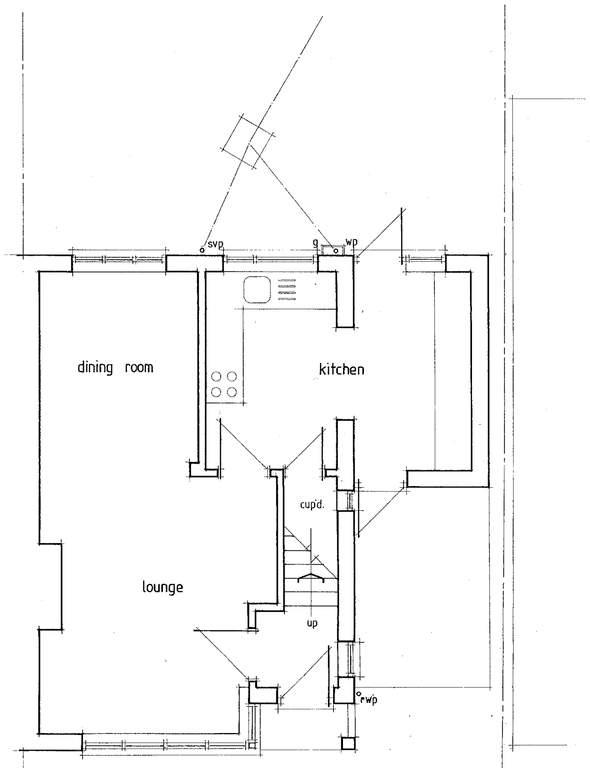
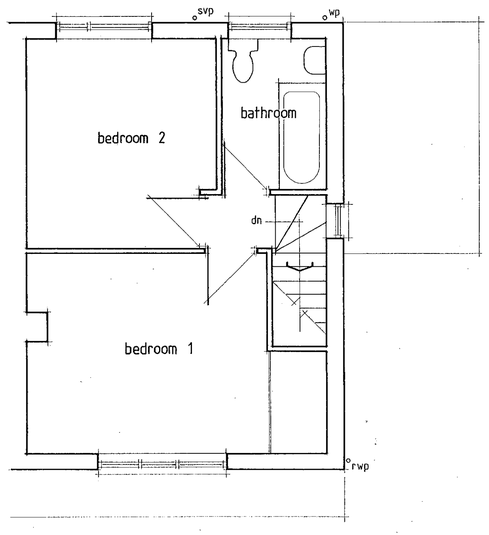
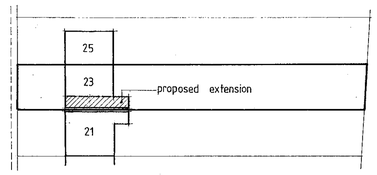
ground floor plan



first floor plan



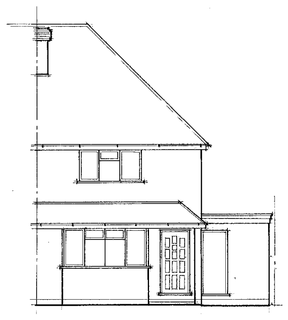
Site Plan:
1:500



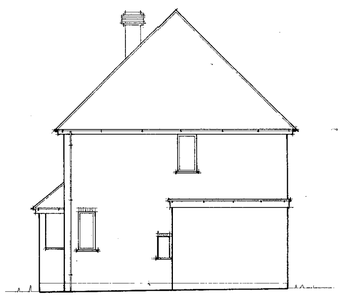
NOTES:

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5. Work to be executed to all current British Standards and Codes of Practices.
6. All new external finishes to match the existing building in colour and texture.
7. Final selection of joinery components to be agreed with the client.
8. All new lintols to have a minimum 150mm end bearing at both ends.
9. All new windows/doors to be a minimum 1/10th of the room floor area with 1/20th openable.
10. Any drains under building to be encased in 150mm concrete and where passing through walls, to be bridged with reinforced concrete lintols.
11. All new branch drains to be 100mm salt glazed, laid to a fall of 1 in 40, with flexible joints, and bed and surround in 150mm pea shingle.
12. All new sanitary fittings to have 75mm deep seal traps with cleaning access provided at bends/junctions in waste pipes.
13. All new structural timber to be tanalised or similar pressure treated. Structural timbers to be stress graded (G.S.) in accordance with CP.112, and stress loaded to SC3.
14. Where stud partitions run parallel to floor joists, the joists are to be doubled up to provide support.
15. Surface water to discharge into new soakaways which are a minimum 4600mm from the building and to be 1000 x 1000 x 1000mm in dimensions and to be filled with clean hardcore and covered with a 75mm layer of concrete.
16. If found necessary the existing foundations are to be underpinned in sections not exceeding 1000mm - minimum width 750mm - and concrete (1:2:4/20) to be left for 48 hours before the installation of final pinning mix (1:3) semi-dry which is to be well rammed in. Adjacent sections should not be commenced within 48 hours of final pinning.
17. Wall-ties to be provided to each block course adjacent to reveals in cavity walls.
18. Cavity walls to be closed at eaves level with brick/block on edge course.
19. Adjoining owners written consent to be obtained for work on the boundary line, including foundation encroachment prior to commencing work.
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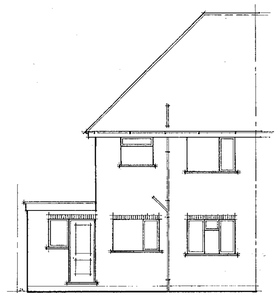
elevations



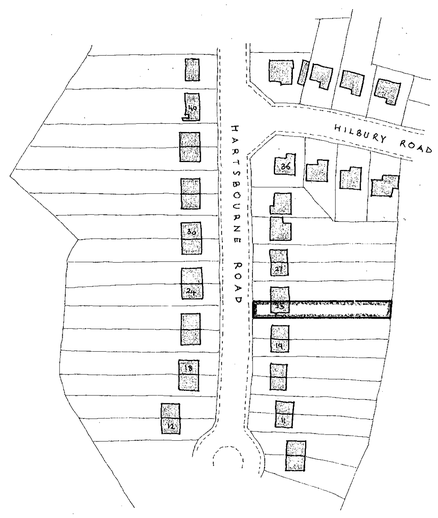
front



side



rear



Location Plan:
1:1250

N

23.FEB.2001 3451

rev.	description	date

ROMAR
building design
and services.

