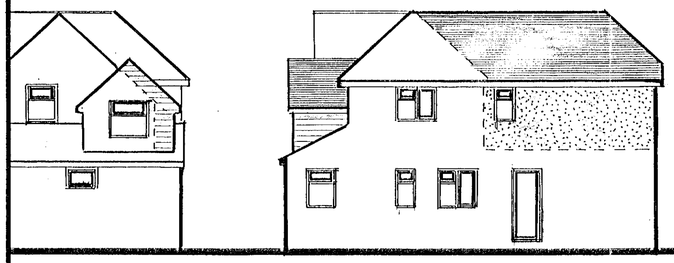
31-01-00

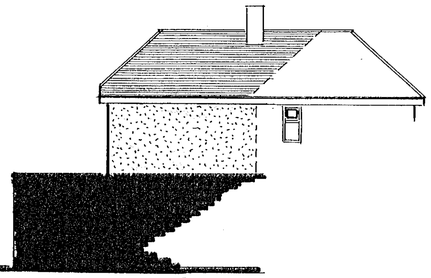


southeast

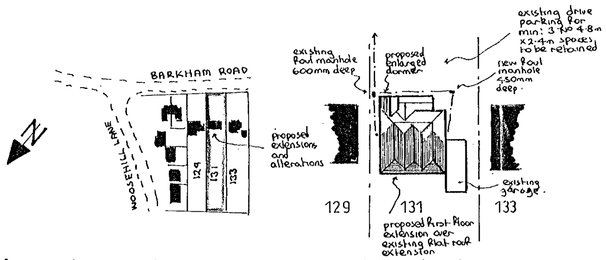
northeast elevation



northwest elevation



southwest



location plan 1:2500

block plan 1:500

Staircase :- Replacement staircase to be purpose made with min: 225mm going and maximum 200mm risers complete with 2000mm min: clear headroom and 900mm high handrail with no openings larger than 100 mm.

Beams :- (see calculations) Roof beams to each be formed of 1 No 203 x 133 x 30kg universal beam with full bearing on 400mm x 100mm x 150mm deep concrete padstone each end. Beam over landing to be formed of 1 No 152 x 89 x 16kg mild steel joist with full bearing on 200mm x 100mm x 150mm deep concrete padstone each end.

notes:-

Roof:- Tiling to match existing on felt and battens on 125mm x 50mm rafters pitched to match existing and set at 400mm centres with 150mm x 50mm ceiling joists at 400mm centres with joints bolted and plated with 200 mm fibreglass insulation between ceiling joists and between rafters 59 mm celotex double 'R' rigid slab insulation to be used to maintain clear 50mm air gap with 9 mm foil backed plaster-board and skimcoat plaster to receive selected decorations. Roof space to be provided with permanent cross ventilation and this is to be achieved by combination of proprietary eaves vents equivalent to 25mm continuous gap and ridge vents equivalent to 5mm continuous gap.

First floor :- 18 mm t+g flooring grade chipboard on 225 mm deep floor joists (63 mm thick under bed, 2 no 4 with 50mm under bed.) with double row of herringbone strutting, with double joists under stud partitions and ceiling of 12mm plasterboard and skimcoat plaster to receive selected decorations.

lateral restraint:- Where floor and ceiling 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 1000 mm centres to anchor down all wall plates.

Walls:- 20mm cement and sand waterproof rendering colourwashed to match existing on 100mm celcon blockwork with 50mm cavity containing 50 mm Rockwool insulation batts and 100mm internal skin of celcon blockwork and 16 mm plaster to receive selected decorations. Rendering to lower section of existing brickwork to Clients choice. To avoid risk of cold bridging reveals around external door and window openings to be insulated.

Partitions:- All new partitions to be formed of 100 mm x 50mm timber studding at 400 mm centres with 100mm fibreglass insulation between studding and faced with 9 mm plasterboard and skimcoat plaster to receive selected decorations.

