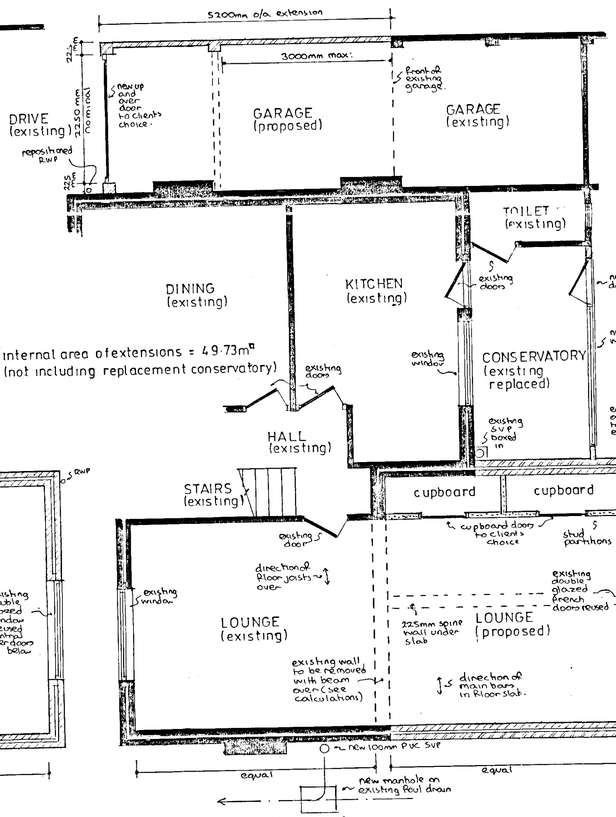




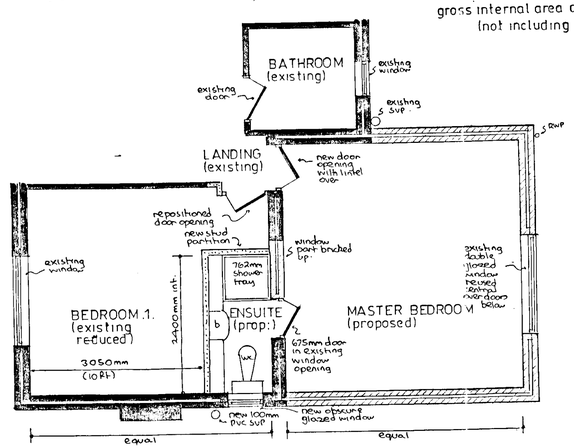
location plan 1:2500



typical section

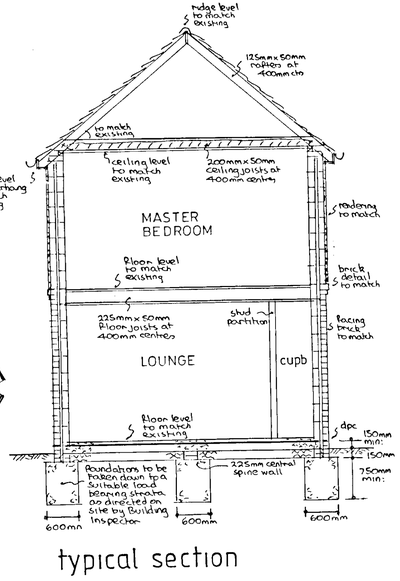


gross internal area of extensions = 49.73m²
(not including replacement conservatory)



part first floor plan

part ground floor plan



typical section

notes:-

Roof (bedroom):- Tiling to match existing on felt and battens on 125mm x 50mm rafters with pitch adjusted to ensure ridge lines and set 400mm centres with 200mm x 50mm ceiling joists at 400mm 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 combination of proprietary eaves vents and tile vents on inside slopes equivalent to 10mm continuous gap. 175mm x 50mm hip rafters.

Roof (garage):- Three layer felt and chippings on 18mm external quality plywood on 150mm x 50mm roof joists at 400mm centres set to create 1 in 60 min: fall. Dummy pitch formed of tiling to match existing on felt and battens on 100mm x 50mm rafters pitched at 40° and set at 400mm centres.

First floor:- 18mm t&g flooring grade chipboard on 225mm x 50mm floor joists at 400mm centres, with double row of herringbone strutting with double joists under partitions and ceiling of 12mm plasterboard and skimcoat plaster-board to receive selected decorations.

Ground floor:- selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on vented or similar dpm on 150mm concrete suspended 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. Garage floor to be 100mm concrete on 150mm selected hardcore. Top steel to be provided over central spine wall.

Lateral restraint:- Where joists at floor, ceiling and roof level 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:- Lower section formed of 112mm external skin of facing brick to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of celcon blocklite 7 and 15mm plaster finish to receive selected decorations. Upper section formed of 100mm other skin of celcon blockwork finished in 20mm cement and sand waterproof rendering to match existing. To avoid risk of cold bridging reveals around all new external doors and window openings to be insulated.

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

Windows/doors:- All windows/external doors to be double glazed and fitted with trickle vents in head equivalent to 8000mm² opening to lounge and bedroom and 4000mm² to ensuite. Any glass in windows below 800mm or doors (including side screen) below 1500mm measured from floor level to be in laminated safety glass. Bedroom window must provide min: 0.33 m² opening as alternative fire escape with no dimension less than 450mm and set max: 1100mm above floor. Ensuite window to remain obscure glazed.

Lintels:- I.G. lintels ltd type L1/S galvanised steel insulated lintels.

Dpc & flashings:- 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:- Ensuite to be fitted with extract fan discharging to open air at rate of 15 litres per second.

Rainwater:- 112mm gutters and 62mm downpipes discharging via back inlet gulley and 100mm u pvc underground drainpipe to new soakaway 1000mm diameter x 2000mm and situated min: 2500mm from any building.

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

Beam (see calculations):- Beam over lounge to be formed of 2 No 178 x 102 x 19kg mild steel joists bolted together with 12mm bolts and spacers @ 600mm centres with full bearing on 300 x 250 x 150mm deep concrete padstone at cupboard end and 600mm x 100mm x 150mm deep concrete padstone at other end. Beam to be encased in two layers of plasterboard totalling 19mm and 7mm gypsum plaster finish as fire protection.

Conservatory:- Not subject to Building Regulations.

14 JUN 2001 * 4240

APPROVED

PROPOSED EXTENSIONS at 230 HYDE END ROAD, SPENCERS WOOD, BERKSHIRE for MR & MRS. B. BONWICK.

Revisions:-

Drawing No AH/E/3162
Scales 1:50 & 100
Date MAY 2001

ANDESIGN BUILDING PLANS

09/7/01.