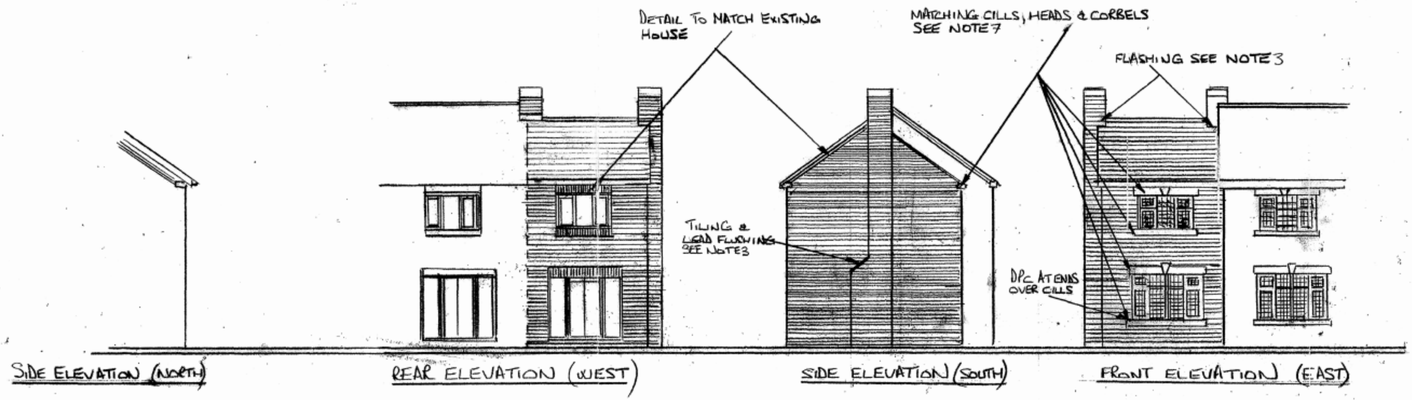


(1) TREES & FOUNDATIONS:- BECAUSE OF TREES ON ADJOINING SITE & ASSUMING SHRINKAGE/SWELLING CONDITIONS, ALLOWANCE TO BE MADE FOR ADDITIONAL DEPTH AS SHOWN IN NOTE 2 ON GROUND FLOOR PLAN. ALL OTHER STRIP FOUNDATIONS TO BE MIN. 1000mm DEEP TO FIRM UNDISTURBED GROUND OR 1150mm DEEP TO SITE BEARING STRATA, FOUNDATION LEVEL DEPENDENT ON SITE & SOIL CONDITIONS & AS DIRECTED ON SITE BY BUILDING INSPECTOR.

(2) GROUND FLOOR SLAB:- SLAB TO BE SUPPORTED AT ALL EDGES & REINFORCED WITH FE785 FABRIC REINFORCEMENT (WITH MAIN BARS AT 100mm CENTRES ALONG LENGTH & 8mm DISTRIBUTION BARS AT 200mm CENTRES ACROSS WITH 40mm BOTTOM COVER.

(3) DPC & FLASHINGS:- D.P.C. TO BE LEAD CORED BITUMUS FELT TO BS 743. ALL FLASHING TO BE IN N°4 LEAD.

(4) WALLS:- BELOW GROUND LEVEL WALLS TO BE TWO SKINS OF CONCRETE BLOCKS OF TWO YEARS OF SEMI ENGINEERING BRICKS WITH 50mm CAVITY & CONCRETE BACK FILLED TO GROUND LEVEL. WALLS ABOVE GROUND LEVEL BUT BELOW DPC TO HAVE OUTER SKIN OF FACING BRICK TO MATCH EXISTING PROPERTY WALLS ABOVE DPC TO MATCH EXISTING INNER SKIN OF 100mm CELCON INSULATION BLOCKWORK, DRY LINED WITH 12.5mm PLASTER BOARD WITH 3mm SKIM COAT FINISH & SKIM COATED TO RECEIVE SELECTED DECORATIONS. PAINT TO BE LINED WITH DEXTHERM OR ROCKWALL OR SIMILAR APPROVED INSULATION. TO AVOID RISK OF COLD BRIDGING REVEALS AROUND ALL NEW EXTERNAL WINDOWS TO BE INSULATED.

(5) WALL TIES (SIGMA) RAISED WALL TIES TO BE LAID AT 900mm CENTRES HORIZONTALLY & 450mm CENTRES VERTICALLY & AT 250mm AT ALL REVEALS.

