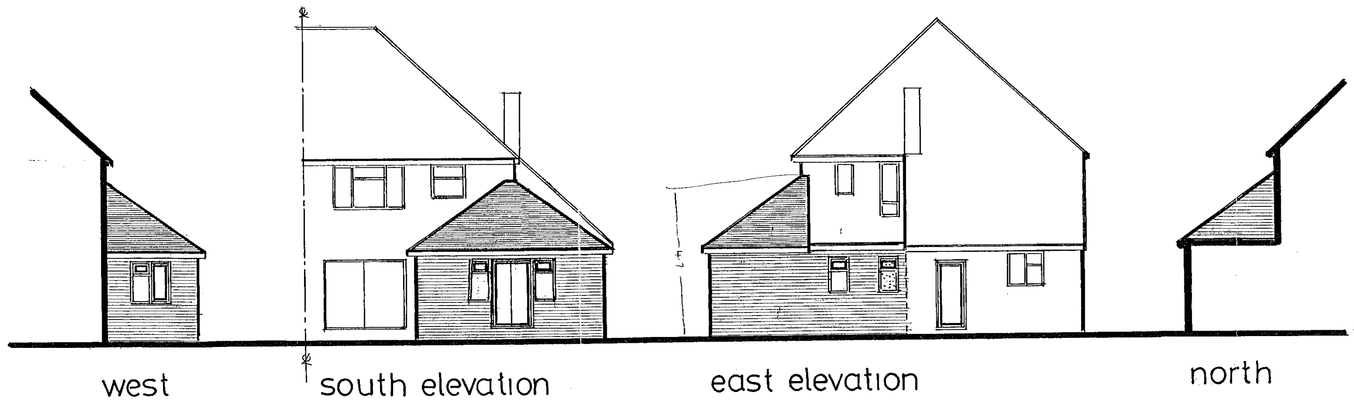
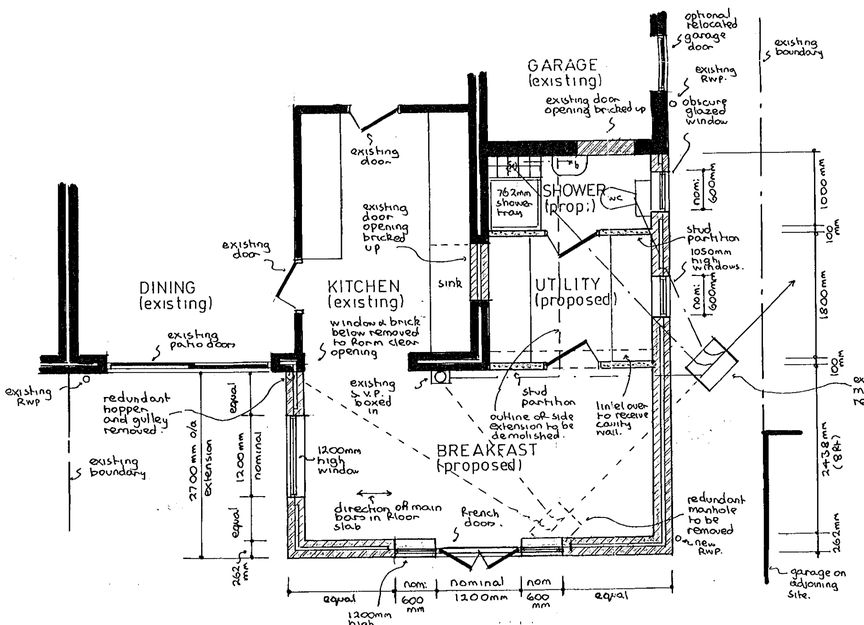
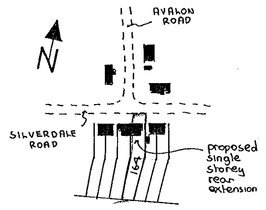


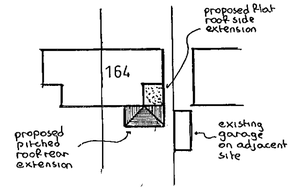
gross internal area of extension = 19·70 m²



