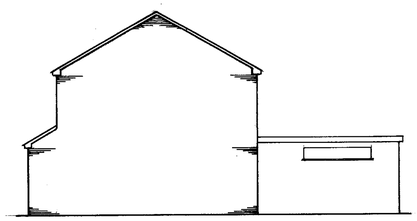
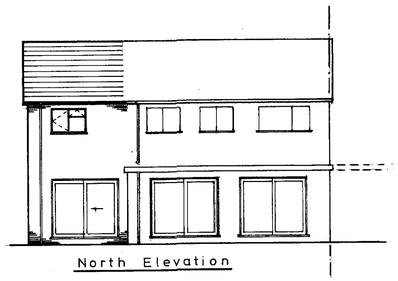


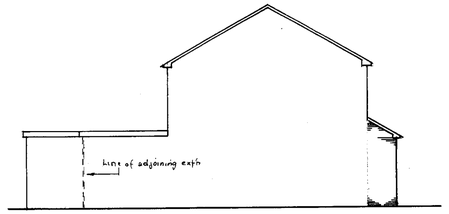
South Elevation



East Elevation

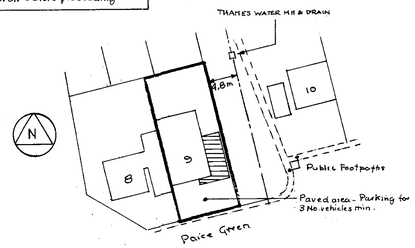


North Elevation

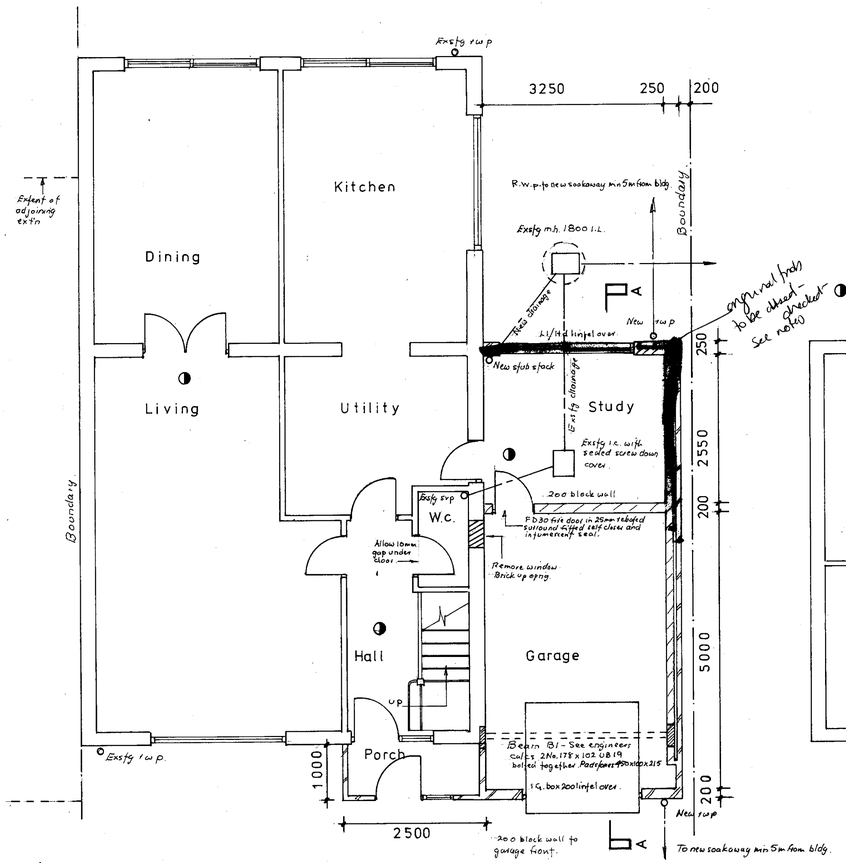


West Elevation

Notes: Exstg garage & study to be demolished.
No part of extension to encroach on or over adjoining property/land.
Notwithstanding the representation on this drawing all work to conform to current Building Regulations & relevant British Standards.
Builder to check & verify all dimensions & levels before proceeding



Block Plan 1 : 500

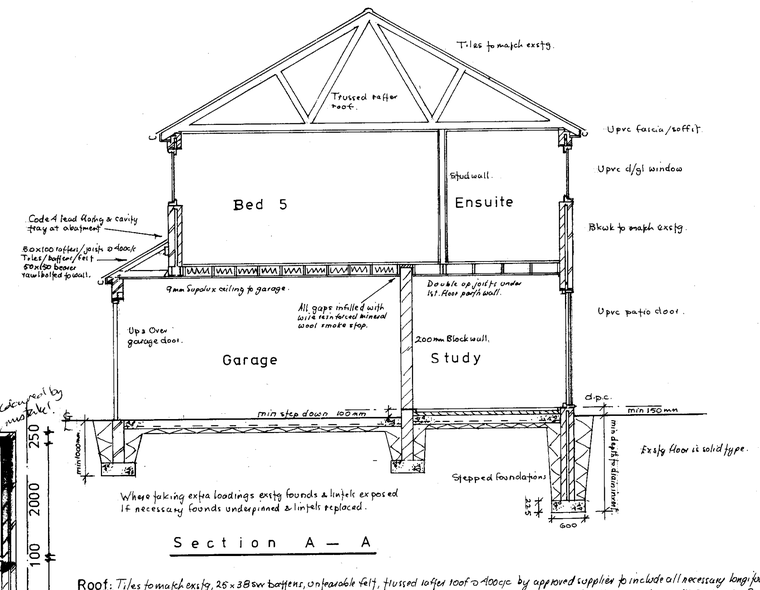


Plan - Ground Floor

Plan - First Floor

◑ Denotes Smoke Detector.

