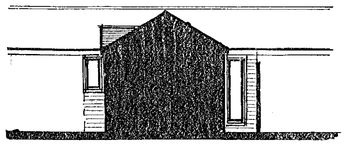


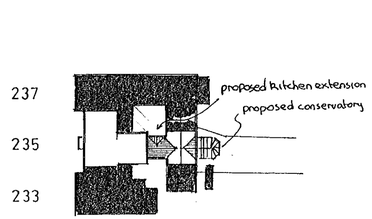
southeast elevation

northeast elevation

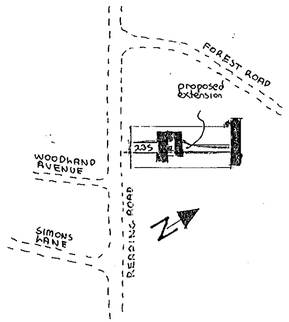
northwest elevation



southwest elevation



block plan 1:500



location plan 1:2500

notes:-

New roof :- (Kitchen etc) Slate tiling to match existing on felt and battens on 125mm x 50mm rafters pitched at 30° and set at 400mm centres with 125mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling of 9mm Roll backed plasterboard and skimcoat plaster to receive selected decorations. At sloping ceiling positions 59mm celotex double 'R' rigid slab insulation to be placed between rafters to maintain min: 50mm air gap.

Existing roof :-(Family room) Allowance to be made for 100mm x 50mm ceiling joists at 400mm centres supported in centre by existing lattice timber beam with 200mm fibreglass insulation between joists and ceiling of 9mm Roll backed plasterboard and skimcoat plaster to receive selected decorations. At sloping ceiling positions rafters to be packed out to receive 59mm celotex double 'R' rigid slab insulation to be placed between rafters to maintain min: 50mm air gap.

Roof ventilation :- Roof spaces to have 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.

Floors :- Selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Ventrot or similar dpm on 150mm concrete suspended floor slab supported on all edges and reinforced with B785 fabric reinforcement with 10mm main bars at 100mm centres with 8mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of 150mm selected hardcore.

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 all new external door and window openings to be insulated.

Partitions :- 100mm celcon blockwork on Rull foundations between Kitchen & family room. Adjacent to existing 225mm brick party walls, insulation to be improved by construction of 100mm x 50mm timber studding at 400mm centres with 100mm Rockwool insulation between studding and faced with 9mm plasterboard and skimcoat plaster to receive selected decorations.

Lintels :- I. G. lintels Ltd type. M/S galvanised steel insulated lintels.

D.p.c & Flashings :- D.p.c to be leadcored Felt and flashings in code 4 lead. including stepped flashings at junction of Kitchen roof and existing house wall.

Electrics :- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations.

Ventilation :- Kitchen to be fitted with either cooker hood (30 litres per second) or extract fan (60 litres per second) discharging to open air.

Windows / doors :- All new windows / external doors to be double glazed and fitted with trickle vents in head equivalent to 8000mm² opening to family room and 4000mm² for Kitchen. Window on southeast elevation of Kitchen must not exceed 1m² in area and to remain obscure glazed and non-opening. Any glass in windows below 800mm or doors below 1500mm measured from floor level to be in laminated safety glass.

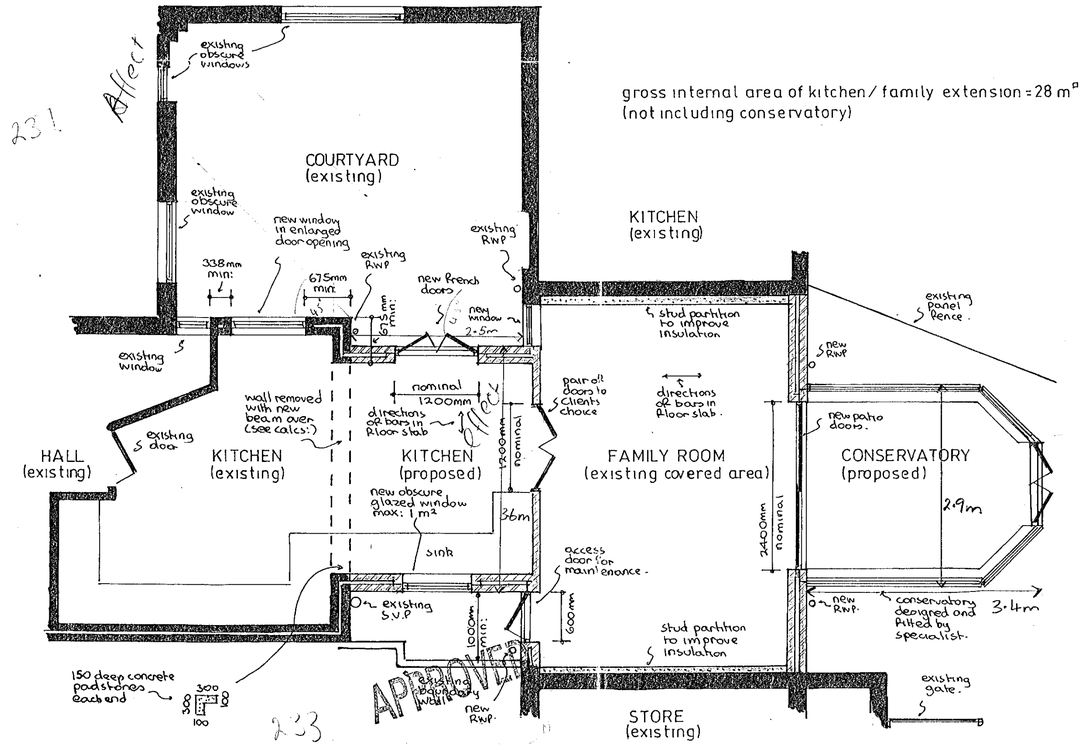
Rainwater :- 112mm gutters and 62mm downpipes to match existing to discharge via back inlet gullies and 100mm upvc underground drainpipe to new soakaway 1000mm diameter x 2000mm deep and situated min: 5000mm from any building.

