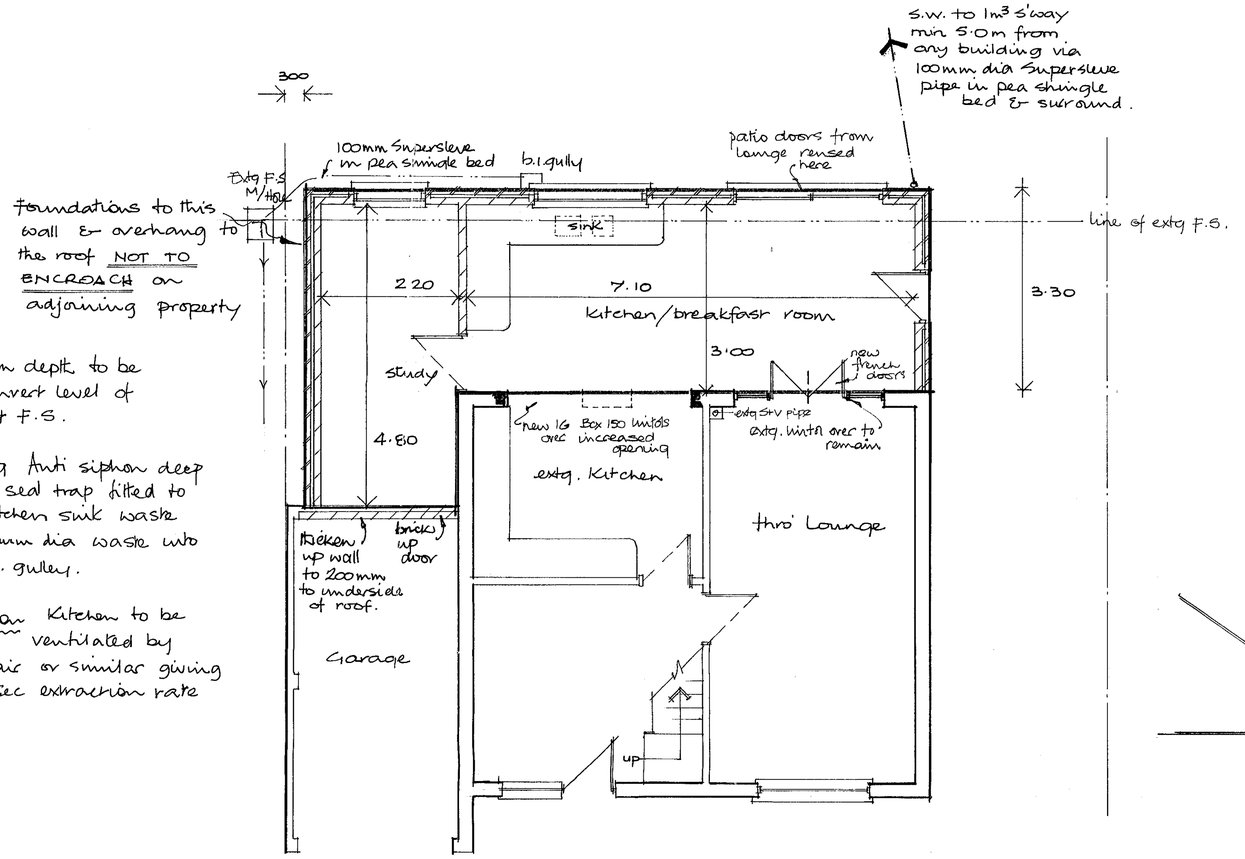
DO NOT SCALE from this drawing
All dimensions must be verified at the site before setting out : commencing work : or making any shop drawings.



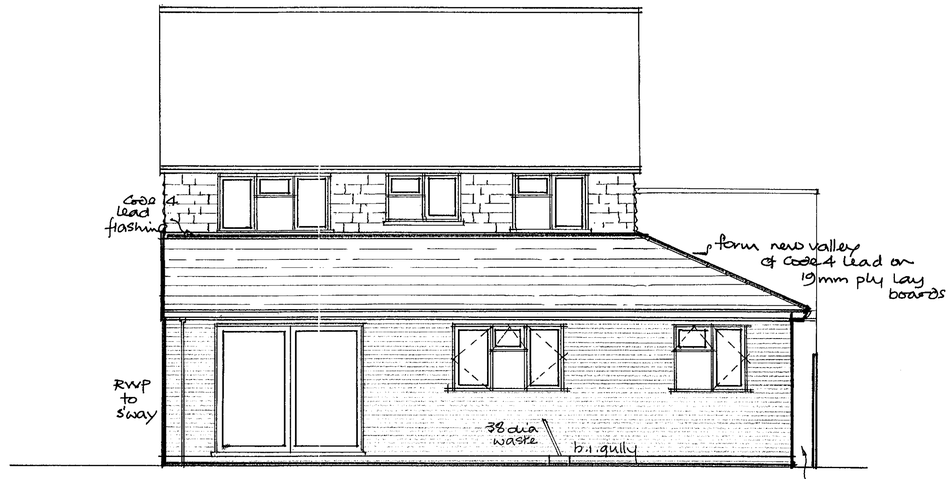
PLAN OF PROPOSED EXTENSION

Foundations to this wall & overhang to the roof NOT TO ENCROACH on adjoining property

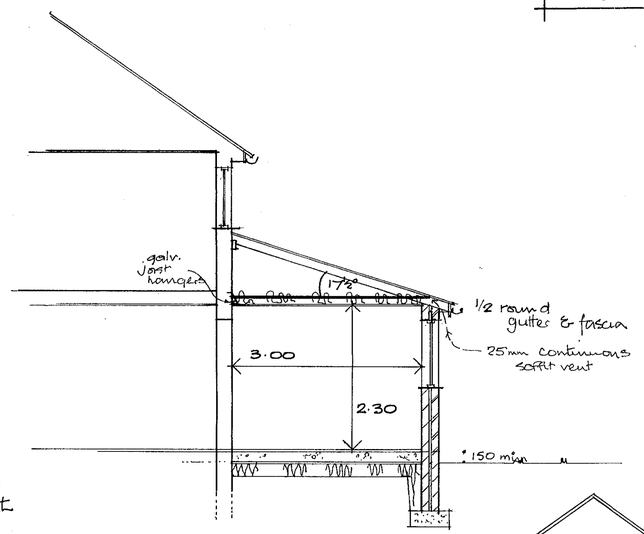
foundation depth to be below invert level of adjacent F.S.

