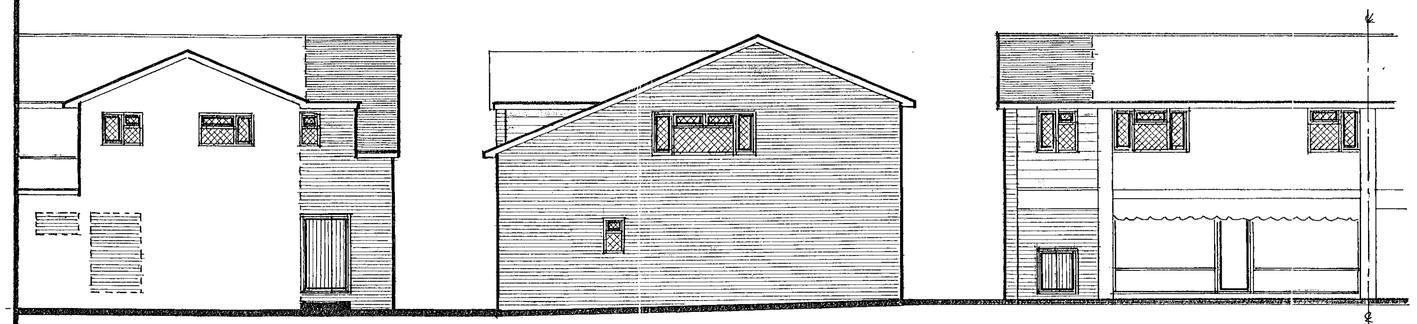
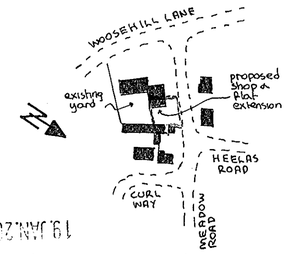


southwest elevation

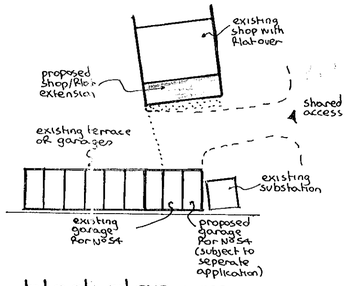
northwest elevation

northeast elevation



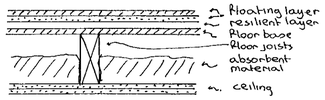
19 JAN 2001 * 5214

location plan 1:2500



block plan 1:500

gross internal area of extension
shop = 27·5 m² flat = 27·5 m²
gross external area of extension
shop = 31·5 m² flat = 31·5 m²



detail 1:10

notes:-

Roof:- Concrete interlocking tiles to match existing on felt and battens on 200mm x 50mm rafters pitched to match existing and set at 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. At sloping ceiling position min: 59mm max 150mm celotex double 'R' rigid slab insulation to be placed between rafters to maintain min: 50mm air gap. Flat roof over shower to be three layer felt and chippings on 18mm exterior quality plywood on firrings to create min: 1in 60 fall on 150mm x 50mm joists at 400mm centres with 150mm fibreglass insulation between joists and ceiling of 9mm Foil backed plasterboard and skimcoat plaster to receive selected decorations. Firrings to be min: 50mm deep to maintain 50mm air gap. All roof spaces to have permanent cross ventilation by combination of proprietary eaves vents equivalent to 10mm continuous gap on front elevation, 25mm on rear elevation and 5mm continuous gap in ridge vents.

First Floor:- This floor must provide both sound and fire barrier and is to be constructed as shown on detail, which is known as a platform floor. Floating layer formed of 18mm t&g flooring grade chipboard on 19mm plasterboard on 12mm floor base or plywood on 150mm x 50mm floor joists at 400mm centres with absorbent material of 100mm unfaced rock fibre (density at least 10kg/m³) between joists and ceiling formed of two layers of plasterboard with staggered joints with total thickness of 30mm.

