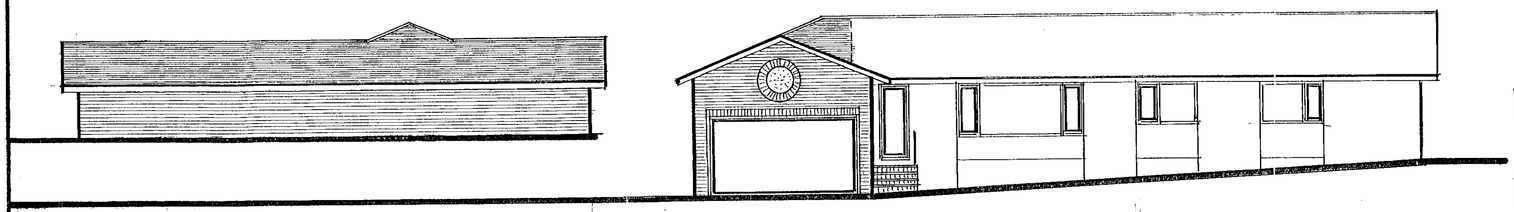


southwest elevation

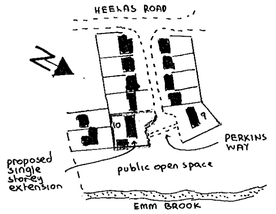
southeast elevation

southwest

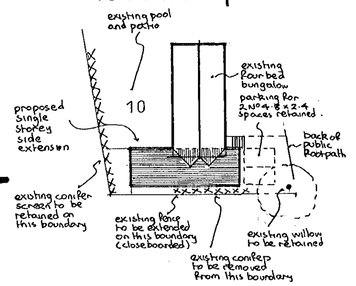


northeast elevation

northwest elevation



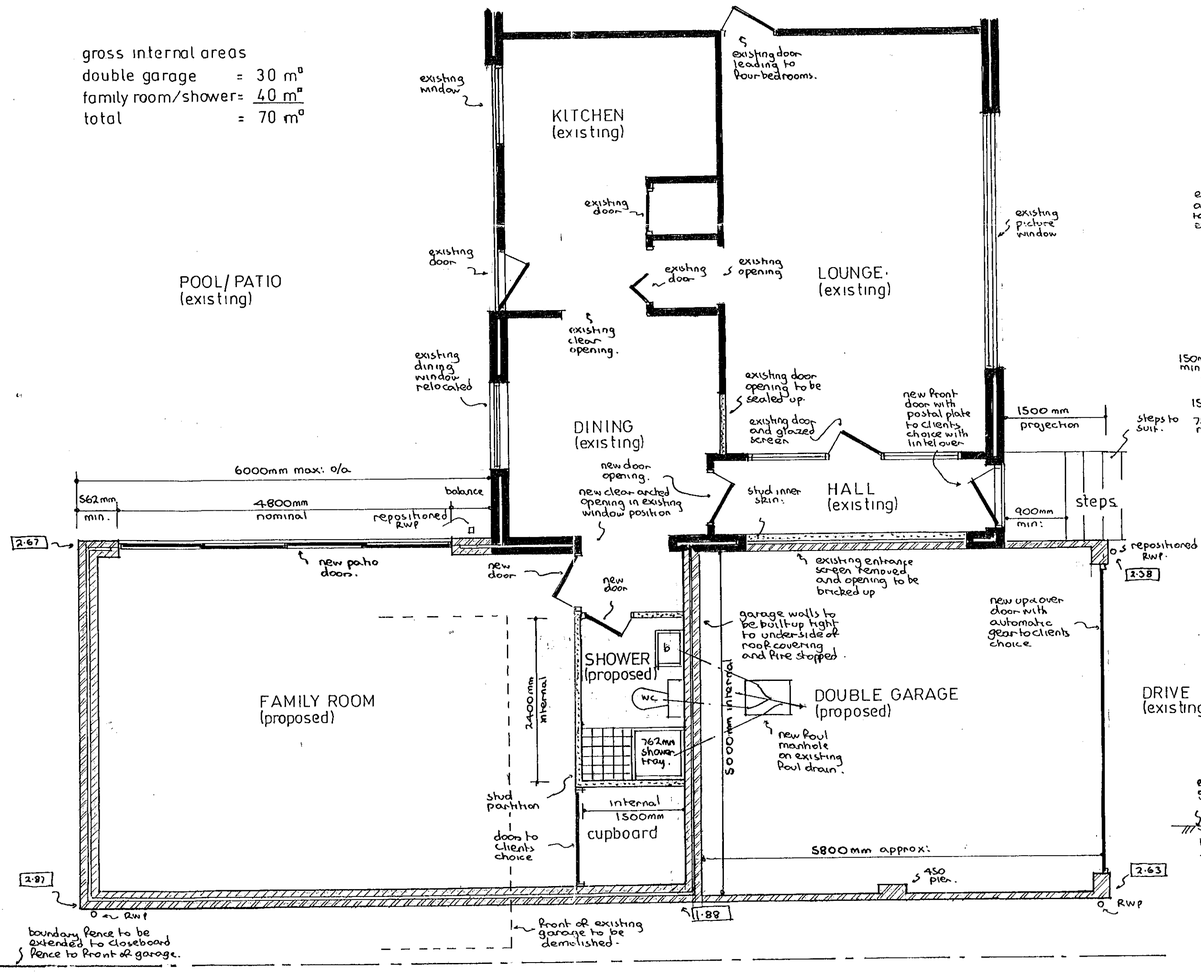
location plan 1:2500



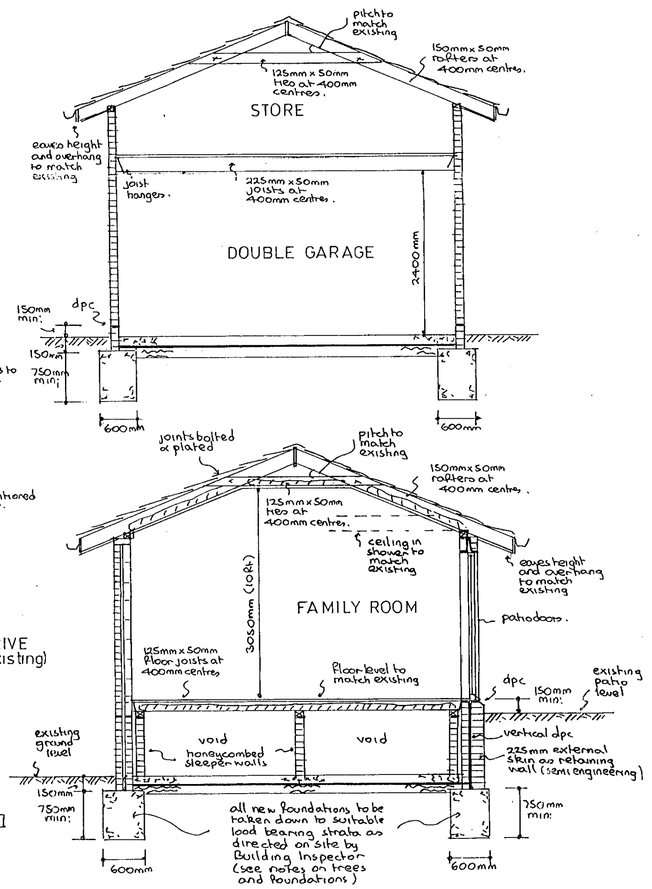
block plan 1:500

gross internal areas

double garage	=	30 m²
family room/shower	=	40 m²
total	=	70 m²



part floor plan



typical section

notes:-

Roof:- Concrete interlocking tiles to match existing on felt and battens on 150mm x 50mm rafters pitched to match existing and set at 400mm centres with 125mm x 50mm ties at 400mm centres and joints bolted and plated. Over family room 200mm fibreglass insulation to be placed between ties, with 50mm min: celotex double 'R' rigid slab insulation between rafters at sloping ceiling positions and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Over shower area use ceiling level to match existing with 250mm x 50mm joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling of 9mm foil 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 25mm continuous gap and ridge vents equivalent to 5mm continuous gap. Garage does not have ceiling insulation but light storage area to be provided by using 18mm t&g flooring grade chipboard on 225mm x 50mm joists at 400mm centres.

Lateral restraint:- Where joists, ties etc 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 1000mm centres to anchor down all wall plates.

Floors:- Garage floor to be formed of 100mm concrete slab on 2000 guage polythene sheet on 150mm selected hardcore. Family room/shower floor to be formed of 18mm t&g flooring grade chipboard on 125mm x 50mm floor joists at 400mm centres on wall plate on d.p.c on honeycombed sleeper walls on 100mm concrete oversite slab as described for garage floor. Floor void to have permanent cross ventilation by using air bricks in external walls. 60mm insulation suspended between joists using flotion.

