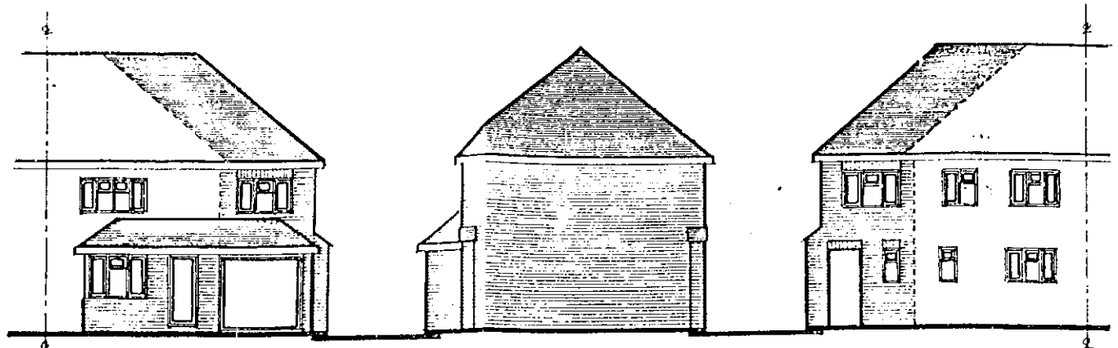
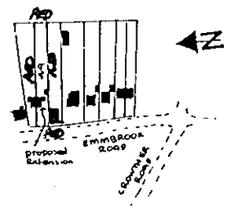
28277



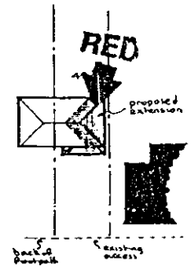
west elevation

south elevation

east elevation



location plan
1:2500



block plan
1:500

notes:-

Roof:- Tiling to match existing on felt and battens on [illegible] rafters at 400mm centres with 125mm x 50mm ceiling jo[illegible] centres with 100mm fibreglass between joists and [illegible] foil backed plasterboard to receive Artex finish. Ro[illegible] to have permanent cross ventilation and this is to be proprietary ventilators at eaves level giving the equ[illegible] continuous 10mm gap

First floor:- 22mm chipboard on 150mm x 50mm joists at [illegible] with 100mm fibreglass between joists. Garage ceiling to [illegible] of 9mm masterboard laid cross bonded. Covered area [illegible] 9mm exterior quality plywood. Toilet & utility ceiling to [illegible] plasterboard to receive Artex finish

Ground floor:- Selected floor finish and screed totall[illegible] 50mm on Ventrot or similar d.p.m on 100mm concrete [illegible] 150mm hardcore. Garage floor to be 100mm concre[illegible] min 150mm hardcore. Ventilation to existing hollo[illegible] be maintained by using second quality drain pipe [illegible] air bricks to new air bricks in external wall

Walls:- 112mm external skin of facing bricks to match [illegible] 50mm cavity containing 50mm Rockwool insulation [illegible] internal skin of Celcon blockwork and 15mm plaster [illegible] selected decorations. Covered way to be finish in [illegible] brick, and interior of garage in fair faced block[illegible] between utility and garage and porch and lounge [illegible] 150mm Celcon "SOLAR" blockwork. External wall [illegible] be 225mm facing brick and between W.C & utility [illegible] Celcon. First floor partition to be 100mm x 50mm [illegible] studding at 400mm centres with optional 100mm [illegible] insulation and faced with 9mm plasterboard [illegible] plaster to receive selected decorations.

Lateral restraint:- Where floor and ceiling joists [illegible] an external wall, lateral restraint must be achieved [illegible] at 1200mm centres spanning three joists. In addi[illegible] anchors min. 30mm x 5mm cross sectional area [illegible] at 2000mm centres to anchor down all wall plates

Lintels:- I.G. galvanised steel lintels type [illegible] and L1/HD at ground floor level

