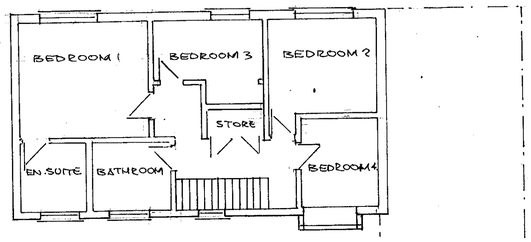
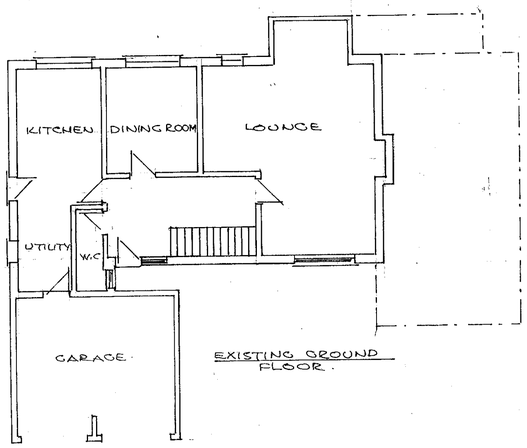
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REVISED PLAN

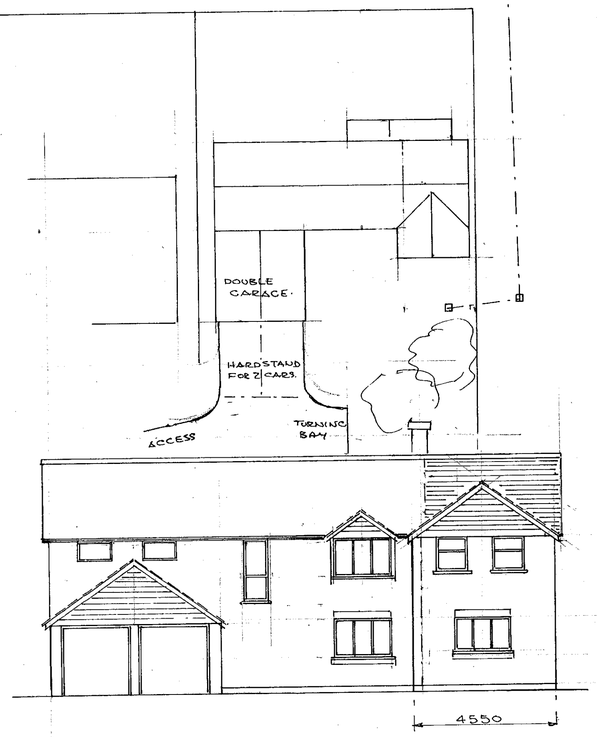
APPROVED



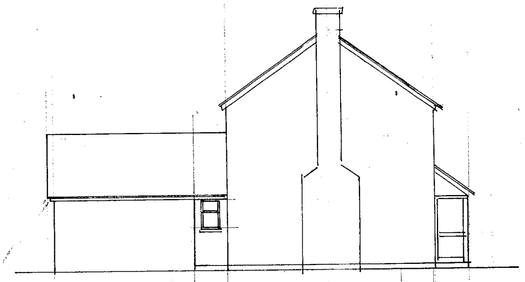
EXISTING FIRST FLOOR.



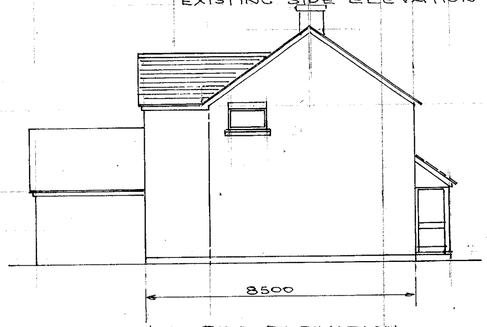
EXISTING GROUND FLOOR.



FRONT.



