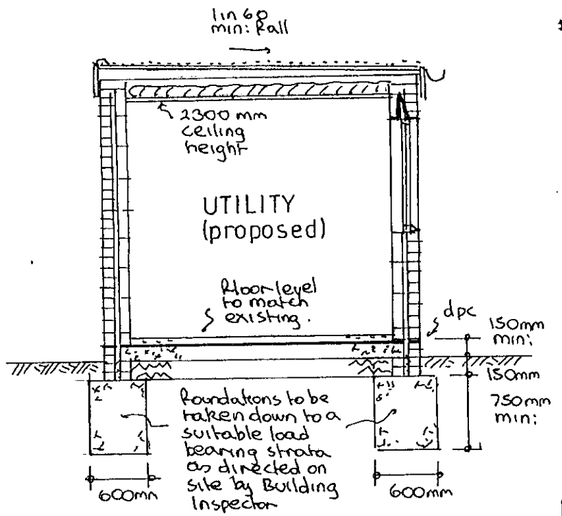
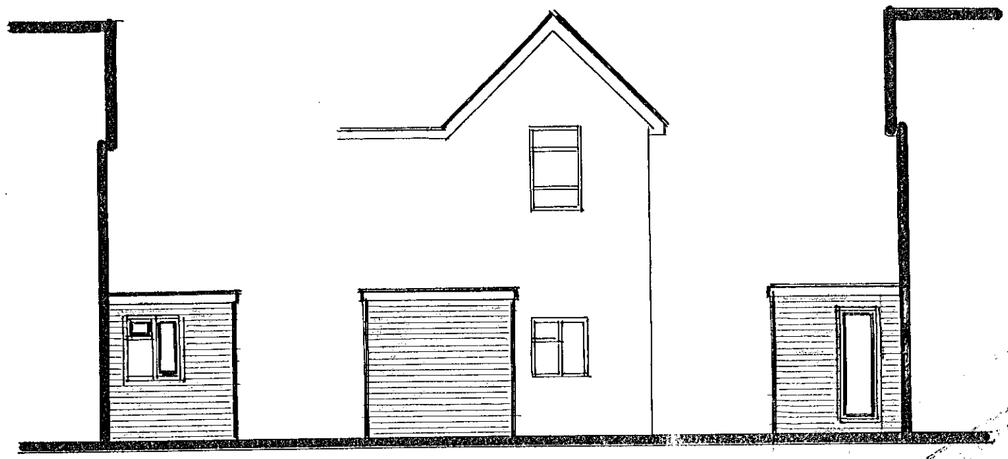
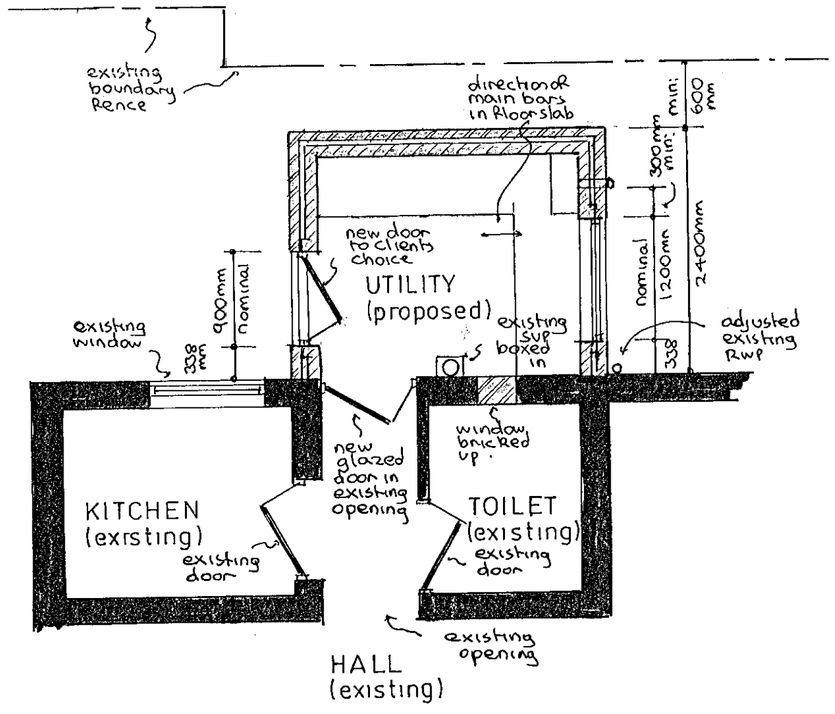


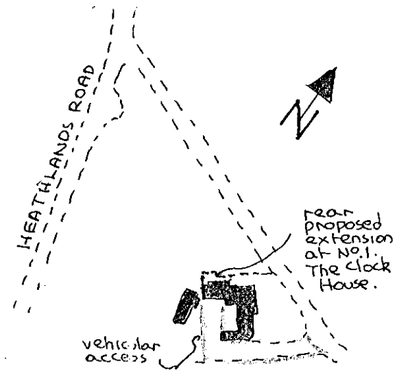
typrcal section



northeast northwest elevation southwest



part ground floor plan



location plan 1:2500

gross internal area of extension = 5·25 m²

notes:-

Roof :- Three layer felt and chippings on 18 mm exterior quality plywood on firrings min: 50mm deep to create min: 1 in 60 fall on 150mm x 50mm joists at 400mm ctrs with 150 mm fibreglass insulation between joists and ceiling of 9 mm 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 25 mm continuous gap.

Lateral restraint :- Where 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: 30mmx5mm 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 B503 fabric reinforcement with 8 mm main bars at 100mm centres and 8 mm distribution bars at 200 mm centres with 40mm bottom cover set on blinded layer of 150mm selected hardcore. Ventilation must be maintained to any hollow floors by using second quality drainpipe to link any existing airbricks to new air bricks in external wall.

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 16 mm plaster finish to receive selected decorations. To avoid risk of cold bridging reveals around external door and window openings to be insulated.

Window / door :- New window to be double glazed and fitted with trickle vent in head equivalent to 4000 mm² opening. 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 W1/S galvanised steel insulated lintels.

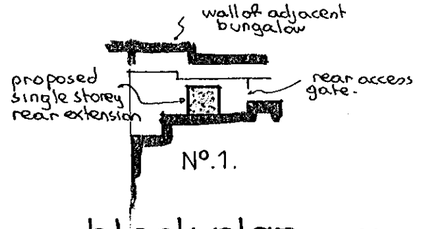
D.p.c & Flashings :- D.p.c to be lead cored felt and flashings in code 4 lead.

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

Ventilation :- Existing toilet to be fitted with extract fan linked to light switch and discharging to open air at rate of 6 litres per second. Utility to have extract fan discharging to open air at rate of 30 litres per second.

Rainwater :- 112 mm gutters and 62mm downpipes discharging via back inlet gulley and 100mm upvc underground drainpipe to existing surface water drain.

Foul drainage :- No new foul drainage is anticipated but before any work commences on site existing foul drainage to be exposed in position and depth and allowance made for concrete lintels where pipes pass under walls.



block plan 1:500

16 JAN 2001 * 3198



PROPOSED EXTENSION at 1 THE CLOCK HOUSE, HEATHLANDS ROAD, WOKINGHAM, BERKSHIRE for MRS.V. HUMPHREYS.	Revisions:- 'A' 13/1/2001 Redrawn at clients request.	Drawing No AH/E/3071A Scales 1:100 & 50 Date OCT 2000	NDESIGN BUILDING PLANS

CD 16/3/01