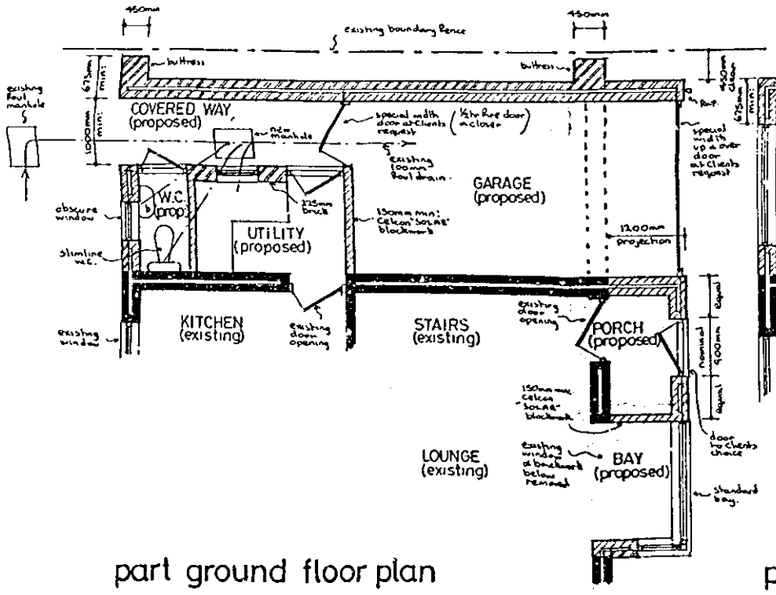
D.p.c & flashings - D.p.c to be leadcored felt and 4lb lead

Electrics:- To clients individual requirements but [illegible] in strict accordance with current I.E.E regulat[illegible]

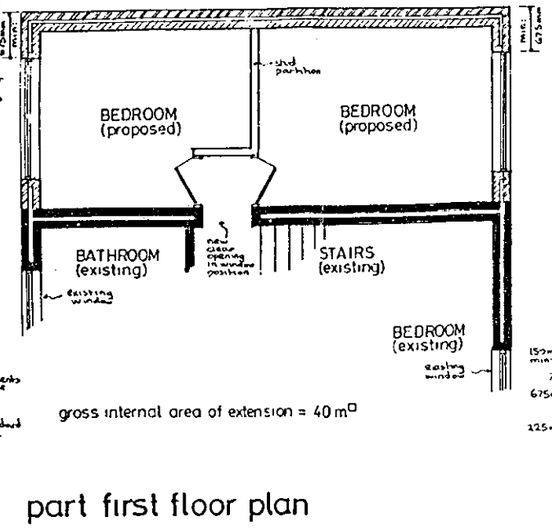
Rainwater:- 112mm gutter discharging via existing R.W.P's. New R.W.P to discharge via back inlet gu[illegible] Hunter underground drain pipe to new soakaway [illegible] 2000mm deep and situated a min. of 4500mm [illegible] building

Foul drainage - All new foul drainage to be carr[illegible] Hunter underground drain pipe bedded in pea [illegible] with concrete lintels where pipes pass under walls and 32mm basin waste. Existing foul drain to be located on site and tested before work commen[illegible]

Beam:- To be encased in two layers of 9mm mast[illegible] structural calculations) To be 2 No 6" x 3½" - 11.5lb. bolted together with full bearing on 450mm x [illegible] deep concrete padstone each end.