Lateral restraint:- Where floor, roof 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:- 50mm granolithic screed on Ventrot or similar dpm on 150mm suspended concrete floor slab, supported on all edges and reinforced with B785 fabric reinforcement 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. Top steel to be provided over intermediate spine 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 to receive selected decorations. At First floor on front elevation and side of shower to be formed of tile hanging to match existing on felt and battens on 200mm celcon (SOLAR) blockwork and 16mm plaster to receive selected decorations. To avoid risk of cold bridging reveals around all new external door and window openings to be insulated.

Partitions:- Around stairs to be 200mm celcon blockwork on Full foundation with 16mm plaster to receive selected decorations. Delivery cupboard in 100mm celcon blockwork. New First floor partitions in flat to be formed of 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:- New windows to be double glazed to match existing (obscure to shower & toilet) with trickle vents in head, equivalent to 8000 mm² opening to lounge and bedroom 4. and 4000mm² elsewhere. Any glass in windows below 800mm or doors below 1500mm measured from floor level to be in laminated safety glass. As bedroom 4 is considered as inner room, window to provide clear opening min: 850mm high x 500mm wide as alternative fire escape.

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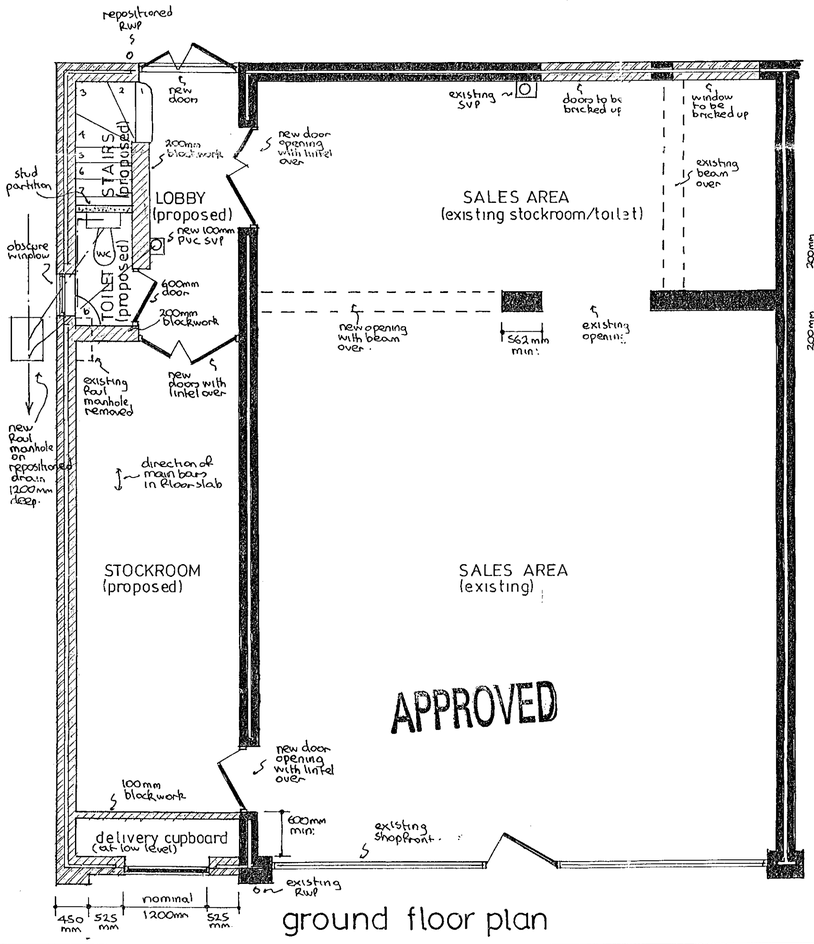
Ventilation:- Shower to be fitted with extract fan discharging to open air at rate of 15 litres per second.

