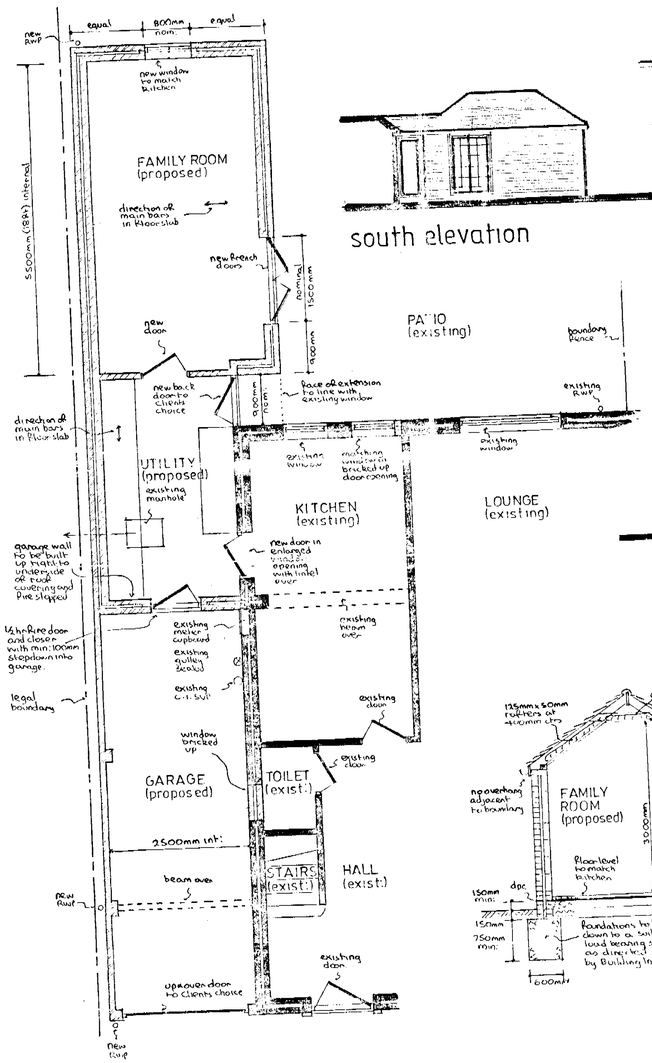
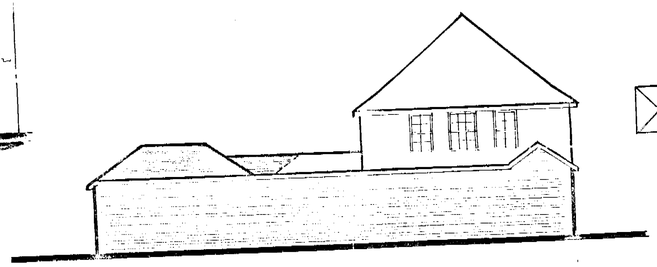
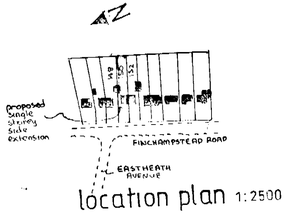


