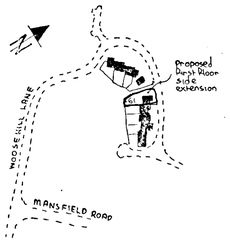


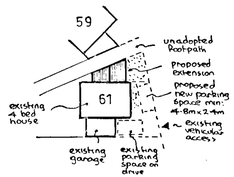
northeast elevation

northwest elevation

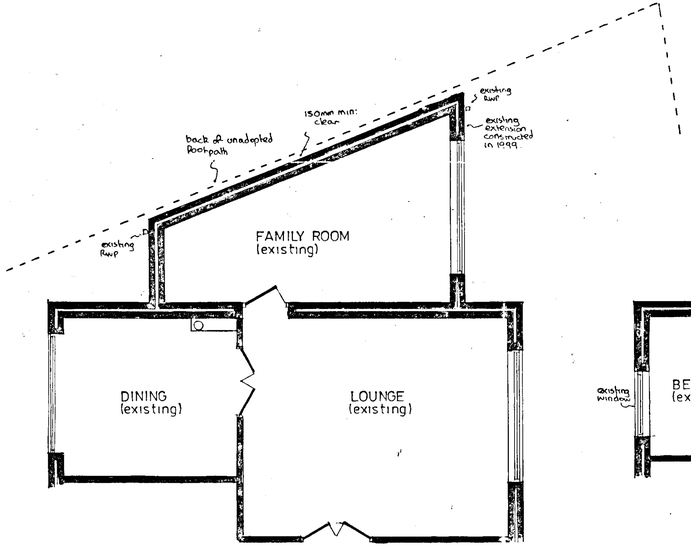
southwest elevation



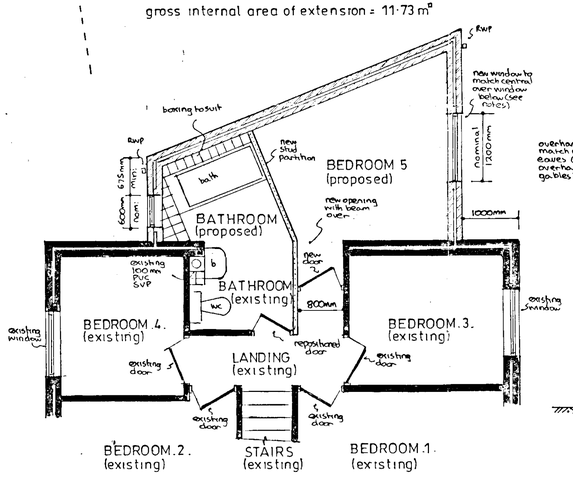
location plan 1:2500



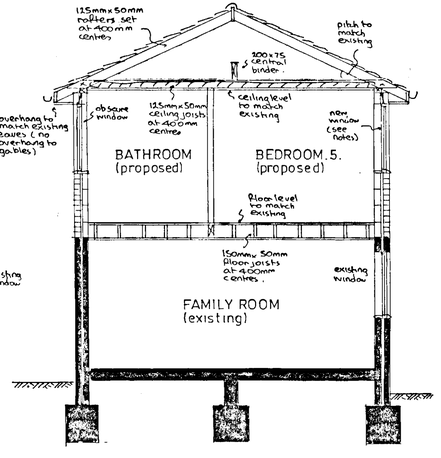
block plan 1:500



part ground floor plan



part first floor plan



typical section

notes:-

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Roof:- Tiling reused on felt and battens on 125mm x 50mm rafters pitched to match existing and set at 400mm centres with 125mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling, 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Access to roof space to be provide via trap door from bedroom or via existing roof space at Clients choice. Roof space to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 10mm continuous gap.

First floor:- 18mm t+g flooring grade chipboard on 150mm x 50mm joists at 400mm centres with central row of herringbone strutting and ceiling of 12mm plasterboard and skimcoat plaster to receive selected decorations.

Lateral restraint:- Where floor and 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.

Walls:- 112mm external skin of facing brick to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of calcan blockwork and 10mm plaster to receive selected decorations. To avoid risk of cold bridging reveals around new windows to be insulated.

Dpc & Flashings:- Dpc to be leadcored felt and flashings in code 4 lead including stepped flashing at junction of new roof and existing house wall.

Lintels:- I.G. Lintels Ltd type L1/S galvanised steel insulated lintels.

Windows:- Upvc to match existing, double glazed, obscure glazed to bathroom and fitted with trickle vents in head equivalent to 8000mm² opening to bedroom and 4000mm² to bathroom. Any glass in windows below 800mm measured from floor level to be in laminated safety glass. Bedroom window must have min: 0·33 m² opening as alternative fire escape, with no dimension less than 450mm and set max: 1100mm above floor level.

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 ceilings.

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

Rainwater:- Reused gutters to discharging to existing extended RWP's.

Foul drainage:- Bathroom suite to discharge via deep seal traps and wastes to existing 100mm PVC. SVP terminating min: 900mm above highest opening windows. 100mm w.c. waste, 40mm bath, 32mm basin.

Setting out:- Great care must be taken in setting out roof adjacent to Footpath to ensure that no part of roof or gutters project beyond back of Footpath edging.

Beam:- Use pair on I.G. Lintels Ltd 100mm galvanised steel box lintels

APPROVED

PROPOSED EXTENSION at 61 WOOSEHILL LANE, WOKINGHAM, BERKSHIRE for MR & MRS. D. BROWN.

Revisions:-

Drawing No AH/E/3320
Scales 1:50 & 100
Date FEB 2002

NDESIGN BUILDING PLANS

9/4/02