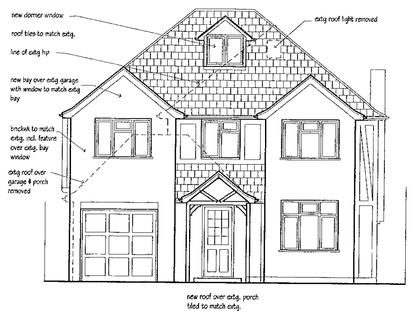
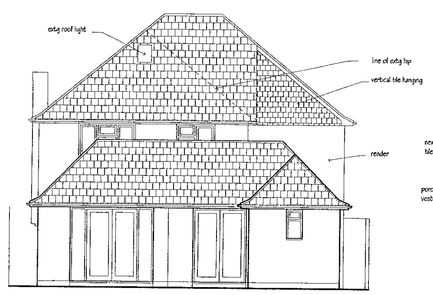
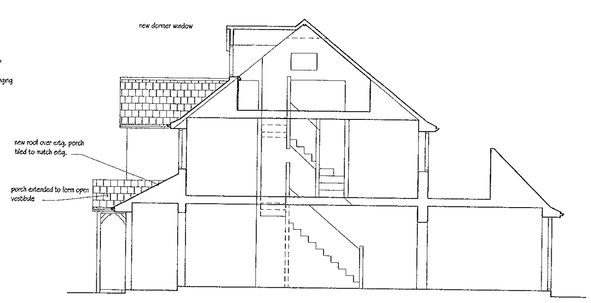


North East Elevation



South West Elevation



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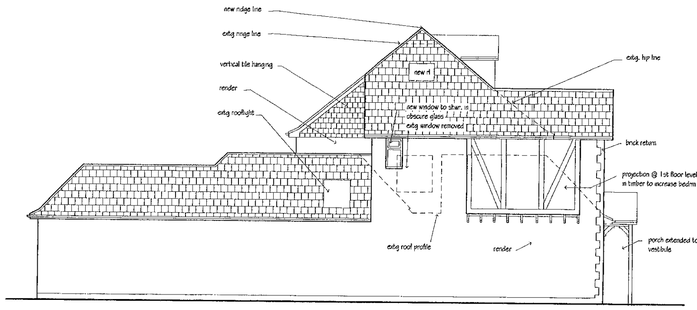
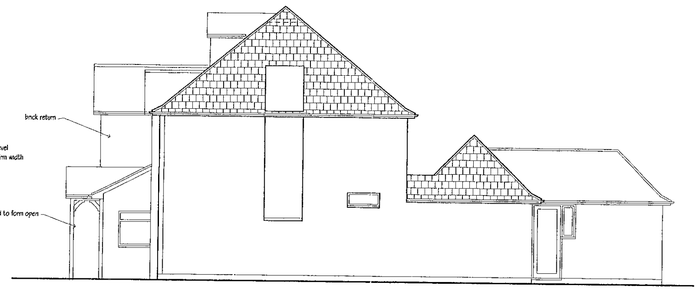
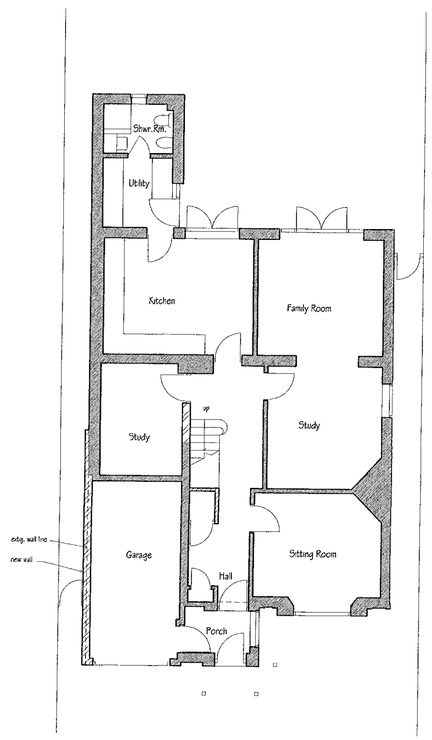


