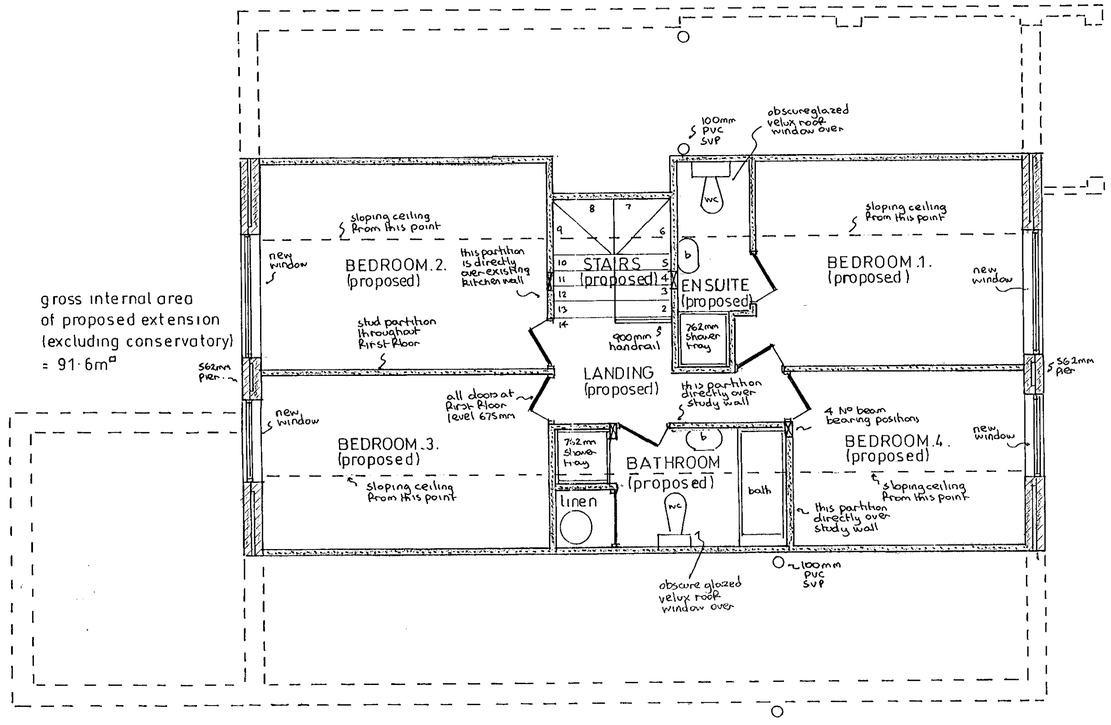
first floor plan



notes:-

Roof :- Tiling (subject to samples) on felt and battens on 200mm x 50mm rafters pitched at 40° and set at 400mm centres with 175mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between ceiling joists and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. At sloping ceiling positions min: 59mm celotex double 'R' rigid slab insulation to be placed between rafters maintaining min: 50mm air gap. All roof spaces to have permanent cross ventilation and this is to be achieved by proprietary eaves ventilators equivalent to 25mm continuous gap and ridge vents equivalent to 5mm continuous gap.

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

Lateral restraint :- Where floor and ceiling joists run parallel to an external wall, lateral restraint must be achieved by metal straps at 1200 mm centres spanning three joists. In addition mild steel anchors min: 30mm x 5 mm cross sectional area are to be provided at 2000mm centres to anchor down all wall plates.

Ground floor :- Garage floor 100mm concrete on 150mm selected hardcore. Kitchen/utility floor 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 BS03 Fabrex reinforcement with 8 mm main bars at 100mm centres and 8 mm distribution bars at 200mm centres with 40mm bottom cover, set on blinded layer of selected hardcore.

Walls :- lower section to have outer skin of 112mm facing brick to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of celcon blockwork with 16 mm plaster finish to receive selected decorations. Upper section to have tile hanging (subject to samples) on felt and battens on 100mm celcon blockwork external skin. To avoid risk of cold bridging reveals around all new external door and window openings to be insulated.

Partitions :- Utility partition 100 mm blockwork on Full foundations. All new partitions to be formed of 100 mm 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/external doors to be double glazed and fitted with trickle vents in head equivalent to 8000mm² to all bedrooms, lounge dining and study with 4000mm² elsewhere. Any glass in ensuite and bathroom velux roof windows to remain obscure glazed. Any glass in windows below 800mm or doors below 1500mm measured from floor level to be in laminated safety glass. Side screens to be treated as doors for this purpose.

