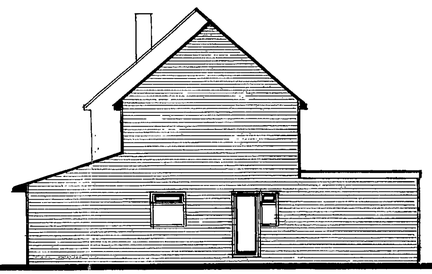
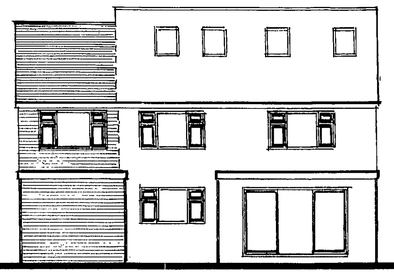


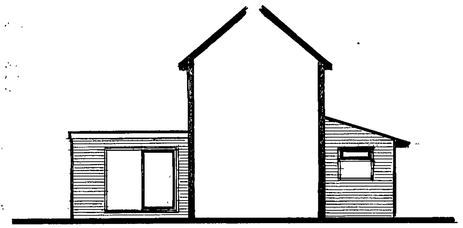
south elevation



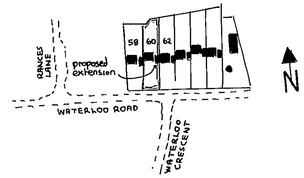
east elevation



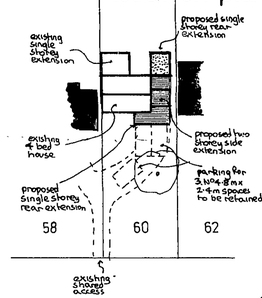
north elevation



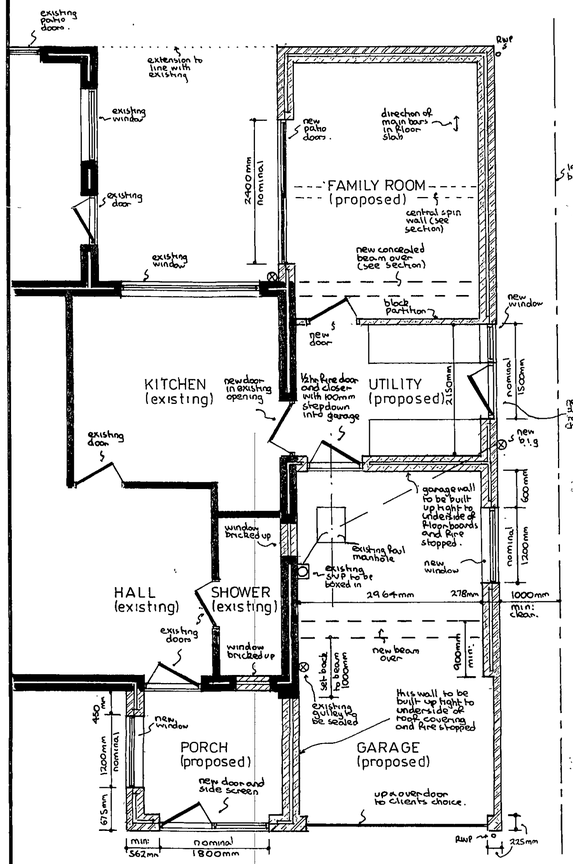
west elevation



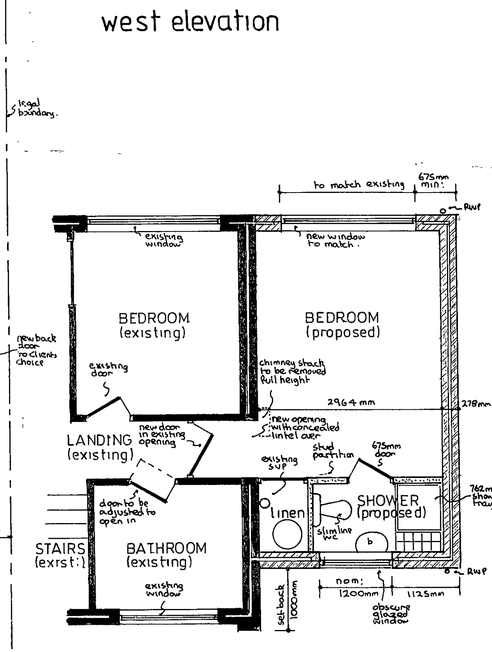
location plan 1:2500



block plan 1:500

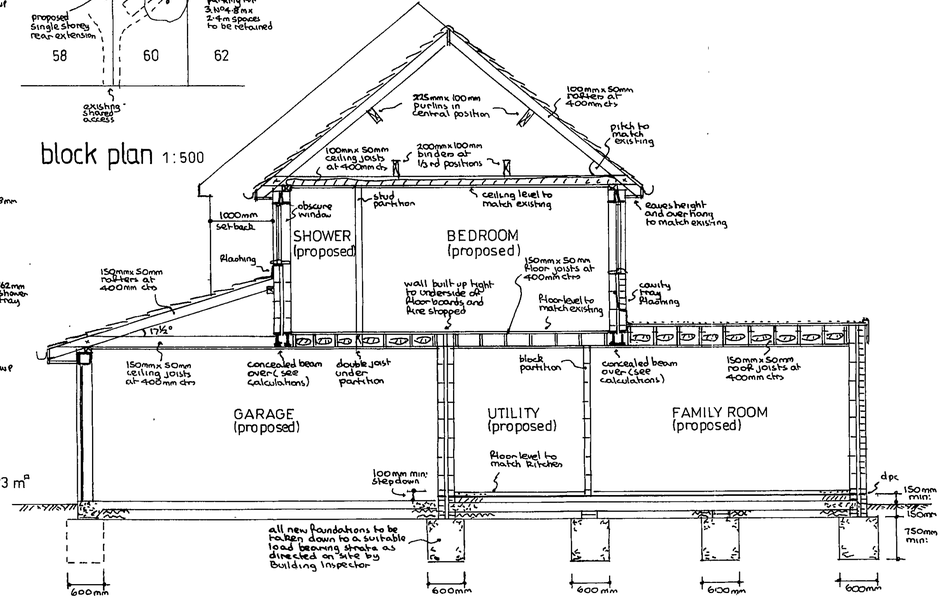


part ground floor plan



part first floor plan

gross internal area of extension (excluding porch) = 53·23 m²



typical section

notes:-

Main Roof:- Tiling 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 400mm centres with 100mm fibreglass insulation between joists and 150mm fibreglass insulation over plasterboard and skimcoat plaster to receive selected decorations. Roof space to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 10mm continuous gap.

Family room roof:- Three layer felt and chippings on 18 mm exterior quality plywood on min: 25 mm deep firrings to create min: 1in60 fall on 150 mm x 50 mm roof joists at 400 mm centres with 120 mm cavity rigid slab insulation between joists and ceiling formed of 9 mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Roof space to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 25mm continuous gap

Garage roof:- Redland Stonewold concrete interlocking tiles in colour only to match existing on felt and battens on 150mm x 50mm rafters pitched at 17½° and set at 400 mm centres with 150 mm x 50mm ceiling joists at 400 mm centres with moisture board ceiling as described for first floor over garage. 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 5 mm continuous gap.

First floor:- 18 mm t & g floor grade chipboard on 150 mm x 50 mm floor joists at 400 mm centres with central row of herringbone strutting, with double joist under partitions and ceiling of 12mm plasterboard and skimcoat plaster to receive selected decorations. Over garage 150 mm fibreglass insulation to be placed between joists and ceiling formed of two layers of 9 mm moisture board laid cross bonded as fire break.

Lateral restraint:- Where floor, roof and 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 3 mm cross sectional area are to be provided at 2000 mm centres to anchor down all wall plates.

Ground floor:- Garage floor 100 mm concrete slab on 150 mm selected hardcore. All other floors formed of selected floor finish on 65 mm reinforced screed on building paper on 100 mm rigid slab insulation on vertroll or similar dpm on 150 mm suspended concrete floor slab, supported on all edges and reinforced with B503 fabric reinforcing with 8 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. Top steel to be used over central spine wall in family room.

Walls:- 103 mm external skin of facing brick with 75 mm cavity containing 75 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 all new external door and window openings to be insulated.

