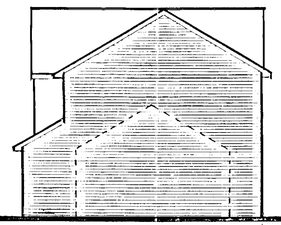


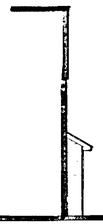
northwest elevation



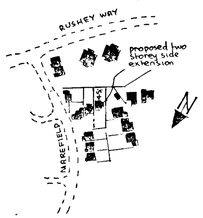
southwest elevation



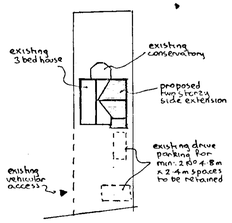
southeast elevation



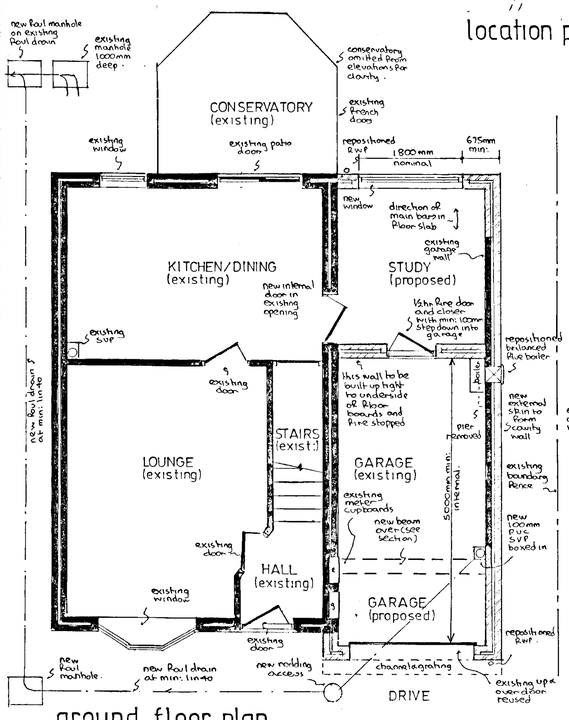
northeast



location plan 1:2500

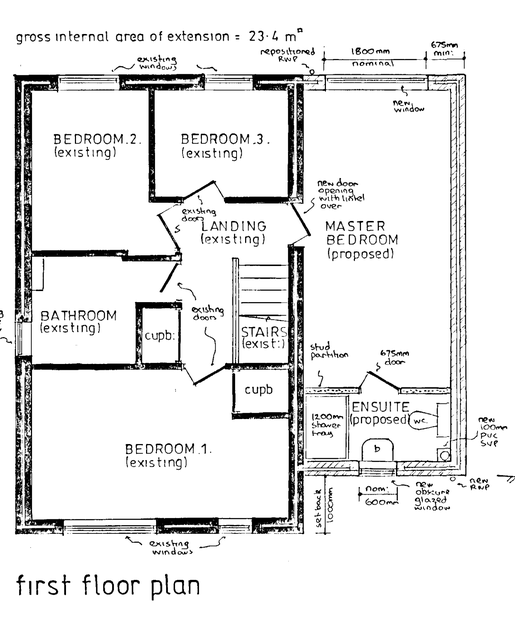


block plan 1:500

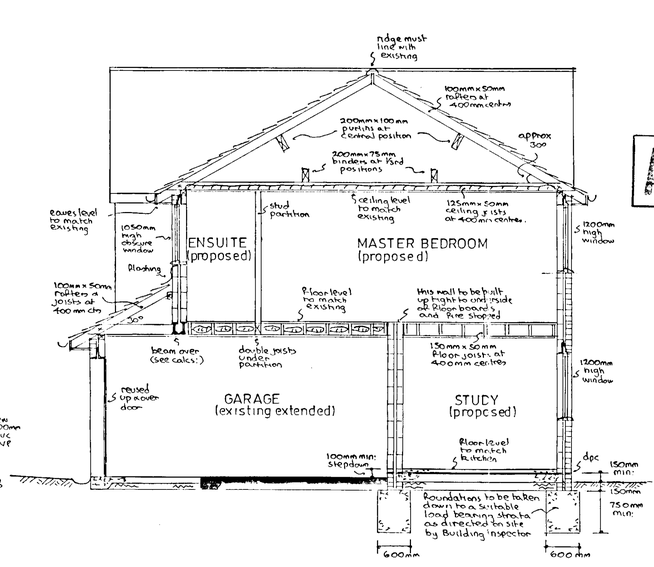


ground floor plan

gross internal area of extension = 23·4 m²



first floor plan



typical section

notes:-

Roof:- Tiling to match existing on felt and battens on 100mm x 50mm rafters pitched at approx: 30° and set at 400 mm centres with 125mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling of 9 mm Roll backed plasterboard and Skimcoat plaster to receive selected decorations. Garage ceiling as described for First Floor. Roof spaces to have permanent cross ventilation and this is to be achieved by proprietary eaves vents and equivalent to 10 mm continuous gap. Garage roof to also have high level tile vents equivalent to 5 mm continuous gap.

First floor:- 18 mm t.& g. flooring grade chipboard on 150 mm x 50 mm floor joists at 400 mm centres with central row of herringbone strutting and double joist under partition. Garage to have 150 mm fibreglass insulation between joists and ceiling 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 1200 mm centres spanning three joists. In addition mild steel anchors min: 30 mm 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 slab on 150mm selected hardcore. Study floor to be formed of selected floor finish on 65mm reinforced screed on building paper on 40 mm Rockwool rigid slab insulation on Ventrol or similar dpm on 150 mm suspended concrete floor slab supported on all edges and reinforced with B503 fabric reinforcing with 8 mm main bars at 100 mm centres and 8 mm distribution bars at 200mm centres with 40 mm bottom cover set on blinded of 150mm selected hardcore.

