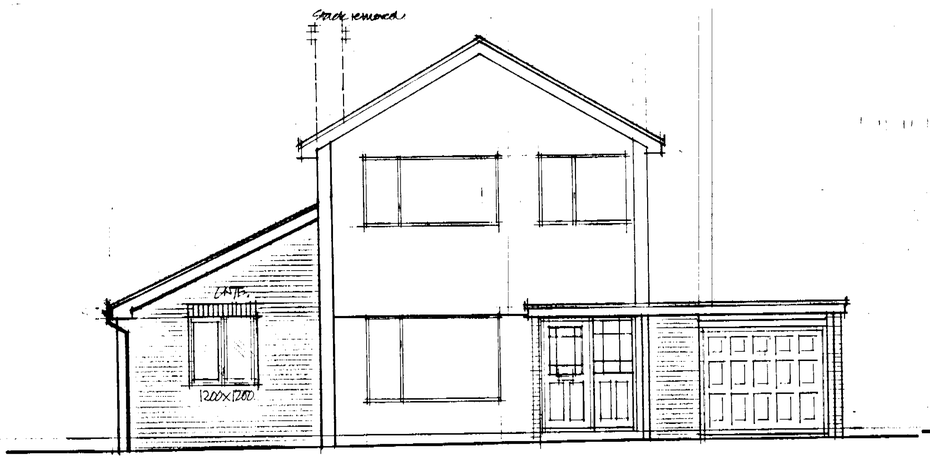
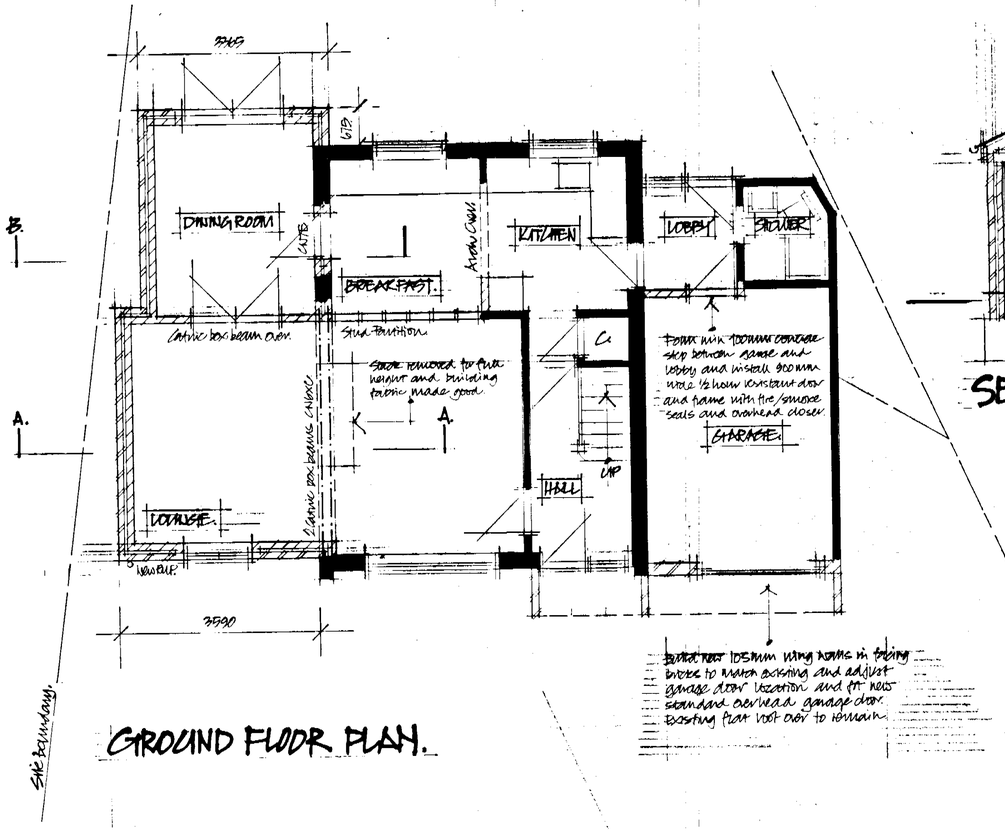


EAST ELEVATION.

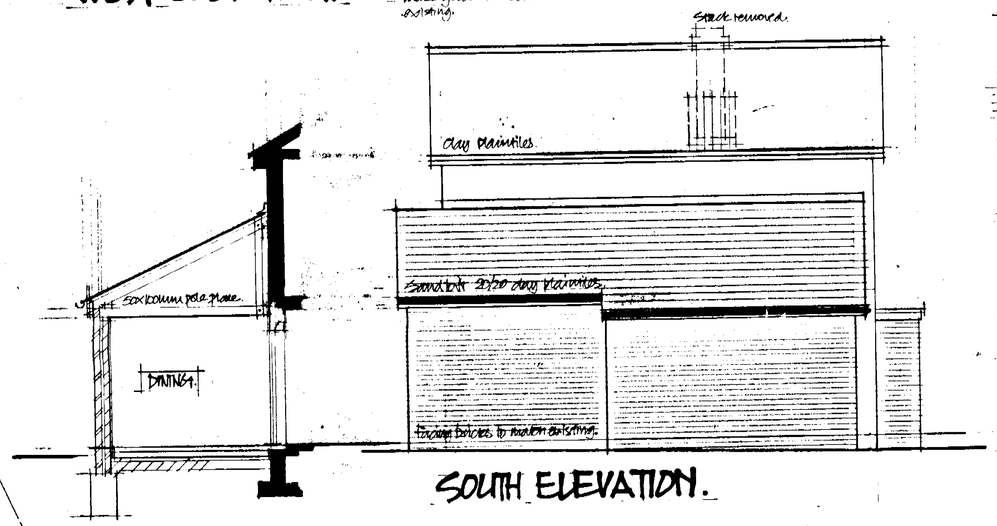


WEST ELEVATION.

