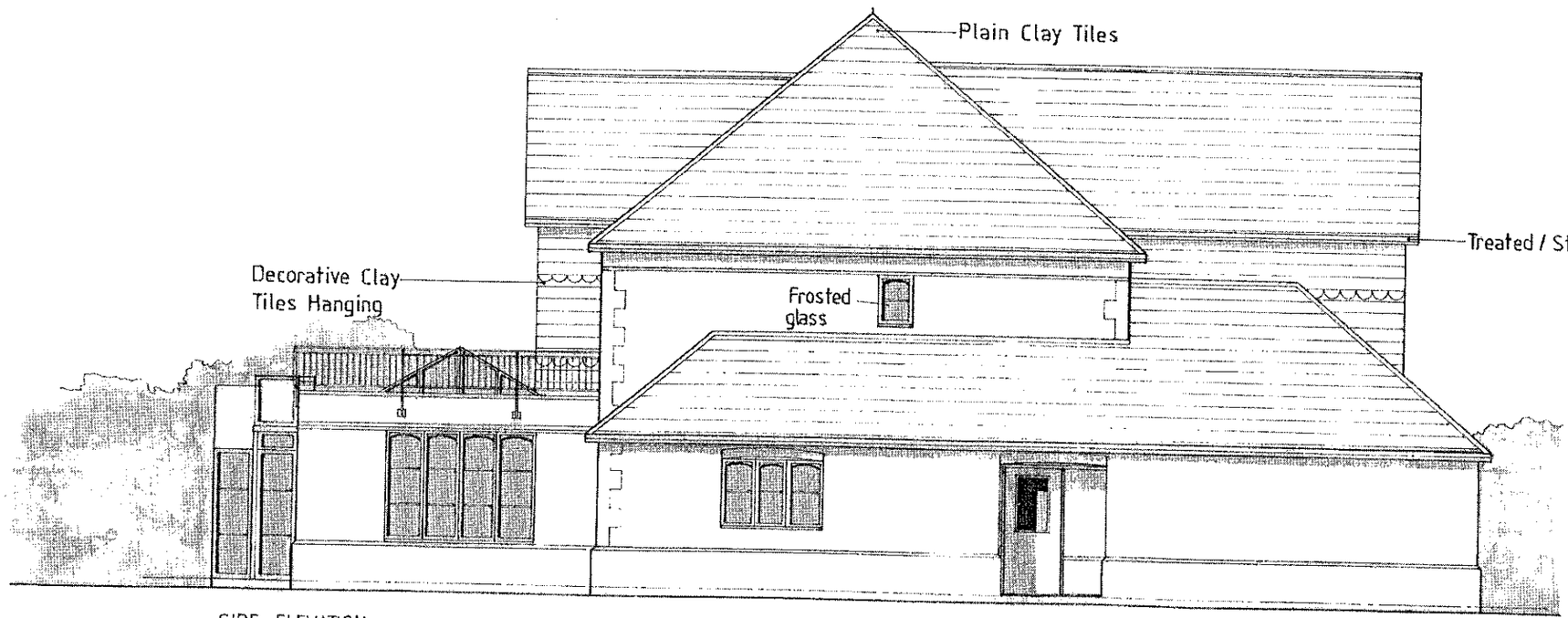


FRONT ELEVATION



SIDE ELEVATION

PLANNING SERVICES
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letter	date	revision
E	07.09.00	DRAWING UPDATE
D	05.09.00	DRAWING UPDATE
C	10.08.00	DRAWING UPDADE
B	26.07.00	DRAWING UPDATE
A	06.04.00	DRAWING UPDATE

job: 19 WEST DRIVE SONNING

client: MR & MRS PATEL

drawing: ELEVATIONS

scale: 1:100

date: JAN 2000

drawn by: JCGS

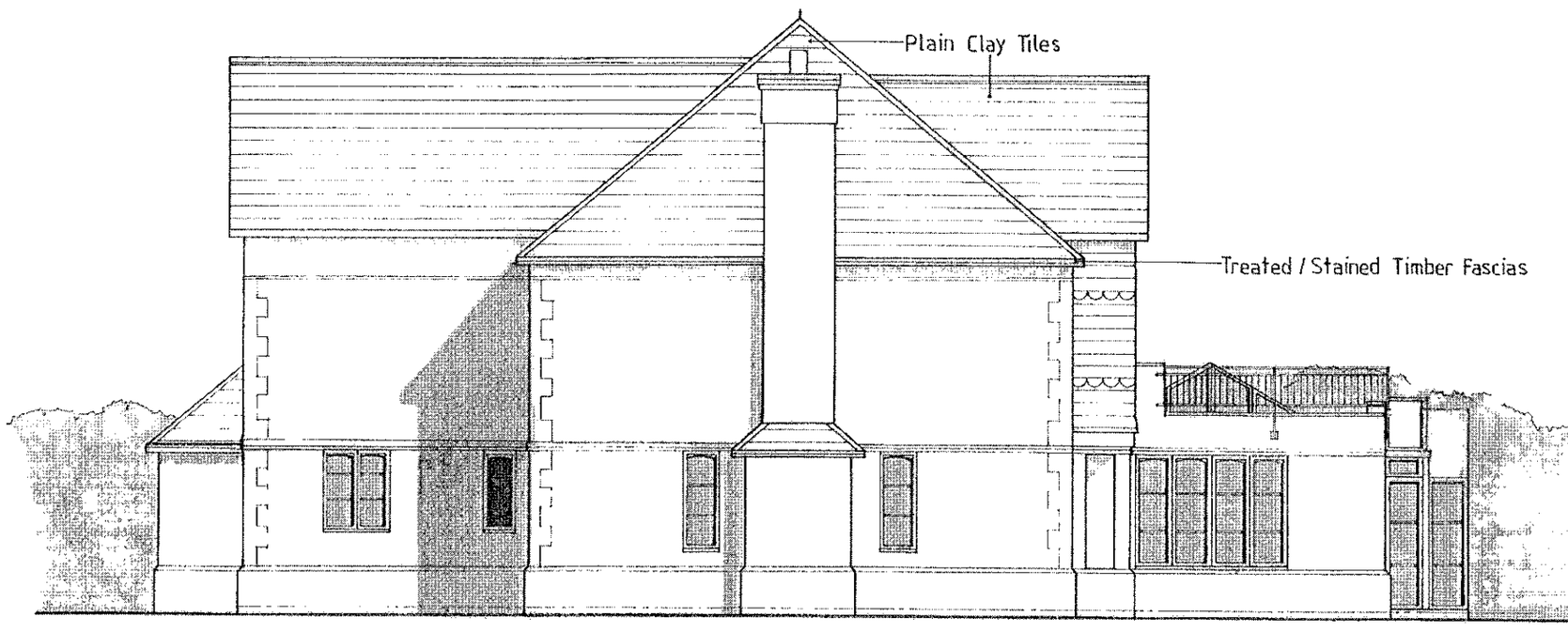
1437-14 E

THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

23/1/01



REAR ELEVATION



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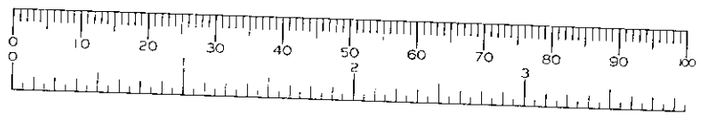

