

south elevation

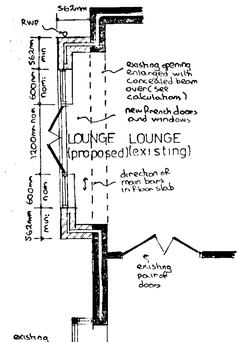
east elevation

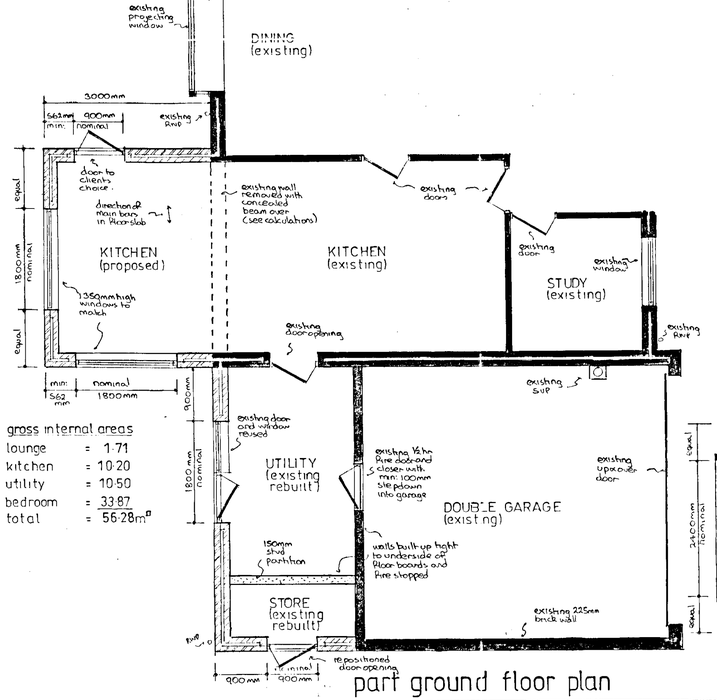
west elevation



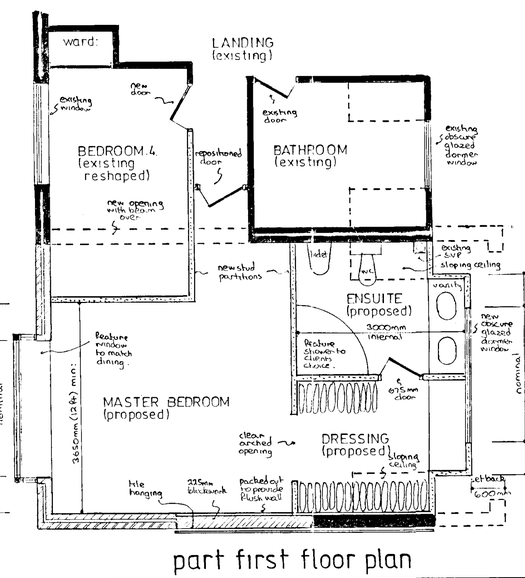
north elevation

west elevation

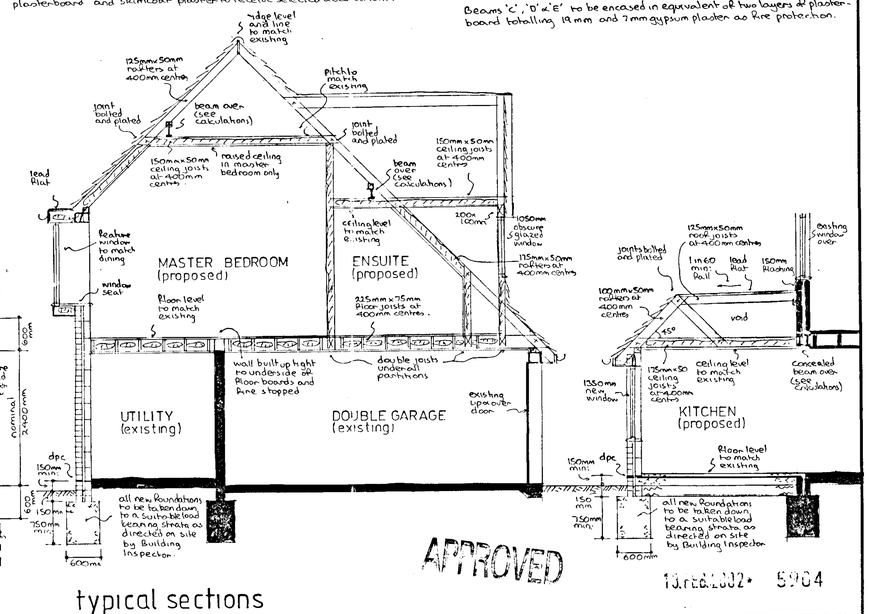




part ground floor plan



part first floor plan



typical sections

notes:-

Roof (main):- Tiling to match existing on Pelt and battens on 50mm thick rafters (175mm deep on front, 125mm deep on rear and dormer) pitched to match existing and set at 400mm centres with 150mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling of 9 mm Foil backed plasterboard and skimcoat plaster to receive selected decorations. At sloping ceiling positions 50mm celotex double 'R' rigid slab insulation to be placed between rafters to maintain min: 50mm air gap. Double rafters to be used either side of dormer. Roof spaces to have permanent cross ventilation and this is to be achieved by combination of proprietary eaves vents equivalent to 25mm continuous gap and ridge vents equivalent to 5mm continuous gap.

