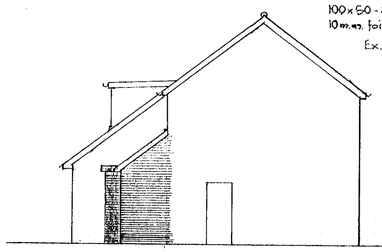


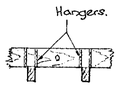
EXISTING FRONT ELEVATION



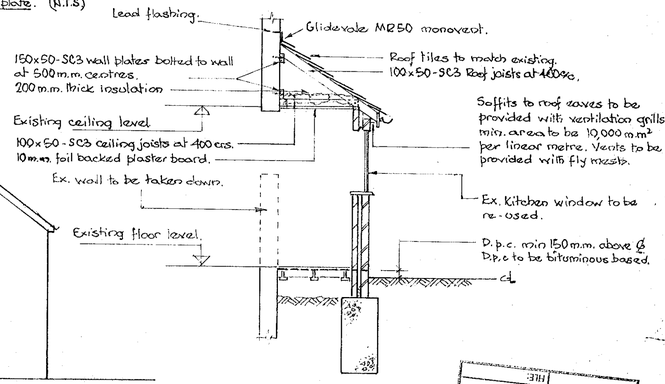
PROPOSED FRONT ELEVATION



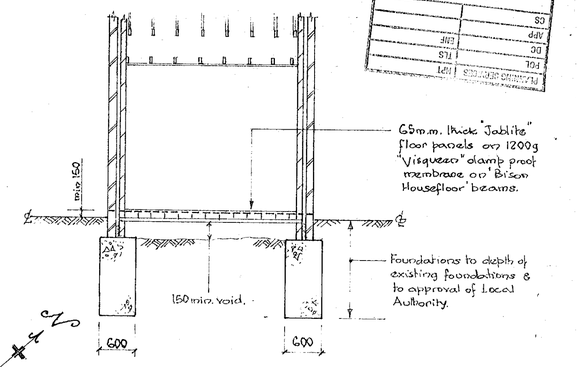
PROPOSED SIDE ELEVATION



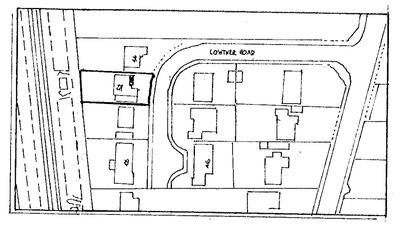
Detail of support of ceiling joists on wall plate. (N.T.S)



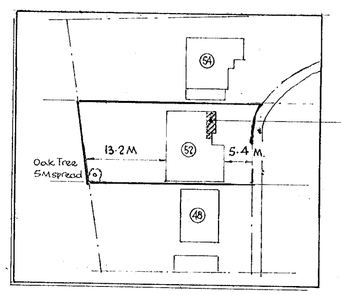
SECTION A-A



SECTION B-B



LOCATION PLAN 1:1250



BLOCK PLAN 1:500



'A' - Minor alteration to extend front to form W.C & change existing W.C. to cloakroom. Front window changed to bow window.

NOTE

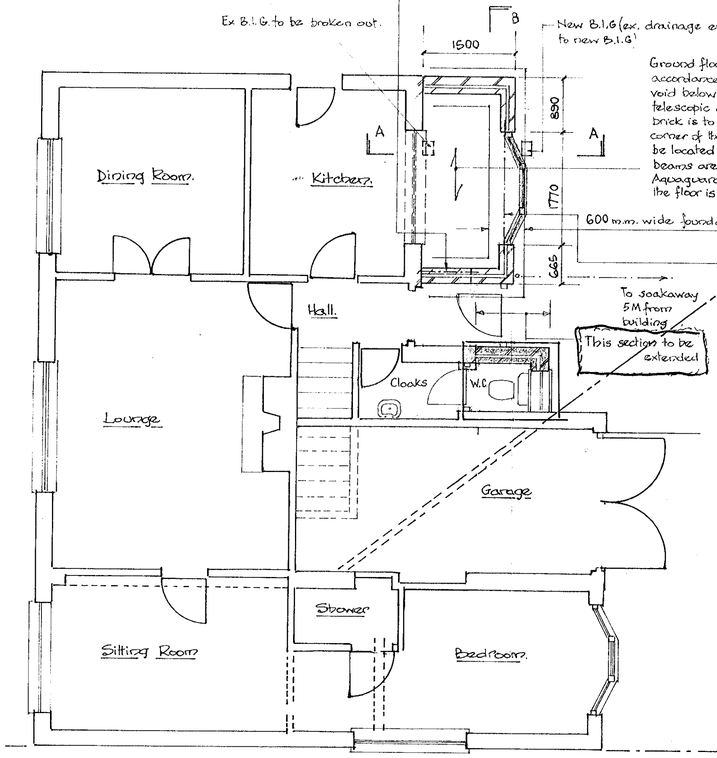
100 m.m thickness blockwork to be provided at low level where wall is internal
At roof level where wall becomes external provide builders concrete lintel to support inner skin and construct in normal cavity wall construction. Provide slate bridging at lintel.