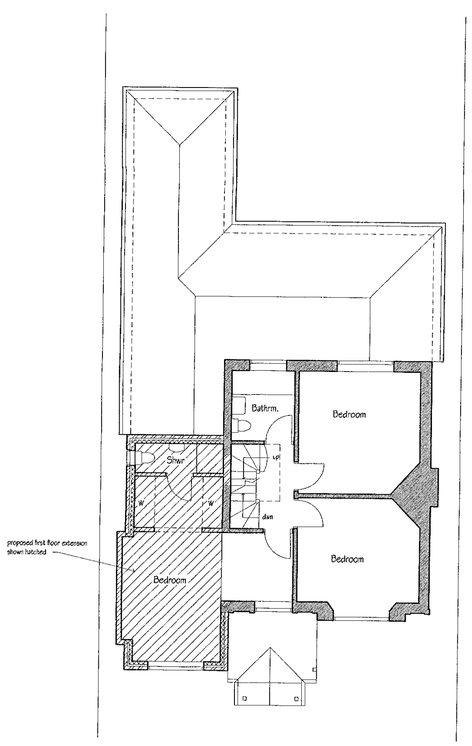
South East Elevation



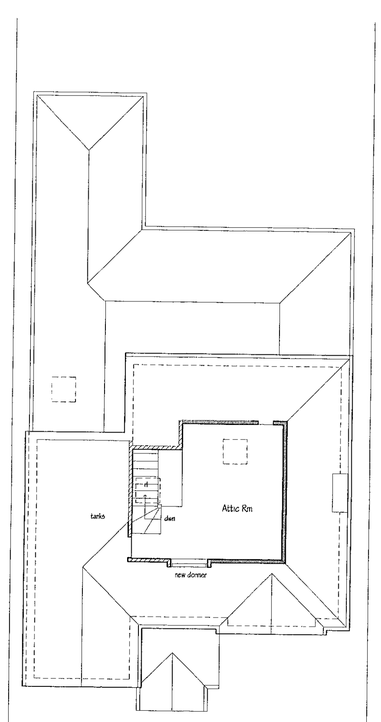
North West Elevation



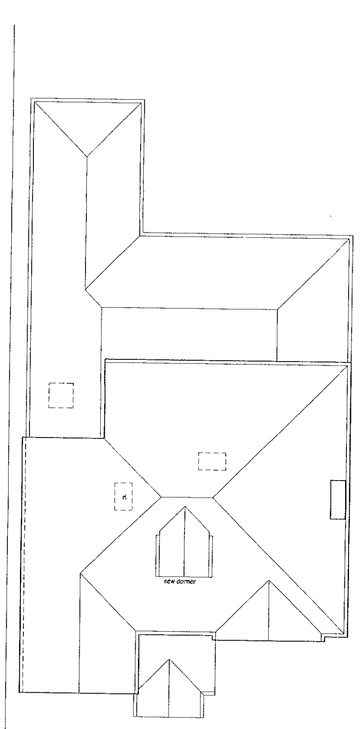
Ground Floor Plan



First Floor Plan



Attic Plan



Roof Plan

APPROVED

0 10 20 30 40 50 60 70 80 90 100

Contract Title

30 Beech Lane,
Earley,
Reading.
RG6 5PT

Drawing Description

Plans, Elevations & Section.
Proposed

scale	drawn	date
1:100	ahn	15/11/00

drawing no.

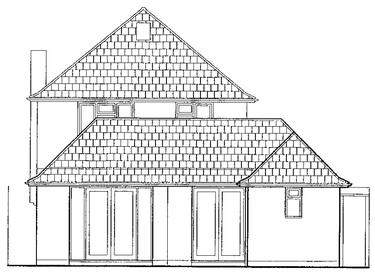
1007/3 Planning

AHNiven
Architectural Services
144 Andover Road
Wash Common
Newbury
Berks RG14 6NT
tel 01635 581869 mob 07703 290 635
niven@ukonline.co.uk

13/8/01



North East Elevation



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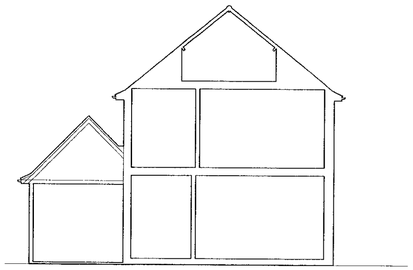

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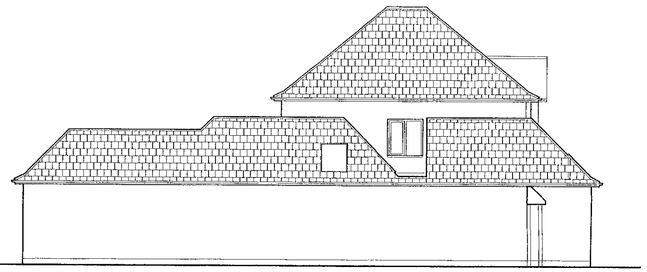

