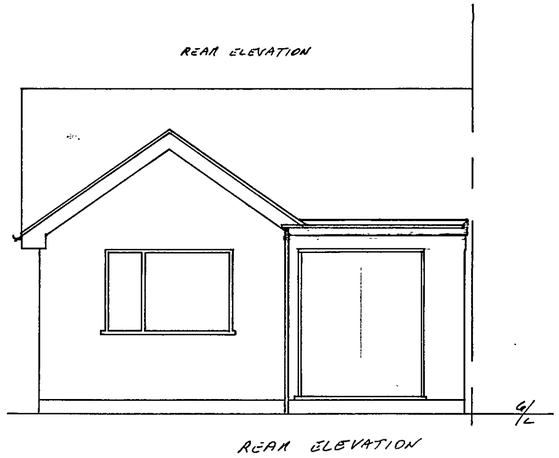
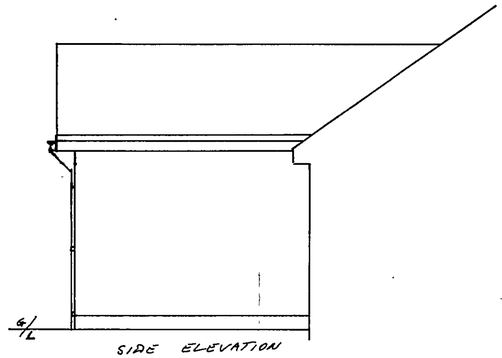
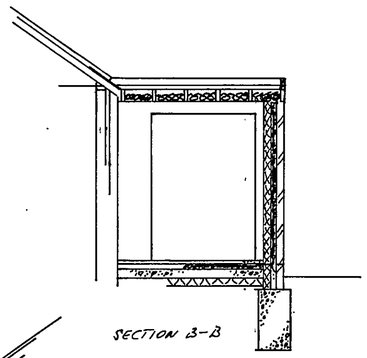
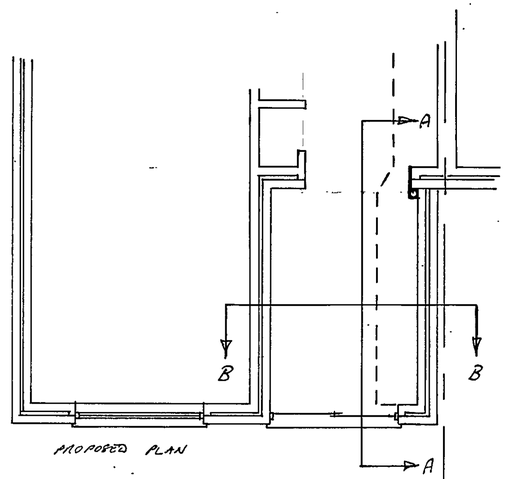
Paul Douglas Ltd	Client: Mr O'leary	Address: 1 Sussex Gardens, Woodley, Reading, Berks
25th Nov. 2002	Single Storey Extension	Dwg 1.0
Scale -1:100, 1:50, 1:1250	Proposed elevations, Sections, plan & details	1 of 1

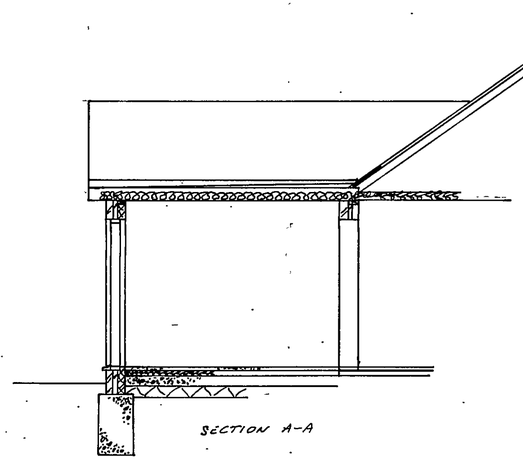
APPROVED

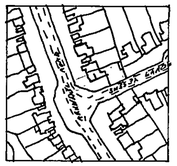


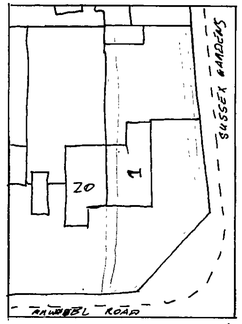












CONSTRUCTION NOTES

Do not scale from drawing, contractor to check all dimensions on site.
Work is to comply with current building regulations, all materials to comply with the relevant British Standards specifications and the workmanship to comply with appropriate code's of practice.

