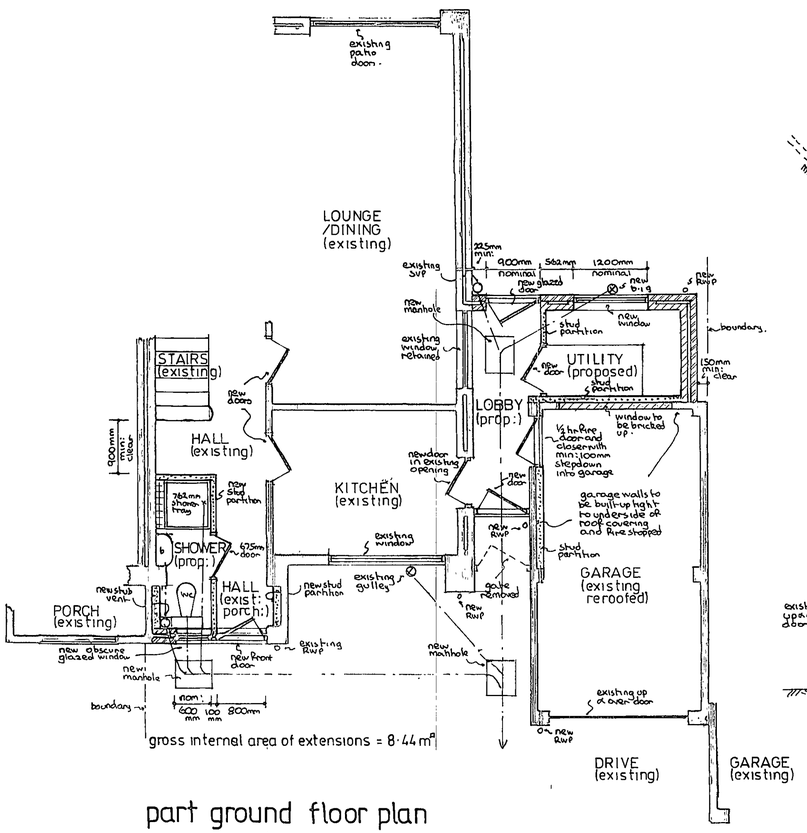
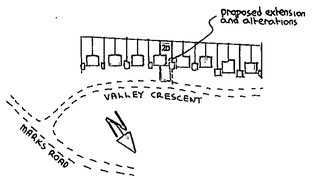


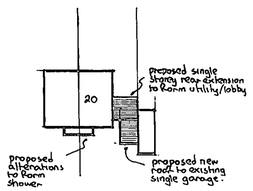
southeast | northeast elevation | northwest elevation | southwest



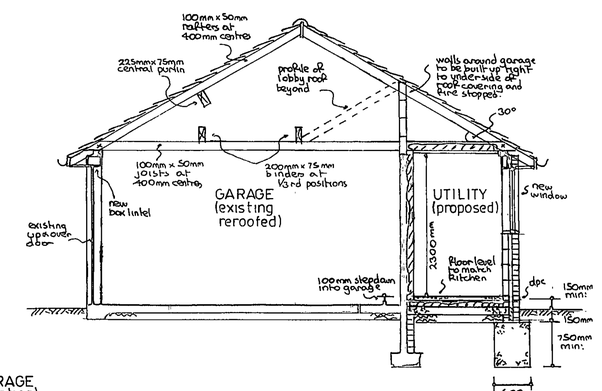
part ground floor plan



location plan 1:2500



block plan 1:500



typical section

notes:-

Roof:- Tiling to match existing on felt and battens on 100mm x 50mm rafters pitched at 30° and set at 400mm centres with 100mm x 50mm ceiling joists at 400mm centres with no ceiling in garage. Utility and lobby to have 100mm fibreglass insulation between joists and 150mm fibreglass insulation over joists in opposite direction with ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Roof space over Utility and lobby to have permanent cross ventilation and this is to be achieved by combination of proprietory eaves vents equivalent to 10mm continuous gap and high level tile vents over utility equivalent to 5mm continuous gap.

lateral restraint:- Where ceiling joists run parallel to an external wall lateral restraint 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.

Roof (porch):- Former existing porch roof to have ceiling removed and insulation and ventilation inserted as described above and ceiling reinstated with 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations.

Floor:- Utility/lobby floor to be formed of selected floor finish on 65mm reinforced screed on building paper on 100mm Rockwool rigid slab insulation on vapour control membrane on 150mm suspended concrete floor slab, supported on all edges and reinforced with B503 with 8mm main bars at 100mm centres and 8mm distribution bars at 200mm centres and 40mm bottom cover set on blinded layer of 150mm selected hardcore.

Floor (porch):- To be installed to standard as described above.

Walls:- 103mm external skin of facing brick to match existing with 75mm cavity containing 75mm Rockwool insulation batts and 100mm internal skin of celcon blockwork and 16mm plaster to receive selected decorations. To avoid risk of cold bridging reveals around all new external doors and windows to be insulated.

Partitions:- Shower/utility partitions to be formed of 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. All other partitions being used to improve insulation of existing walls to be as described above but with 100mm celotex rigid slab insulation between studding at felt against walls.

Windows/doors:- All new windows/external doors to be double glazed, achieve 'U' value of 2·0 w/m²k and have trickle vents in head equivalent to 4000mm² opening. Shower window to be obscure glazed. Any glass in windows below 800mm and doors below 1500mm measured from floor level to be in laminated safety glass.

Lintels:- I.G. lintels Ltd type H/S galvanised steel insulated lintels Ltd.

Dpc & flashings:- D.p.c to be in lead cored felt and flashings in code 4 lead including stepped flashings at junction of lobby roof and house and garage wall.