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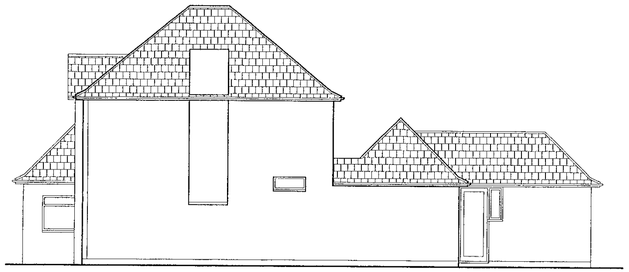
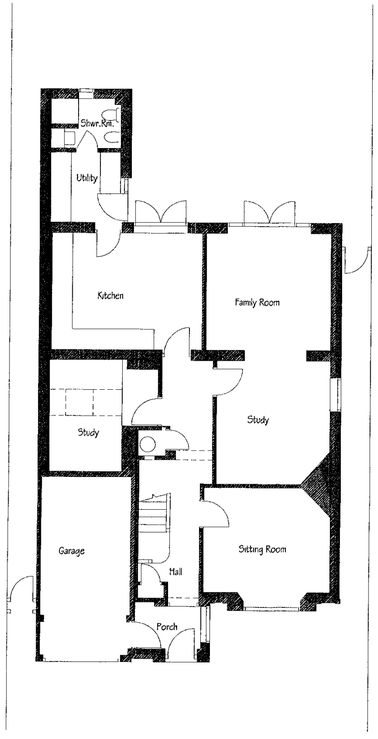
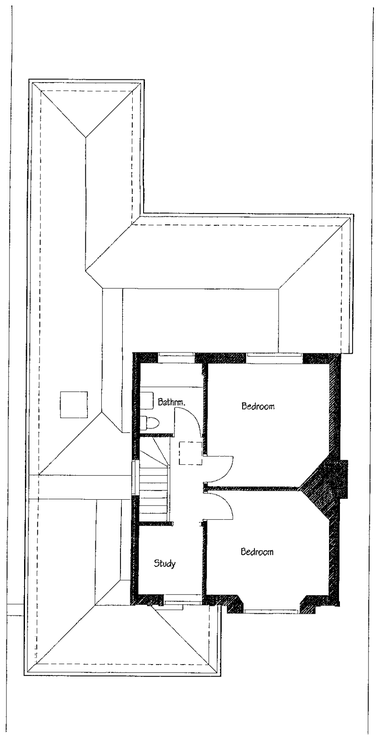


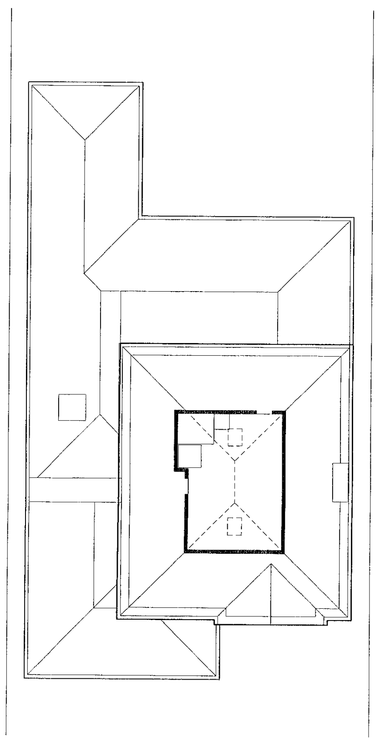
North West Elevation



Ground Floor Plan



First Floor Plan



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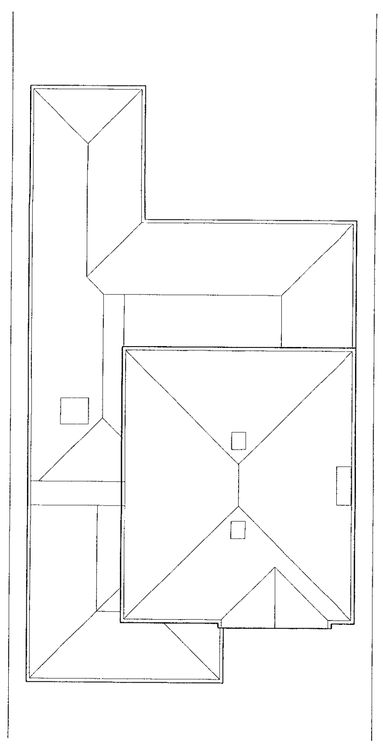


Roof Plan

APPROVED



Contract Title

30 Beech Lane,
Earley,
Reading.
RG6 5PT

Drawing Description

Plans, Elevations & Section.
Existing.

scale	drawn	date
1:100	ahn	15/11/00

drawing no.