Dpc & flashings :- Dpc to be leadcored felt, flashings in code 4 lead and valley gutters in code 6 lead on 18mm exterior quality plywood on bearers at 400 mm centres set to create min: 1 in 60 fall.

lintels:- I.G. lintels ltd type H/S galvanised steel insulated lintels generally but H/HD over ground floor windows/doors on northwest elevation.

Existing structure :- Any parts of existing structure which are to be subjected to any additional loading are to be exposed by trial holes for inspection and strengthened as necessary before work commences on site. Existing external walls of previous single storey rear extension to either be underpinned or completely reconstructed.

Electrics:- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations and include mains controlled smoke detectors on hall and landing ceilings.

Ventilation:- Kitchen to be fitted with either cooker hoods (30 litre per second) or extract fan (60 litres per second) Utility to have extract fan (30 litres per second). Bathroom and showers to have extract fan (15 litres per second) All discharging to open air.

Windows/doors :- All new windows/doors to be double glazed and fitted with trickle vents in head equivalent to 8000 mm² opening to bed 1, 2 & 4 & lounge with 4000 mm² elsewhere. Bathroom and shower room windows to be obscure glazed. Any glass in windows below 800 mm and doors below 1500mm measured from floor level to be in laminated safety glass.

Chimney:- Allowance to be made to increase chimney height as shown on section.

Dormer :- Existing northeast wall of bathroom dormer to be moved onto inner skin of existing structural wall. Roof to be adjusted and window relocated.

Rainwater:- 112 mm gutters to match existing to discharge via extended existing RWP's

Foul drainage :- Bathroom and shower room equipment to discharge via deep seal traps and wastes to existing and new 100 mm pvc SVP's terminating min: 900mm above highest opening window. 100mm w.c. wastes and 40 mm bath, shower and sink and 32 mm basin wastes. All new foul drainage to be carried out in 100 mm upvc underground drainpipe, bedded on pea shingle and set-skylights to Roof and provided with concrete lintels where pipes pass under walls.

