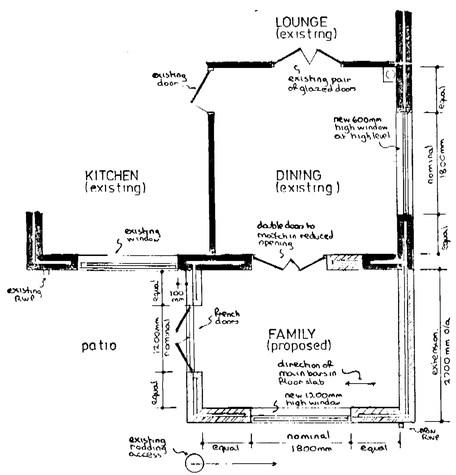
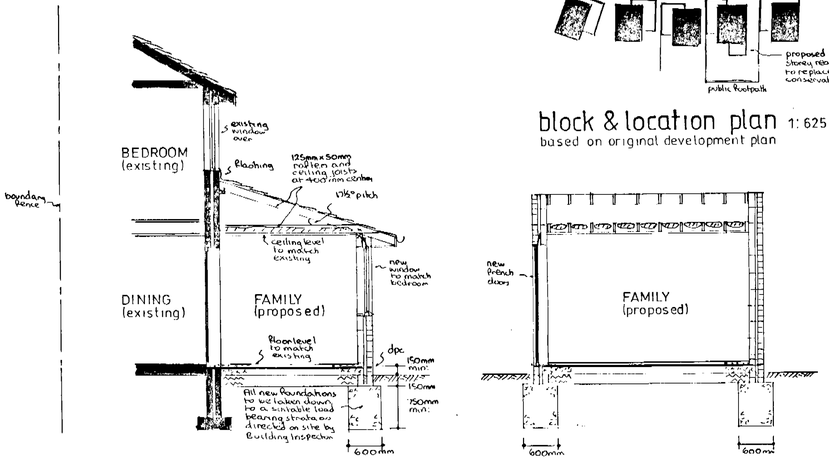


northwest southwest elevation southeast

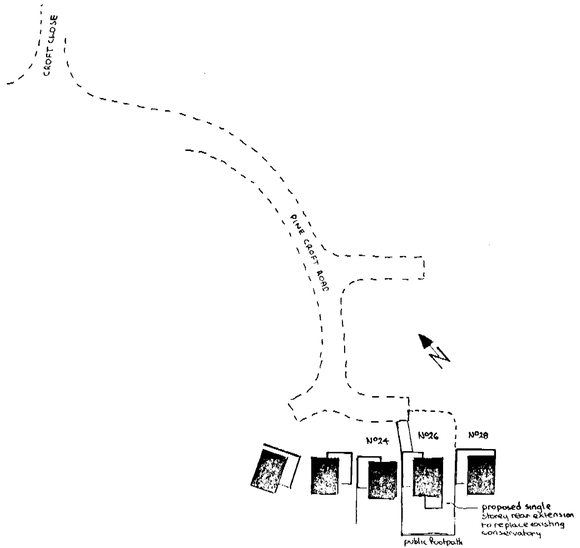
gross internal area of extension = 8.4 m²



part ground floor plan



typical sections



block & location plan 1:625
based on original development plan

notes:-

Roof:- Redland Stonewold concrete interlocking tiles on felt and battens on 125mm x 50mm rafters pitched at 17½° and set at 400mm centres with 125mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling formed of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. The tile to match existing tile colour but not profile as existing tile not suitable for low pitch. Roof space to have permanent cross ventilation and this is to be achieved by combination of 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 any 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 2000mm centres to anchor down all wall plates.

Floor:- Selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Ventrot 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 on 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 and 16mm plaster finish to receive selected decorations. To avoid risk of cold bridging, reveals around any new external door or window openings to be insulated. All brick detailing to match existing.

Windows/doors:- All new windows/French doors to be double glazed and fitted with trickle vents in head equivalent to 8000mm² opening to dining and family room. Any glass in windows below 800mm and doors below 1500mm measured from floor level, to be in laminated safety glass.

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

D.p.c & 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.

Rainwater:- 112mm gutter and 62mm downpipe to discharge via back inlet gulley and 100mm upvc underground drainpipe to existing surface water drain (if available) or new soakaway 1000mm diameter x 2000mm deep and situated min: 4500mm from any building.

APPROVED

18 MAR 2002 6151

PROPOSED EXTENSION at 26 PINE CROFT ROAD, WOKINGHAM, BERKSHIRE for MR & MRS. S. EDEN.

Revisions:- 'A' 15/3/2002 Internal doors amended at clients request.

Drawing	N° AH/E/3313 A
Scales	1:50 & 100
Date	FEB 2002

NDESIGN BUILDING PLANS