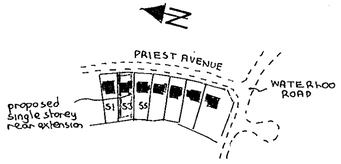
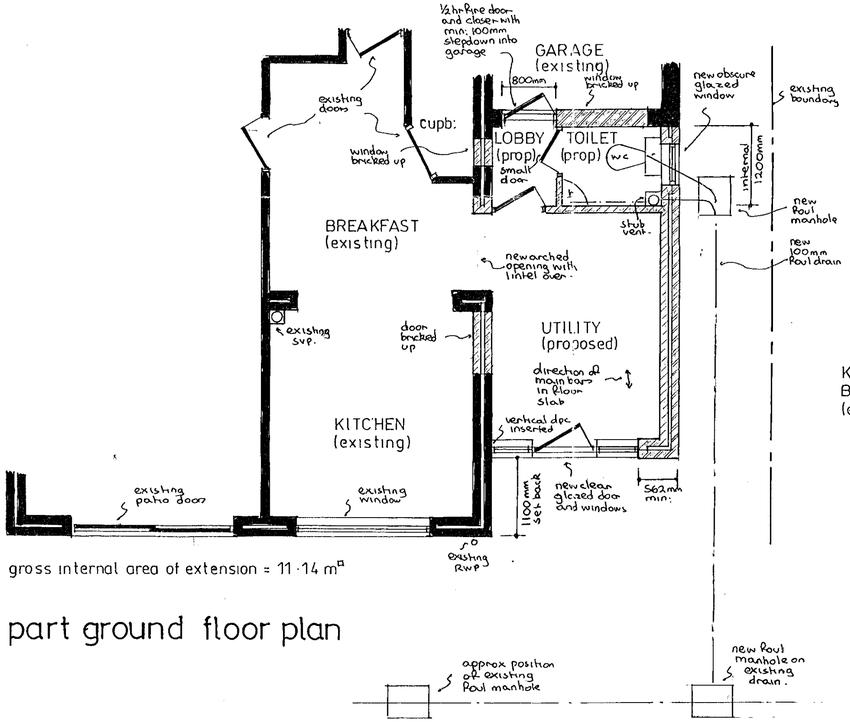


west elevation

south elevation

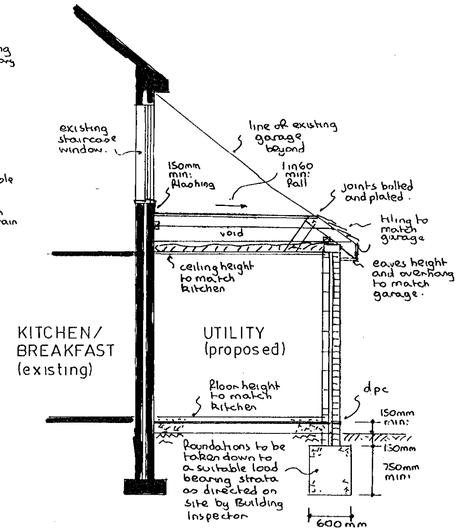


location plan 1:2500

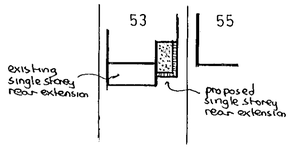


gross internal area of extension = 11·14 m²

part ground floor plan



typical section



block plan 1:500

notes:-

Roof:- Code 6 lead on 18mm exterior quality plywood set to min: 1 in 60 fall on 125mm x 50mm roof joists at 400mm centres with 150mm x 50mm ceiling joists at 400mm centres with 200mm Fibreglass insulation between joists and ceiling & 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Fitched perimeter to be formed of plain tiling to match garage on felt and battens on 100mm x 50mm rafters & struts pitched to match existing and set at 400mm centres. Roof space to have permanent cross ventilation and this is to be achieved by proprietary eaves vents on both elevations equivalent to 25mm continuous gap and with mushroom roof vent over lobby to ensure complete circulation.

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 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 Foil Foundations.

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

Lintels:- I.C. lintels Hrd type W/S galvanised steel insulated lintels.

D.p.c & flashings:- D.p.c to be leadcored 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:- Utility to be fitted with extract fan discharging to open air at rate of 30 litres per second.

Rainwater:- 112mm gutter to match existing to perimeter of roof to discharge via existing R.W.P on garage.

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



APPROVED

PROPOSED EXTENSION at 53 PRIEST AVENUE, WOKINGHAM, BERKSHIRE for MR & MRS. R. GUNN.

Revisions:-

Drawing Nº AH/E/2959
Scales 1:50 & 100
Date MARCH 2000

NDESIGN BUILDING PLANS