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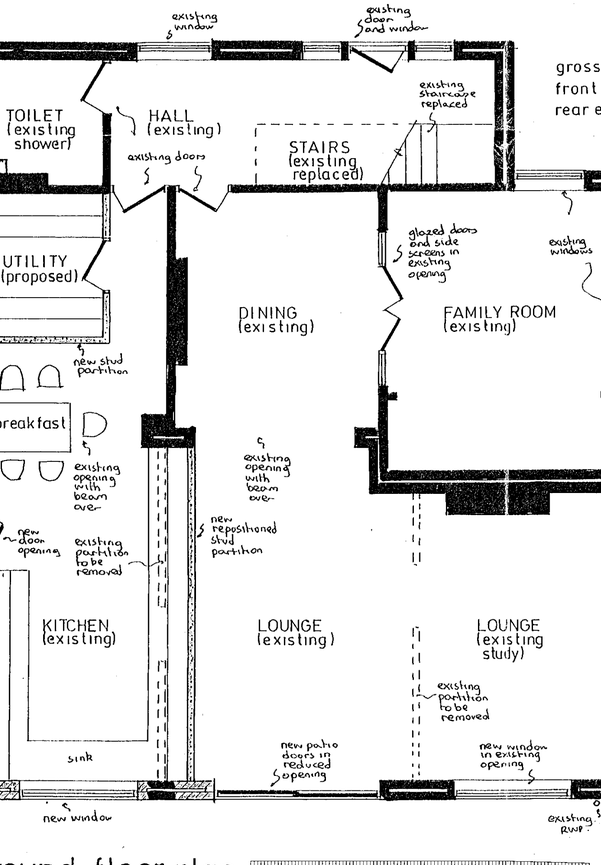
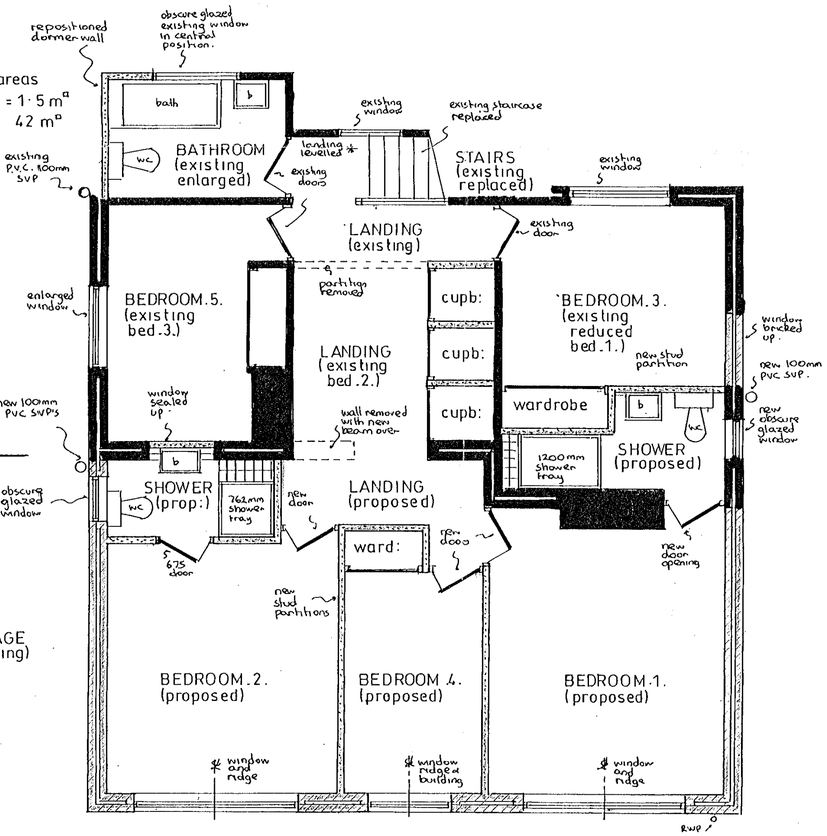
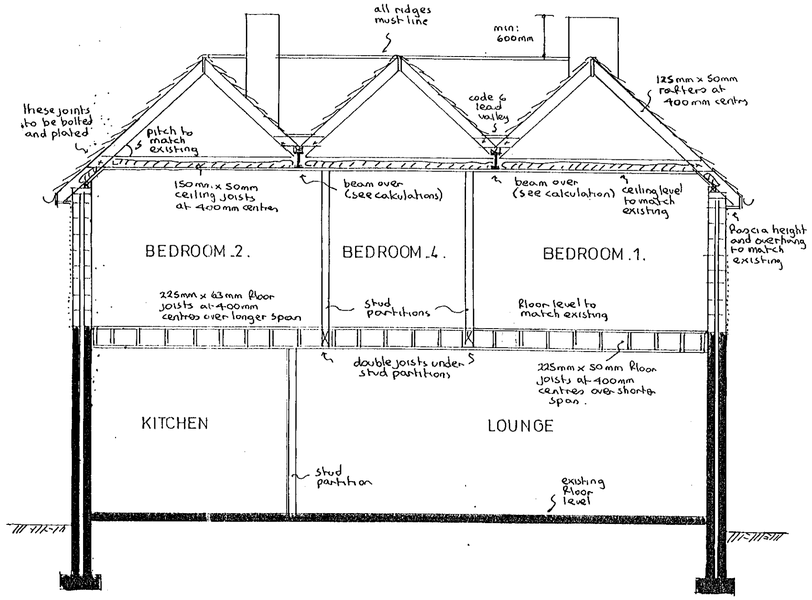


ground floor plan

gross internal areas
front extension = 1·5 m²
rear extension = 42 m²



first floor plan



typical section

PROPOSED EXTENSION and ALTERATIONS at 131 BARKHAM ROAD, WOKINGHAM, BERKS for MR & MRS. A. JONES.

Revisions:-

Drawing No	AH/E/2876
Scales	1:50 & 100
Date	SEPT 1999

ANDESIGN BUILDING PLANS

27/3/00