Conservatory :- Not subject to building regulations but glazing to meet above standard.

Lintels :- I.G. lintels ltd type H/S galvanised steel insulated lintels * see beams.

Dpc. & flashings :- Dpc to be leadcored felt and flashings in code 4 lead.

Garage ceiling :- 150mm min: fibreglass insulation to be placed between joists and ceiling formed of two layers of 9 mm plasterboard laid cross bonded as fire break.

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 :- Bathroom and ensuite to be fitted with extract fan discharging to open air at rate of: 15 litres per second. Toilet to be fitted with extract fan, linked to light switch and discharging to open air at rate of 6 litres per second. Utility to have extract fan (30 litres per second). Kitchen to have either extract fan (60 litres per second) or cooker hood (30 litres per second)

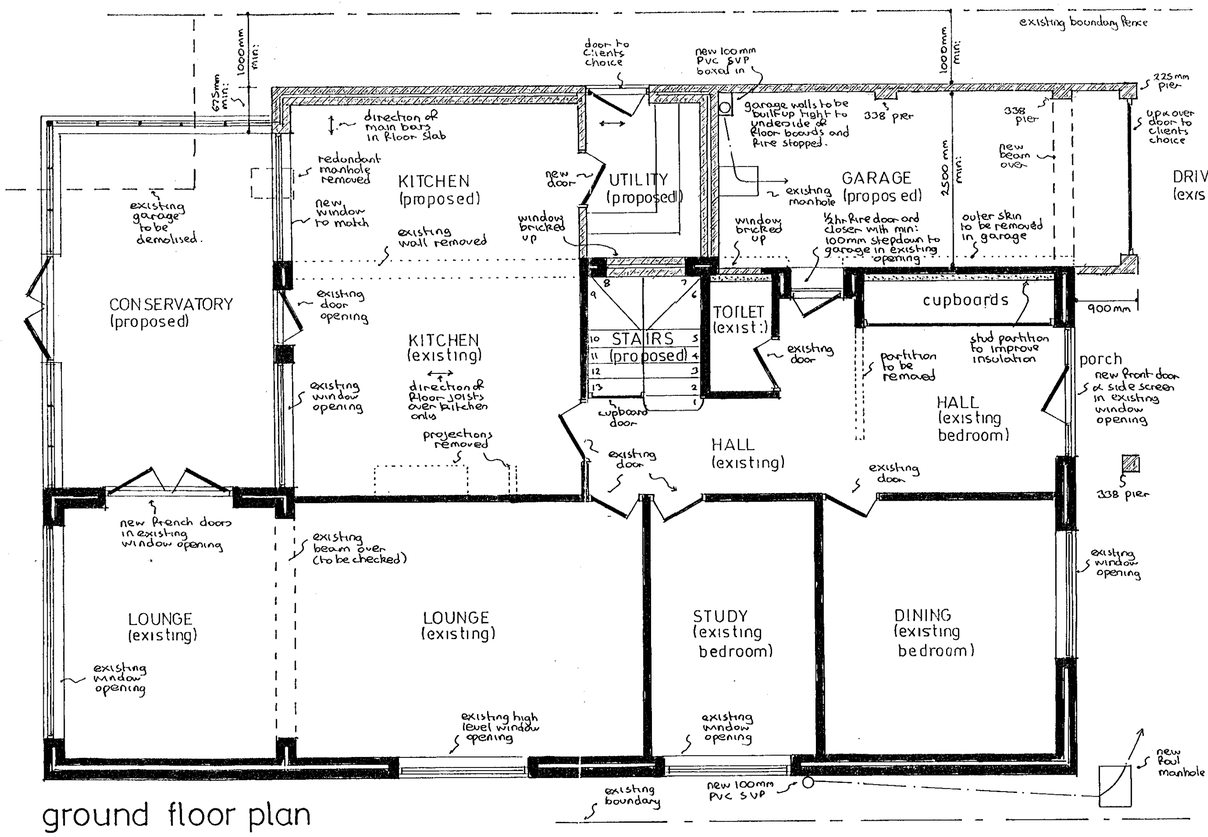
Staircase :- Purpose made traditional staircase with 225 mm min: going (5mm on winders) and 200mm max: risers with min: 2000mm clear headroom throughout and complete with 900mm high handrail and no openings larger than 100mm.

