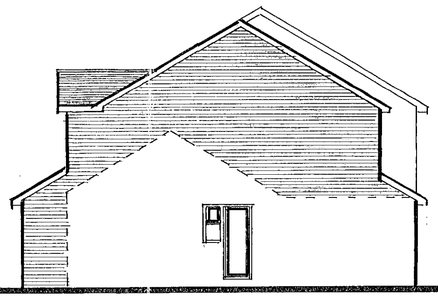


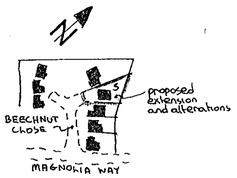
southwest elevation



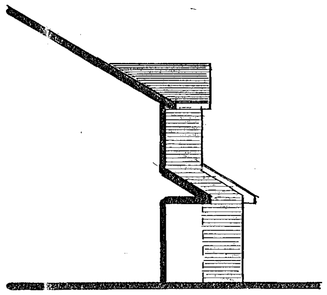
southeast elevation



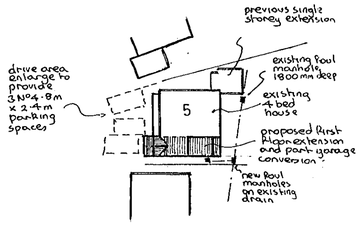
northeast elevation



location plan 1:2500

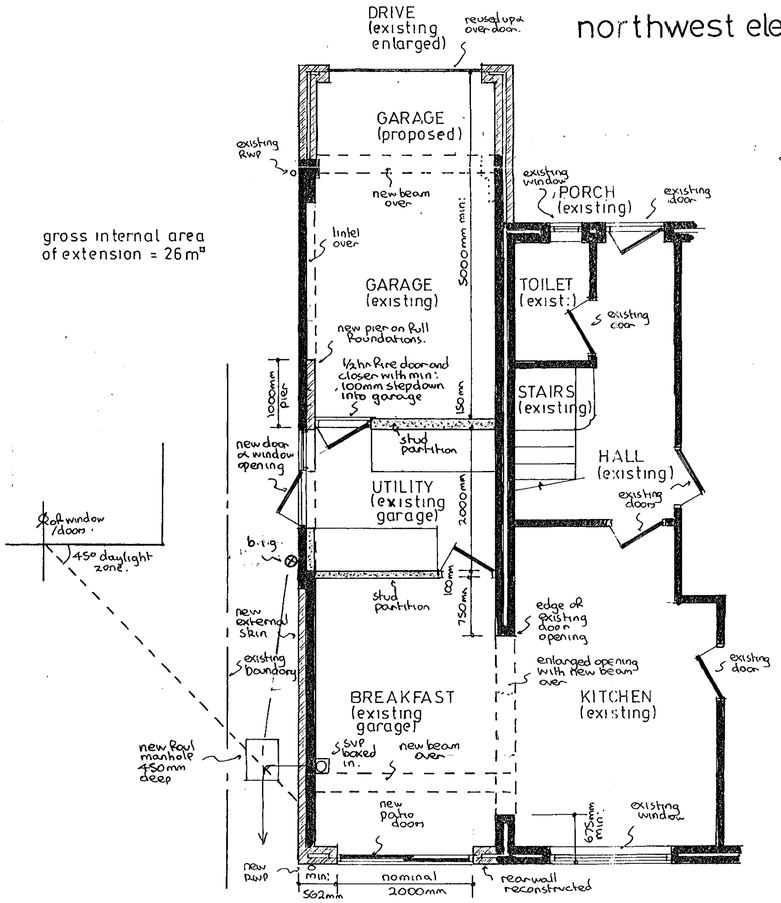


northwest elevation

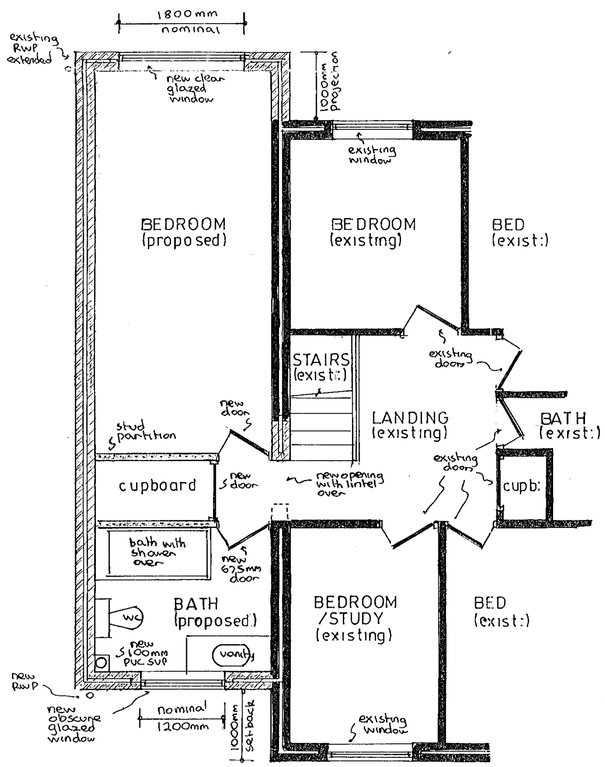


block plan 1:500

gross internal area of extension = 26m²



part ground floor plan



part first floor plan

notes:-

Roof:- Tiling to match existing on felt and battens on 100mm x 50mm rafters pitched to match existing with 125mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling & 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Roof space 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 to learn to roofs equivalent to 5mm continuous gap.

First floor:- 18mm t&g flooring grade chipboard on 150mm x 50mm floor joists at 400mm centres with double joists under partitions, with central row of herringbone strutting and ceiling in breakfast and utility & 12mm plasterboard (foil backed under roof) and skimcoat plaster to receive selected decorations. Garage ceiling to have 150mm insulation between joists and ceiling & two layers & 9mm masterboard laid cross bonded as fire break.

Lateral restraint:- Where joists at ceiling and floor level, 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:- New section & garage floor to be formed & 100mm concrete floor slab on 150mm selected hardcore. Utility and breakfast area to have floor raised to match kitchen by selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool insulation rigid slabs on Ventrot or similar & pro on existing prepared garage floor slab.