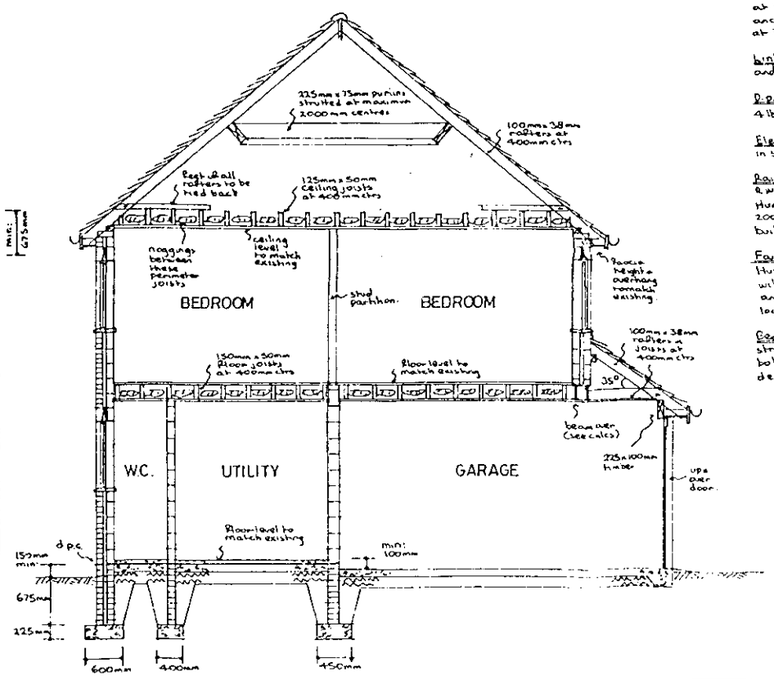


part ground floor plan



gross internal area of extension = 40 m²

part first floor plan



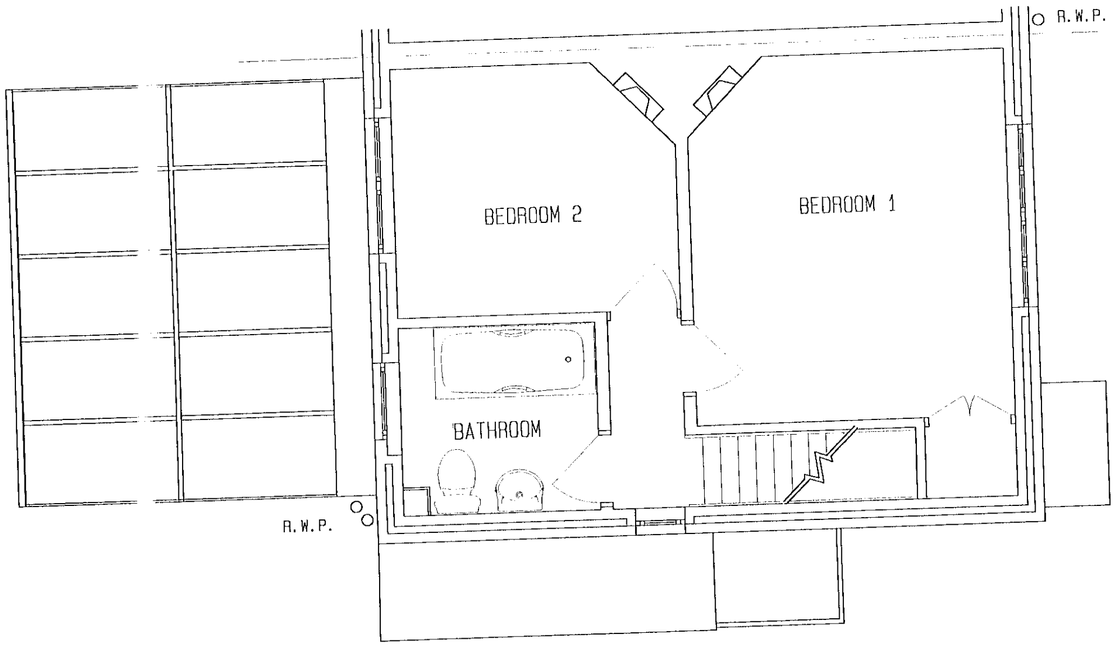
typical section



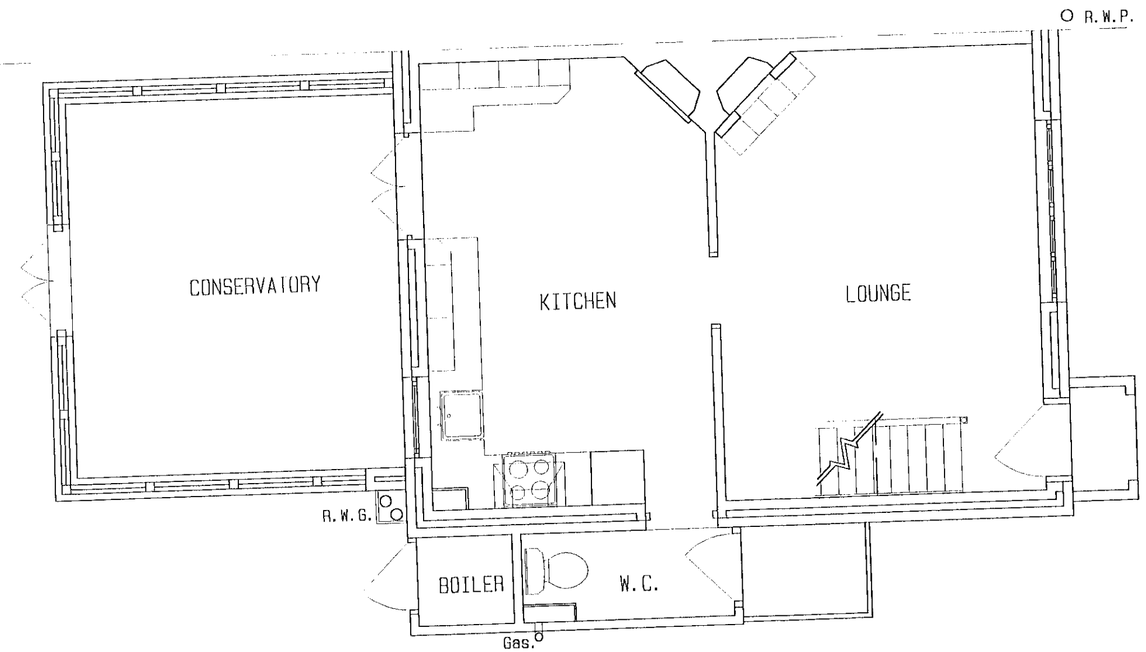
CAREBUILD LTD	PROPOSED EXTENSION at 49 EMMBROOK ROAD, WOKINGHAM, BERKS for MR.R.J.PEARCE.	Revisions:- 'A' 7/6/87 Block plan expanded at Planning Officers request	Drawing No AH/E/911A Scales 1:50 & 100 Date MAY 1987	N BU

