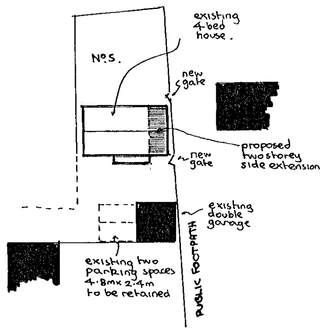


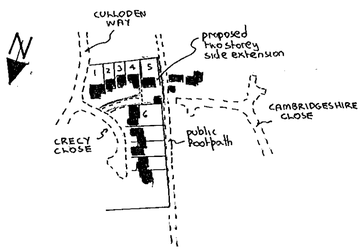
north elevation

west elevation

south elevation



block plan 1:500



location plan 1:2500

notes:-

Roof:- Tiling to match existing on felt and battens on 100mm x 50mm rafters pitched to match existing and set at 400 mm centres with 125mm 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 space to have permanent cross ventilation and this is to be achieved by proprietary ventilators at eaves level to achieve equivalent of 10 mm continuous gap.

First floor:- 18 mm t & g flooring grade chipboard on 150mm x 50mm floor joists at 400mm centres with central row of herringbone strutting, with double joist under partitions with ceiling of 12mm plasterboard and skimcoat plaster to receive selected decorations.

Lateral restraint:- Where floor and 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 2000 mm centres to anchor down all wall plates.

Ground floor:- selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Vertrel 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 bricks to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of celcon blockwork with 15mm plaster 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 ground floor on foll foundations. First floor partitions to be 100mm x 50mm timber studding at 400 mm centres with 100mm fibreglass insulation between studding and faced with 9mm plasterboard and skimcoat plaster to receive selected decorations.

Windows / doors:- All windows double glazed, non opening to utility, obscure glazed to bathroom and fitted with trickle vents in head equivalent to 8000mm² to family room and bedroom with 4000mm² elsewhere. Because family room is considered as inner room, window must provide min: 850 mm high x 500mm wide clear opening as alternative fire escape. Any glass in windows below 800 mm or doors below 1500 mm measured from floor level to be in laminated safety glass.

Dpc & flashings:- Dpc to be leadcored felt and flashings in code 4 lead.

Lintels:- lintels to be I.G. lintels galvanised steel type H/S insulated.

Electrics:- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations and include mains controlled linked smoke detectors on hall and landing ceiling.

Ventilations:- Utility to have extract fan (30 litres per second) and bathroom to have extract fan (15 litres per second) all discharging to open air.

Rainwater:- 112 mm gutters to discharge via existing 62 mm downpipes.

Foul drainage:- Existing manhole in utility to be fitted with double sealed screwdown cover and frame. New bathroom and utility equipment to discharge via deep seal traps and wastes to new 100mm pvc SVP terminating min: 900mm above highest opening window. 100mm wc waste, 40mm bath, sink, shower, 32 mm basin wastes. Any new foul drainage to be carried out in 100mm upvc underground drainpipe, bedded in pea shingle, set at 1 in 40 fall and provided with concrete lintels where pipes pass under walls.

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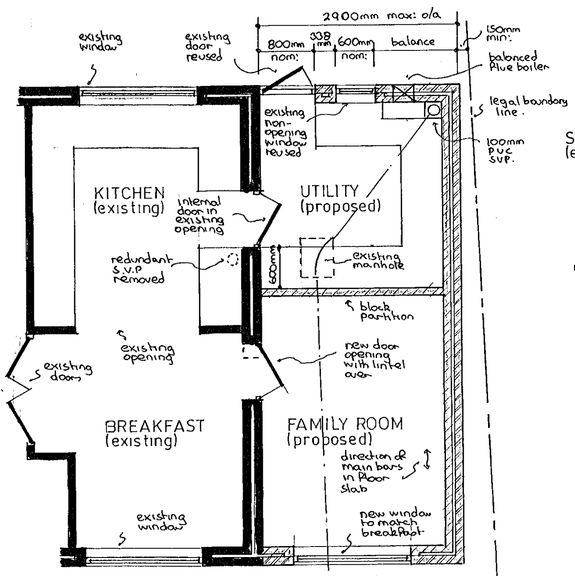
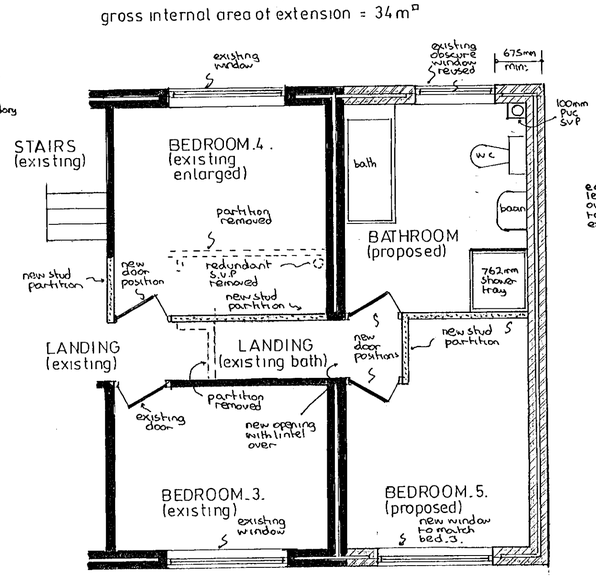
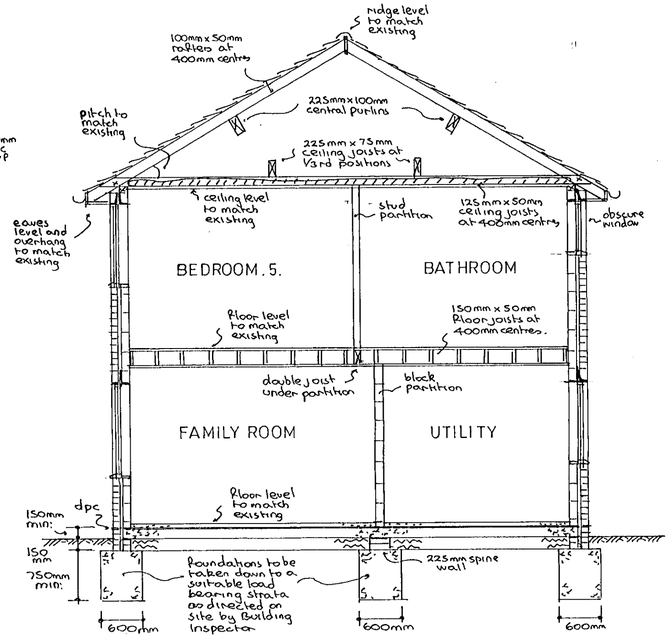


part ground floor plan

gross internal area of extension = 34m²



part first floor plan



typical section

PROPOSED EXTENSION at 5 CRECY CLOSE, WOOSEHILL, WOKINGHAM, BERKSHIRE for MR & MRS. P.H. HARFLEET.

Revisions:-

Drawing Nº AH/E/3002
Scales 1:50 & 100
Date JUNE 2000

NDESIGN BUILDING PLANS

3/1/00