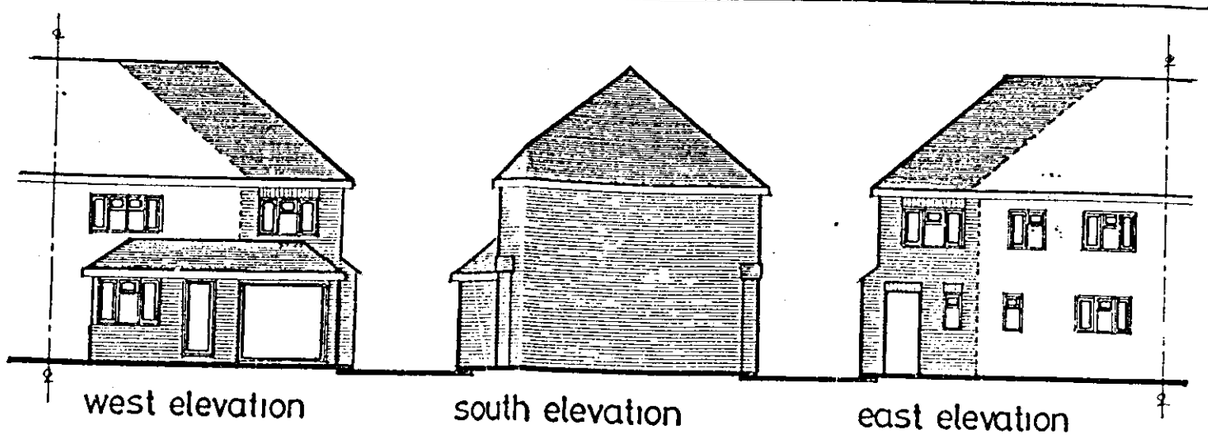
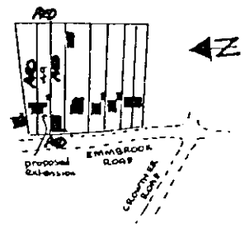
49 Emmbrook - attached