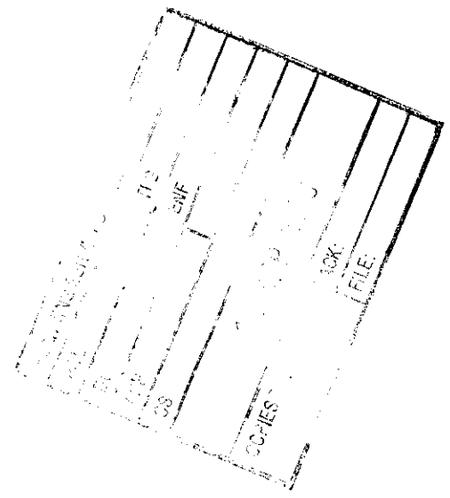

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letter | date | revision

job: 19 WEST DRIVE
SONNING

client: MR & MRS PATEL

drawing: ELEVATIONS

scale: 1:100 | date: JAN 2000 | drawn by: JCGS

1437-15 E

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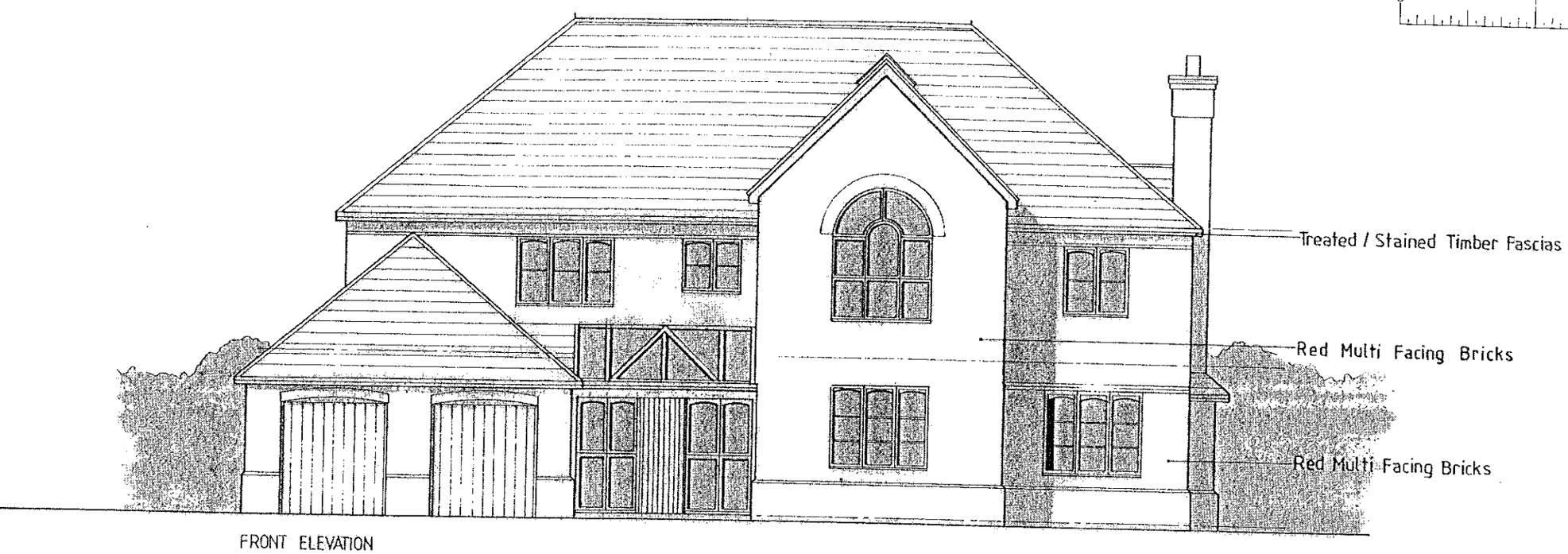
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

23/11/01



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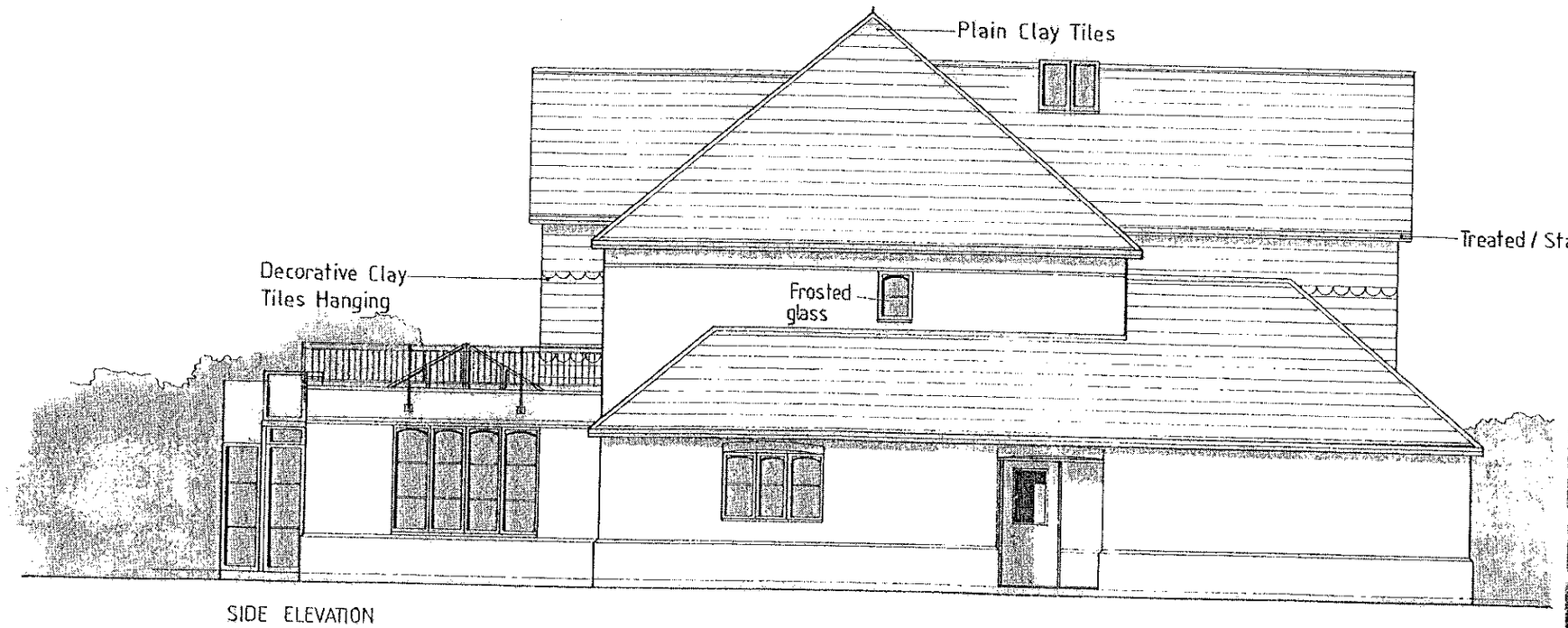

SIDE ELEVATION

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letter	date	revision
C	10-08-00	DRAWING UPDADE
B	26-07-00	DRAWING UPDATE
A	06-04-00	DRAWING UPDATE