1007/1 Existing

AHNiven
Architectural Services
144 Andover Road
Wash Common
Newbury
Berks RG14 6NT
tel 01635 561863 mob 07703 290 635
niven@ukonline.co.uk

Site Notes (4)

2 storey detached No. 32

No windows in flank elevation

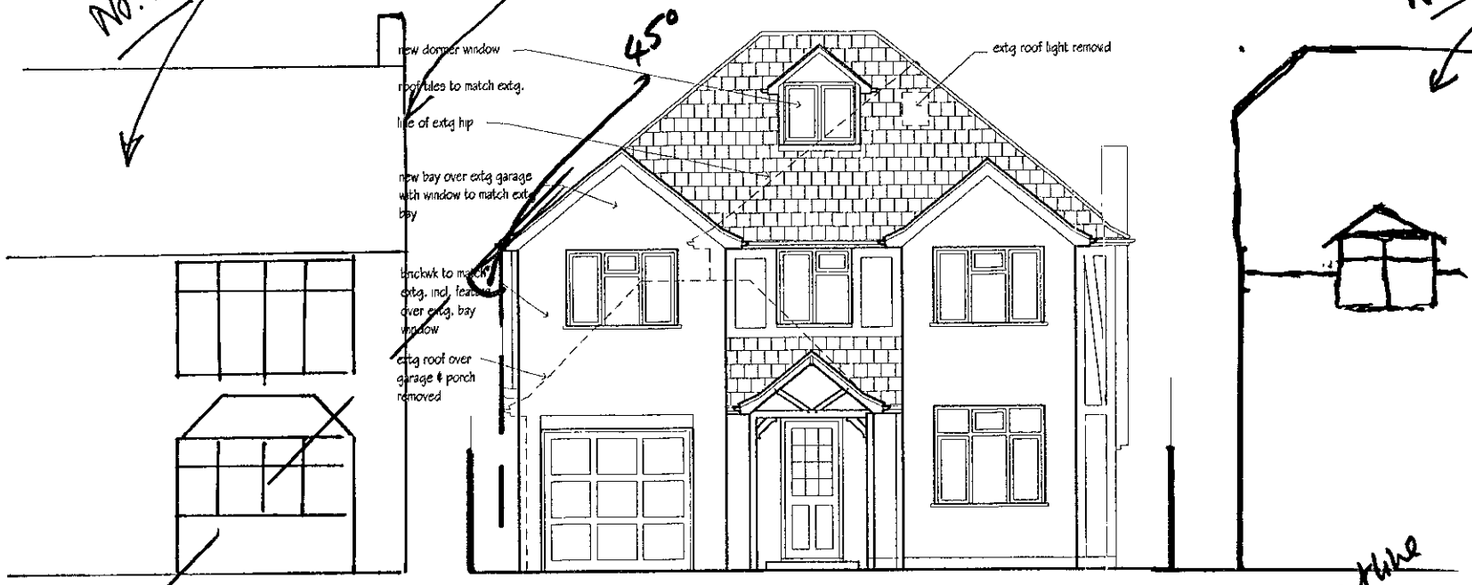
obscured glazed landing window + small w.c. window on ground floor.

2 storey (extended to side) detached.

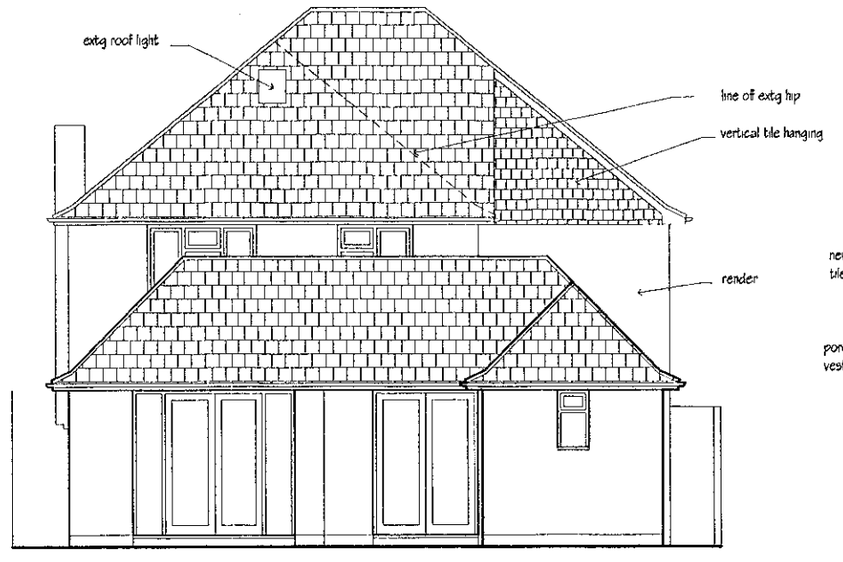
No. 30

No 28.

