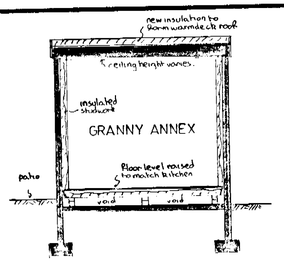


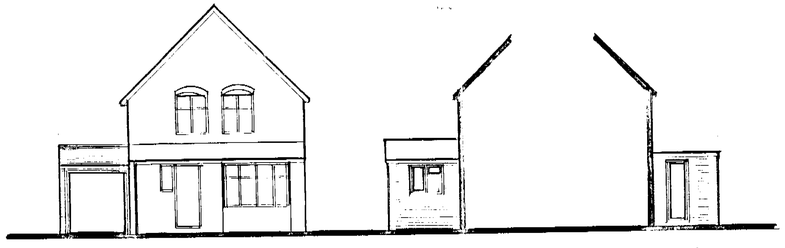
south elevation

east elevation

north elevation



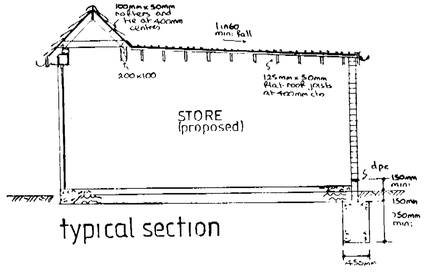
typical section



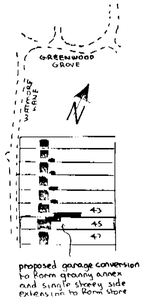
west elevation

west

east



typical section

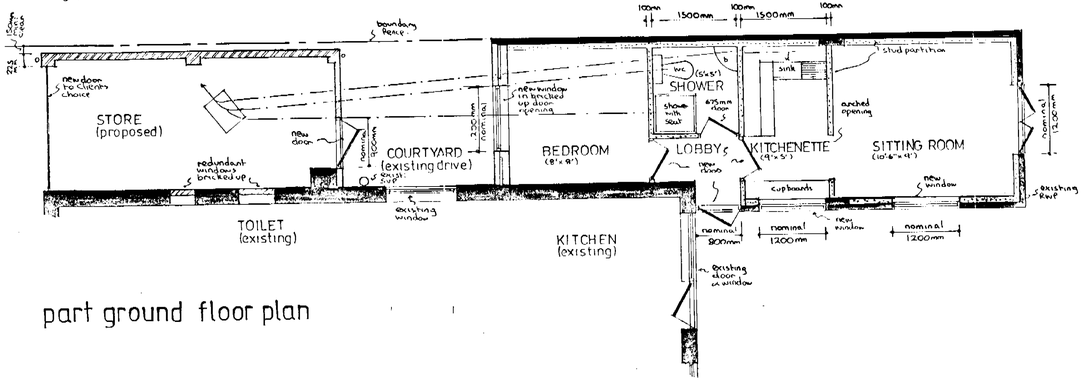


proposed garage conversion to form granny annex and single storey side extension to form store

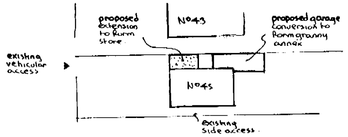
location plan
1:2500

gross internal area of extension = 11.73 m²

GRANNY ANNEX (existing garage)



part ground floor plan



block plan 1:500

notes:-

CONVERSION

Roof:- Existing garage roof to be upgraded by application of three layer Felt and chippings high performance system on 120mm Rockwool hardrock insulation (or equivalent) on vapour barrier on existing 18mm exterior quality plywood on existing joists with new ceiling of 9mm Peel in existing plasterboard and skimcoat plaster to receive selected decorations. This is a warmdeck roof and will not require cross ventilation. Under dummy pitch over bedroom 200mm Fibreglass insulation to be placed between joists and roof to be ventilated by combination of proprietary eaves ventilators on front and tile vents equivalent to 10mm continuous gap.

Floor:- Existing garage floor to be raised to match kitchen floor level by 18mm tog flooring grade chipboard on 100mm x 50mm floor joists at 400mm centres, with 100mm Fibreglass insulation suspend between joists with netlon on honeycombed sleeper walls and fully ventilated void.

Walls:- Garage walls upgraded using 100mm x 50mm timber studding at 400mm centres faced with Felt adjacent to existing brickwork, with 100mm Fibreglass insulation between studding and faced with 9mm Peel backed plasterboard and skimcoat plaster to receive selected decorations. Front of existing garage to be bricked up 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 13mm plaster finish to receive selected decorations. This wall is to be set on Full Foundations, taken down to a suitable load bearing strata as directed on site by Building Inspector.

Partitions:- 100mm x 50mm timber studding at 400mm centres with 100mm Fibreglass insulation between studding and faced with 9mm plasterboard and skimcoat plaster to receive selected decorations.

Windows/doors:- All new windows/external doors to be double glazed and fitted with trickle vent in heat equivalent to 8000mm² opening in bedroom and sitting room and 4000mm² opening to kitchen. Any glass in windows below 800mm or doors below 1500mm measured from floor level, to be in laminated safety glass.

Lintels:- I.G lintels Ltd galvanised steel insulated lintels.

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: Heating to be electric oil filled radiator.

Ventilation:- Shower to have extract fan (15 litres per second) linked to light switch and discharging to open air. Kitchenette to have either cooker hood (30 litres per second) or extract fan (60 litres per second) discharging to open air.

Rainwater:- Existing gutters & D.P's.

Foul drainage:- Any new foul drainage to be carried out in 100mm upvc underground drawn pipe laid at in pea shingle, set at 1in 40 fall and provided with concrete lintels where pipes pass under walls

EXTENSION

Roof:- Three layer Felt and chippings high performance system on 18mm exterior quality plywood on 175mm x 50mm roof joists set to create min: 1in 60 fall and spaced at 400mm centres. Dummy pitch in tiling to match existing on Felt and battens on 100mm x 50mm rafters and tied at 400mm centres.

Lateral restraint:- Where joists run parallel to an external wall, lateral restraint is to 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:- 100mm concrete slab on 150mm selected hardcore.

Walls:- 112mm skin of facing brick to match existing with piers.

Lintels:- I.G. lintels Ltd galvanised steel.

D.p.c Flashings:- As above

Electrics:- As above

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

Foul drainage:- Existing manhole to be fitted with double sealed screwdown cover and frame.

Ventilation:- Existing toilet to be fitted with extract fan linked to light switch and discharging to open air at rate of 6 litres per second.

APPROVED

26-MAR2002 6239

PROPOSED EXTENSION and GARAGE CONVERSION at 45 WATMORE LANE, WINNERSH, BERKSHIRE for MR & MRS. R.P. GIBBS.

Revisions:-

Drawing No AH/E/3327
Scales 1:50 & 100
Date MARCH 2002

ANDESIGN BUILDING PLANS

SJ 20/1/02