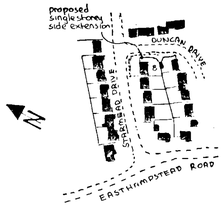
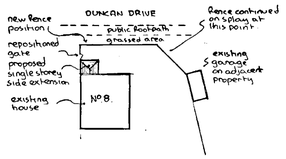


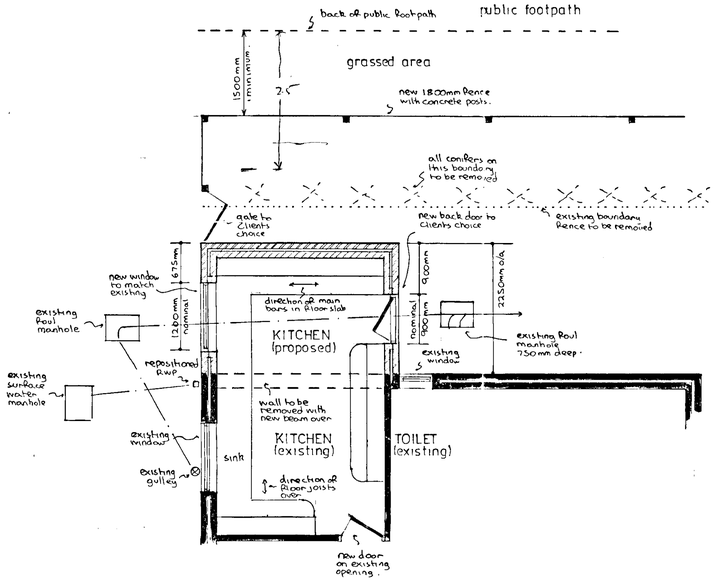
south elevation east elevation north elevation



location plan 1:2500

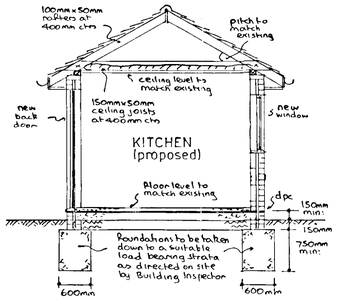


block plan 1:500



part ground floor plan

gross internal area of extension = 6.75 m²



typical section

Superseded

Superseded

notes:-

Roof:- 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 200mm fibreglass insulation between joists and ceiling of 9 mm foil backed plasterboard and skimcoat plaster to receive selected decorations. 150mm x 50mm hip rafters and feet of all rafters to be tied back. Roof space to have permanent cross ventilation and this is to be achieved by proprietary eaves vent equivalent to 10 mm continuous gap.

Lateral restraint:- Where ceiling joists run parallel to an external wall, lateral restraint is to 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 65 mm reinforced screed on building paper on 40mm Rockwool insulation rigid slab on Ventrott or similar dpm on 150mm suspended concrete floor slab supported on all edges and reinforced with B785 fabric reinforcement with 10mm main bars at 100mm centres and 8mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of 150mm selected hardcore.

Walls:- 112 mm external stain 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.

Windows/doors:- New external door and windows to be double glazed and fitted with trickle vents in head equivalent to 4000mm² opening. Any glass in windows below 800mm or doors below 1500mm measured from floor level to be in laminated safety glass.

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

D.p.c & Flashings:- D.p.c to be leadcored felt and flashings in code 4 lead including stepped flashings at junction of new roof and existing house wall.

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

ventilation:- Kitchen to be fitted with either extract fan (60 litres per second) or cooker hood (30 litres per second) discharging to open air.

Rainwater:- 112mm gutter to discharge via repositioned 62mm RWP via back inlet gulley and 100mm upvc underground drainpipe to existing surface water manhole.

Foul drain:- Allowance to be made for replacement of existing foul drain water extension with 100mm upvc underground drainpipe, bedded on pea shingle, set at min: 1 in 40 fall and provided with concrete lintels where pipes pass under walls.

Beam (see calculations):- Beam to be encased in two layers of plasterboard totalling 19mm and 7mm gypsum plaster finish as fire protection. Beam to be formed of 2 No 178 x 102 x 19 kg mild steel joists bolted together with 12mm bolts and spacers at 600mm centres with full bearing on 600mm x 100mm x 150mm deep concrete padstone each end.

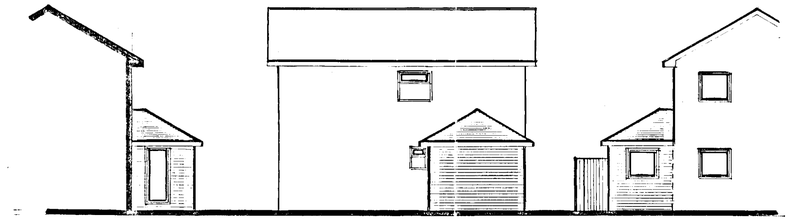
02.OCT.2001 • 5025

PROPOSED EXTENSION at 8 STARMEAD DRIVE, WOKINGHAM, BERKSHIRE for MR & MRS.P.L.CARROLL.