Walls:- 112 mm external skin of facing brick to match existing with 50mm cavity containing 50 mm Rockwool insulation batts and 100 mm internal skin of Celcon blockwork and fairfaced in garage, but elsewhere finished in 16 mm plaster to receive selected decorations. To unheated ends of cold bridging reveals around new external door and window openings to be insulated.

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

Windows/doors:- New windows to be double glazed, ensuite to be obscure glazed and fitted with trickle vents in head equivalent to 8000mm² opening to master bedroom and study. Any glass in windows below 800mm or doors below 1500mm measured from floor level to be in laminated safety glass. Master bedroom window to have min: 0.33 m² opening as alternative fire escape with no dimension less than 450 mm and set maximum 1100mm above floor level. Study is considered as inner room and window must provide clear opening min: 850mm high x 500mm wide as alternative fire escape.

lintels:- I.G. Lintels Ltd type H1/S galvanised steel insulated lintels

D.p.c & flashings:- D.p.c to be load covered 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:- 112 mm gutters and 62 mm downpipes discharging via back inlet gulley and 100mm upvc underground drainpipe to either existing surface water drain (if available) or new soakaway, 1000 mm diameter x 1200mm deep and situated min: 4500mm from any building.

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

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

Beam (see calculations) To be formed of 2 no 152 x 89 x 16 kg mild steel joists bolted together with 12 mm bolts and spacers at 600 mm centres with RSJ bearing on 500 mm x 100 mm x 150 mm deep concrete padstone each end. Beam to be encased in two layers of masterboard as fire protection.

APPROVED

01.MAR2002 - 6032

PROPOSED EXTENSION at 45 MAREFIELD, LOWER EARLEY, BERKSHIRE for MR & MRS. A. OWEN.

Revisions:-

Drawing No	AH/E/3321
Scales	1:50 & 100
Date	FEB 2002

ANDESIGN BUILDING PLANS

CP 23/1/02