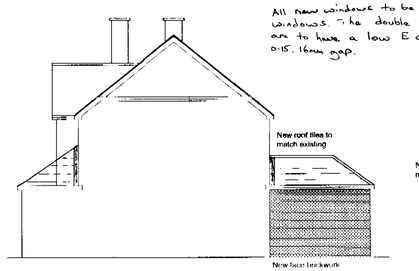
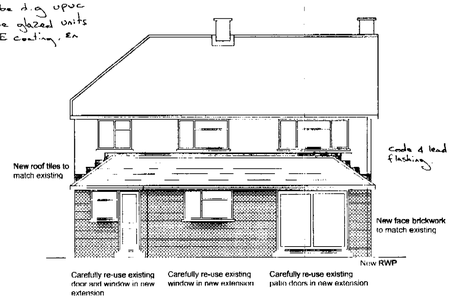


Proposed Front Elevation

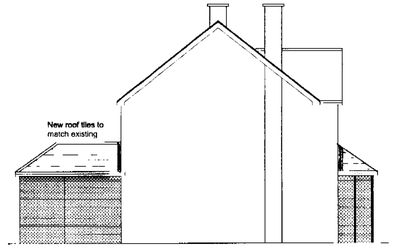
All new windows to be d.g. UPVC windows. The double glazed units are to have a low E coating, an 0·15, 16mm gap.



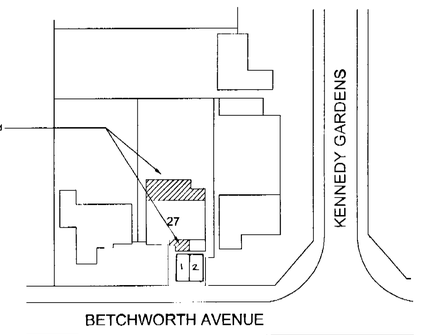
Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation



BETCHWORTH AVENUE

1N° parking space in garage
2N° on driveway spaces = 2·4 x 4·8m.

Proposed Block Plan 1:500

The drainage system has been assumed and contractor is to verify the position of the sewers prior to commencement of work.

All foundations to be 450mm to the single storey building

All existing foundations, lintols and beams are to be exposed, inspected and approved by the local authority Building Inspector prior to commencement of work.

Foundations must be taken down to invert level of any drainage

There is to be no encroachment over the boundary from any part of the structure including foundations, fascias and guttterings.

Chicken wire mesh to be provided in 65mm screed finish on80mm polystyrene insulation on a 150mm deep ground bearing slab with a layer of A142 mesh in top 25 cover on a 1200 gauge polythene DPM on 50mm sand blinding on a minimum of 150mm well compacted rejects.

All windows to be white UPVC double glazed units to match existing

100mm face brickwork to match existing tied to 100mm Thermalite shield blockwork using stainless steel wall ties. 75mm cavity to be infilled with 75mm Rockwool cavity insulation. 12·5mm sand and cement with Gypsum plaster skim finish to inner skin.

All walls below DPC to be 100mm 7·0N/mm2 concrete blockwork tied to 100mm engineering brickwork using stainless steel wall ties 50mm cavity. Any matrinials used below DPC in nove a certificate for use below DPC

The ground level is to be a minimum of 150mm below DPC.

Background ventilation to be provided to all habitat rooms by a controllable and secure ventilation opening having a total area not less then 8000 square millimeters located so as to avoid any undue draughts, eg a trickle ventilator.

All new electrical and plumbing services are to be an extension from the existing services.

The contractor is to agree all electrical and plumbing work prior to commencement of work.

The reveals to all external doors and windows are to be sealed with Thermabate insulation. All external lintols are to be insulated on the face skin to prevent cold bridging.

