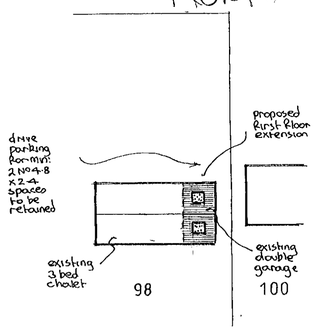


north ~~elevation~~ EAST

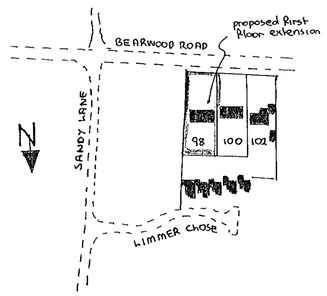
west ~~elevation~~ NORTH

south ~~elevation~~ WEST

east ~~elevation~~ SOUTH

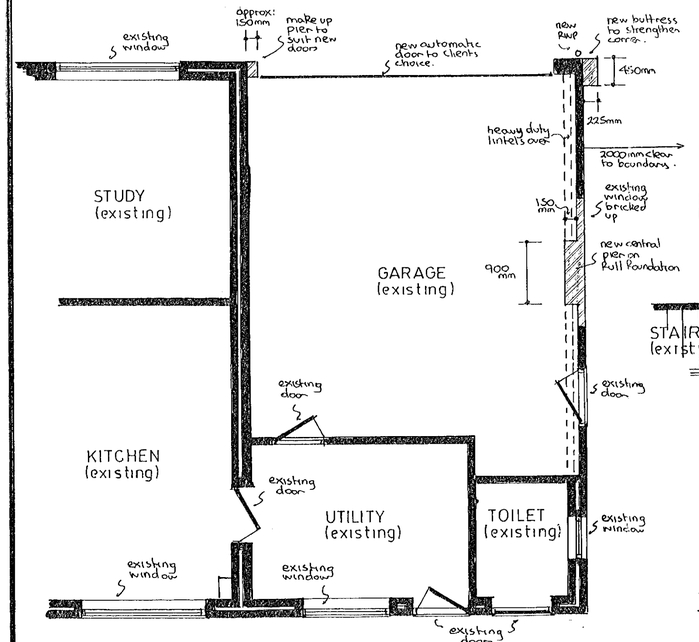


block plan 1:500

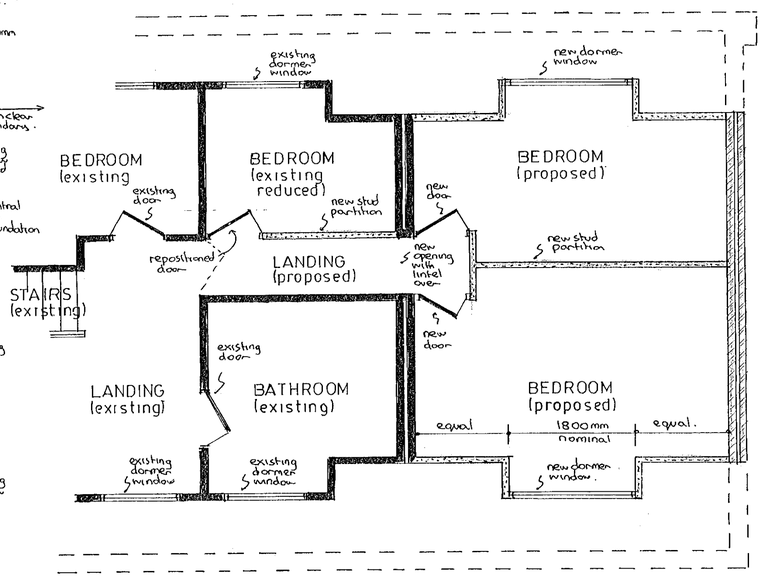


location plan 1:2500

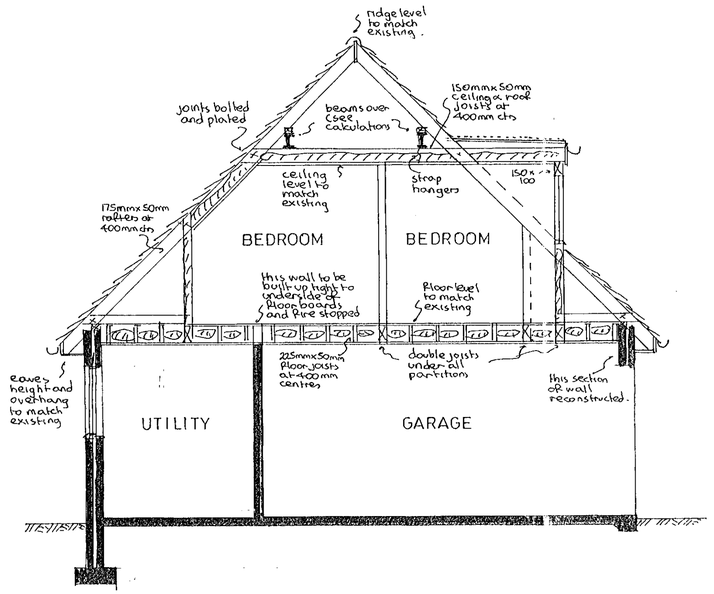
gross internal area of extension = 23·88 m²



part ground floor plan



part first floor plan



typical section

notes:-

Roof:- Tiling to match existing on felt and battens on 175mm x 50mm rafters pitched to match existing and set at 400mm centres with 150mm x 50mm ceiling joists at 400 mm centres with 200mm Fibreglass insulation between ceiling joists and ceiling of 9mm Foil backed plasterboard and skim coat plaster to receive selected decorations. At sloping ceiling positions use min: 59mm Celotex double 'A' rigid slab insulation between rafters to maintain min: 50mm air gap. Roof spaces to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 25mm continuous gap and ridge vents equivalent to 5mm continuous gap.

Dormer roof:- Three layer felt and chippings on 18mm exterior quality plywood on min: 50mm deep firrings to create min: 1 in 60 Fall on 150mm x 50mm joists at 400 mm centres with 150mm Fibreglass insulation between joists and ceiling of 9mm Foil backed plasterboard and skimcoat plaster to receive selected decorations. Roof space space to have permanent cross ventilation and this is to be achieved by proprietary ventilators at eaves level, equivalent to 25mm continuous gap.

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/dormers and 200mm Fibreglass insulation between joists and garage ceiling of two layers of 9mm plasterboard, laid cross bonded as fire break. Utility/toilet ceiling should be 12mm plasterboard.