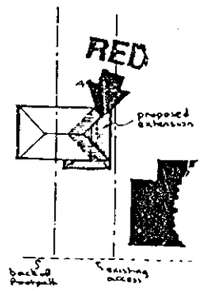
west elevation

south elevation

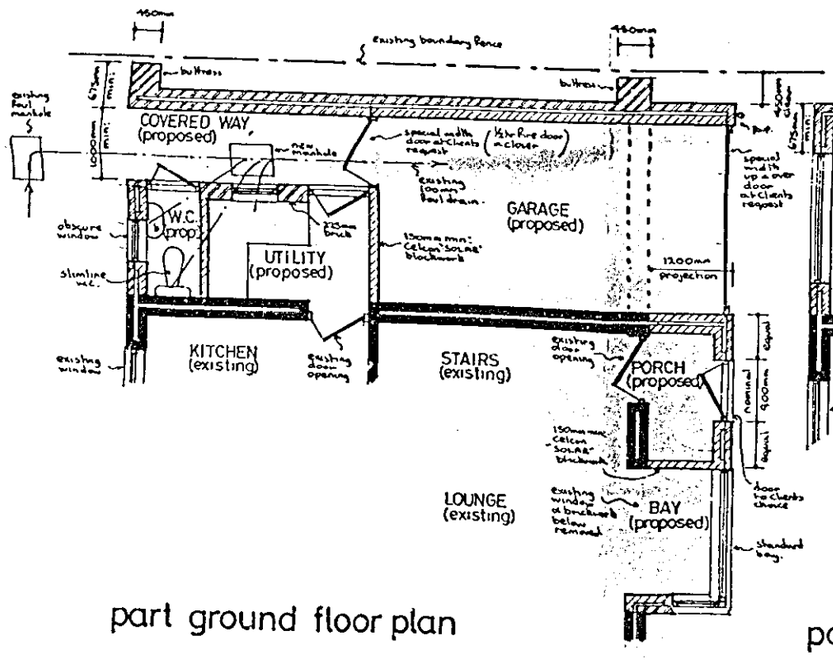
east elevation



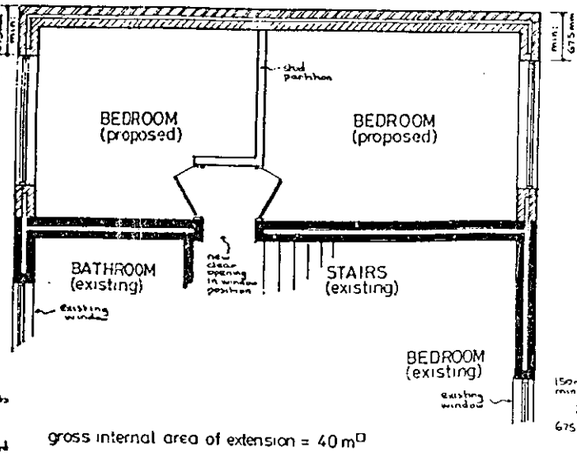
location plan
1:2500



block plan
1:500

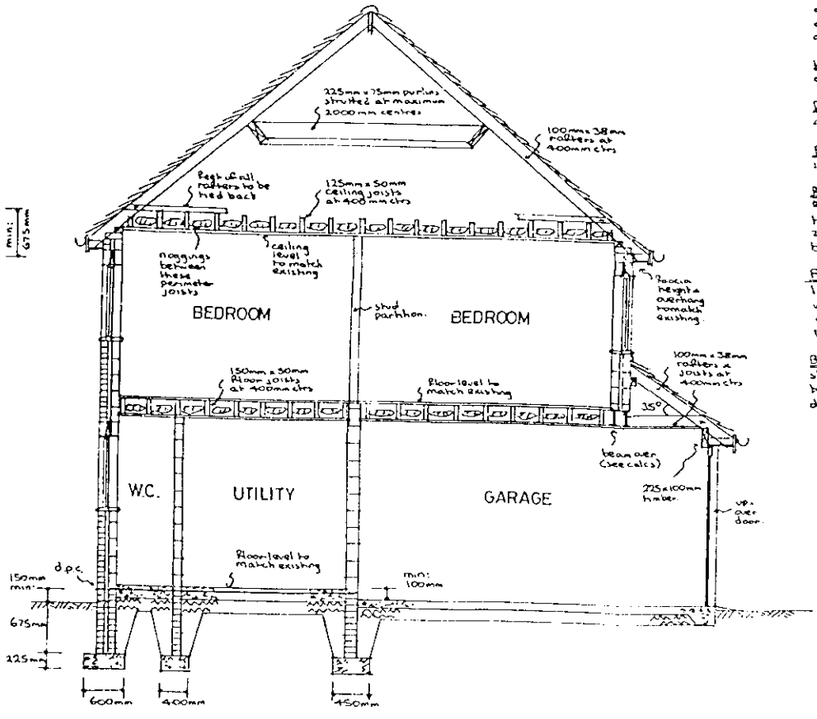


part ground floor plan

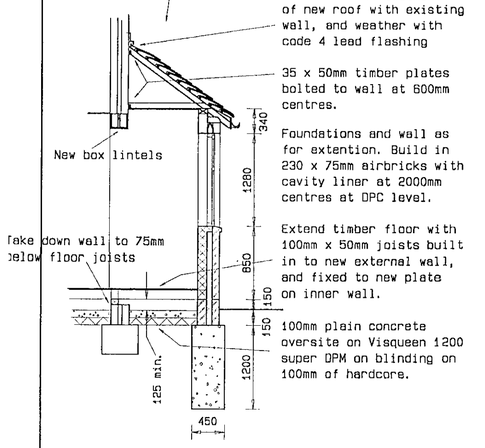


gross internal area of extension = 40 m²

part first floor plan



typical section



Roof as for extention, but to be tiled with 170X270mm plain red concrete tiles, colour as for main roof. Fit Glidevale abutment ventilator at abutment of new roof with existing wall, and weather with code 4 lead flashing

