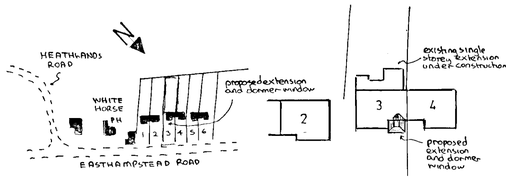


southeast northeast elevation northwest

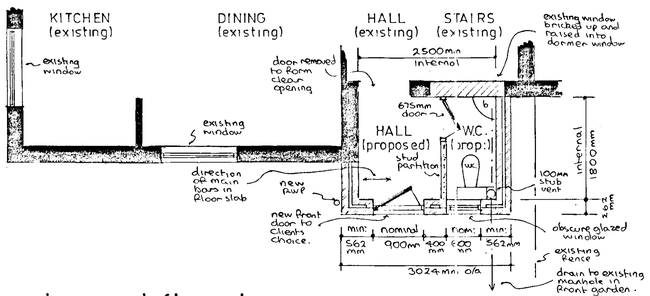



location plan 1:2500

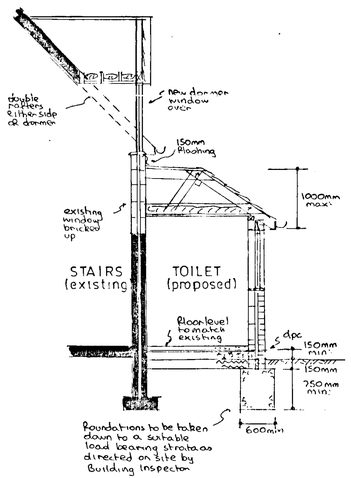



block plan 1. 500

gross internal area of extension = 4.5m²




part ground floor plan




typical section

## notes:-

Roof:- Tiling to match existing on Pelt and battens on 100mm x 50mm rafters pitched at 35° and set at 400mm centres with 150mm x 50mm ceiling joists at 400mm centres with 200mm Fibreglass insulation between joists and ceiling of 9mm Foil backed plasterboard and skimcoat plaster to receive selected decorations. Roof spaces to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 10mm continuous gap. Small flat over hall/toilet in code 6 lead on 18mm exterior quality plywood on 100mm x 50mm bearers.

Dormer roof :- As described above but use 100mm x 50mm timbers throughout and 45° pitch.

Lateral restraint:- Where ceiling 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 are 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 Ventrot or similar d.p.m on 150mm suspended concrete 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 40mm bottom cover set on blinded layer of 150mm selected hardcore. Allowance to be made to maintain ventilation to any hollow floors by linking existing air bricks to new air bricks in external wall.

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

Dormer walls :- Tile hanging to match roof tiles on Pelt and battens on 9mm exterior quality plywood on 100mm x 50mm timber studding at 400mm centres with 100mm Fibreglass insulation between studding and faced with 9mm Foil backed plasterboard and skimcoat plaster to receive selected decorations.

Partition :- 100mm x 50mm timber studding at 400mm centres with 100mm Fibreglass insulation between studding and faced with 9mm plasterboard and skimcoat plaster to receive selected decorations.

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

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

Windows/doors :- All new windows/doors to be doube glazed (obscure to toilet) and fitted with trickle vents in head, equivalent to 4000mm² opening. Any glass in windows below 800mm or doors below 1500mm measured from floor level to be in laminated safety glass.

Electrics:- To Clients individual requirements, but must be installed in struct accordance with current I.E.E regulations.

Foul drainage:- All new foul drainage to be carried out in 100mm upvc underground drainpipe bedded on pea shingle, set to min: 1in 40 fall and provided with concrete lintels where pipes pass under walls.

Rainwater:- 112mm gutters to discharge via 62mm downpipe discharging via back inlet gullies and 100mm upvc underground drainpipe to existing surface water drain. 100mm w.c. waste, 32mm basin.

APPROVED

19 JUL 2001 * 4513

PROPOSED EXTENSION and DORMER WINDOW at 3 HOLME GREEN, EASTHAMPSTEAD ROAD, WOKINGHAM for MISS.E.M.ROGERS.

Revisions:-

| | |
|---|---|
| Drawing N° | AH/E/3192 |
| Scales | 1:50 & 100 |
| Date | JULY 2001 |

NDESIGN BUILDING PLANS

cp 1/10/01