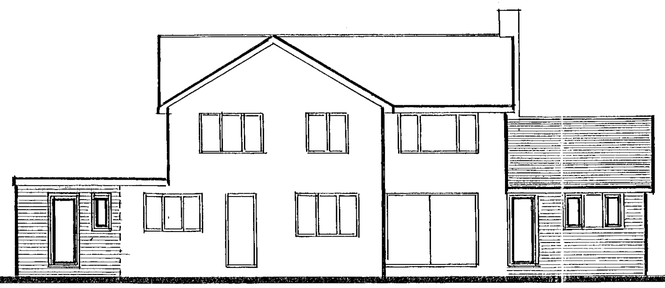
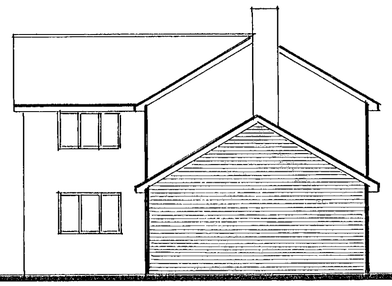
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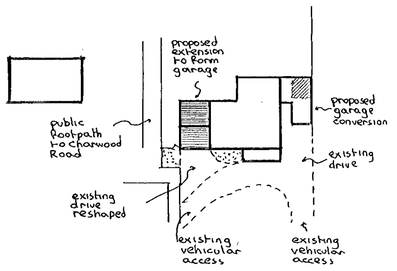
north elevation