45°

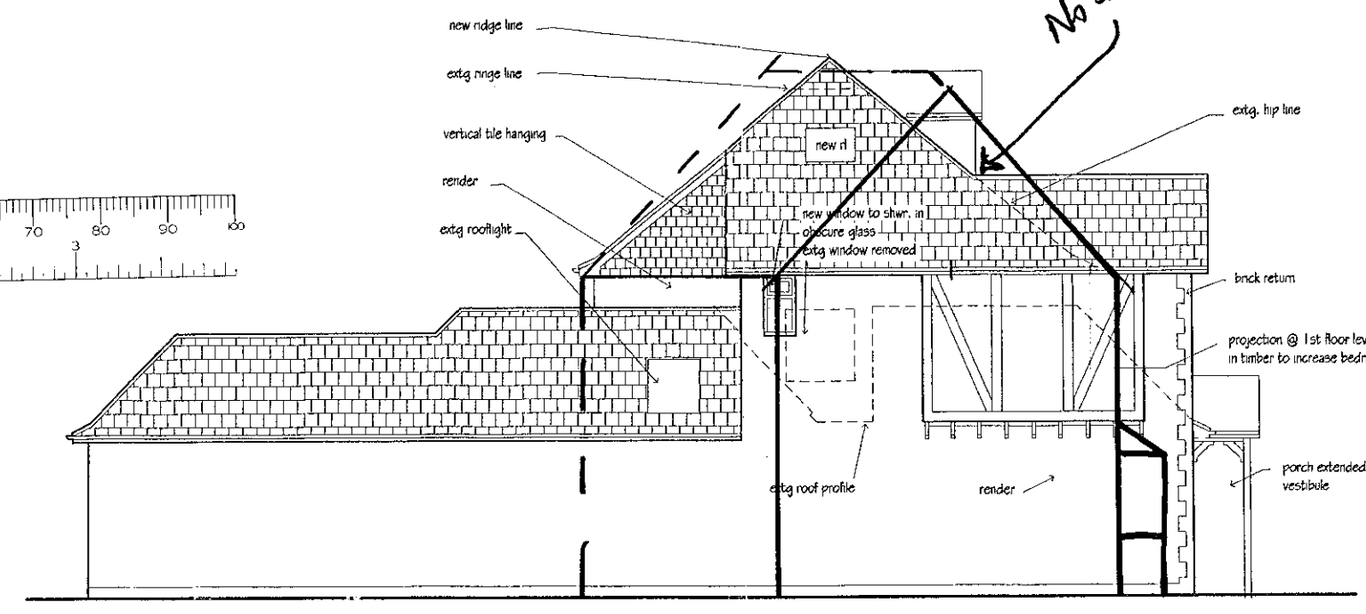


North East Elevation

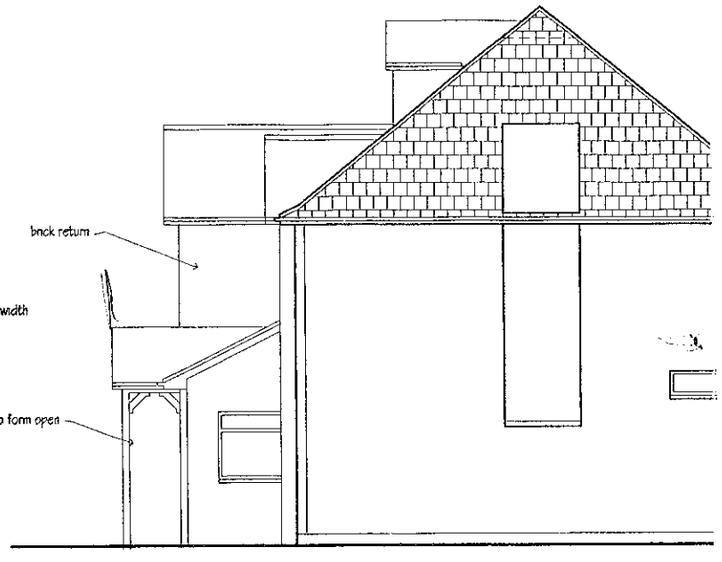


South West Elevation

approx outline of No 32.



South East Elevation



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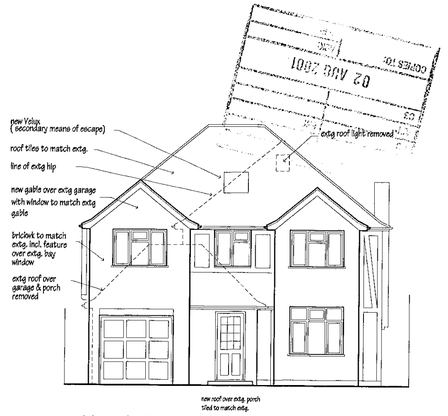

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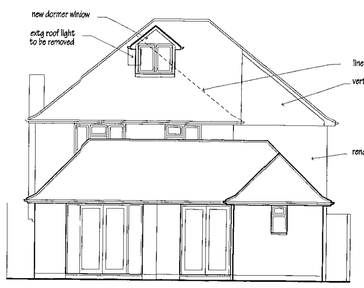