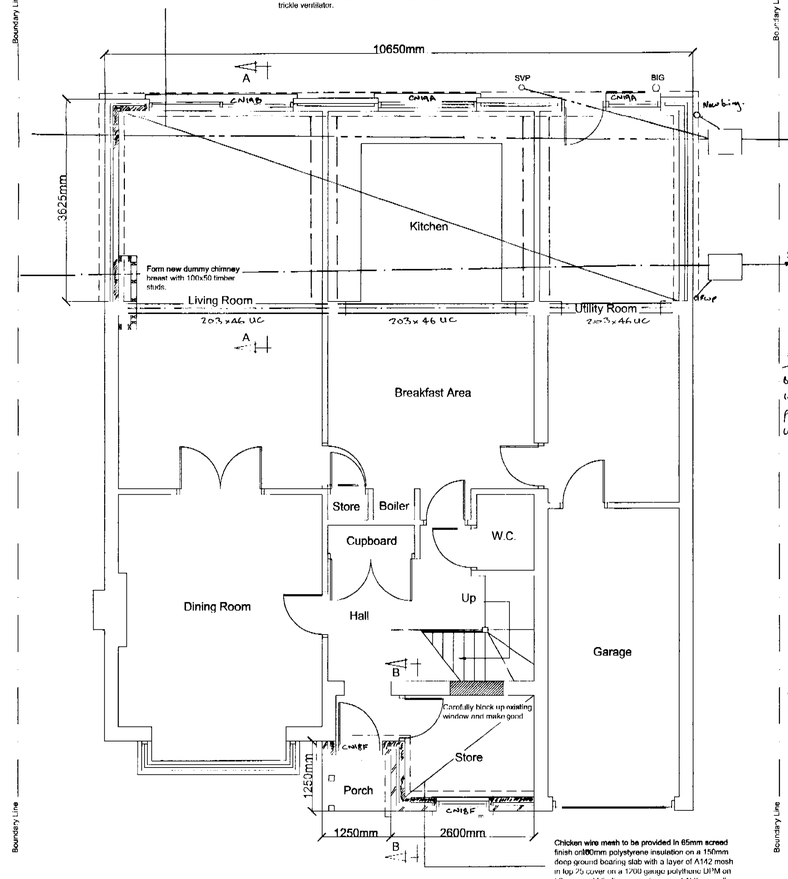
Where new walls are to be fixed to existing use Croodle wall clips from Truline to manufacturers requirements. Provide vertical DPC between back of clip and existing wall and provide mastic pointing strip at joint.

100mm timber stud partitions to be constructed using 50x100mm timbers at 400c/c with a layer of 12·5mm plasterboard plus gypsum plaster skim finish to both sides. 100mm glassfibre insulation infill. Partition to be 1/2hr.

The kitchen to be ventilated using a cooker hood capable of extracting at a rate not less than 30 L/s & to be able to be used intermittently during cooking.

All new rooms are to be fitted with energy saving lamps including fluorescent lamps & lamp holders should be only suitable only for energy saving lamps.

The extention to be heated by the existing central heating boiler.
All new electrical / plumbing services to be an extension of the existing services.

