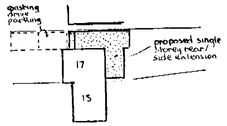


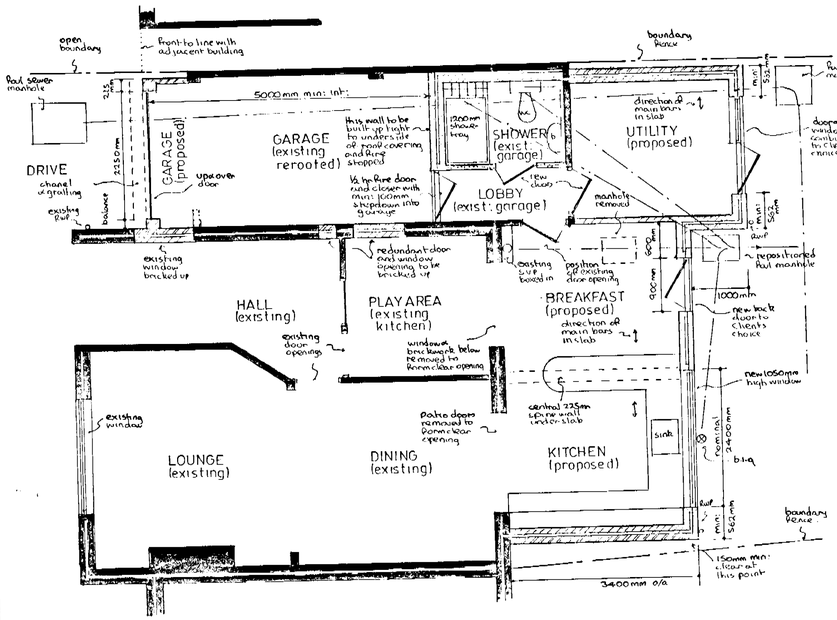


location plan

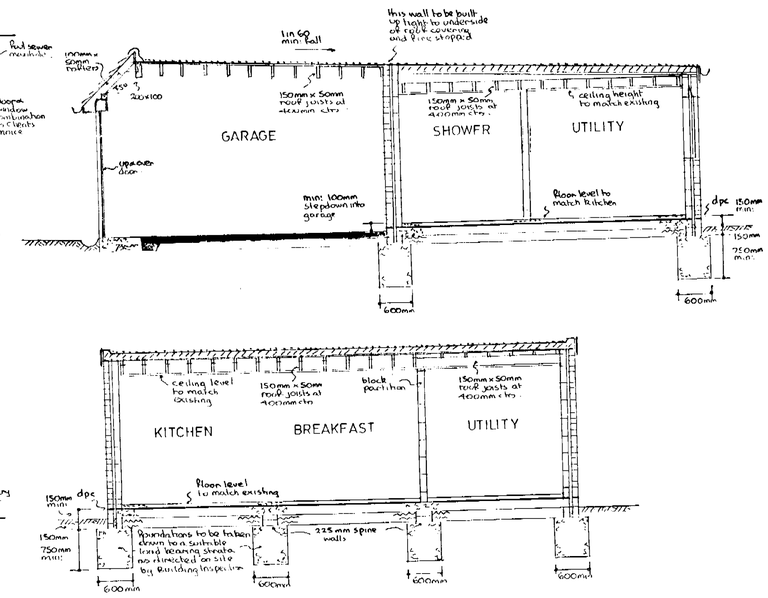


block plan

gross internal area of extension = 25·30 m²



part ground floor plan



typical sections

notes:-

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Garage roof :- Three layer felt and chippings high performance system on 18mm exterior quality plywood set to create min: 1in 60 fall on 150mm x 50mm roof joists at 400mm centres. Dummy pitch formed of tiling to match existing on felt and battens on 100mm x 50mm rafters pitched at 45° and set at 400mm centres.

Extension roof :- Three layer felt and chippings high performance system on 120mm Rockwool hardrock insulation on vapour barrier on 18mm exterior quality plywood on firrings at 400mm centres to create min: 1in 60 fall and 150mm x 50mm roof joists at 400mm centres and ceiling of 9mm fail backed plasterboard and skimcoat plaster to receive selected decorations. As a warmdeck roof no ventilation required.

Lateral restraint :- Where roof 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.

Garage floor :- 100mm concrete on 150mm selected hardcore.

Extension floor :- Selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on ventrot or similar d.p.m. on 150mm suspended concrete floor slab, supported on all edges and reinforced with B503 fabric reinforcement with 8mm main bars at 100mm centres and 8mm distribution bars at 200mm centres with 40mm bottom cover set on a blinded layer of 150mm selected hardcore.

Walls :- 112mm external skin of facing brick to match existing with 50mm cavity containing 50mm Rockwool rigid slab insulation and 100mm internal skin of celcon blockwork and 16mm plaster finish to receive selected decorations. To avoid risk of cold bridging reveals around all new external door and window openings to be insulated.

Partitions :- Between breakfast / utility to be 100mm celcon blockwork on full foundations. Between shower/lobby 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 :- All new external doors and windows to be double glazed with trickle vents in head, equivalent to 8000mm² to kitchen/breakfast and 4000mm² to utility. Any glass in windows below 800mm or doors below 1500mm measured from floor level to be in laminated safety glass.

D.P.C. & flashings :- Dpc to be leadcored felt and flashings in code 4 lead.

Lintels :- I.G. lintels ltd type L1/S galvanised steel insulated lintels

Electrics :- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations.

Ventilation :- Kitchen to either have extract fan (60 litres per second) or cooker hood (30 litres per second). Utility to have extract fan (30 litres per second). Shower to have extract fan (15 litres per second). All discharging to open air.

Rainwater :- 112mm gutters and 62mm downpipes on rear elevation discharging via back inlet gullies and 100mm upvc underground drainpipe to new soakaway 1000mm diameter x 2000mm deep and situated min: 4500mm from any building. Gutter on front of garage to discharge to existing fwf

Foul drainage :- Allowance to be made for relocation of existing manhole. Any new foul drainage to be carried out in 100mm upvc underground drainpipe, bedded in pea shingle, set at min: 1in 40 fall and provided with concrete lintels where pipes pass under walls.

Setting out :- Where construction is taking place close to boundary, greatcare is to be taken to ensure that no part of proposed building, including overhangs of roof, gutters and foundations, projects beyond legal boundary.

APPROVED

PROPOSED EXTENSION and ALTERATIONS at 17 NIGHTINGALE ROAD, WOODLEY, BERKSHIRE for MR & MRS. A.M. ROBINSON.

Revisions:-

Drawing Nº AHE 3330
Scales 1:50 & 100
Date MARCH 2002

ANDESIGN BUILDING PLANS