Drainage: New drainage in 110ϕ Osmadrain or approved laid & fitted in acc. with manufacturers recommendations. W.c. outlet 100ϕ. Basin waste 32ϕ. Bath waste 40ϕ. With 75 deep seal trape & combined overflow connected to new 100ϕ stub stack with 6" dia. offset/anti-vac valve fitted above basin level. Above ground wastes with 1:20 fall to stack. Where crossing walls r.s.o. lintels fitted as relieving arches. Connections to exstg. m.h. all to Bldg. Insp. approval. Drains to be tested before covering up.



Section A — A

Roof: Tiles to match exstg, 25 x 38mm battens, untearable felt, trussed rafters 1000 @ 400c/c by approved supplier to include all necessary longitudinal/diagonal wind stability bracings in 22 x 100 sawn timbers fixed at each intersection with 2No. 3.35 x 65 round wire nails all in accordance with BS 5268 : Part 3. CONDITIONAL APPROVAL REQUESTED. Builder to supply to local Authority full details/calculations of trusses before commencing works. Rafters/joists bearing on 50x100 plates bedded & strapped @ 1200c/c using g.m.s. vertical restraint anchors & truss clips. At gable ends at both rafters & ceiling joists levels fit gyers. Horiz restraint anchors @ 1200c/c to cover min 3No. members. Joists infilled with 200mm thick Isowool insulation with ceiling of 12.5 duplex plasterd. Fascia/soffit in upvc with ventilation to give equivalent of continuous 10mm gap. Fit eaves vents to ensure air flow over insulation. Gutter 112 h/c to 68ϕ d/pipes to new soakaways via 100ϕ pipework bedded in peastrangle & laid @ 1:60 gradient.

Windows/Doors: D/glazed upvc comf., 6/12/6 glazing, fully weatherstripped, 14 lintels over having min 150 bearings & flexible d.p.c's. Units with head ventilation to give min 4000mm² airflow (Ensuite) or 8000mm² airflow (Study/Bedroom). Opng vents to study/bedroom to give min 2nd floor area of ventilation. Bedroom window with escape opng. 600mm W x 1000 H with cill max 1100 above ffl. S/H vents on butt hinges to give clear width min 450mm. Doors in toughened glass to BS 6206.

First Floor: Ex 25 t & g flooring, 50 x 170 joists @ 400c/c, 12.5 plasterd ceiling to study, 9mm supalux ceiling to garage having all joints taped & filled. Joists over garage infilled with 170mm Isowool insulation. Fit solid strutting at mid-span. Fit horiz restraint anchors @ 1200c/c to cover min 3No. members and vertical restraint anchors @ 1200c/c. Fit horiz restraints at beam abutment as per engineer.

Walls: Ext: 102 facings to match exstg, 50 cavity, 100 Celcon Solar block, 13 lightfloat plaster. Cavities infilled with 50mm Isowool insulation with cl/steel wall ties 900mm 450 vert c/c staggered. Double up ties around reveals. Cavities closed with Thermaloafe 50 closers and at roof level closed above ext. soffit. New brick/blockwork tied to exstg. using metal wall plates. Int. walls - Grnd Floor - 200mm Celcon block with 13 lightfloat plaster. First Floor: 50 x 100 studs @ 400c/c on 50 x 100 head/side plates with 50 x 100 noggings faced both sides with 12.5 plasterd & infilled with approved type insulation.

Grnd Floor: 75 c/c screed with lightfloat anti-crack mesh, bldg. paper to BS 1521 grade BIF, 67mm Celcon floor insulation [illegible] to cover, 1200g. Visqueen d.p.m. lapped into dpc, 150 conc. slab in 30N/mm² mix with A142 reinforcing mesh, 100 well consolidated h/core. Garage base 150 slab with h/core o.b.d.

Founds: 215mm conc. taken to requisite depth to suit sub-soil conditions all to Bldg. Insp. approval & to meet the requirements of the Bldg. Regs 1991 in all respects. Cavity fdn. min 150 below d.p.c. Care taken to ensure no pressure or damage occurs to exstg. drains and founds taken down to min depth of drain invert level. Where founds are stepped the min overlap to be twice height of step or thickness of found or 300mm whichever is greater. Depth of overlap not greater than thickness of found.

Ventilation: Ensuite fitted mech vent type Selv Mini-Isovent (18 l/s m³/sec) Grnd Floor WC fitted Isovent 01 with 15 min. overrun (31 l/s m³/sec). For light, door or pull switch operation ducted from inside via 110ϕ pipework terminating in wall gable.

Smoke Detectors: To BS 5446: Part 1 installed to manufacturers recommendations. To be self-contained & inter connected & permanently wired to separate fused circuit at D.B. All wiring to I.E.E. regulations.

Beam: As per engineers encased in 9mm Supalux

PROPOSED TWO STOREY SIDE EXTENSION AT 9, PAICE GREEN, WOKINGHAM, BERKS FOR Ms. B.S. ADAMS.

DRAWING No.	P / 673 / 1
SCALE	1 : 100 & 1 : 50
DRAWN	R.F.H.
DATE	NOV '01

10/1/02