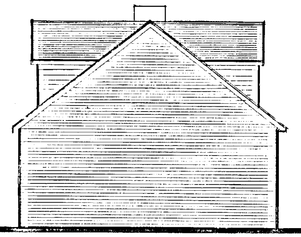
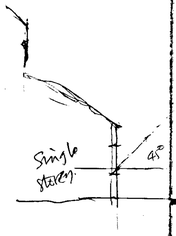


west elevation

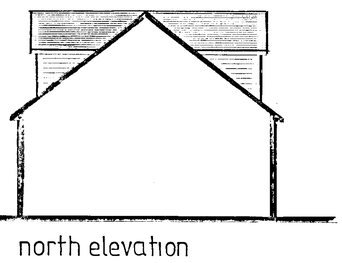


south elevation

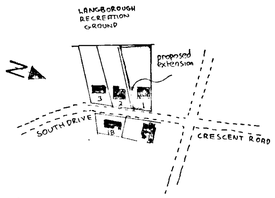




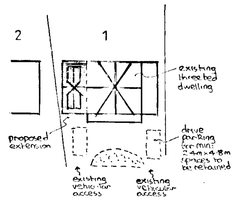
east elevation



north elevation



location plan 1:2500



block plan 1:500

notes:-

Roof :- Tiling to match existing on felt and battens on 175mm x 50mm rafters to main roof pitched to match existing with 100mm x 50mm rafters pitched at 45° to dormers all at 400 mm centres with 150mm x 50mm ceiling joists at 400mm centres with 200mm Fibreglass insulation between joists and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. At sloping ceiling position 59mm min: celotex double 'R' rigid slab insulation to be placed between rafters and 50mm air gap maintained. Roof spaces to have permanent cross ventilation and this is to be achieved by combination of proprietary eaves vents equivalent to 25mm continuous gap to main roof and 10mm to dormers with ridge vents equivalent to 5mm continuous gap. Double rafters either side of dormers.

First Floor :- 18 mm t.&g. Flooring grade chipboard on 225mm x 50mm: Floor joists at 400mm centres, with 2 central row of herringbone strutting, with double joists under all partitions and study ceiling of 12mm plasterboard and skimcoat plaster to receive selected decorations. Garage ceiling to have 300mm Fibreglass insulation between joists and ceiling of two layers of 9 mm moisterboard laid cross bonded as fire break.

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 1000mm centres.

Ground Floor :- Garage floor formed of 100mm concrete slab on 150mm selected hardcore, Study floor to be formed of selected floor finish on 65mm reinforced screed on building paper on 40 mm Rockwool rigid slab insulation upstand on sunblanket on 150mm suspended concrete floor slab, supported on all edges and reinforced with B785 fabric reinforcement with 10mm main bars at 100mm centres and 8mm distribution bars at 200mm centres with 40 mm bottom cover set on blinded layer of 150 mm selected hardcore. Ventilation to be maintained to existing hollow floors by using second quality drainpipe to link existing air bricks to new air bricks in external wall.

Walls :- 112mm external skin of facing quality brickwork, colourmashed to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of Celcon blocks or fair faced in garage, with 16 mm plaster finish to receive selected decoration's. To avoid risk of cold bridging reveals around all external door and window openings to be insulated.

Dormer walls :- Tile hanging to match roof tiles on felt and battens on 9 mm exterior quality plywood on 100 mm x 50mm timber studding at 400mm centres with 100mm Fibreglass insulation between studding and lined with 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Gables to have 20 mm cement and sand waterproof rendering on expanded metal lathing on 9 mm exterior quality plywood with planted feature timbers.

Partitions :- 100 mm x 50 mm 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.

Windows/doors :- New windows / external doors to be double glazed and fitted with trickle vents in head equivalent to 8000mm² opening to master bedroom and study with 4000mm² ensuite opening. Any glass in windows below 800 mm and doors (including side screens) below 1500mm measured from floor level to be in laminated safety glass. Ensuite window to be obscure glazed. Bedroom window must provide min: 0.33m² clear opening as alternative fire escape with no dimension less than 450 mm and sill max: 1100 mm above floor level in dormer.

Lintels :- I. G. Lintels Ltd type H/S galvanised steel insulated lintels with box lintels to internal openings.

D.p.c & Flashings :- D.p.c to be lead cored 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 ceiling.