Walls:- 112mm external skin of facing brick to match existing with 50mm cavity, containing 50mm Rockwool insulation batts and 100mm internal skin of Celcon blockwork and 16mm plaster finish to receive selected decorations. To avoid risk & cold bridging reveals around any new external door and window openings to be insulated. Side wall & existing garage to be improved by additional skin on breakfast section and stud partition on utility section to improve insulation.

Partitions:- Between garage and utility to be formed & 150mm x 50mm timber studding at 400mm centres with 150mm fibreglass insulation between studding faced on utility side with 6mm plasterboard and skimcoat plaster to receive selected decorations and on garage side with 9mm masterboard as described for garage ceiling.

Windows/doors:- All new windows/ext: doors to be double glazed, obscure to bathroom with trickle vents in head equivalent to 8000mm² opening to bedroom and breakfast area and 4000mm² opening to bath and utility. Any glass in windows below 800mm or doors below 1500mm measured from floor level to be in laminated safety glass.

Lintels:- To side & existing garage use L1/HD type I.G lintels in galvanised steel insulated with L1/S elsewhere.

D.p.c & flashings:- D.p.c 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 smoke detectors on hall and landing ceiling.

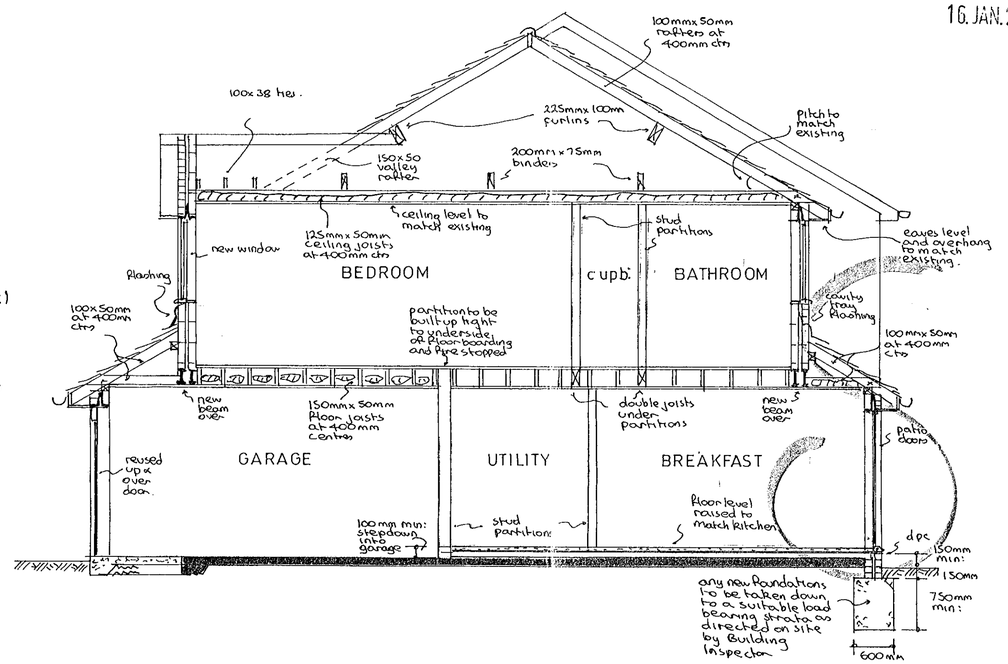
Ventilation:- Kitchen to be fitted with either cooker hood (30 litres per second) or extract fan (60 litres per second). Utility to have extract fan (30 litres per second). Bathroom to be fitted with extract fan (15 litres per second).

