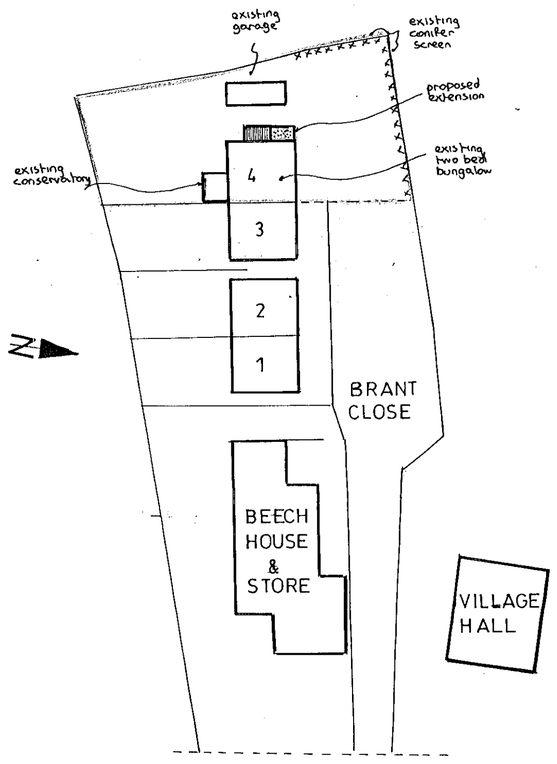


north west elevation south

gross internal area of ensuite = 3·26 m²



block plan 1:500

notes:-

Roof:- To avoid need for cross ventilation a warm deck roof is to be used. Roof to be formed of three layer felt and chippings on 120mm Rockwool hardrock insulation on vapour barrier on 18mm exterior quality plywood on firrings to create 1in 60 min: fall on 100mm x 50mm joists at 400mm centres and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations.

lateral restraint:- Where roof joists run parallel to an external wall, lateral restraint must be achieved by metal straps at 1200mm centres to span 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 all wall plates.

Floor:- Selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on vent roll or similar dpm on 150mm suspended concrete floor slab, supported on all edges and reinforced with B785 fabric reinforcement with 10mm main bars at 100mm centres and 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 and 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 ensuite window to be insulated.

Windows/doors:- All new windows/external doors to be double glazed and fitted with trickle vent in head of ensuite window equivalent to 4000mm². Ensuite window to remain obscure glazed. Any glass in windows below 800mm or doors (including adjoining windows) below 1500mm measured from floor level to be in laminated safety glass.

D.p.c & flashings:- D.p.c to be leadcored felt and flashings in code 4 lead.

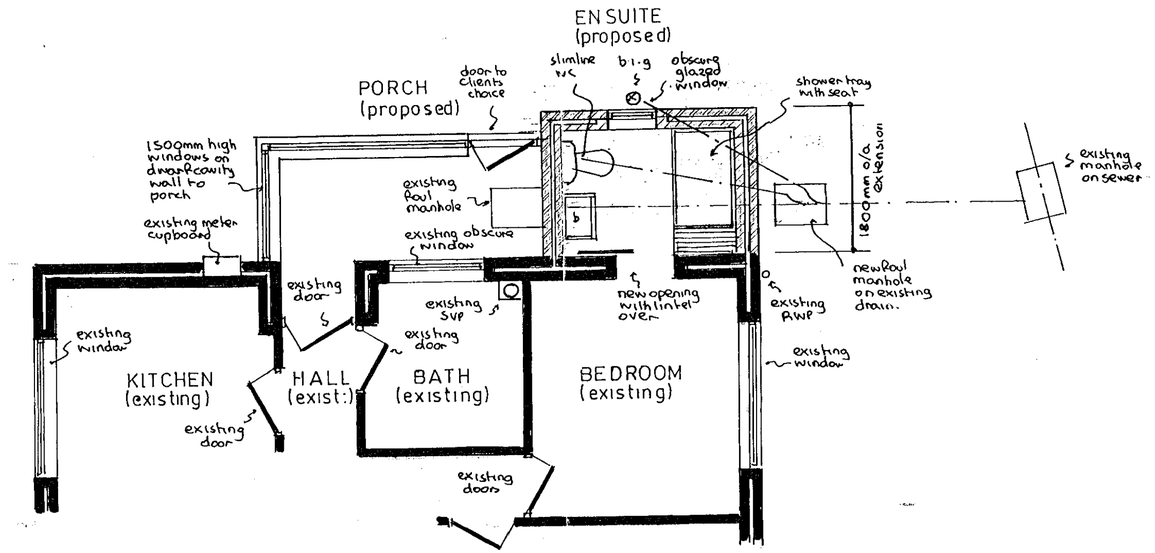
lintels:- I.G. lintels type W/S galvanised steel insulated lintel.

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

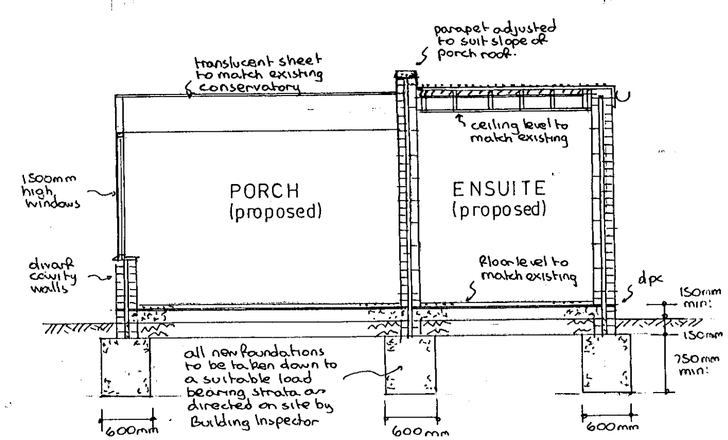
ventilation:- Existing bathroom and new ensuite to be fitted with extract fans discharging to open air at rate of 15 litres per second.

Rainwater:- Matching 112mm gutter on west and north elevation to discharge to existing RWP.

Foul drainage:- Existing manhole cover in porch to be fitted with a double sealed cover and frame screwed down. Any new foul drainage to be carried out in 100mm u.p.v.c underground drain-pipes bedded in pea shingle, set at min: 1 in 40 fall and provided with concrete lintels where pipes pass under walls. 100mm w.c. waste, 40mm shower, 32mm basin waste.



part floor plan



typical section



APPROVED
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08 MAR 2000 0080

PROPOSED EXTENSION at 4 BRANT CLOSE, ARBORFIELD, BERKSHIRE for MR. B.E. WATKINS.

Revisions:- 'A' 6/3/2000 General revisions at clients request.

Drawing No	AH/E/2950ª
Scales	1:50 & 100
Date	FEB 2000

DESIGN BUILDING PLANS

6/3/00.