

See Engineers drawing WRD 11046 / SK2 and Calculations for full specification, new beam or lintel on 440x100x150mm deep pads on each wall.

Remove existing External window to study and replace with internal glazing screen.

Study

Remove existing External wall and provide new lintel over to support wall and roof.  
Void to u/s of string to be closed of by b-spoke door 'D5' to form cupboard under stairs.

Provide new s.w. timber Stairs on new raised floor area under stairs, with 13No risers at 195mm high from Entrance Lobby to Annex Bedroom finished floor levels, t.b.c. prior to ordering stairs. New trimmed Stair well to be formed.

steps up

Existing Stair to be removed and new floor joists and chipboard flooring and plaster board to match existing.

Double Garage

Ext. Steel beam over

Form new s.w. timber studwork wall for new raised floor area, to consist of 13mm Plasterboard on Stair side on 50x100mm s.w. studs at 600mm c/c with 15mm Fireline Plaster board to garage side. 85mm thick Kingspan 'K12' to be provided between studs.

Hall

Living room

New natural light beach boards Ent. Lobby to line through with existing floor in house, on new floor slab.

Remove existing Front Entrance Door and side screen and left hand wall, make good opening.  
New 20mm Dry-lining plaster board finish to existing face brickwork faces in Lobby area.

Form new opening in existing roof for Velux window, all to be fitted in accordance with manufactures instruction and specification, reference C04 GGL, 780X550mm

Bond in new face brickwork cavity wall to match existing with brick specials B.S. AN 1.2 adjacent to door opening each side, with new foundation.

Form new 150mm high brick curved step to Front Entrance 1 with curved flat roof canopy over

Remove existing boiler and flue and make good the cavity wall.

New position of Condensing boiler in garage, existing flow and return heating system to be extended and gas supply shorten.

Path

Ext. Elec. meter

Ext. Gas meter

THIS DRAWING TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS & CALCULATIONS.

Bathroom

New 270mm Cavity wall consisting of the following, Facing Brickwork to match existing, Facing Brickwork to Aerobuild TW50 cavity bats to internal blockwork in 70mm cavity, leaving 25mm min. clear cavity, 100mm Celcon Solar blockwork internally wall with 20mm Dry-lining plasterboard finish. 'U' value of wall not to exceed 0.3w/m2k

Landing

Extract fan from Wc to achieve a rate of at least 6 litres per second.

Sun pipe in flat roof

Master Bedroom

- NOTES
1. This drawing is the copyright of ABC Designs Ltd. It may not be copied, altered or reproduced in any way whatsoever neither passed to a third party without their written authority.
  2. Dimensions to be checked on site prior to commencing any work. Any discrepancies should be reported to the project designer immediately.
  3. Please do not scale these drawings.
  4. If in doubt ask.

Copyright Reserved

Tropical one membrane roof finish system or similar, all fitted to manufactures design and specification on 106mm thick Kingspan TR31 Thermafoam insulation on 18mm exterior grade plywood decking on min. of 25mm thick s.w. timber fittings laid to 1:60 min fall on 47x147mm SC3 roof joists at max. of 600mm c/c supported of joist hangers and wall plate with 13mm plasterboard finish. 'U' value not to exceed =0.2w/m2k through roof.

Path

New 75x38mm s.w. timber internal stud partitions at max of 600mm c/c, with 15mm thick SoundBlock pastebord each side of timber studwork.

Guest Bedroom

Brown stained double glazed s.w. window units to match existing. To be Emergency Egress windows, with unobstructed operable min. area of 0.33m2, and min. 450mm high & width, with bottom of window 1100mm max. above floor level. 'U' value of windows not to exceed 2.2w/m2k

A

Ground and First Floor Plans



Rev. Description Date By Ch  
Drawing Status:

14 Ruby Close  
Totton  
Southampton  
Hampshire  
SO40 2BF

Office 02380 871104  
Fax 02380 871104  
Email admin@abc-designs.co.uk  
Web www.abc-designs.co.uk

Client Mr & Mrs N Childs

Project Proposed Extension / Alterations  
74 Pine Road  
Chandlers Ford  
Hampshire

Drawn	Scale	Checked	Date
MC	1:50		Aug 08
Drawing no.	Revision		
0801-WD02			