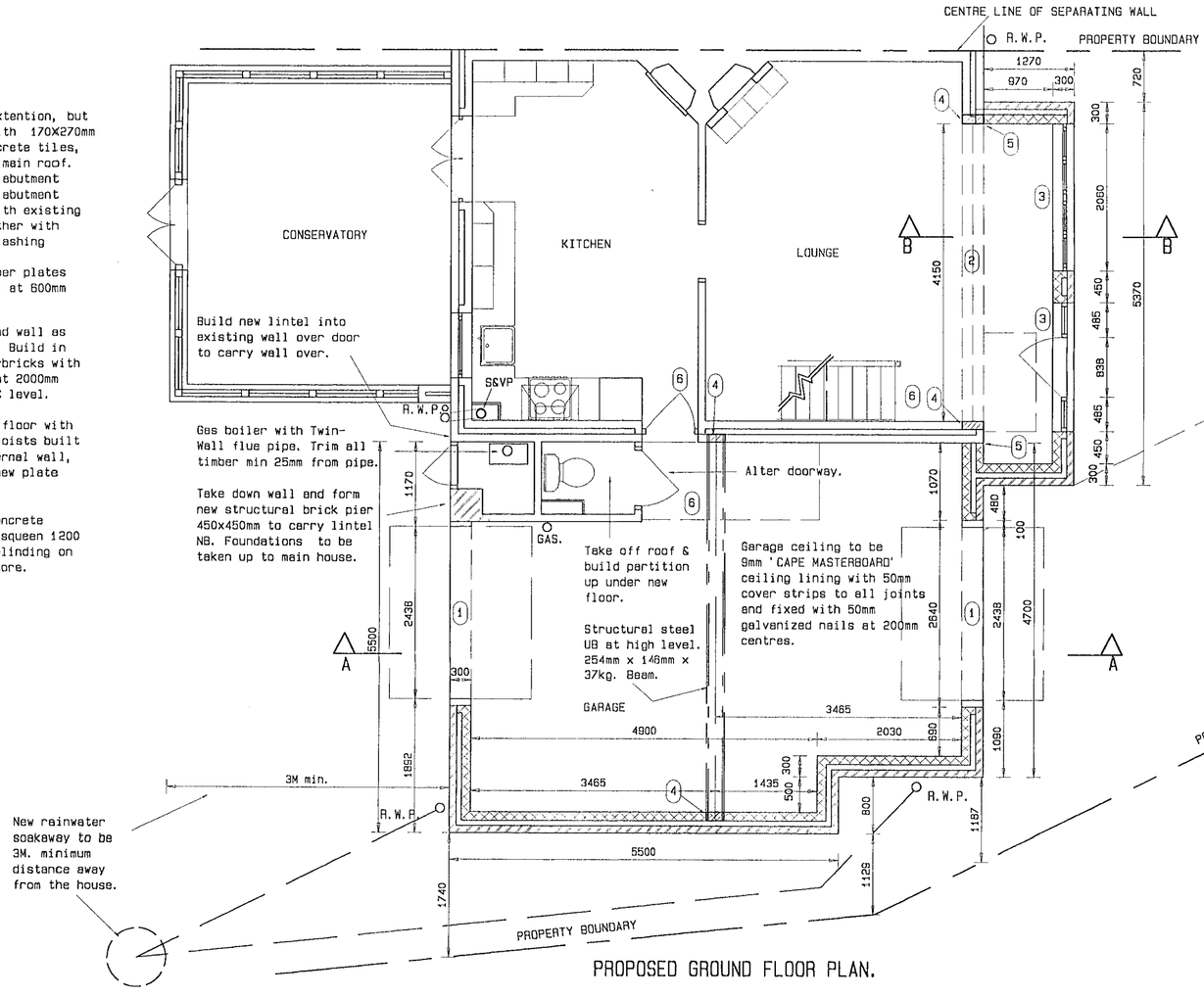
35 x 50mm timber plates bolted to wall at 600mm centres.

Foundations and wall as for extention. Build in 230 x 75mm airbricks with cavity liner at 2000mm centres at DPC level.

Extend timber floor with 100mm x 50mm joists built in to new external wall, and fixed to new plate on inner wall.

100mm plain concrete oversite on Visqueen 1200 super DPM on blinding on 100mm of hardcore.

PORCH SECTION B-B.



PROPOSED GROUND FLOOR PLAN.

1 - 'IG' LI/HD 70 insulated lintels over garage doors.

2 - 2x 'IG' BOX LINTEL 100 at high level in lounge to carry wall over.

3 - 'IG' LI/570 insulated lintels over windows in new front bay.

4 - Concrete padstones as shown to carry lintels (450mm x100mmx225mm deep)

5. - Tie new wall to existing wall with Catnic or similar continuous wall tie system fixed in accordance with manufacturers instructions. Seal external joint with poly-sulphide mastic, and fix plaster stop bead to internal skin as detail drawing 08-99-05.