job: 19 WEST DRIVE SONNING

client: MR & MRS PATEL

drawing: ELEVATIONS

scale: 1:100

date: JAN 2000

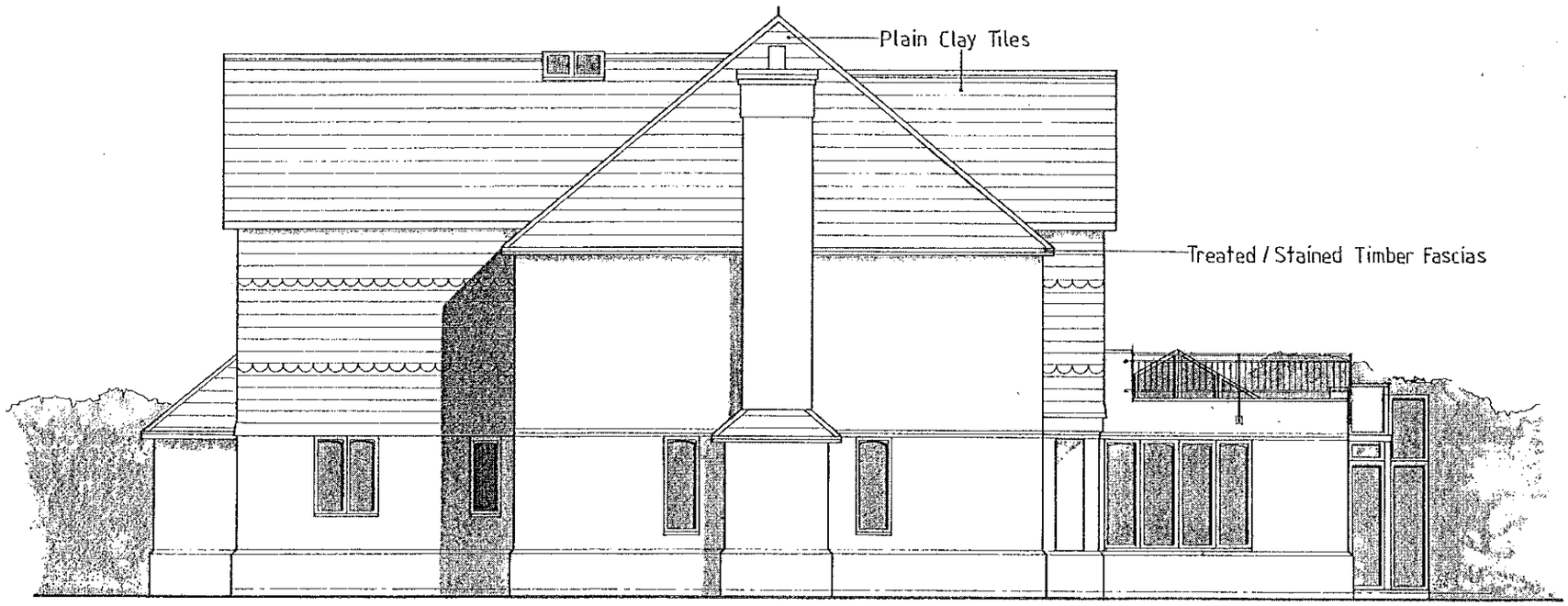
drawn by: JCGS

1437-14C

101 THE STUDIO LONDON ROAD READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



REAR ELEVATION



SIDE ELEVATION

letter	date	revision
B	26.07.00	DRAWING UPDATE
A	06.04.00	DRAWING UPDATE

job
19 WEST DRIVE
SONNING

client
MR & MRS PATEL

drawing
ELEVATIONS

scale 1:100

date JAN2000

drawn by JCGS

1437-15B

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THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
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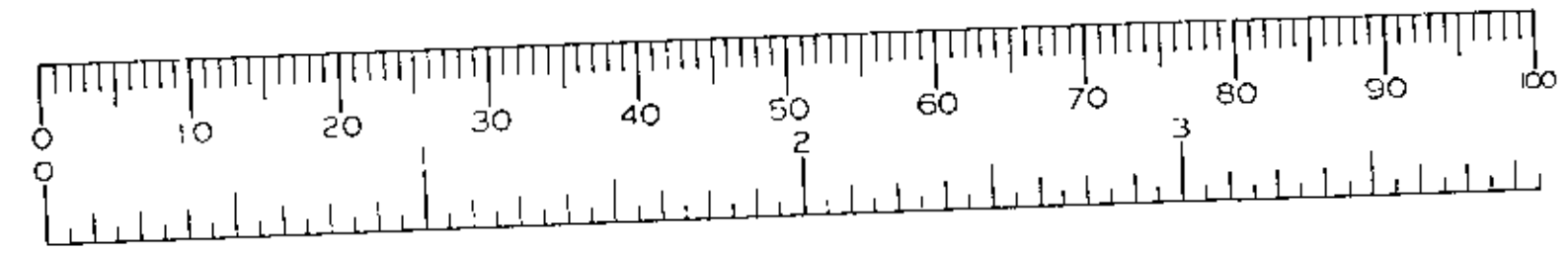
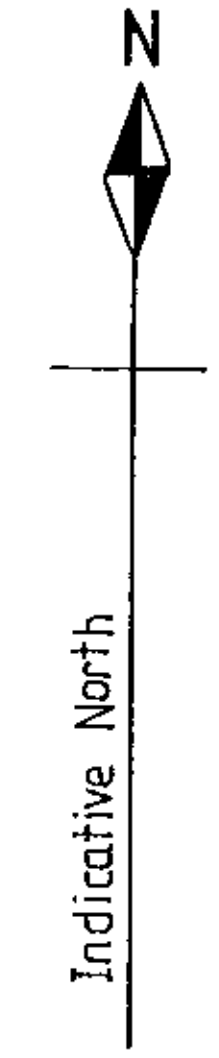




11.APR.2000 *

1214

letter	date	revision

job
19 West Drive
Sonning

client
Mr. and Mrs Patel

drawing
Location Plan 1:1250

scale
1:1250

date
Aug 99

sheet size
A3

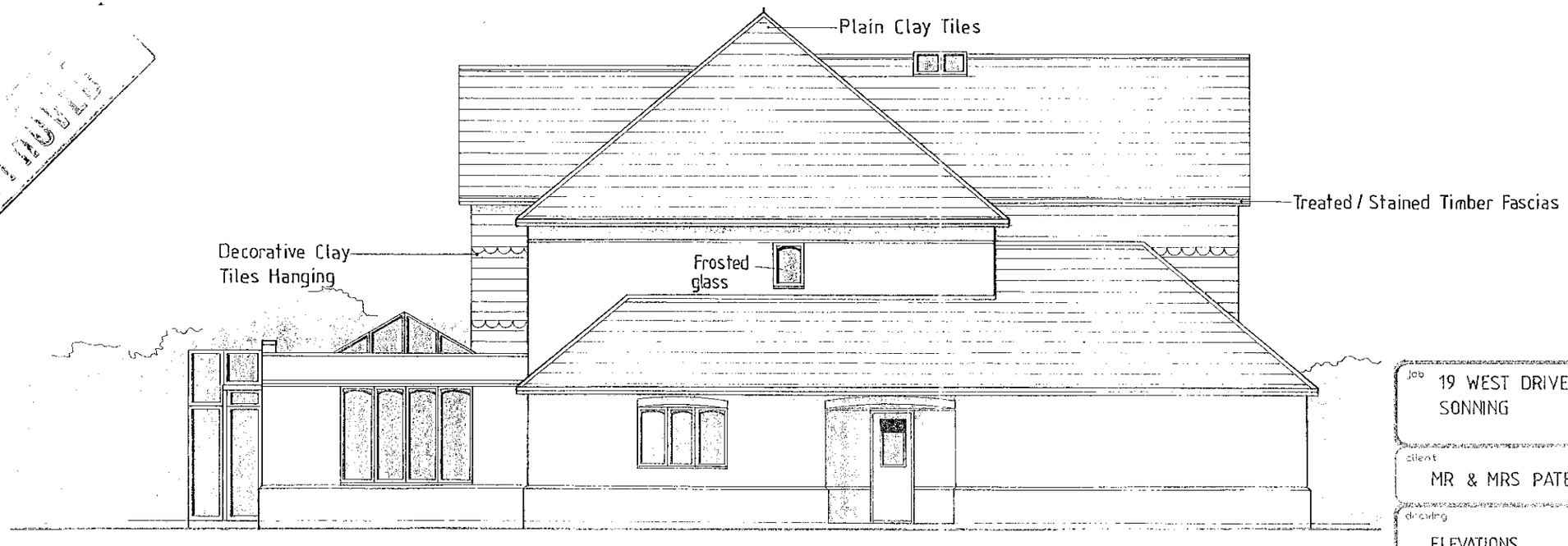
1437 / 5

ANDREWS KALIK ASSOCIATES
Chartered Architects
READING BERKSHIRE
3 ALEXANDRA ROAD
(0118) 9869669

