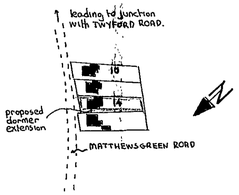


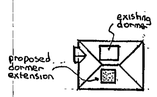
northeast elevation

northwest elevation

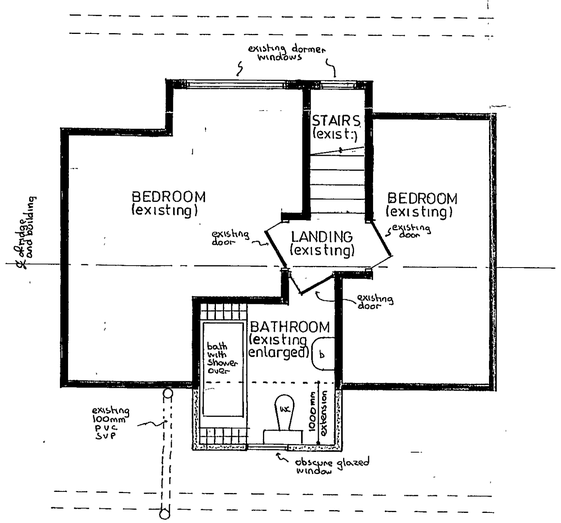
southwest



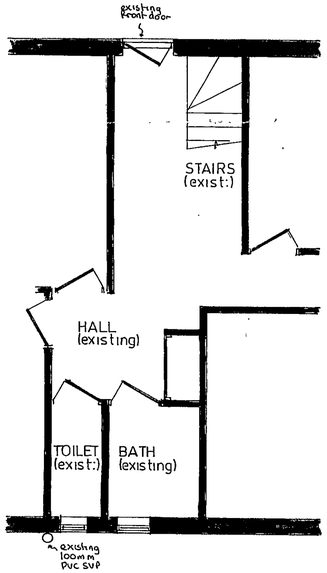
location plan 1:2500



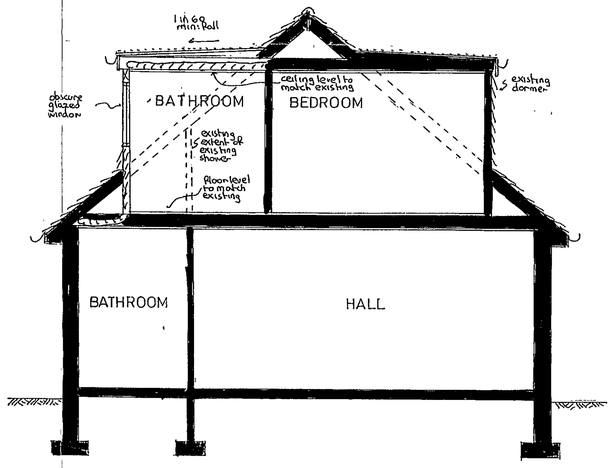
block plan 1:500



first floor plan



part ground floor plan



typical section

notes:-

Roof :- Three layer felt and chippings high performance system on 18mm exterior quality plywood on min: 25mm deep firrings to create min: 1 in 60 fall on 150mm x 50mm joists at 400mm centres with 120mm celotex rigid slab insulation between joists to maintain 50mm air gap 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 combination of proprietary eaves vents equivalent to 25mm continuous gap and ridge vents equivalent to 5mm continuous gap.

Lateral restraint :- Where roof joists run parallel to an external wall, lateral restraint straps to be provided at 1200mm centres spanning three joists.

Floor :- 18mm tog flooring grade chipboard on existing floor joists at 400mm centres.

Walls :- Tile hanging to match existing on felt and battens on 9mm exterior quality plywood on 100mm x 50mm timber studding at 400mm centres with 100mm celotex rigid slab insulation between studding and faced with 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations.

Window :- New window to be double glazed, obscure glazed and fitted with trickle vent in head equivalent to 4000mm² opening. Window must achieve 'U' value of 2.0 w/m²K.

Electrics :- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations and include mains controlled linked smoke detectors on hall and landing ceiling.

Ventilation :- Bathroom at first floor level to be fitted with extract fan, discharging to open air at rate of 15 litres per second.

Rainwater :- 112mm gutter to perimeter of dormer roof to discharge via main roof.

Foul drainage :- New bathroom equipment to discharge via deep seal traps and wastes to existing 100mm PVC SVP to terminate min: 900mm above highest opening window. 100mm w.c. waste, 40mm bath, 30mm basin.

