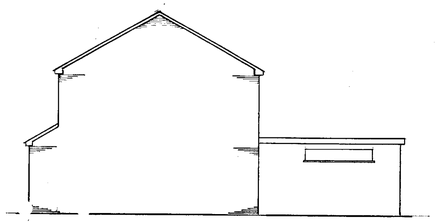
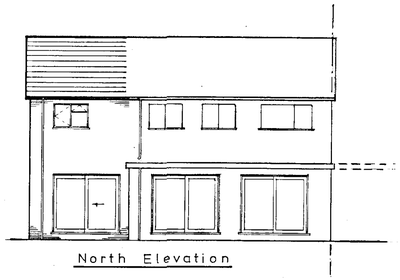


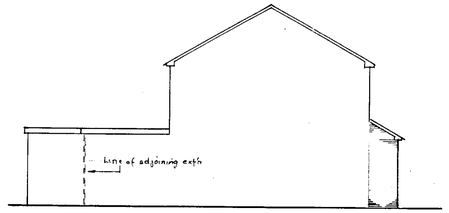
South Elevation



East Elevation

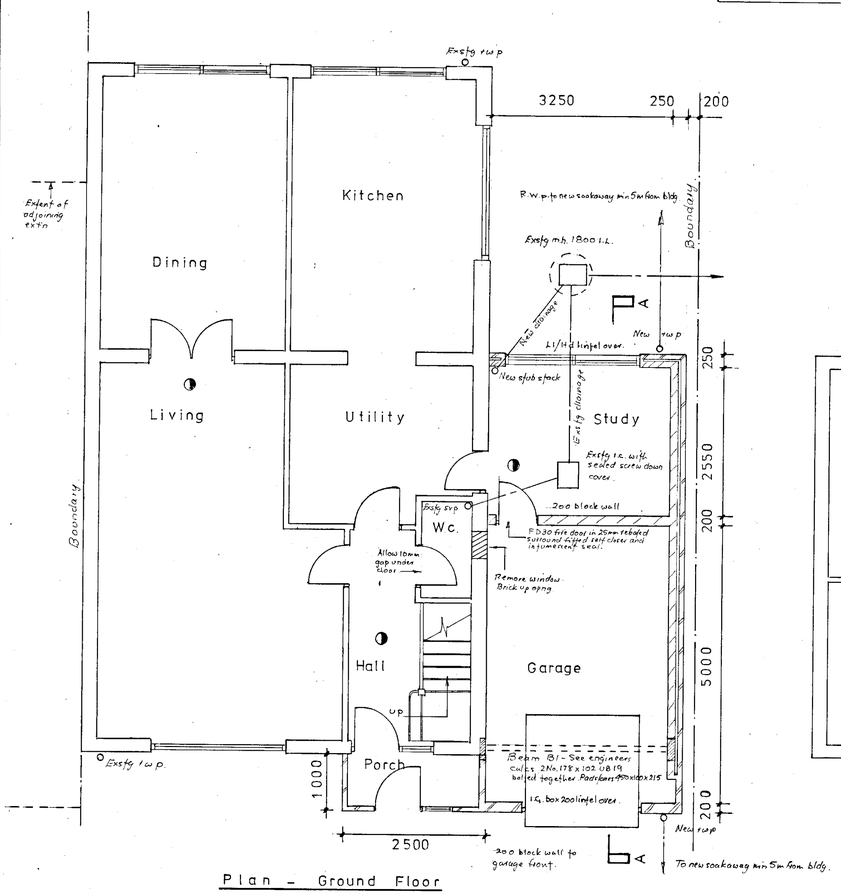


North Elevation

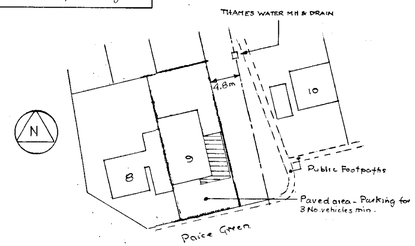


West Elevation

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

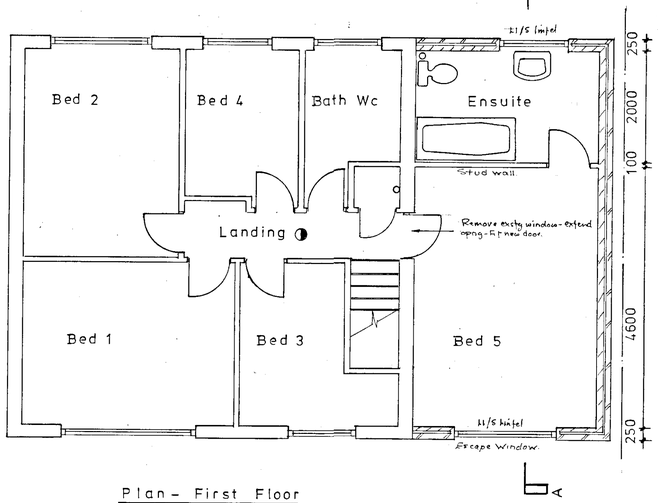


Plan - Ground Floor

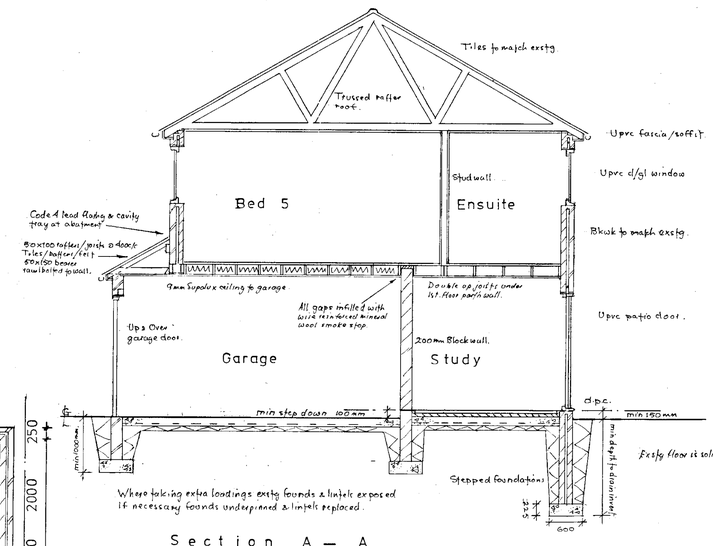


Block Plan 1 : 500

◑ Denotes Smoke Detector.



Plan - First Floor



Section A — A

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. W.H. 75 deep seal trap & combined overflow connected to new 100φ stub stack with air admittance valve fitted above basin level. Above ground waste with screw on type access cover. Where covering walls: r.c. lintels fitted as retaining arches. Connections to exstg. m.h all to Bldg. Insp. approval. Drains to be tested before covering up.

Roof: Tiles to match exstg. 25 x 38 sw battens, on laminable felt, trussed rafter roof @ 400c/c by approved supplier to include all necessary longitudonal/diagonal wind resistability 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. Continuous Approval Requested. Builder to supply to local Authority full details/calculations of trusses before commencing works. Rafters/joists bearing on 50 x 150 plates bedded & strapped @ 1200c/c using g.i. m.s. vertical restraint anchors & truss clips. At gable ends at both rafters & ceiling joists levels fit g.i. m.s. restraint anchors @ 1200c/c to cover min 3No. members. Joists infilled with 200mm thick Isowool insulation with ceiling of 12.5 duplex plasterboard. Facia/soffit in upvc with ventilation to give equivalent of continuous 10mm gap. Fit eaves vents to ensure air flow over insulation. Gutters 112 h/s to BS 6367 d/pipes to new soakaways via 100φ pipework bedded in pea shingle & laid @ 1:60 gradient.