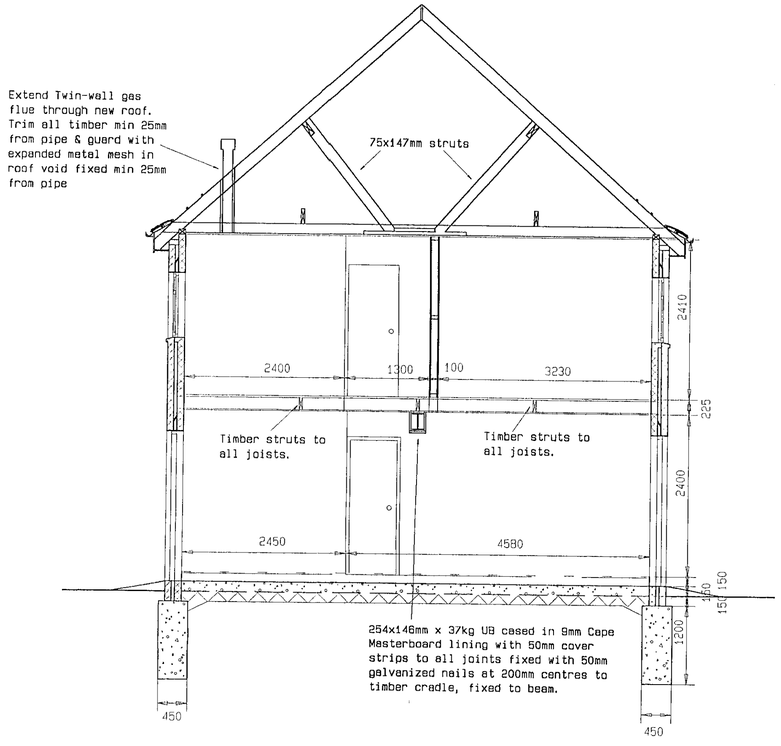
6. - Provide mains operated self contained smoke alarms to BS5446 pti, permanently wired to separately fused circuit & interconnected to all other alarms on each floor

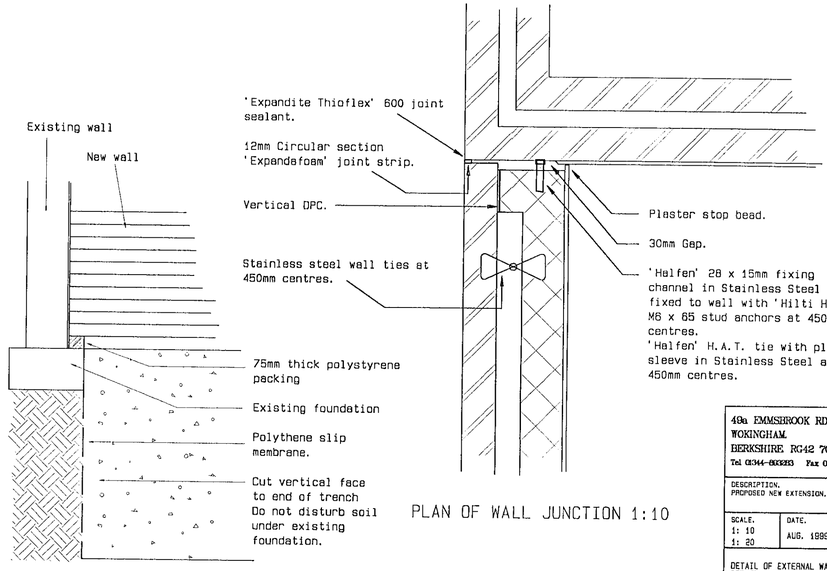
REFUSED

49a EMMSBROOK RD,
WOKINGHAM.
BERKSHIRE RG42 7QA.
Tel 01190-784501

DESCRIPTION. PROPOSED NEW EXTENSION.		
SCALE. 1: 50	DATE. AUG. 1999.	DRAWN. A.K.B.J.
PROPOSED GROUND FLOOR PLAN AND PORCH SECTION.		
REF. LEE99-WK.	DRG No. 08-99-02	TYPE PLAN & SECTION

28.FEB.2000* 0796





WALL JUNCTION SECTION 1:20

PLAN OF WALL JUNCTION 1:10

49a EMMSBROOK RD,
WOKINGHAM.
BERKSHIRE RG42 7QA.
Tel 01344-860283 Fax 01344-860280

DESCRIPTION.
PROPOSED NEW EXTENSION.

