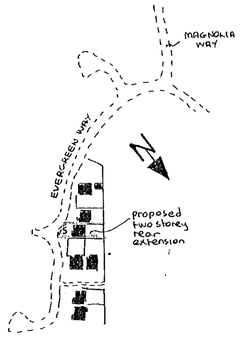
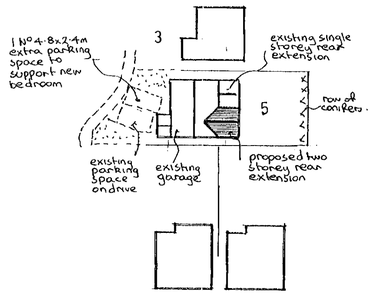


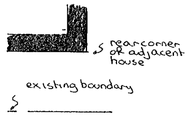
northeast northwest elevation southwest



location plan 1:2500

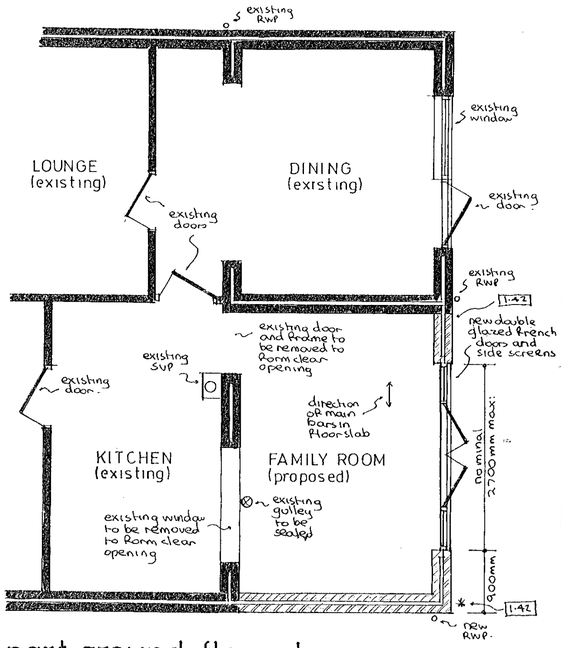


block plan 1:500



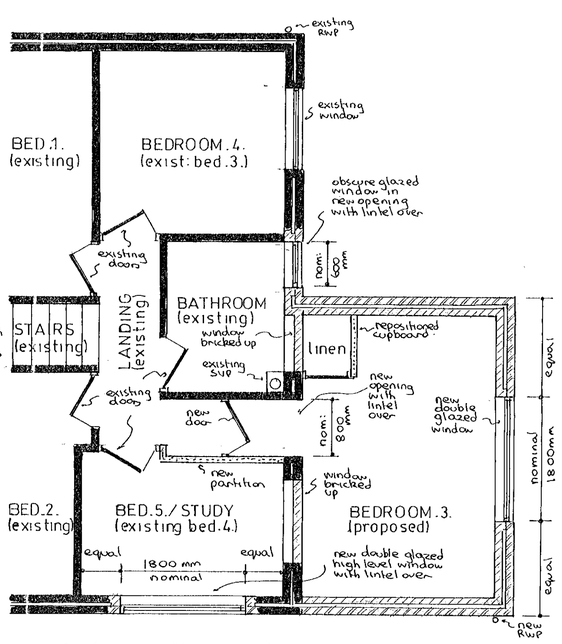
existing boundary

gross internal area of extension = 23·37 m²

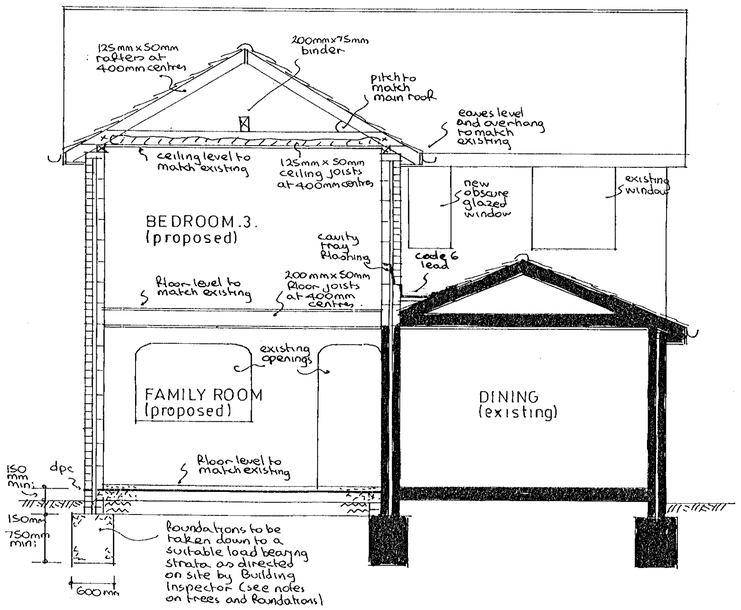


part ground floor plan

existing boundary



part first floor plan



typical section

notes:-

Roof:- Tiling to match existing on felt and battens on 125mm x 50mm rafters pitched to match existing main roof and set at 400 mm centres with 125 mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling of 9 mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Roof space to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 10mm continuous gap.

First floor:- 18 mm t+g flooring grade chipboard on 200mm x 50 mm floor joists at 400mm centres with central row of herringbone strutting, with double joists under partitions and ceiling of 12 mm 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: 30 mm x 5 mm cross sectional area are to be provided at 2000mm centres to anchor down all wall plates.

Ground floor:- Selected floor finish on 65 mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Ventrotor or similar d.p.m on 150mm suspended concrete floor slab, supported on all edges and reinforced with B1131 fabric reinforcement with 12 mm main bars at 100 mm centres with 8 mm distribution bars at 200 mm centres with 40 mm bottom cover set on blinded layer of 150mm selected hardcore.

Walls:- 112mm external skin of facing brick to match existing with 50 mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of 7.3N blockwork and 16mm 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:- 100mm x 50 mm timber studding at 400 mm centres with 100 mm fibreglass insulation between studding and faced with 9 mm plasterboard and skimcoat plaster to receive selected decorations.

