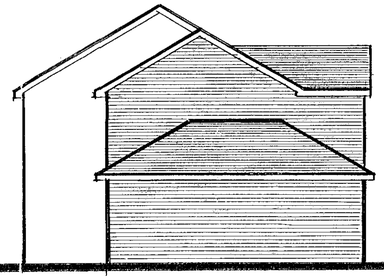


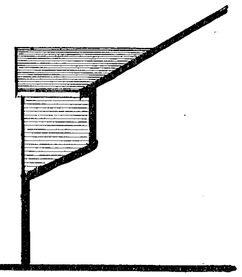
west elevation



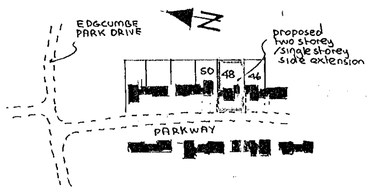
south elevation



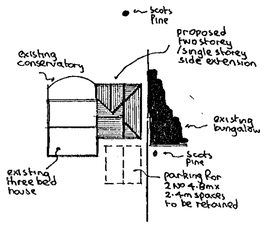
east elevation



north elevation



location plan 1:2500



block plan 1:500

notes:-

Roof:- Tiling to match existing on felt and battens on 125mm 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 & 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. 175mm x 50mm valley rafters to main roof. 175mm x 50mm hip rafter and 125mm x 50mm joists to garage. Main roof to have permanent cross ventilation and this is to be achieved by proprietary ventilators at eaves level, equivalent to 10mm continuous gap.

First floor:- 18mm t&g flooring grade chipboard on 175mm x 50mm floor joists at 400mm centres with central row of herringbone strutting, with double joists under partitions and ceiling of 12mm plasterboard and skimcoat plaster to receive selected decorations.

Lateral restraint:- Where floor or 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.

Ground floor:- Selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Vertrok or similar d.p.m on 150mm suspended concrete floor slab supported on all edges and reinforced with B785 Fabric reinforcement with 10mm main bars at 100mm centres and 8mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of 150mm selected hardcore, Garage, 100mm concrete slab on 150mm selected hardcore. Top steel to be used over spine wall in centre of span.

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

Partitions:- 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.

Windows/doors:- All new windows to be: double glazed and fitted with trickle vents in head equivalent to 8000mm² opening to master bedroom, study and family room and 4000mm² to ensuite. Any glass in windows below 800mm and doors below 1500mm, measured from floor level to be in laminated safety glass.

DPC & Flashings:- D.P.C to be leadcored Felt and flashings in code 4 lead including stepped flashings at junction of new roof and wall.

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

Ventilation:- Ensuite to be fitted with extract fan to discharge to open air at rate of three complete air changes per hour.

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

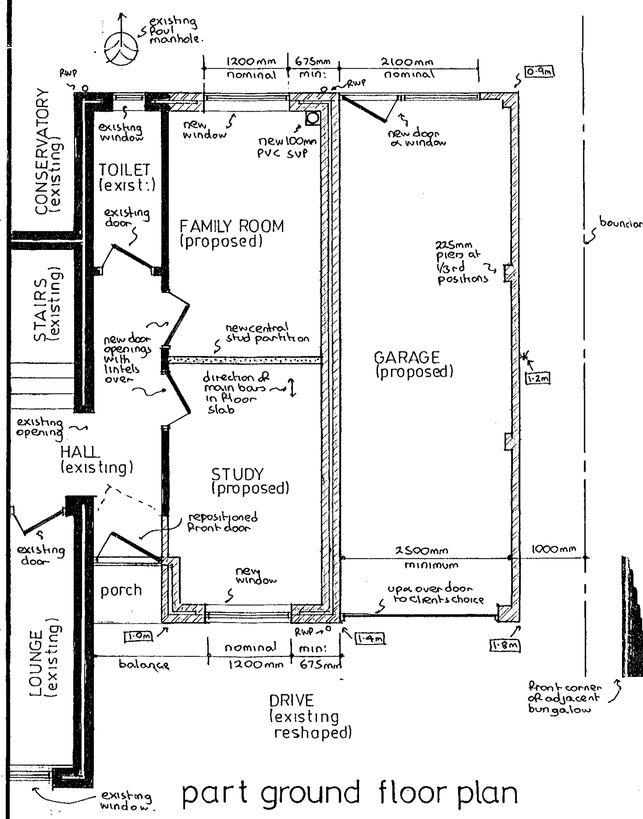
Existing structure:- Any parts of existing structure which are to be subjected to additional loading, are to be exposed by trial holes for inspection and strengthened as necessary before work continues.

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

Party Wall Act 1996:- It as a result it is believed that the new foundations will exceed depth of foundations on adjacent bungalow, agreement to be reached with adjoining owner in accordance with procedure set out in the Act. Copies available from "The D.O.E. Publications Despatch centre, Blackhorse Road, London, SE 99 6TT tel:- 0181 691 9191."

