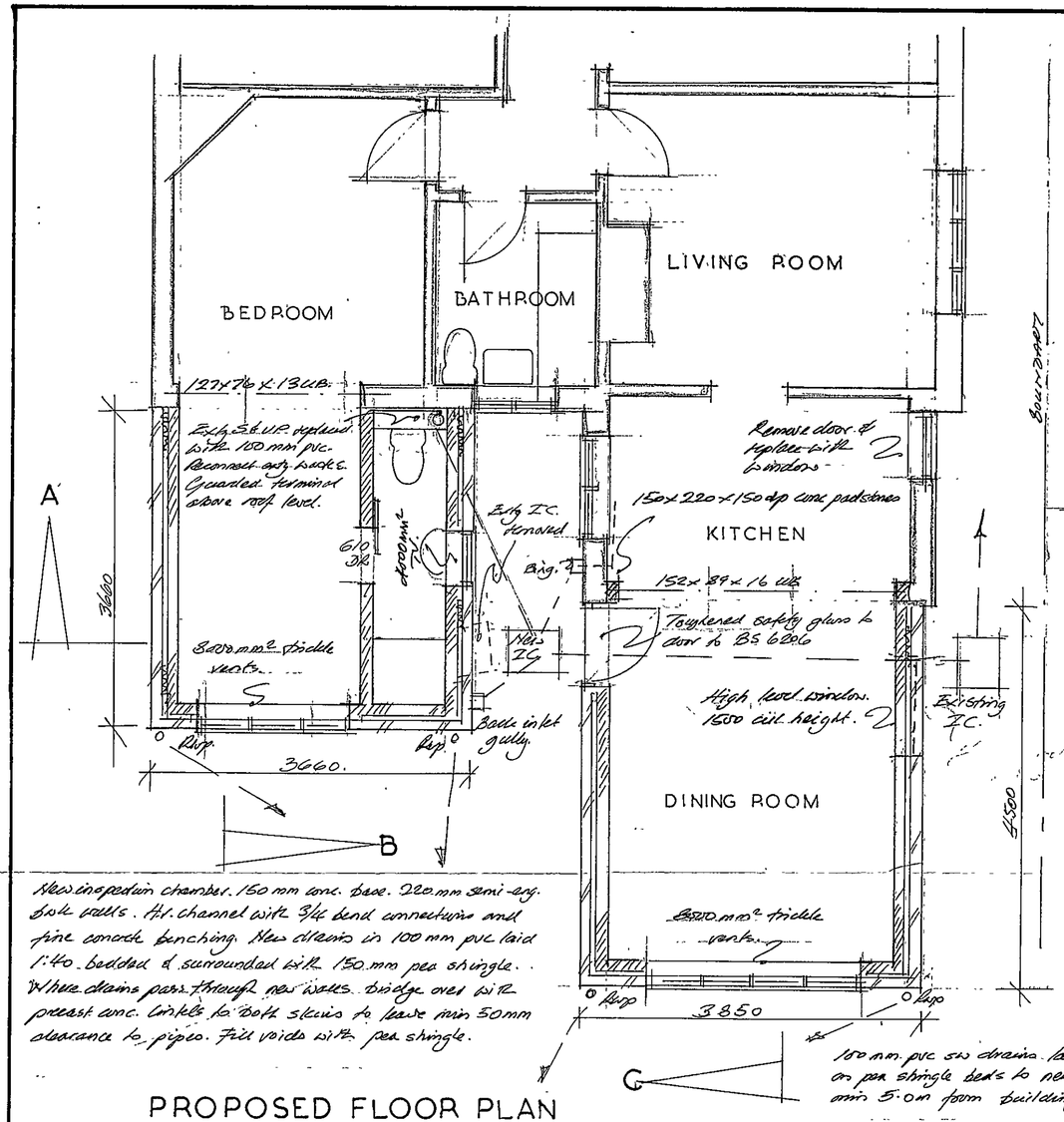


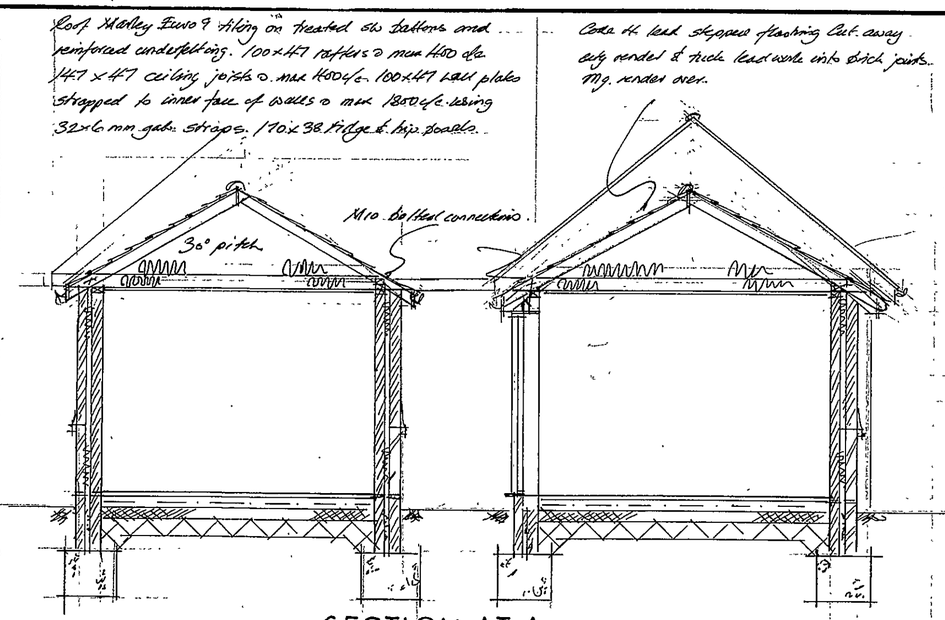
New inspection chamber. 150 mm conc. base. 220 mm semi-eng. brk walls. Hr. channel with 3/4 bend connections and fine concrete benching. New drains in 100 mm pvc laid 1:40 bedded & surrounded with 150 mm pea shingle. Where drains pass through new walls bridge over with precast conc. lintels to both skins to leave min 50mm clearance to pipes. Fill voids with pea shingle.