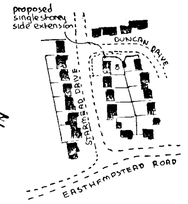
Revisions:-

Drawing No AH/E/3234
Scales 1:50 & 100
Date SEPT 2001

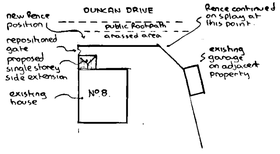
ANDE SIGN BUILDING PLANS



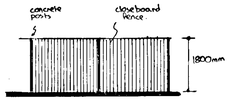
south elevation east elevation north elevation



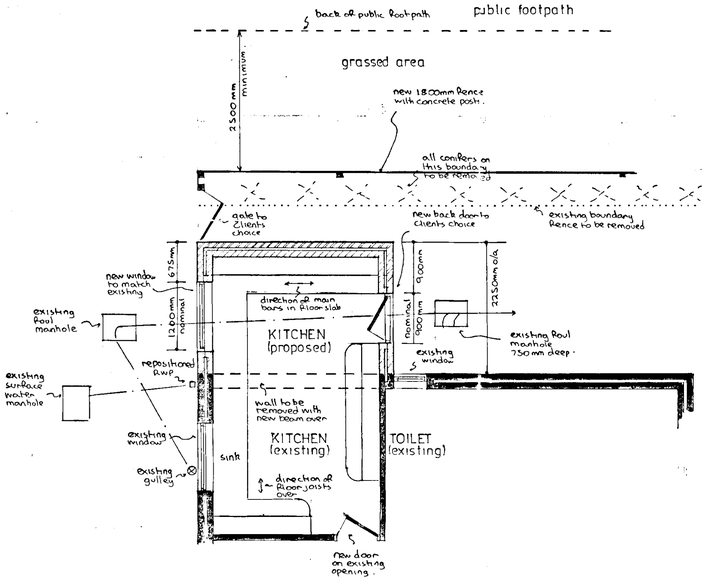
location plan 1:2500



block plan 1:500

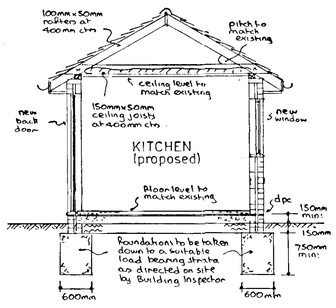


fence detail 1:100



part ground floor plan

gross internal area of extension = 6.75 m²



typical section

notes:-

Roof:- 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 200mm Fibreglass insulation between joists and ceiling of 9mm Roll backed plasterboard and skimcoat plaster to receive selected decorations. 150mm x 50mm hip rafters and feet of all rafters to be tied back. Roof space to have permanent cross ventilation and this is to be achieved by proprietary eaves vent equivalent to 10 mm continuous gap.

Lateral restraint:- Where ceiling joists run parallel to an external wall, lateral restraint is to 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 50mm Rockwool insulation rigid slab on Ventrot or similar dpm on 150mm suspended concrete floor slab supported on all edges and reinforced with B785 Fabric reinforcement with 10mm main bars at 100mm centres and 8mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of 150mm selected hardcore.

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.

Windows/doors:- New external door and windows to be double glazed and fitted with trickle vents in head equivalent to 4000mm² opening. Any glass in windows below 800mm or doors below 1500mm measured from floor level to be in laminated safety glass.

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

Dpc & Flashings:- Dpc to be leadcored felt and flashings in code 4 lead including stepped flashings at junction of new roof and existing house wall.

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

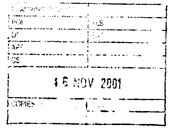
Ventilation:- Kitchen to be fitted with either extract fan (60 litres per second) on cooker hood (30 litres per second) discharging to open air.

Rainwater:- 112mm gutter to discharge via repositioned 62mm RWP via back inlet gulley and 100mm upvc underground drainpipe to existing surface water manhole.

Foul drain:- Allowance to be made for replacement of existing foul drain under extension with 100 mm upvc underground drainpipe, bedded on pea shingle, set at min: 1 in 40 fall and provided with concrete lintels where pipes pass under walls.

Beam (see calculations):- Beam to be encased in two layers of plasterboard totalling 19mm and 7 mm gypsum plaster finish as fire protection. Beam to be formed of a 'UB 178 x 102 x 19 kg mild steel joists bolted together with 12mm bolts and spacers at 600mm centres with full bearing on 600mm x 100mm x 150mm deep concrete padstone each end.

APPROVED
Revised





PROPOSED EXTENSION at 8 STARMEAD DRIVE, WOKINGHAM, BERKSHIRE for MR & MRS.P.L.CARROLL.

Revisions:- 'A' 20/10/2001 Fence detail added at Planning Officers request
'B' 15/11/2001 Fence position amended at Planning Officers request

Drawing No	AH/E/3234 B
Scales	1:50 & 100
Date	SEPT 2001

INDESIGN BUILDING PLANS

5/11/01