EXISTING SIDE ELEVATION



NEW SIDE ELEVATION

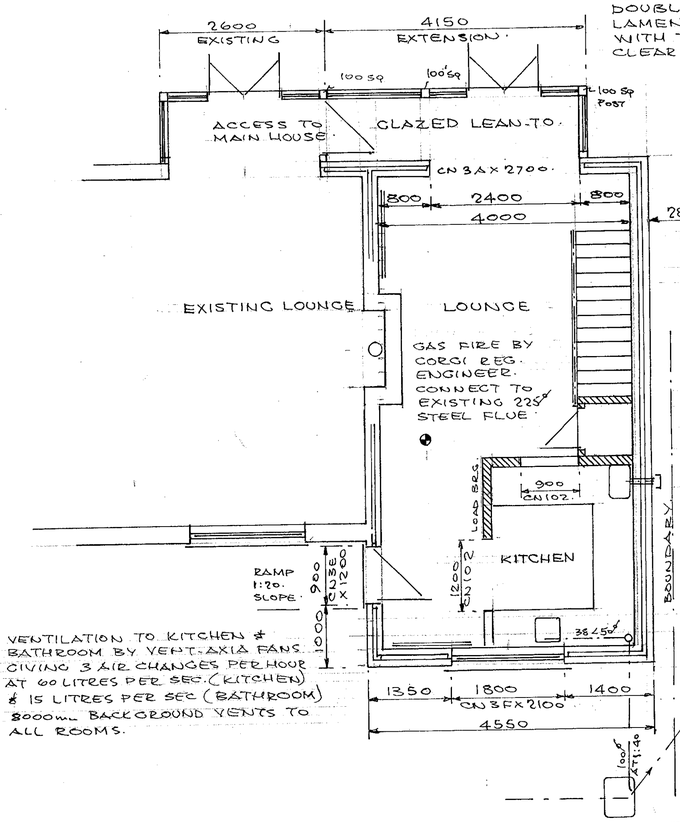


REAR

ROOF CONSTRUCTION. PITCH AS EXISTING. CLAY TILES TO MATCH EXISTING OVER 50x38 TIMBER BATTENS, ONE LAYER BITUMEN FELT & MANUFACTURED ROOF TRUSSES BY JOHN CARR (HARCROS) OR SIMILAR WITH CALCULATIONS SUPPLIED PRIOR TO INSTALATION COMPLETE WITH ALL STEEL FIXINGS & 1000x30xS STEEL RESTRAINT STRAPS AT 1200 CRS PARL TO JOISTS. 216mm ROCKWOOL INSULATION & 12.5mm FOIL BACK PLASTER BOARD TO GIVE 0.25 W/m² °C. STEEL BEAMS TO HAVE 2 LAYERS 9.5mm PLASTER BOARD TO GIVE HALF HOUR FIRE RESISTANCE.

DRESSED LEAD VALLEYS & 200x25 LAYBOARD

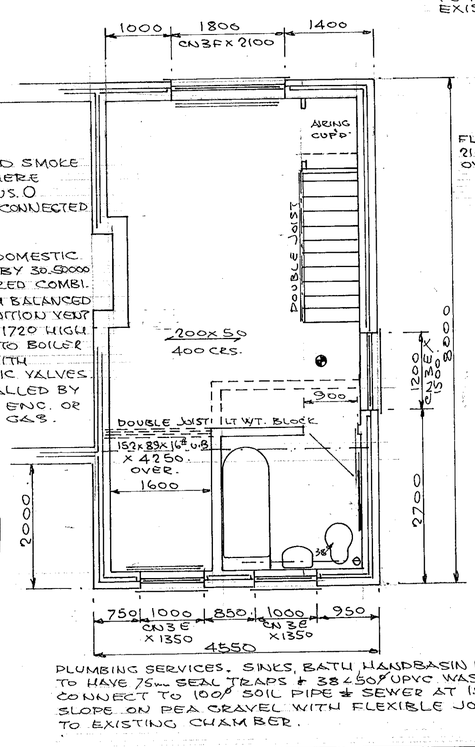
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MAINS WIRED SMOKE ALARMS WHERE SHOWN THUS. O TO BE INTERCONNECTED