CUSTOM MICROFILM

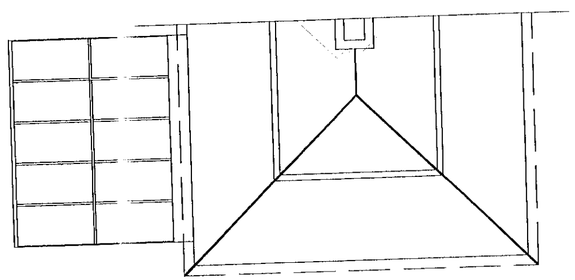
CUSTOM MICROFILM



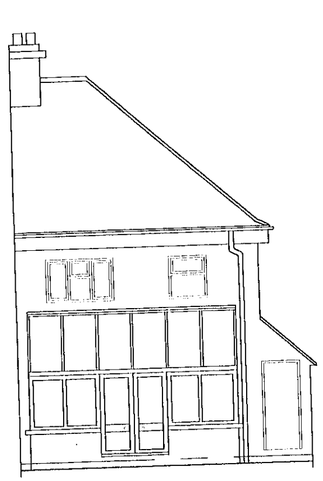
EXISTING FIRST FLOOR PLAN



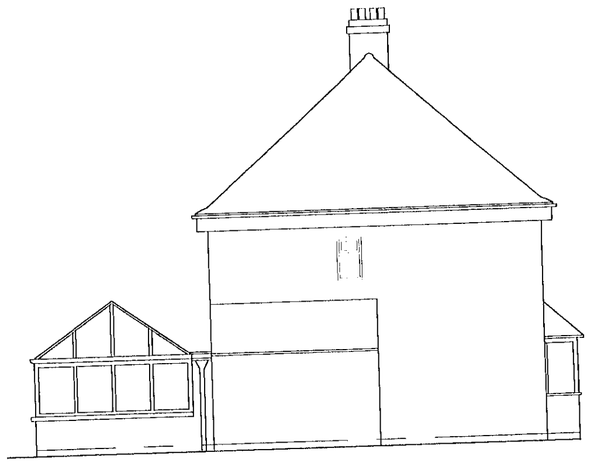
EXISTING GROUND FLOOR PLAN



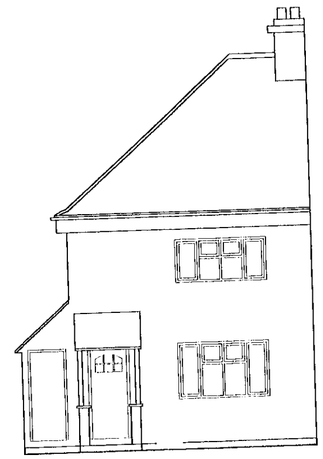
ROOF PLAN



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



49a EMMSBROOK RD,
WOKINGHAM.
BERKSHIRE. RG42 7QA.
Tel 01189-784001

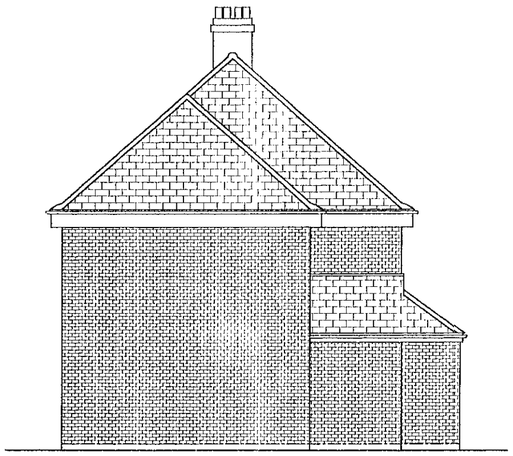
DESCRIPTION.
PROPOSED NEW EXTENSION.

SCALE.	DATE.	DRAWN.
1: 50 1: 100	AUG. 1999.	A.K.B.J.