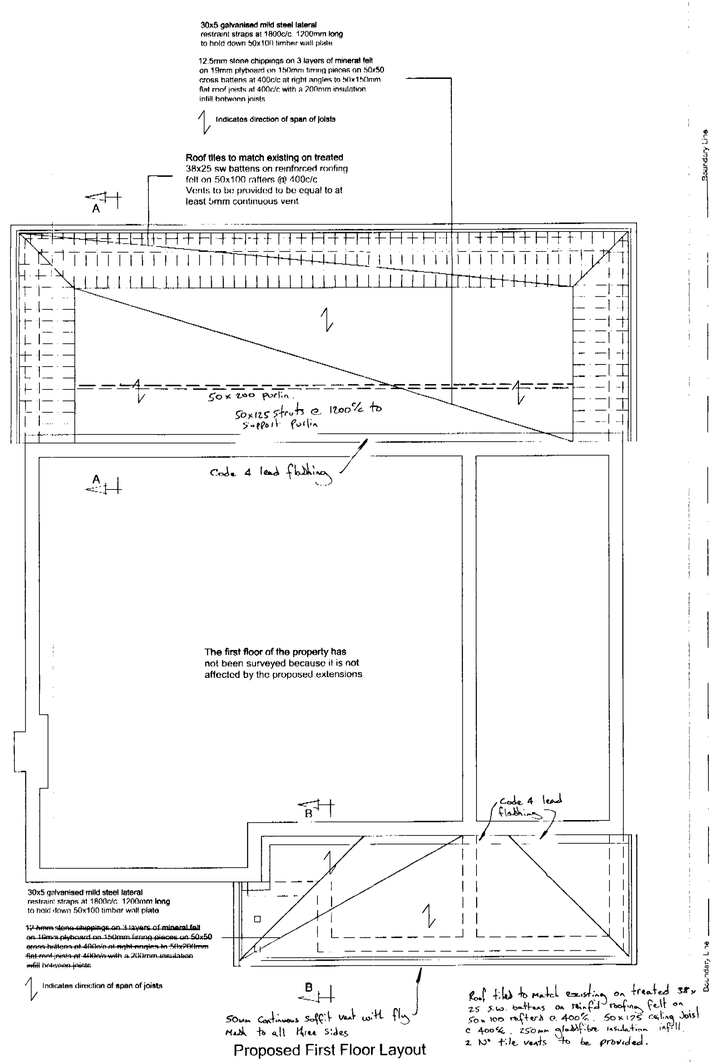


Proposed Ground Floor Layout

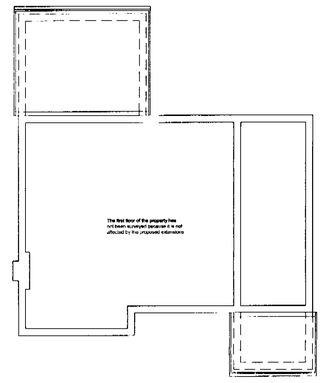
Note
The drainage system had been assumed & the contractor is to verify the location prior to commencement of works.

All steelwork to be ½hrf fire protected.

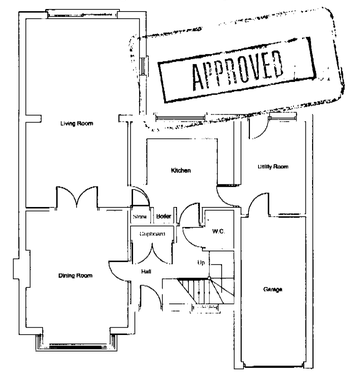
All steel beams to bear onto 450 x width of wall x 10thk mild steel bearing plates.



Proposed First Floor Layout



Existing First Floor Layout



Existing Ground Floor Layout

* A Rev. Purlin added. 17·5·02.

MC DESIGNS
Dec House, 145 Cardiff Road, Reading, Berkshire. RG1 8JF
Telephone: (0118) 9572188 Fax: (0118) 9571218

Scale: 1:50,1:100,1:500 Date: 12th April 2002

Client: Mr & Mrs Felton
Address: 27 Betchworth Avenue, Earley, Reading
Job Title: Proposed single storey pitched roof rear extension & single storey flat roof front extension
Drawing Title: General Arrangement
Drawing Number: MC / 1109 / 01 A.

