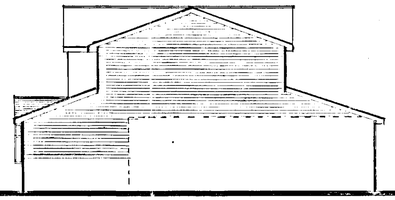
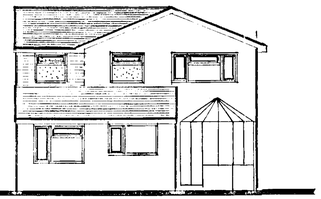


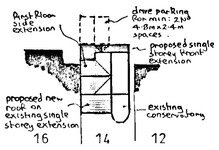
north elevation



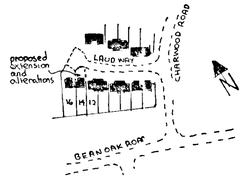
west elevation



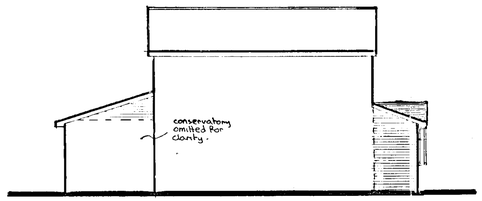
south elevation



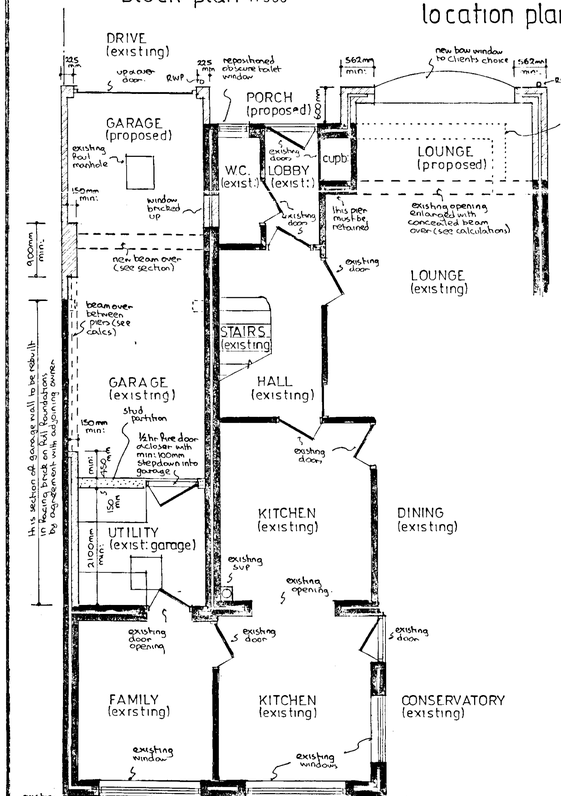
block plan 1:500



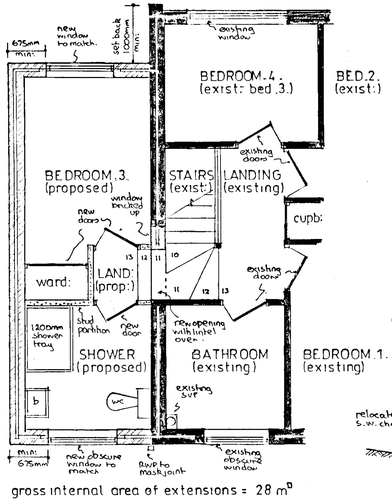
location plan 1: 2500



east elevation

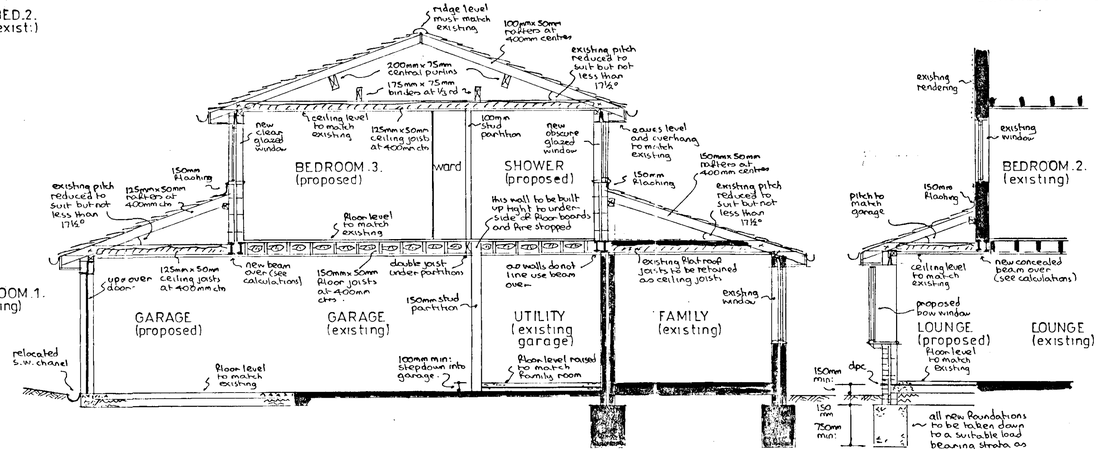


part ground floor plan



gross internal area of extensions = 28 m²

part first floor plan



typical section

notes:-

Roof:- Redland stonewold concrete interlocking roof tiles to match existing on felt and battens on 50mm thick rafters (see section for depths) at pitch not less than 17½° and set at 400mm centres with 125mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling of 9mm Rail backed plasterboard and skimcoat plaster to receive selected decorations. Roof spaces to have permanent cross ventilation and this is to be achieved by combination of proprietary eaves vents equivalent to 10mm continuous gap and high level tile vents on single storey roofs equivalent to 5mm continuous gap.

