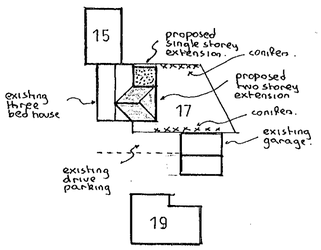


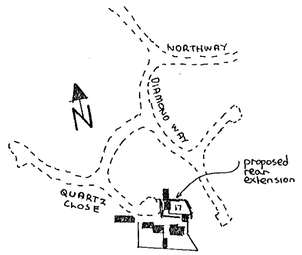
south elevation

east elevation

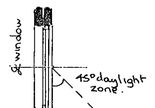
north elevation



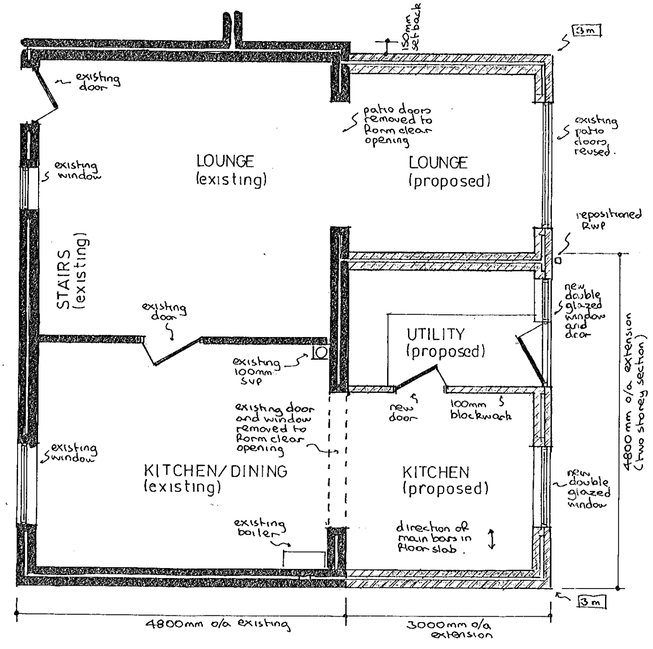
block plan 1:500



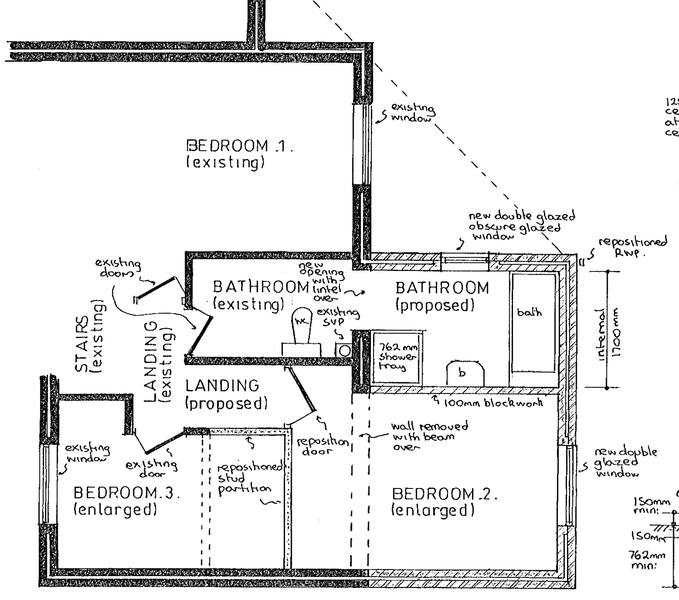
location plan 1:2500



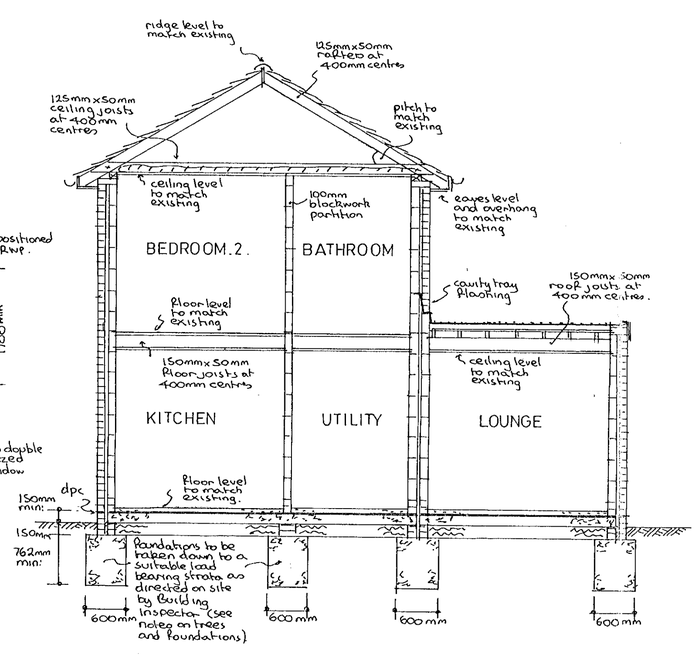
gross internal area of extension = 33·43 m²



part ground floor plan



part first floor plan



typical section

notes:-

Roof (pitched):- Tiling to match existing on felt and battens on 125mm x 50mm rafters pitched to match existing and set at 400mm centres with 125mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling of 9mm foil backed plasterboard and skim-coat plaster to receive selected decorations. Hip rafters to be 175mm x 50mm. Roof space to have permanent cross ventilation and this is to be achieved by proprietary ventilators at eaves level equivalent to 10mm continuous gap.