Lateral restraint:- Where roof, ceiling and floor 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.

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 finish to receive selected decorations.

Dormer walls:- Tyg boarding to match existing on felt and battens on 9mm exterior quality plywood on 100mm x 50mm timber studding at 400mm centres with 100mm Fibreglass insulation between studding and faced with 4mm Foil backed plasterboard and skimcoat plaster to receive selected decorations.

Partitions:- 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:- New windows must be double glazed and fitted with trickle vents in head equivalent to 8000mm² opening. Any glass in windows below 800mm measured from floor level to be in laminated safety glass.

Lintels:- I.G. lintels Htd type W1/HD insulated galvanised steel lintels.

D.p.c & Flashings:- D.p.c to be lead cored 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.

Rainwater:- 112mm gutter to match existing to discharge via existing and new RWP's (63mm) and back inlet gullies via 100 mm upvc underground drainpipe to soakaway 1000mm diameter x 2000mm deep and situated min: 4500mm from any building.

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

Beams (see calculations) Roof beams to be formed of 1 No 203 x 102 x 23 Kg mild steel joists with full bearing on 300 mm x 100mm x 150mm deep concrete padstone each end.

APPROVED

29.NOV.2000* 2940

PROPOSED EXTENSION at 98 BEARWOOD ROAD, BARKHAM, WOKINGHAM, BERKSHIRE for MR & MRS. A. HANDS.

Revisions:-

Drawing No	AH/E/3088
Scales	1:50 & 100
Date	NOV 2000

ANDESIGN BUILDING PLANS

cd 20/11/01