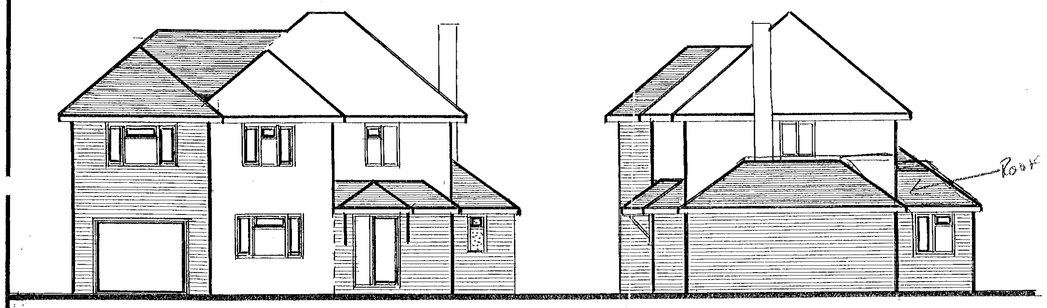
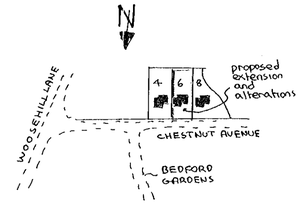


north elevation

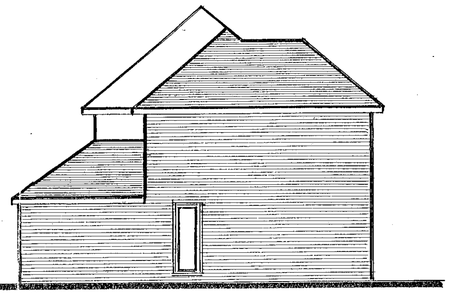
west elevation



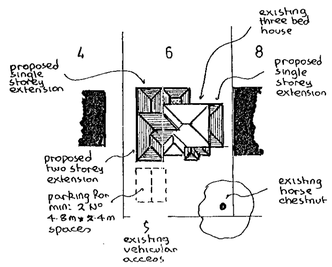
location plan 1:2500



south elevation



east elevation NO CHANGE



block plan 1:500

notes:-

Main roof :- Tiling to match existing on Pelt and battens on 125mm x 50mm rafters pitched to match existing and set at 400mm centres with 175mm x 50mm ceiling joists at 400mm centres with 200mm Fibreglass insulation between joists and ceiling of 9mm Foil backed plasterboard and skimcoat plaster to receive selected decorations. Roof space to have permanent cross ventilation and this is to be achieved by proprietary ventilators at eaves level equivalent to 10mm continuous gap. 175mm x 50mm hip rafters.

Secondary roof :- Tiling to match existing on Pelt and batten on 125mm x 50mm rafters (study/lounge and 100mm x 50mm rafters elsewhere) pitched at 35° and set at 400mm centres with 175mm x 50mm ceiling joists (study lounge) and 100mm x 50mm ceiling joists (elsewhere) set at 400mm centres with 200mm Fibreglass insulation between joists and ceiling of 9mm Foil backed plasterboard and skimcoat plaster to receive selected decorations. lounge roof to have code 6 lead on 18mm exterior quality plywood set to min: 1 in 60 Roll on 100mm x 50mm bearers at 400mm centres. Roof spaces to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 10mm continuous gap and high level tile vents on lean to roof equivalent to 5mm continous gap.

First Floor :- 18mm t&g flooring grade chipboard on 200mm x 50mm joists at 400mm centres with 200mm Fibreglass insulation between joists and central row of herringbone strutting with double joists under partitions and garage 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: 30mm x 5mm cross sectional area are to be provided at 2000mm centres to anchor down all wall plates.