(6) WINDOWS & DOORS:- ALL NEW EXTERNAL WINDOWS, DOORS & SIDE PANELS ARE TO MATCH EXISTING DOUBLE GLAZED WINDOWS (BROWN ON OUT SIDE WHITE ON INSIDE) THEY CAN BE SUPPLIED BY ANGLIAN PVC WINDOWS (LUGBY PLASTICS DARLINGTON). ALL TO BE FITTED WITH TRICKLE VENTILATION HEADS IN WINDOW FRAME. ALL GLASS BELOW 800mm FROM FLOOR LEVEL TO BE LAMINATED SAFETY GLASS. SHOWER ROOM WINDOW TO BE OBSCURE GLAZED. BEDROOM 5 WINDOW TO HAVE MIN. 0.33m² OPENING CASEMENTATIVE FREE LIGHT WITH NO DIMENSION LESS THAN 450mm & SET MAX. 1700mm ABOVE FLOOR LEVEL.

(7) FILL HEADS & CORBELS:- TO BE IN 02 BATH STONE TO MATCH EXISTING PROPERTY OBTAINED FROM MEADOW STONE DERBYSHIRE LTD.

(8) LINTELS:- CATNIC COUGAR GALVANISED POLYESTER RESIN COATED OPEN BACK INSULATED LINTELS TO BE USED OVER ALL NEW WINDOWS, FRENCH DOORS & SIDE PANELS & OPENINGS ALL TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

(9) TIMBER TREATMENT:- ALL FLOORING & ROOFING TIMBERS TO BE SECLUSE IMPREGNATED WITH TANDLITH OR SIMILAR APPROVED TREATMENT TO PREVENT BEETLE ATTACK.

(10) LATERAL RESTRAINT:- WHERE FLOOR & CEILING JOISTS RUN PARALLEL TO AN EXTERNAL WALL LATERAL RESTRAINT MUST BE ACHIEVED BY METAL STRAPS AT 1200mm CENTRES SPANNING THREE JOISTS IN ADDITION GALVANISED MILD STEEL TACHES MIN. 30 x 5mm CROSS SECTIONAL AREA TO BE PROVIDED AT 2000mm CENTRES TO ANCHOR DOWN ALL WALL PLATES.

(11) FLOOR:- 18mm THK. T&G MOISTURE RESISTANT FLOORING GRADE CHIPBOARD ON 200mm x 50mm FLOOR JOISTS AT 400mm CENTRES WITH CENTRAL ROW OF HERRINGBONE STRUTTING WITH DOUBLE JOISTS UNDER STUD POSITIONS & CEILING TO BE COVERED WITH 12.5mm FOIL BACKED PLASTER BOARD FIXED TO JOISTS SKIM COATED TO RECEIVE SELECTED DECORATIONS. 200mm THK. FIBRE GLASS INSULATION PLACED BETWEEN JOISTS & CEILING.

(12) ROOF:- TILING TO MATCH EXISTING ON A BREATHER MEMBRANE AS TILING UNDERLAY ON 100mm x 50mm RAFTERS PITCHED TO MATCH EXISTING & SET AT 400mm CENTRES WITH 100mm x 50mm CEILING JOISTS AT 400mm CENTRES. FACTORY MADE TRUSSES CAN BE USED AS AN ALTERNATIVE TO ROOF STRUCTURE SHOWN, PROVIDING THEY ARE CERTIFIED & ASSEMBLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS INCLUDING LONGITUDINAL & DIAGONAL BRACING. ROOF EDGES TO HAVE PERMANENT CROSS VENTILATION & THIS IS TO BE ACHIEVED BY PROPRIETARY EAVE VENTS EQUIVALENT TO 10mm CONTINUOUS GAP VENTILATING STRIPS TO HAVE INSECT GUARDS.

(13) CHIMNEY:- ADDITIONAL HEARTH SERVED BY 225mm DIA TERRACOTTA SOCKETTED FLUE LINERS IN STACK TERMINATING MIN. 600mm ABOVE RIDGE LEVEL. COMBUSTION AIR TO BE PROVIDED AT RATE OF 50% OF THROAT AREA.

(14) STUD PARTITIONS:- 100mm x [illegible] TIMBER STUDDING AT 400mm CENTRES WITH TRADITIONAL GLASS WOOL OR OTHER SUITABLE SOUND PROOFING MATERIAL BETWEEN STUDDING, 12.5mm PLASTER BOARD & SKIM COAT PLASTER TO RECEIVE SELECTED DECORATIONS.

(15) RAIN WATER:- 112mm GUTTERS & 68mm DOWNPIPE DISCHARGING VIA BACK INLET GULLEY. 100mm UPVC UNDERGROUND DRAINPIPE TO EXISTING SURFACE WATER DRAIN FIRE UNDER 1.5 BE LAID AT 1:40 & ON A 75mm PER SHINGLE BEDDING.