Windows/doors:- Any new windows / external doors to be double glazed, obscure to bathroom and fitted with trickle vents in head equivalent to 8000mm² to bedrooms and family room and 4000mm² to bathroom. Any glass in windows below 800mm or doors below 1500 mm measured from floor level, to be in laminated safety glass.

Lintels:- I.G. lintels Ltd type M/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:- Kitchen to be fitted with either cooker hood (30 litres per second) or extract fan (60 litres per second). Bathroom to have extract fan (15 litres per second). All discharging to open air

Rainwater:- 112 mm gutters & 62mm downpipes to match existing to discharge to existing surface water drain (if available) or new soakaway 1000mm diameter x 2000mm deep and situated min: 4500 mm from any building.

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

Foundations/trees:- Because of proximity of trees and assuming high shrinkage ground conditions, allowance to be made for additional foundation depths as shown in boxes on ground floor plan. Final decision on foundation depths to be taken on site in conjunction with Building Inspector, subject to actual ground conditions.

30.NOV.2000 2353

PROPOSED EXTENSION at 5 EVERGREEN WAY, WOKINGHAM, BERKSHIRE for MR & MRS .T.N. BARTLETT.

Revisions:- 'A' 28/11/2000 Family room doors/window amended at clients request

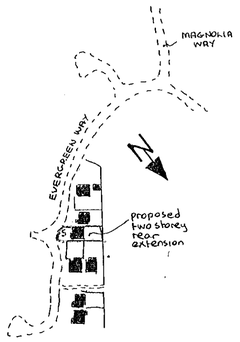
Drawing No	AH/E/3091A
Scales	1:50 & 100
Date	NOV 2000

ANDESIGN BUILDING PLANS

cd 2/1/01



northeast northwest elevation southwest



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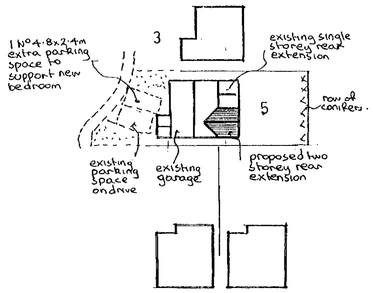

