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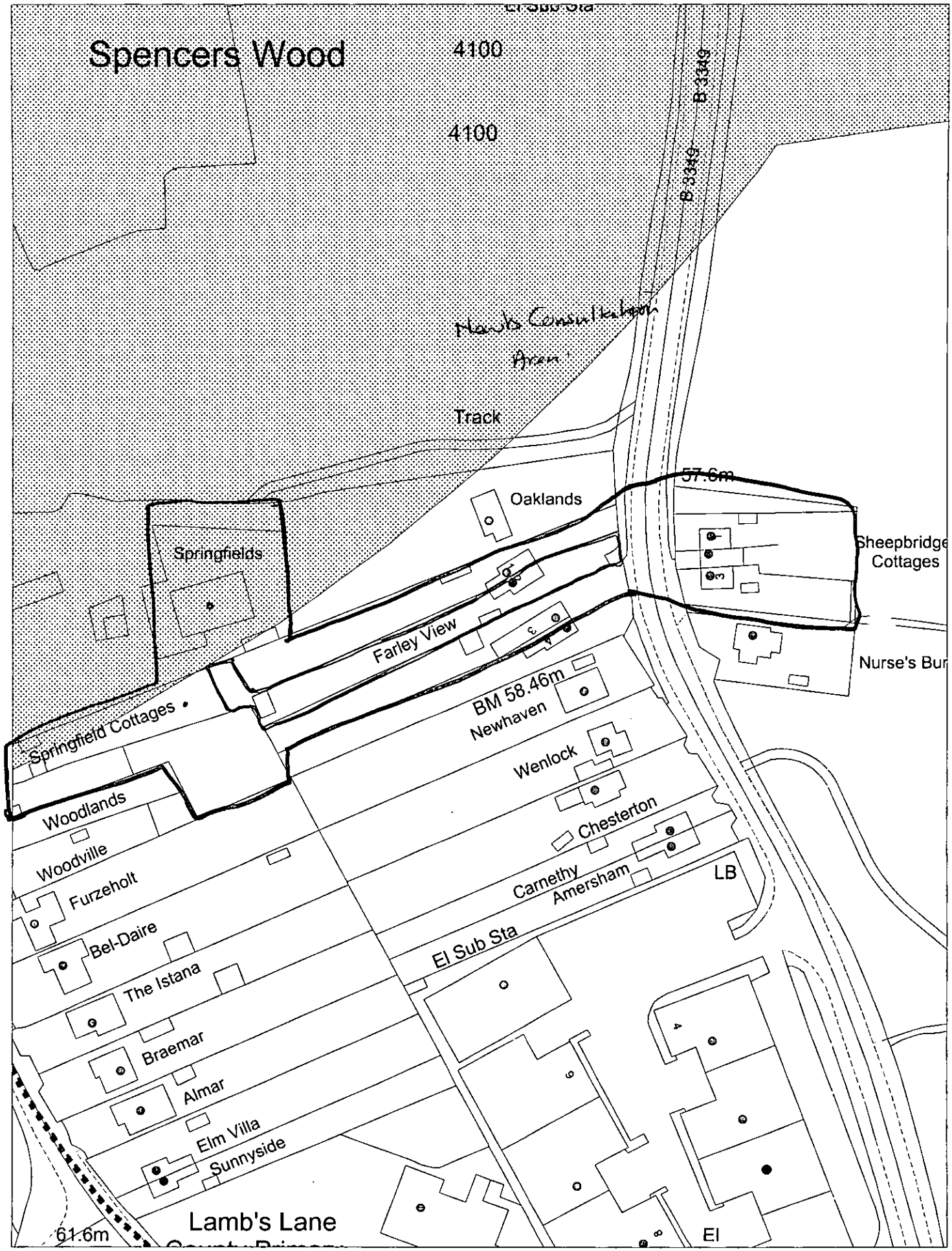


