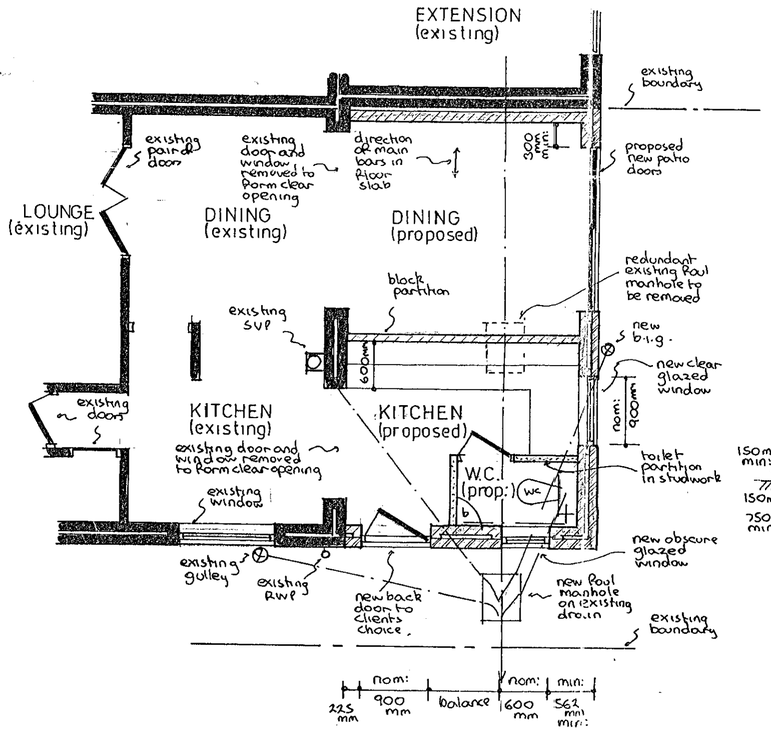


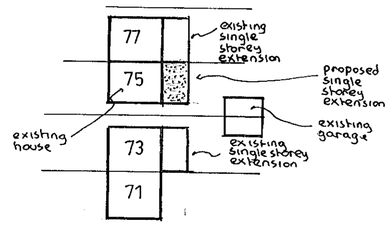
north elevation

west elevation

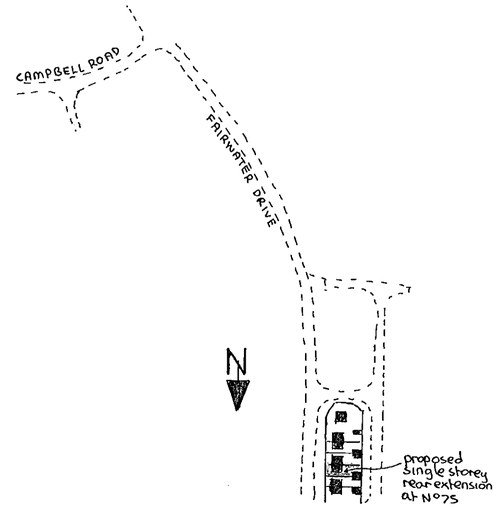
gross external volumn of extension = 53 m³
gross internal area of extension = 15 m²



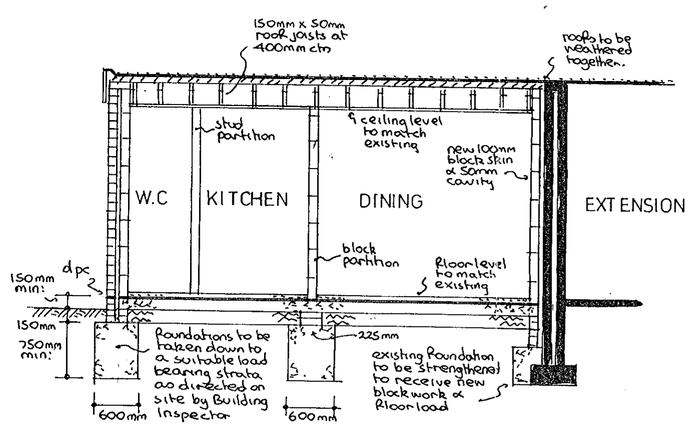
part ground floor plan



block plan
1:500



location plan
1:2500



typical section

notes:-

Roof :- Three layer felt and chippings on 120mm Rockwool hardrock insulation on vapour barrier on 18mm exterior quality plywood on firrings at 400mm centres to create min: 1 in 60 fall on 150mm x 50mm roof joists at 400mm centres and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. This is a warmdeck roof and no cross ventilation is required.

lateral restraint:- Where roof joists 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 to be provided at 2000mm centres to anchor down all wall plates.

Floor :- Selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Ventrott or similar d.p.m on 150mm concrete suspended floor slab supported on all edges and reinforced with BS03 fabric reinforcement with 8mm main bars at 100mm centres and 8mm distribution bars at 200mm centres with 40min bottom cover set on blinded layer of 150mm selected hardcore. Ventilation to be maintained to any existing hollow floors by using second quality drainpipe to link any existing air bricks to new air bricks in external wall.

Walls:- 112mm external skin of Ibstock 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 all new external door and window openings to be insulated.

Partitions:- Between dining and kitchen to be 100mm Celcon blockwork on Full Roundations. Toilet partition formed of 100mm x 50mm timber studding at 400mm centres with 100mm Fibreglass insulation between studding and 9mm plasterboard and skimcoat plaster to receive selected decorations.

Windows / doors :- All new windows / external doors to be double glazed with trickle vents in head to provide equivalent of 8000mm² opening to dining and 4000mm² elsewhere. Toilet window to be obscure glazed. 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 H1/S galvanised steel insulated lintels.

D.p.c & flashings :- D.p.c to be lead core 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.

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

Rainwater:- 112mm gutter to discharge to existing 62mm RWP.

Foul drainage :- Any new foul drainage to be carried out in 100mm upvc underground drainpipe, bedded on pea shingle and set at 1 in 40 fall, and provided with concrete lintels where pipes pass under walls. 100mm w.c. waste, 40mm sink, 32mm basin.

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

3523

PROPOSED EXTENSION at 75 FAIRWATER DRIVE, WOODLEY, BERKS for MR & MRS. C. A. PHILLIPS.

Revisions:-

Drawing No	AH/E/3022
Scales	1:50 & 100
Date	JULY 2000

NDESIGN BUILDING PLANS