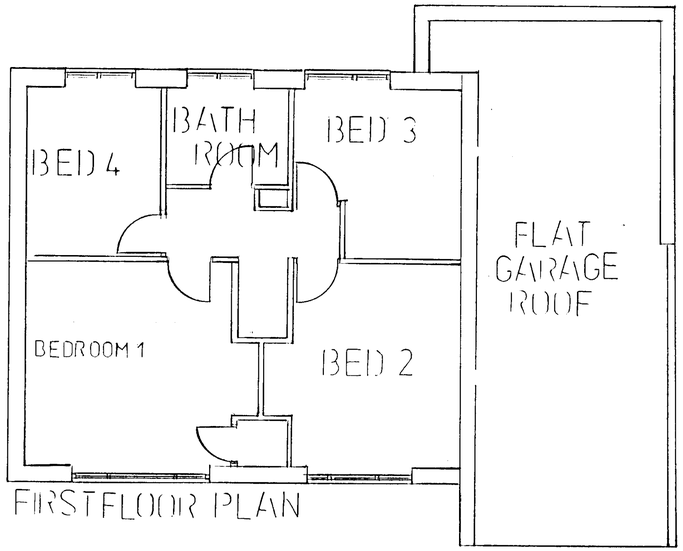
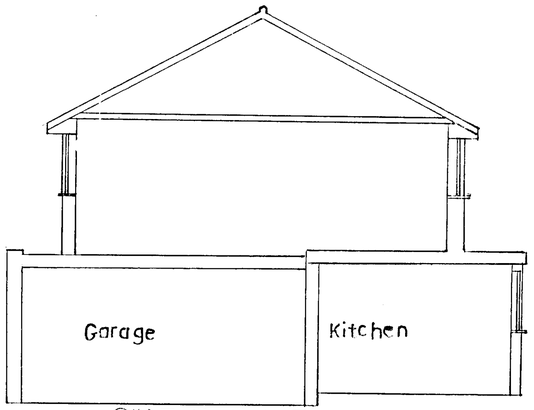


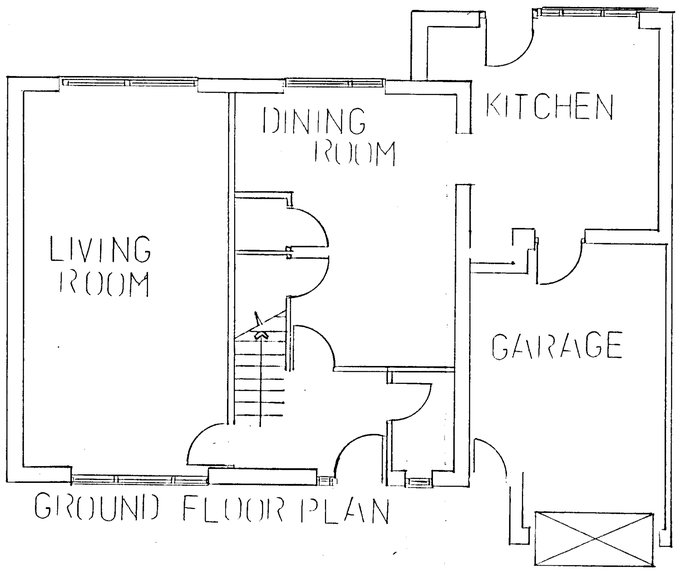
FIRSTFLOOR PLAN



REAR ELEVATION



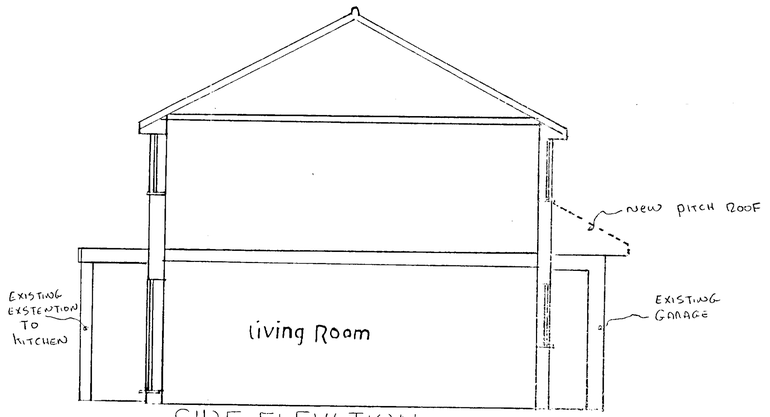
SIDE ELEVATION
VIEW FROM No 37 Bowyer Cres



GROUND FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION
VIEW FROM No 33 Bowyer Cres