20/5/02



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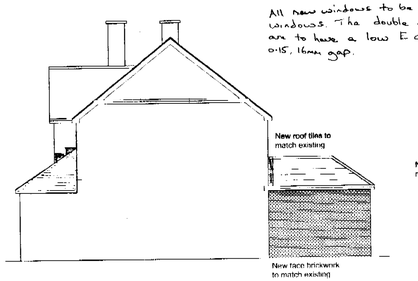
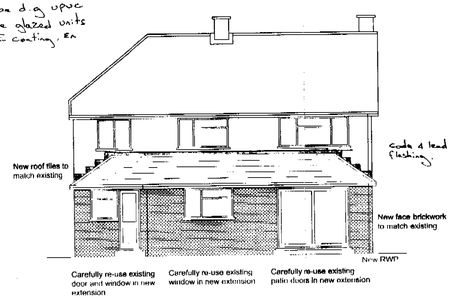
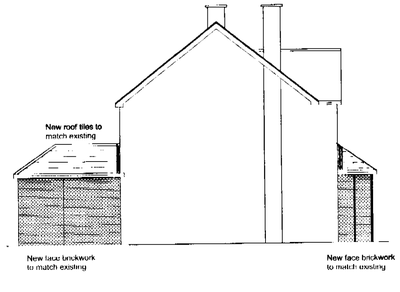


Proposed Side Elevation



Proposed Rear Elevation



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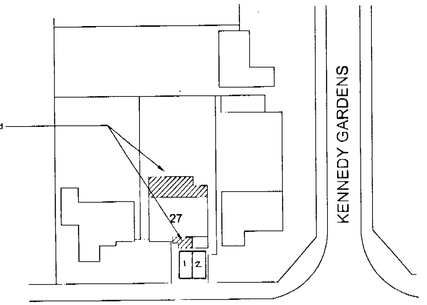

1 no parking space in garage
2 no on driveway
Spaces = 2.4 x 4.8m.

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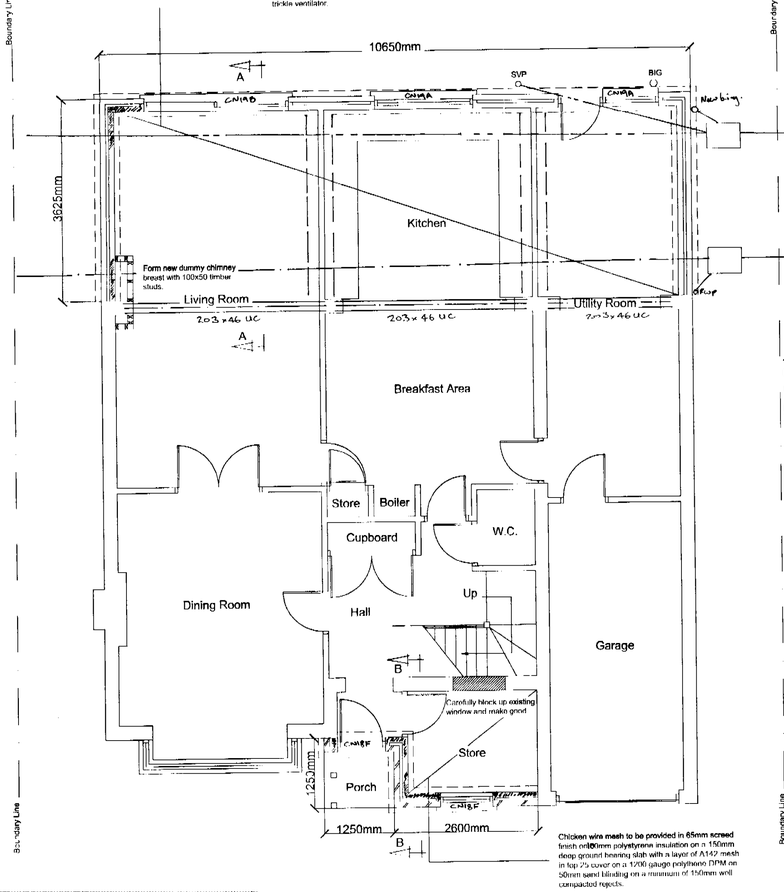

