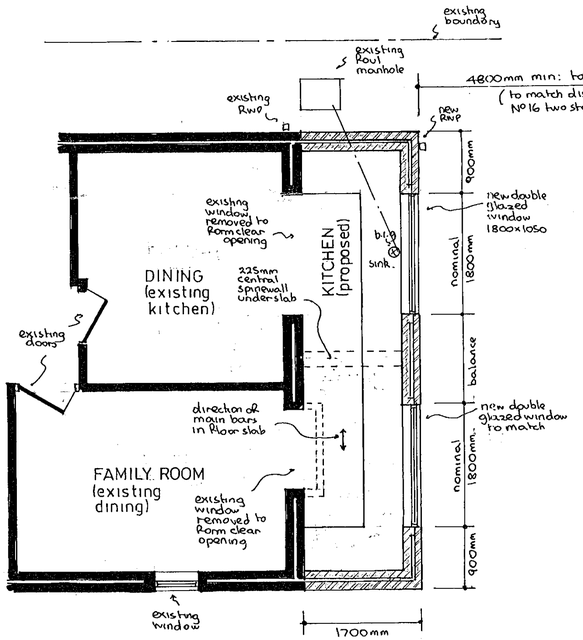
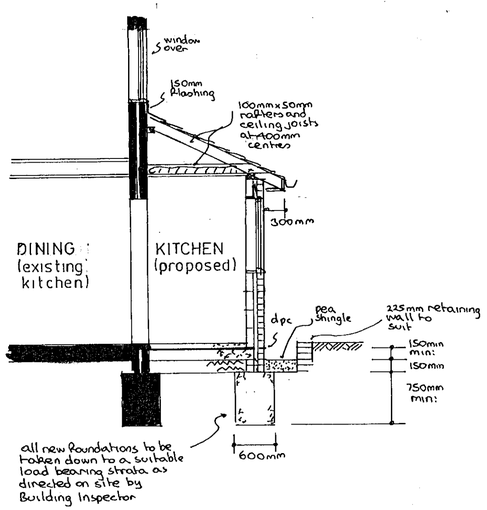


side elevation front elevation side elevation



part ground floor plan



typical section

gross internal area of extension = 9·6 m²

notes:-

Roof:- Tiling to match existing on felt and battens on 100mm x 50mm rafters and 100mm x 50mm ceiling joists at 400 mm 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 eaves vents equivalent to 10mm continuous gap and high level tile vents equivalent to 5mm continuous gap.

Lateral restraint:- Where ceiling joists run parallel to an external wall, lateral restraint must be achieved by metal straps at 1200mm centres to anchor down all wall plates. 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 40 mm Rockwool rigid slab insulation on Ventrot or similar dpm on 150 mm suspended concrete floor slab supported on all edges and reinforced with B785 Fabric reinforcement with 10 mm main bars at 100mm centres and 8mm distribution bars at 200 mm centres with 40mm bottom cover set on blinded layer of 150mm selected hardcore. Top steel over spine wall.

Walls:- 112 mm 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 or window openings to be insulated.

Windows:- New windows to be double glazed and fitted with trickle vents in head equivalent to 8000mm². Any glass in windows below 800 mm measured from floor level to be in laminated safety glass.

Lintels:- I.G. lintels Ltd type L1/S galvanised steel insulated lintels.

Dpc & 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:- Kitchen to either have cooker hood (30 litres per second) or extract fan (60 litres per second) discharging to open air.

Rainwater:- 112mm gutter and 62mm downpipe to match existing to discharge via back inlet gulley and 100mm upvc underground drainpipe to existing surface water drain.

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

11. JAN. 2000* U556

APPROVED

for block and location plans see ordnance survey sheets

PROPOSED EXTENSION at 20 CUMBERLAND WAY, WOKINGHAM, BERKSHIRE for MR.R.J.BROWN.

Revisions:- 'A' 6/1/2000 General alterations

Drawing Nº AH/E/2926 A
Scales 1:50
Date DEC 1999

ANDESIGN BUILDING PLANS

D 2/3/00