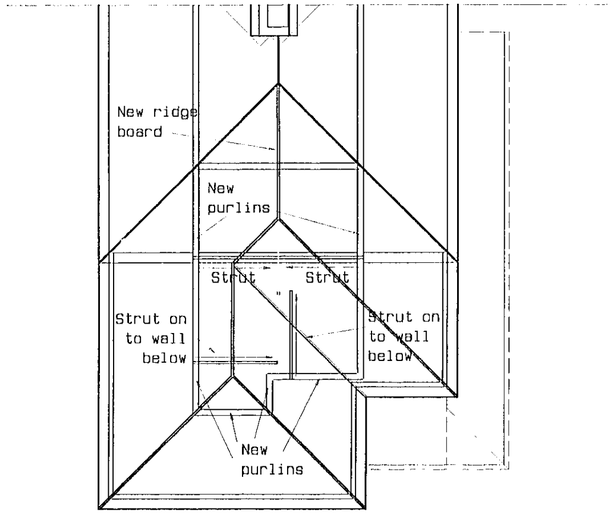
EXISTING HOUSE PLANS AND ELEVATIONS, WITH ROOF PLAN

REF.	DRG No.	TYPE
LEE99-WK.	08-99-01	PLANS & ELEVATIONS

19.FEB.2001 • 3308



SIDE ELEVATION



ROOF PLAN

1. - Cut back and enlarge existing window opening to form access and make good.

2. - Waste pipes from toilet sink and bath in new bathroom to be laid to fall into existing vertical soil & vent stack. Provide and fix Aidelle ceiling mounted Humidivent with PVC duct and weathering slate. Insulate duct in roof space with fibreglass quilt taped in place.

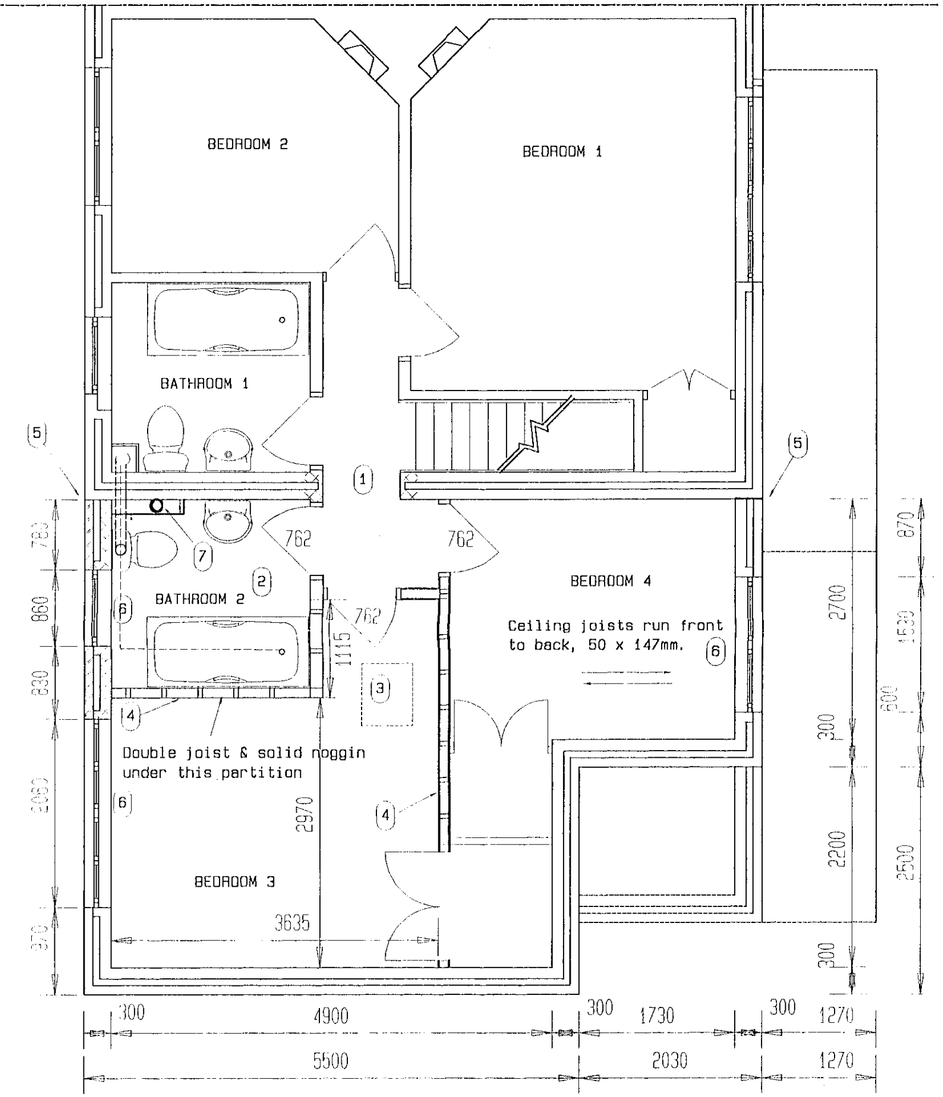
3. - Form new loft hatch 750x600mm, inc. lining architrave & 18mm plywood cover.

