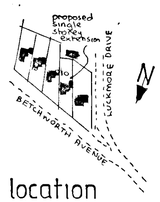


block plan
1:500

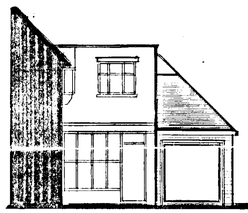


location plan
1:2500

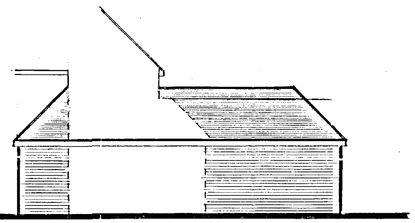


south elevation

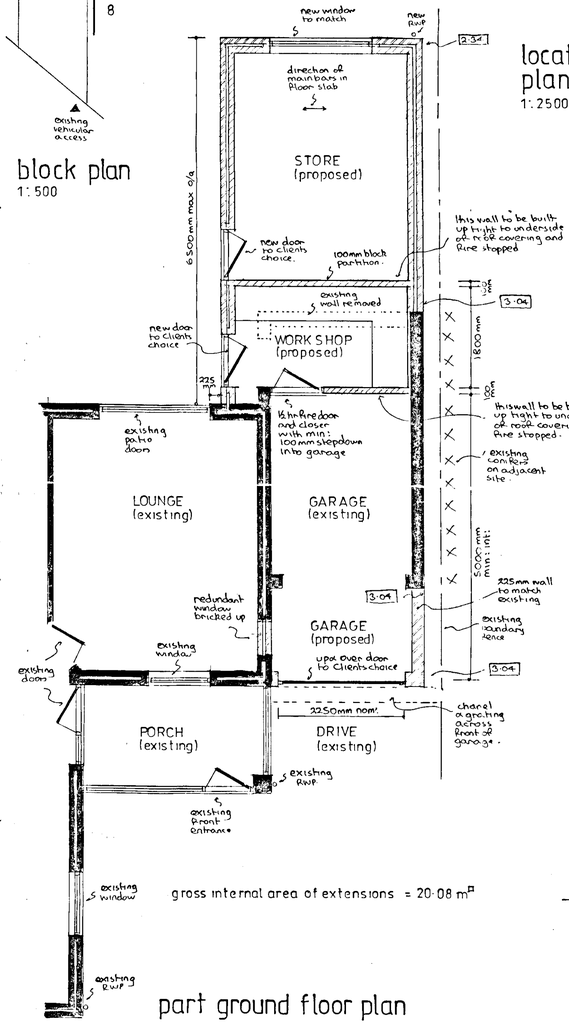
east elevation

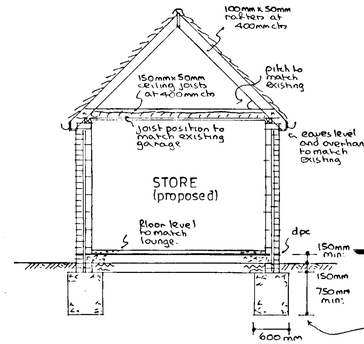


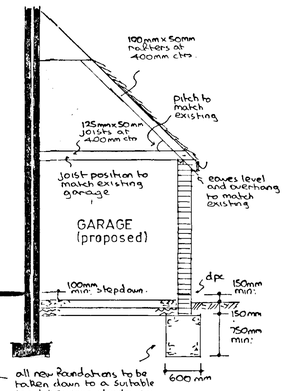
north elevation



west elevation







typical sections

notes:-

Roof (Store & workshop):- Plain tiling to match existing on felt and battens on 100mm x 50mm rafters pitched to match existing and set at 400mm centres with 150mm x 50mm ceiling joists at 400mm centres with 300mm fibreglass insulation between joists and ceiling & 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. 150mm x 50mm hip rafters. Roof space to have permanent cross ventilation and this is to be achieved by proprietary eavesvents equivalent to 10mm continuous gap.

Roof (garage):- Plain tiling to match existing on felt and battens on 100mm x 50mm rafters pitched to match existing and set at 400 mm centres with 125 mm x 50 mm joists at 400 mm centres but no insulation on ceiling. 150 mm x 50 mm hip rafter.

Lateral restraint:- Where ceiling joists run parallel to an external wall, lateral restraint to be achieved by metal straps at 1200 mm centres spanning three joists. In addition mild steel anchors min: 30 mm x 5 mm cross sectional area are to be provided at 2000 mm centres to anchor down all wall plates.

Floor (Store & workshop):- Selected Floor Finish on 65 mm reinforced screed on building paper on 40 mm Rockwool rigid slab insulation on Visqueen or similar dpm on 150 mm suspended concrete floor slab, supported on all edges and reinforced with B785 Fabric reinforcement with 10 mm main bars at 100 mm centres and 8 mm distribution bars at 200 mm centres with 40 mm bottom cover set on blinded layer of 150 mm selected hardcore.

Floor (garage):- 100 mm concrete slab on 150 mm selected hardcore.

Walls (Store & workshop):- 112 mm external skin of facing brick to match existing with 50 mm cavity containing 50 mm Rockwool insulation batts and 100 mm internal skin of Celcon blockwork and 16 mm plaster finish to receive selected decorations. To avoid risk of cold bridging reveals around new external doors and window reveals to be insulated.

Walls (garage):- 225 mm facing brick to match existing finished flush faced.

Window:- It is recommended that new window is double glazed and fitted with trickle vent in head equivalent to 8000 mm² opening. Any glass in windows below 800 mm or doors below 1500 mm measured from floor level to be in laminated safety glass. Velux window over stair.

Lintels:- I G. lintels Ltd galvanised steel lintels, type LI/S insulated to cavity walls.

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.I.E regulations.

Rainwater:- 112 mm gutters & 63 mm downpipe discharging via back inlet gulley and 100 mm upvc underground drainpipe to new soakaway 1000 mm diameter x 2000 mm deep and situated min: 4.500 mm from any building. Allowance to be made for grating to front & garage to avoid flooding.

Foundations/trees:- Assuming high shrinkage ground conditions and because of proximity of trees on adjoining site, allowance to be made for increased foundation depths as shown in ▭ on floor plan. Final decision on foundation depths to be taken on site in conjunction with Building Inspector, subject to actual ground conditions.

SUPERSEDED

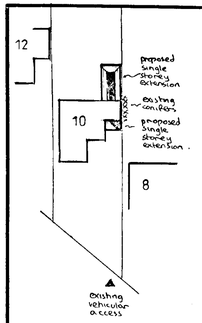
26.NOV.2001 • 5373

PROPOSED EXTENSION at 10 BETCHWORTH AVENUE, EARLEY, BERKSHIRE for MR.J.COUPER & MS.J.SLADE.

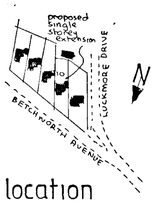
Revisions:- 'A' General revisions at clients request (25/11/2001)

Drawing Nº	AH/E/3211 A
Scales	1:50 & 100
Date	AUG 2001

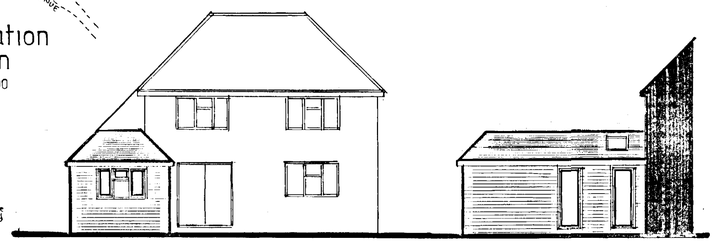
NDESIGN BUILDING PLANS



block plan
1:500

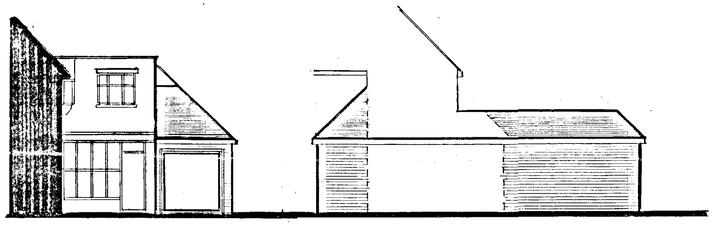


location plan
1:2500



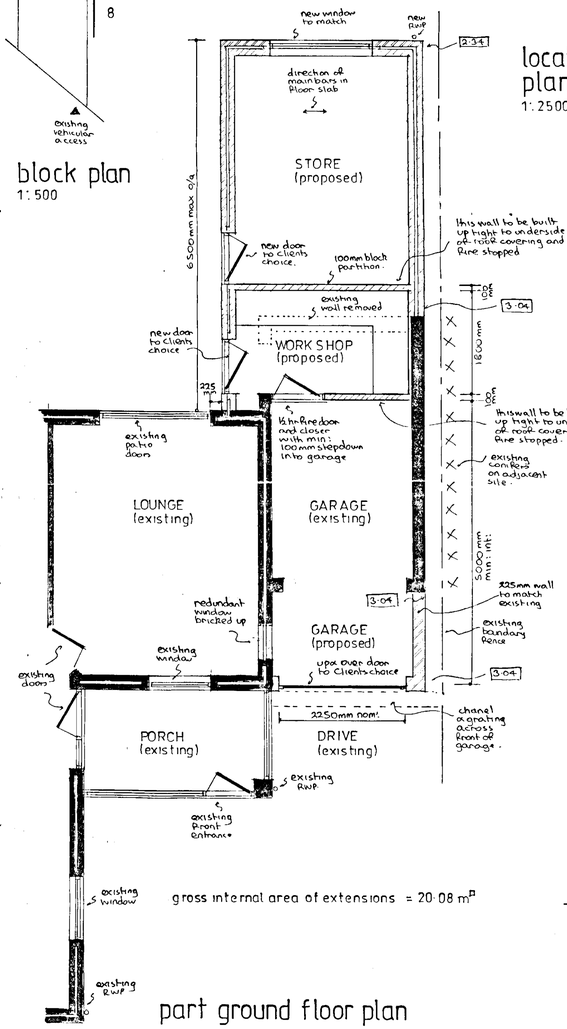
south elevation

east elevation

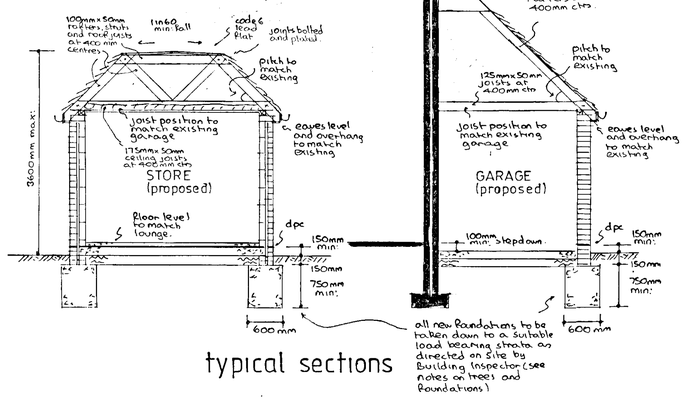


north elevation

west elevation



part ground floor plan



typical sections

notes:-

Roof (store & workshop):- Plain tiling to match existing on felt and battens on 100mm x 50mm rafter/struts pitched to match existing and set at 400mm centres with 175 mm x 50mm ceiling joists at 400mm centres with 200mm Ribreglass insulation between joists and ceiling & 9mm Rail backed plasterboard and skimcoat plaster to receive selected decorations. 150mm x 50mm hip rafters. Roof space to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 25mm continuous gap. See notes below on lead flat.

Roof (garage):- Plain tiling to match existing on felt and battens on 100mm x 50mm rafters pitched to match existing and set at 400mm centres with 125 mm x 50mm joists at 400mm centres but no insulation on ceiling. 150 mm x 50mm hip rafter

lateral restraint:- Where ceiling joists run parallel to an external wall, lateral restraint to be achieved by metal straps at 1200 mm centres spanning three joists. In addition mild steel anchors min: 30mm x 5 mm cross sectional area, are to be provided at 2000mm centres to anchor down all wall plates.

Floor (store & workshop):- Selected Floor Finish on 65 mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Visqueen or similar d.p.m on 150 mm suspended concrete floor slab, supported on all edges and reinforced with B785 Rabrac reinforcement with 10mm main bars at 100mm centres and 8 mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of 150mm selected hardcore.

Floor (garage):- 100 mm concrete slab on 150 mm selected hardcore.

Walls (store & workshop):- 112 mm external skin of Facing brick to match existing with 50mm cavity containing 50 mm Rockwool insulation batts and 100 mm internal skin of Celcon blockwork and 15 mm plaster finish to receive selected decorations. To avoid risk of cold bridging reveals around new external door and window reveals to be insulated.

Walls (garage):- 225 mm Facing brick to match existing finished Flair Faced.

Window:- It is recommended that new window is double glazed and fitted with trickle vent in head equivalent to 8000 mm² opening. Any glass in windows below 800 mm or doors below 1500 mm measured from floor level to be in laminated safety glass. Velux window over store.

lintels:- I.G. lintels Ltd galvanised steel lintels, type LI/S insulated to cavity walls.

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.

Rainwater:- 112 mm gutters & 62 mm downpipe discharging via back inlet gulley and 100mm upvc underground drainpipe to new soakaway 1000mm diameter x 2000mm deep and situated min: 2.500 mm from any building. Allowance to be made for grating to front & garage to avoid flooding.

Foundations/trees:- Assuming high shrinkage ground conditions and because of proximity of trees on adjoining site, allowance to be made for increased foundation depths as shown in ▭ on floor plan. Final decision on foundation depths to be taken on site in conjunction with Building Inspector, subject to actual ground conditions.

Lead flat:- Code 6 lead on 18 mm exterior quality plywood on firrings to create min: 1 in 60 fall on 100 mm x 50 mm roof joists at 400mm centres.

REVISED PLAN

5373 T1

PLANNING SERVICES	INT
PCN	TLO
BC	DOC
APE	
CS	

05 FEB 2002

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APPROVED

PROPOSED EXTENSION at 10 BETCHWORTH AVENUE, EARLEY, BERKSHIRE for MR.J.COUPER & MS.J.SLADE.

Revisions:- 'A' General revisions at clients request (25/11/2001)
'B' Store/workshop roof amended at Planning Officers request (4/12/2002.

Drawing Nº AH/E/3211 B
Scales 1:50 & 100
Date AUG 2001

ANDESIGN BUILDING PLANS

4/12/02