20 NOV 2001 5273

MR & MRS KIRKPATRICK
35 BOWYER CRESCENT
WOKINGHAM

REFUSED

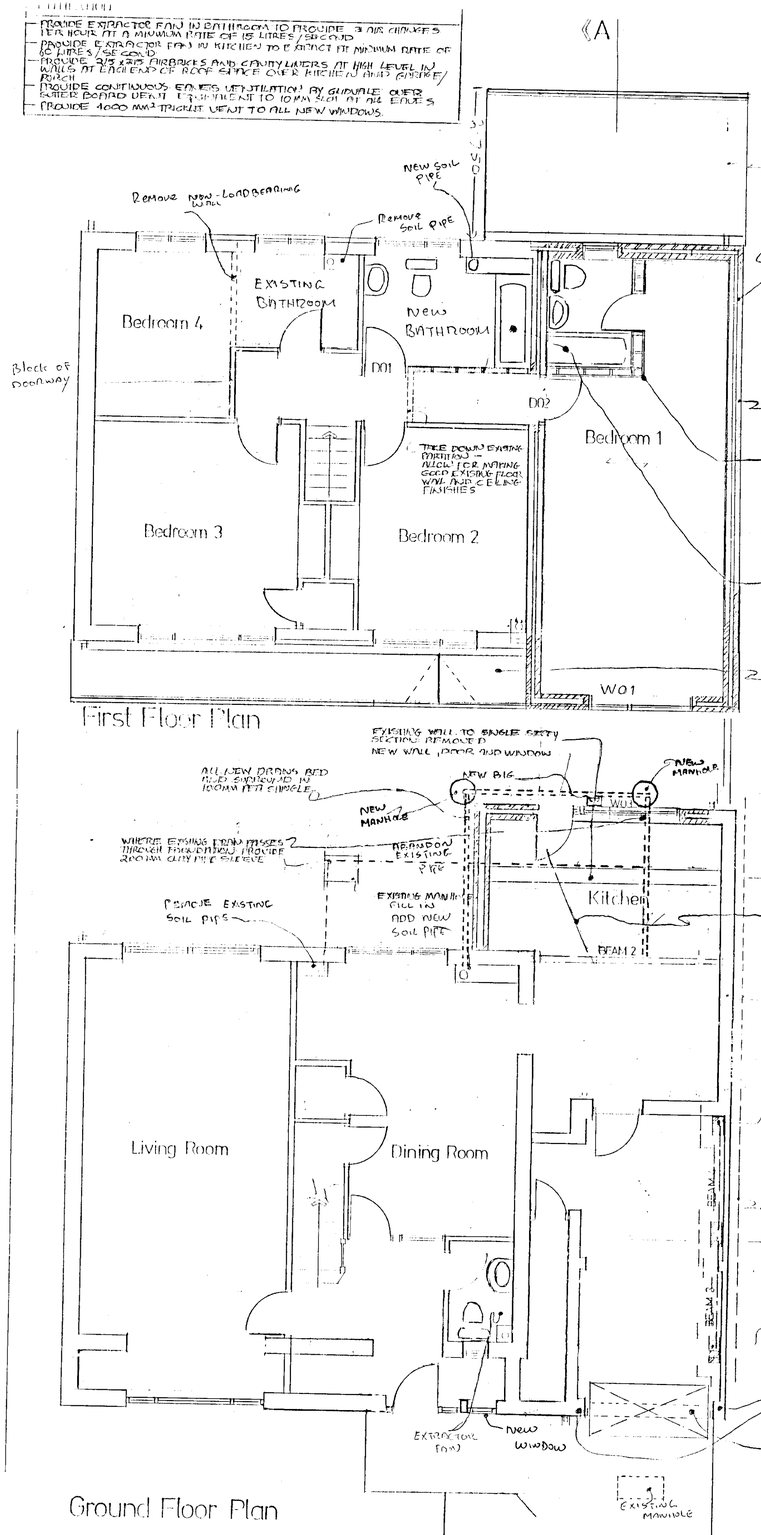
PLANS & ELEVATIONS
OF EXISTING LAYOUT

SCALE 1-50

OCT 2001

VENTILATION

- PROVIDE EXTRACTOR FAN IN BATHROOM TO PROVIDE 3 AIR CHANGES PER HOUR AT A MINIMUM RATE OF 15 LITRES/SECOND
- PROVIDE EXTRACTOR FAN IN KITCHEN TO EXTRACT AT MINIMUM RATE OF 60 LITRES/SECOND
- PROVIDE 2/3 X 225 FIREBRICKS AND CAVITY LAYERS AT HIGH LEVEL IN WALLS AT EACH END OF ROOF SPACE OVER KITCHEN AND GARAGE/PORCH
- PROVIDE CONTINUOUS EAVES VENTILATION BY GUTTVALE OVER SOFFIT BOARD VENT EQUIVALENT TO 10MM GAP AT ALL EAVES
- PROVIDE 4000 MM² TRICKLE VENT TO ALL NEW WINDOWS.