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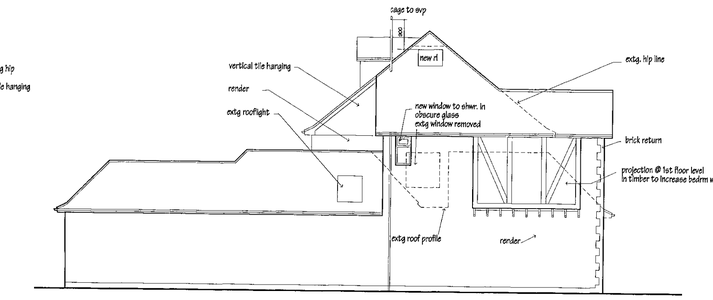
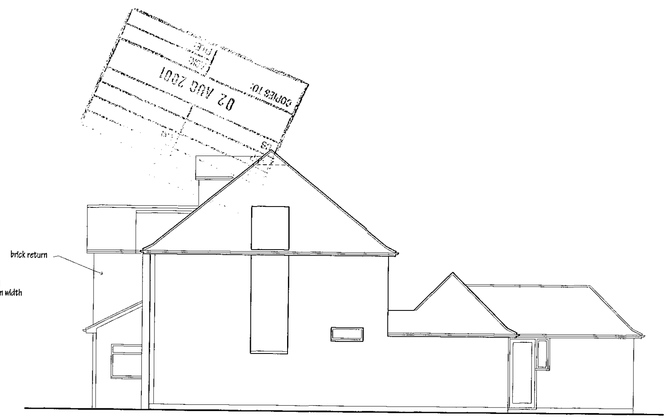
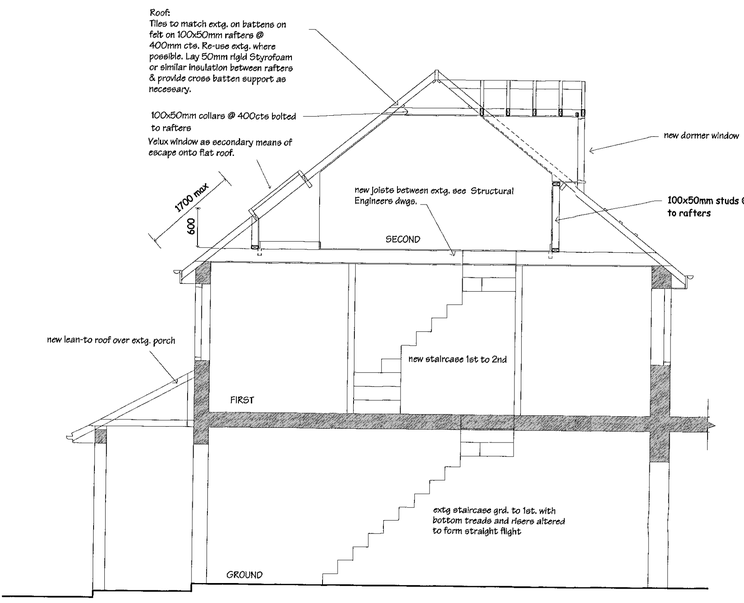


South East Elevation



North West Elevation



Section A-A

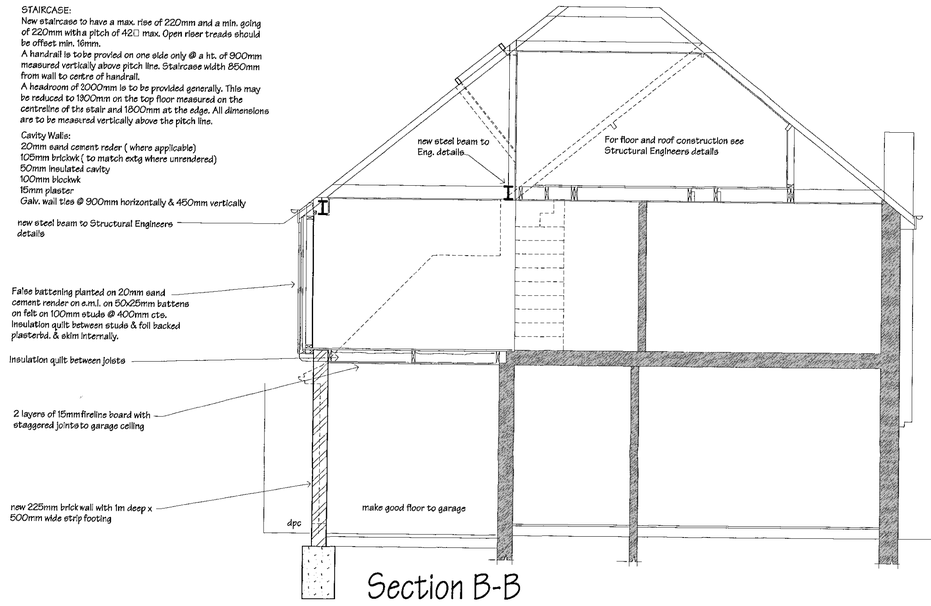
FIRE:
Smoke alarms to be installed to BS5446, shown thus: (S)
All existing doors marked thus: # to be fitted with self closing device.
All new doors marked thus: ## to be 1/2 hr. fire resistant and fitted with self closing device.
All structural steelwork is to be protected to 1 hr. fire resistance.