Partitions:- First floor partitions to be formed of 100 mm x 50 mm timber studding at 400 mm centres with 100 mm fibreglass insulation between studding and faced with 9 mm plasterboard and skimcoat plaster to receive selected decorations. Ground floor partitions in 100 mm celcon blockwork on full foundations.

Lintels:- I. G. lintels htd type L1/S galvanised steel insulated lintels.

D.p.c & Flashings:- D.p.c to be lead cored felt and flashings in code 4 lead including stepped flashing at junction of new roof and existing house wall.

Windows/doors:- All new windows to be double glazed, obscure to shower and fitted with trickle vents in head equivalent to 8000mm² opening to family room and bedroom and 4000 mm² to shower and utility. Bedroom window must provide clear opening of 0·33 m² as alternative fire escape with no dimension less than 450 mm and set max: 1100 mm above floor level. Any glass in windows below 800 mm and doors below 1500 mm measured from floor level to be in laminated safety glass. Windows 'U' value 2·0 W/m²K

Electrics:- To clients individual requirements but must be installed in strict accordance with current I. E. E regulations and include mains controlled linked smoke detectors on hall and landing ceiling.

Ventilation:- Existing ground floor shower to be fitted with extract fan discharging to open air at rate of 15 litres per second and linked to light switch. New first floor shower to be fitted with extract fan discharging to open air at rate of 15 litres per second. 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 gulley and 100 mm upvc underground drain-pipe to new soakaways 1000 mm diameter x 2000 mm deep and situated min: 4500 mm from any building.

Foul drainage:- New shower equipment to discharge via deep seal traps and wastes to existing 100 mm SVP terminating min: 900 mm above highest opening window. 100 mm w.c. waste, 40 mm shower, 32 mm basin. Existing manhole in garage to be fitted with double sealed screw down cover and frame. Any new drainage to be carried out in 100 mm upvc underground drainpipe, bedded in pea shingle, set at min: 1in 40 fall and provided with concrete lintels where pipes pass under walls.

Beams:- (see calculations) Beams to be formed of 2 No 152 mm x 89 mm x 16 kg mild steel joists bolted together with 12 mm bolts and spacers at 600 mm centres with full bearing on 600 mm x 100 mm x 150 mm deep cantilever padstone each end. Beam over family room to be encased in equivalent of two layers of plasterboard totalling 19 mm and 7 mm gypsum plaster finish as fire protection. Beam over garage to be encased in two layers of moisture board as described for garage ceiling.

APPROVED

21.NOV.2002 8048

PROPOSED EXTENSION at 60 WATERLOO ROAD, WOKINGHAM, BERKSHIRE for MR. R. MASON & MS. C. ADAMS.

Revisions:- 'A' 20/11/2002 Drawing updated

Drawing No	AH/E/3386 A
Scales	1:50 & 100
Date	JULY 2002

NDESIGN BUILDING PLANS

CA 22/11/02

21.NOV.2002 8048



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25 November 2002

Scale: 1 : 1250

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