First Floor:- 18mm t+g Flooring grade chipboard on 150mm x 50mm joists at 400mm centres with 150mm fibreglass insulation between joists and utility ceiling of 12mm plasterboard and skimcoat plaster to receive selected decorations. Garage ceiling to be formed of two layers of 9mm mastenboard laid cross bonded as fire break. Double joists under partitions.

Lateral restraint:- Where ceiling 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:- Garage floor formed of 100mm concrete slab on 150mm selected hardcore.

Walls:- 112 mm external skin of facing brick to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of Celcon blockwork and 16 mm plaster finish to receive selected decorations. To avoid risk of cold bridging reveals around all new external door and window openings to be insulated.

Partitions:- First Floor partitions to be formed of 100mm x 50mm timber studding at 400mm centres with 100mm insulation between studding and faced with 9mm plasterboard and skimcoat plaster to receive selected decorations. Ground Floor partitions to be formed of 150mm x 50mm timber studding at 400mm centres with 150mm insulation between studding and faced in utility with 9mm plasterboard and skimcoat plaster to receive selected decorations. On garage side use two layers of 9mm masterboard as described for garage ceiling.

Windows/doors:- All new windows to be double glazed and fitted with trickle vents in head equivalent to 8000mm² opening to bedroom 3. and lounge and 4000mm² elsewhere. Shower and toilet windows to remain obscure glazed. Any glass in windows below 800mm or doors below 1500mm measured from floor level to be in laminated safety glass. Bedroom window must provide min: 0.33 m² opening an alternative fire escape with no dimension less than 450mm and set max 1100mm above floor level.

Lintels:- I.G. lintels Ltd type L1/S galvanised steel insulated lintels.

Dpc & Flashings:- Dpc to be leadcored 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 hall and landing ceilings.

Ventilation:- Shower to be fitted with extract fan discharging to open air at rate of 15 litres per second. Utility extract fan at rate of 30 litres per second.

Rainwater:- 112 mm gutters and 62mm downpipes discharging via back inlet gullies and 100 mm upvc underground drainpipe to existing surface water drains (if available) or new soakaways 1000 mm diameter x 2000mm deep and situated min: 4500mm from any building.

Foul drainage:- New shower room equipment to discharge via deep seal traps and wastes to existing 100 mm pvc svp terminating min: 900mm above highest opening window, 100 mm w.c waste, 40 mm shower, 32mm basin. Any new drainage to be carried out in 100mm upvc underground drain pipe, bedded on pea shingle, set at 1 in 40 fall and provided with concrete lintels where pipes pass under walls. Existing manholes in garage and utility to be fitted with double sealed screwdown cover and frame.

Existing structure:- Any parts of existing structure which are to be subjected to additional loading are to be exposed by trial holes for inspection and strengthed as necessary before work continues.

Beams:- (see calculations) Beam over garage and over utility to each be formed of 2 no 152 x 89 x 16kg mild steel joists bolted together with 12 mm bolts and spacers at 600mm centres and with Rsj bearing on 450mm x 100mm x 150mm deep concrete padstone each end. Beam over side of garage to be formed of 1 no 152 x 89 x 16kg mild steel joist with Rsj bearing on 450mm x 100mm x 150mm deep concrete padstone each end. Beam over lounge to be formed of 2 no 152 x 89 x 16kg mild steel joist with 12 mm bolts and spaces at 600mm centres with Rsj bearing on 225 x 225 x 150mm deep concrete padstone at pier end and 450mm x 100mm x 150 mm deep concrete padstone each end. Both garage beams to be encased in two layers of masterboard as described for garage ceiling lounge and utility beams to be encased in equivalent of two layers of plasterboard totralling 19 mm with 7mm gypsum plaster finish to provide fire protection.

Party Wall Act 1996:- Where work is being carried out in vicinity of party wall / party boundary Client is obtain agreement with adjoining owner in accordance with method outlined in above Act. Copy can be obtained from "The DoE Publications Despatch centre, Blackhorse Road, London, SE99 6TT tel 0181 691 9191"

APPROVED

28.NOV.2001* 5430

ad 29/11/01

PROPOSED EXTENSIONS and ALTERATIONS at 14 LAUD WAY, WOKINGHAM, BERKSHIRE for MR & MRS. V. QUADDY.

Revisions:- 'A' 25/11/2001 minor alterations at clients request.

Drawing Nº AH/E/3268A
Scales 1:50 & 100
Date NOV 2001

ANDESIGN BUILDING PLANS