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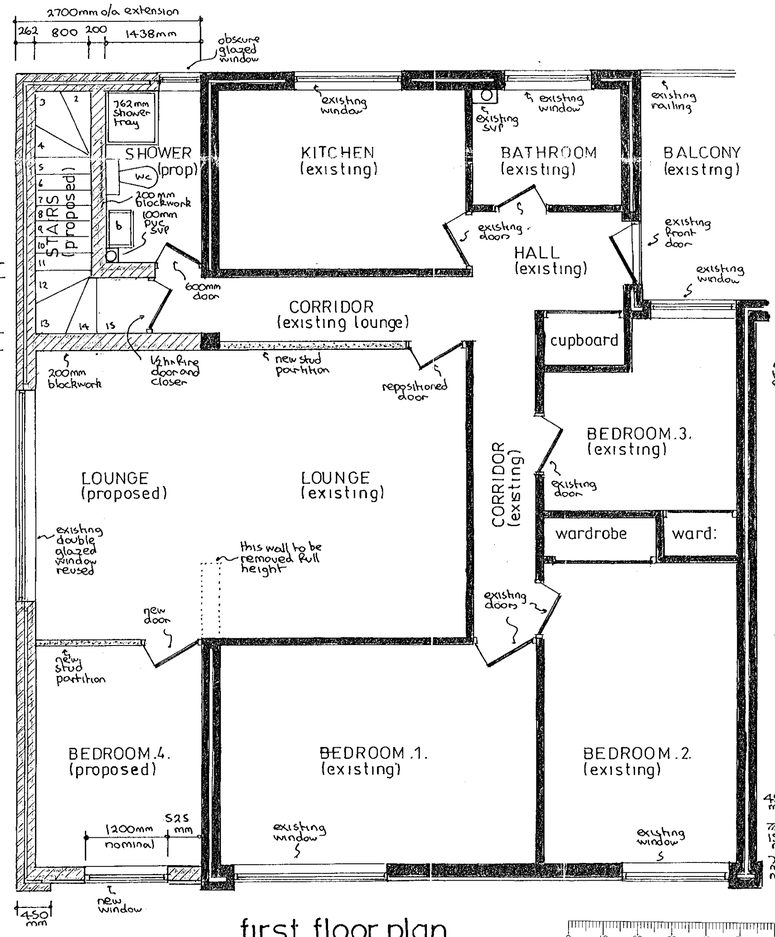
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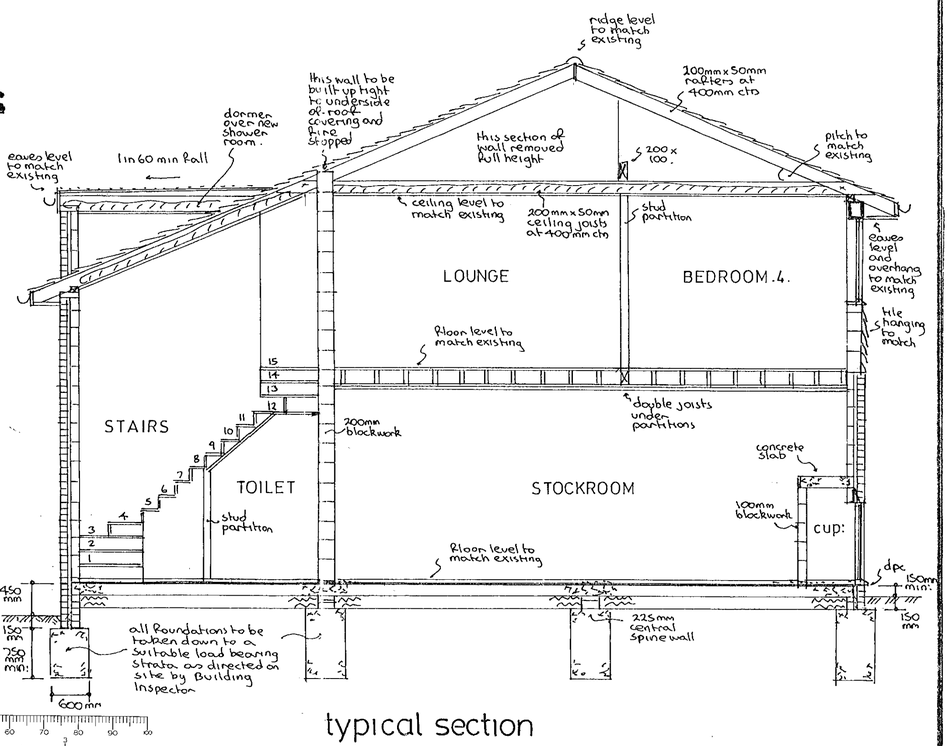
Beam:- Where new opening is to be formed between existing and proposed sales area, existing floor construction over to be exposed by trial holes for inspection and beam designed if necessary.