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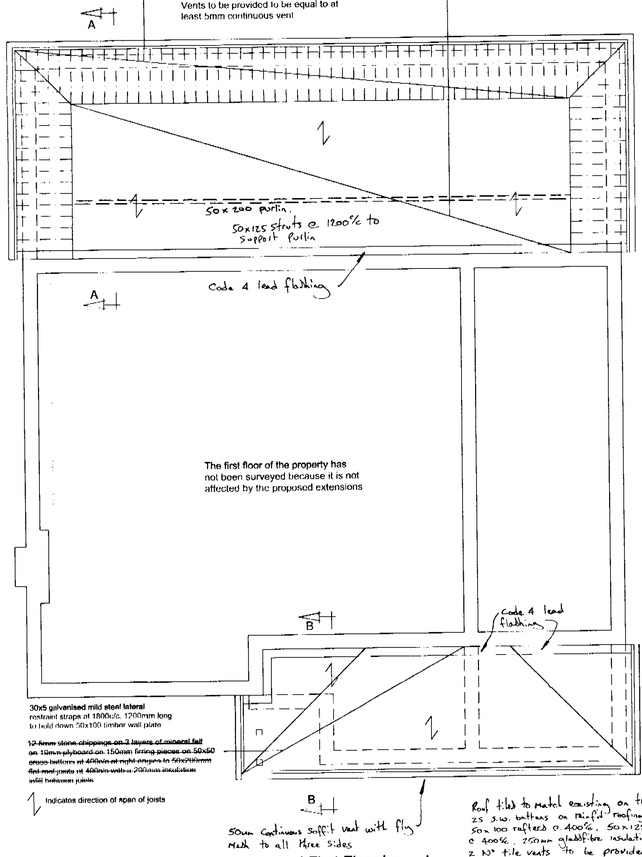
Proposed Ground Floor Layout

30x5 galvanised mild steel lateral restraint straps at 1800c/c. 1200mm long to hold down 50x100 timber wall plate

12.5mm stone chippings on 3 layers of mineral felt on 18mm plyboard on 150mm firring pieces on 50x50 cross battens at 400c/c at right angles to 50x100mm flat roof joists at 400c/c with a 200mm insulation infill between joists

Indicates direction of span of joists

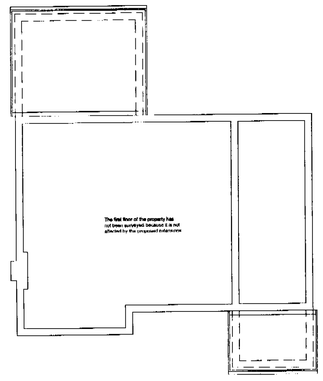
Roof tiles to match existing on treated 38x25 s.w. battens on reinforced roofing felt on 50x100 rafters @ 400c/c
Vents to be provided to be equal to at least 5mm continuous vent



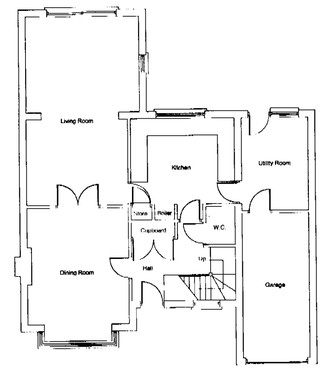
50mm Continuous soffit vent with fly mesh to all three sides

Roof tiled to match existing on treated 38x25 s.w. battens on reinforced roofing felt on 50 x 100 rafters @ 400c/c. 50x125 ceiling joist @ 400c/c. 200mm glassfibre insulation infill. 2 no tile vents to be provided.

Proposed First Floor Layout



Existing First Floor Layout



Existing Ground Floor Layout

* A Rear purlin added. 17.5.02.
* B Rear porch roof revised 20.9.02

MC DESIGNS
Dec House, 145 Cardiff Road, Reading, Berkshire. RG1 8JF
Telephone: (0118) 9572188 Fax: (0118) 9571218

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Client:	Mr & Mrs Felton
Address:	27 Betchworth Avenue, Earley, Reading
Job Title:	Proposed single storey pitched roof rear extension & single storey flat roof front extension
Drawing Title:	General Arrangement
Drawing Number:	MC / 1109 / 01 A B