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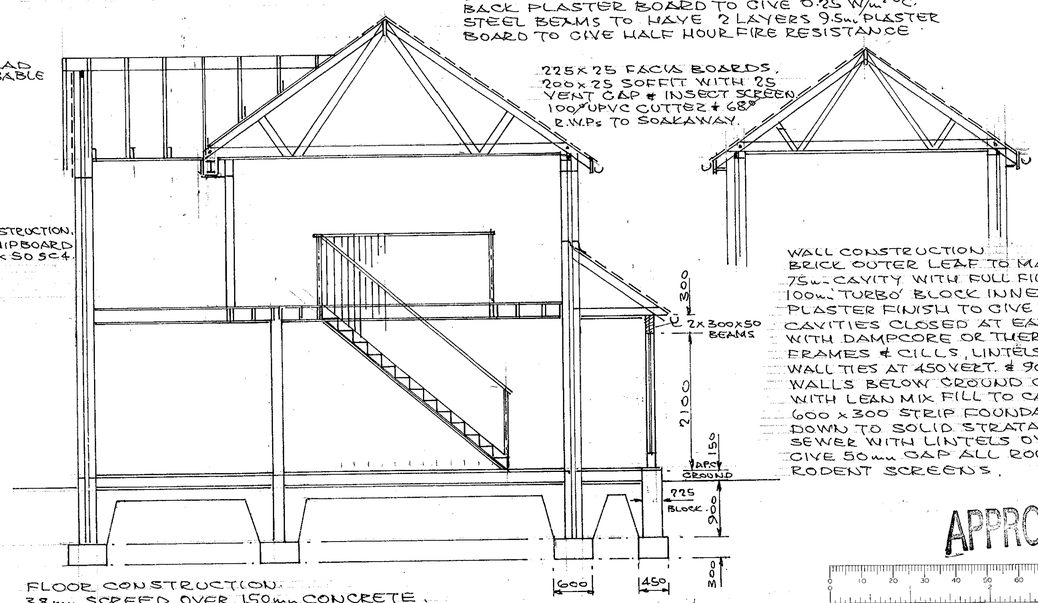
VENTILATION TO KITCHEN & BATHROOM BY VENT-AXIA FANS. GIVING 3 AIR CHANGES PER HOUR AT 60 LITRES PER SEC. (KITCHEN) & 15 LITRES PER SEC (BATHROOM) 8000mm BACKGROUND VENTS TO ALL ROOMS.



PLUMBING SERVICES. SINKS, BATH, HANDBASIN ETC. TO HAVE 75mm SEAL TRAPS & 38 x 50 UPVC WASTES CONNECT TO 100ø SOIL PIPE & SEWER AT 1:40 SLOPE ON PEA GRAVEL WITH FLEXIBLE JOINTS TO EXISTING CHAMBER.

FLOOR CONSTRUCTION. 21mm T&G CHIPBOARD OVER 200x50 SC4.

TIMBER CLAD FACIA TO GABLE TO MATCH EXISTING.



WALL CONSTRUCTION BRICK OUTER LEAF TO MATCH EXISTING. 75mm CAVITY WITH FULL FILL ROCKWOOL. 100mm 'TURBO' BLOCK INNER LEAF WITH PLASTER FINISH TO GIVE 0.45 W/m² °C. CAVITIES CLOSED AT EAVES & REVEALS WITH DAMPCORE OR THERMOBATE TO FRAMES & CILLS, LINTELS CATNIC COUGAR WALL TIES AT 450 VERT. & 900 HORIZ. CRS. WALLS BELOW GROUND CONCRETE BLOCK WITH LEAN MIX FILL TO CAVITIES OVER 600 x 300 STRIP FOUNDATION TAKEN DOWN TO SOLID STRATA OR INVERT OF SEWER WITH LINTELS OVER PIPES TO GIVE 50mm GAP ALL ROUND WITH RODENT SCREENS.