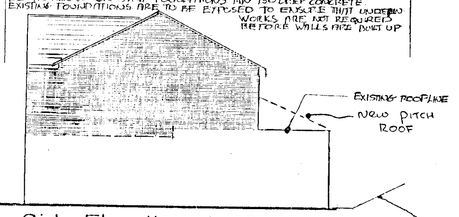


GENERAL NOTES

THE BUILDER IS TO ENSURE THAT THE BUILDING STRUCTURE IS PROPERLY AND SAFELY SUPPORTED AT ALL TIMES DURING THE WORKS.
ALSO MUST PROTECT THE BUILDING FROM WEATHER AND LEAVE SECURE AT ALL TIMES.
THE MAINDRAIN/SEWER RUNS AND MANHOLES HAVE NOT BEEN SURVEYED AND ANY INFORMATION ON THESE DRAWINGS CONCERNING THESE ITEMS MUST BE VERIFIED ON SITE.
ALL STRUCTURAL TIMBERS ARE TO BE PRESSURE IMPREGNATED WITH PRESERVATIVE BY DOUBLE VACUUM PROCESS.
ALL WORKS TO THE LIGHTING AND ELECTRICAL SYSTEMS TO BE AGREED WITH CLIENT. IE NO AND LOCATION OF SOCKETS, SWITCHES, LIGHT FITTINGS, RADIATORS ETC.

FOUNDATIONS

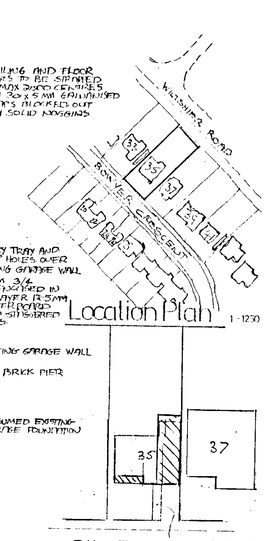
FOUNDATIONS TO EXTG WALLS TO BE 900 X 600 DEEP FILL TRENCH DOWN TO SUITABLE LOAD BEARING STRATA - MINIMUM DEPTH 1100 BELOW GROUND LEVEL. ALL EXCAVATIONS TO BE INSPECTED BY THE BUILDING CONTROL OFFICER PRIOR TO POURING. GRADE 30 CONCRETE. THE EXISTING FOUNDATIONS TO THE GARAGE AND FAMILY ROOM ARE ASSUMED TO BE AS ABOVE OR STRIP FOUNDATIONS MIN 150 DEEP CONCRETE.
EXISTING FOUNDATIONS ARE TO BE EXPOSED TO ENSURE THAT UNDERPINNING WORKS ARE NOT REQUIRED BEFORE WALLS ARE BUILT UP



Side Elevation 1-100

RE-GRADE SLOPE AT REAR SO THAT EXTERNAL GROUND LEVEL MAY BE AT LEAST 150 BELOW DPC

BEAM	2	2 NO 178 X 102 X 19 UB BOLTED TOGETHER WITH M12 BOLTS AND SPACERS AT 1000 CENTRES ON 100 X 215 X 440 LONG CONCRETE PADSTONE
BEAM	3 & 4	152 X 89 X 16 UB SECTION 200 X 150 X 300 LONG CONCRETE PADSTONES
LINTELS		16 LBS LINTELS WITH MIN 175 BEARING AND CAVITY TRAY OVER TO FILL OPENINGS IN EXTERNAL CAVITY WALLS. ALL REVEALS TO BE CLOSED WITH THERMABAT INSULATED CAVITY CLOSERS



Location Plan 1-1250

2 EXISTING GARAGE WALL
NEW BRICK PIER
ASSUMED EXISTING GARAGE FOUNDATION

Site Plan 1-500 WHEN DRAWN TO A4 SIZE

REFUSED
20 NOV 2001 5273

MR & MRS KIRKPATRICK
35 BOWYER CRESCENT
WOKINGHAM

FIRST FLOOR EXTENSION OVER GARAGE AND FRONT GROUND FLOOR

PLANS ELEVATIONS AND SECTION
1-50 (1-100)

DATE OCT 2001