Ground Floor :- Garage floor to be 100mm concrete slab on 150mm selected hardcore. All other floors to be formed of selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on vent-rot or similar d.p.m on 150mm suspended concrete floor slab, supported on all edges and reinforced with B185 Fabric reinforcement with 10mm bars at 100mm centres and 8mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of 150mm selected hardcore. Use top steel over spine walls in centre of spans. Ventilation to be maintained to any existing hollow floors by using second quality drainpipe to link existing airbricks in external 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 fairfaced in garage, and elsewhere finished with 16mm plaster to receive selected decorations. To avoid risk of cold bridging, reveals around all new external door and windows openings to be insulated.

Partitions :- 100mm x 50mm timber studding at 400mm centres at First Floor level and to dining room with 100mm Fibreglass insulation between studding and faced with 9mm plasterboard and skimcoat plaster to receive selected decorations. Utility partition to be 100mm Celcon blockwork on Pull Foundations.

Windows/doors :- All new windows to be double glazed and fitted with trickle vents in head equivalent to 8000mm² to bedrooms, study /lounge with 4000mm² elsewhere. Utility & ensuite to remain obscure glazed. Any glass in windows below 800mm or doors below 1500mm measured from floor level to be in laminated safety glass.

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

Dpc & Flashings :- Dpc to be leadcored Pelt 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.

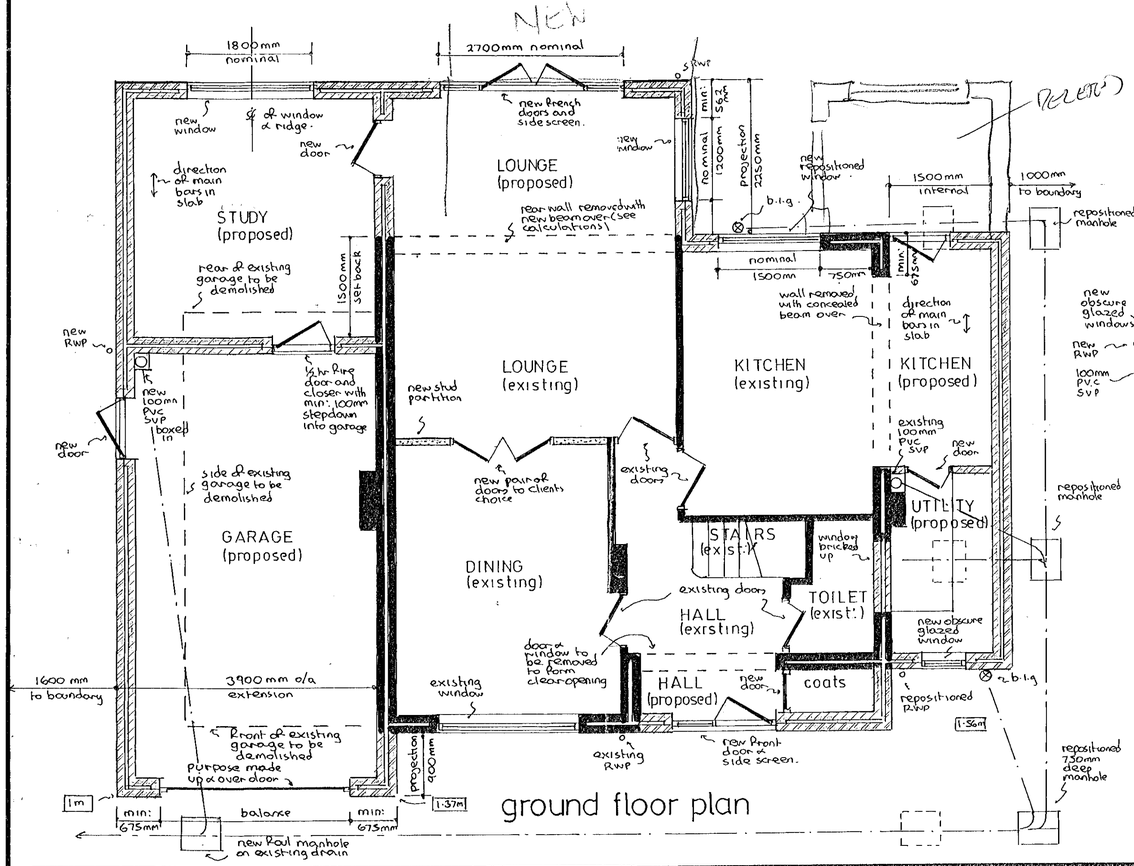
Ventilation :- Existing toilet to be fitted with extract fan (6 litres per second) linked to light switch. Utility to have extract fan (30 litres per second). Kitchen to either have cooker hood (30 litres per second) or extract fan (60 litres per second). Ensuite to have extract fan (15 litres per second). All discharging to open air.

