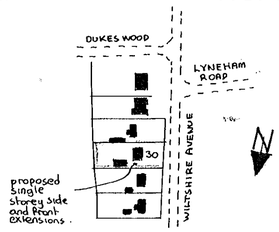
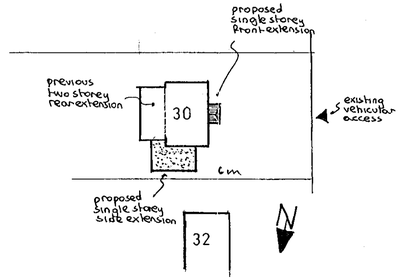


east north elevation west elevation south

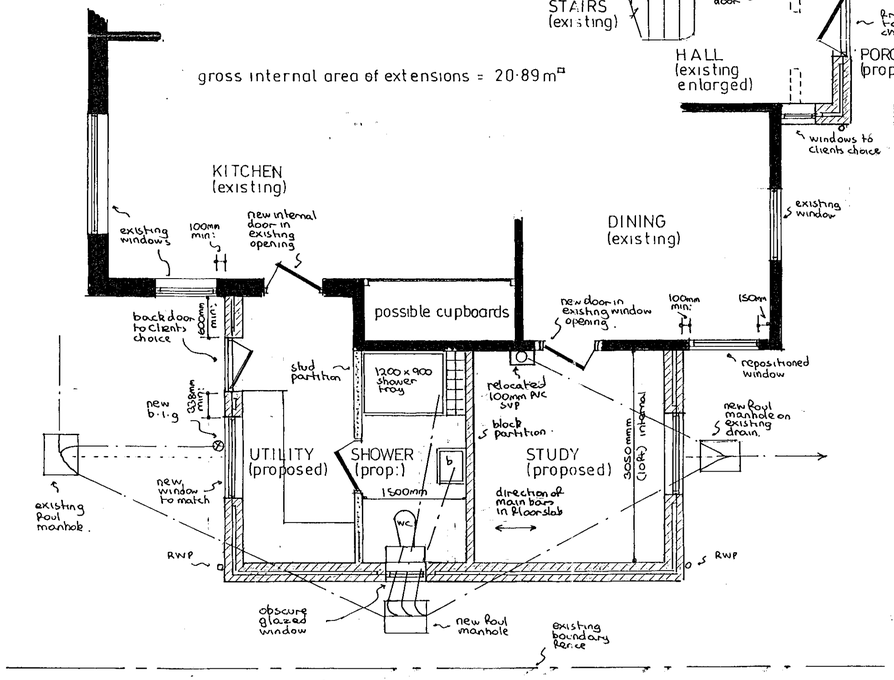


location plan 1:2500

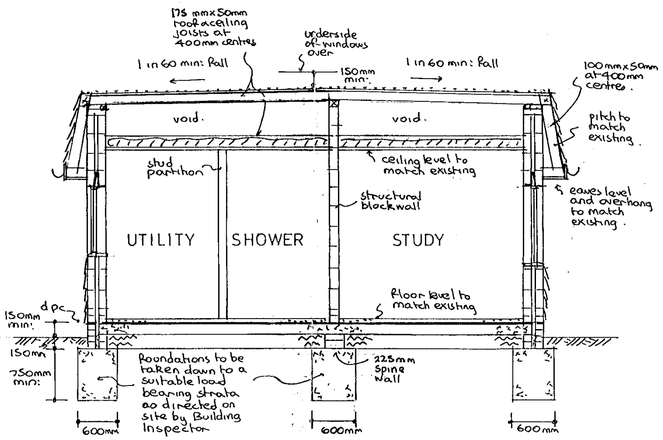


block plan 1:500

gross internal area of extensions = 20·89m²



part ground floor plan



typical section

notes:-

Flat roof:- Three layer felt and chippings on 18 mm exterior quality plywood on 175 mm x 50mm roof joists set to create min: 1 in 60 fall, with 175 mm x 50mm ceiling joists at 400mm centres with 200 mm fibreglass insulation between joists and ceiling formed of 9 mm foil backed plasterboard to receive skimcoat plaster to receive selected decorations. Roof space to have permanent cross ventilation and this is to be achieved by proprietary eaves ventilators equivalent to 25 mm continuous gap.

Pitched roof:- Colt timber shingles to match existing on felt and battens on 100mm x 50mm rafters, pitched at 35° and set at 400mm centres with 100mm x 50mm ceiling joists at 400 mm centres with 200 mm fibreglass insulation between joists and ceiling formed of 9mm foil backed plasterboard to receive skimcoat plaster to receive selected decorations. Roof space to have permanent cross ventilation and this is to be achieved by proprietary eaves ventilators equivalent to 10 mm continuous gap.

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

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

Walls:- External walls formed of two skins of 100mm celcon or similar blockwork with 50mm cavity containing 50mm Rockwool insulation batts. Upper part to be clad in colt timber shingles to match existing on felt and battens. lower part to be clad in white tanalised boarding to match existing on felt and battens. Interior to be finished in 16mm plaster to receive selected decorations. To avoid risk of cold bridging reveals around any new exterior door and window openings to be insulated.

Partitions:- central partition between shower/study to be in 100 mm celcon blockwork on Pull Roundations. Partition between shower/utility to be formed of 100mm x 50mm timber studding at 400mm centres with 100mm fibreglass insulation between studding and faced with 9mm plasterboard and skimcoat plaster to receive selected decorations.

Windows/doors:- All new windows/external doors to be double glazed and fitted with trickle vents in head equivalent to 8000 mm² opening to study and 4000mm² to utility and shower. Any glass in windows below 800mm and doors below 1500mm measured from floor level to be in laminated safety glass. Shower window must be obscure glazed. Because study is considered as an inner room, study window must provide min: 850mm high x 500mm wide clear opening as alternative fire escape.

Dpcs & flashings:- Dpc to be leadcored felt, flashing in code 4 lead.

Lintels:- I.G. lintels galvanised steel insulated lintels.

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

Ventilation:- Utility to be fitted with extract fan discharging to open air at rate of 30 litres per second. Shower to be fitted with extract fan discharging to open air at rate of 15 litres per second

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

Foul drainage:- Existing c.i SVP to be replaced with 100mm PVC SVP terminating min: 900 mm above highest opening window. Any new foul drainage to be carried out in 100mm upvc underground drainpipe, bedded in pea shingle and set at 1 in 40 min: fall and provided with concrete lintels where pipes pass under walls.

26.APR.2000* 1343

PROPOSED EXTENSIONS at 30 WILTSHIRE AVENUE, CROWTHORNE, BERKSHIRE for MR.& MRS.K.TOLCHER.

Revisions:- 'A' 18/4/2000 General revisions at Clients request.

Drawing Nº	AH/E/2973A
Scales	1:50 & 100
Date	APRIL 2000

ANDESIGN BUILDING PLANS

9/21/6/00