4. - New 50x100mm studs at 400mm centres, insulated with sound asorbing quilt, lined both sides with 9.5mm plaster lath finished with skim coat of gypsum plaster, including skirting to match existing.

5. - Tie new wall to existing wall with Catnic or similar continuous wall tie system fixed in accordance with manufacturers instructions. Seal external joint with poly-sulphide mastic, and fix plaster stop bead to internal skin as detail drawing 08-99-05.

6. - 'IG' LI/HD 70 insulated lintel over new windows.

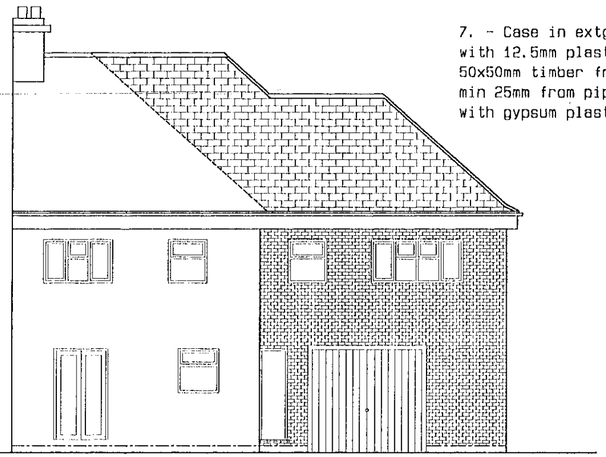
7. - Case in extg boiler flue with 12.5mm plasterboard on 50x50mm timber frame, fixed min 25mm from pipe, finished with gypsum plaster



FIRST FLOOR PLAN

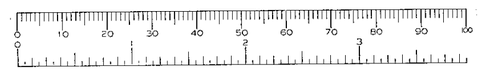


FRONT ELEVATION



BACK ELEVATION

APPROVED



49a EMMSBROOK RD,
WOKINGHAM.
BERKSHIRE. RG42 7QA.
Tel 01189-784801

DESCRIPTION.
PROPOSED NEW EXTENSION.

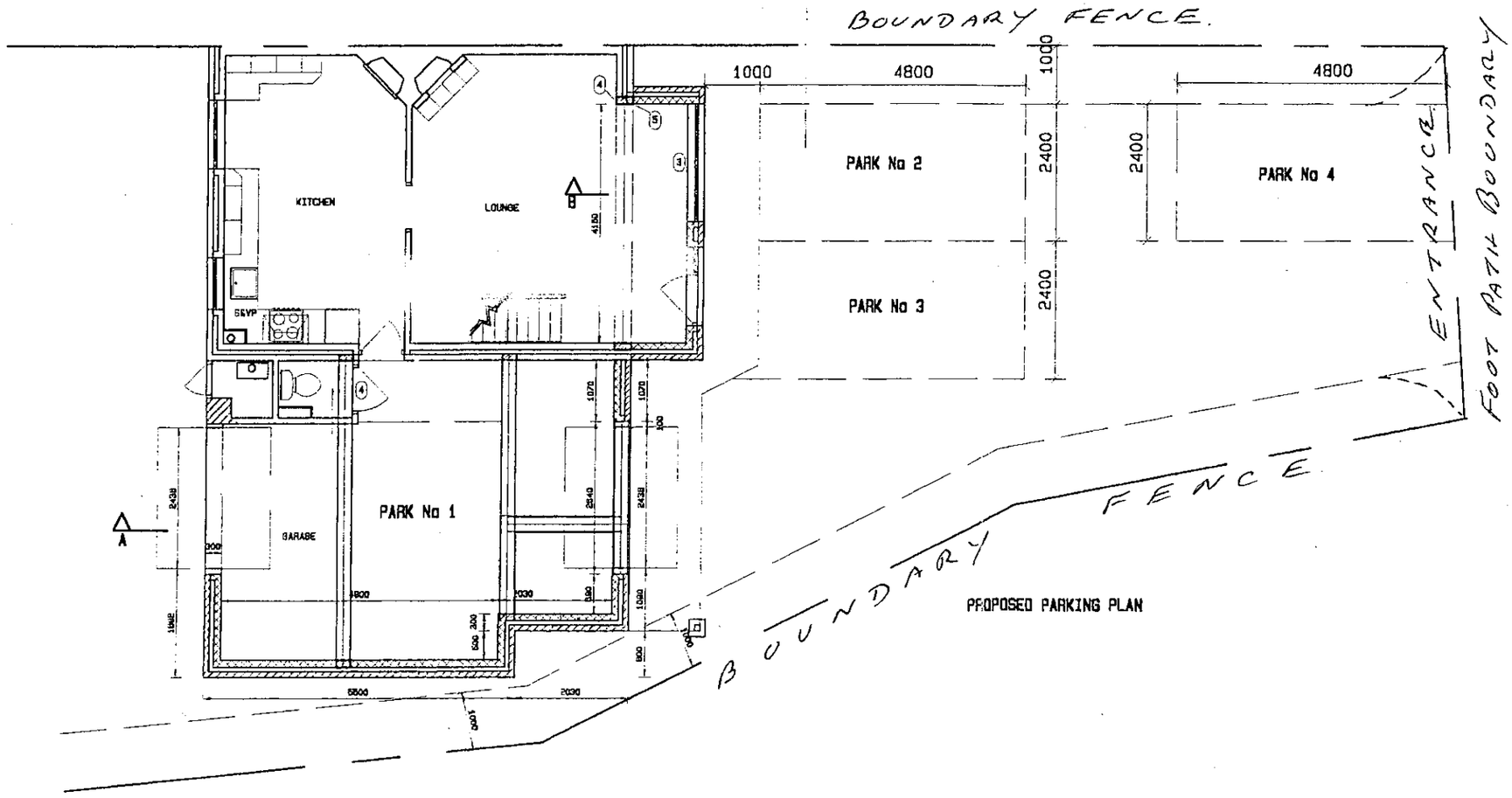
SCALE.	DATE.	DRAWN.
1: 50 1: 100	AUG. 1999.	A.K.B.J.