Roof (flat):- Warm deck roof to be used to avoid any need for cross ventilation. Roof formed of three layer felt and chippings on 120mm Rockwool hardrock insulation on vapour barrier on 18mm plywood (exterior quality) on counter firrings min 50mm x 50mm to create min: 1in60 on 150mm x 50mm joists at 400mm centres with ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations.

First floor:- 18mm t&g flooring grade chipboard on 150mm x 50mm floor joists at 400mm centres with central row of herringbone strutting and ceiling of 12mm plasterboard and skimcoat plaster to receive selected decorations.

Lateral restraint:- Where ceiling, roof 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.

Ground floor:- Selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Ventrot or similar dpm on 150mm concrete slab, supported on all edges and reinforced with B503 fabric reinforcement with 8mm main bars at 100mm centres and 8mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of 150mm selected hardcore.

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. To avoid risk of cold bridging reveals around all external door and window openings to be insulated.

Partitions:- 100 mm celcon blockwork on full foundations in extension. New partition between bed 2 and 3 to be formed of 100mm x 50mm timber studding at 400 mm 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 head equivalent to 8000mm² opening to bedroom and lounge and 4000mm² opening to utility and kitchen and bathroom. Bathroom 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. * see notes on fire escape.

Lintels:- I.G. lintels Ltd type W1/5 galvanised steel insulated lintels

R.P.G.& Flashing:- D.p.c 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 and include mains controlled linked smoke detectors on landing ceiling and lounge ceiling above stairs.

Ventilation:- Kitchen to be fitted with either cooker hood (30 litres per second) or extract fan (60 litres per second). Utility to have extract fan (30 litres per second) and Bathroom (15 litres per second). All discharging to open air.

Fire escape:- Because staircase discharges into lounge, new bedroom.2. window to have opening section equivalent to 850mm high x 500mm wide as alternative fire escape.

Rainwater:- 112 mm gutter to match existing, discharging via repositioned RWP discharging via back inlet gulley and 100mm upvc underground drainpipe to existing surface water drain (if available) or soakaway 1000mm diameter x 2000mm deep and situated a min: 4500mm from any building.

Foul drainage:- No new foul drainage is required but all kitchen, utility and bathroom equipment to discharge via deep seal traps and wastes to existing 100mm p.v.c SVP terminating min: 900mm above highest opening window.

Beam:- Allowance to be made for 152 x 89 x 16 kg mild steel joist over bedroom.2. to support existing roof with full bearing on 225 x 100 x 150mm deep concrete padstones each end

Foundations/trees:- Because of proximity of trees and on assumption of high shrinkage ground conditions 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

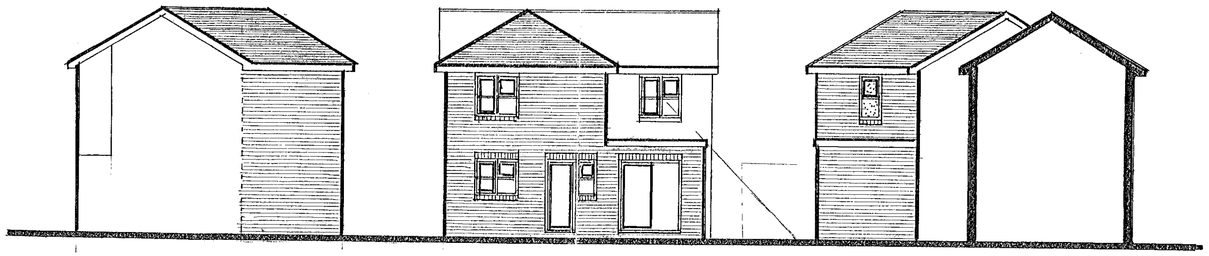
01.FEB.2000* 0486

PROPOSED EXTENSION at 17 QUARTZ CLOSE, WOKINGHAM, BERKSHIRE for MR & MRS. M.L. SIMPSON.