VENTILATION:
Occupied rooms: openable windows to 1/20th floor area & 4000 sq mm background ventilation. & min 1750 above f.f.l.
Bathrooms: either via openable window, 4000 sq mm background ventilation & mech. extract @ 15 litres/ sec.
or: mech. extract only @15 litres/ sec. with 15 min. over-run operated by light switch/door undercut by 10mm.
Sanitary accomodation: either via openable window to 1/20th floor area, mech vent @ 6 litres/ sec. per wc. & 4000 sq mm background ventilation per wc. or:
mech vent @ 6 litres / sec per wc. with 15 min. over-run
Roof : ventilation @ eaves equal to continuous strip 10mm wide & air space of 150mm across insulation and under roof finish.
ridge or tile vents @ h/l.

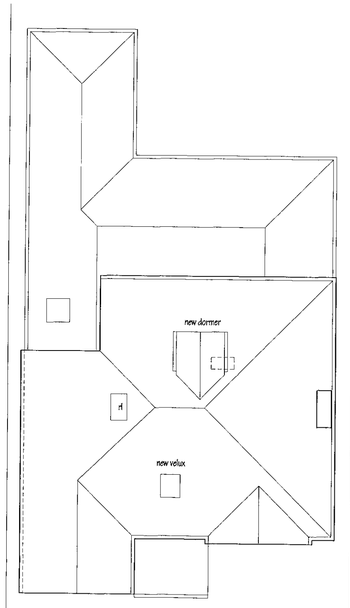
DRAINAGE:
All fittings to have 75mm deep seal traps.
40mm wastes to basins, showers, baths & urinals (50mm where combined)
wc's 100mm dia. with 50mm traps.
All stacks to be 100mm dia with small similar size connections not exceeding 65mm dia. & directly opposite offset 110mm. Waste & wc connections which are directly opposite to be offset 200mm (waste above wc)
Stacks serving waste appliances only may be reduced to 50mm.(max capacity 1.2 litres / sec)
Branch connections: baths, showers, sinks & basins max 3m in length. Single wc's 6m in length. Junctions to be 25mm rad. or @ 45° . Connections 75mm dia. or more to be 50mm rad. or @ 45° .
Adequate access points & rodding eyes to be provided
Stacks to terminate 900mm above any opening if less than 3m. from opening.
All drains to 1 in 40 falls (min)
Drains to be laid on 100mm granular fill & 150mm cover.
Where drain trench is within 1m of foundations encase in 100mm conc. & up to u/s of foundation & with movement joints & each socket.
All manholes to be constructed to BS 3921
Manholes within building to have double seal airtight covers.
Drains penetrating walls to be lintelled & with 50mm gap around pipe & masked with rigid sheet.

STAIRCASE:
New staircase to have a max. rise of 220mm and a min. going of 220mm with a pitch of 42□ max. Open riser treads should be offset min. 16mm.
A handrail to be provided on one side only @ a ht. of 900mm measured vertically above pitch line. Staircase width 850mm from wall to centre of handrail.
A headroom of 2000mm is to be provided generally. This may be reduced to 1800mm on the top floor measured on the centreline of the stair and 1800mm at the edge. All dimensions are to be measured vertically above the pitch line.

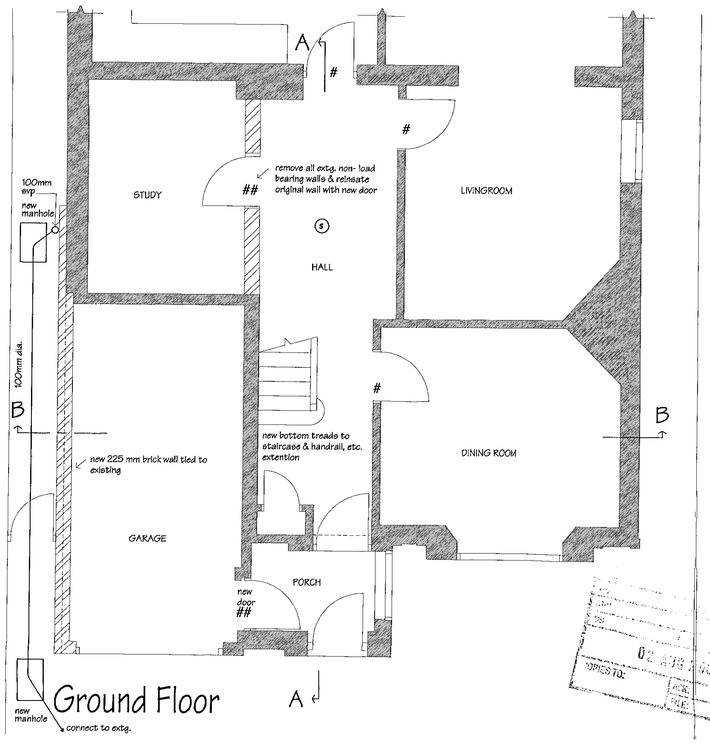
Cavity Walls:
20mm sand cement render (where applicable)
105mm brickwk (to match exstg where unrendered)
50mm insulated cavity
100mm blockwk
15mm plaster
Galv. wall ties @ 900mm horizontally & 450mm vertically



