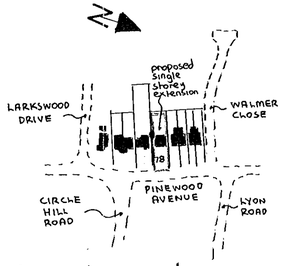


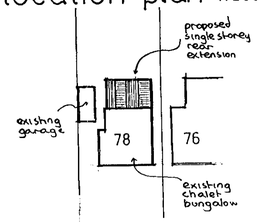
north elevation

west elevation

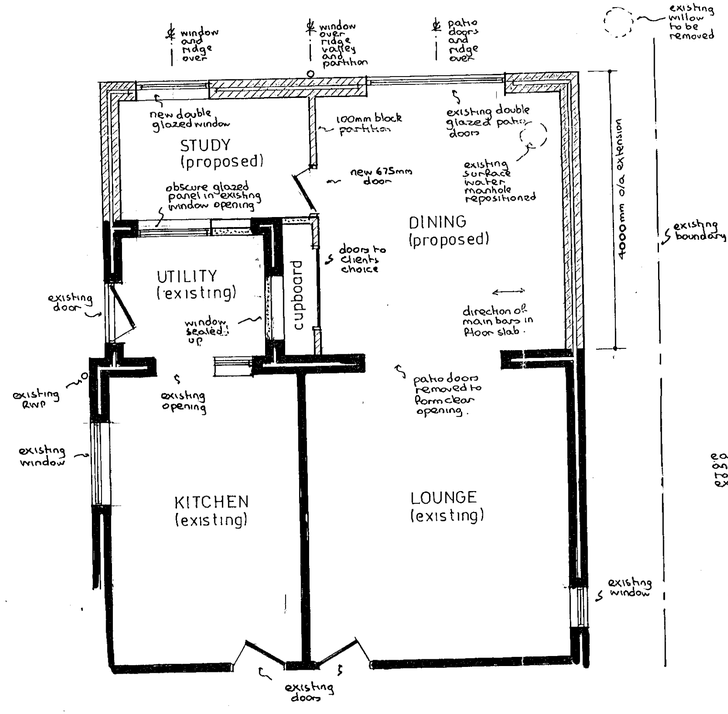
south elevation



location plan 1:2500

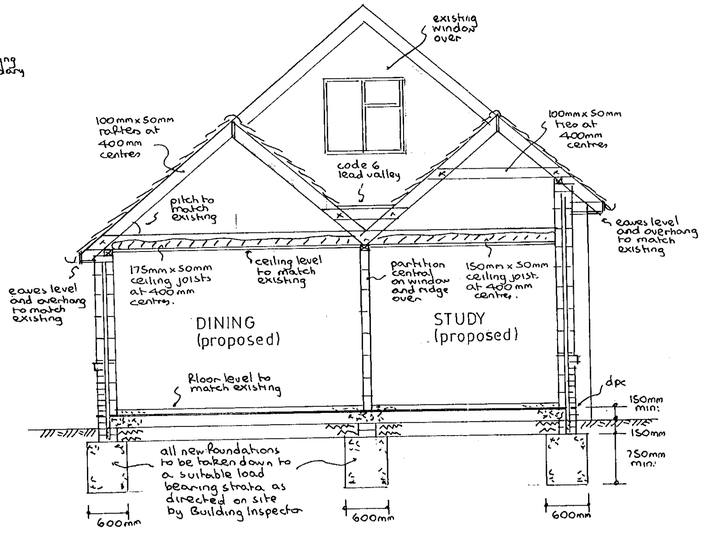


block plan 1:500



part ground floor plan

gross internal area of extension = 19·5 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 50mm thick ceiling joists (175mm deep over dining and 150mm to study) set 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 combination of proprietary eaves vents equivalent to 10mm continuous gap and 5mm continuous gap in ridge vents.

Lateral restraint :- where 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 vapour barrier 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 :- Bottom section to have 112mm external skin of facing brick to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of 100mm Celcon blockwork and 16mm plaster finish to receive selected decorations. Upper section to have outer skin of 100mm celcon blockwork finished in 20mm cement and sand waterproof rendering finished to match existing. To avoid risk of cold bridging reveals around all new external doors and window openings to be insulated.

Windows/doors :- All windows/external doors to be double glazed and fitted with trickle vents in head equivalent to 8000mm² opening in dining and study. Any glass in windows below 800mm and doors below 1500mm measured from floor level to be in laminated safety glass. Because study is considered as an inner room window must provide clear opening min: 850mm high x 500mm wide as alternative fire escape.

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

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

Partitions :- 100mm celcon blockwork on full foundations.

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

Ventilation :- Utility to be fitted with an extract fan (30 litres per second) to discharge to open air.

Rainwater :- 112mm gutters on south & north elevation to discharge via existing RWP's. Valley gutter to discharge via hopper & 62mm RWP and back inlet gulley via 100mm upvc underground drainpipe to new soakaway 1000mm diameter x 2000mm deep, situated min: 4500mm from any building.

26 MAR 2000 1057

PROPOSED EXTENSION at 78 PINEWOOD AVENUE, CROWTHORNE, BERKSHIRE for MR & MRS. I. R. HARRISON.

Revisions:-

Drawing N°	AH/E/2962
Scales	1:50 & 100
Date	MARCH 2000

NDE SIGN BUILDING PLANS

21/6/00