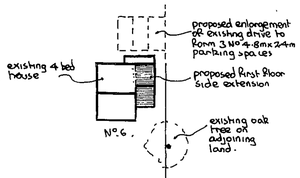


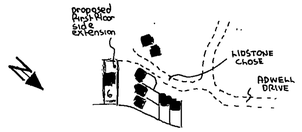
northeast elevation

northwest elevation

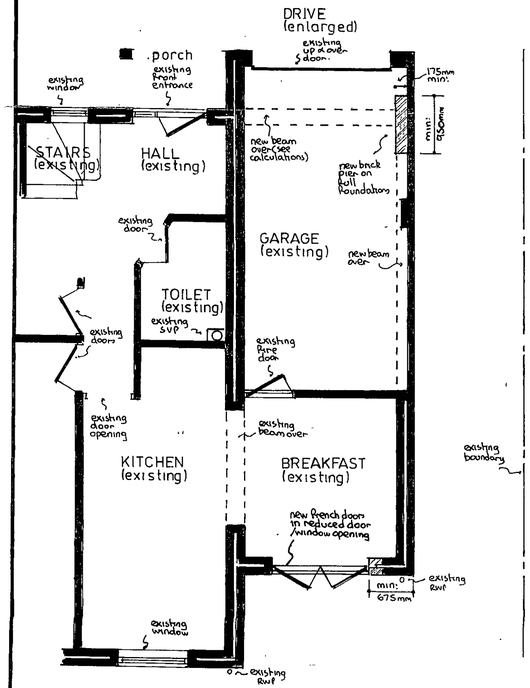
southwest elevation



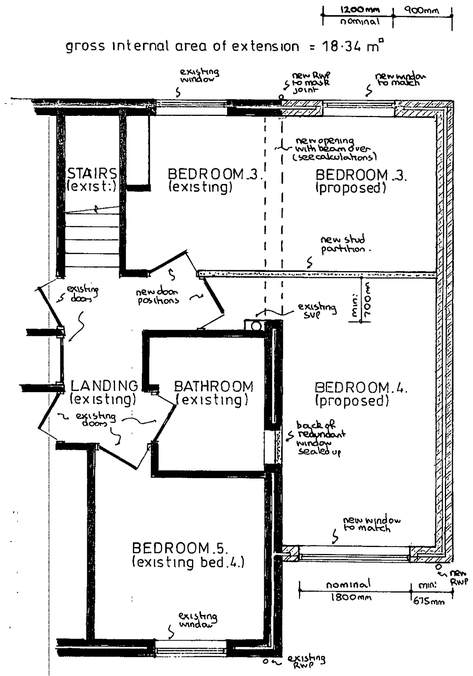
block plan 1:500



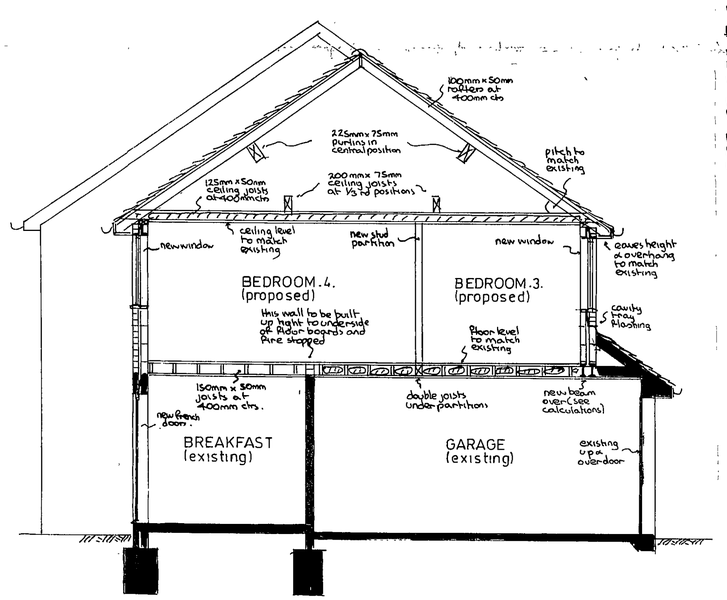
location plan 1:2500



part ground floor plan



part first floor plan



typical section

notes:-

Roof:- Tiling to match existing on felt and battens on 100mm x 50mm rafters pitched to match existing and set at 400mm centres with 125mm x 50mm ceiling joists at 400mm centres with 100mm fibreglass insulation between joists and 150mm fibreglass insulation over joists in opposite direction and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected directions. Roof space to have permanent cross ventilation and this is to achieved by proprietary eaves vents equivalent to 10 mm continuous gap.

First floor:- 18 mm tag flooring grade chipboard on 150mm x 50 mm timber studding at 400mm centres with central row of herringbone strutting, with double joist under partition and breakfast area ceiling of 12mm plasterboard and skimcoat plaster to receive selected decorations. Garage ceiling to have 120 mm cellotex rigid slab insulation between joists and ceiling of two layers of 9mm masterboard 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: 30 mm x 5mm cross sectional area. are to be provided at 2000 mm centres to anchor down all wall plates.

Walls:- 103 mm external skin of facing brick to match existing with 75mm cavity containing 75 mm Rockwool insulation batts and 100 mm internal skin of celcon blockwork and 16 mm plaster finish to receive selected decorations. Where it is necessary to use 50mm cavity insulation standard can be achieved by application of 40mm Gyproc thermal board on internal surface. To avoid risk of cold bridging, reveals around all new window openings to be insulated.

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

Windows:- Any new windows to be double glazed and with trickle vents in head, equivalent to 8000mm² opening. Bedroom windows to have min: 0.33 m² opening as alternative fire escape with no dimension less than 450mm and set maximum 1100 mm above floor level. Any glass in windows below 800 mm measured from floor level to be in laminated safety glass. Any new windows to achieve 'U' value of 2.0 w/m2K. French doors to be in laminated safety glass.