Foul drainage :- Kitchen equipment to discharge via deep seal traps and wastes to existing 100mm pvc SVP. Before work commences on site the existing line of foul drain to be located and allowance made for concrete lintels where pipes pass under walls.

Conservatory :- To be designed and fitted by specialist but is not subject to Building Regulations.

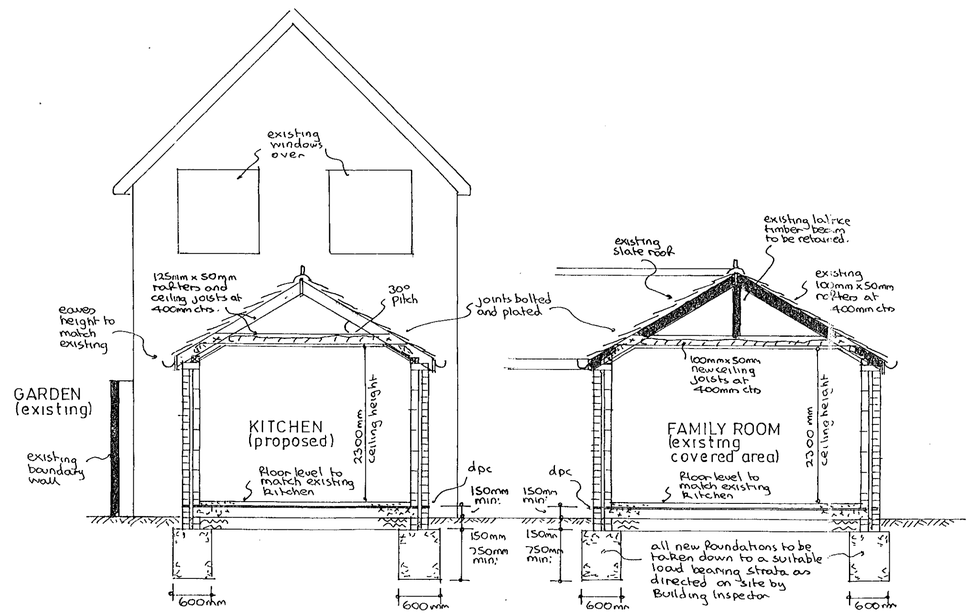
Party wall Act 1996 :- Where work is taking place adjacent to party walls Client is to reach agreement with adjoining owners in accordance with the procedure set out in the above Act. Copies can be obtained from "The DoE Publications Despatch Centre, Blackhorse Road, London, SE99 6TT tel 0181 691 9191.

Beam :- (see calculations) Kitchen beam to be encased in two layers of plasterboard totalling 19mm and 7mm gypsum plaster finish to provide fire protection. Clear headroom of min: 2000mm to be maintained under encased beam. Beam to be formed of 2No 152 x 89 x 16 kg mild steel joists bolted together with 12mm bolts and spacers at 600mm centres with Rull bearing on 'L' shaped concrete padstone each end (see detail).



gross internal area of kitchen / family extension = 28 m² (not including conservatory)

part ground floor plan



typical sections

12.FEB.2001 * 3559

D 30/8/01

PROPOSED EXTENSION at 235 READING ROAD, WOKINGHAM, BERKSHIRE for MR. J. D. READ.

Revisions:- 'A' 8/2/2001 Minor amendment at clients request.

Drawing No	AH/E/3112A
Scales	1:50 & 100
Date	FEB 2001

ANDESIGN BUILDING PLANS