FIRST FLOOR PLAN, ELEVATIONS AND ROOF PLANS, 1:50 & 1:100

REF.	DRG No.	TYPE
LEE99-WK.	08-99-03	REV-A Jan 2001

25/5/01

19.FEB.2001 • 3398



PROPOSED PARKING PLAN

APPROVED

49a EMMSBROOK RD,
WOKINGHAM.
BERKSHIRE. RG42 7QA.
Tel 0189-784801

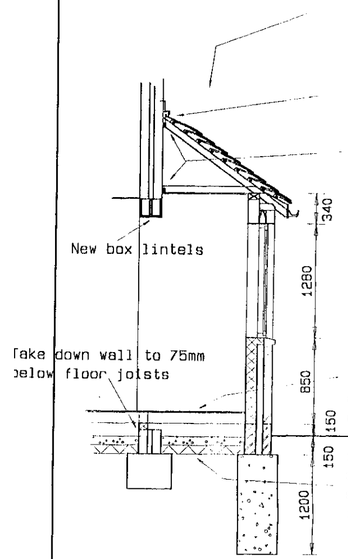
DESCRIPTION.
PROPOSED NEW EXTENSION.

SCALE.	DATE.	DRAWN.
1: 100	FEB. 2001.	A.K.B.J.

PROPOSED PARKING AREA

REF.	DRG No.	TYPE
LEE99-WK.	08-00-06	PLAN

19.FEB.2001* 3398



Roof as for extention, but to be tiled with 170X270mm plain red concrete tiles, colour as for main roof. Fit Glidevale abutment ventilator at abutment of new roof with existing wall, and weather with code 4 lead flashing