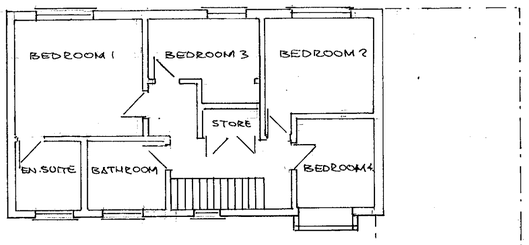
APPROVED

FLOOR CONSTRUCTION. 38mm SCREED OVER 150mm CONCRETE. 500g VAPOUR SCREEN. 50mm POLYSTYRENE TO GIVE 0.45 W/m² °C. 1200g DAMP PROOF MEMBRANE. 12mm SAND BLINDING & 150mm SELECTED HARDCORE.

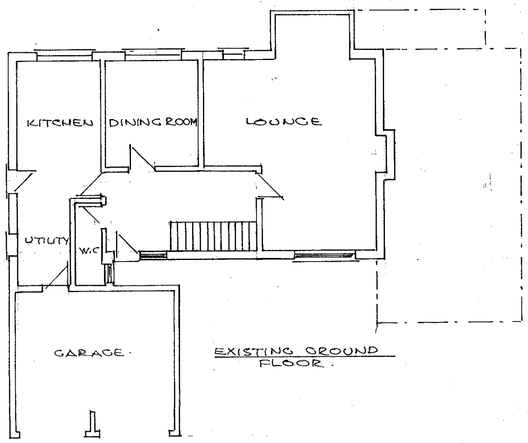
STAIR CONSTRUCTION. 865 WIDE 223 x 21 TREADS, 200x9 RISERS 900 HIGH HANDRAIL, 1100 HIGH BALUSTRADE WITH MAX. 100mm OPENINGS. 2000 MIN. HEADROOM. BY JOHN CARR (HARCROS) OR SIMILAR. U/SIDE PROTECT WITH 2 LAYERS 9.5mm PLASTER BOARD. HALF HOUR F/RESIST. DOUBLE JOISTS AS TRIMMERS.

DRAWN	P.H.W.	PETER H. WATKINS. 48 BROOMFIELD ROAD. TILEHURST. READING. RG 30 6AL 0118 9423696.
DATE	20.12.99	CLIENT. MR. & MRS. FRYER 0118 9665668.
		TITLE. TWO STOREY SIDE EXTN. GRANNY ANNEX
		LOCATION. 9 RIDLINGTON CLOSE, LOWER EARLEY.
SCALE 1:50, 1:100, 1:200, 1:1250		DRAWING Nº PW 99203.

