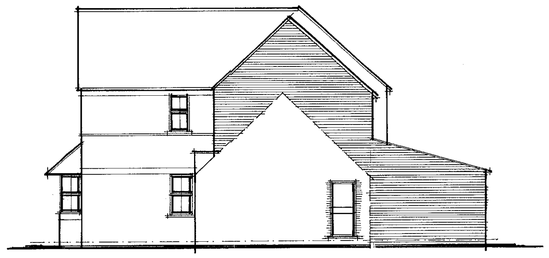


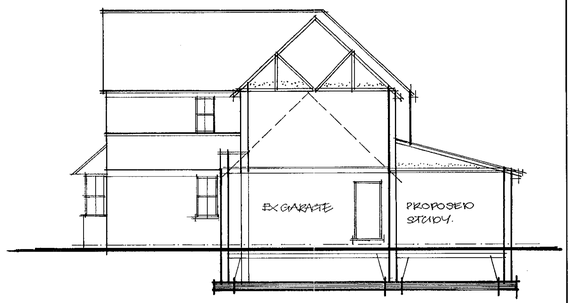
FRONT ELEVATION



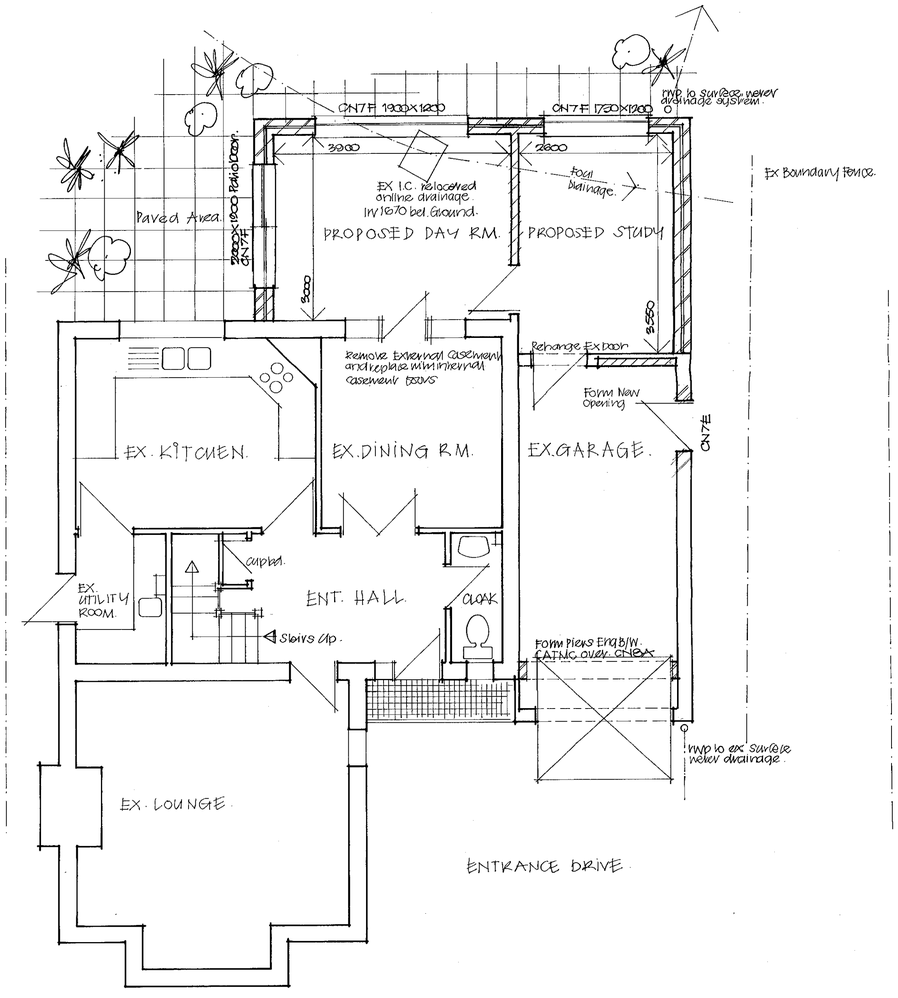
SIDE ELEVATION



REAR ELEVATION

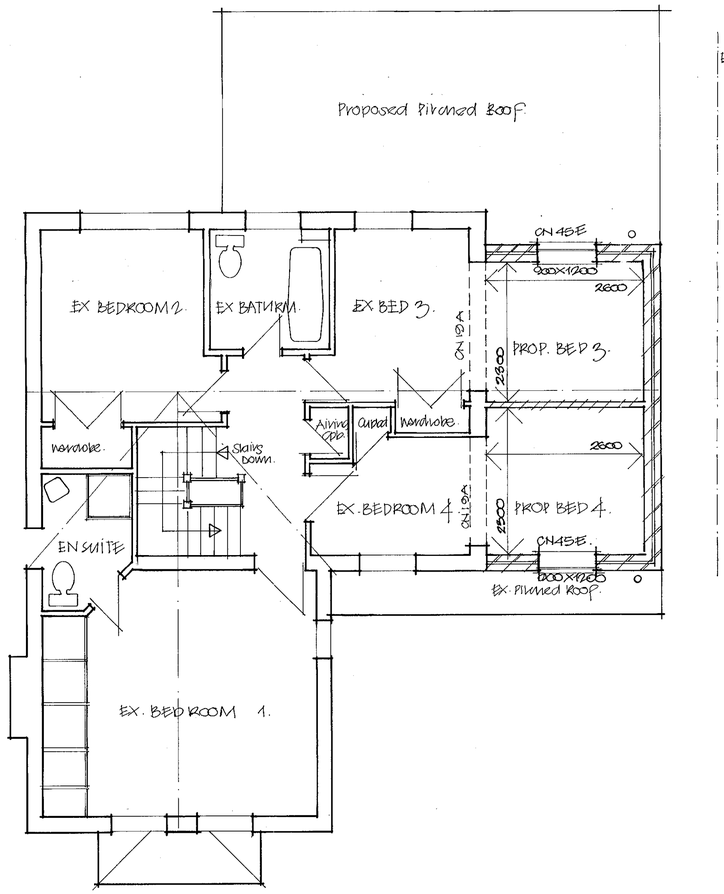


SECTION



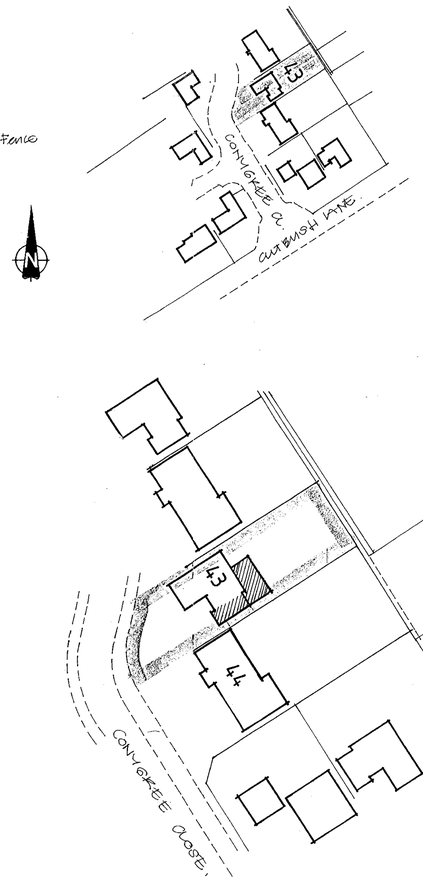
Ex Boundary fence.

GROUND FLOOR PLAN



FIRST FLOOR PLAN

Ex Boundary Fence



NOTES :

ROOF VENTILATION

All pitched roof areas will be ventilated with GUTTAVENT eaves vents to provide adequate ventilation to the roof space.

SURFACE WATER

65Ø UPVC downpipes from fascia gutter to surface water drainage (existing)

DPC & FLASHINGS

All cover and step flashings to be code 4 lead to BS 1178, All cover flashings to have a min. of 150mm upstands.

DPC 150 Above ground level to all walls and to all window reveals and door linings.

LATERAL RESTRAINT

Provide catnic galvanised roof straps to all new roof timbers, 5x20 @ 1800 c/c to CP1V with ends turned down and built into brickwork/blockwork.

LINTOLS

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

STRIP FOOTING

600x225 cavity walls (400x225 single partition walls

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

Provide a minimum of 150 glass fibre quilt to proposed roof areas. Install Thermabate baks to all openings and cavity ends.

FLOOR SLAB

50 concrete screed on 150 concrete slab on 1200 gauge polythene membrane on 25 sand blinding layer on 150 clean consolidated hardcore.

Provide min 60 Polystyrene insulation in slab.

WALL TIES

Galvanised wall ties @ 900Hz, 450Vr @ Staggered c/c to BS 1243

WALL BONDING

All new 8IN brickwork either Flockbonded or tied with galvanised fixings.

WALL CONSTRUCTION

All new cavity walls will be nominal 275, 104 face brickwork 50 cavity 100 blockwork. The cavity will be filled with ROCKWOOL insulation bats

CEILINGS

