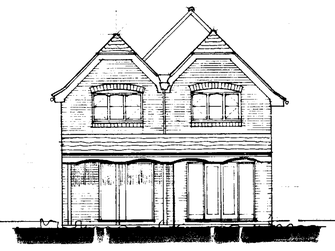
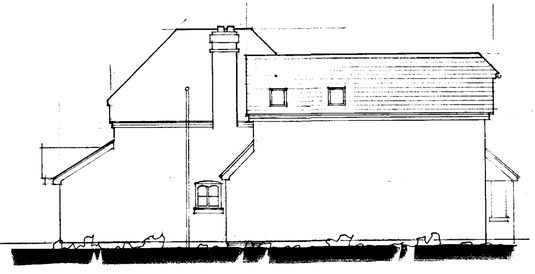


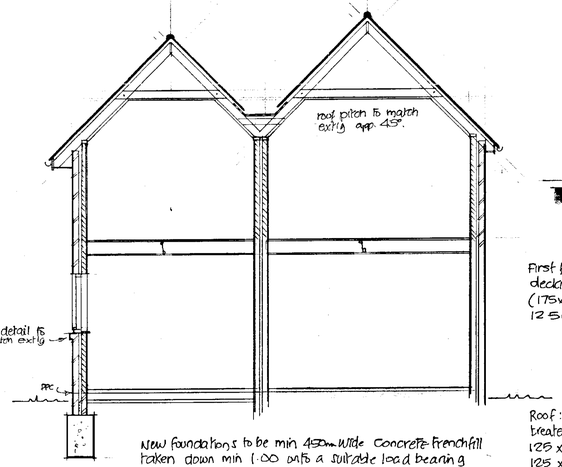
SIDE



REAR.



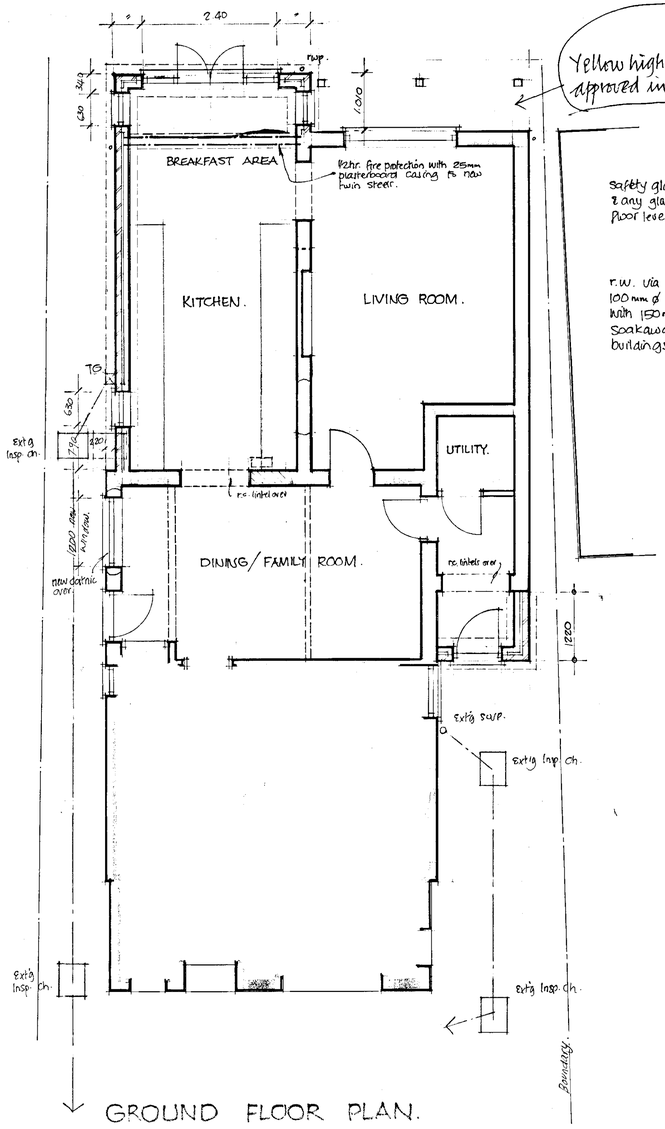
SIDE





FRONT.

First floor: 18mm t&g edged moisture proof chipboard decking on 200x50 SW Joists @ 400%. (175x50 over kit) herringbone strutting @ mid span. 12.5mm plasterboard soffit.

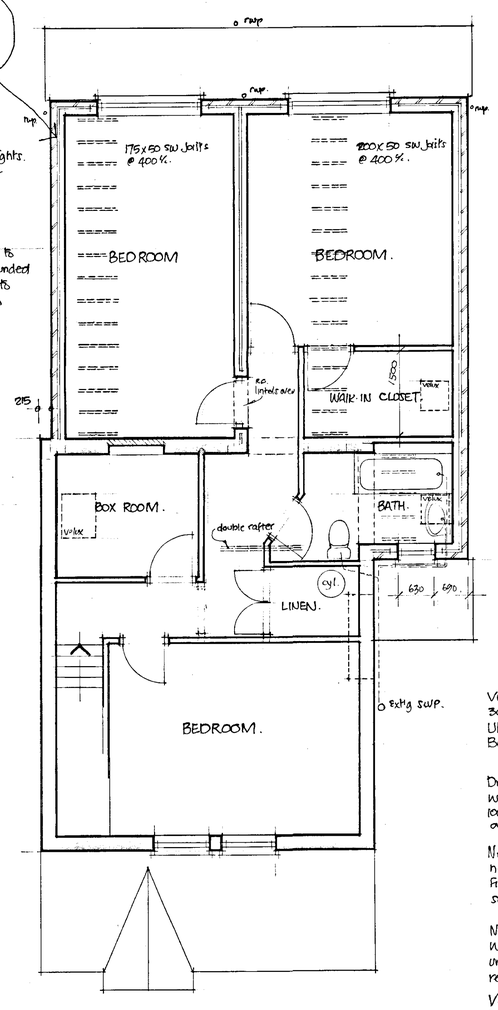


Yellow highlighted area approved in May 2001.