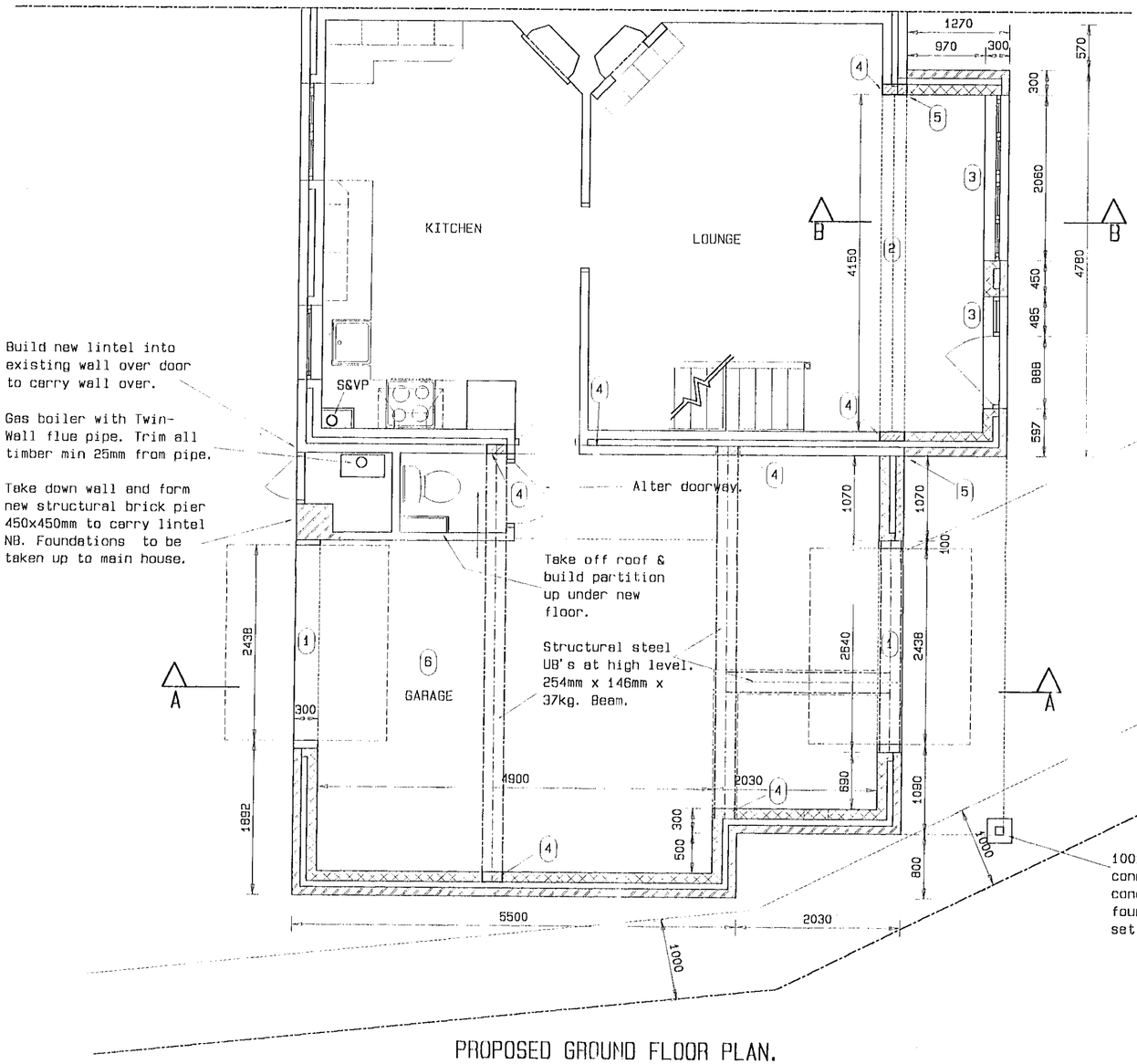
35 x 50mm timber plates bolted to wall at 600mm centres.

Foundations and wall as for extention. Build in 230 x 75mm airbricks with cavity liner at 2000mm centres at DPC level.

Extend timber floor with 100mm x 50mm joists built in to new external wall, and fixed to new plate on inner wall.

100mm plain concrete oversite on Visqueen 1200 super DPM on blinding on 100mm of hardcore.

PORCH SECTION B-B.



1 - 'IG' LI/HD 70 insulated lintels over garage doors.

2 - 2x 'IG' BOX LINTEL 100 at high level in lounge & garage to carry walls over.

3 - 'IG' LI/570 insulated lintels over windows in new front bay.

4 - Concrete padstones as shown to carry lintels (450mm x100mmx225mm deep)

5. - Tie new wall to existing wall with Catnic or similar continuous wall tie system fixed in accordance with manufacturers instructions. Seal external joint with poly-sulphide mastic, and fix plaster stop bead to internal skin as detail drawing 08-99-05.

6 Garage ceiling to be 9mm 'CAPE MASTERBOARD' ceiling lining with 50mm cover strips to all joints and fixed with 50mm galvanized nails at 200mm centres.

100x100mm oak post supporting canopy roof over, on 200x200mm concrete plinth, on concrete foundation 400x400x200mm deep set in pit 1000mm deep bgl

PROPOSED GROUND FLOOR PLAN.

APPROVED

49a EMMSBROOK RD,
WOKINGHAM.
BERKSHIRE RG42 7QA.
Tel 01189-784001

DESCRIPTION.
PROPOSED NEW EXTENSION.

SCALE.	DATE.	DRAWN.
1: 50	AUG. 2000.	A.K.B.J.

PROPOSED GROUND FLOOR PLAN AND PORCH SECTION.

REF.	DRG No.	TYPE
LEE99-WK.	08-99-02	Rev-A Jan 2001

24/1/01