SCALE.	DATE.	DRAWN.
1: 10 1: 20	AUG. 1999.	A.K.B.J.

DETAIL OF EXTERNAL WALL JOINT BETWEEN NEW AND EXISTING WALLS

REF.	ORG No.	TYPE
LEE99-WK.		WALL JOINT DETAIL.

Foundations
Plain concrete (C30 Grade) deep strip foundations finished 150mm below ground level.
Garage floor to be 40mm cement/sand screed on 100mm concrete (C30 grade) on Visqueen 1200 Super DPM on blinding on 100mm hardcore.

NB
Final depth of foundations will be subject to site conditions and L.A. approval.

Befor starting any excavations, locate & mark all services on site.

External Walls
Facing brick to match existing.
Hard common brick or dense concrete block up to 150mm below G.L.
Cavity insulated with 75mm Fibreglass Dritherm cavity batts.
Bitumen felt type 'B' D.P.C. min 150mm above extg. G.L.
Fill cavity to G.L. with fine concrete.
Catnic stainless steel wall ties Ref.88-2 spaced 900mm horizontally and 450mm vertically.
125mm Thermalite Turbo Block inner skin finish with 13mm lightweight gypsum plaster.

Internal Walls
100mm stud partitions as shown (with noggins) at 400mm o/c, lined both sides with 9.5mm plaster lath and skim coat of gypsum plaster. Filled with sound absorbing quilt.

Pitched Roof.
Plain red concrete tiles (165mm x 270mm) to match extg.
on 19x32mm treated battens on type 1F felt on 50x100mm rafters 75x225mm purlins.
50x147mm plates.
50x147mm ceiling joists.
63x225mm binder.
63x225mm ridge.
Glidevale RV401F eaves ventilator with fly screen for boxed eaves.
Catnic type HL 1000/100 lateral support straps to first floor ceiling & gables at maximum 2M centres.
Catnic type VL 1050/150 vertical restraint straps to wall plates at maximum 2M centres.
9.5mm Gyproc plaster lath on ceiling joists.
Finished with skim coat of gypsum plaster.

Windows
New purpose made timber windows with 6mm double glazed units fitted to new openings; all windows to include a controllable and secure trickle ventilator having a total area not less than 400mm square located so as to avoid undue drafts.
IG L1/ST HG70 lintels with bitumen felt cavity tray over; vertical DPC to jamb, horizontal DPC to sills (unless otherwise specified).

Floors
50x200mm joists at 400 o/c to first floor built into inner skin of external wall with 22x125mm t&g flooring.

Ceilings
12.5mm Gyproc plaster lath on ceiling joists finished to the underside with a skim coat of gypsum plaster.
Insulated with 200mm thick glass fibre quilt.

NOTE:
All structural timber to be SC30 grade treated with pressure impregnated preservatives.

REFUSED

49a EMMSBROOK RD,
WOKINGHAM.
BERKSHIRE RG42 7QA.
Tel 01100-764001

DESCRIPTION.
PROPOSED NEW EXTENSION.

SCALE.	DATE.	DRAWN.
1: 50	AUG. 1999.	A.K.B.J.