Windows/Doors: D/glazed upvc casmt., 6/12/6 glazing, fully weatherstripped, 14 g. lintels over having min 150 bearings & flexible d.p.c's. Units with trickle ventilators to give min 4000mm² air flow (Ensuite) or 8000mm² air flow (Study/Bedroom). Opng vents to study/bedroom to give min 1/20th floor area of ventilation. Bedroom window with escape opng. 600mm W x 1000 H with cill max 1100 above ff.l. S.H vents on butt hinges to give clear width min 450 mm. Doors in toughened glass to BS 6206.

First Floor: Ex 25 t & g flooring, 50 x 175 joists @ 400c/c, 12.5 plasterboard ceiling to study, 9mm Supalux ceiling to garage bearing all joints taped & filled. Joists over garage infilled with 170 mm Isowool insula., n. Fit soi. sfruting at mid-span. Fit horiz restraint anchors @ 1200c/c to cover min 3 No. 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 c/f steel wall ties 900 horiz 450 vert c/c staggered. Double up ties around reveals. Cavities closed with Thermabate 50 closers and at roof level closed above ext soffit. New brick/block-tied to exstg. using metal wall plates. Int. walls - Grnd Floor - 200mm. Celcon block with 13 lightfloat plaster. First Floor: 50 x 100 studs @ 400 c/c on 50 x 100 head/sole plates with 50 x 100 noggings. Faced both sides with 12.5 plasterboard & infilled with approved type insulation.

Grnd Floor: 75 c/c screed with lightfloat anti-crack mesh, bldg. paper to BS 1521 grade B1F, 67 mm Celotex floor insulation with Celotex perimeter edging, to exceed, 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 haunched edge to b.d.

Founds: 21 N/mm² conc. taken to requisite depths to suit sub-soil conditions all to Bldg. Insp. approval & to meet the requirements of the Bldg. Regs 1991 install. as p.e.

Cavity fill to 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 mechvent type Selv Mini-louvent (18 l/sec/sec) Grnd floor Wc fitted louvent 01 with 15 min overrun (31 l/sec/sec). For light, door or pull switch operation ducted from/into 110φ p.v.c. wire terminating in wall gentle.

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 executed in 9mm Supalux

12.NOV.2001 • 5_69

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