11.APR.2000* 1214



FRONT ELEVATION



SIDE ELEVATION

letter	date	revision
A	06-04-00	DRAWING UPDATE

job: 19 WEST DRIVE SONNING

client: MR & MRS PATEL

drawing: ELEVATIONS

scale: 1:100

date: JAN 2000 | drawn by: JCGS

1437-14A

THE STUDIO
LONDON ROAD
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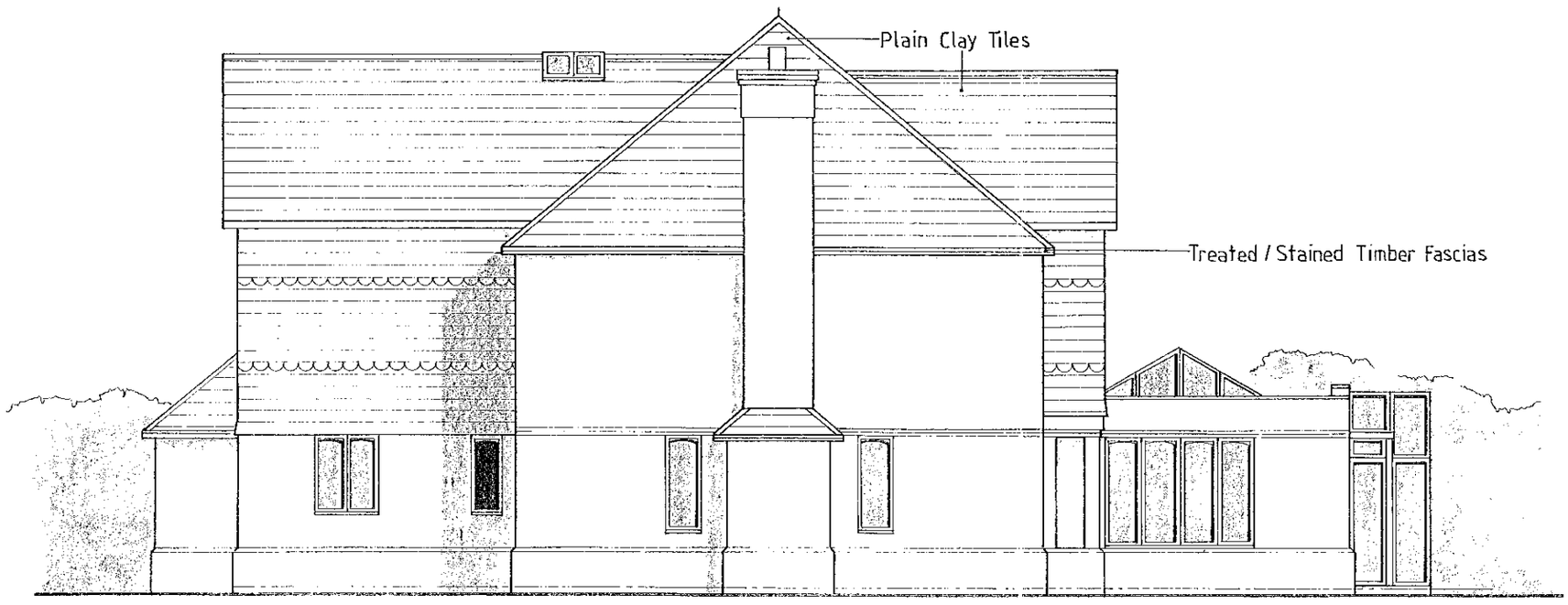
REAR ELEVATION



SIDE ELEVATION

A	06-04-00	DRAWING UPDATE

Job: 19 WEST DRIVE SONNING

Client: MR & MRS PATEL

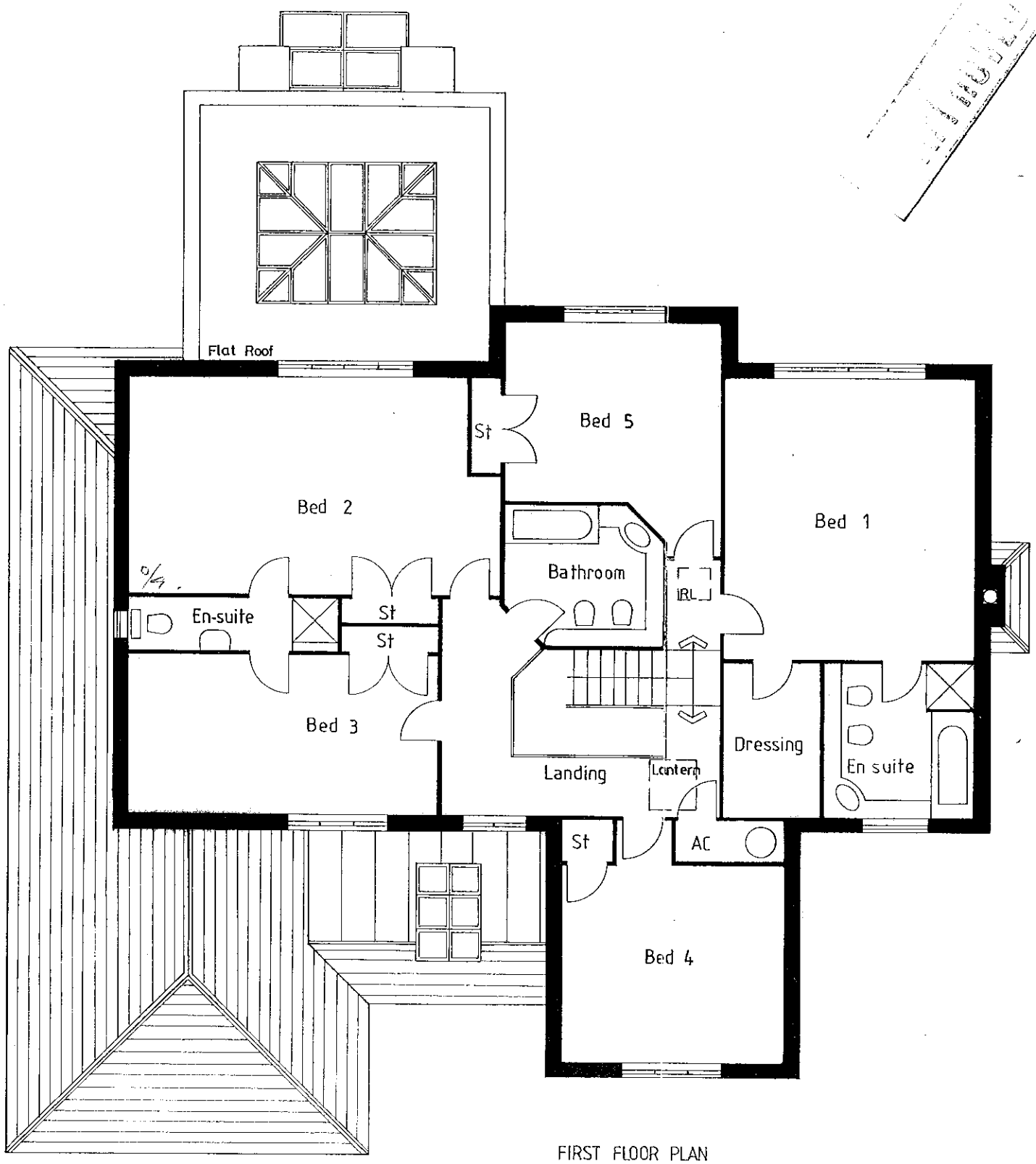
Drawing: ELEVATIONS

Scale: 1:100

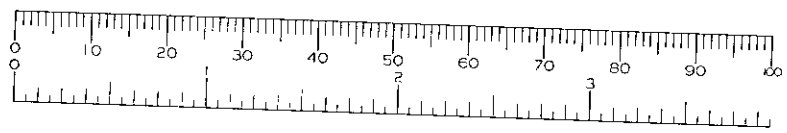
Date: JAN 2000 | Drawn by: JCGS

1437-15 A

CD 23/1/01



FIRST FLOOR PLAN



letter	date	revision
A	06-04-00	DRAWING UPDATE

job
19 WEST DRIVE
SONNING

client
MR & MRS PATEL

drawing
FIRST FLOOR PLAN

scale
1 : 100

date
JAN2000

drawn by
JCGS

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KALIK ANDREWS CHARTERED ARCHITECTS ASSOCIATES
THE STUDIO 101 LONDON ROAD READING BERKSHIRE
(0118) 9507700