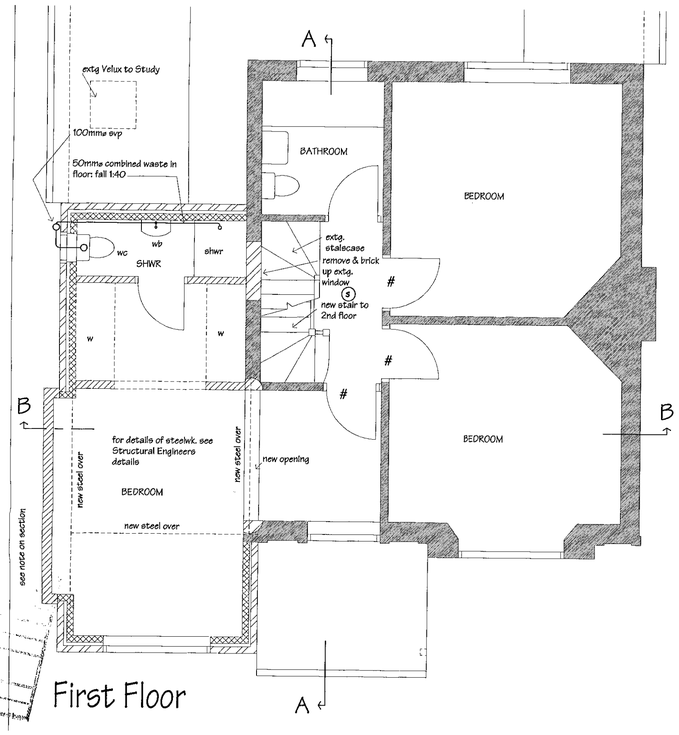
Section B-B



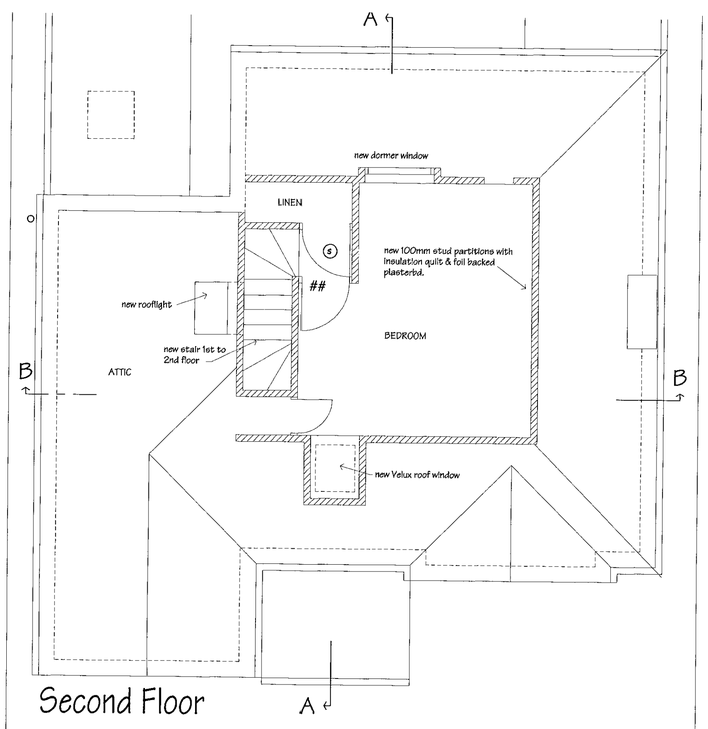
Roof Plan



Ground Floor



First Floor



Second Floor

Contract Title
30 Beech Lane
Earley

Drawing Description
Extension to First Floor & Loft Conversion
Plans ,Elevations & Sections

drawing no.
7BR1

scale	drawn	date
1:50 & 1:100	ahn	25/7/01

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