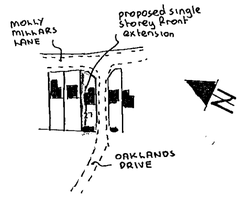
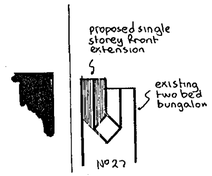


south east elevation north elevation



location plan 1:2500



block plan 1:500

notes:-

Roof :- Tiling to match existing on felt and battens on 100mm x 50mm rafters pitched to match existing and set at 400mm centres with 175mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists 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 proprietary eaves vents equivalent to 10 mm continuous gap and ridge vents equivalent to 5mm continuous gap. Valley gutter to be formed on code 6. lead on 18mm exterior quality plywood on 100mm x 50mm timber bearers set at 400mm centres to create min: 1in 60 fall.

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 :- 18 mm t&g flooring grade chipboard on 100mm x 50mm treated joists at 400mm centres on wall plate on dpc on min: 150mm high honeycombed sleeper walls on 100mm concrete oversite on 150mm selected hardcore. Floor void to be fully ventilated by installation of air bricks in external wall. Min 60mm fibreglass insulation to be suspended between joists using Netlon. Double joist under partition.

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 new external door and window openings to be insulated.

Partitions :- 100mm x 50 mm timber studding at 400mm centres with 100mm fibreglass insulation between studding and faced with 9 mm plasterboard and skimcoat plaster to receive selected decorations.

Windows/doors :- New window and external door must be double glazed. Window to have trickle vent in head equivalent to 8000mm² opening. Any glass in window below 800 mm or doors below 1500mm measured from floor level to be in laminated safety glass.

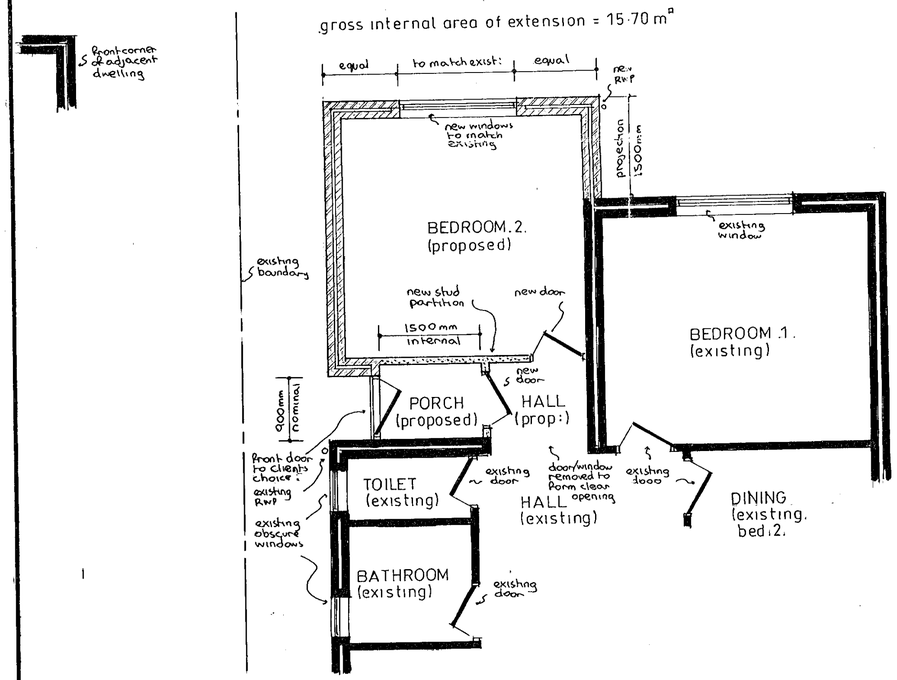
lintels :- I.G. lintels ltd type hl/s galvanised steel insulated lintels.

D.p.c & flashings :- Dpc in leadcored felt and flashings in code 4 lead.

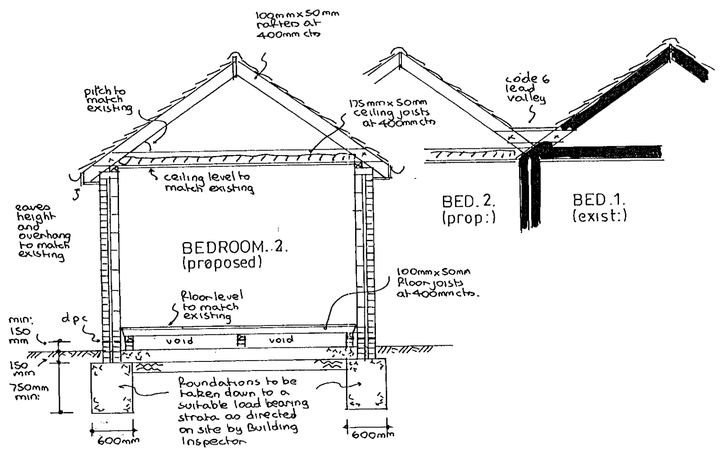
Electrics :- To Clients individual requirements but must be installed in strict accordance with current I.E.E regulations.

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

gross internal area of extension = 15.70 m²



part floor plan



typical sections

19. APR. 2000* 1516



APPROVED

PROPOSED EXTENSION at 27 MOLLY MILLARS LANE, WOKINGHAM, BERKSHIRE for MR & MRS. C. WILKIE.

Revisions

Drawing Nº	AH/E/2976
Scales	1:50 & 100
Date	APRIL 2000

ANDE SIGN BUILDING PLANS

13/6/00