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

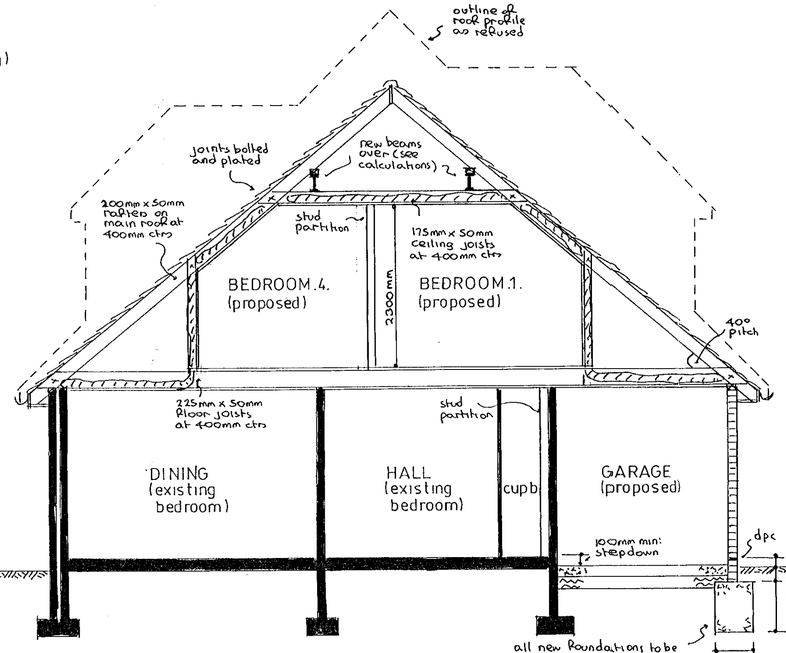
Foul drainage :- Bathroom & ensuite equipment to discharge via deep seal traps and wastes to new 100mm PVC SVP's terminating min: 900mm above highest opening window. 100mm w.c. waste, 40mm sink, bath, shower, 32mm basin wastes. Any new foul drainage to be carried out in 100mm upvc underground drainpipe to min: 1 in 40 fall, bedded on pea shingle and provided with concrete lintels where pipes pass under walls. Existing manhole in new garage to be fitted with double sealed screwdown cover and frame.

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

Beams (see calculations) :- 4 No roof beams over 4 bedrooms to be formed of 203 x 133 x 25kg universal beams with full bearing on 400 x 100 x 150mm deep concrete padstone on gable ends and on 300 x 100mm timber posts in partitions anchored to structural walls below. Heavy duty lintels to be used over all bedroom windows because of beam loading. Beam over garage formed of 2 No 152 x 89 x 16kg mild steel joists, bolted together with 12mm bolts and spacers at 600mm centres with full bearing on 300mm x 100mm x 150mm concrete padstone. Garage beam to be encased in plasterboard as described for garage ceiling.

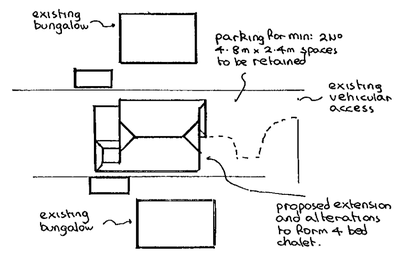


ground floor plan

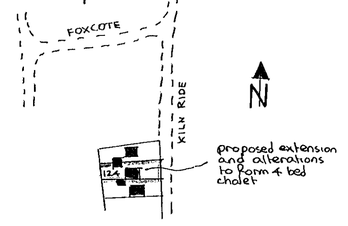


typical section

22. JUN. 2000 1815



block plan 1:500



location plan 1:2500

to be read in conjunction with AH/E/2937 B

PROPOSED EXTENSION and ALTERATIONS at 124 KILN RIDE, FINCHAMPSTEAD, BERKSHIRE for MR. D. HITTI.

