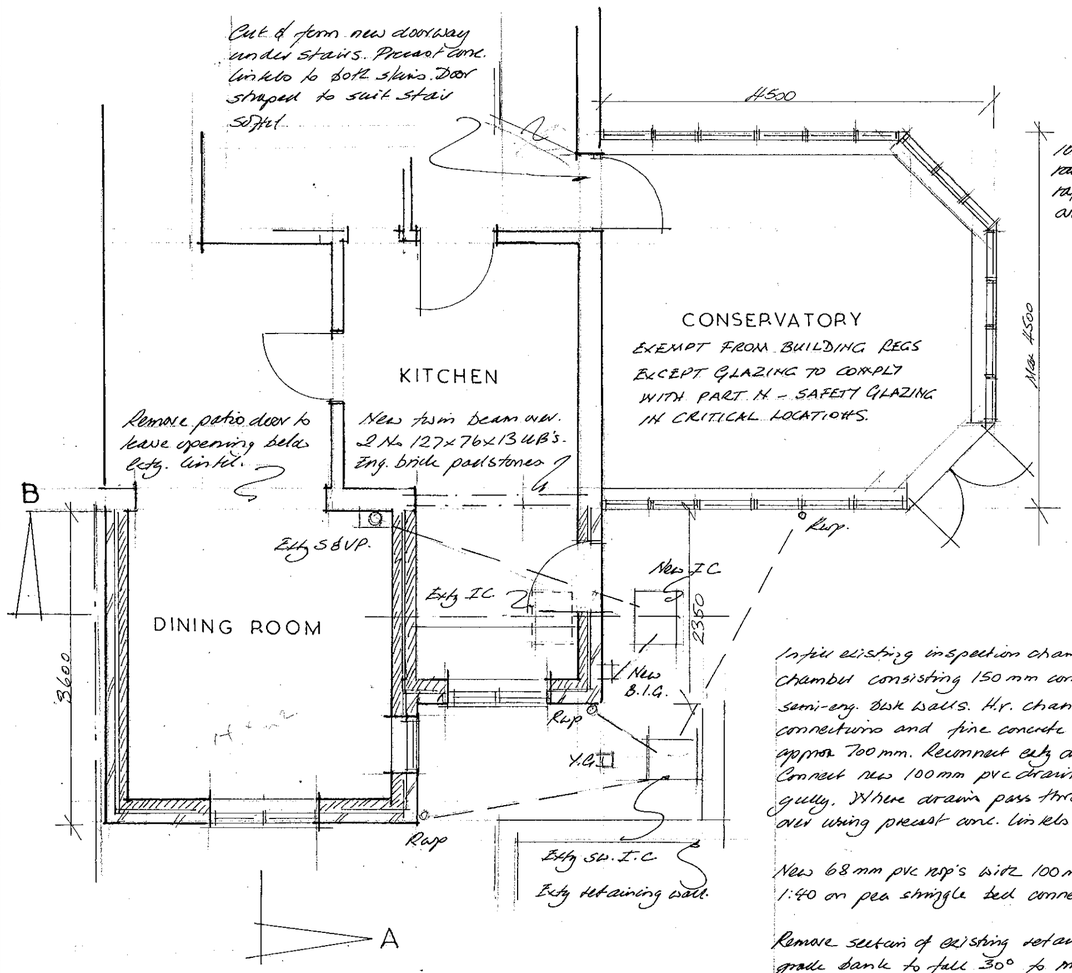
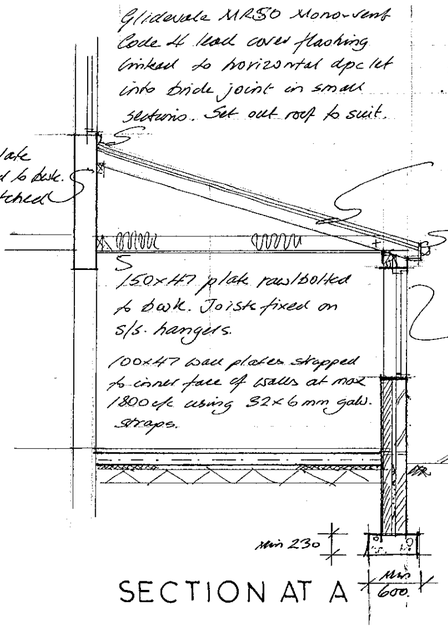