Roof (secondary) Code 6 lead lead flat on 18mm exterior quality plywood on 125mm x 50mm roof joists set at min: 1in 60 Pall and set at 400mm centres with 175mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass between joists and ceiling of 9 mm Foil backed plasterboard and skimcoat plaster to receive selected decorations. Dummy pitch formed of tiling to match existing on Pelt and battens on 100mm x 50mm rafters pitched to 45° and set at 400 mm centres. Double ceiling joists to be used under-struts on return ends. Roof space to have permanent cross ventilation and this is to be provided by proprietary eaves vents equivalent to 25mm continuous gap.

First Floor:- 18mm t & g flooring grade chipboard on 225mm x 75mm floor joists at 400mm centres, with two rows of herringbone strutting, with double joists under partitions and dormer with 200mm fibreglass insulation between joists with utility ceiling of 12 mm plasterboard and skimcoat plaster to receive selected decorations. Garage and store ceilings to be formed of two layers of 9 mm plasterboard laid cross bonded as fire break.

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 1000mm centres to anchor down all wall plates.

Ground Floor (lounge & kitchen):- Selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Vertrok or similar d.p.m. on 150mm suspended concrete floor slab, supported on all edges and reinforced with B785 Fabric reinforcing with 10mm main bars at 100mm centres and 8mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of 150mm selected hardcore.

Walls:- 112mm external skin of Ibstock brick to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of Celcon blockwork and 16mm plaster finish to receive selected decorations. East wall over existing, to be tile hanging to match existing on Pelt and battens on 225mm Celcon Solar blockwork. To avoid risk of cold bridging reveals around all new external door and window openings to be insulated.

Dormer walls:- Tiling to match existing on tile hanging on Pelt and battens on 9 mm exterior quality plywood on 100mm x 50mm timber studding at 400mm centres with 100mm Fibreglass insulation between studding and lined with 9mm Foil backed plasterboard and skimcoat plaster to receive selected decorations.

Partitions:- Stone partition to be formed of 150mm x 100mm timber studding at 400mm centres with 150mm Fibreglass insulation between studding Faced with 9 mm plasterboard on utility side and 12mm moisture board on stone side. All other partitions in 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 new windows / external doors to be double glazed and fitted with trickle vents in head equivalent to 8000mm² to lounge and bedroom and 4000mm² to kitchen, utility, ensuite and dressing. Any glass in windows below 800mm or doors below 1500mm measured from Floor level to be in laminated safety glass. Bedroom window to provide min: 0·33 m² clear opening as alternative fire escape with no dimension less than 450mm and set max: 1100mm above floor level.

Lintels:- T.G. Lintels Ltd type L/S galvanised steel insulated lintels to external openings and box lintels to internal openings.

D.p.c & Flashings:- D.p.c to be leadcored Pelt 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 have extract fan discharging to open air at rate of 15 litres per second. Utility extract fan (30 litres per second) Kitchen either extract fan (60 litres per second) or cooker hood (30 litres per second). All discharging to open air.

Rainwater:- 112 mm gutters and 62 mm downpipes discharging via back inlet gullies and 100mm upvc underground drain pipe to existing surface water drain (if available) or to new soakaways 1000mm diameter x 2000 mm deep and situated min: 4500 mm from any building.

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

Existing structure:- Any parts of existing structure which are to be subject to additional loading are to be exposed by trial holes for inspection and strengthened as necess any before work commences on site.

Beams:- (see calculations)

Beam 'A' (over master bedroom) Beam to be formed of 1 N° 203 x 102 x 23kg mild steel joist with Pull bearing on 300mm x 100mm x 150mm deep concrete padstone each end.

Beam 'B' (over ensuite / dressing) Beam to be formed of 1 N° 203 x 102 x 23 kg mild steel joist with Pull bearing on 300mm x 100mm x 150mm deep concrete padstone each end.

Beam 'C' (over bedroom 4.) Beam to be formed of 2 N° 178 x 102 x 19kg mild steel joists bolted together with 12mm bolts and spacers at 600mm centres with Pull bearing on 300 x 250 x 150mm deep concrete padstone at bathroom end and 300 x 100 x 150mm deep concrete padstone at other end.

Beam 'D' (over kitchen) Beam to be formed of 2 N° 178 x 102 x 19kg mild steel joists bolted together with 12 mm bolts and spacers at 600mm centres with Pull bearing on 600 x 100 x 150mm deep concrete padstone at each end.

Beam 'E' (over lounge) Beam to be formed of 2 N° 178 x 102 x 19kg mild steel joists bolted together with 12 mm bolts and spacers at 600mm centres with Pull bearing on 300 x 300 x 150mm deep 100mm wide 'L' shape concrete padstone each end.

Beams 'C', 'D' & 'E' to be encased in equivalent of two layers of plasterboard totalling 19 mm and 7mm gypsum plaster as fire protection.

APPROVED
13.Feb.2002. 5904

PROPOSED EXTENSION at 23 BLUEBELL MEADOWS, WINNERSH, BERKSHIRE for MR & MRS. A. GILBERT.

Revisions:- 11/2/2002 'A' lounge extension amended at clients request and beam notes added.

Drawing N° AH/E/3303 A
Scales 1:50 & 100
Date JAN 2002

NDESIGN BUILDING PLANS

13/2/02