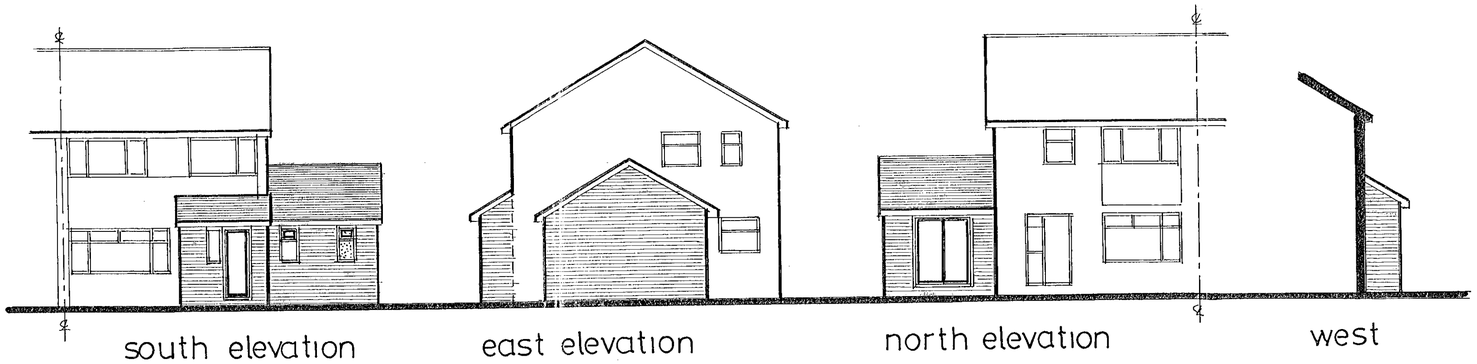
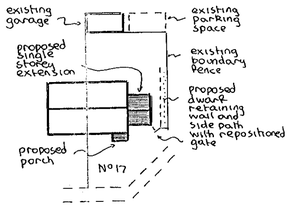