block plan 1:500



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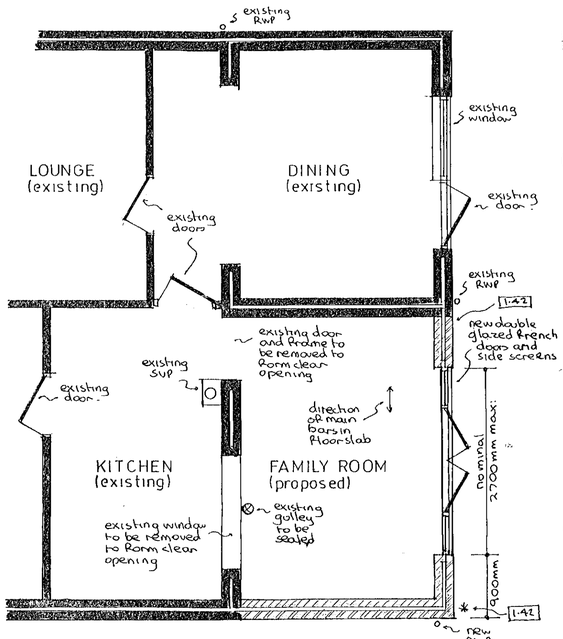
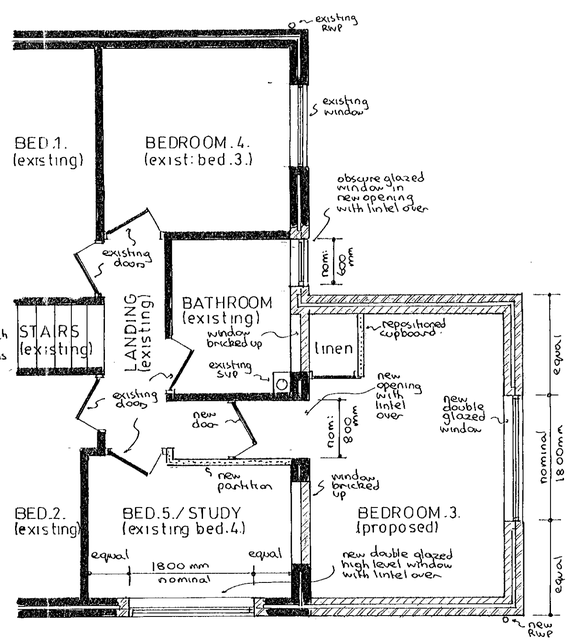
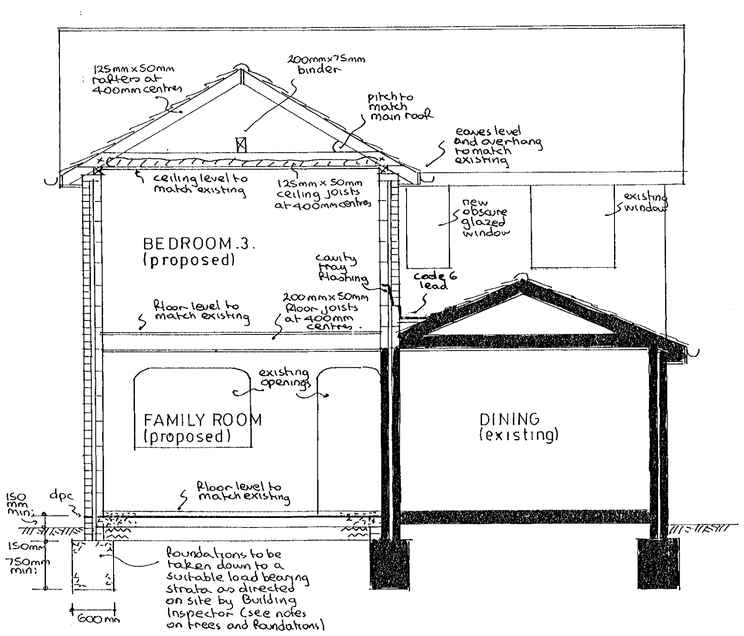


part ground floor plan

existing boundary



part first floor plan



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30.NOV.2000* 2253

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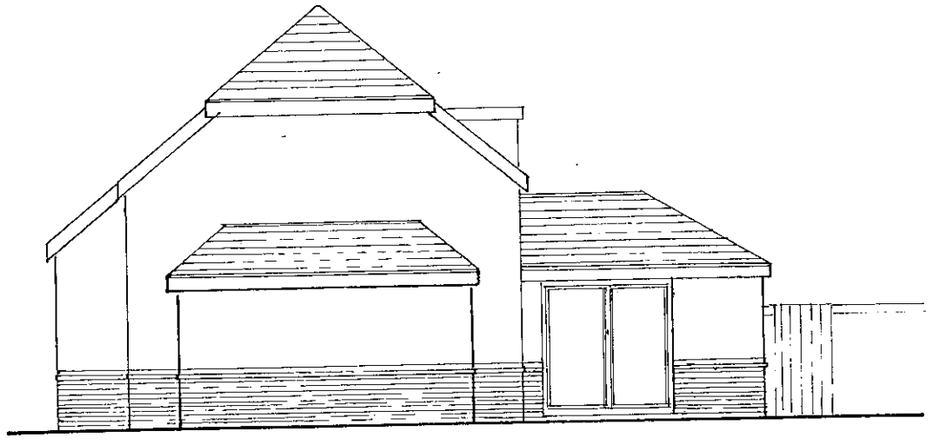
Revisions:- 'A' 28/11/2000 Family room doors/window amended at clients request

