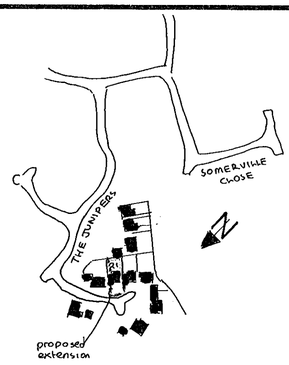


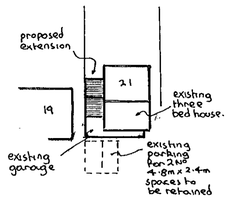
southeast elevation

northeast elevation

northwest elevation



location plan 1:2500



block plan 1:500

notes:-

Roof :- Tiling to match existing on felt and battens on 100mm x 50mm rafters pitched to match existing and set at 400mm centres with 100mm x 50mm ceiling 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 proprietary eaves vents equivalent to 10mm continuous gap.

First floor :- 18mm t+g flooring grade chipboard on 150mm x 50mm floor joists at 400mm centres with double joists under partitions and central row of herringbone strutting and break/hot area ceiling of 12mm plasterboard and skimcoat plaster to receive selected decorations. Garage ceiling to have 150mm fibreglass insulation between joists and ceiling of two layers of 9mm masterboard laid cross bonded as fire break.

Walls :- 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 to receive selected decorations. All brick details to match existing. To avoid risk of cold bridging, reveals around any new external window openings, to be insulated. (Dry lining to be considered as alternate)

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.

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

Dpc & 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 and include mains controlled linked smoke detectors on hall and landing ceiling.

Lateral restraint :- Where ceiling and floor joists 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.

Windows/doors :- All new windows to be double glazed and fitted with trickle vents in head equivalent to 8000mm² opening. Any glass in windows below 800mm or doors below 1500mm measured from floor level to be in laminated safety glass.

Boiler :- Allowance to be made to redirect and extend existing boiler flue to discharge to repositioned existing ridge vent. Where flue passes through bedroom it is to be enclosed with min: 3x dia wide non-combustible shield 12mm inside nearest combustible material which must be min 1½ x dia clear of flue pipe.

Rainwater :- 112mm gutters & 62mm downpipes to match existing to discharge via existing RWP's to existing surface water drain.

Foul drainage :- No new foul drainage is required but allowance to be made for boxing in existing 100mm SVP in garage and repositioning upper section to terminate min: 900mm above highest opening window.

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

Beam :- Beam over garage to be formed of 2N° 152 x 89 x 16kg m/d steel joists bolted together with 12mm bolts and spacers at 600mm centres with full bearing on 450x100 x 150mm deep concrete padstone each end. Beam to be encased in masterboard as described for garage ceiling.

