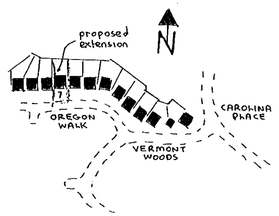
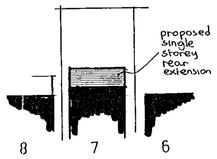


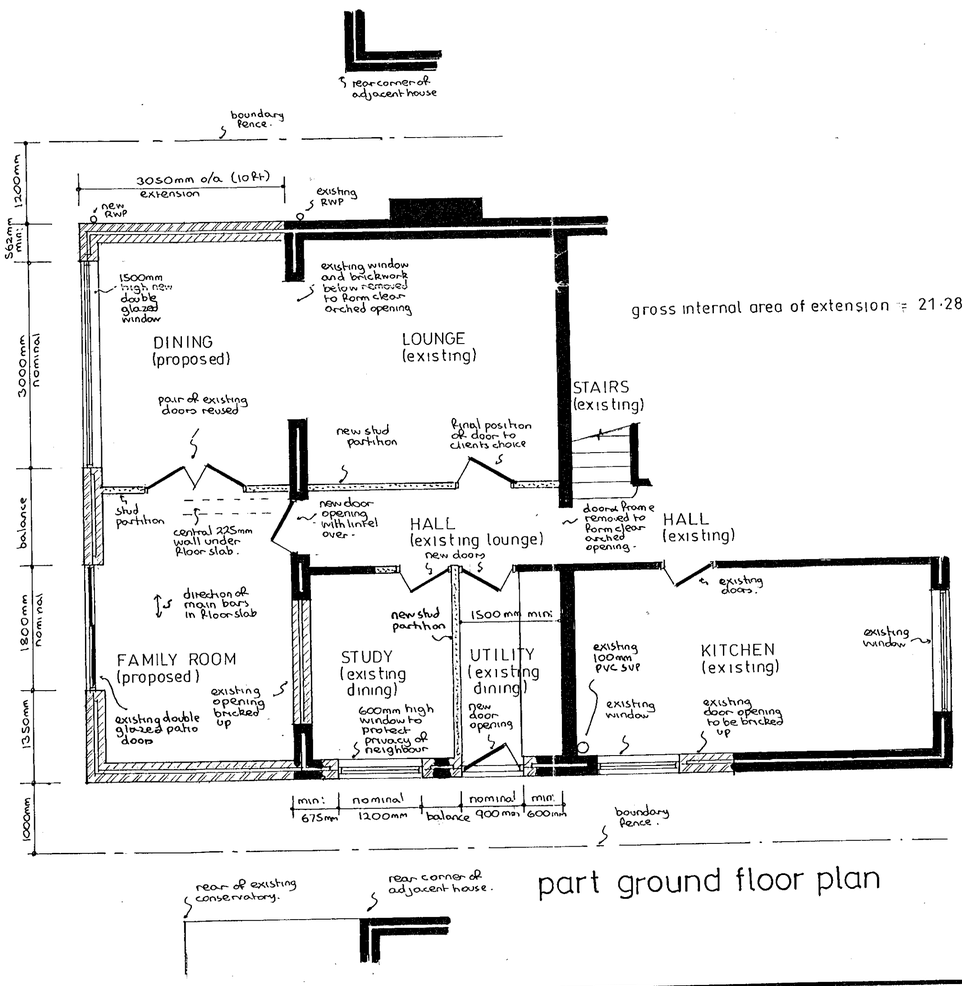
east north elevation west elevation



location plan 1:2500

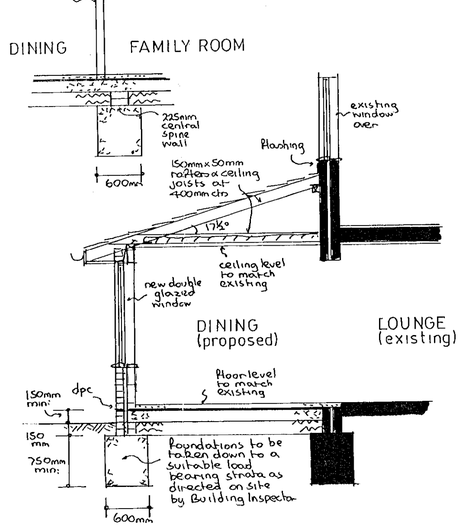


block plan 1:500



part ground floor plan

gross internal area of extension = 21·28 m²



typical section

notes:-

Roof:- Redland Stonewold concrete interlocking tiles in colour to match existing (but not profile) on felt and battens on 150mm x 50mm rafters pitched at 17½° and set at 400mm centres with 150mm x 50mm ceiling joists 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 10 mm continuous gap and high level tile vents equivalent to 5 mm continuous gap.

Lateral restraint:- Where 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: 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 150mm 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 200mm centres with 40mm bottom cover set on blinded layer of 150 mm selected hardcore. Allowance to be made to use second quality drainpipe to link existing airbricks to new airbricks in external wall. Top steel to be used over central spine wall.

Walls:- 112 mm external skin of facing brick to match existing with 50mm cavity, containing 50mm Rockwool insulation batts and 100 mm internal skin of celcon blockwork and 16 mm plaster to receive selected decorations. To avoid risk of cold bridging, reveals around all new external door and window openings to be insulated.

Partitions:- 100mm x 50mm timber studding at 400mm centres with 100 mm 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 8000mm² to dining and family room and study, 4000 mm² to utility. Any glass in windows below 800mm and doors below 1500mm measured from floor level to be laminated safety glass.

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

D.p.c & Flashings:- D.p.c to be leadcore Pelt and Flashings in code 4 lead.

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

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

Rainwater:- 112mm gutter and 62 mm downpipe discharging via back inlet gulley and 100mm upvc underground drainpipe to existing surface water drain.

Foul drainage:- No new foul drainage required but utility equipment to discharge via deep seal traps to existing 100mm pvc svp.

16 MAR 2000 0955

PROPOSED EXTENSION at 7 OREGON WALK, FINCHAMPSTEAD, BERKSHIRE for MR & MRS. N. BETTES.

Revisions:-

Drawing No	AHE/2958
Scales	1:50 & 100
Date	MAR 2000

ANDESIGN BUILDING PLANS

9/6/00.