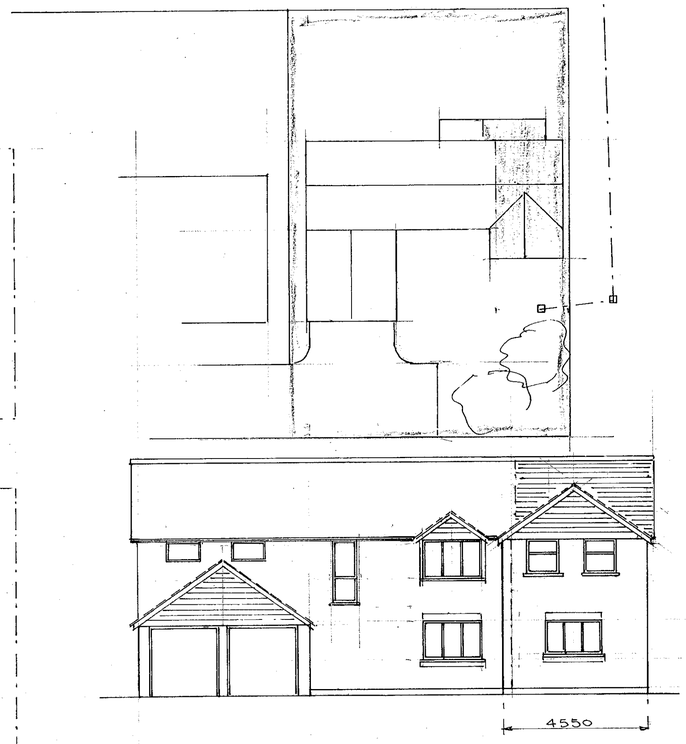
6/1/00



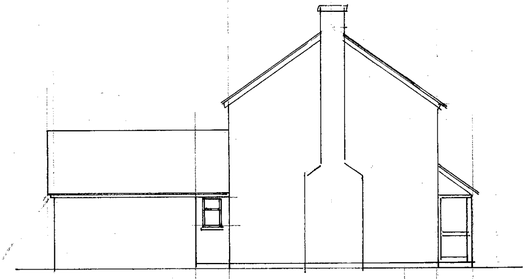
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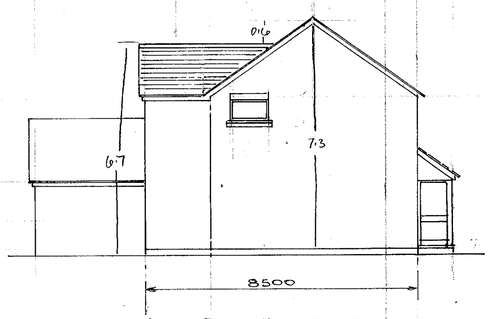
EXISTING GROUND FLOOR.



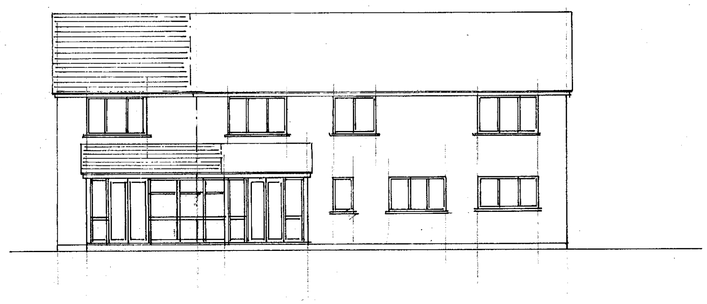
FRONT.



