block plan

DINING (proposed)

pair of glazed doors and side screens to clients choice in existing window opening

new door opening

HALL (exist: porch)

600 door

W.C. (prop:) wc

stub vent

new Foul manhole

existing up and over door

Door to replace existing one that is currently in place.

GARAGE (existing rerooted)

GARAGE (existing)

(Drive has room for 3 cars)

opening reduced to 900mm clear opening.

stairs

existing door opening

HALL (existing)

timber beam over (see section)

new ext: door to clients choice

cupb:

existing door opening

½hr Fire door and closer in existing opening with min: 100 mm step down into garage

studwork partition

LOUNGE (existing)

internal door to be fitted in existing opening

KITCHEN (existing)

UTILITY (existing improved)

studwork partition

existing boiler

existing window & door

existing SVP

existing window

b.i.g

RWP

new window in reduced opening

new door to clients choice in existing opening

existing Foul manhole 1500 mm deep.

new Foul manhole

WINDOW Same Size as existing one. 1.8x1.2

Create 150 wall here

Remove wall to make utility larger

ceiling le match lo

eaves level at door/ window head height

DINI

floor le match

dpc

150mm min:

150 mm

750 mm min:

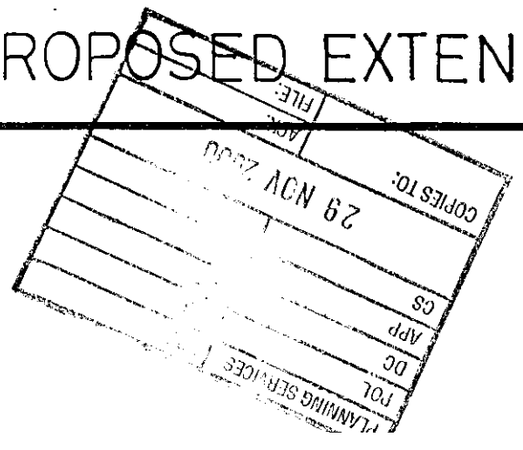
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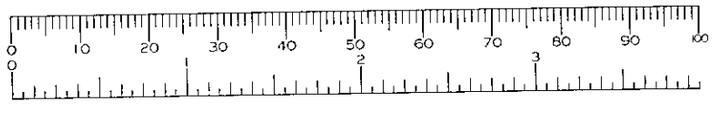
600mm

ground floor plan

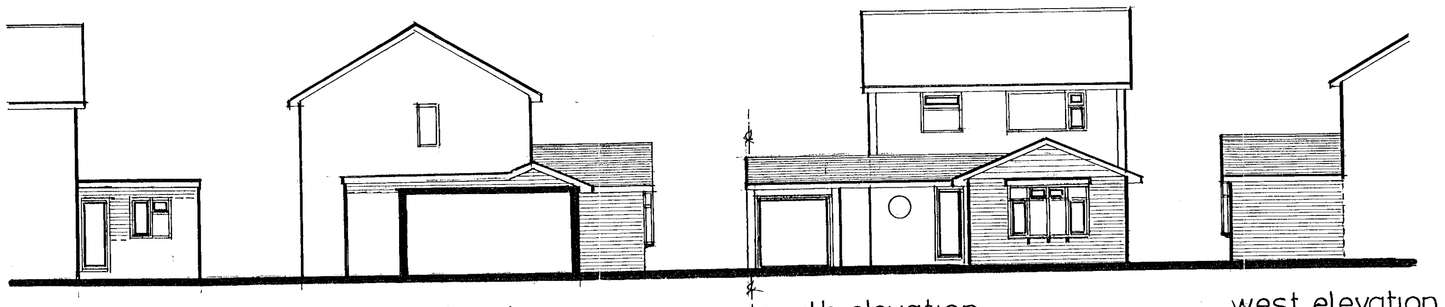
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PROPOSED EXTENSION and ALTERATIONS at 36 AMBERLEY DRIVE, TWYFORD, BEF





Ian Harwood
01189 340648.