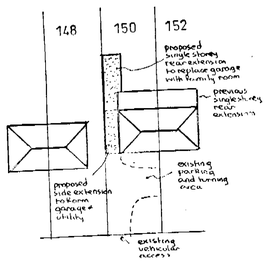
part ground floor plan



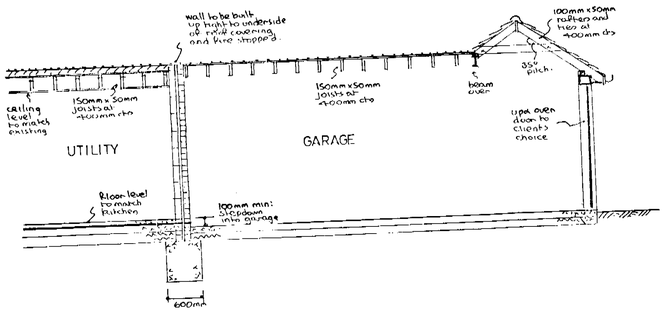




location plan 1:2500



block plan 1:500



typical sections

gross internal area of extension = 43·82 m²

notes:-

Roof (Family room):- Tiling to match existing on felt and battens on 125 mm x 50mm rafters pitched to match existing and set at 400mm centres, with 175 mm x 50mm hip rafters with 100 mm x 50mm ties at 1200mm centres with 200mm ft breathex insulation between ties and up sloping ceiling positions. 50 mm celotex double 'R' rigid slab insulation to be placed between rafters to maximum min: 50 mm air gaps 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 units equivalent to 25 mm continuous gap and ridge vents equivalent to 5 mm continuous gap.

Roof (Utility):- Three layer felt and chippings high performance system on 120 mm Rockwool Hardrock insulation on vapour barrier on 18 mm exterior quality plywood on firrings to create min: 1 in 40 fall on 150 mm x 50 mm roof joists at 400mm centres with ceiling of 9 mm foil backed plasterboard and skimcoat plaster to receive selected decorations. This is a warm deck roof and no cross ventilation is required.

Roof (garage):- Three layer felt and chippings high performance system on 18mm exterior quality plywood on 150 mm x 50mm roof joists at 400 mm centres set at min: 1 in 60 fall. Dummy pitch to be formed of tiling to match existing on 100mm x 50mm rafters pitched at 400mm centres with ties at 1200 mm x 50mm at 400mm centres.

Lateral restraint :- where roof/ceiling joists run parallel to an external wall, lateral restraint must be achieved by metal straps at 1200 mm 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.

Floor:- Garage floor to be formed of 100 mm concrete slab on 150 mm selected hardcore. Family room/utility floor to be formed of selected floor finish on 65mm reinforced screed on building paper on 120mm Rockwool rigid slab insulation on Vexitrak or similar 4 pm on 150 mm suspended concrete floor slab, supported on all edges and reinforced with A785 fabric reinforcement with 10 mm main bars at 100 mm centres and 8 mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of 150 mm selected hardcore.

Walls:- 112 mm external skin of facing brick to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100 mm internal skin of celcon blockwork and 16 mm plaster to receive selected decorations. To avoid risk of cold bridging, reveals around any new external door and window openings to be insulated.

Windows/doors :- New windows / external doors to be double glazed and fitted with trickle vents in head equivalent to 8000mm² opening to Family room and 4000mm² to kitchen and utility. Any glass in windows below 800mm and doors below 1500mm measured from floor level to be in laminated safety glass.

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

D.P.C.a 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 compliance with current I.E.E. regulations.

Ventilation:- Utility to be fitted with extract fan (30 litres per second) Kitchen to have either cooker hood (30 litres per second) or extract fan (60 litres per second). Toilet to have extract fan (6 litres per second) linked to light switch and all to discharge to open air.

Rainwater:- 112 mm gutters and 62 mm downpipes to discharge via back inlet gullies and 100 mm upvc underground downpipe to new soakaways 1000 mm diameter x 2000 mm deep and situated min: 4500 mm from any building.

Foul drainage:- Any new foul drainage to be connected in 100 mm upvc underground downpipe, bedded in pea shingle, set at 1in 40 min: Rodd and provided with concrete lintels where pipes pass under walls. Existing manhole in utility to be fitted with double sealed screwdown cover and frame.

Setting out :- Great care is to be taken in setting out adjacent to boundary to ensure that no part of the proposed building including overhangs of roof and gutters and foundations project beyond legal boundary. Client is to arrange construction access with adjoining owner.

UCA 22/3/02 C&D

PROPOSED EXTENSION at 150 FINCHAMPSTEAD ROAD, WOKINGHAM, BERKSHIRE for MR & MRS. M. PETLEY.	Revisions:-	Drawing N° AHE/3325 Scales 1:50 & 100 Date FEB 2002	NDESIGN BUILDING PLANS