ground floor plan



first floor plan



typical section

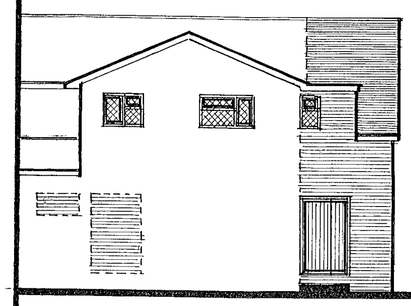
PROPOSED SHOP/FLAT EXTENSION at 54 MEADOW ROAD, WOKINGHAM, BERKSHIRE for MR. O.S. SHERGILL.

Revisions:-

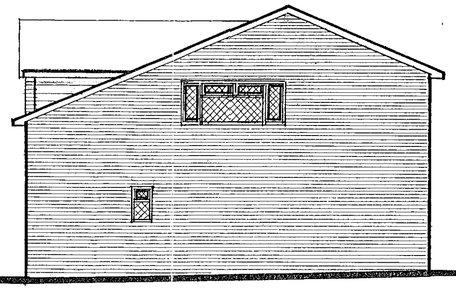
Drawing N°	AH/E/3098
Scales	1:50 & 100
Date	DEC 2000

ANDESIGN BUILDING PLANS

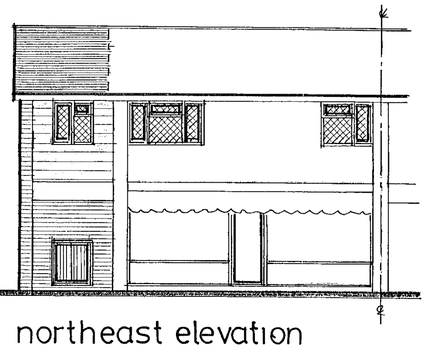
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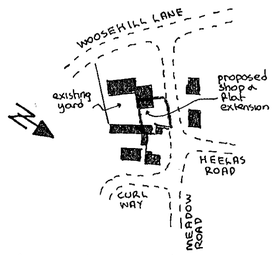
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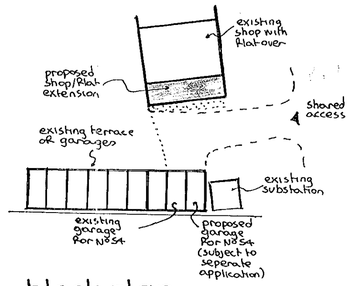
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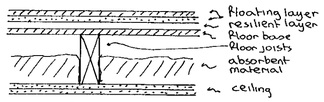