11 APR 2000

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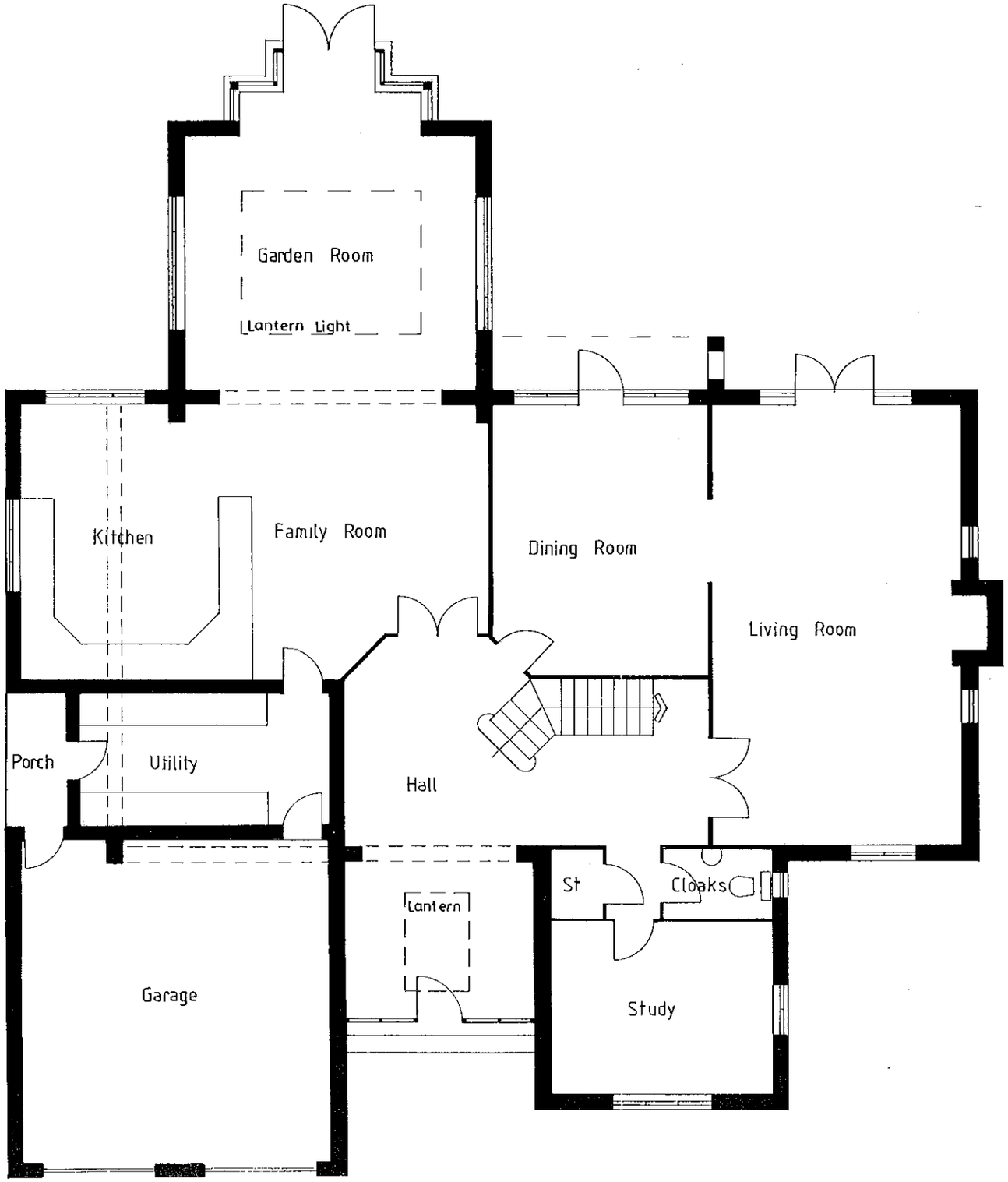
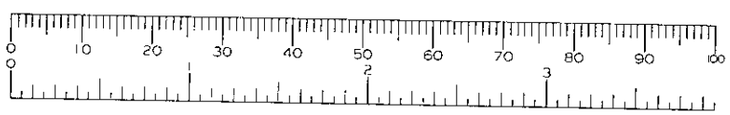
11 APR 2000 1214



GROUND FLOOR PLAN





letter	date	revision
B	10-04-00	DRAWING UPDATE
A	06-04-00	DRAWING UPDATE

job
19 WEST DRIVE
SONNING

client
MR & MRS PATEL

drawing
GROUND FLOOR PLAN

scale 1:100

date JAN 2000

drawn by JCGS

1437-12 B

THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
(0118) 9507700
KALIK ASSOCIATES
CHARTERED ARCHITECTS
ANDREWS

20 23/1/01

11.APR.2000* 1214

Footprint of existing house

Oak

New tree

Cedar

Eucalyptus

WEST DRIVE

N.

0 10 20 30 40 50 60 70 80 90 100

letter	date	revision
C	0604-00	DRAWING UPDATE

job
19 WEST DRIVE
SONNING

client
MR & MRS PATEL

drawing
PROPOSED SITE PLAN

scale 1 : 200

date APR 2000 | drawn by JCGS

1437-11 C

CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
(0118) 9507100

OD 23/11/00

GENERAL NOTES:

These drawings have been prepared for full plans approval under the Building Regulations, finishes, fittings & specific working details to be prepared separately (by others).

All dimensions to be checked on site before commencement of work and at each stage as the work proceeds.

See also details and drawings prepared by the Structural Engineer and the Heating Engineer.

EXTERNAL WALL CONSTRUCTION:

External walls to be 285mm cavity construction.
Outer skin to be 100mm facing brickwork – type and colour to be agreed.
65mm cavity insulated with 65mm Dritherm Batts and inner skin to be 100mm Thermalite Shield 2000 or similar to achieve "U" value of <0.45. Strength of blockwork to be determined by the Structural Engineer.
Provide plinth at low level to external walls as shown on the elevations. Top of plinth to be 675mm above DPC level.
Where tile hanging is shown on the elevations the external wall construction is to be 100mm blockwork inner skin as detailed above, 65mm cavity with 65mm Dritherm full fill cavity insualtion. 100mm blockwork outer skin. Fix to block wall 38x25mm timber battens (use counter battens if required) with reinforced felt/underlay beneath. Fix to battens vertically hung tiles with code 4 lead flashing at the head and at the base provide code 4 lead flashing dressed over tilting fillet to give 65mm min projection.

Inner skin to be finished with 12mm plaster and skim.

Build in galvanized steel wall ties at 900mm (max) horizontal centres and 450mm (max) vertical centres staggered on alternate courses.

Provide full width DPCs to both skins a minimum of 150mm above finished ground/paving level.

Fill cavity with concrete to within 150mm of lowest DPC.

Close cavities around openings with a proprietary insulated DPC and closer (Thermabate or similar).

Form openings with proprietary insulated combined steel lintels – dependant on type selected provide DPC and cavity tray over. Lintels to have 150mm minimum end bearings. Where required provide arch formers over to the external skin and construct brick arches over as shown on the elevations.

INTERNAL WALL CONSTRUCTION:

Ground Floor–
100mm concrete block constructed off new foundation and finished both sides above floor level with 12mm plaster and skim.
Provide full width DPCs to top with new DPCs and DPMs adjacent.
Form openings with proprietary precast concrete lintels over with 150mm minimum end bearings.

First Floor–
100mm thick blockwork partition walls built off new beam and block floor or continued up from ground floor level. Finish all blockwork walls to both sides with 12mm plaster and skim.

GROUND FLOOR CONSTRUCTION:

Main House:
65mm sand and cement screed to be laid upon 500 gauge polythene membrane on 25mm of Celotex GA2025 insulation (to achieve "U" value of 0.33), tape all joints and lay in accordance with manufacturers recommendations, laid on concrete beam and block flooring by Tarmac Topfloor Ltd or equivalent. 175mm beams at centres as recommended by the manufacturer to suit the span, with 440x215x100mm blocks laid between. Floor to be laid in accordance with Structural Engineers and manufacturers details and recommendations. Allow a minimum 75mm void beneath the beams.
Provide ventilation to the void with periscope vents to the external walls complete with vermin proof grilles as supplied by flooring manufacturer

Garage:
Reinforced 65mm sand and cement screed to be laid upon 100mm concrete slab (reinforced with anti-crack mesh) on 1200 gauge polythene DPM on 50mm sand blinding on 150mm well compacted and consolidated hardcore. Provide reinforced thickening of slab to 450mm deep at the garage doors. Lap d.p.m. with d.p.c in external wall construction. Note finished level of garage floor to be 100mm below main house level.