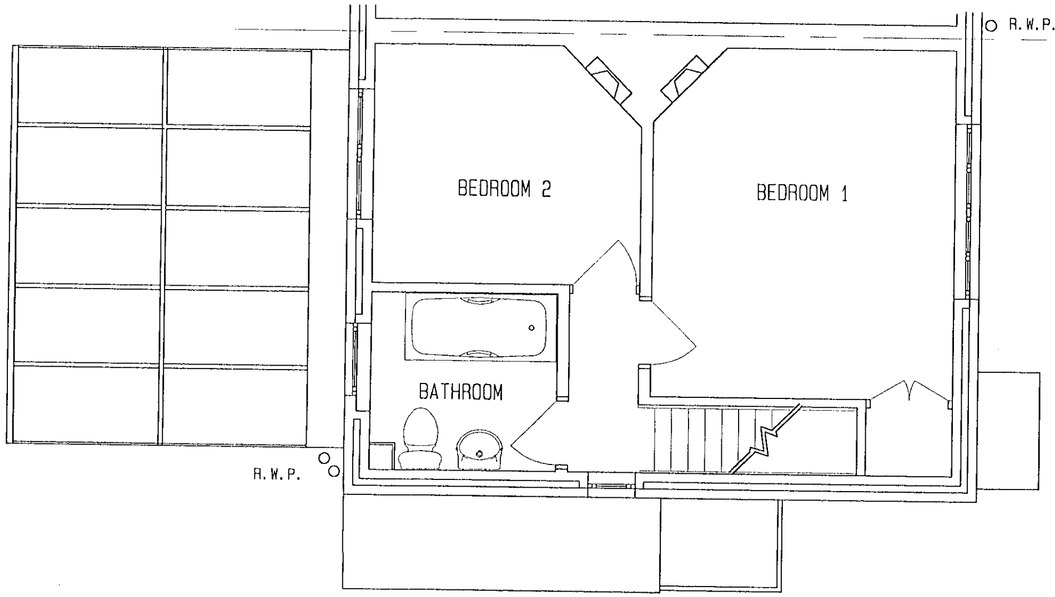
SECTION THROUGH NEW EXTENSION A-A.

REF.	ORG No.	TYPE
LEE99-WK	CB-99-04	SECTION.