Rainwater:- 112mm gutter to match existing discharging via 62mm downpipes discharging via back inlet gullies and 100mm upvc underground drainpipe to new soakaway 1000mm diameter x 2000mm deep and situated min: 4500mm from any building, or existing surface water drain if available.

Foul drain:- New bathroom equipment to discharge via deep seal traps and wastes to new 100mm PVC SVP terminating min 900mm above highest opening windows. All new foul drainage to be carried out in 100mm upvc underground drainpipe, bedded in pea shingle, set at 1 in 40 min: fall and provided with concrete lintels where pipes pass under walls.

Existing structure:- Any parts & existing building which is to be subjected to additional loading, is to be exposed by trial holes for inspection and strengthened as necessary before work continues.

Beams:- (see calculations) Beam over garage to be formed & 2No 152 x 89 x 16kg mild steel joists bolted together with 12mm bolts and spacers at 600mm centres with full bearing on 500mm x 100mm x 150mm deep concrete padstones each end. Beam over breakfast area to be formed & 2No 152 x 89 x 16kg mild steel joists bolted together with 12mm bolts and spacers at 600mm centres with full bearing on 500mm x 100mm x 150mm deep concrete padstone on former garage wall and on kitchen beam at other end. Kitchen beam to be formed & 2No 203 x 102 x 23kg mild steel joists bolted together with 12mm bolts and spacers at 600mm centres with full bearing on 400mm x 250mm x 150 deep concrete padstone each end. Garage beam to be encased in two layers & 9mm masterboard as described for garage ceiling. Kitchen and breakfast area beams to be encased in two layers of plasterboard totalling 19mm and 7mm gypsum plaster finish as fire protection.



typical section

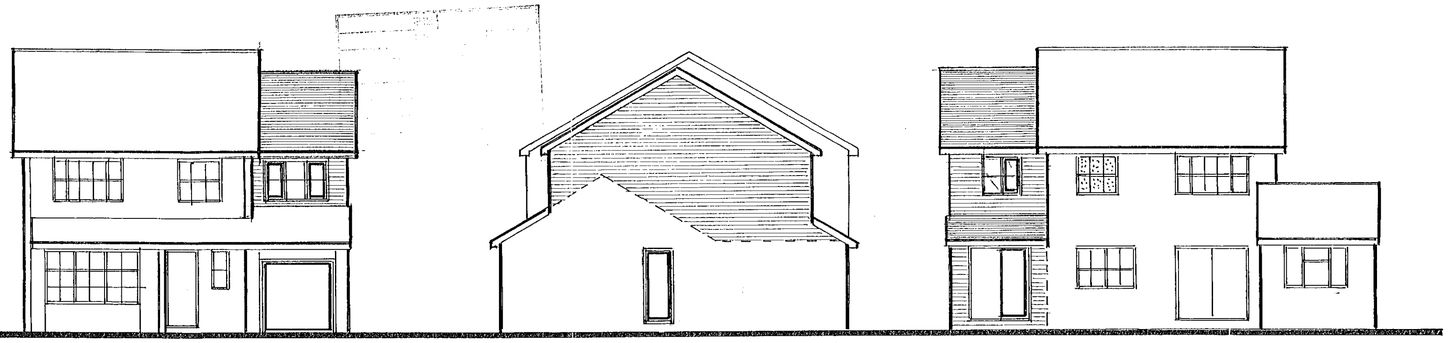
16. JAN. 2001 • 3197

PROPOSED EXTENSION and ALTERATIONS at 5 BEECHNUT CLOSE, WOKINGHAM, BERKSHIRE for MRS. J.S. McPHEE.