(16) FOUL WATER DRAINAGE:- SHOWER ROOM SANITARY WARE TO DISCHARGE VIA DEEP SEAL TRAPS & WASTE TO NEW 100mm PVC SVP TERMINATING MIN. 900mm ABOVE HIGHEST OPENING WINDOW. 100mm WC WASTE. VORTEX WASTE TO BS EN 274 FOR SHOWER & 32mm WASTE FOR BASIN. ANY NEW FOUL DRAINAGE TO BE CARRIED OUT IN NEW 100mm PVC UNDERGROUND DRAINPIPE BEDDING IN PEA SHINGLE SET AT MIN. 1 IN 40 FALL & PROVIDED WITH CONCRETE LINTELS WHERE PIPE PASSES UNDER WALL.

(17) SHOWER ROOM:- SANITARY WARE & WALK IN SHOWER 1400mm x 800mm L.H. SHOWERING AREA WITH INSPECTION PANEL TAKEN FROM DARYL CATALOGUE WALL UNIT SIZES TAKEN FROM "UTOPIA" CATALOGUE. ALL TO BE CLIENTS CHOICE. DIMENSIONS SHOW THUS:- * ARE CRITICAL FOR COMBINATION OF UNITS TO FIT MIRROR FRONTED MEDICINE CABINET SET INTO STUDDED WALL AS SHOWN TO BE PROVIDED WITH LIGHT HOUSING PAINT OVER HEATED TOWEL RAIL TO CLIENTS CHOICE TO HEATHER HARD BANG MIN. 75mm x 75mm TO BE FITTED UNDER SUPPORT LEGS OF SHOWER TRAY WHERE POSSIBLE TIMBER BLOCKING TO BE FIXED BETWEEN JOISTS UNDERSIDE OF TRAY & FLOOR TO PREVENT FLEXING OF TRAY.

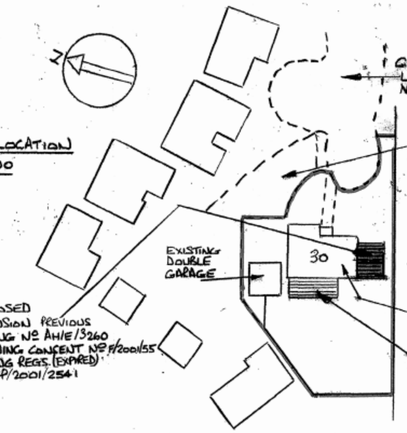
(18) HEATING:- EXTEND HEATING SYSTEM AS NECESSARY WITH CLIENTS AGREEMENT & REQUIREMENTS TO ENSURE NEW ROOMS ARE ADEQUATELY HEATED.

(19) ELECTRICAL WORK:- TO CLIENTS INDIVIDUAL REQUIREMENTS WITH REGARD PENDANT, TELEVISION & TELEPHONE SOCKETS BUT ALL MUST BE INSTALLED STRICTLY IN ACCORDANCE WITH CURRENT I.E.E. REGULATIONS INCLUDING MAINS CONTROLLED LINKED SMOKE DETECTORS ON HALL & LANDING CEILINGS.

IMPORTANT

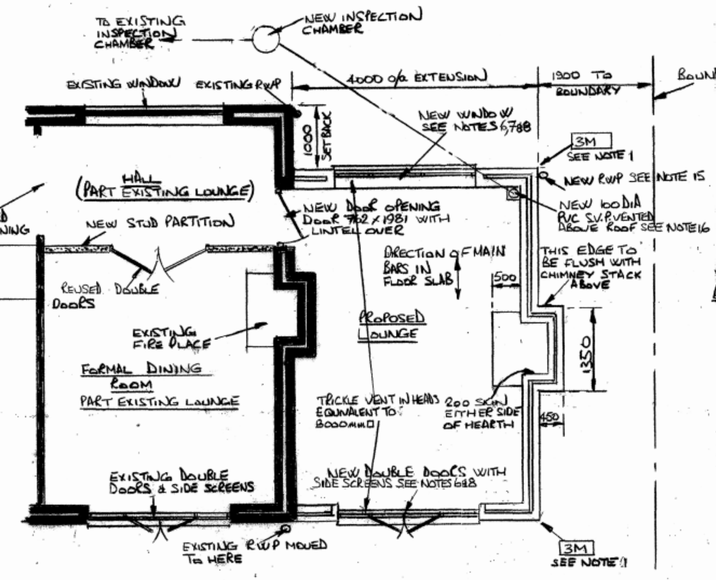
THIS DRAWING SUPERSEDES DRAWING AH/E/3260A DATED NOVEMBER 2001 BUT IS NOT INTENDED TO CHANGE OUTWARD STATUS OF THE PREVIOUSLY PROPOSED EXTENSION APART FROM ELIMINATING 1 METRE PROJECTION AT GROUND FLOOR TO REAR OF EXTENSION & NOT REMOVING EXISTING CHIMNEY. FIRST FLOOR INTERNAL LAYOUT REVISED & BUILDING REGS. BROUGHT UP TO DATE

