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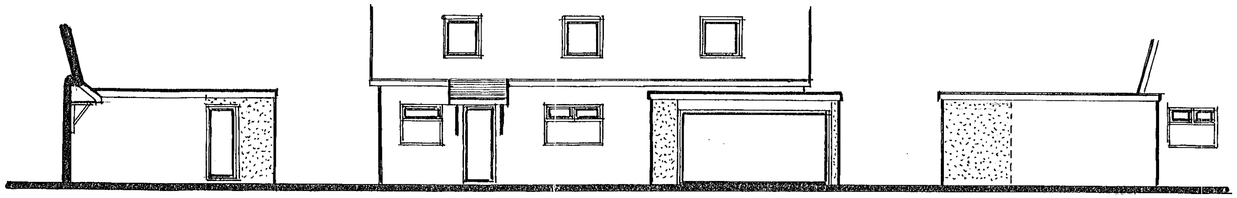
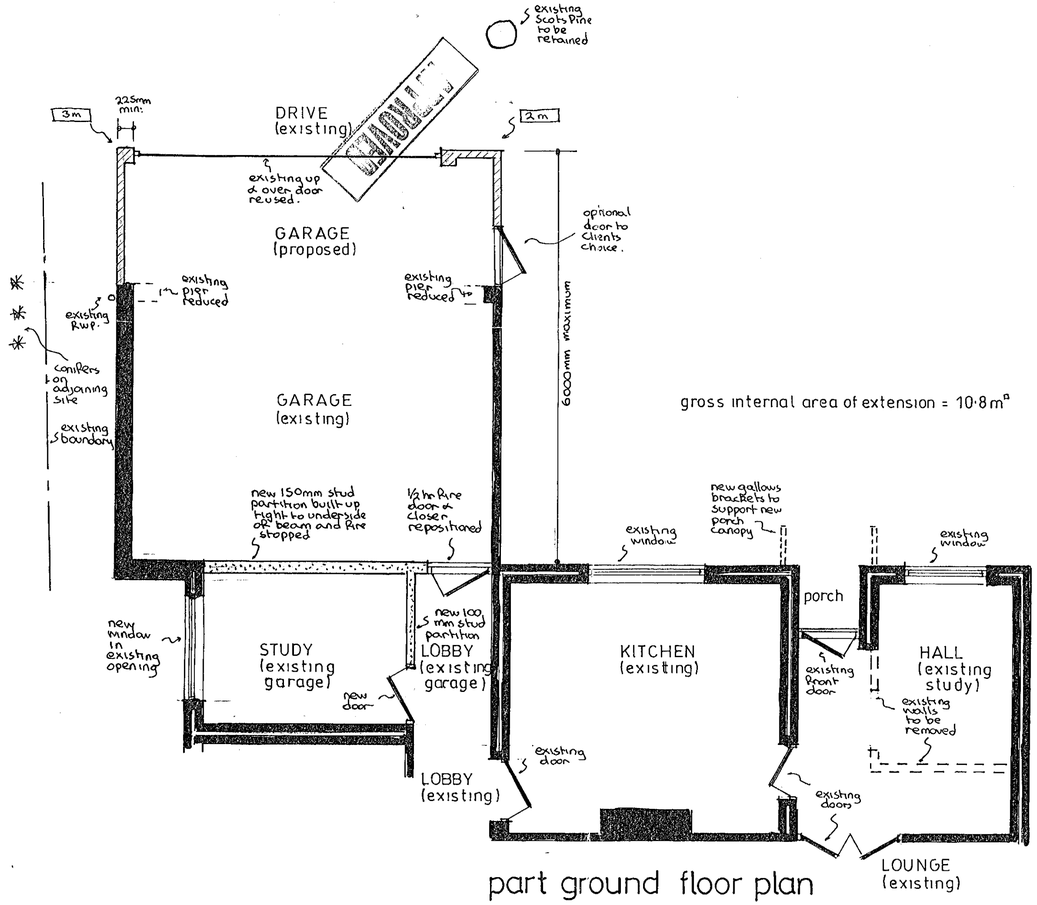
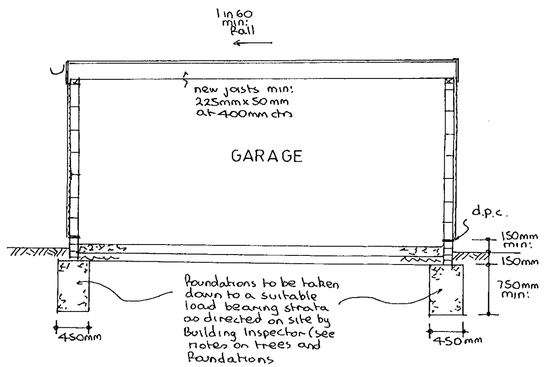


south elevation east elevation north elevation



part ground floor plan



typical section

notes:-

Roof :- Three layer felt and chippings on 18 mm exterior quality plywood on 225mm x 75mm joists set to create min: 1 in 60 Fall at 400mm centres.

Floor (garage) :- 100mm concrete slab on 150mm selected hardcore.

Walls :- 20mm cement and sand waterproof rendering finished to match existing on 100mm celcon blockwork. with piers as shown.

Rainwater :- 112 mm gutter to match existing to discharge via existing 62mm downpipe.

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

Partitions :- Between garage and study to be formed of 150mm x 50mm timber studding with 400 mm spacing, with 150mm fibreglass insulation between studding and faced on garage side with 9mm masterboard with masked joints and on study side with 9mm plasterboard and skimcoat plaster to receive selected decorations. Between lobby and study to be formed of 100mm x 50mm timber studding at 400mm centres with 100mm fibreglass insulation between studding and faced with 9mm plasterboard and skimcoat plaster to receive selected decorations.

Window :- Double glazed with trickle vent in head equivalent to 8000mm² opening. Any glass in windows below 800mm or doors below 1500mm measured from floor level to be in laminated safety glass.

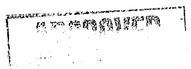
Dpc & Flashings :- Dpc to be leadcored felt and flashings in code 4 lead.

Floor (study/lobby) :- Existing floor level to be raised to match kitchen. Use selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on ventrot or similar dpm on prepared adjusted concrete slab.

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

Porch :- Tiling to match existing on felt and battens on 100 x 50mm rafters at 400mm centres supported by two gallows brackets





for block and location plans see o.s.sheets

PROPOSED EXTENSION and ALTERATIONS at 60 KILN RIDE, FINCHAMPSTEAD, BERKSHIRE for DR & MRS. S. J. COLES

Revisions:-

Drawing Nº	AH/E/3110
Scales	1:50 & 100
Date	JAN 2001

ANDESIGN BUILDING PLANS

09/10/01