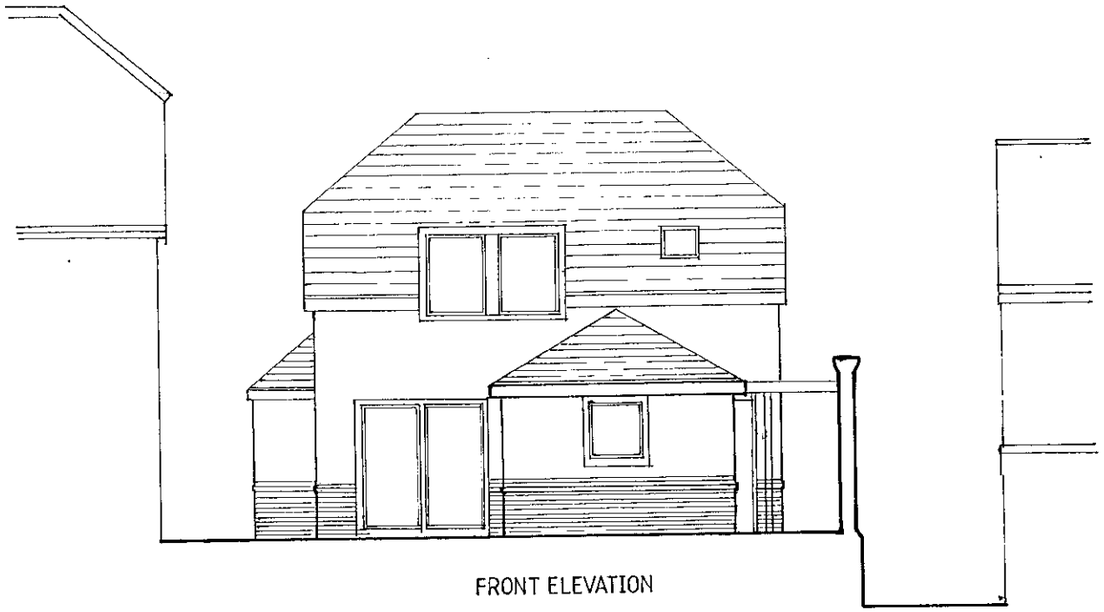
Drawing Nº	AH/E/3091^A
Scales	1:50 & 100
Date	NOV 2000