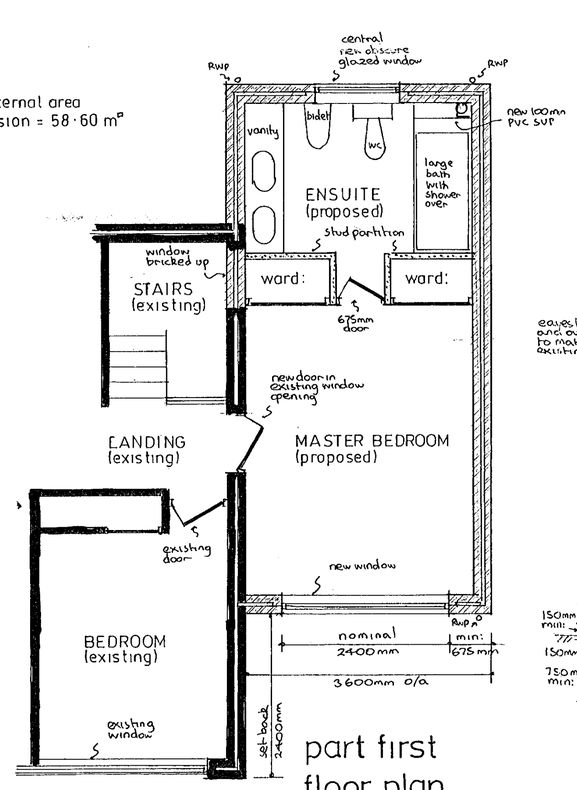
Rainwater:- 112mm gutters to match existing to discharge via back inlet gullies and 62mm downpipes and 100mm upvc underground drainpipe, to new soakaway 1000mm diameter x 2000mm deep and 4.50mm situated from any building.

Foul drainage:- All new ensuite equipment to discharge via deep seal traps and wastes to new 100mm PVC SVP terminating min: 900mm above highest opening window. 100mm w.c. waste, 40mm bath, 32mm bidet, 50mm vanity. Any new foul drainage to be carried out in 100mm upvc underground drainpipe bedded in pea shingle, set at min: 1 in 40 fall and provided with concrete lintel where pipes pass under walls.

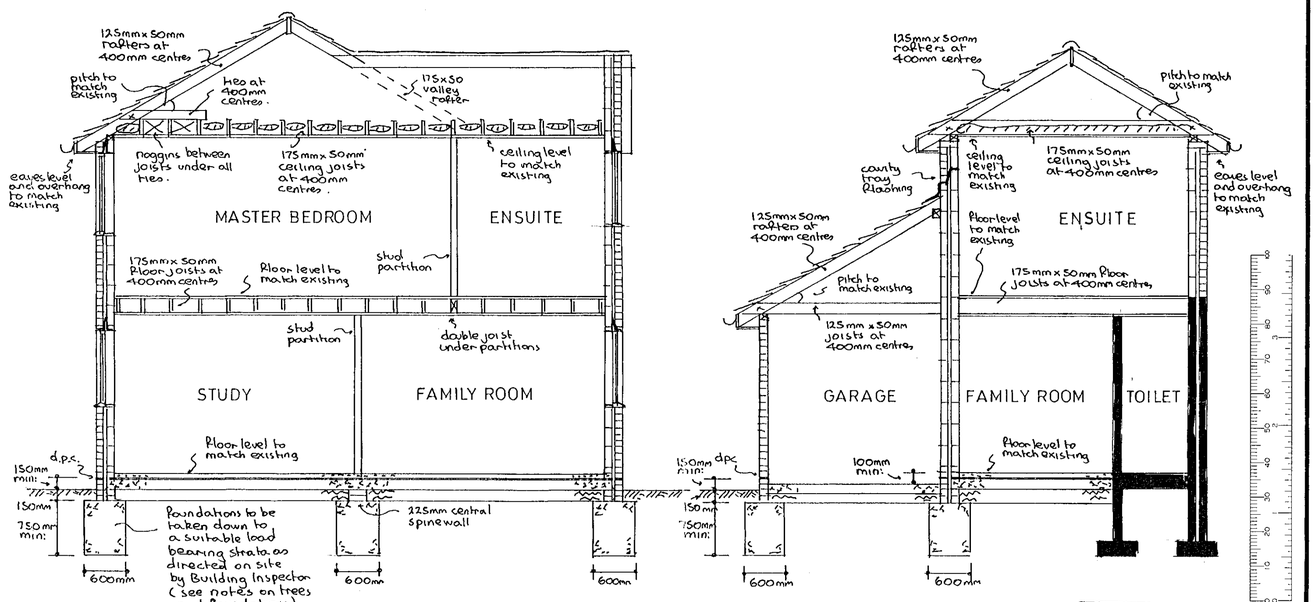


part ground floor plan

gross internal area of extension = 58.60 m²



part first floor plan



typical sections

20. JUN. 2000* 1601

APPROVED

PROPOSED EXTENSION at 48 PARKWAY, EDGCUMBE PARK, CROWTHORNE, BERKSHIRE for MRS. F. SAWICKI.

Revisions:-

Drawing Nº	AH/E/3005
Scales	1:50 & 100
Date	JUNE 2000

ANDESIGN BUILDING PLANS

03/8/00