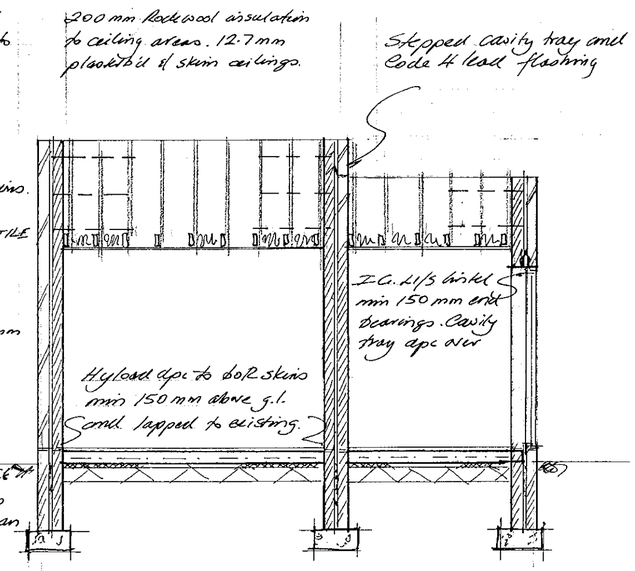
PROPOSED FLOOR PLAN

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

ALL ELECTRICAL, HEATING AND GENERAL FINISHING REQUIREMENTS TO BE AGREED WITH CLIENT. ALL EXTERNAL MATERIALS AND DETAILING TO MATCH EXISTING UNLESS OTHERWISE NOTED OR AGREED.



SECTION AT A



SECTION AT B

Infill existing inspection chamber and form new chamber consisting 150 mm conc. base, 220 mm semi-eng. brick walls. Hr. channel with 3/4 bend connections and fine concrete benching. Invert approx 700 mm. Reconnect exty drain from S&VP. Connect new 100 mm pvc drain from gulley inlet gulley. Where drains pass through walls bridge over using precast conc. lintels to both skins.

New 68 mm pvc rsp's with 100 mm pvc drains laid 1:40 on pea stringle bed connected into exty. I.C.

Remove section of existing retaining wall and grade bank to fall 30° to min 150 mm below dpc.

All windows and doors double glazed and fitted with draught seals. Trickle vents to total 8000 mm² for Dining Room & 4000 mm² for Kitchen. Glazing to door all to BS. 6206 class A - safety glass.

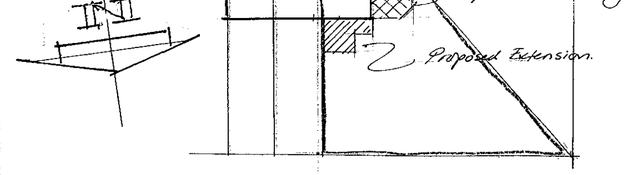
Exposed faces of new steel beams clad with 2 layers 12.7 mm plasterbd to provide full 1/2 hr fire protection

Kitchen to be provided with mechanical extraction min 60 l/s (litres/sec.) extraction rate mounted in external wall.