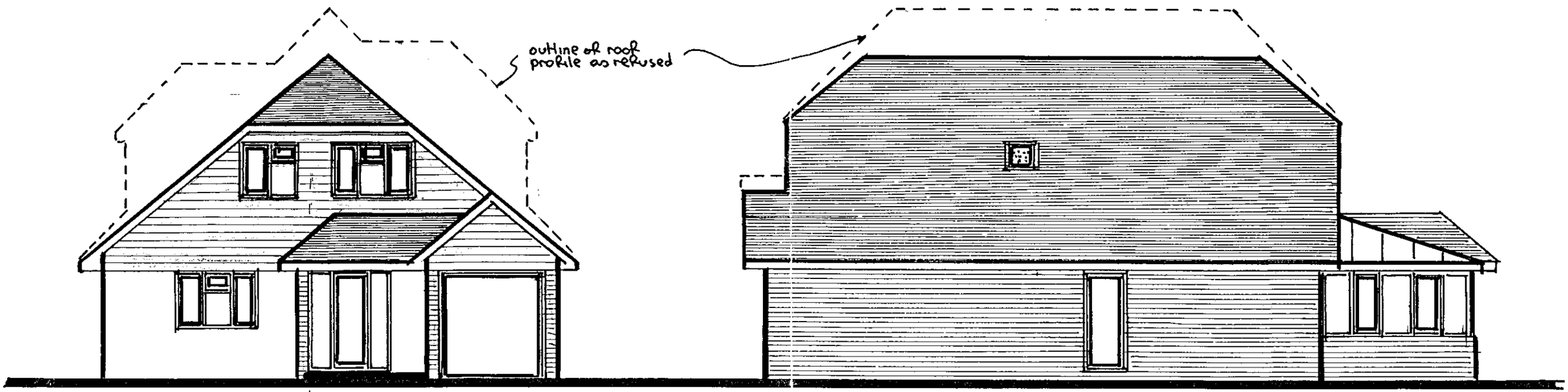
Revisions :- 'A' 20/6/2000 Redrawn following Planning refusal.

Drawing No	AH/E/2936 A
Scales	1:50
Date	JUNE 2000

ANDESIGN BUILDING PLANS

22. JUN. 2000*

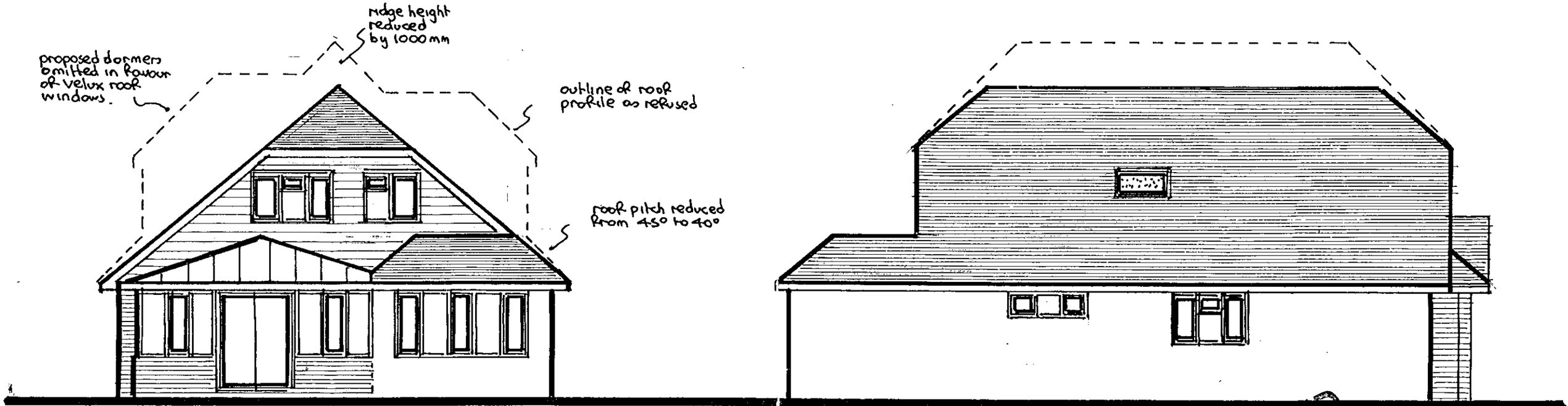
1815



7.3 existing

EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION

SOUTH ELEVATION

PROPOSED EXTENSION and ALTERATIONS at 124 KILN RIDE, FINCHAMPSTEAD, BERKSHIRE for MR. D. HITTI

Drawing nº AH/E/2937 B Scale 1:100 Date FEB 2000 Drawn ANDESIGN to be read in conjunction with AH/E/2936A

rev 'A' 6/6/2000 Redrawn to reduce ridge height by 1000mm and remove dormers at Planning Officers request.
rev 'B' 20/6/2000 Lounge window amended on south elevation.