BLOCK & LOCATION PLAN 1:500

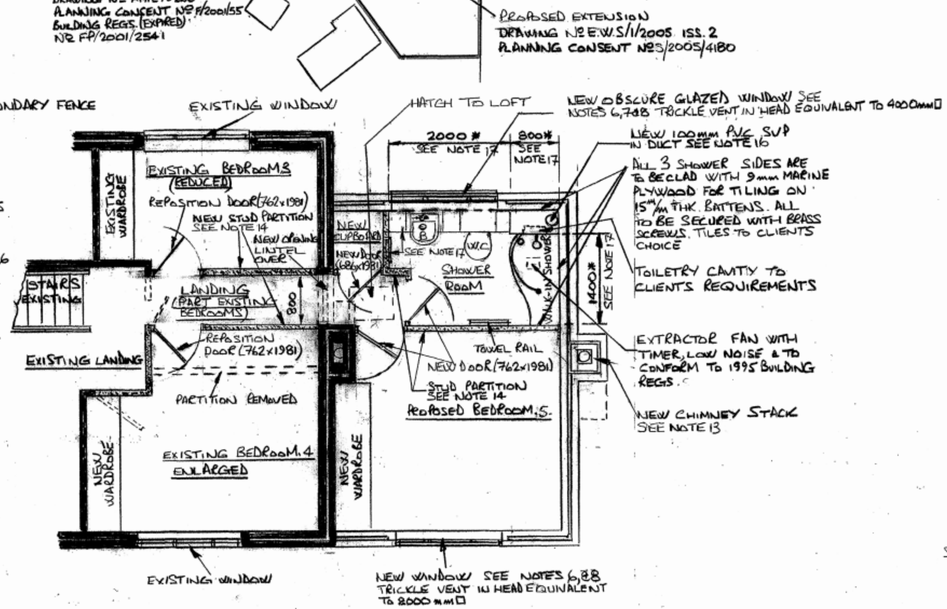


DO NOT SCALE

ORIGINAL SIZE OF DRAWING A1

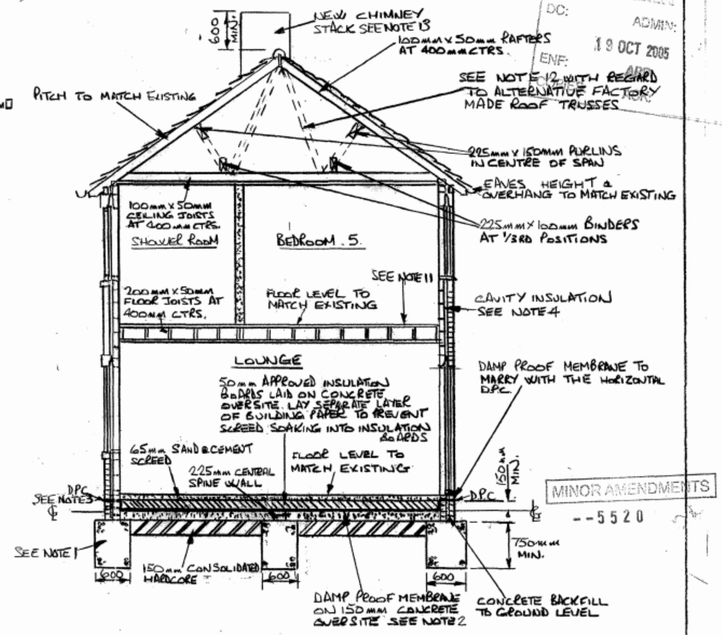


PART GROUND FLOOR PLAN



GROSS INTERNAL AREA OF EXTENSION = 38.61M²

PART FIRST FLOOR PLAN



TYPICAL SECTION OF PROPOSED EXTENSION

PLANNING DC: ADMIN: 19 OCT 2005 ENF: ARB

ISSUE 1 12-10-05

PROPOSED EXTENSION AT 30 GILBERT WAY BERKS. FOR MR & MRS. IMALINS

DRAWING N° E.W.S/1/2005 SHT. 2 OF 2

SCALES 1:50 & 1:100 ALL DIMENSIONS IN MM.

ANNELIZA DESIGNS