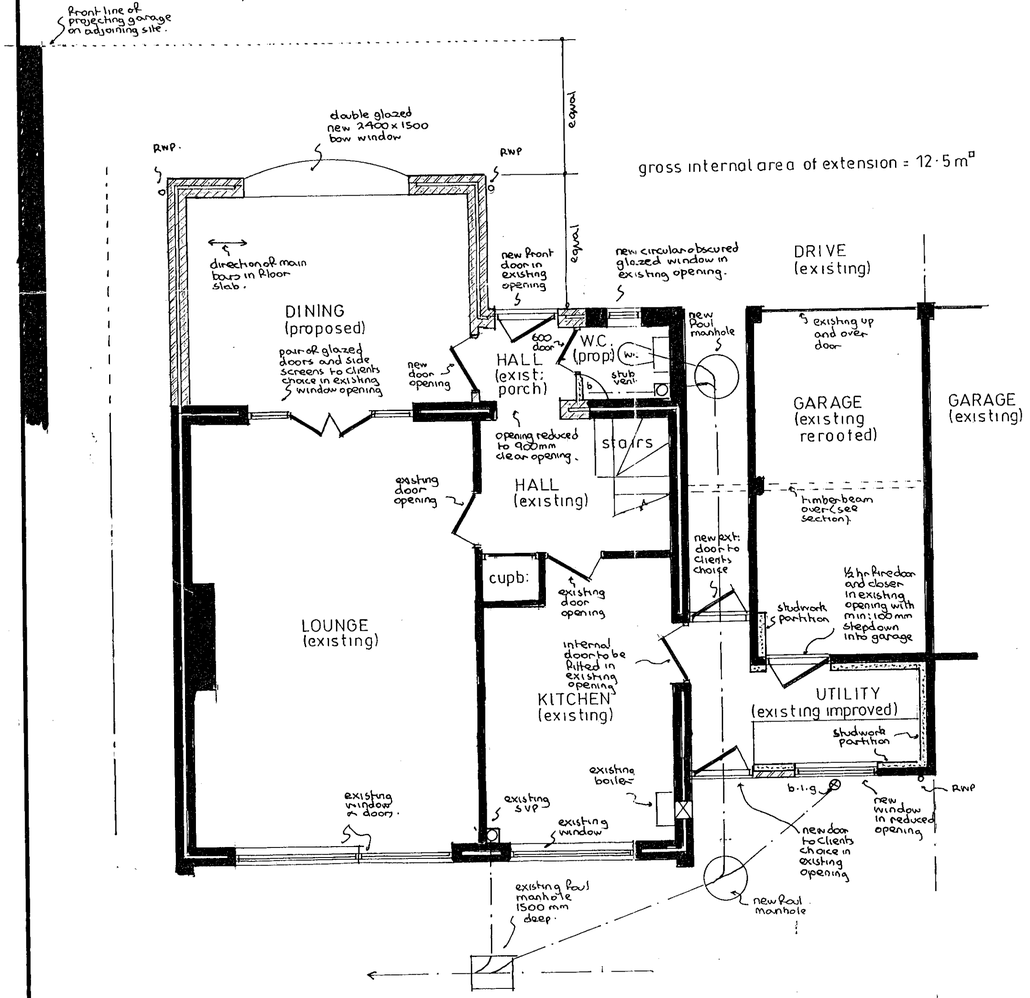


south elevation

east elevation

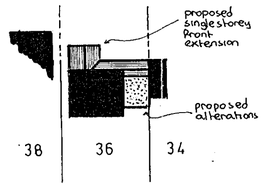
north elevation

west elevation

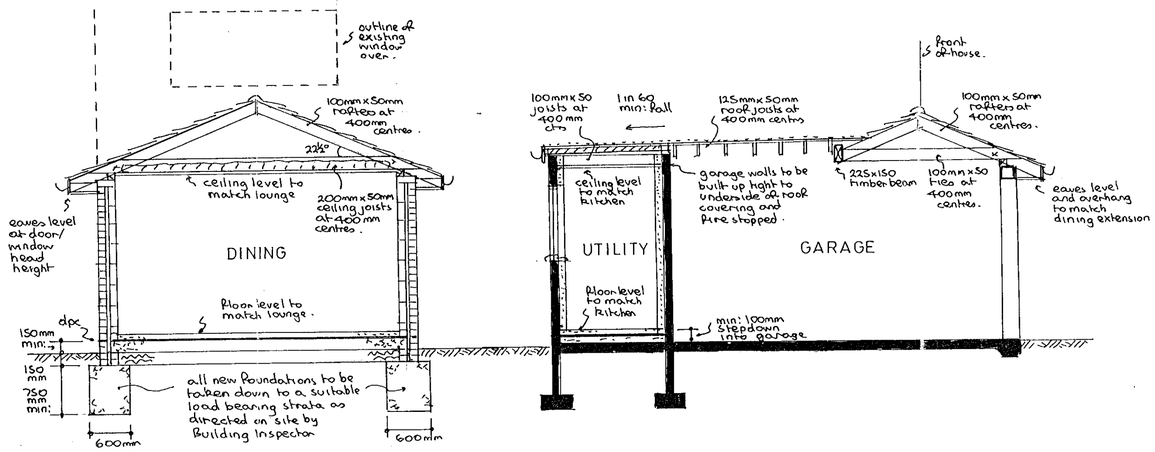


ground floor plan

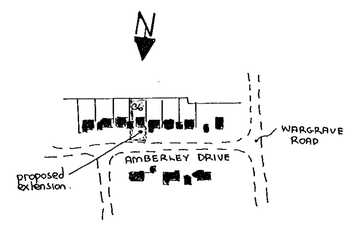
gross internal area of extension = 12·5 m²