EXISTING SIDE ELEVATION



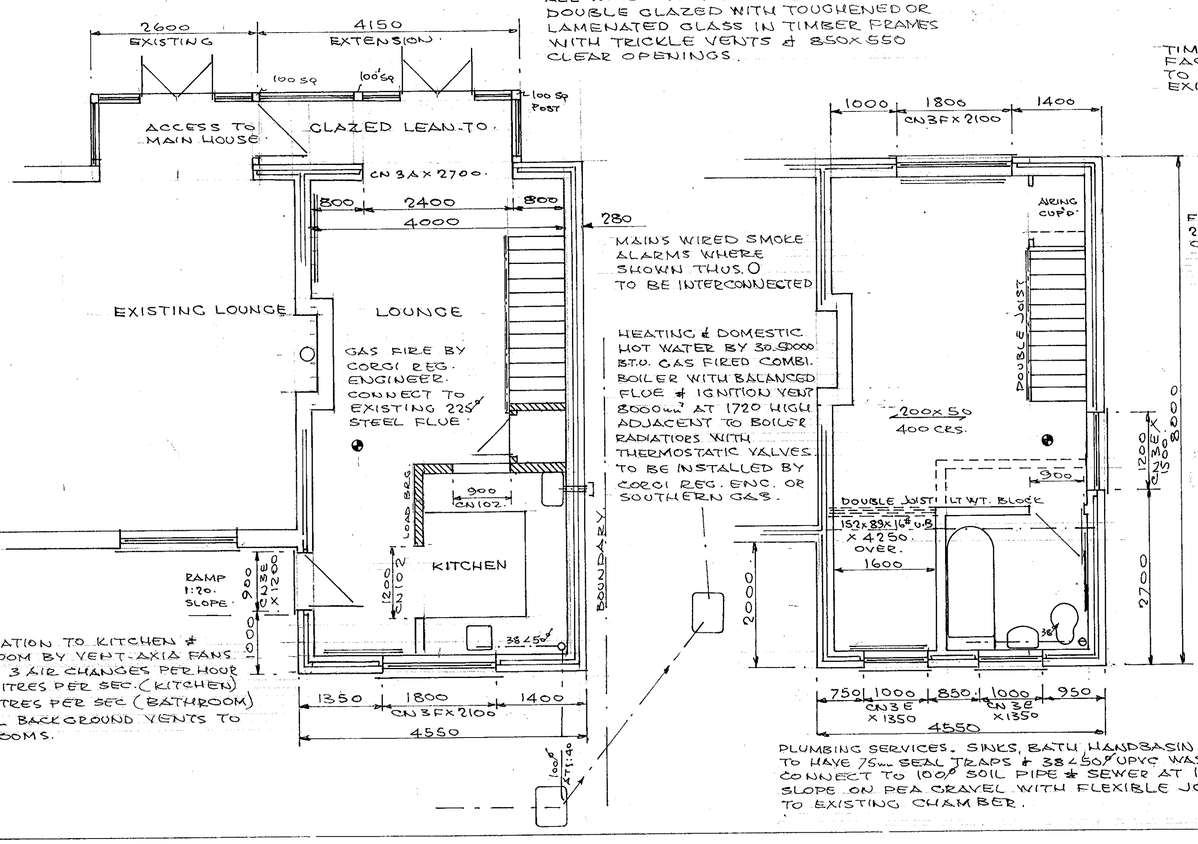
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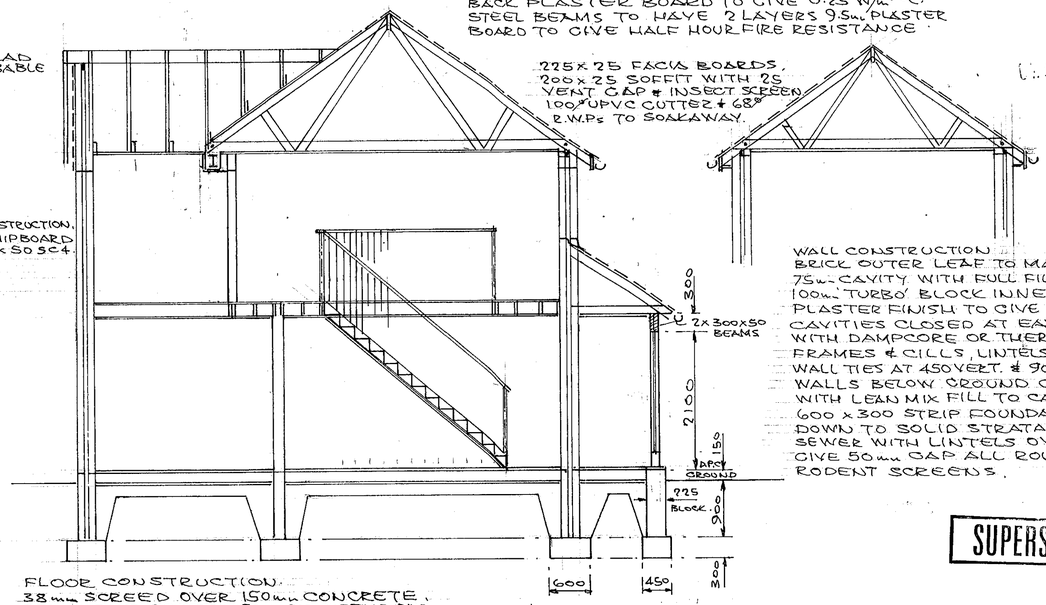
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TIMBER CLAD FACIA TO GABLE TO MATCH EXISTING.



225x25 FACIA BOARDS. 200x25 SOFFIT WITH 25 VENT CAP & INSECT SCREEN 100mm UPVC GUTTER & 68mm P.W.Ps TO SOAKAWAY.

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