Walls:- 112mm external skin of facing brick to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm celcon blockwork internal skin with 16mm 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:- All new partitions to be formed of 100mm x 50mm timber studding at 400mm centres with 100mm fibreglass insulation between studding and faced with 9mm plaster-board and skimcoat plaster to receive selected decorations

Windows/doors:- New patio doors to be double glazed and fitted with trickle vent in head equivalent to 8000mm² opening. Reused double glazed dining room window to be fitted with same trickle vent. Circular window to garage to be obscure glazed. Any glass in windows below 800mm or doors below 1500mm measured from floor level to be in laminated safety glass.

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

D.p.c & Flashings:- Dpc to be lead cored 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:- Shower room to be fitted with extract fan linked to light switch and discharging to open air at rate of 15 litres per second.

Rainwater:- 112mm gutters & 62mm downpipes to match existing discharging via back inlet gullies and 100mm upvc underground drainpipe to soakaway 1000mm diameter x 2000mm deep and situated min: 4500mm from any building.

Foul drainage:- New manhole in garage to be fitted with double sealed screwdown cover and from. Any new foul drainage to be carried out in 100mm upvc under-ground drainpipe, bedded in pea shingle, set at 1:in 40 min: foul and provided with concrete lintels where pipes pass under walls. 100mm w.c. waste, 40mm shower, 32mm basin.

Foundations/trees:- Assuming high shrinkage ground conditions and because of proximity of existing trees allowance to be made for additional foundation depths as shown in ▭ on ground floor plan. Final decision on foundation depths to be taken on site in conjunction with Building Inspector subject to actual ground conditions.

16.MAY2000 1523

APPROVED

PROPOSED EXTENSION and ALTERATIONS at 10 PERKINS WAY, WOKINGHAM, BERKS for MR & MRS. B. KINGSLAND.

Revisions:- 'A' 9/5/2000 Shower amended at Clients request

Drawing N°	AH/E/2980 A
Scales	1:50 & 100
Date	APRIL 2000

NDESIGN BUILDING PLANS

29/6/00