Plumbing Anti siphon deep seal trap fitted to Kitchen sink waste 38 mm dia waste into B.I. gulley.

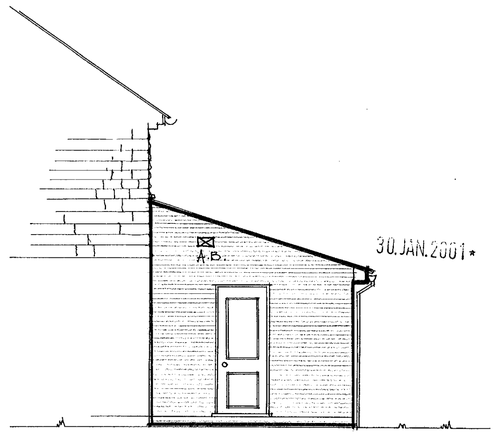
Ventilation Kitchen to be ventilated by Xpelair or similar giving 15L/Sec extraction rate



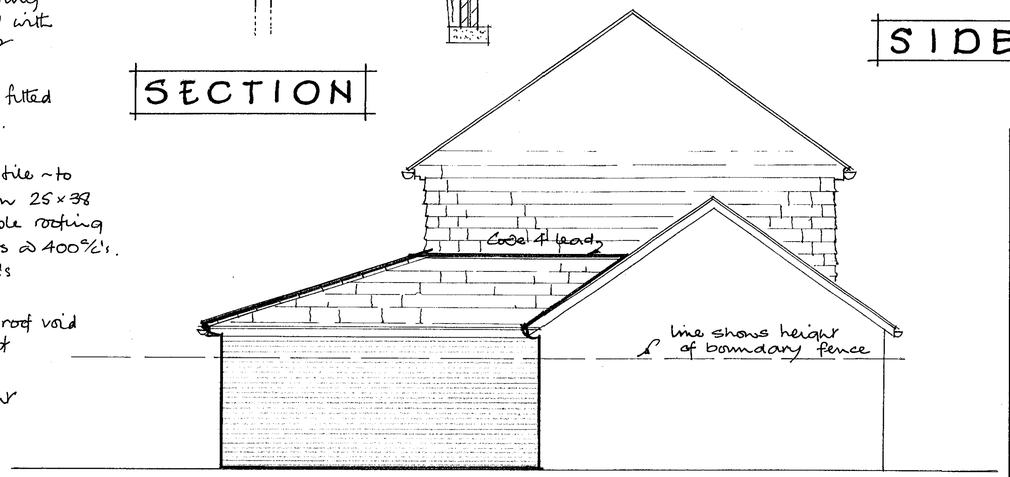
REAR ELEVATION



SECTION



SIDE



SIDE

Building Construction Notes:

Drainage: S.W taken into 1m³ soakaway at a distance of 5.00 m from any building via 100 mm dia Supersleve pipes in pea shingle bed & surround.

Foundations: 600 wide x 250 thick 21N concrete footings at a depth of 1.00m (minimum) if in clay. Depth to be determined by on site subsoil conditions & Building Control Officers requirements.

Walls: Below G.L. to be 7N Concrete block walls with weak concrete infill to void.
Above G.L. to be 10S facing brick outer leaf, 75 cavity filled with Rockwool cavity batts, inner leaf to be 100mm Thermalite with 20mm plaster finish. Stainless steel wall ties to be built in @ 5 N° per m².
New wall tied to existing with Furfix profiles having Stainless steel ties @ 300 c/c's.
R.C. lintols built into walls over any drain runs
IG L1/s 75 lintels built in over new openings, having insulated voids & min. 150mm end bearings

Floor: 50mm screed on 3 coats Synthaprufe on 100 mm concrete on 50mm Polyurethane floor insulation on 1200 g d.p.m on 150mm consolidated & blinded hardcore.

Windows: uPVC window frames having double glazed units & fitted with trickle vents giving 8000 mm² ventilated opening area.
Safety or laminated glass fitted to all new windows & doors.

Roof: Interlocking concrete roofing tile - to be able to lay @ 17½° pitch on 25 x 38 tanalized battens on untearable roofing felt to B.S.747 on 150 x 50 rafters @ 400 c/c's.
Ceiling joists 150 x 50 @ 400 c/c's
9.5 mm p/bd ceiling
200 mm fibreglass insulation in roof void
225 x 150 A.B in gable end of roof to vent roof space.
25mm wide continuous soffit vent fixed to eaves of new roof.

REV	DATE

PROPOSED SINGLE STOREY EXTENSION AT 27 HIGHFIELDS EARLEY READING

CLIENT : MR. S. PEARCE

TITLE APPROVED

DATE	SCALE	DRAWN	DRG No.	REV
JAN 01	1:50			

30.JAN.2001* 3285

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AARQUE AVONMOUTH 286

9/16/5/01