location plan 1:2500

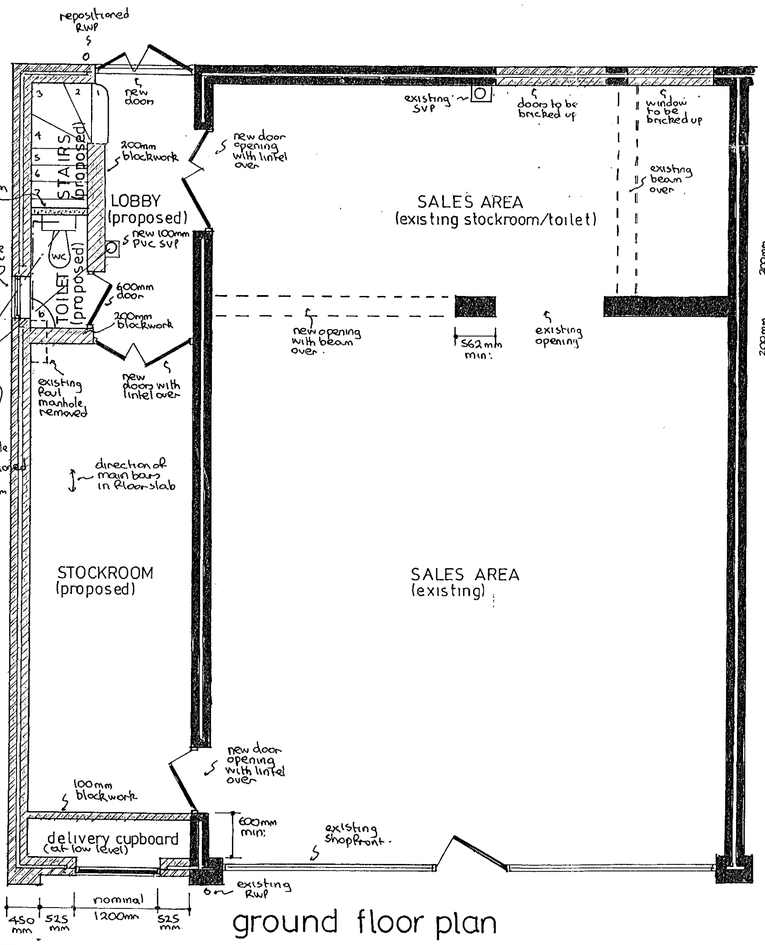


block plan 1:500

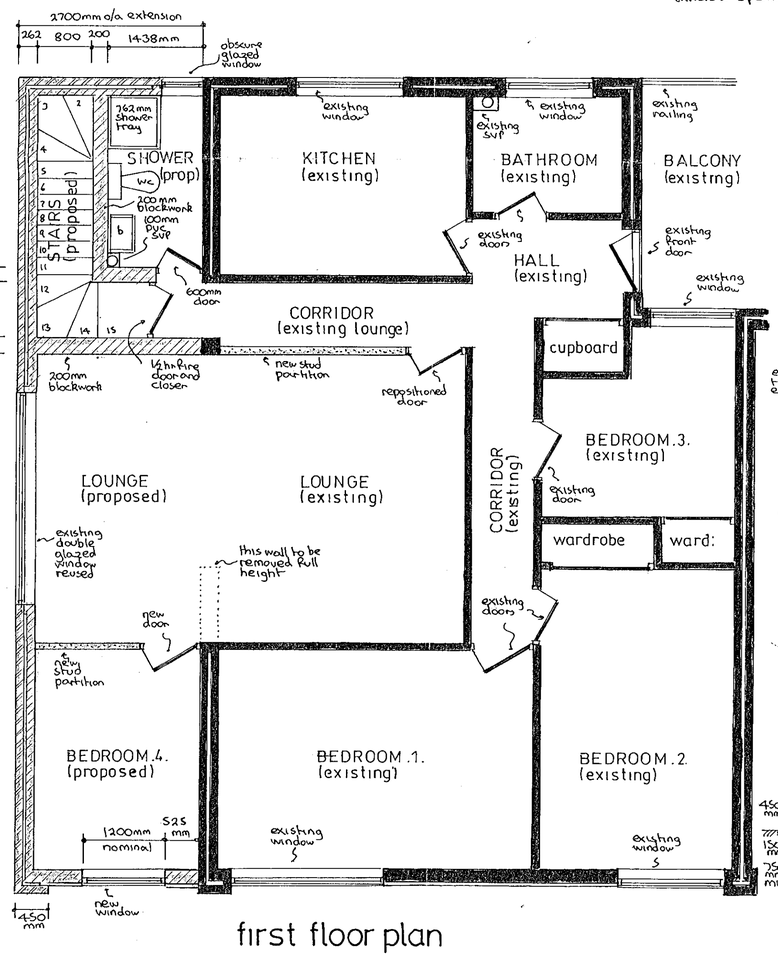