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

Ventilation:- Extract fan to be fitted to shower (15 litres per second) and utility (30 litres per second) discharging to open air.

Rainwater:- 112mm gutters and 62mm downpipes discharging to back inlet gullies and 100mm upvc underground drainpipe to existing surface water drain (if available) or new soakaway 1000mm diameter x 2000mm deep and situated min: 4500mm from any building.

Foul drainage:- Before any work commences on site, position and depth of existing foul drain to be established on site. New manhole in lobby to be fitted with double sealed screw down cover and frame. Any new foul drainage to be carried out in 100mm upvc underground drainpipe, bedded in pea shingle, set at 1 in 40 min fall and provided with concrete lintels where pipes pass under walls. 100mm w.c. waste, 40mm shower, 32mm basin waste.

Existing structure:- Any parts of existing structure which are to be subjected to any additional loading are to be exposed by trial holes for inspection and strengthened as necessary for before work continues.

Party Wall Act 1996:- As work is taking place adjacent to both boundaries, Client is to reach agreement with both owners in accordance with method set out in above Act. Copies can be obtained from "The DoE Publications Despatch Centre, Blackhorse Road, London, SE99 6TT tel 0181 691 9191 (Fax 0181 694 0099)

24 DEC 2002 62847

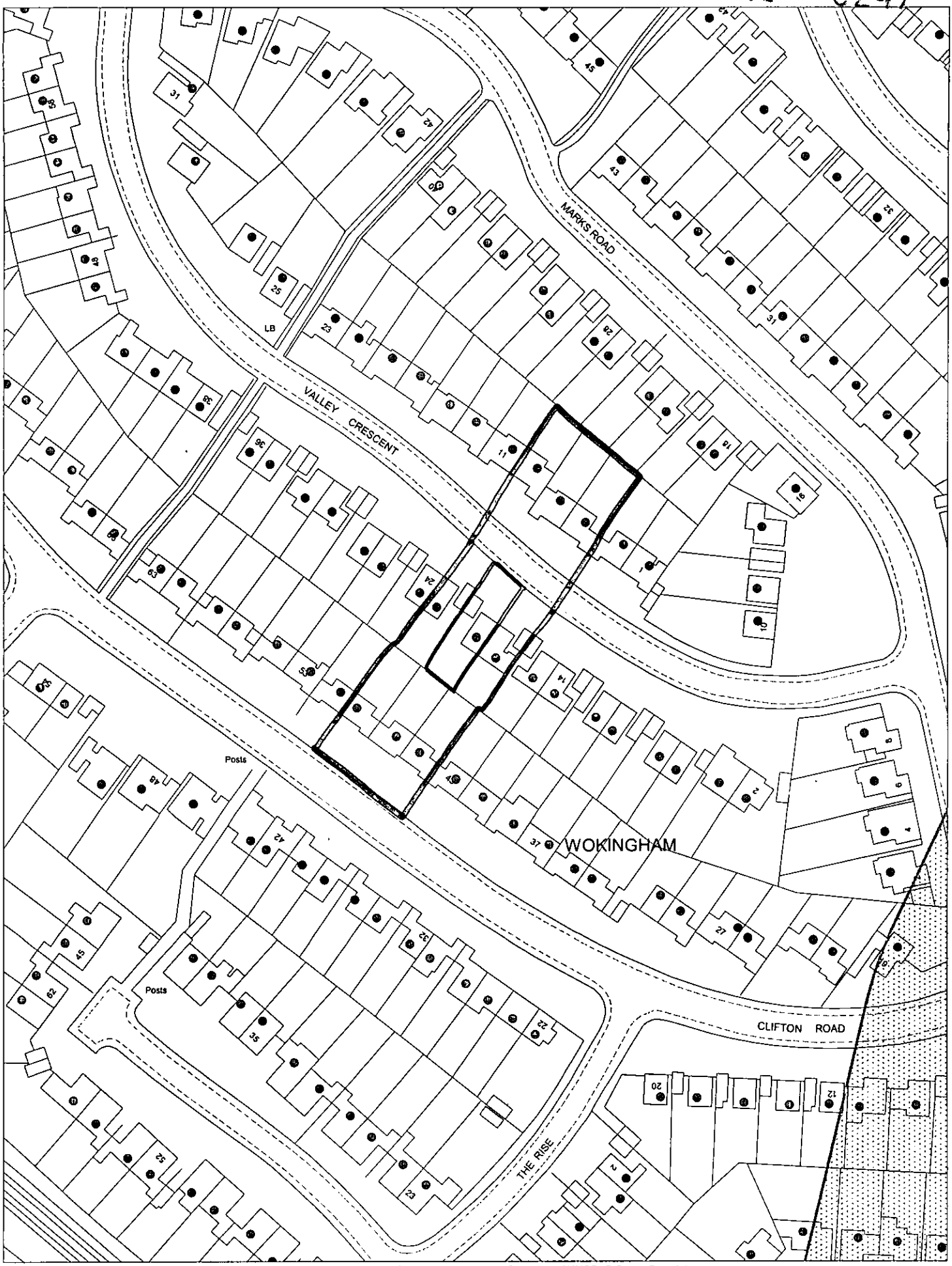
PROPOSED EXTENSION and ALTERATIONS at 20 VALLEY CRESCENT, EMMBROOK, WOKINGHAM, BERKSHIRE for MISS. V. GIVAN.

Revisions:-

Drawing Nº	AH/E/3461
Scales	1:50 & 100
Date	DEC 2002

NDESIGN BUILDING PLANS

24. DEC. 2002 8247



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3 January 2003

Scale: 1 : 1250

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