Rainwater :- 112 mm gutters and 62 mm downpipes to discharge via back inlet gullies and 100mm upvc underground drainpipe to new soakaways 1000mm diameter x 2000mm deep situated min: 4.500m from any building.

Foul drainage :- Existing manholes to be relocated as shown on ground floor plan. Any new drainage to be carried out in 100mm upvc underground drainpipe, bedded in pea shingle, set at min: 1 in 40 Fall and provided with concrete lintels where pipes pass under walls. Ensuite equipment to discharge via deep seal traps and wastes to new 100mm P.V.C S.V.P terminating min: 900mm above highest opening window with final discharge to existing foul drain in front garden. 100mm w.c. waste, 50mm bath, 40mm shower, 32mm basin waste.

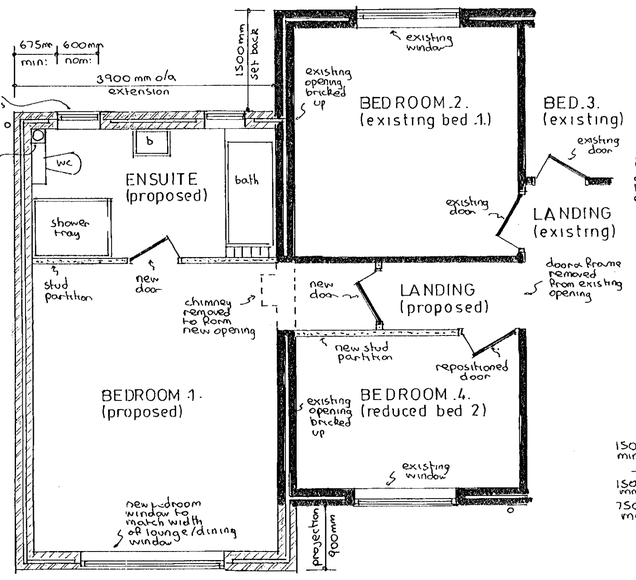
Foundations / Trees :- Assuming high shrinkage ground conditions and because of proximity of horse chestnut, allowance to be made for additional foundation depths as shown in ☐ on ground floor plan. Final decision on foundations depths to be taken on site in conjunction with Building Inspector, subject to actual ground conditions.

Beams :- (see calculations) Kitchen x lounge beam to be encased in two layers of plasterboard totalling 19mm with 7mm gypsum plaster finish as fire protection. Kitchen beam formed of 2 No 178 x 102 x 19 kg mild steel joists bolted together with 12mm bolts and spacers at 600mm centres with Pull bearing on 300 x 250 x 150mm deep concrete padstones each end. Lounge beam formed of 2 No 203 x 133 x 30 kg Universal beams bolted together with 12mm bolts and spacers at 600mm centres with Pull bearing on 900mm length of 152 x 89 x 16 kg mild steel joist at each end, built in as padstones.