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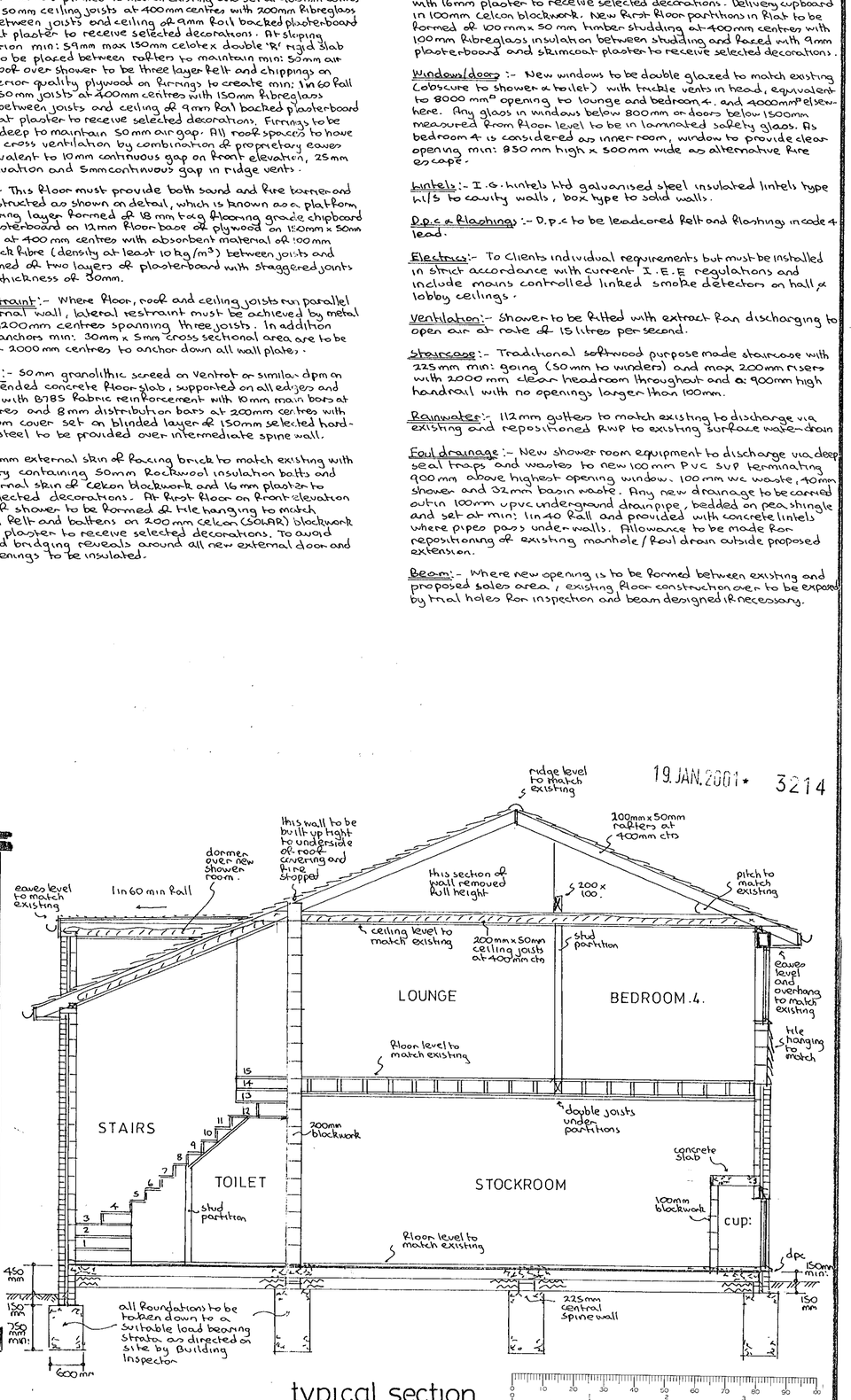
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