Roof – interlocking tiling as existing on treated 50 battens & reinforced underfelt.
200 x 38 ridgeboard.
150 x 47 rafters @ 400 c/c max.
150 x 47 ceiling joists @ 400 c/c max.
M10 bolted connections at eaves.
100 x 47 wall plates strapped to inner face of walls using 32 x 6 mm galv. straps.

Fl. Box 200 linkls min. 150 mm end bearings.

100 mm pvc gutters.

Floor 150 mm concrete on H.d. polythene and sand blinding. Min. 150 mm selected fill. Break up existing slab and remove. Grub out existing footings.

Code 4 lead stepped flashing to abutment.

100 x 47 timber plate bolted to top flange of beam and joists spiked to plate.

A 142 anti-crack mesh in floor slab with min 50 mm cover top & bottom.

Depth of foundation to suit subsoil conditions encountered but not less than 1.0m

Stepped foundation to flank wall.

Min depth to invert of drain. Mass fill up to level of strip foundation.

SECTION AT A

32 x 6 mm galv. straps fixed across 3 No rafters/joists with cranked ends plugged and screwed to desk. Solid timber bracing between rafters/joists directly under straps. Straps @ 1200 c/c on rafters and 1800 c/c on joists.

112 mm facing brickwork with pier as indicated.

Hyload dpc min 150 mm above g.l.

Min 230

SECTION AT B

Connect gutter on front elevation to existing trap

340 Door to be selected by Client. 340

Boundary

Maintain gap to boundary to avoid encroachment of verges or foundations.

PROPOSED GARAGE

152 x 89 x 16 UB.

Cut pocket & insert eng. brick on padstone.

390 wide pier for full height of gable wall.

Safety glazing to door and sidelight all to BS6206 Class A.

Existing M/H. invert approx 1500 to 2000. Foundations to new wall to be taken down to invert of existing drain

Extg main foul drain.

6000

PROPOSED FLOOR PLAN

NOTE – ALL DIMENSIONS AND SETTING OUT TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT PARTICULARLY WITH REGARDS CONFORMITY TO EXTG. STRUCTURE ETC.

ANY ELECTRICAL REQUIREMENTS TO BE AGREED WITH CLIENT.

100 mm pvc drain laid 1:40 on pea shingle bed to new soakaway min 5.0m from buildings.

Salvage tiles from existing lean-to for re-use on front elevation.

SOUTHWEST

SOUTHWEST

Projecting brick detail to verges.

NORTHEAST

New brickwork to match existing as near as possible.

NORTHWEST

Paved driveway extended to new garage

Existing lean-to shown dotted to be demolished.

Proposed garage.

13

BLOCK PLAN 1/500

OAKWOOD ROAD

INSTOW ROAD

OAK WOOD

13

LOCATION 1/1250

APPROVED

WD 3/8/00

13, INSTOW ROAD, EARLEY, READING

PROPOSED SINGLE STOREY EXTENSION

SCALES – 1/50 & 1/100

0131

JOHN R HALL
CHARTERED SURVEYOR
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client Mr & Mrs I. Porter

June 2000

PBC/1627