Revisions:-

Drawing Nº	AH/E/2930
Scales	1:50 & 100
Date	JAN 2000

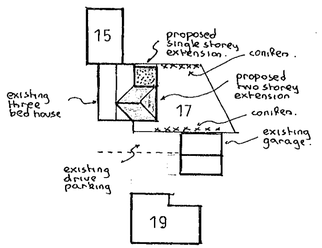
NDESIGN BUILDING PLANS



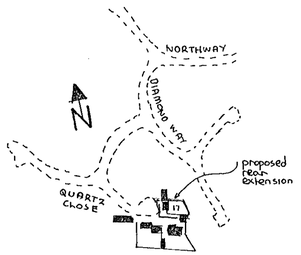
south elevation

east elevation

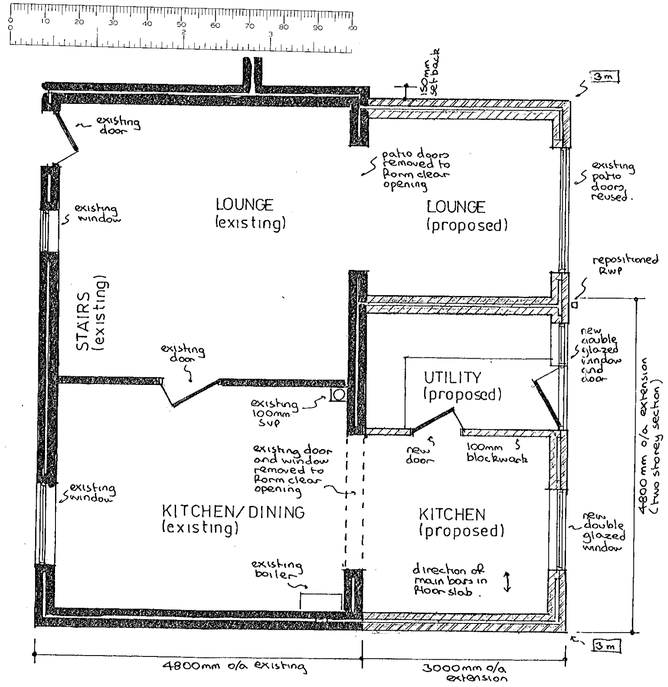
north elevation



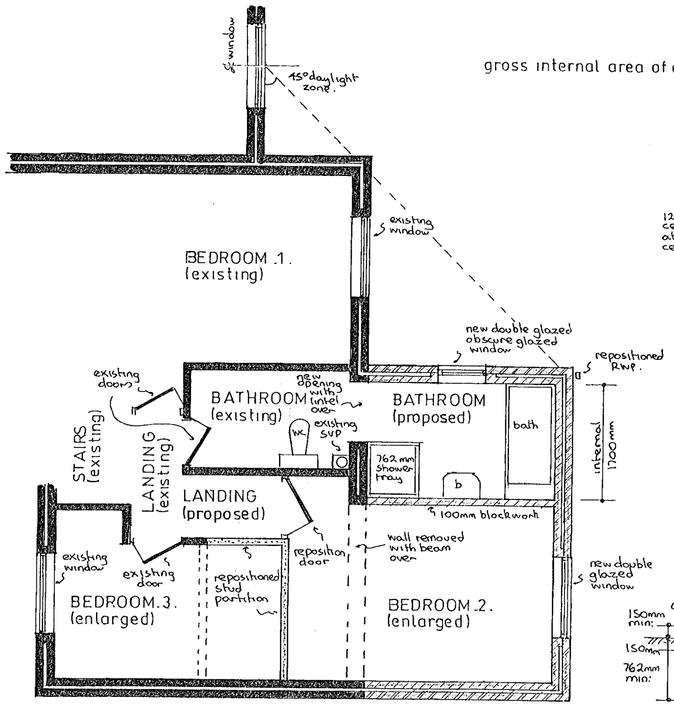
block plan 1:500



location plan 1:2500



part ground floor plan



part first floor plan

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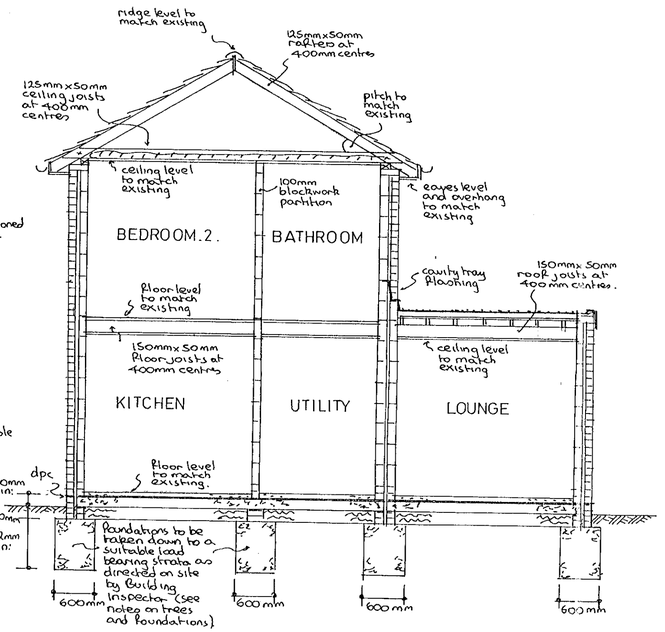

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01.FEB.2000* 0486

APPROVED

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Revisions:-

Drawing Nº	AH/E/2930
Scales	1:50 & 100
Date	JAN 2000

NDESIGN BUILDING PLANS

D 6/4/00