Revisions:-

Drawing No	AH/E/3093
Scales	1:50 & 100
Date	NOV 2000

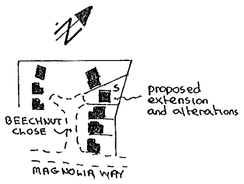
NDESIGN BUILDING PLANS



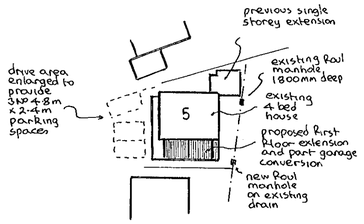
southwest elevation

southeast elevation

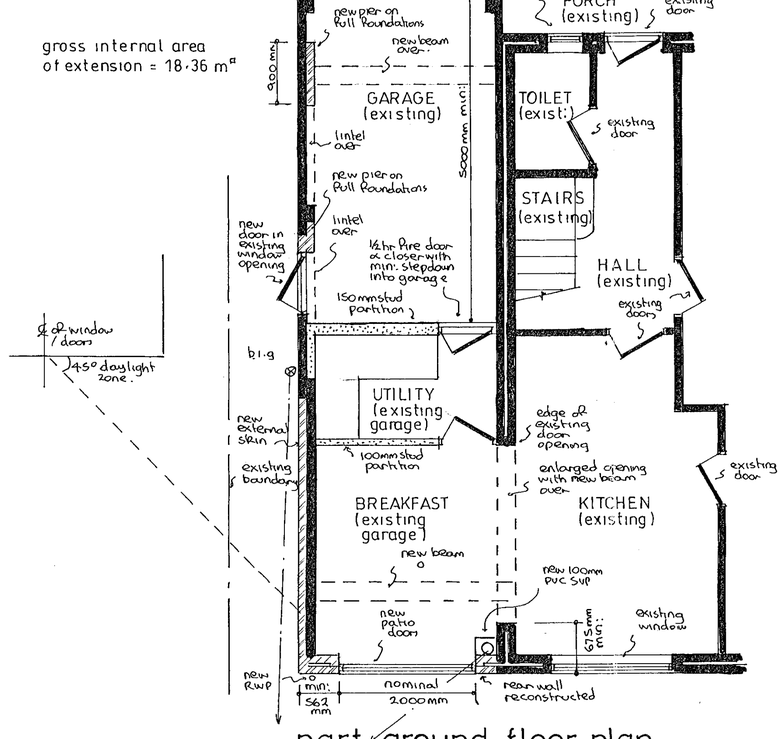
northeast elevation



location plan 1:2500

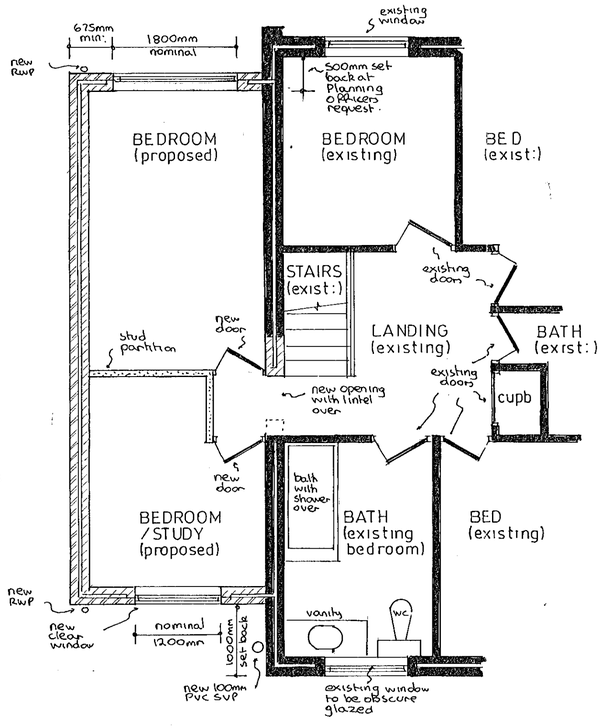


block plan 1:500



gross internal area of extension = 18.36 m²

part ground floor plan



part first floor plan

notes:-

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First Floor:- 18mm t&g flooring grade chipboard on 150mm x 50mm floor joists at 400mm centres with double joists under partitions, with central row of herringbone strutting and ceiling in breakfast and utility of 12mm plasterboard (foil backed under roof) and skimcoat plaster to receive selected decoration. Garage ceiling to have 150mm insulation between joists and ceiling & two layers of 9mm masterboard laid cross bonded as fire break.

