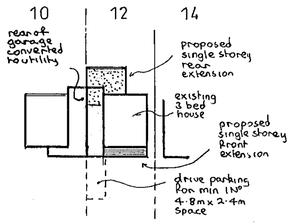
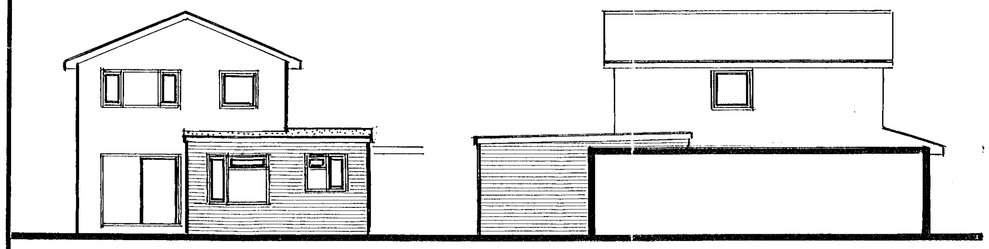


north elevation

west elevation

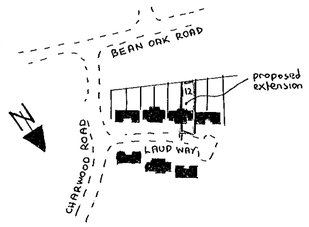


block plan 1:500

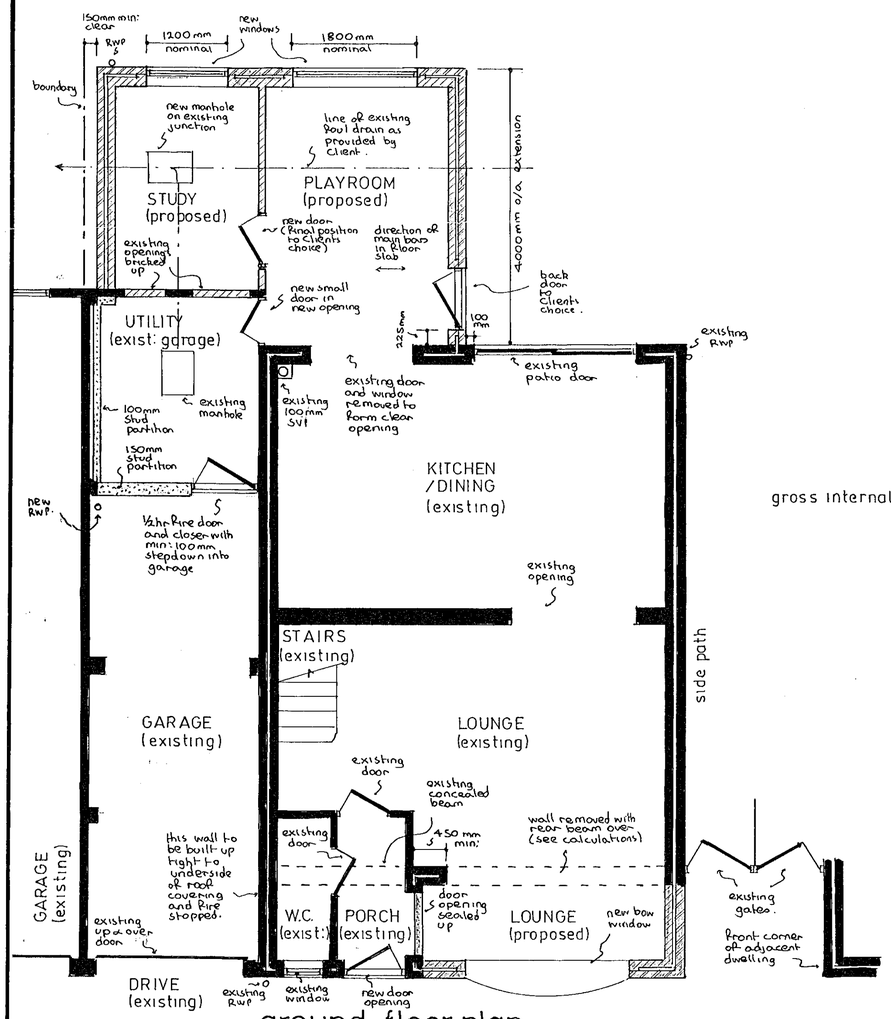


south elevation

east elevation

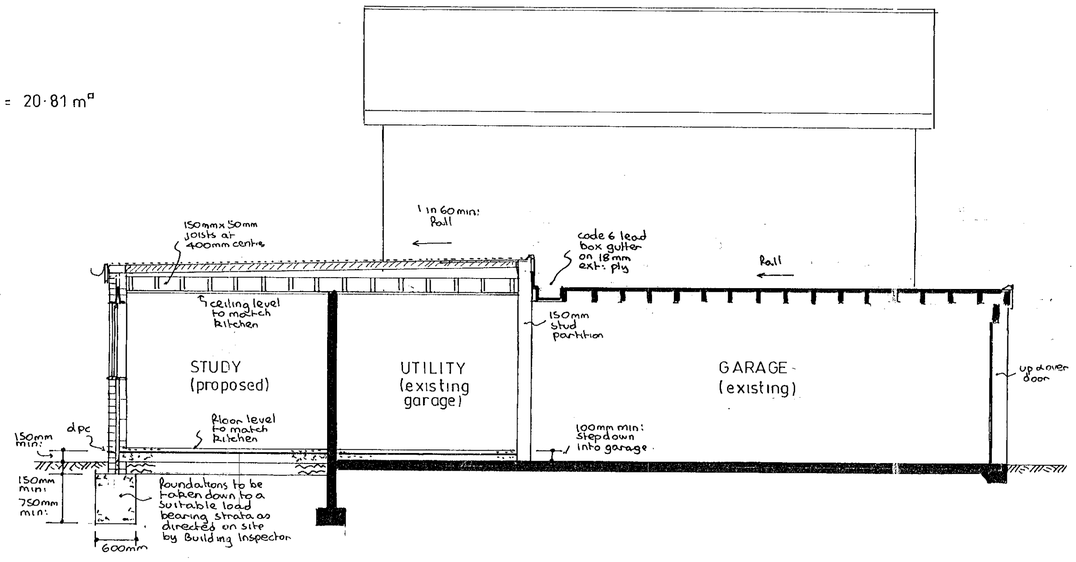


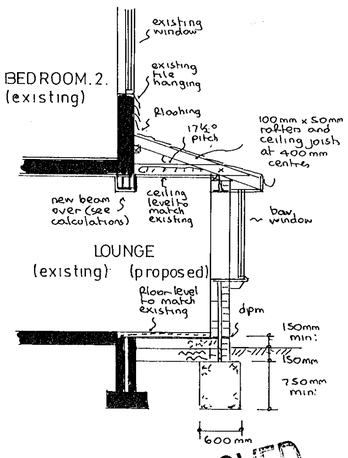
location plan 1:2500



ground floor plan

gross internal area of extension = 20·81 m²





typical sections

APPROVED

14.MAR2000 C/42

notes:-

Roof (pitched) :- Concrete interlocking tiles to match existing on felt and battens on 100mm x 50mm rafters pitched to match existing and set at 400mm centres with 100mm x 50mm ceiling joists at 400 mm centres with 200 mm fibreglass insulation between joists and ceiling of 9 mm Rail 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 high level tile vents equivalent to 5mm continuous gap.

Roof (playroom, study, utility):- Warm deck roof to be used to avoid need for cross ventilation. This is to be achieved by three layer felt and chippings on 120mm Rockwool hardrock insulation on vapour barrier on 18 mm exterior quality plywood on counter battings to create min: 1 in 60 fall on 150 mm x 50 mm roof joists at 400mm centres with ceiling of 9 mm Rail backed plasterboard and skimcoat plaster to receive selected decorations.

lateral restraint :- Where roof/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 5mm cross sectional area are to be provided at 2000 mm centres to anchor down all wall plates.

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

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

Floor :- (utility) To be raised to match level of existing kitchen as described above but on existing prepared garage floor slab.

Partitions :- Between garage and utility to be formed of 150mm x 50mm timber studding at 400mm centres with 150mm Fibreglass insulation between studding and faced on utility side with 9 mm plasterboard and skimcoat plaster to receive selected decorations and on garage side with 9 mm plasterboard and lapped joints. Between study and playroom to be 100 mm celcon blockwork on Pull