NDESIGN BUILDING PLANS

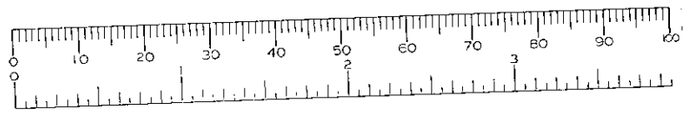
30.NOV.2000* 2954

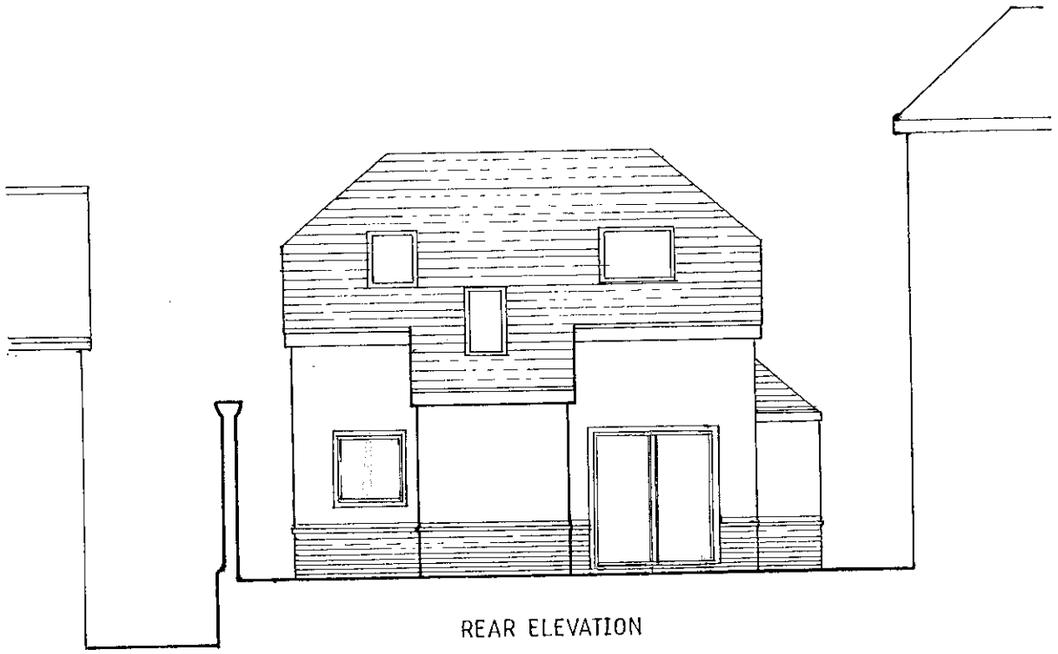


SIDE ELEVATION

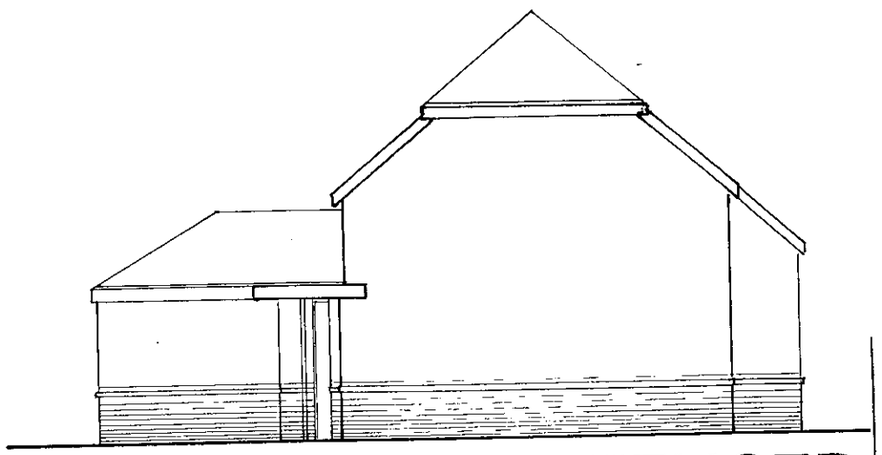


FRONT ELEVATION





REAR ELEVATION



SIDE ELEVATION

REFUSED

letter date revision

job
RESIDENTIAL DEVELOPMENT
RIVERMEAD ROAD
WOODLEY

client
CLAUGHTON DEVELOPMENTS

drawing
PROPOSED ELEVATIONS

scale 1:100

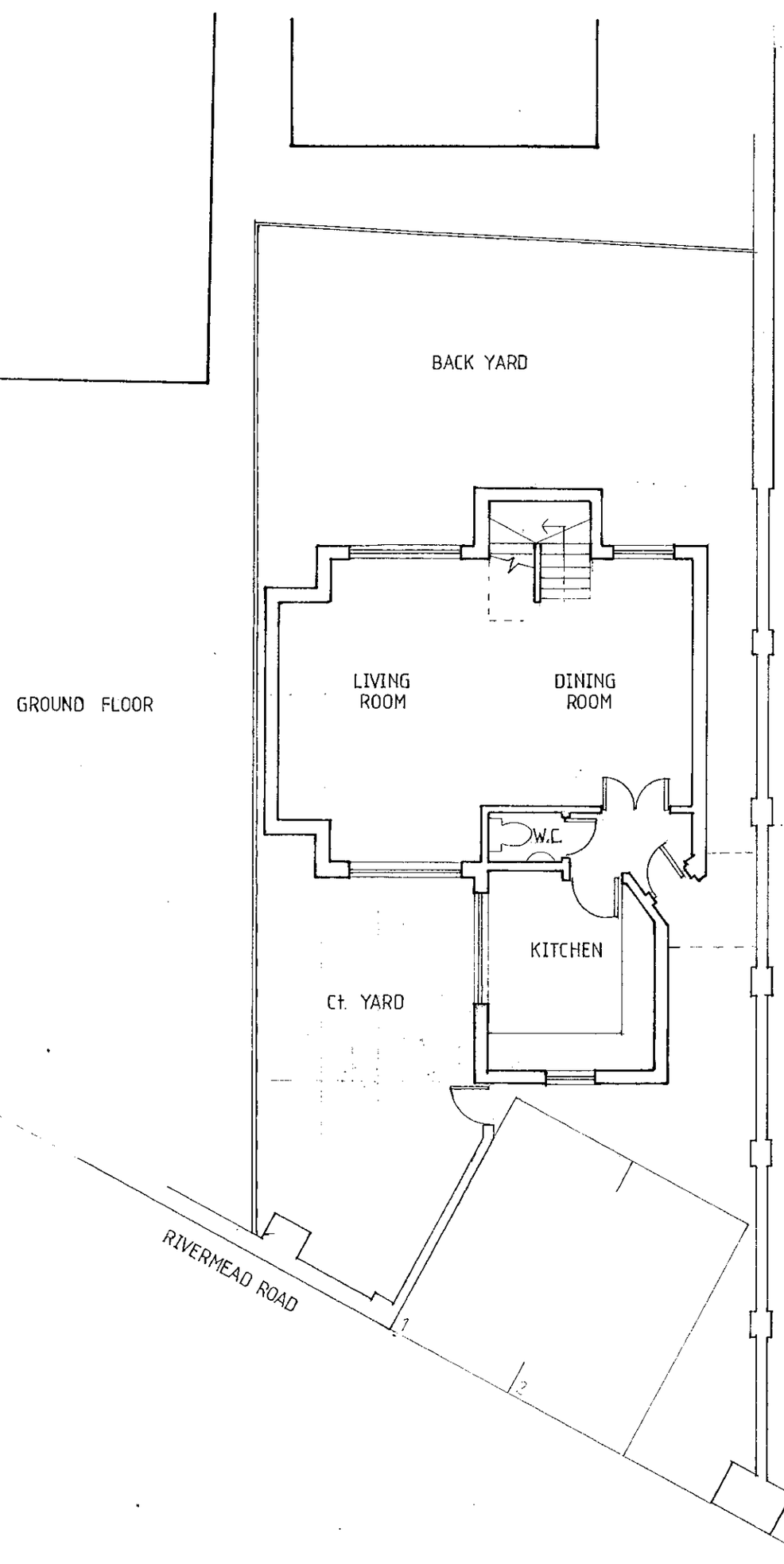
date OCT 2000

drawn by PDT