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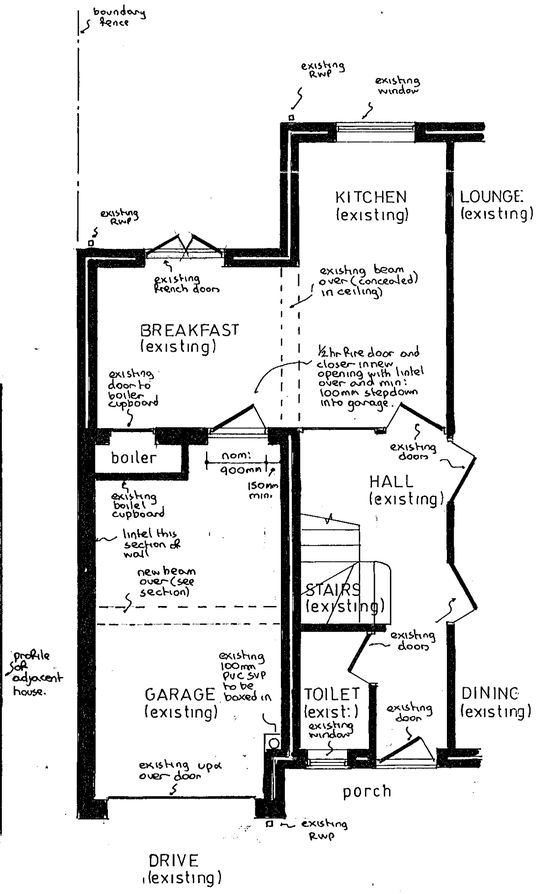
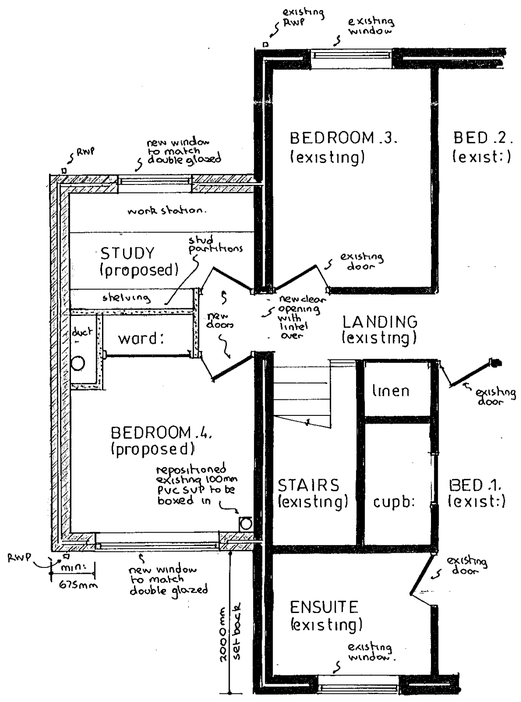
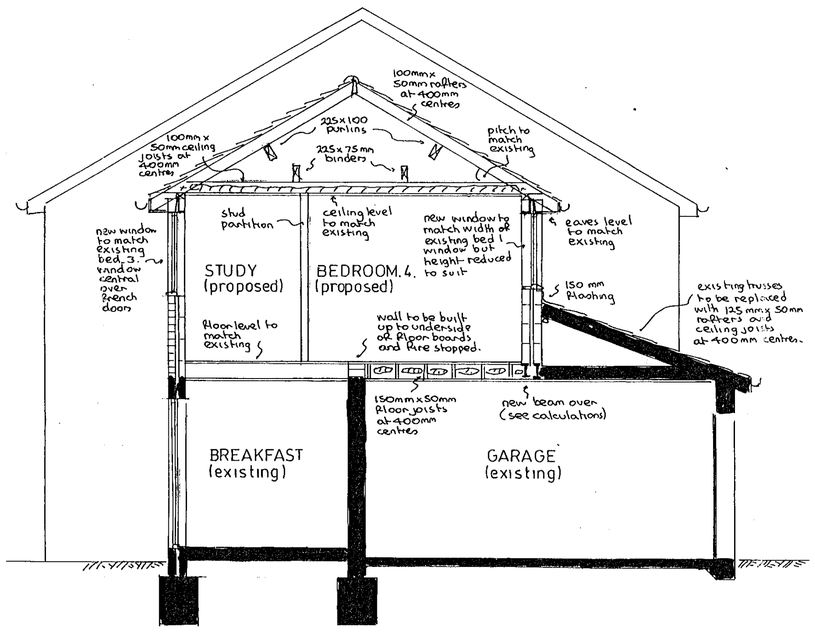


part ground floor plan



part first floor plan

gross internal area of extension = 13 m²



typical section

APPROVED

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PROPOSED EXTENSION at 21 THE JUNIPERS, WOKINGHAM, BERKS for MR & MRS. M. CLARK.	Revisions:-
	Drawing N° AH/E/2918
	Scales 1:50 & 100
	Date DEC 1999
	ANDE SIGN BUILDING PLANS

9 12/00