SAFETY GLAZING:

Any glazing in doors or glass in windows within 300mm of doors upto 1500mm from floor level (and in windows upto 800mm from floor level) to be safety glass to BS6202.

WINDOWS/JOINERY:

The type of all new windows and doors etc to the external envelope as seperately scheduled.

To all new openings/windows provide proprietary trickle ventilators to the heads equivalent to 8000mm sq. in bedrooms, sitting room, dining room and study and 4000mm sq. in other rooms to provide background ventilation.
Type and design of all internal doors and joinery as seperately scheduled by others.

BOILER AND CENTRAL HEATING:

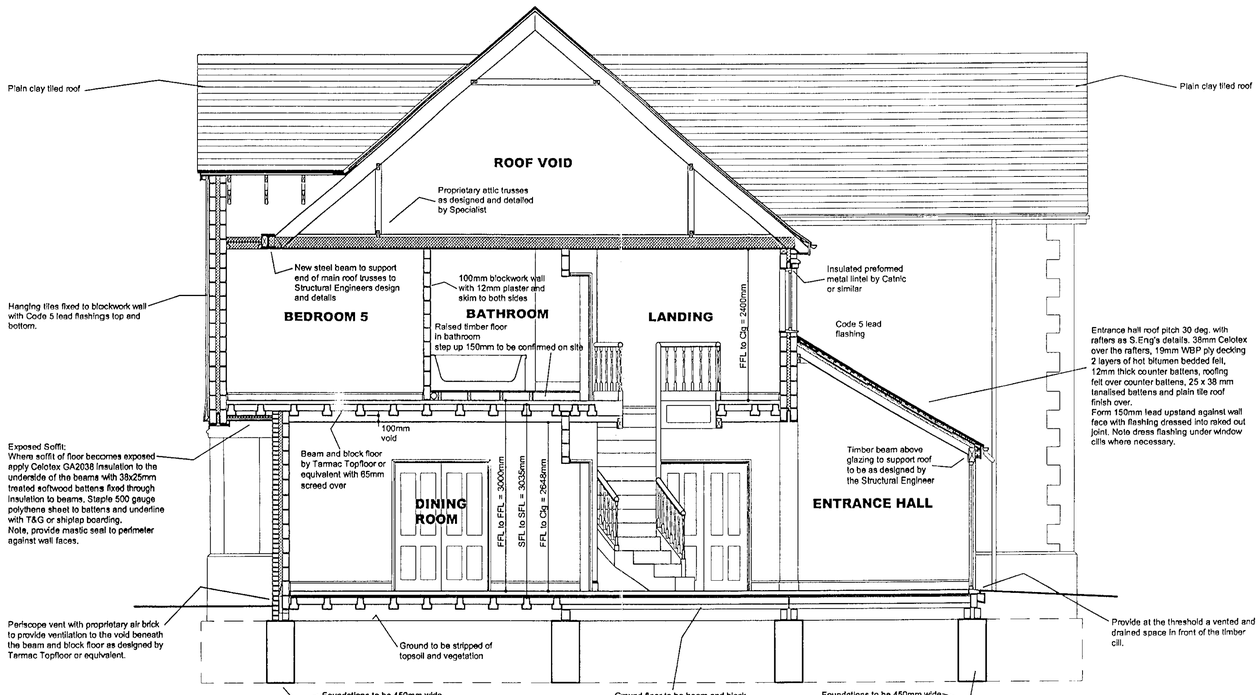
New Gas central heating with thermostatic valves to radiators
All subject to the Heating Engineers design and details – as scheduled separately.
All pipe runs to be concealed where possible and all exposed pipe runs to be logged.

HOT AND COLD WATER SUPPLIES:

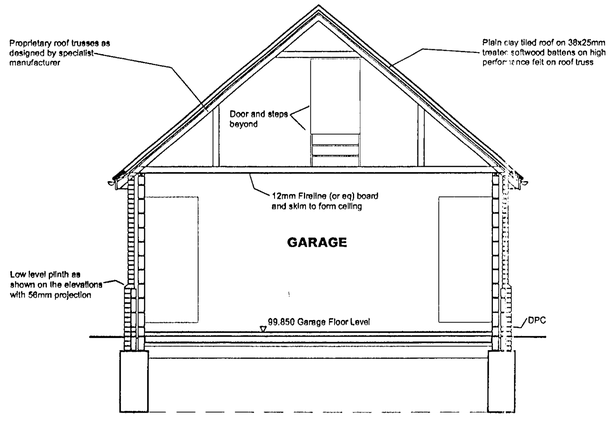
To be confirmed with the client
Run mains cold water supplies to new sink in kitchen. Provide new cold water supplies from new storage tank(s) to all new fittings.
Provide and install 2 No new 210 litre capacity hot water storage cylinders (as designed and specified separately by others) in a position to be agreed. Tanks to be factory fitted with a spray type insulation jacket.
Run supplies to new fittings. Pipe runs to be concealed wherever possible and any exposed runs are to be logged.

SMOKE ALARMS:

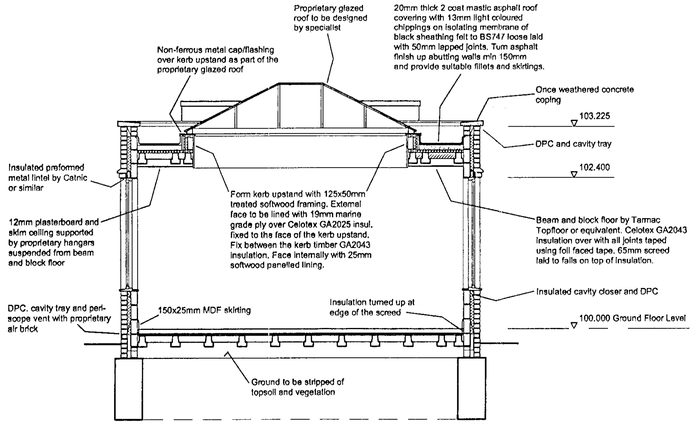
Provide in the ceilings of hall and landing (within 3000mm of bedroom doors and 7000mm of kitchen doors) mains operated self contained smoke alarms to BS 5446 : Part 1. Alarms to be permanently wired to a seperately fused circuit at the distribution board.



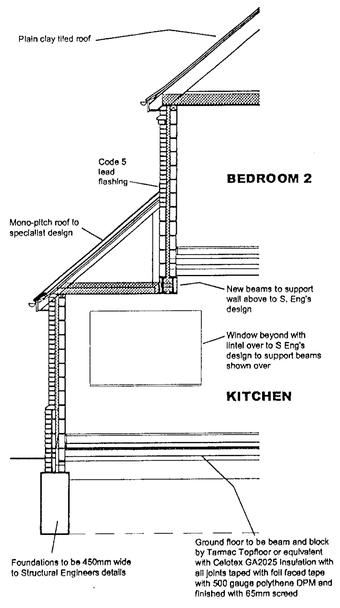
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

ELECTRICAL SUPPLY:

To be designed and installed by the Electrical Engineer as required – new sockets, supplies, lighting and switches as seperately scheduled.

EXTRACT VENTILATION:

Provide within an external wall of the kitchen (position to be agreed) a mechanical extract fan capable of extracting at 60 litres/second.
Provide within the ceiling of bathrooms a mechanical extract fan capable of extracting at 15 litres/second – to be ducted through the roof space (insulated duct) and to discharge at roof level through a proprietary ventilation tile.
Fans to be independently switch operated unless noted otherwise to run off light switch.

NEW STEELWORK:

The size and design (including padstones and bearing etc.) of all the new steelwork is to be by the Structural Engineer.
Steel beams within the first floor construction to be surrounded in material below to provide ½ hour fire protection (Gyproc Fireline Board or equivalent).

