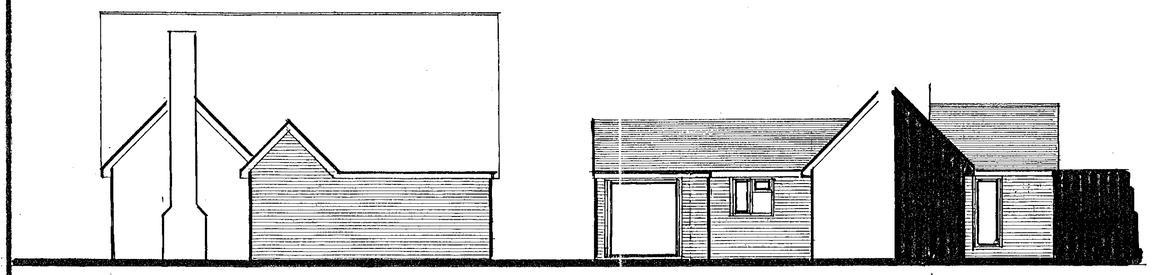


west elevation

south elevation



east elevation

north elevation

notes:-

Roof (Kitchen/breakfast):- Tiling to match existing on felt and battens on 150mm x 50mm rafters pitched at 30° and set at 400mm centres with 150mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling of 9mm Rail backed plasterboard and skimcoat plaster to receive selected decorations. Roof space to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to min: 10 mm continuous gap.

Roof (porch/garage) :- Porch as described above but pitched to match existing and using 100mm x 50mm rafters and 125mm x 50mm ceiling joists. Eaves vents to porch to be supplemented with ridge vents equivalent to 5mm continuous gap. Flat roof, three layer felt and chippings on 18mm exterior quality plywood on 175 mm x 50 mm joists at 400mm centres, set to min: 1in 60 fall.

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

Ground floor (kitchen/breakfast/porch) :- Selected floor finish and 65 mm reinforced screed on building paper on 40 mm Rockwool rigid slab insulation on Ventrot or similar dpm on 150 mm suspended concrete floor slab, supported on all edges and reinforced with B503 fabric reinforcement with 8 mm main bars at 100 mm centres and 8 mm distribution bars at 200 mm centres with 40 mm bottom cover set on blinded layer of 150mm selected hardcore. Top steel over spine wall.

Lateral restraint :- Where roof joists or ceiling joists run parallel to an external wall, lateral restraint to be achieved by metal straps at 1200 mm centres spanning three joists. In addition mild steel anchors min: 30 mm x 5 mm cross sectional area are to be provided at 2000mm centres to anchor down all wall plates.

Walls :- 112mm external skin of facing brick to match existing with 50mm cavity containing 50 mm Rockwool insulation batts and 100mm internal skin of celcon blockwork and 16mm plaster to receive selected decorations. To avoid risk of cold bridging, reveals around external door and window openings to be insulated.

Partitions:- Dining partition to be formed of 100 mm x 50 mm timber studding at 400mm centres with 100 mm fibreglass insulation between studding and faced with 9 mm plasterboard and skimcoat plaster to receive selected decorations.

Windows/doors :- New windows (except garage & workshop) to be double glazed and fitted with trickle vents in head equivalent to 4000 mm² opening. Any glass in windows below 800mm and doors below 1500mm, measured from floor level to be in laminated safety glass.

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

D.p.c & Flashings:- D.p.c to be leadcore felt and flashings in code 4 lead.

Beam :- Garage beam to be formed of 1 No 152 x 89 x 16 kg mild steel joist.

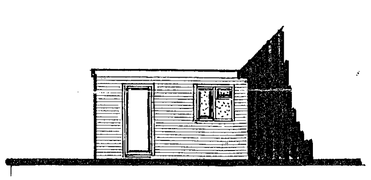
Electrics:- To Clients individual requirements but must be installed in strict accordance with current I.E.E regulations.

Ventilation:- Kitchen to be either fitted with cooker hood (30 litres per second) or extract fan (60 litres per second) discharging to open air.