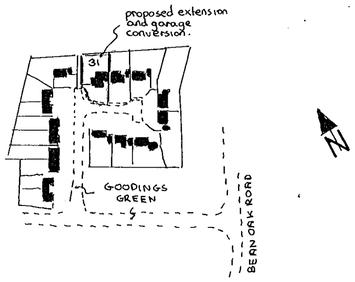
west elevation



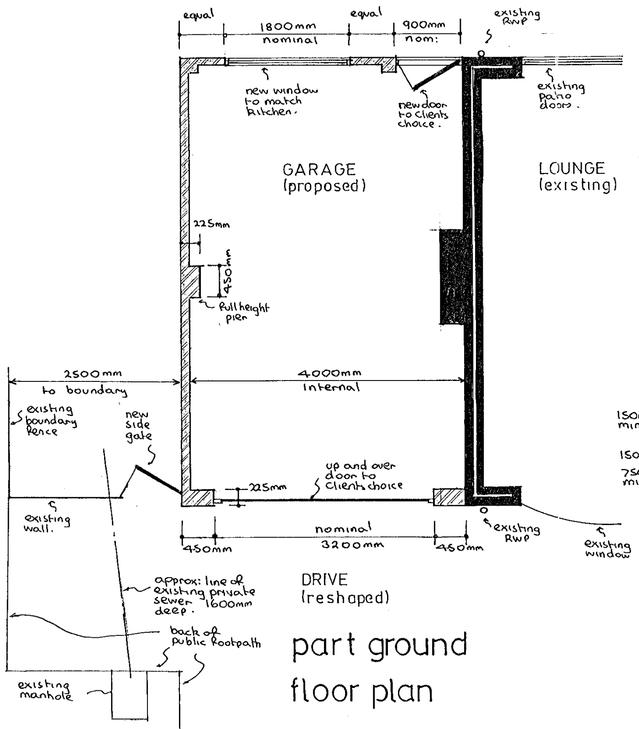
south elevations



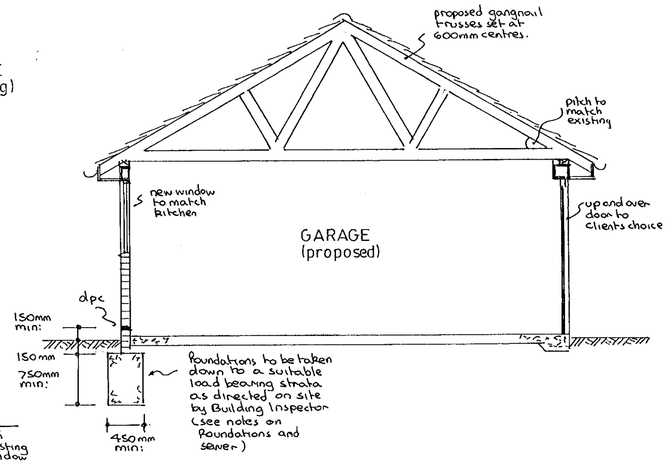
block plan 1:500



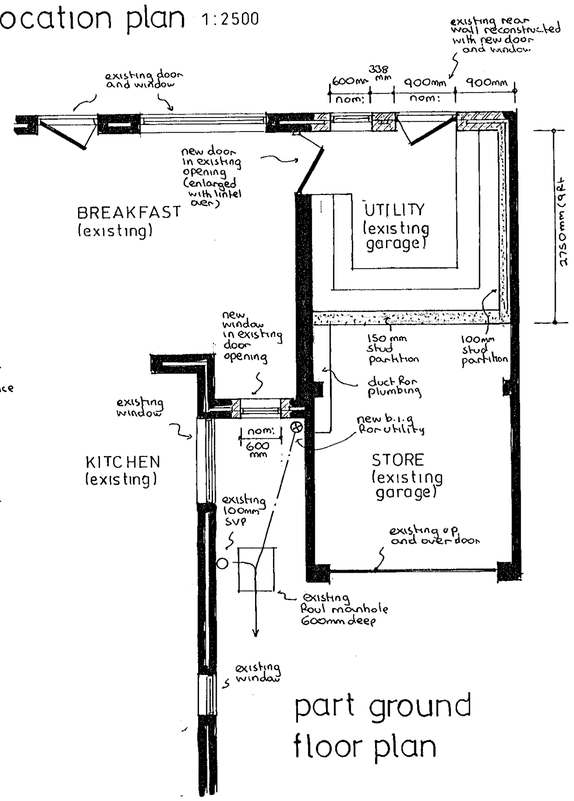
location plan 1:2500



part ground floor plan



typical section



part ground floor plan

notes:-

Roof:- (Garage) Tiling to match existing on felt and battens on gang nail trusses pitched to match existing and set at 600mm centres. Full details of selected trusses to be made available to Building Inspector before work commences on site. Trusses to be installed in strict accordance with selected manufacturers instructions including full wind bracing.

Roof:- (Utility) Existing flat roof to be relaid using three layer felt and chippings on 120mm Rockwool hardrock insulation on vapour barrier on existing roof boards. Allowance to be made to include stone roof. 9mm foil backed plasterboard ceiling.

Lateral restraint:- (Garage) Where trusses 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.

Floor (Garage):- 100mm concrete slab on 150mm selected hardcore.

Floor (Utility):- To be raised to match breakfast area using equivalent of selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Ventrot or similar p.m on prepared existing floor slab.

Walls (Garage):- 112mm skin of facing brick to match existing with piers as shown.

Walls (Utility):- Rear wall reconstructed using 112mm external skin of facing brick to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of celcon blockwork and 16mm plaster finish to receive selected decoration. Side wall to be improved by 100mm x 50mm stud partition with felt adjacent to existing wall, with studding set at 400mm centres with 100mm fibreglass between studding and faced with 9mm foil backed plasterboard. To avoid risk of cold bridging reveals around new external doors and windows to be insulated.

Partition (Store):- New partition to be formed of 150mm x 50mm timber studding at 400mm centres with 150mm fibreglass insulation between studding and faced with 9mm foil backed plasterboard.

Windows:- Double glazed windows to match existing with trickle vent in head equivalent to 4000mm² opening to utility and breakfast. Any glass in windows below 800mm and doors below 1500mm measured from floor level to be in laminated safety glass.

Lintels:- I.G lintels galvanised steel lintels, type H1/S insulated to utility and box type to garage.

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

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

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

Rainwater:- 112mm gutters to match existing to discharge to existing R.W.P's.

Foul drainage:- Any new foul drainage to be carried out in 100mm upvc underground drainpipe, bedded in pea shingle, set at min: 1 in 40 and with concrete lintels where pipes pass under walls.

Sewer/Foundations:- Foundations to garage wall adjacent to private sewer to be taken down to invert of pipe (1600mm approx:).

21 JAN 2000* 0468

APPROVED

PROPOSED EXTENSION and GARAGE CONVERSION at 31 GOODINGS GREEN, WOKINGHAM, BERKS for MR & MRS. S. TILBURY.

Revisions:- 'A' 19/1/2000 Minor revisions at Clients request.

Drawing No	AH/E/2929A
Scales	1:50 & 100
Date	JAN 2000

NDESIGN BUILDING PLANS

CD 16/3/00