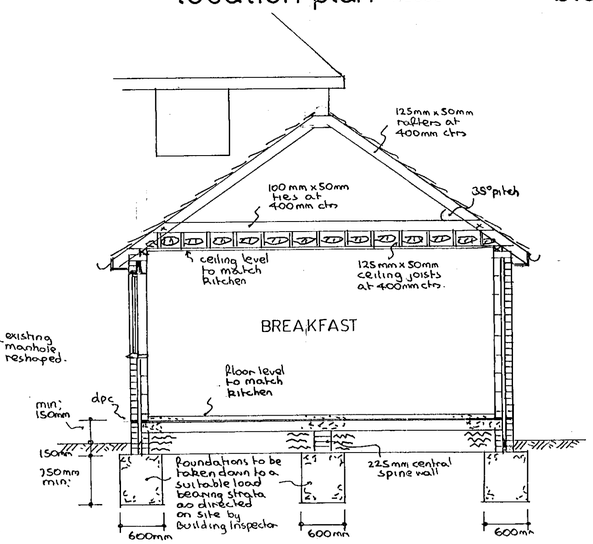
part ground floor plan

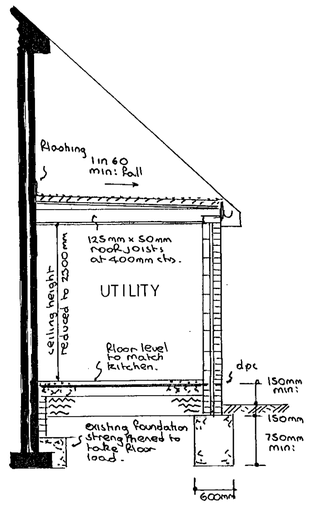


location plan 1:2500



block plan 1:500





typical sections

notes:-

Pitched roof:- Tiling to match existing on felt and battens on 125mm x 50mm rafters pitched at 35° and set at 400mm centres with 125mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation laid in two 100mm layers in opposite directions and ceiling of 9mm foil-backed plasterboard and skimcoat plaster to receive selected decorations. 175mm x 50mm hip rafters. Roof space to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 10mm continuous gap.

Flat roof:- Warm deck roof to be used to avoid need for cross ventilation. Roof to be formed of three layer felt and chippings on 120mm Rockwool hardrock insulation on vapour barrier on 18mm exterior quality plywood on 125mm x 50mm joists at 400mm ctrs with firrings to create 1 in 60 min: fall and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations.

lateral restraint:- Where 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.

Floor:- Selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Ventrotor 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 blinded layer of 150mm selected hardcore. Top steel to be used over central 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 finish to receive selected decorations. To avoid risk of cold bridging reveals around all new external door and window openings to be insulated.

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/doors:- All new french doors and windows to be double glazed (obscure to shower) and fitted with trickle vents in head to provide equivalent of 4000mm² opening to each room. Any glass in windows below 800mm and doors below 1500mm measured from floor level to be in laminated safety glass.

Lintels:- I.G. lintels Ltd type W1/S galvanised steel insulated lintels.

D.p.c & flashings:- D.p.c to be leadcored felt and flashings in code 4 lead.

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

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

R.w.pipes:- 112mm gutter to perimeter of roof discharging via 62mm downpipe via 'back' inlet gulley and 100mm upvc underground drainpipe bedded on pea shingle to new soakaway 1000mm diameter x 2000mm deep and situated min: 4500mm from any building.

Foul drainage:- Existing SVP to be changed to 100mm PVC to terminate min: 900mm above highest opening windows. Bathroom equipment, kitchen sink and utility equipment to discharge via deep seal traps and wastes to SVP. Any new foul drainage to be carried out in 100mm upvc underground drainpipe bedded on pea shingle, set at 1 in 40 min: fall and provided with concrete lintels where pipes pass under walls. 100mm w.c. waste, 40mm bath, shower, sink, 32mm basin waste.

23.MAY2000* 1576

APPROVED

PROPOSED EXTENSION at 164 SILVERDALE ROAD, EARLEY, BERKSHIRE for MR.P.M.CLEWETT.

Revisions:- 'A' 15/5/2000 window arrangement amended at clients request.

Drawing N°	AH/E/2986 A
Scales	1:500&100
Date	MAY 2000

NDESIGN BUILDING PLANS

cd 17/100