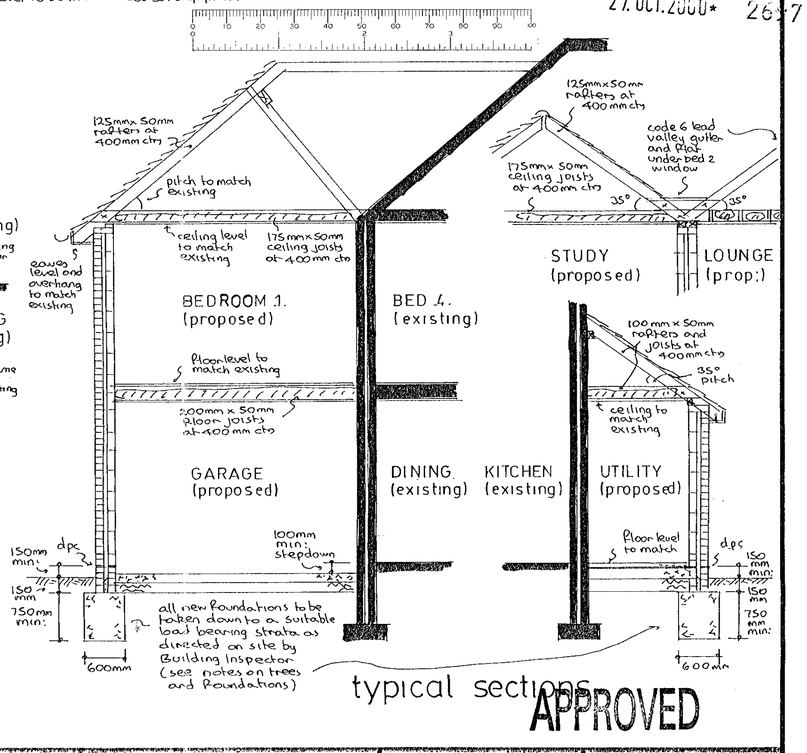


ground floor plan

total area of extensions = 79 m²



part first floor plan



typical sections

APPROVED

27. OCT. 2000 * 2617

PROPOSED EXTENSIONS and ALTERATIONS at 6 CHESTNUT AVENUE, WOKINGHAM, BERKS for MR & MRS. A.M. SMITH.

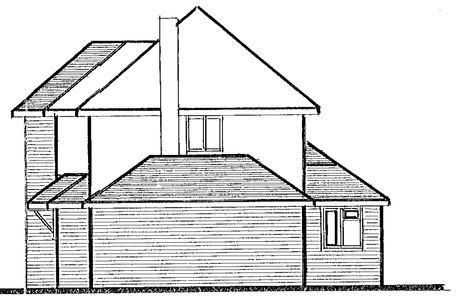
Revisions:- 'B' 18/10/2000 Redrawn to Clients new requirements. 'C' 24/10/2000 Lounge amended at clients request.