FOUNDATIONS

Existing foundations to be exposed for inspection by Building Control Surveyor (Local Authority), to assess for suitability for the extra loading imposed.
500mm wide trenchfill, minimum 1000mm deep, N21 mix.
Existing foundation underpinned where exposed.

FLOOR CONSTRUCTION

To new extension
150mm Hardcore, well compacted and blinded.
100mm concrete slab, N21 mix, sand blinded
1200g polythene dpm linked to wall dpc and floor dpm (sealing all joints against Radon emissions).
100mm Jablite SD/N insulation board,
75mm cement/sand screed

NEW CAVITY WALL

Facing brick to match existing (pattern to be agreed with client)
75mm cavity with 75mm Rockwool cavity wall batts
DPC reveals to windows to be insulated
100mm 100mm Celcon Solar lightweight concrete block work
15mm plaster finish
Catnic stainless steel wall ties, 900mm horizontally & 450mm vertical, staggered.
Furfix Ceejay wall profiles at wall abutments.
Install vertical DPC at wall abutments.
Catnic CG70/100 lintels over new openings, minimum 150mm bearing.
New windows to be UPVC patio doors manufactured by Dale Joinery or similar conforming to Building Regulations 1995/2002 regarding ventilation requirements & glazing to meet BS 6262 at critical locations and u-values of 2.0 m2k/w (minimum opening 750mm x 450mm)
Vertical pitch polymer dpc in existing walls as shown.
Horizontal pitch polymer dpc, min. 150mm above ground level.

NEW ROOF

100x50mm wall plate strapped to block inner skin with 3 No Catnic galv. Steel restraint straps
50x175mm SC3 s/w rafters at 450mm c/c
Form opening, trim and provide and install 'Coxdome' Mk.5 double skin, ventilated roof light Incorporating insulated upstand.
Form roof felt around upstand to ensure weatherproof joint to manufacturers detail. Line inside of upstand with 12.5mm plasterboard and scrim and set and allow for additional timber trim around rooflight as necessary. Location to be decided by client.
Supply and fit SW. Firring pieces
19mm sheathing quality plywood to new joists, fitted 500mm up main roof slope
75x75mm SW. Arris timbers
Supply and lay Ruberiod High Preformance felt or similar to BS 747 type HT350 all laid to manufactures instructions dressed up beneath main roof tiles including provision of 0.25 u-value insulation material to from warm roof construction.
Supply and fix 12.5mm Gyproc Duplex plasterboard nailed to underside of rafters and joists, including providing any necessary wood noggins, scrimming and filling joints, finishing with setting coat of board plaster, and making good

RAINWATER GOODS

100mm UPVC half round gutter & 61mm PVC downpipe connected to existing system.To comply with BS 4576 part 1

SANITARY PIPE WORK

Sanitary pipe work to be in accordance with BS 5572 sink, washing machine - 38mm dia waste
32mm waste and deepseel trap connected to SVP, waste pipe to run above skirting M40:112
New ground floor 110 dia stub stack with durgo air relief valve. Connecting to existing foul drainage system

ELECTRICAL INSTALLATION

Kitchen Expelair CF40TD 601/s plus 30 l/s trickle speed
The new circuits shall be run from the existing consumer unit and shall be provided wth RCD protection All alterations to the installation shall be carried out by a suitably qualified electrican N.I.C E.I.C. registered. All work to be carried out in accordance with the latest I.E.E. regulations, a test certificate for the adaptations of the electrical installation shall be provided on completion.