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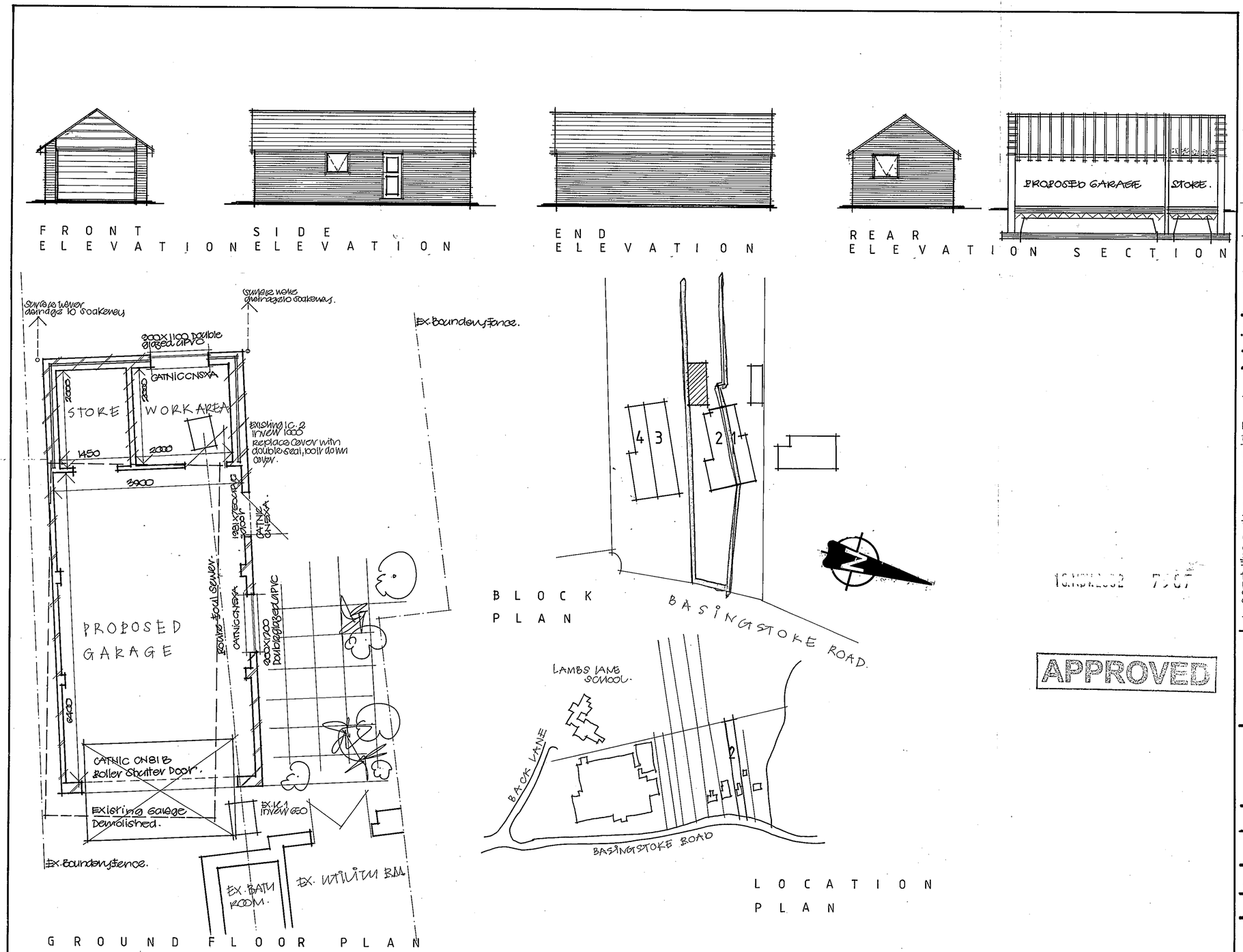
Development Control, Wokingham District Council.
19 November 2002

Scale: 1 : 1250

N W E S




APPROVED

## NOTES

**ROOF VENTILATION**
The rear end of the garage will be accomodated with a store and workarea, the roof area will be insulated and ventilated with 'Cuvelete' soffit ventilators

**SURFACE WATER**
65 ø UPVC downpipes from 100 hr gutter to ex surface water drainage system or proposed soakaway 5(m) from building 1(m)³.

**DPC**
dpc 150 above ground level to all walls and window reveals/door linings

**LATERAL RESTRAINT**
Provide CATNIC galvanised roof straps to all new roof areas/timbers, 5x30@ 1800 c/c to CP111 with ends turned down and built into brickwork/blockwork.

**STRIP FOOTING**
600x225 Cavity walls (400x225 single/skin partitions walls)

**LINTOLS**
All lintols will be CATNIC with minimum bearing of 150 each end

**FOUNDATIONS**
The foundation depth will be in accordance with the soil conditions on the site but will not be less than 1000 deep and 1200 in clay.

**INSULATION**
- All cavity walls must be filled with 'Thermabeta' or similar at window/door openings.
- Roof insulation above store/workarea 250mm 100 between joists / 150 over joists.
- All new cavity walls will be 75mm and filled with 'ROCKWOOL INSULATION'
- Floor slab throughout to be insulated with a minimum of 100mm polystyrene insulation.

**FLOOR SLAB**
50 concrete screed to store/workshop areas. on 1200 gauge polythene membrane on 25 sand blinding layer on 100 clean consolidated hardcore.

**WALL TIES**
Galvanised wall ties @ 900HZ/450VT @ staggered c/c to BS 1243.

**WALL CONSTRUCTION**
Garage walls will be nominal 102 with 203 piers @ 2(M) c/c. The rear store & work area will be cavity walls 104 face brickwork 75 cavity 100 blockwork

**FOUL SEWER**
Where the structure spans the existing foul sewer the pipe will be bridged with RC lintol and pipe encased in 150 lean mix concrete.

**PITCHED ROOF**
The proposed pitched roof will be approx 35° the roof will be finished with Redland plain tiles to match ex house on 30x50 SW battens on one layer of non tearable bitumastic roofing fell on 50x150 rafters @ 400 c/c, Ridge board 200x20

**CEILING JOISTS**
50x170 @ 400 c/c fixed to 50x100 wall plate.

2 FARLEY VIEW
BASINGSTOKE ROAD
SPENCERS WOOD
READING

PROPOSED GARAGE

DATE OCT 2002

DRWN PRR

SCALES 1:100, 1:50, 1:1250, 1:500

MR. J.G. MATTHEWS
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CD 14/1/03