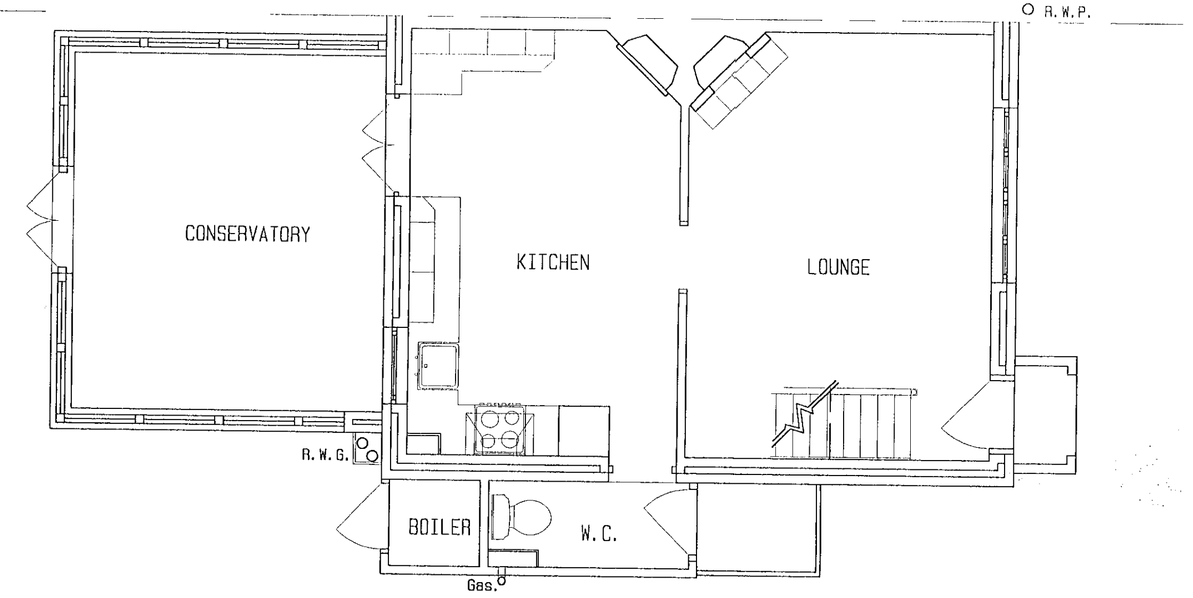
REFUSED

28 FEB [illegible] 0706

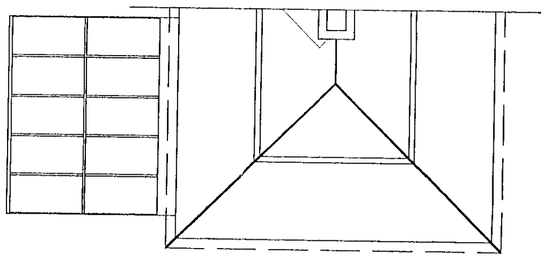
REFUSED



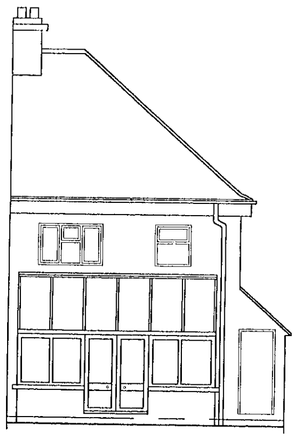
EXISTING FIRST FLOOR PLAN



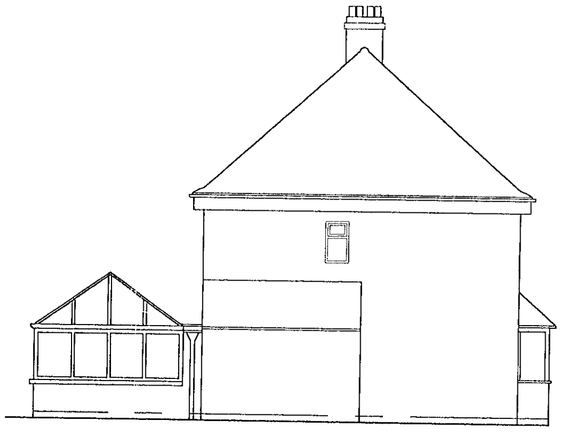
EXISTING GROUND FLOOR PLAN



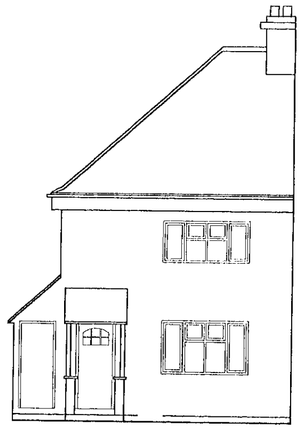
ROOF PLAN



REAR ELEVATION



SIDE ELEVATION



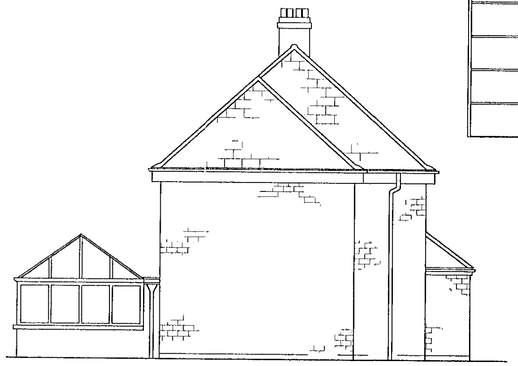
FRONT ELEVATION

REFUSED

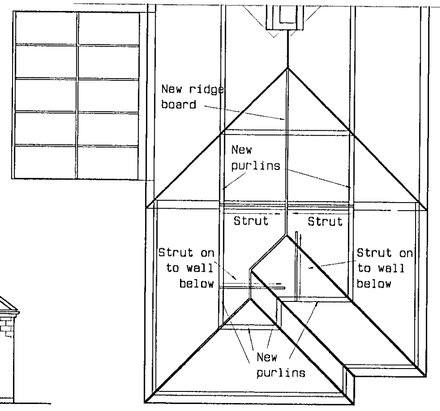
49a EMMSBROOK RD, WOKINGHAM. BERKSHIRE. RG42 7QA. Tel 0189-784801		
DESCRIPTION. PROPOSED NEW EXTENSION.		
SCALE. 1: 50 1: 100	DATE. AUG. 1999.	DRAWN. A.K.B.J.
EXISTING HOUSE PLANS AND ELEVATIONS, WITH ROOF PLAN		
REF. LEE99-WK.	DRG No. 08-99-01	TYPE PLANS & ELEVATIONS