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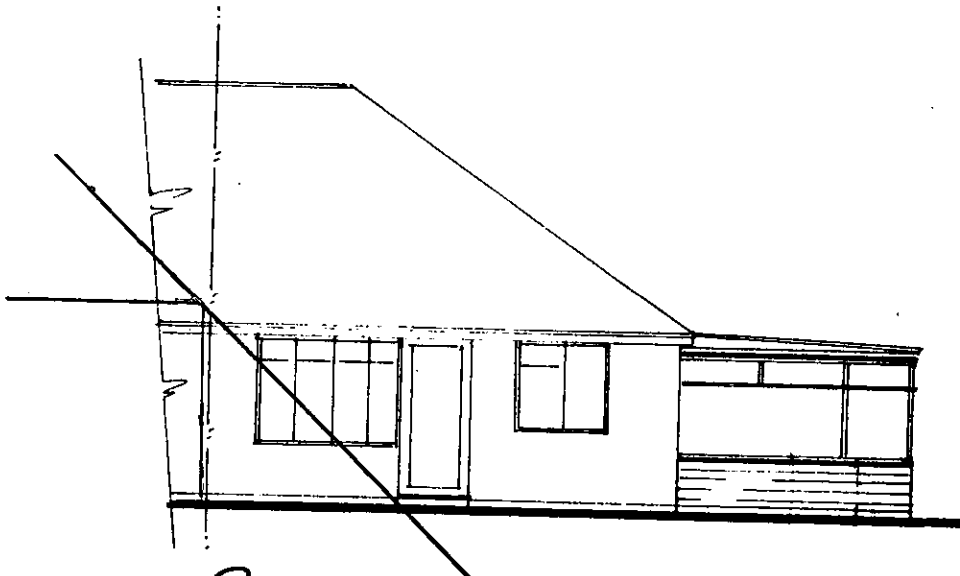
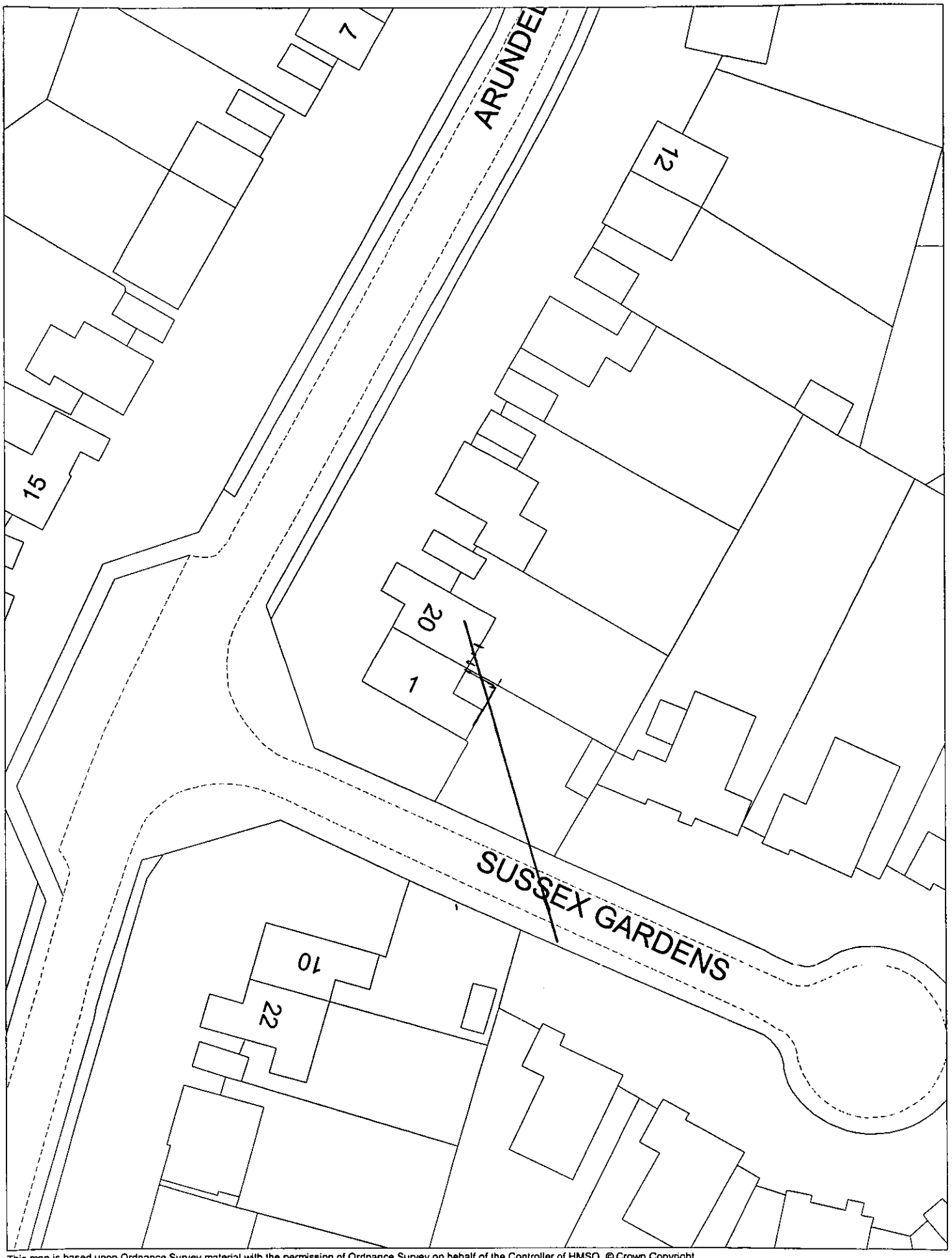