Safety glass in door & sidelights. & any glass within 800mm of floor level.

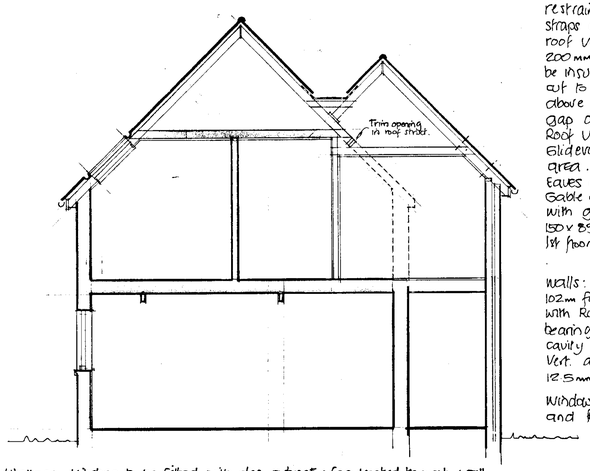
r.w. via r.w.p.s & gutters to 100mm ø P.V.C. drains surrounded with 150mm of pea shingle to soakaway min 5m from buildings.

GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

New foundations to be min 450mm wide Concrete trenchfill taken down min 1.00 onto a suitable load bearing strata to L.A. approval.
lean mix fill to cavities below ground level.



Roof: Slate roof coverings to match existing on treated S.W. battens on untearable bit. felt on 125x50 S.W. rafters @ 400%. also 125x50 SW ceiling joists @ 400% M12 bolted connections with toothed timber connectors.
Rafters securely fixed to 100x50 S.W. wall plate Plates strapped down with galv. M.S. vertical restraints 30mm W x 2.5mm Th. 100x900 long - 5 fixings. straps @ 1600% max.
roof void insulated over horiz. soffitter with 200mm Rockwool or equal. sloping ceilings to be insulated with celotex double - R GA 2067. cut to fit tightly between rafters immediately above plasterboard leaving a min. 50mm air gap above insulation.
Roof void ventilated with continuous eaves Glidevale vent strip giving 10000 mm²/m. vent area.
Eaves detail to match ext'g also r.w. gutters.
Gable ends tied into roof and floor construction with galv. M.S. lateral restraints. 30mm W x 5mm Th 150x850 long - 3 fixings and @ 1200% at 1st floor level and 1600% above.

Walls: new cavity ext. walls to be 270mm. with 102mm facing brick outer skin. 65mm cavity filled with Rockwool cavity wall batts. 100mm load bearing block inner skin (3.5 N/mm² min).
cavity wall ties @ 900mm c/c horiz. 450mm c/c Vert. and staggered. 300mm c/c vert. @ reveals 12.5mm 2 coat plaster int. finish.

Windows: sheet head to match extg. double glazed and fully weatherstripped, with trickle vent facility.

Ventilation: Kitchen to be fitted with elec. extractor fan, vented through wall. 30 lit/sec capacity as a cooker hood or 60 lit/sec. elsewhere.
Utility to be fitted with ditto 30 lit/sec capacity.
Bathroom to be fitted with ditto. 15 lit/sec capacity.

Drainage: 100mm ø W.C. connection. 42mm ø bath waste and 36mm ø basin waste. Bath/basin combine into 55mm ø in lean to roof void and connect into 100mm ø lateral and onto extg S&VP. Kit wastes (42mm ø) to be discharged over trapped gulley below grating level.

New first floor partitions to be 75x50 SW studding @ 400%. with horiz. noggins @ 600% faced both sides with 12.5mm plasterboard + suitable insul. filling between studs. Built of double joists where running parallel or sole plate where @ 90°.

New Valley gutters: either high performance elastomeric 3 layer felt on 18mm WBP. ply on firrings and joists. Finish turned up min 150mm (measured vert.) under slates. OR. code 5 lead laid in accordance with L.D.A. recomms. on 18mm WBP ply carcass.

Velux: Walk in closet & bathroom type GVA 0091 460x610.
Box Room type GGL pivot 550x780.

Ground floor: min. 50mm S/C screed on 3 coat synthaprufe or equal applied d.p.m. on 125mm concrete oversite slab with A142 anti crack mesh on 1200g. polythene on 50mm Jablite SD grade under slab insulation on blinded min. 150mm well consolidated hardcore.

APPROVED

24 JAN 2002 5740

REV A. Nov 2001 minor amendments + B Reg. spec.

R. G. BUTLER & ASSOCIATES.

11 STRATHMORE DRIVE CHARVIL READING RG10 9QT Tel/fax 0118 934 3040.

PROPOSED 2 STOREY REAR EXTENSION AT 318 BARKHAM ROAD WOKINGHAM.

scales 1:50 1:100	drg no. 451/1 A
date Apr. 2000	

23/8/02