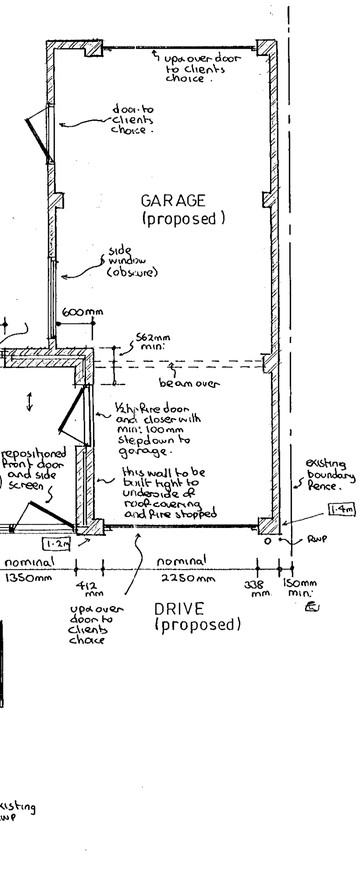
Rainwater:- 112 mm gutters and 62 mm downpipes discharging via back inlet gulley and 100 mm u.p.v.c underground drainpipe to new soakaways 1000 mm diameter x 2000mm deep and situated a min: of 4500 mm from any building.

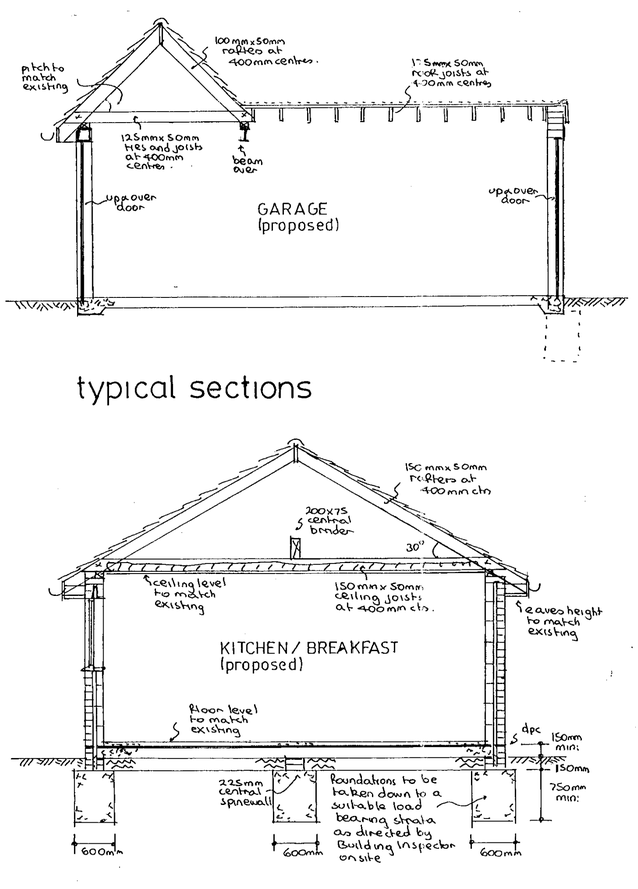
Foul drainage :- Any new foul drainage to be carried out in 100 mm upvc underground drainpipe bedded on pea shingle, set to min: 1 in 40 fall and provided with concrete lintels where pipes pass under walls.

Trees/foundations:- Because of proximity of silver birch on adjacent property allowance to be made for additional foundation depths as shown in ▭ on ground floor plan. This assumes high shrinkage ground conditions and final depth will be decided on site in conjunction with Building Inspector subject to actual ground conditions.

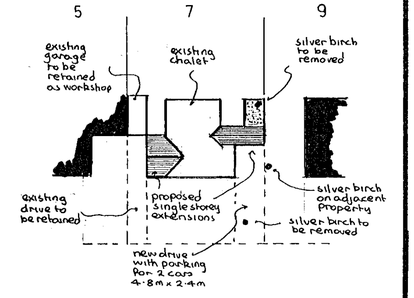


west elevation

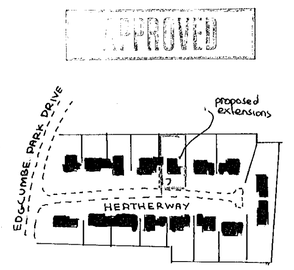




typical sections



block plan 1:500



location plan 1:2500

18 FEB 2000 C648

PROPOSED EXTENSIONS at 7 HEATHERWAY, EDGCUMBE PARK, CROWTHORNE, BERKS for MR & MRS. L. ALLDER.

Revisions:- 'A' 17/2/2000 General revisions at Clients request.

Drawing No	AH/E/2940A
Scales	1:50 & 100
Date	FEB 2000

NDESIGN BUILDING PLANS

19/5/00