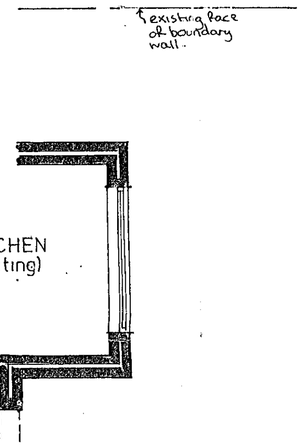
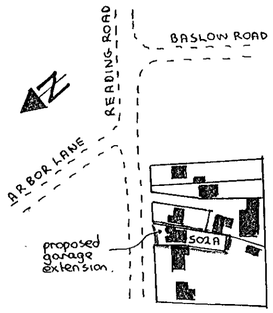
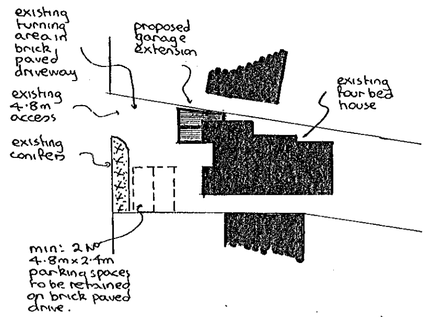


southeast | northeast elevation | northwest | southwest



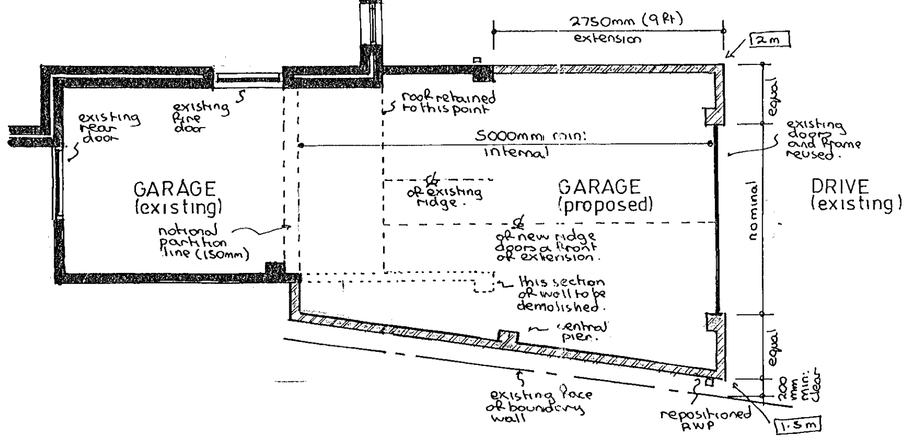


location plan 1:2500

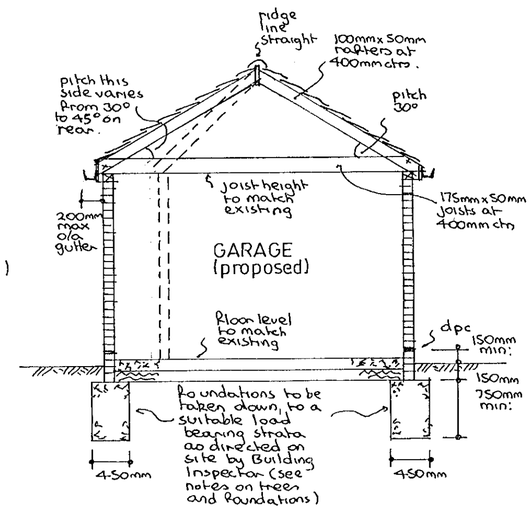


block plan 1:500

gross internal area of extension = 10·8m²



part ground floor plan



typical section

notes :-

Roof :- Tiling to match existing on felt and battens on 100mm x 50mm rafters at 400mm centres pitched to min: 30° and 175mm x 50mm joists at 400mm centres with no ceiling.

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: 30mm x 5mm cross sectional area are to be provided at 2000mm centres to anchor down all wall plates.

Floor :- 100 mm concrete slab on 150mm selected hardcore

Walls :- 112 mm skin of facing brick to match existing with piers as shown.

Lintels :- I.G. lintels galvanised steel.

D.p.c & Flashings :- Dpc to be leadcared 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 :- 112mm gutters and 62mm downpipes to match existing to discharge via back inlet gulley and 100mm upvc underground drainpipe to existing surface water drain.

Trees / Foundations :- Because of proximity of conifers on front boundary and assuming high shrinkage ground conditions, allowance to be made for additional foundation depths as shown in boxes on ground floor plan. Final decision on foundation depths to be taken on site in conjunction with Building Inspector, subject to actual ground conditions.

Parking :- In addition to garage, parking for min: 2 No 4·8m x 2·4m spaces to be retained plus turning space to ensure that cars can enter and leave in forward direction.

Party wall act :- If it is considered that the foundation depths adjacent to boundary are likely to be below depth of foundations on adjacent property client must reach agreement with adjoining owner in accordance with the procedure set out in the "Party Wall Act 1996". copies available from The D.O.E Publications Despatch Centre, Blackhorse Road, London SE99 6TT tel:- 0181 691 9191.

Setting out :- Great care to be taken in setting out adjacent to boundary, to ensure that no part of extension including overhangs of foundations, roof, gutters project beyond legal boundary.

02.MAR2001* 3503

APPROVED



PROPOSED EXTENSION at 502A READING ROAD, WINNERSH, BERKS for MR.M.SOORA.

Revisions :- 'A' 27/1/2001 minor alteration at clients request.

Drawing No	AH/E/3101 A
Scales	1:50 & 100
Date	JAN 2001

ANDESIGN BUILDING PLANS

AD 11/3/01