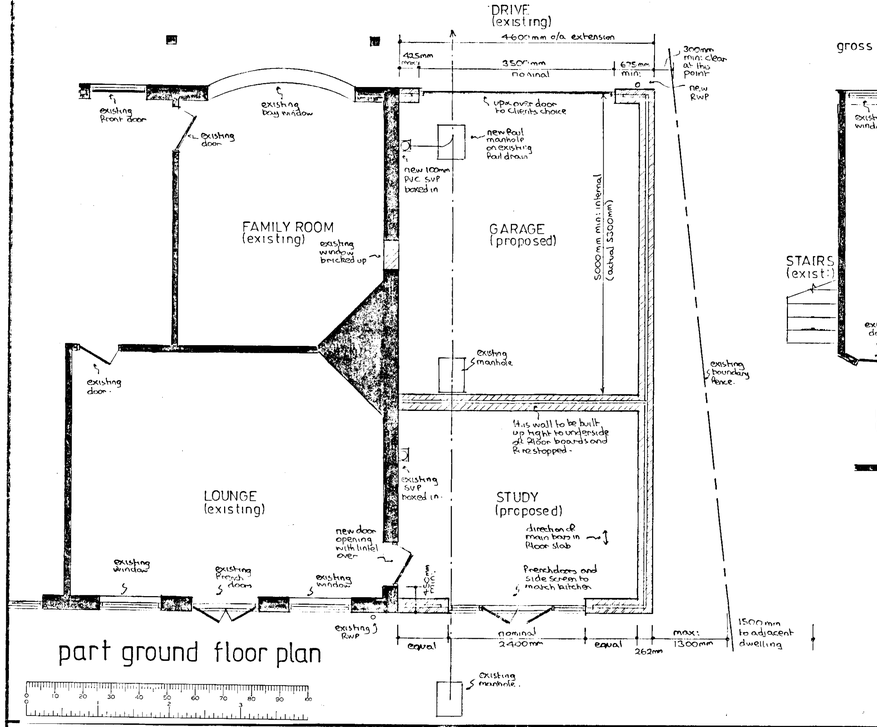
Ventilation :- Ensuite to be fitted with extract fan (15 litres per sec) discharging to open air.

Rainwater :- 112 mm gutters and 62mm new and existing RWP's to discharge via back inlet gullies and 100 mm upvc underground drainpipe to soakaway 1000mm diameter x 2000mm deep and situated min: 4500 mm from any building.

Foul drainage :- New ensuite equipment to discharge via deepseal traps and wastes to new 100 mm PVC SVP terminating min: 900mm above highest opening window. Any new foul drainage to be carried out in 100 mm upvc underground drainpipe, bedded on pea shingle, set at 1 in 40 min: fall and provided with concrete lintels where pipes pass under walls. Manholes in garage to be fitted with double sealed screwdown covers and frames. 100mm w.c. waste, 50 mm bath, 40 mm shower, 32 mm basin & bidet.

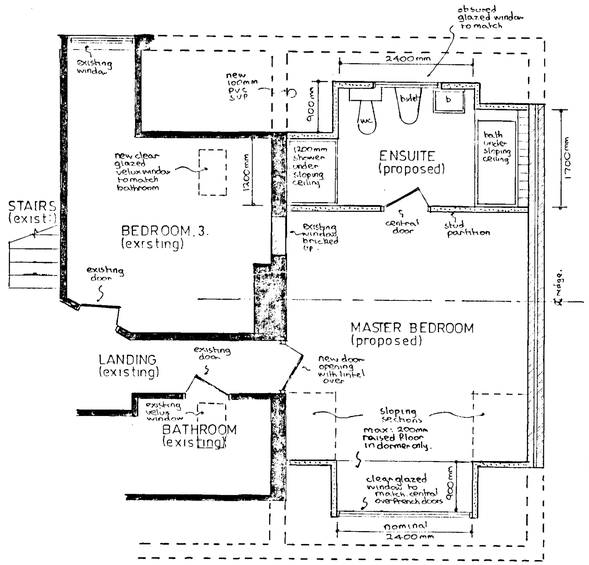
Setting out :- Great care to be taken in setting out close to boundary to ensure that no part of extension including overhangs of roof gutters and foundations must project beyond legal boundary.

Beams :- (see calculations) Beams in roof to be formed of 203 mm x 102 mm x 23 kg mild steel joists with full bearing on 300 mm x 100 mm x 150 mm deep concrete padstones each end.

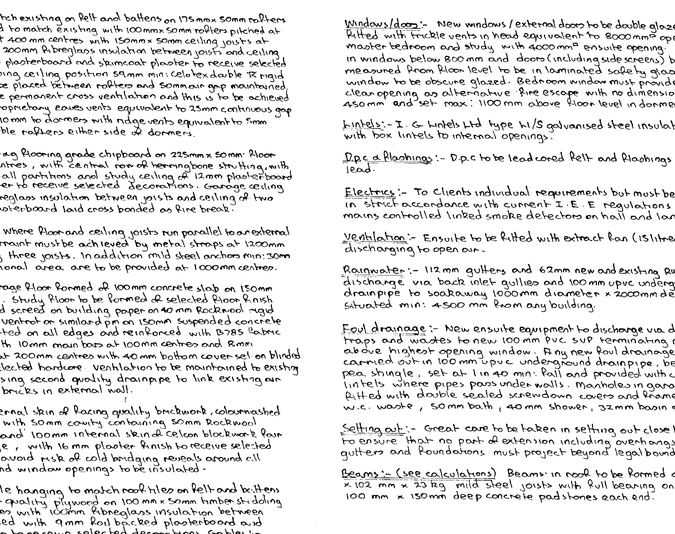


part ground floor plan

gross internal area of extension:- 65 m²



part first floor plan



typical section

APPROVED

PROPOSED EXTENSION at 1 SOUTH DRIVE, WOKINGHAM, BERKSHIRE for MR & MRS J.P. HEADLAND

Revisions:-

Drawing Nº AH/E/3300
Scales 1:50 & 100
Date JAN 2002

ANDESIGN BUILDING PLANS