All new ceilings areas will be finished with 125 plaster bd, joints taped with Anex finish to match ex.

FOUL DRAINAGE

Relocate ex. IC on existing foul drainage run, realigned all ex. foul sewer connections.

NEW Inspection chamber

New chamber constructed in semi engineering grade BW.

SINGLE STOREY PITCHED ROOF

Redland 'Stonewold' concrete interlocking tiles in brown to match existing on 38x50 SW tile battens on 1 layer of Non breathable felt to BS747 on 50x150 rafters @ 400 c/c over 50x100 wall plate, cross pinned to 125x200 Wall bearer bolted/welted to ex. Rear external Wall.

EXTERN DRAINAGE SPANNING

Where proposed structure spans any existing foul drainage, pipes to be bridged with rc. lintel and pipes to be encased in lean mix concrete.

PITCHED ROOF TWO STOREY

The proposed pitched roof will be approx 42° to match existing.

The roof will be finished in Redland Stonewold concrete interlocking tiles in brown to match existing on 38x50 SW tiles battens on 1 layer of non breathable felt to BS747 on 50x150 or similar Standard 'A' range, gang nailed Trussed Rafters prefabricated to CP 112 Part 3 @ 400 c/c. Main members 38x100 with 25x100 diagonal bracing and 25x100 Horizontal binders.

CEILING JOISTS :

Single storey rear extn. SC4 @ 400 c/c 50x150.

FLOOR JOISTS

Floor joists to 1st floor Bedroom 3/4 to be 50x175 @ 400 c/c & Garage ceiling finished with 2 layers of plaster board with joints taped and plaster skim to finish.

Floor to bedroom 3/4 finished in flooring grade chipboard.

VELUX LIGHTS

Trim Rafters at Velux sides Hz and Vertically double joist at Velux sides

30 JAN 2001 3284

43 CONYGREE CLOSE
LOWER EARLEY
READING

SIDE AND REAR EXTENSION TO FORM BEDROOMS OVER GARAGE AND SINGLE STOREY DAY ROOM STUDY

DATE JANUARY 2001.

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

DRWN BRK.

J.D.SPOONER
01189 876267

APPROVED

09/MAY/01