block plan 1:500



typical section



location plan 1:2500

notes:-

Dining roof :- Tiling to match existing on Felt and battens on 100mm x 50mm rafters pitched at 22½° and set at 400mm centres with 200mm 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.

Porch/toilet roof :- Tiling to match existing on Felt and battens on 100mm x 50mm rafters pitched at 22½° and set at 400 mm centres with 100mm x 50mm joists at 400 mm centres with 200 mm Fibreglass insulation between joists and ceiling of 9mm Foil backed plasterboard and skimcoat plaster to receive selected decorations.

Roof ventilation :- Both the above roofs are to be given permanent cross ventilation and this is to be achieved by combination of proprietary ventilators at eaves level equivalent to 10 mm continuous gap and high level tile vents (porch/toilet) equivalent to 5mm continuous gap.

Garage roof :- Dummy pitch as described for porch/toilet roof. Flat roof formed of three layer Felt and chippings on 18 mm external quality plywood on 125 mm x 50 mm joists set to create min: 1 in 60 fall and at 400mm centres.

Utility roof :- Warmdeck roof to be used to avoid need for cross ventilation. Roof formed of three layer Felt and chippings on 120mm Rockwool hardrock insulation on vapour barrier on 18 mm external quality plywood on firrings to create 1 in 60 fall and 100mm x 50 mm joists at 400 mm centres with ceiling of 9 mm Foil 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 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.

Dining floor :- Selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool insulation rigid slab on Ventrol or similar d.p.m. on 175 mm suspended concrete floor slab, supported on all edges and reinforced with A193 fabric reinforcement with 12 mm 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. Allowance to be made for ventilation to be maintained to existing hollow floors by using second quality drainpipe to link existing air bricks and new air bricks in external wall.

Utility floor :- Allowance to be made for floor to be raised to match kitchen by selected floor finish on 65 mm reinforced screed on building paper on 40 mm Rockwool insulation rigid slab on Ventrol or similar d.p.m on existing prepared slab.

Dining 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 16 mm plaster finish to receive selected decorations. To avoid risk of cold bridging reveals around new window / external door openings to be insulated. Gable above window to be tile hanging on Felt and battens to match existing.

Utility walls :- Existing utility walls to be improved by forming internal skin of 100 mm x 50 mm timber studwork at 400 mm centres with Felt on face adjacent to existing wall, with 100 mm Fibreglass insulation between studding and faced with 9 mm Foil backed plasterboard and skimcoat plaster to receive selected decorations.

Windows/doors :- All new windows / external doors to be double glazed with trickle ventilation in head equivalent to 8000 mm² dining and 4000 mm² utility and toilet. Any glass in windows below 800 mm and doors below 1500 mm measured from floor level to be in laminated safety glass

Lintels :- I.G. lintels, galvanised steel, insulated type H1/S to cavity walls.

D.p.c & flashings :- D.p.c to be leadcored 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 at rate of 30 litres per second.

Rainwater :- 112 mm gutters and 62 mm downpipes discharging via back inlet gullies and 100 mm upvc underground drain pipes to new soakaway 1000 mm diameter x 2000 mm deep and 4500 mm min: from any building.

Foul drainage :- All new foul drainage to be carried out in 100 mm upvc underground drain pipes, bedded on pea shingle, set at min: 1 in 40 fall and provided with concrete lintels where pipes pass under walls. 100 mm w.c. waste, 32 mm basin waste with 100 mm stub vent.

Construction access :- Client to agree works and construction access with adjoining owner in accordance with Party Wall Act 1996.

17 MAR 2000

APPROVED

PROPOSED EXTENSION and ALTERATIONS at 36 AMBERLEY DRIVE, TWYFORD, BERKS for MR & MRS. I.F. HARDWICK.

Revisions:-

Drawing No	AH/E/2955
Scales	1:50 & 100
Date	MAR 2000

ANDESIGN BUILDING PLANS

23/3/00