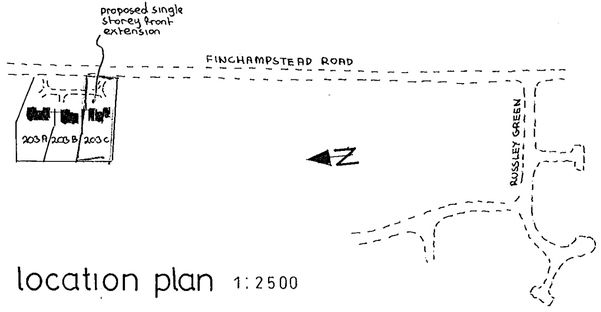
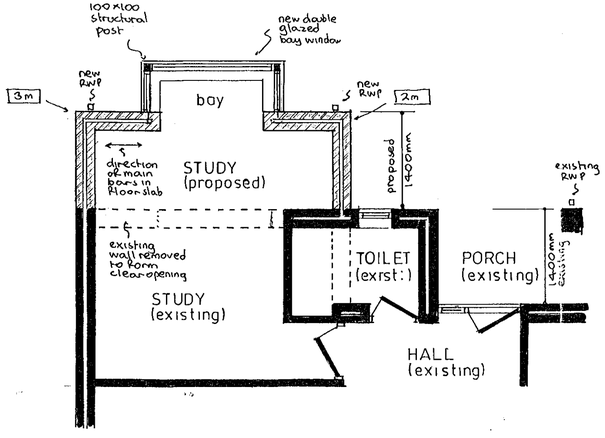


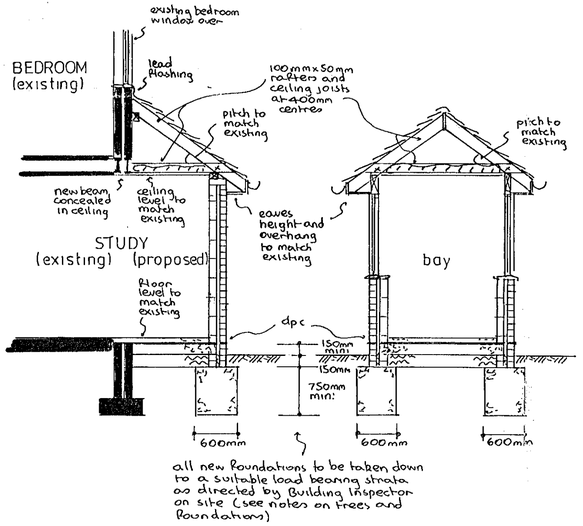
south east elevation north



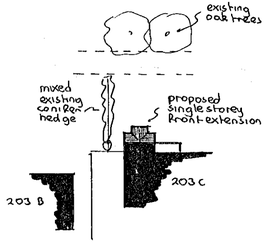
location plan 1:2500



part ground floor plan



typical sections



block plan 1:500

notes:-

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Roof:- Tiling to match existing on felt and battens on 100mm x 50mm rafters pitched to match existing and set at 400mm centres with 100mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling of 9mm foil backed plaster-board 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 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 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 ventrol or similar d.p.m on 150mm suspended concrete floor slab, supported on all edges and reinforced with B785 fabric reinforcement, with 10mm main bars at 100mm centres with 8mm distribution bars at 200mm centres with 40mm bottom cover, set on blinded layer of 150mm selected hardcore.

Walls:- 112mm 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 bay window opening to be insulated.

Windows:- New bay window to be double glazed and fitted with trickle vent in head equivalent to 8000mm² opening. Any glass in windows below 800mm, 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.

Beam:- Use 2Nº 152 x 89 x 16kg mild steel joists bolted together with 12mm bolts and spacers at 600mm centres with full bearing on 450x100x150mm deep concrete padstone at north end and on 225 x 250 x 150mm deep concrete padstone at toilet end. Beam to be encased in equivalent of two layers of plasterboard totalling 19mm with 7mm gypsum plaster as fire protection.

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

Cladding:- Gable over bay to be tile hanging to match roof tile on felt and battens on 9mm exterior quality plywood.

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

Foundations/trees:- Assuming high shrinkage ground conditions and because of proximity of trees, allowance to be made for additional foundation depths shown on ground floor plan in ▭. Final decision on foundation depths to be taken on site in conjunction with Building Inspector, subject to actual ground conditions.

APPROVED

PROPOSED EXTENSION at 203C FINCHAMPSTEAD ROAD, WOKINGHAM, BERKSHIRE for MR & MRS. D. G. LUMSDEN.

Revisions:-

Drawing Nº	AH/E/2992
Scales	1:50 & 100
Date	MAY 2000

NDE SIGN BUILDING PLANS

CD 25/7/00