FIREPLACE:

Width 1000mm, height 600mm and depth 600mm.
Build in preformed fire back and throat restrictor (ensure that the cross sectional area of the flue is at least 15% of the fireplace opening).
Form 150mm concrete slab hearth, with brass hit and miss grille, connected to 115mm diameter pipes beneath the beam and block floor, connected with periscope vents to the grilles – terminated in the external walls as airbricks.
Design and finishes to be scheduled separately.

CHIMNEYS:

Constructed off foundations and with full width DPC at 150mm above finished ground/paving level and to lap with DPCs adjacent. 100mm dense concrete blockwork encasing Chimliner CH 30/30 (by Thermaflue or equivalent) clay flue liners to BS1181:1989, laid with sockets uppermost in accordance with the manufacturers recommendations. Construct above roof level in 100mm facing brick and to terminate a minimum of 600mm above roof level. Chimney to be rendered prior to plastering and to be rendered in the roof space.

ROOF CONSTRUCTION:

New slopes are to be covered with plain clay tiles (final type to be agreed), fixed to 38x25mm softwood battens on reinforced roofing felt. form code 5 lead valleys at junction of roof slopes. Provide all ridge, verge and finishing tiles etc as and where required.

Main Roof–
New pitches at 40 degrees framed up using proprietary timber attic trusses to Manufacturer/Structural Engineers design fixed to 100x50mm softwood treated wall plates at external walls, wall plate to be bedded in mortar and strapped with 32x5mm galvanised steel straps screw fixed to walls below at 1200mm c/s.
End 3 No trusses parallel with the external walls to be strapped together with 32x5mm galvanized steel straps built into walls. Provide beneath straps 40mm wide solid timber noggins and a timber packing piece to achieve tight contact between timber member and masonry wall.
Form new eaves with a softwood treated/painted timber fascia board.
Provide in a position to be agreed on site above the staircase/landing a Velux type rooflight to the roof with a fully insulated lightwell down to the first floor ceiling level. Insulation to be Celotex GA2038. Type and size of rooflight to be agreed.

Garage Roof–
Roof to be formed at 40 degree pitch. Construction to be as detailed by the Manufacturer/Structural Engineer. Roof finish, strapping and general construction to be as detailed above for the roof to the main house.

Pitched Roof to Entrance Hall–
Frame up new pitched roof with structural valleys to either side of the glazed section of roof (as designed and detailed separately by specialist, including all flashings and weatherings).
Onto rafters lay 38mm of Celotex GA2038 insulation (with all joints taped). Onto Celotex lay 19mm marine grade ply deck. Onto ply lay 2 layer high performance hot laid bituminous felt, 12x50mm counter battens to be bedded in mastic with 38x25mm battens over. Finish to be plain clay tiles. All valleys to be code 5 lead.

All Other Pitched Roofs–
New pitches at 45 degrees framed up using proprietary timber roof trusses to Manufacturer/Structural Engineers design. Provide lay boards off main roof and connect using diminishing trusses. Strappings and wall plates etc to be as main roof. All other fixings etc to be as Manufacturers recommendations.

Flat Roof to Garden Room–
Use beam and block as for the first floor with 43mm Celotex GA2043 insulation (with all joints taped) with 500 gauge DPM over and finished with 65mm screed. Finish internally to be as noted previously. Glazed Lantern light to be to specialist design detailed seperately by others including all weathering/flashings etc.
Around external edge provide parapet wall finished with 50mm concrete coping. Fix handrail to top of parapet as detailed separately by others.

VENTILATION TO THE ROOF SPACES:

Main roof–
Provide at the eaves proprietary ventilators equivalent to a continuous 10mm gap with eaves comb filler (by Hartington Conway Ltd or similar) to prevent the ingress of birds and vermin.

Garage roof–
Provide at eaves proprietary ventilators as before, equivalent to a continuous 25mm gap and provide proprietary ventilation tiles just below ridge level equivalent to a continuous 5mm gap, to cross ventilate the roof space.

All Other Pitched Roofs–
Provide at the eaves proprietary ventilators equivalent to a continuous 10mm gap with eaves comb filler (by Hartington Conway Ltd or similar) to prevent the ingress of birds and vermin.

CEILINGS AND ROOF INSULATION AND SLOPING SOFFITS:

Ceilings to be formed from 12.5mm plasterboard and skim.
Provide 180mm Rockwool batts between the ceiling joists in the roof space (except Garage), taking care at the eaves to maintain a continuous ventilation space.

Garage ceiling– To be finished with 12.5mm Gyproc Fireline board with all edges supported, using solid noggins as necessary. Finish with 3mm plaster skim. Provide 150mm Rockwool batts between the joists.

Position of access hatches to roof spaces to be agreed, fit insulated hatches.

FOUL DRAINAGE:

New drain runs to be positioned as shown on the Foundation and Drainage plan. Size to be 110mm dia. plastic by OSMA or equivalent , bedded and backfilled with shingle/selected as dug material and generally falling 1:80 to new Inspection Chamber(s). From new chamber(s) provide run to existing disposal system adjacent. At connection to existing chamber make good to all benching etc.

New inspection chambers to be 475mm OSMA Universal inspection chambers or equivalent with maximum inverts of 1000mm to be bedded and surrounded in concrete in accordance with the manufacturers recommendations. From chambers extend branches to receive drains from new BGs and SVPs as indicated.
New SVPs to be 110mm diameter PVC located as shown on the foundation and drainage plan, to be boxed in where shown and encased with 12.5mm plasterboard and skim insulate around pipes with mineral wool insulation.

SURFACE WATER DRAINAGE:

Provide new 100mm dia. half round Marley classic aluminium gutters fixed to new fascia, falling to new 63mm dia. UPVC downpipes. The rainwater downpipes are to discharge into 110mm dia drains as noted for the foul drainage –final type of gutter and downpipes to be agreed.
Fit's to be 1:80 to new soakaway. New soakaway to be 5000mm (minimum) from buildings. Size to be 1050mm diameter and 1200mm deep below invert.

SANITARY PLUMBING:

All in fully supported PVC with cleaning eyes at bends and boxed in. Fittings to have 75mm deep seal traps.
Ensure that all traps are accessible for cleaning.
New 100mm dia soil and vent pipe to have cleaning eye in the base and to terminate externally with a PVC bolloon a minimum of 900mm above the head of adjacent windows.
Provide new 100mm dia waste from the WC, 40mm dia wastes from bath, shower, sink units, washing machine and dishwasher etc., 32mm dia waste from the basins.

Rev "C"	Railings removed	20/03/2001
Rev "B"	Entrance Hall roof pitch increased Bathroom raised floor indicated Dining room doors indicated section A:A Balustrading added section C:C	11/12/2000
Rev "A"	Minor Amendments	10/11/2000

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23 MAR 2001

PSS Construction.