foundations. Side of utility to have inner skin of 100 mm x 50 mm timber studding at 400 mm centres with 100 mm fibreglass insulation between studding faced with felt on garage wall side and lined internally with 9 mm Rail backed 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 lounge, playroom and study. Any glass in windows below 800 mm and doors below 1500 mm measured from floor level to be in laminated safety glass. Because study is considered as an inner room, window must provide min:- 850 mm high x 500 mm wide as alternative fire escape.

Lintels:- I. G. Lintels Ltd type H1/S galvanised steel insulated lintels generally

D.p.c & Flashings:- Dpc to be loadcored 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

Ventilation:- Utility to have extract fan discharging to open air (via roof) at rate of 30 litres per second.

Rainwater:- 112 mm gutters and 62 mm downpipes to discharge via beach inlet gully and 100mm upvc underground drainpipe to soakaway 1000mm diameter x 2000mm deep and situated a min: 4500 mm from any building. see box gutter.

Foul drainage:- Allowance to be made for manholes in utility and study to be fitted with double sealed screwdown cover and frame. Concrete lintels to be provided where pipes pass under walls. Any new foul drainage to be carried out in 100 mm upvc underground drainpipe, bedded on pea shingle and set at min: 1in 40 fall.

Beam:- (see calculations) Beam over lounge to be formed of 2No 178 x 102 x 19kg mild steel joists bolted together with 12mm bolts and spacers at 600mm centres with Full bearing on 450 x 100 x 150mm deep concrete padstone at gable end and 225 x 250 x 150 mm deep concrete padstone at porch end. Beam to be encased in two layers of plasterboard, totalling 19mm with 7mm gypsum plaster finish as fire protection.

Construction access :- Client to arrange construction access with adjoining owner.

PROPOSED EXTENSIONS and ALTERATIONS at 12 LAUD WAY, WOKINGHAM, BERKS for MR & MRS. C. LORD.

Revisions:- 'A' 11/3/2000 General revisions at Clients request.

Drawing No AH/E/2952 A
Scales 1:50 & 100
Date MARCH 2000

ANDE SIGN BUILDING PLANS

9/2/100