Existing structure :- Any parts of existing structure which are to be subjected to any additional loading, are to be exposed by trial hole for inspection and strengthened as necessary before work continues.

19 NOV 2002 8025

APPROVED

20/11/02

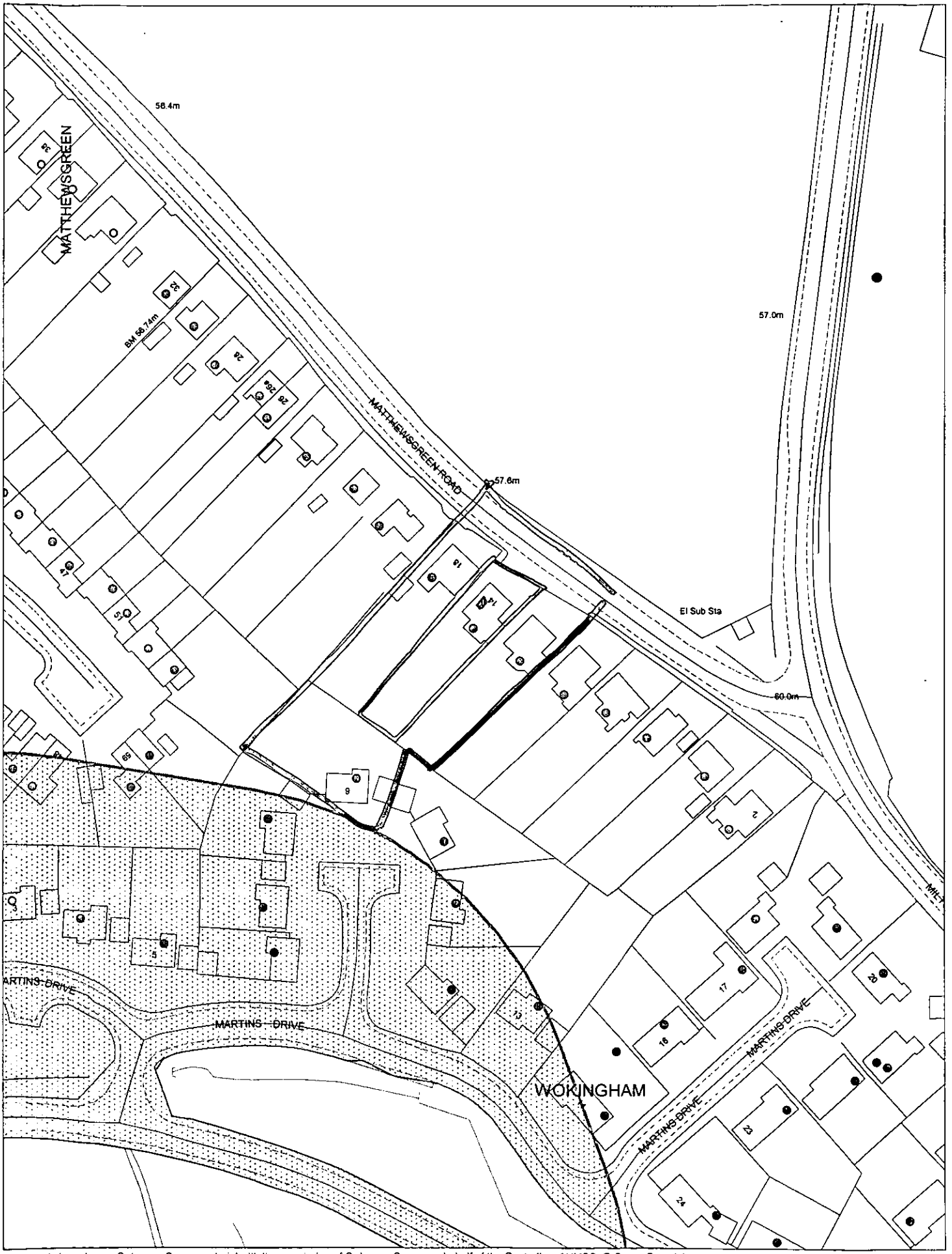
PROPOSED DORMER EXTENSION at 14 MATTHEWSGREEN ROAD, WOKINGHAM, BERKSHIRE for MR & MRS. P. BROOKES.

Revisions:-

Drawing Nº	AH/E/3442
Scales	1:50 & 100
Date	NOV 2002

ANDESIGN BUILDING PLANS

19.NOV.2002 8025



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control,Wokingham District Council.
22 November 2002

Scale: 1 : 1250

N
W E
S