THE COTTAGE, CUTLERS COURT,
COPY GROUND LANE, HIGH WYCOMBE,
BUCK'S. HP12 3HE

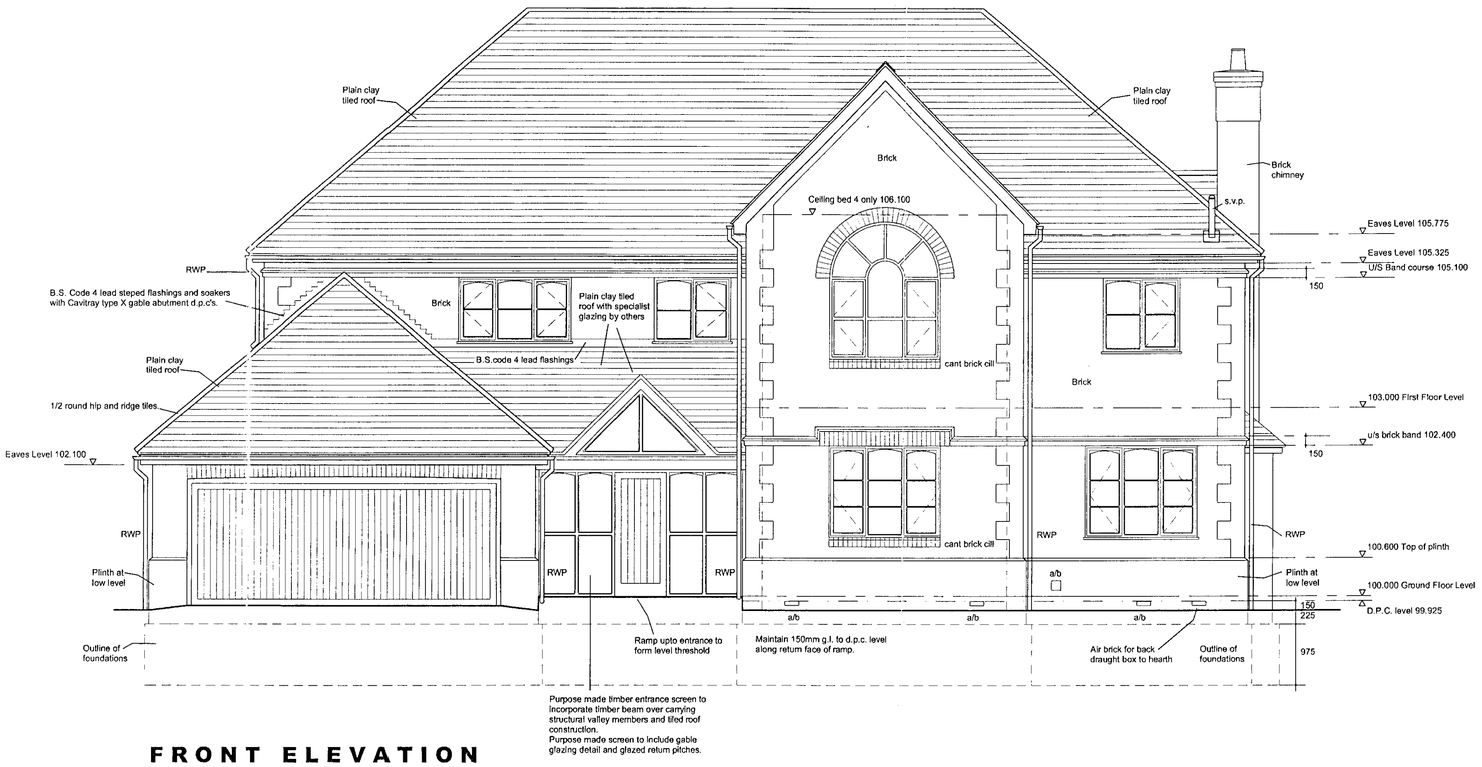
Project. 19 West Drive, Sonning

Drawing. Sections

Scale. 1:50 Date. Oct 2000

DRAWING No. 0096–06 "C"

DRAWINGS PREPARED BY
CLELFORD ESSEX ASSOCIATES
45 North Bar, Banbury, Oxon. OX16 0TH.
Telephone 01295 257556 Fax 01295 268500.



FRONT ELEVATION



REAR ELEVATION

0 10 20 30 40 50 60 70 80 90 100

Rev "C" Railings removed 20/03/2001

Rev "B" Front elevation front bedroom window depth reduced and roof line raised to increase roof pitch.
Additional glazing bars added to first floor gable window.
Rain water goods amended on rear elevation over garden room
Note re finish to head of bay detail from garden room added
11/12/2000

Rev "A" Minor Amendments 10/11/2000

PSS Construction.
THE COTTAGE, CUTLERS COURT,
COPY GROUND LANE, HIGH WYCOMBE,
BUCK'S. HP12 3HE

Project. 19 West Drive, Sonning

Drawing. Elevations - Sheet 1 of 2

Scale. 1:50 Date. Oct 2000

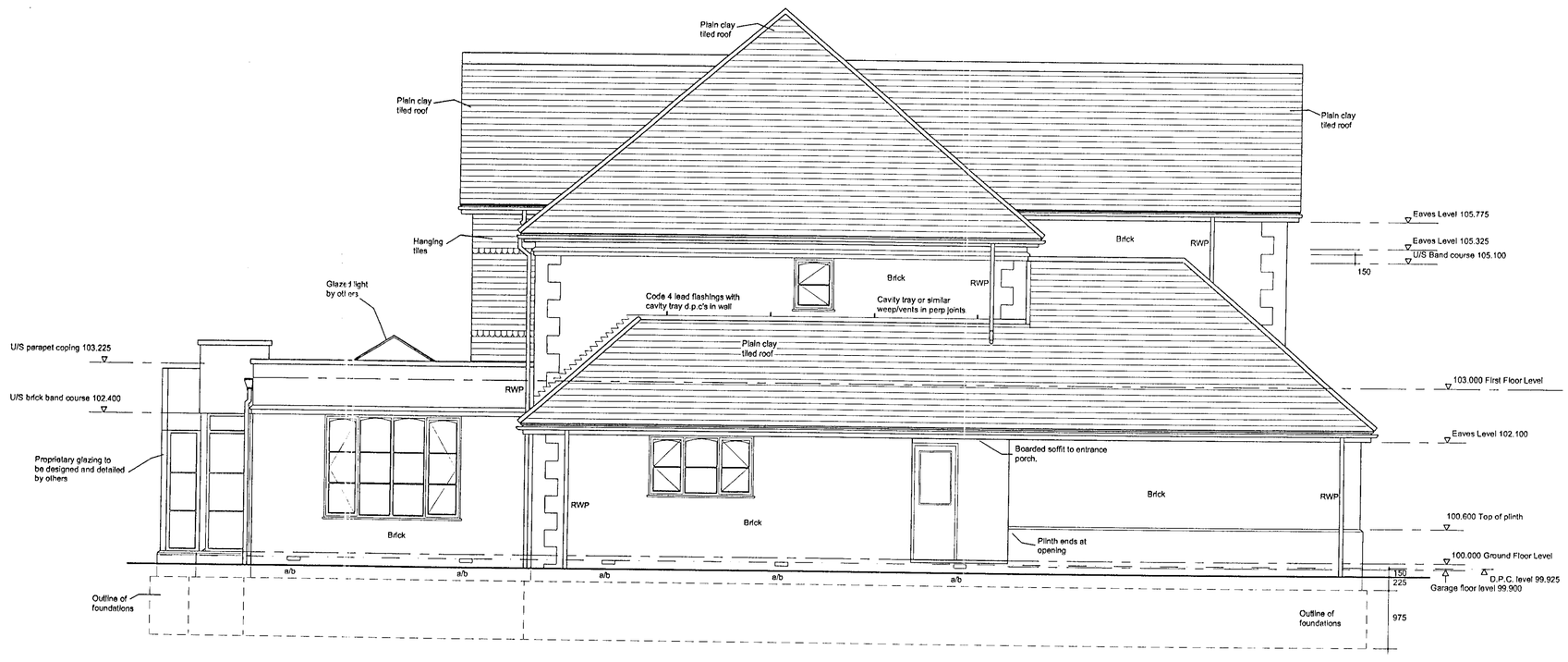
DRAWING No. 0096-04 "C"

DRAWINGS PREPARED BY
CLELFORD ESSEX ASSOCIATES
45 North Bar, Banbury, Oxon. OX16 0TH.
Telephone 01295 257556 Fax 01295 268500.

cd 4/10/01



SIDE ELEVATION



SIDE ELEVATION



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23 MAR 2001

Rev "B"	Railings removed	20/03/2001
Rev "A"	Rain water goods amended rear gable	10/11/2000

PSS Construction.
THE COTTAGE, CUTLERS COURT,
COPY GROUND LANE, HIGH WYCOMBE,
BUCK'S. HP12 3HE

Project. 19 West Drive, Sonning

Drawing. Elevations - Sheet 2 of 2

Scale. 1:50 Date. Oct 2000

DRAWING No. 0096-05 "B"

DRAWINGS PREPARED BY
CLELFORD ESSEX ASSOCIATES
45 North Bar, Banbury, Oxon. OX16 0TH.
Telephone 01295 257556 Fax 01295 268500.