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Walls:- 112mm external skin of facing brick to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of celcon blockwork and 16mm plaster finish to receive selected decorations. To avoid risk of cold bridging, reveals around any new exterior door and window openings to be insulated. Side wall of existing garage to be improved by additional skin on breakfast section and stud partition on utility section to improve insulation.

Partitions:- Between garage and utility to be formed of 150mm x 50mm timber studding at 400mm centres with 150mm fibreglass insulation between studding faced on utility side with 9mm plasterboard and skimcoat plaster to receive selected decorations on garage side use 9mm masterboard as described for garage ceiling. 100mm x 50mm studwork in other positions.

Windows/doors:- All new windows/ext: door to be double glazed obscure to bathroom with trickle vent in head equivalent to 8000mm² opening to bedrooms and breakfast area and 4000mm² opening to bath and utility. Any glass in windows below 800mm and doors below 1500mm measured from floor level to be in laminated safety glass.

Lintels:- To side & existing garage use L1/HD type I.G lintels in galvanised steel insulated with L1/S elsewhere.

Dpc & Flashing:- Dpc to be leadcored felt and flashing 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 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). Utility to have extract fan (30 litres per second). Bathroom to be fitted with extract fan (15 litres per second). All discharging to open air.

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

Foul drain:- New bathroom equipment to discharge via deep seal traps and waste to new 100mm PVC SVP terminating min: 900mm above highest opening windows. All new foul drainage to be carried out in 100mm upvc underground drainpipe, bedded in pea shingle, set at 1 in 40 min: fall and provided with concrete lintels where pipes pass under walls

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

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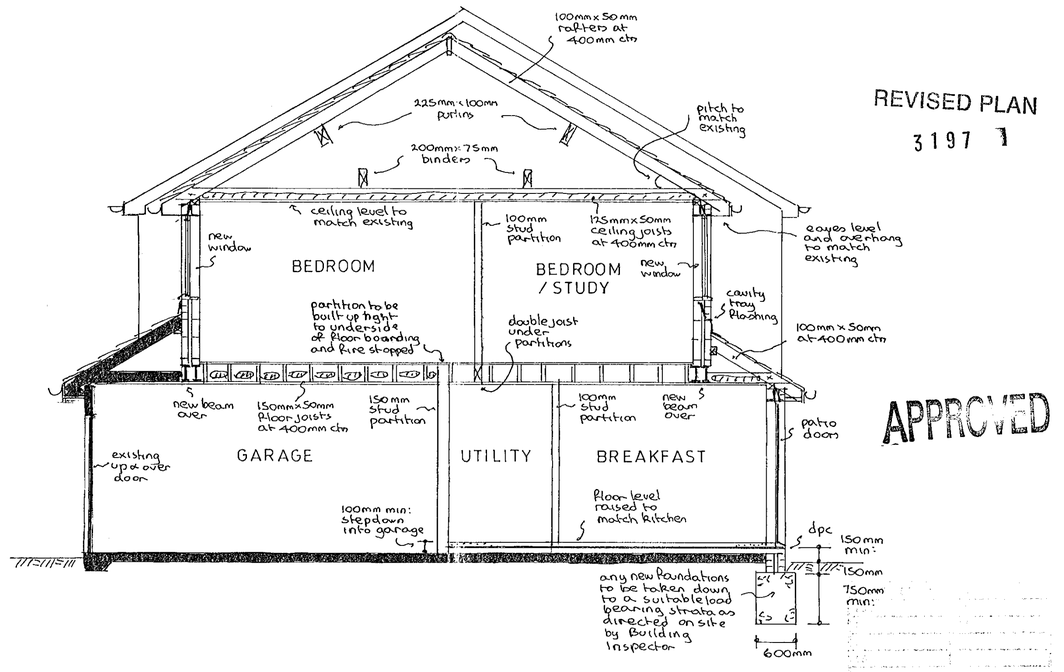
Additional notes added at Building Inspectors request:-

1/ Windows to new bedrooms must provide min: 450mm high x 450mm wide opening in unobstructed openable area of a 0.33m² as alternative fire escape.



typical section

REVISED PLAN
3197 1

APPROVED

PROPOSED EXTENSION and ALTERATIONS at 5 BEECHNUT CLOSE, WOKINGHAM, BERKSHIRE for MRS. J. S. McPHEE

Revisions:- 'A' 8/3/2001 Redrawn at Planning Officers request.

Drawing No	AHE/3093 B
Scales	1:50 & 100
Date	MARCH 2001

ANDESIGN BUILDING PLANS

23/5/01