REAR ELEVATION

SCALE :~ 1:100



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Development Control,Wokingham District Council.
4 December 2002

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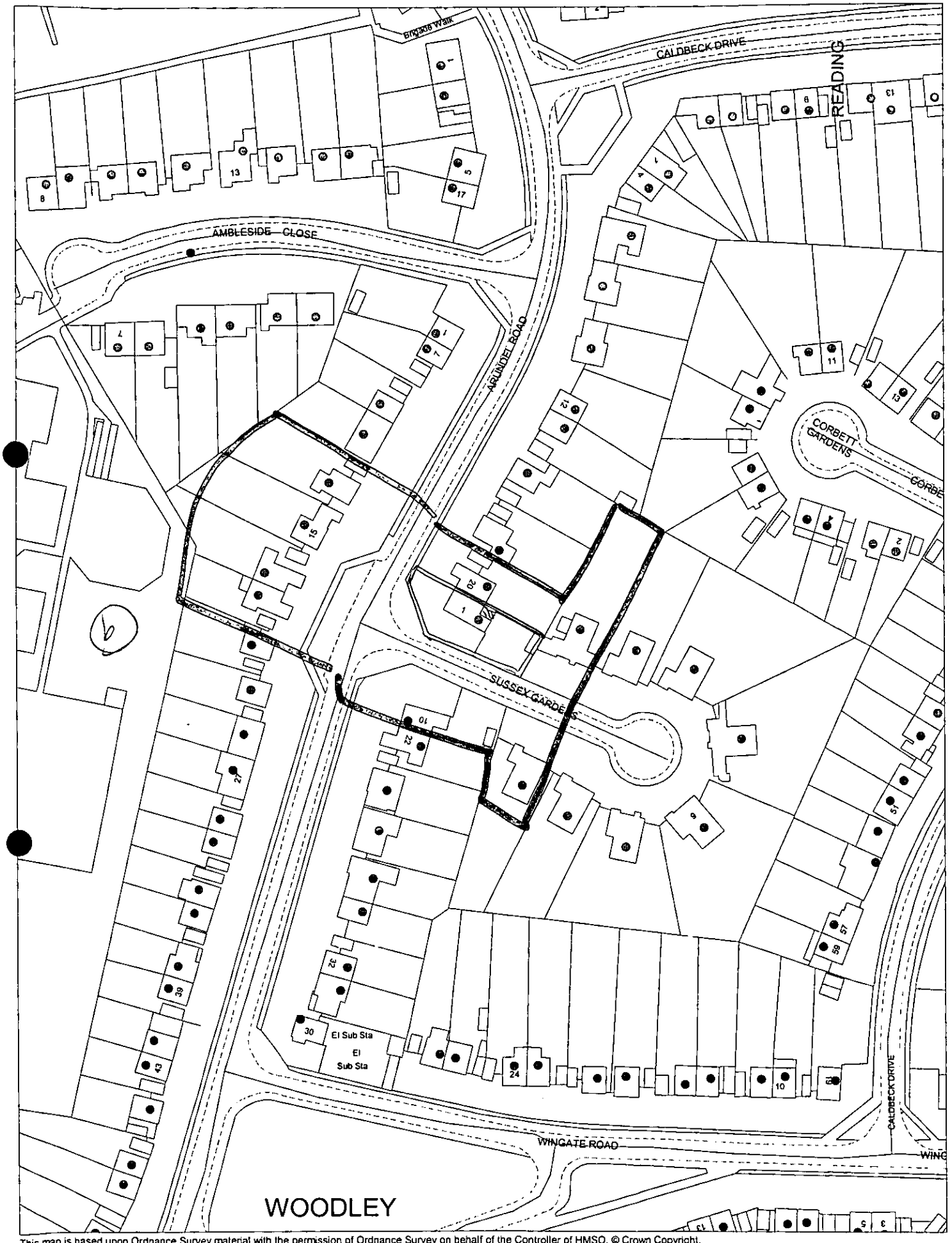

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5 November 2002

Scale: 1 : 1250

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