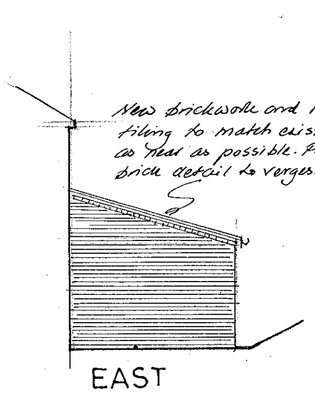
Cavity Walls - Below ground both skins in 100 mm dense agg. blockwork and cavity filled to g.l. with fine concrete. Above ground 112 mm facing brickwork, 50 mm Rockwool cavity batts, 100 mm Thermalite Shield blockwork. All internal walls plastered. S/S. wall ties at 900 c/c horizontally & 450 c/c vertically and staggered. Close cavity around openings using proprietary thermal closer eg. thermabate. Fully bond new walls to existing at junctions cutting through to form continuous cavity with exty.

Floor - 50 mm cem/sand screed, 3 ply Synthaprufe lapped to dpc's at perimeters, 125 mm concrete, 50 mm EPS. Beadboard insulation on polythene vapour check and sand blinding. Min 150 mm selected fill. Remove all vegetable soil from oversite.

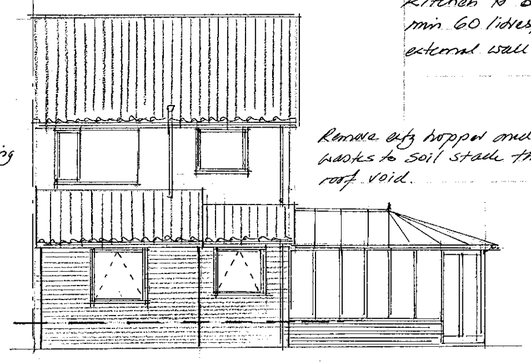
Roof - interlocking tiling to match existing (Marley Anglia Plus or similar) ONDUTILE underfelting all to manufacturer's recommendations to eaves pitch approx 17½°. Pretreated battens and counter battening.



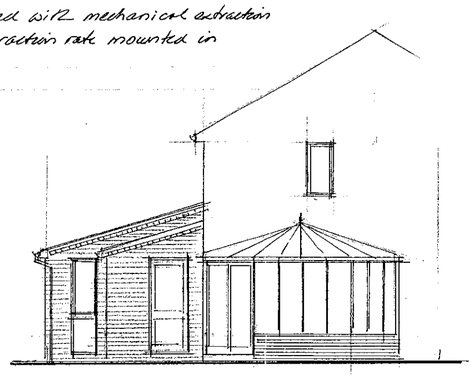
BLOCK PLAN 1/500



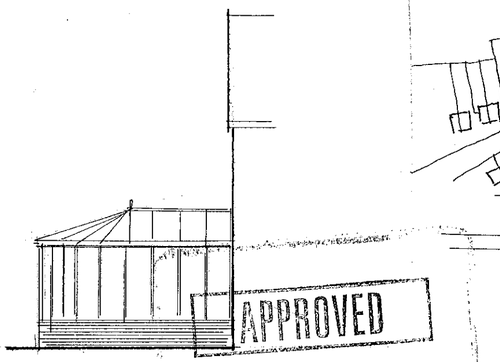
EAST



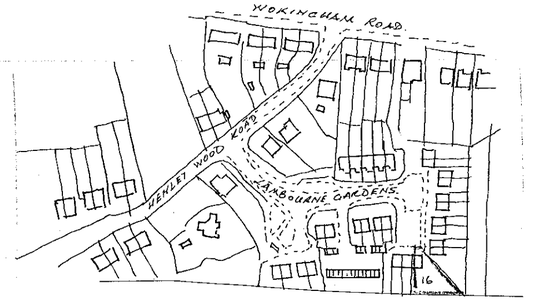
NORTH



WEST



SOUTH



LOCATION 1/2500

15/11/00.

16, LAMBOURNE GARDENS, EARLEY, READING

PROPOSED SINGLE STOREY EXTENSIONS

SCALES - 1/50 & 1/100

14 JUN 2000 1751

0 10 20 30 40 50 60 70 80 90 100

JOHN R HALL
CHARTERED SURVEYOR
Tel. 0118 9882883

Client Mr & Mrs P. Forster

June 2000

PBC/1626