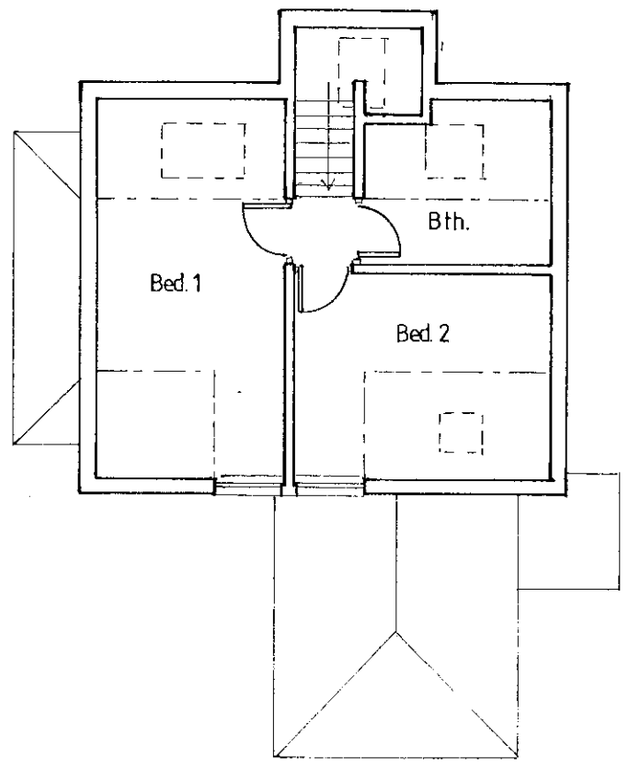
1554 / 2

(0118)9507700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

30.NOV.2000* 2954

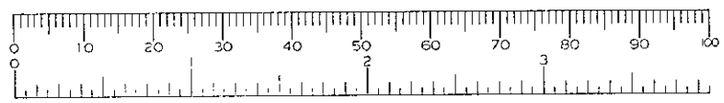


GROUND FLOOR



FIRST FLOOR

No. 61



REFUSED

job
RESIDENTIAL DEVELOPMENT
RIVERMEAD ROAD
WOODLEY

client
CLAUGHTONS DEVELOPMENTS COMPANY LTD.

drawing
PROPOSED PLANS

scale 1:100
date OCT 2000
drawn by PDT
1554/1

letter date revision

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES