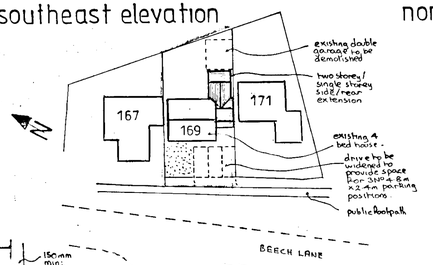


southwest elevation

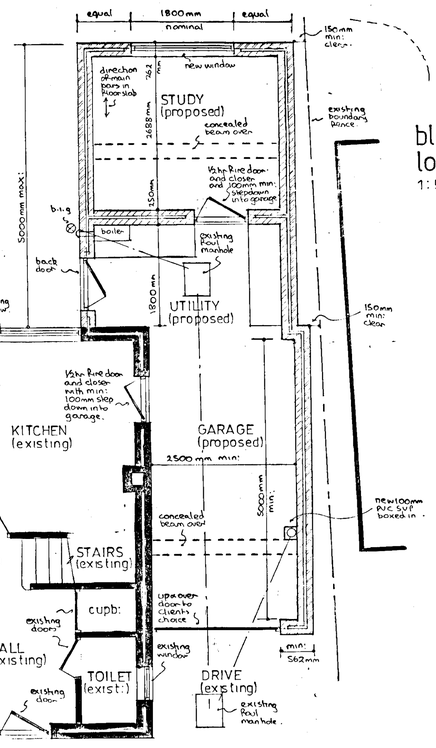
southeast elevation

northeast elevation

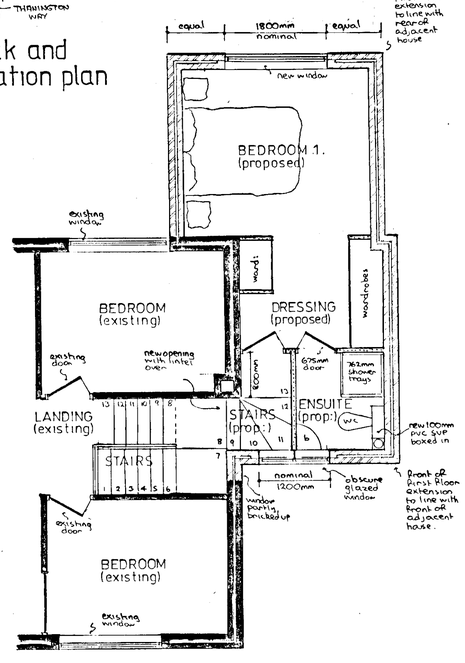
northwest



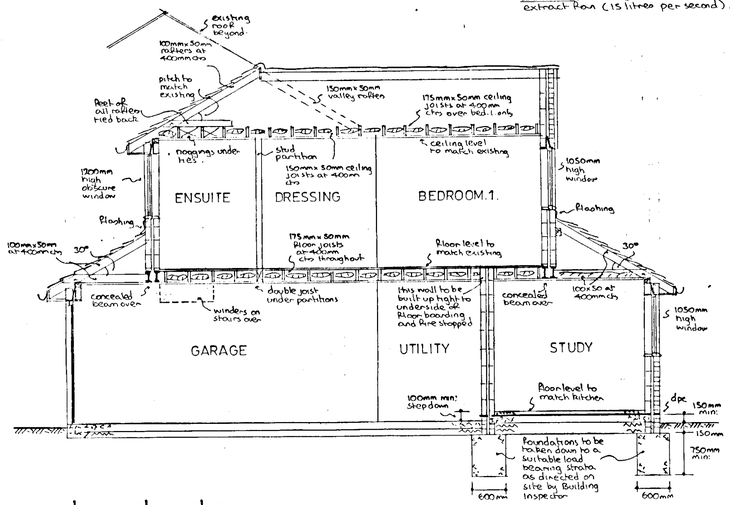
gross internal area of extension = 48.50 m²



part ground floor plan



part first floor plan



typical section

notes:-

Roof (main):- Tiling to match existing on felt and battens on 100mm x 50mm rafters pitched to match existing and set at 400 mm centres with 175 mm x 50 mm ceiling joists over bedroom and 150mm x 50 mm over dressing & ensuite all set at 400mm centres with 200mm fibreglass insulation between joists and ceiling of 9 mm Rail backed plasterboard and skimcoat plaster to receive selected decoration. Roof spaces to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 10mm continuous gap.

Roof (secondary):- Tiling to match existing on felt and battens on 100mm x 50mm rafters pitched at 30° and set at 400mm centres with 100 mm x 50mm ceiling joists at 400mm centres. Study to have 200mm fibreglass insulation between joists and ceiling of 9 mm Rail backed plasterboard and skimcoat plaster to receive selected decoration. Garage ceiling as described in First Floor notes below. Roof spaces to have permanent cross ventilation and this is to be achieved by combination of proprietary eaves vents equivalent to 10 mm continuous gap and high level tile vents equivalent to 5mm continuous gap.

First Floor:- 18 mm t & g Flooring grade chipboard on 175mm x 50mm floor joists at 400mm centres with central row of herringbone strutting and double joists under partitions and study ceiling of min: 12 mm plasterboard and skimcoat plaster to receive selected decorations. Over garage and utility 150mm fibreglass insulation to be placed between joists and ceiling of two layers of 9 mm plasterboard laid cross bonded as fire breaks.

Lateral restraint:- Where floor and ceiling joists run parallel to an external wall, lateral restraint must 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 2000mm centres.

Ground Floor:- Study to have selected floor finish on 65 mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on vapour on similar dpm on 150 mm suspended concrete floor slab, supported on all edges and reinforced with B503 Fabric reinforcement with 8 mm main bars at 100 mm centres and 8 mm distribution bars at 300mm centres with 40 mm bottom cover set on blinded layer of 150mm selected hardcore. Garage/Utility floor to be 100 mm concrete slab on 150mm selected hardcore.

Walls:- 112 mm external skin of Facing brick to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of Celcon blockwork, Rendered in garage/utility, with 10 mm plaster finish elsewhere to receive selected decorations. To avoid risk of cold bridging reveals around all new external door and window openings to be insulated.

Partitions:- All new First Floor partitions to be formed of 100 mm x 50 mm timber studding at 400 mm centres with 100 mm fibreglass insulation between studding and Faced with 9 mm plasterboard and skimcoat plaster to receive selected decorations.

Windows/doors:- All new windows to be double glazed, obscure to ensure and fitted with trickle vents in head equivalent to 8000mm² opening to bedroom and study with 4000mm² opening elsewhere. Any glass in windows below 800mm or doors below 1500 mm measured from floor level to be in laminated safety glass. Study and bedroom windows to provide alternative fire escape (see notes on fire escape)

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

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 and including mains controlled linked smoke detectors on hall and landing ceilings

Ventilation:- Utility to have extract fan (30 litres per second). Ensuite to have extract fan (15 litres per second). All discharging to open air.

Foul drainage:- Ensuite equipment to discharge via deepseal traps and wastes to new 100mm dia pvc sub terminating min: 900mm above highest opening window. 100 mm w.c. waste, 40mm shower and 32 mm basin waste. All new drainage to be carried out in 100mm upvc underground drainpipe, bedded on pea shingle set at 1 in 40 fall, and provided with concrete lintels where pipes pass under walls. Existing manhole in utility area to be fitted with double sealed screw down cover and frame.

Rainwater:- 112 mm gutters and 62 mm downpipes discharging via back inlet gullies and 100mm upvc underground drainpipe to soakaway 1000mm diameter x 2000mm deep and situated min: 4500mm from any building.

Setting out:- Great care to be taken in setting out adjacent to boundary to ensure that no part of proposed extension including any overhangs of roof, gutters, or foundations project beyond legal boundary.

Staircase:- New section of staircase to have min: 235 mm going (50mm to winders) and max: 200mm risers (to match existing) complete with 900mm high handrail and insulation and lining as described for garage ceiling.

Beams:- (see calculations) Both new beams to each be formed of 2 No 152 x 89 x 16 Kg mild steel joists bolted together with 12mm bolts and spacers at 600mm centres with full bearing on 450 mm x 100mm x 150 mm deep concrete padstone each end. Beam over study to be encased in equivalent of two layers of plasterboard totalling 19 mm and 7mm gypsum plaster finish as fire protection. Beam over garage to be encased as described for garage ceiling.

Fire escapes:- Study is considered as inner room and the window must have min: 850mm high x 500mm wide clear opening as alternative fire escape. Bedroom window to have min: 0.33 m² opening as alternative fire escape with no dimension less than 450mm and set max: 1100mm above floor level.

04.MAR2002. 6043

APPROVED

PROPOSED EXTENSION at 169 BEECH LANE, EARLEY, BERKSHIRE for MR & MRS. P. R. GAYLOR.

Revisions:- 'A' 28/2/2002 Bed:1. & study windows amended at clients request.

Drawing No AH/E/3290A
Scales 1:50 & 100
Date DEC 2001

ANDESIGN BUILDING PLANS