Drawing No	AH/E/3031c
Scales	1:50 & 100
Date	OCT 2000

NDESIGN BUILDING PLANS



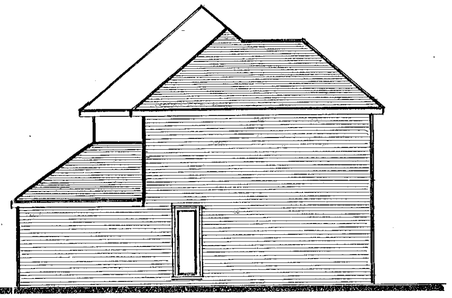
north elevation



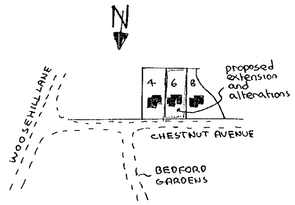
west elevation



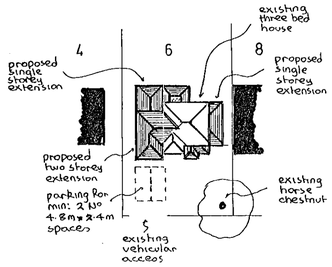
south elevation



east elevation



location plan 1:2500



block plan 1:500

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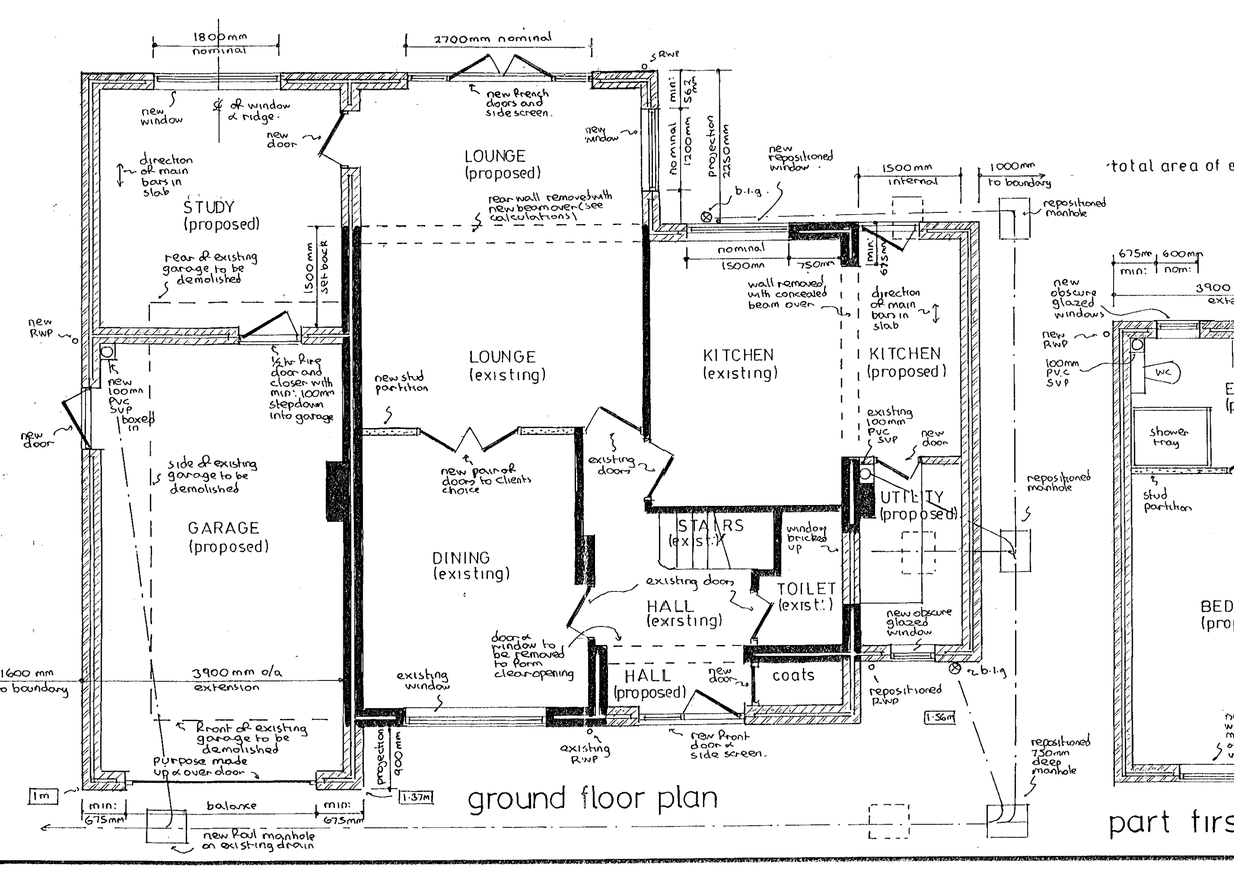
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27.OCT.2000* 2697



ground floor plan

part first floor plan

typical sections

PROPOSED EXTENSIONS and ALTERATIONS at 6 CHESTNUT AVENUE, WOKINGHAM, BERKS for MR & MRS. A.M. SMITH.

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NDESIGN BUILDING PLANS

10/1/01