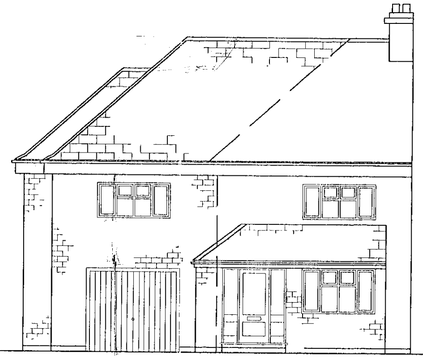
28.FEB.2000* 0796



SIDE ELEVATION



ROOF PLAN



FRONT ELEVATION

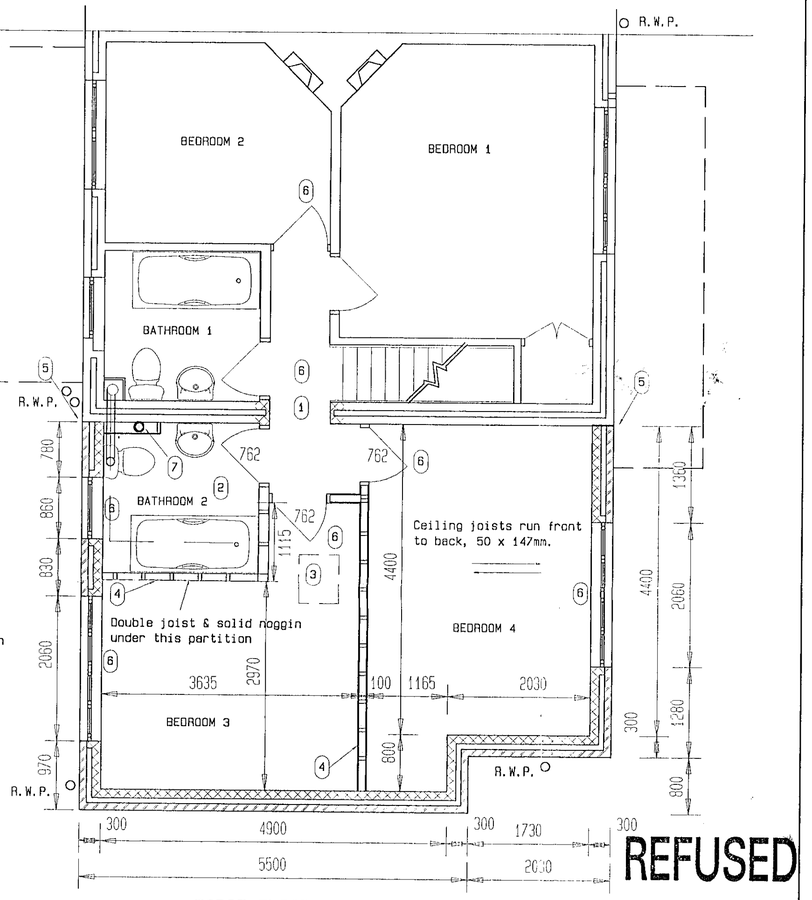


BACK ELEVATION

1. - Cut back and enlarge existing window opening to form access and make good.

2. - Waste pipes from toilet sink and bath in new bathroom to be laid to fall into existing vertical soil & vent stack. Provide and fix Aidelle ceiling mounted Humidivent with PVC duct and weathering slate. Insulate duct in roof space with fibreglass quilt taped in place.

3. - Form new loft hatch 750x600mm, inc. lining architrave & 18mm plywood cover.



FIRST FLOOR PLAN

REFUSED

4. - New 50x100mm studs at 400mm centres, insulated with sound asorbing quilt, lined both sides with 9.5mm plaster lath finished with skim coat of gypsum plaster, including skirting to match existing.

5. - Tie new wall to existing wall with Catnic or similar continuous wall tie system fixed in accordance with manufacturers instructions. Seal external joint with poly-sulphide mastic, and fix plaster stop bead to internal skin as detail drawing 08-99-05.

6. - 'IG' LI/HD 70 insulated lintel over new windows.
7. - Case in extg boiler flue with 12.5mm plasterboard on 50x50mm timber frame, fixed min 25mm from pipe, finished with gypsum plaster

49a EMMSBROOK RD,
WOKINGHAM,
BERKSHIRE RG42 7QA.
Tel 01189-784804

DESCRIPTION.
PROPOSED NEW EXTENSION.

SCALE.	DATE.	DRAWN.
1: 50 1: 100	AUG. 1999.	A.K.B.J.

FIRST FLOOR PLAN, ELEVATIONS AND ROOF PLANS, 1:50 & 1:100

REF.	ORG No.	TYPE
LEE99-WK.	08-99-03	PLAN & ELEVATIONS

1255 - 1.5