KEY

Existing structure
New brickwork
New blockwork

NOTE

All new roof tiles and external brickwork to match existing.



Ground floor to be BISON HOUSEFLOOR laid in accordance with the manufacturers instructions - void below floor to be vented by 225x75 telescopic air bricks at 2M centres max. An air brick is to be located within 1M of each corner of the building. Air bricks are NOT to be located beneath BISON beams. The beams are to be laid on Marley Aquaguard d.p.c. The soil under the floor is to be sprayed with fungicide solution.

Lintel to be IG L1/S50 or similar
Provide tray D.P.C over lintel
Lintel to have insulation insert

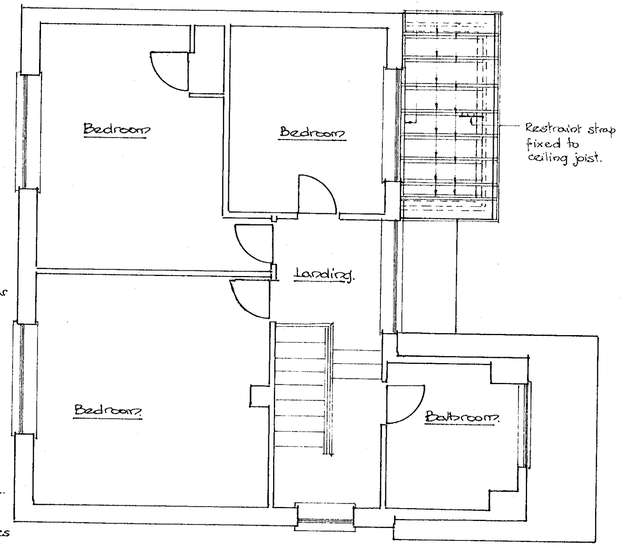
Cavity wall construction to be :-
102 m.m. Face brickwork to match existing
50 m.m. Cavity fully filled with Rockwool or similar
100 m.m. CELCON STANDARD Block
13 m.m. Plasterboard on dabs / Plaster

Min. "U" value of wall to be 0.45 W/m²K per °C
Wall ties to be stainless steel spaced 450 vertically & 900 m.m. horizontally
Walls below d.p.c and above gr. level to be min CLASS 4 bricks
Walls below ground level to be dense concrete block.
The cavity is to be filled to within 225 m.m. of d.p.c with lean mix concrete sloping towards outside brick skin.
All cavities to be closed at roof level with block.
Meshed weepholes vents to be incorporated in the external skin 2 brick courses above the d.p.c & at 2M centres. Meshed weepholes to be installed over lintels & cavity trays.
Mortar above d.p.c. to be 1:1:6. Mortar below d.p.c. to be 1:3.
New walls to be bonded to existing unless otherwise noted.

Reveals and cills to all openings to be closed using CATNIC Insulated Cavity Closers.

All rafters to be birdsmouthed over both wall plates.

100 x 50 - SC3 Ceiling joists at 400 crs
100 x 50 - SC3 Roof rafters at 400 crs
150 x 50 - SC3 Wall plate bolted to wall at 500 crs.



PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

05.JUN.2000* 1647

APPROVED

52 LOWTHER ROAD WOKINGHAM BERKSHIRE	PROPOSED SINGLE STOREY FRONT EXTENSION TO ENLARGE EXISTING KITCHEN	scale 1:50 1:100	
		drg no 52098/1	A