NOTE: Exact position of boundary must be established on site before setting out/construction commences.

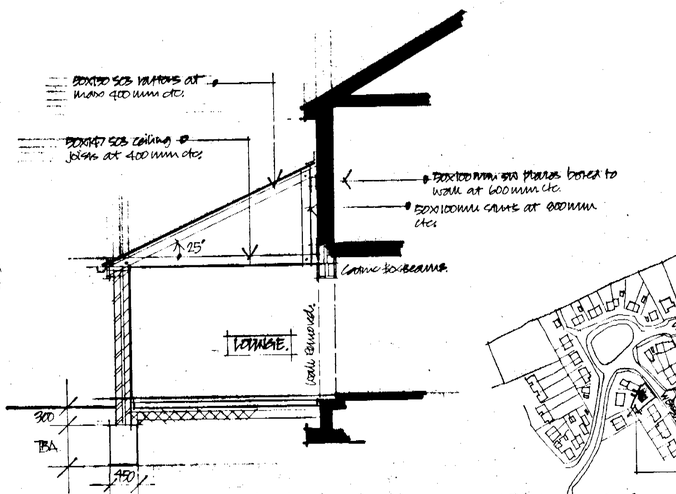


GROUND FLOOR PLAN.

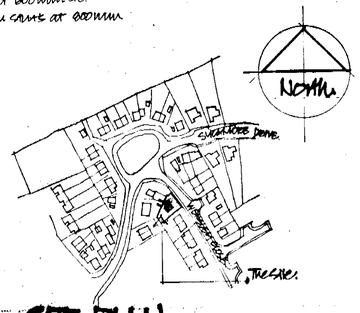


SECTION B·B.

SOUTH ELEVATION.



SECTION A·A



SITE PLAN. 1:2500.

SETTING OUT. All setting out must be checked on site before construction commences.

FOUNDATIONS. 450mm wide concrete trenchfill foundations taken down to a depth to be agreed on site with Area Building Control Officer and in accordance with NHBC Chapter 4.2 and min 1.20m if in cohesive sub soil.

DPC. 500 micron polythene dpc to all new walls min 150mm above ground levels. Install 'dampcor' insulated dpc to all cavity closers around door and window openings.

FLOOR CONSTRUCTION. 65mm cement & sand screed on 100mm 1:2:4 mix concrete oversite on 50mm jabolite SD grade EPS insulation with 25mm jabolite vertically at external perimeters on 1200 guage polythene dpm turned up to unite with DPC on min 150mm well consolidated hoggin sub-base.

EXTERNAL WALLS. 105mm facing brick outer leaf + min 50mm cavity filled with 50mm 'Drithem' cavity wall batts + 100mm lightweight autoclaved aerated block inner leaf finished internally with cement/sand render and skim coat multifinish plaster. Leaves of cavity walls tied together with stainless steel wall ties at 450mm ctc vertically, 900mm horizontally and 225mm ctc at door and window jambs.

ROOF. Sandtoft 20/20 interlocking clay plain tiles on pressure treated SW battens to guage on TYVEK breathable sarking on roof structure as noted on sections. Roof structure to bear on 50x100 SW wall plates bedded and levelled in cement mortar and anchored down with 30x5mm section galvanised 'L' straps fixed at max 1.80mm ctc.

FLASHINGS. Code 4 milled lead sheet flashings to abutments min 150mm upstands.

CEILINGS. 12.5mm foil backed plasterboard with scrim to joints and finished with skim coat multifinish plaster. Insulate above ceilings with 200mm Drithem roll batts laid between ceiling joists.

LINTELS. Standard cantic steel lintels as noted with 150mm min end bearings. Lintels supporting first floor construction to be finished with vermiculite bonding plaster and skim to provide 1/2 hour fire resistance.

WINDOWS/DOORS. New windows and doors to be purpose made white UPVC glazed with double glazed sealed units, 'K' glass with min 20mm air space. Frames to be sealed to brickwork with resilient mastic. Doors/sidelights to be glazed with safety glass to BS6206.

PASSIVE VENTILATION. New windows to incorporate trickle head ventilators min 8,000mm² free vent area.

MECHANICAL VENTILATION. To kitchen area install either cooker hood min 30 litres/sec or extractor fan min 60 litres/sec. Ducted to outside air.

STUD PARTITION. 50x75mm SW studs at 400mm ctc with 50x75mm heads, plates and noggins faced both sides with 12.5mm plaster-board, scrim to joints and skim coat multifinish plaster and insulated between studs with 75mm Rockwool sound deadening quilt.

APPROVED

CLIENT
PAUL SHUMAKE.

SITE
2, WENSLEY CLOSE
TWYFORD · READING ·
BERKS · RG10. 9HR.

PROPOSAL
SINGLE STOREY SIDE EXTENSION & ASSOCIATED INTERNAL ALTERATIONS

CEDAR DESIGN
16 CEDAR AVENUE
KESGRAVE
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IP5 1EZ (01473) 610654

DRAWING	DATE	SCALE	REV
017/2002/02	March 2002	1:50	

D 19/6/02