south elevation

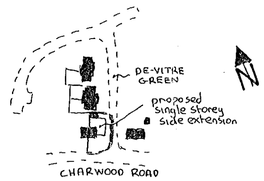
east elevation

north elevation

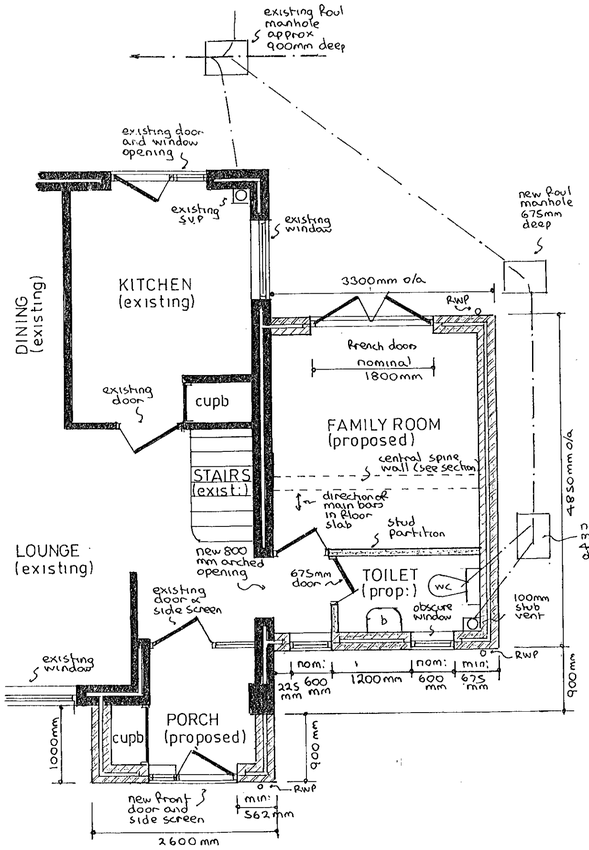
west



block plan 1:500

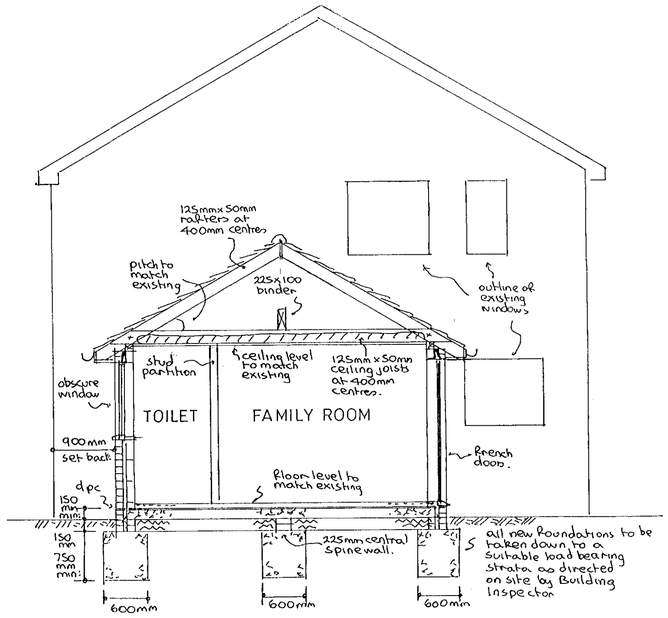


location plan 1:2500



part ground floor plan

gross internal area of extension = 13·27 m² (excluding porch)



typical section

notes:-

Roof:- Tiling to match existing on felt and battens on 125mm x 50mm rafters at 400mm centres pitched to match existing 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 eaves vents equivalent to 10mm continuous gap.

Lateral restraint:- Where ceiling joists run parallel to an external wall, lateral restraint is to be achieved by metal straps at 1200mm centres spanning three joists. In addition mild steel anchors min: 30 mm x 5 mm cross sectional area are to be provided at 2000mm centres to anchor down all wall plates.

Ground Floor:- Selected floor finish on 65mm reinforced screed set on building paper on 40 mm Rockwool rigid slab insulation on Ventrok or similar dpm on 150mm suspended concrete floor slab, supported on all edges and reinforced with BS05 Fabric reinforcing with 8 mm main bars at 100mm centres and 8 mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of 150 mm selected hardcore. Top steel to be provided over central spine wall.

Walls:- 112 mm external skin of facing brick to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100 mm internal skin of celcon blockwork and 16mm plaster to receive selected decorations. To avoid risk of cold bridging reveals around new external door and window openings to be insulated.

Partition:- 100mm x 50mm timber studding at 400mm centres with 100 mm fibreglass insulation between studding and faced with 9mm plasterboard and skimcoat plaster to receive selected decorations.

Windows / doors:- All new windows / external doors to be double glazed and fitted with trickle vents in head equivalent to 8000mm² opening to Family room and 4000 mm² elsewhere. Toilet window to remain obscure glazed. Any glass in windows below 800mm or doors (including side screens) below 1500mm measured from floor level to be in laminated safety glass.

D.p.c & flashings:- D.p.c to be leadcored felt and flashings in code 4 lead.

Lintels:- I.G. lintels Ltd type W1/S galvanised steel insulated lintels.

Electrics:- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations.

Rainwater:- 112 mm gutters and 62 mm downpipes to discharge via back inlet gullies and 100 mm upvc underground drainpipe to new soakaway 1000mm diameter x 2000mm deep and situated a minimum 4500 mm from any building.

Foul drainage:- Any new foul drainage to be carried out in 100mm upvc underground drainpipe bedded on pea shingle, set at min: 1 in 40 fall and provided with concrete lintels where pipes pass under walls, 100mm wc waste and 32mm basin waste.

Porch:- Not subject to Building Regulations but construction to be based on same details listed above for main extension.

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Design and build by ECONOBUILD LTD	PROPOSED EXTENSION at 17 CHARWOOD ROAD, WOKINGHAM, BERKSHIRE for MR & MRS. R.W. MAY.	Revisions:-	Drawing No AH E/3118 Scales 1:50 & 100 Date FEB 2001

ANDESIGN BUILDING PLANS

AD 11/3/01