Tel No. 07939 230209

client:
Mr K COLLINS

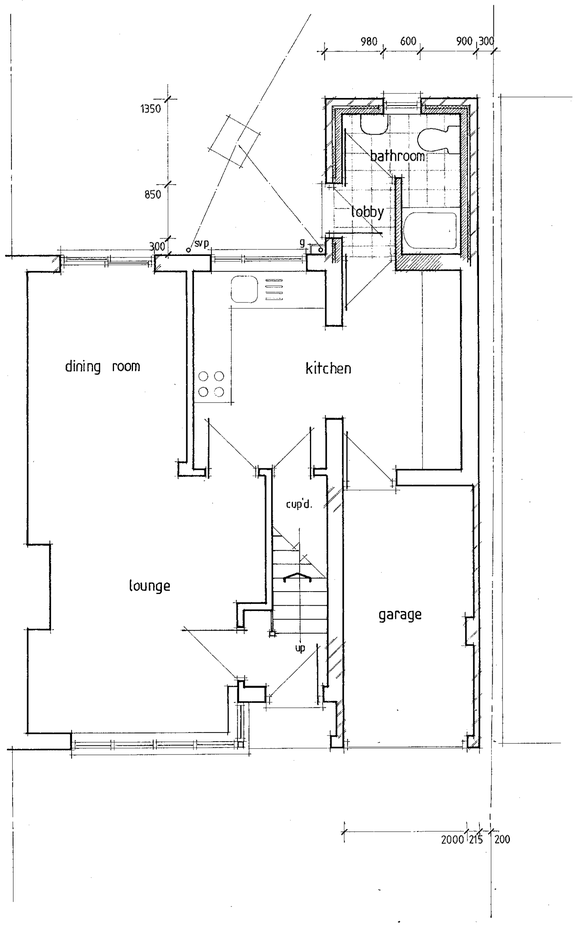
site:
23 HARTSBOURNE ROAD
EARLEY
READING
BERKS

title:
Proposed extension - existing details.

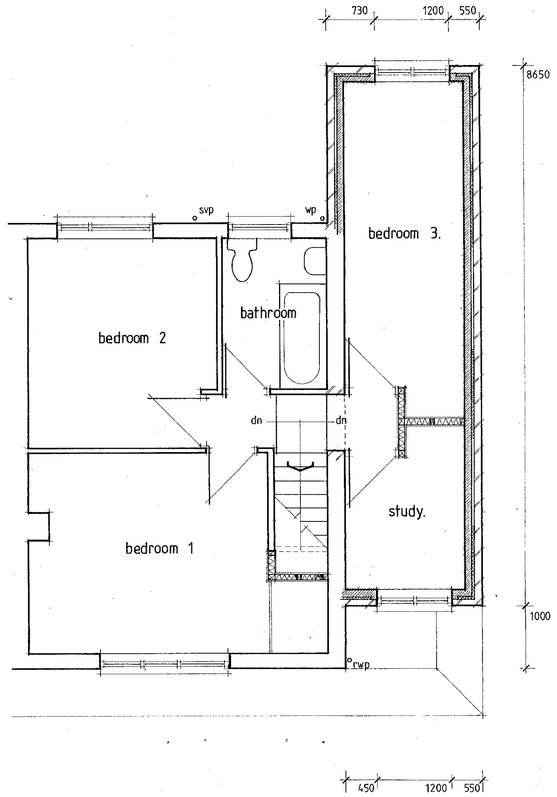
scale	date	drawn
1:50 + 1:100	JAN 2001.	T.L.

drg. no:	rev.
ROM / 010 / 01	

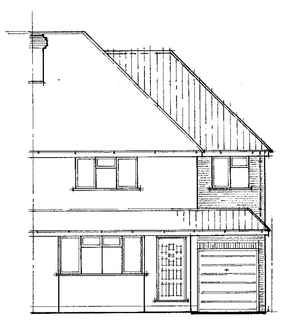
ground floor plan



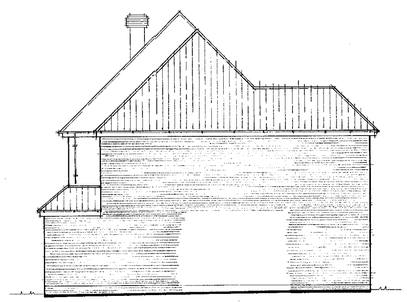
first floor plan



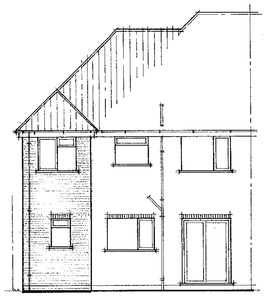
elevations



front



side



rear

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23.FEB.2001 * 3431

rev.	description	date

ROMAR
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READING
BERKS

title:
Proposed extension - proposed details

scale	date	drawn
1:50 + 1:100	JAN 2001.	T L.

drg. no: ROM / 010 / 02

rev.

TPH 173