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

Dpc & 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.

Ventilation:- Bathroom to be fitted with extract fan, linked to light switch, discharging to open air at rate of 15 litres per second

Rainwater :- 112mm gutters discharging via existing extended RWP's

Foul drainage :- No new foul drainage is required.

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

Beams:- (see calculations)

Beam over front of garage (A):- To be formed of 2 No 152 x 89 x 16 kg mild steel joists bolted together with 12 mm bolts and spacers at 600mm centres with full bearing on 450 x 100 x 150mm deep concrete padstone each end.

Beam over side of garage (B):- To be formed of 1 No 203 x 133 x 25 kg universal beam with full bearing on 500mm x 100 mm x 150 mm deep concrete padstone each end.

Beam over bedroom (C):- To be formed of 2 No 152 x 89 x 16 kg mild steel joists bolted together with 12 mm bolts and spacers at 600mm centres with full bearing on 300 mm x 100mm x 150 mm deep concrete padstone at window end and 300 mm x 250 mm x 150 mm deep concrete padstone at SVP end.

Beams over garage to be encased in two layers of masterboard as described for garage ceiling. Beam over bedroom to be encased in equivalent of two layers of plasterboard totalling 19 mm and 7 mm gypsum plaster finish as fire protection.

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APPROVED

PROPOSED EXTENSION at 6 LIDSTONE CLOSE, LOWER EARLEY, BERKSHIRE for MR & MRS. K.R. MILLER.

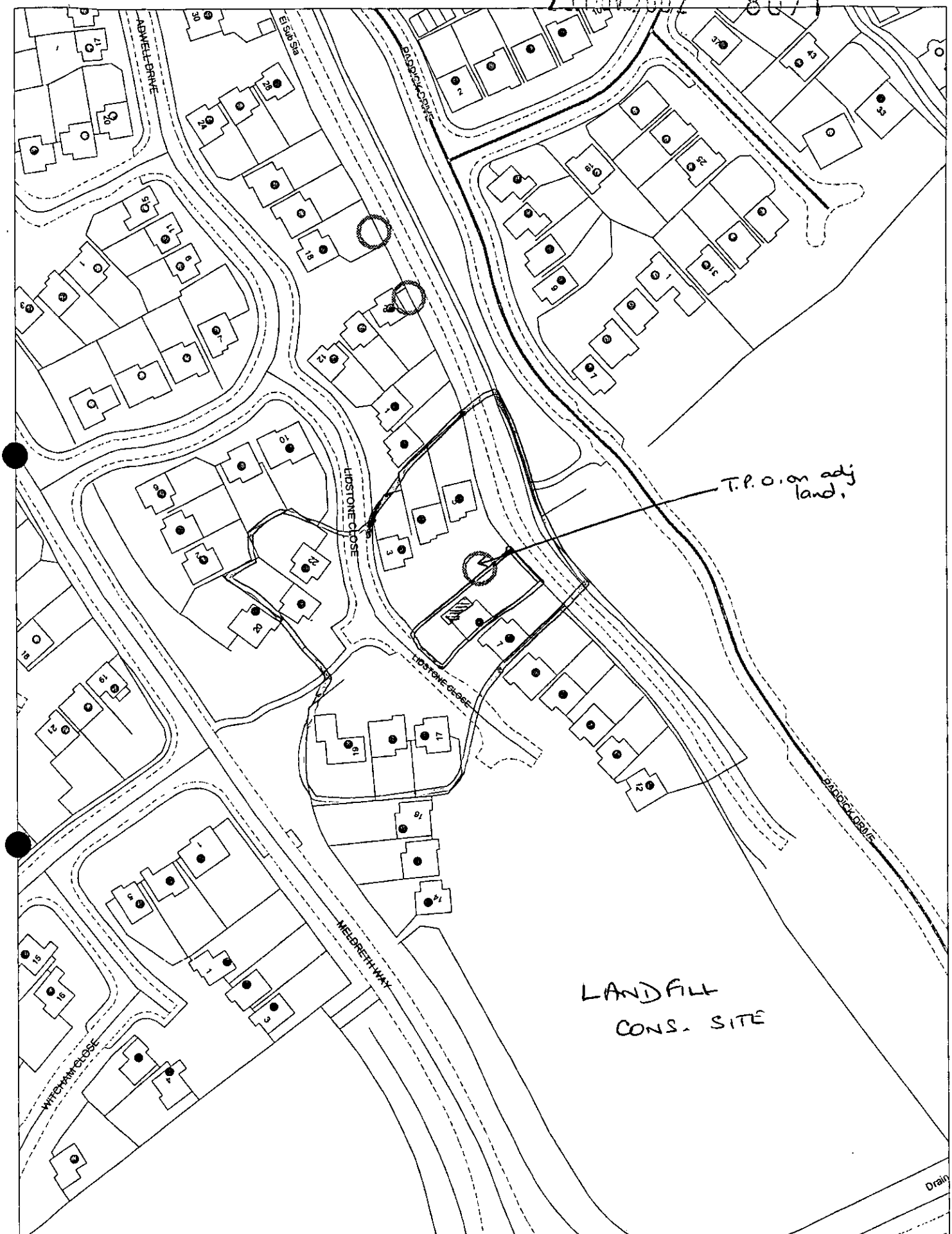
Revisions:- 'A' 21/11/2002 French doors added to breakfast area at Clients request.

Drawing No	AH/E/3447 A
Scales	1:50 & 100
Date	NOV 2002

NDESIGN BUILDING PLANS

cd 11/12/03

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28 November 2002

Scale: 1 : 1250

N W E S