100 mm pvc sw drains laid 1:40 on pea shingle beds to new soakaway min 5.0m from buildings.

PROPOSED FLOOR PLAN

Sanitary wastes - 75 mm deep seal traps. 40 mm shower waste to new gully. 40 mm sink waste to new gully. 32 mm basin waste to S & VP.

Mechanical Ventilation.
Shower room - 15 litres/sec extraction.
Kitchen - 60 litres/sec. extraction.
Fans mounted in external walls or ducted to outside air.



Roof Marley Euro 9 tiling on treated sw battens and reinforced underfelting. 100x47 rafters @ max 400 c/c. 147x47 ceiling joists @ max 400 c/c. 100x47 wall plates strapped to inner face of walls @ max 1800 c/c using 32x6 mm gab. straps. 170x38 ridge & hip boards.

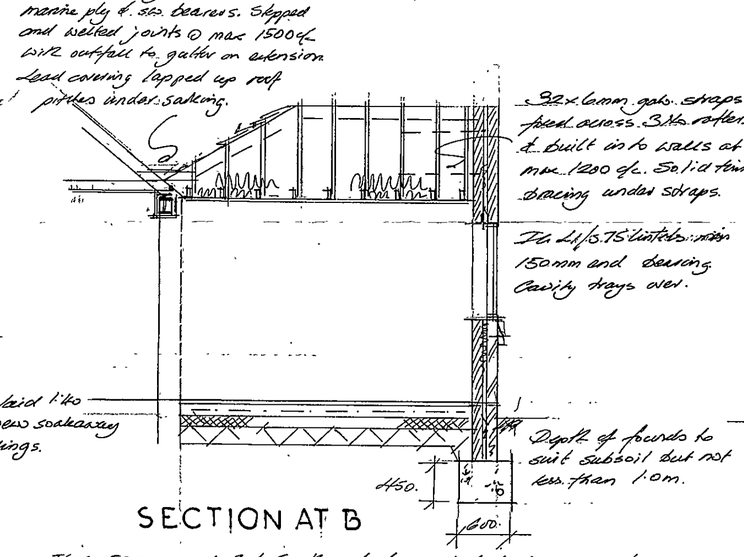
Code 4 lead stepped flashing cut away ecty render & tuck lead work into brick joints. Mg. render over.

SECTION AT A

Cavity walls. 100 mm Durox block work to inner skin with 2 ct. lightweight plastering. 75 mm Rockwool cavity bats. Upper walls 100 mm RMC Fibo blocks with 2 ct rendering. Projecting brick course to plynth. Lower walls in 110 mm facing bwk. Walls below dpc to inner skin & below ground to outer skin in 100 mm dense agg. blocks & cavity filled to g.l. with fine concrete. S/S wall ties at 900 c/c horizontally & 450 c/c vertically and staggered. Close cavity around openings using proprietary thermal closer eg. Thermobate. Hyload dpc to both skins min 150 mm above g.l. & lapped to existing at junctions. New bwk fully bonded to ecty. cutting through to form continuous cavity with ecty. Block work fixed to ecty solid walls with metal profiles eg. Furfix.

Roof Insulation - 150 mm Rockwool between joists with additional 100 mm layer across joists. Provide mechanical restraint between rafters to maintain 50 mm air space above insulation. 9.5 mm foil backed plasterb'd & skim ceilings.

10 mm continuous soffit vents to all new eaves.



Code 5 lead gutter on 18 mm marine ply & sw bearers. Stepped and welted joints @ max 1500 c/c with outfall to gutter on extension. Lead covering lapped up roof pitches under sarking.

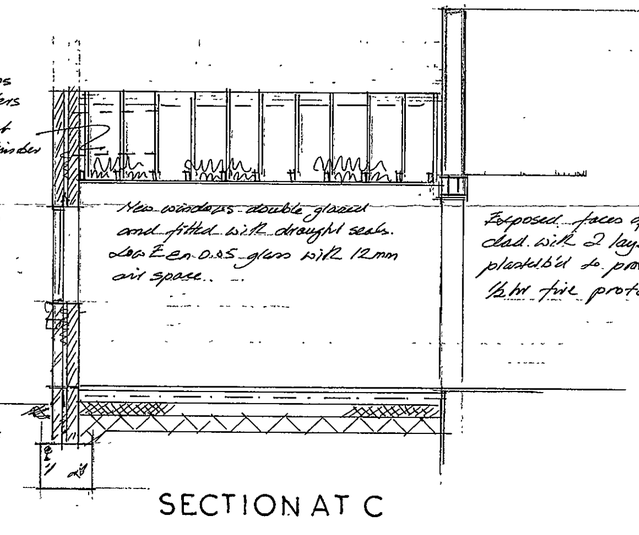
32x6 mm gab. straps fixed across 3 No rafters & built into walls at max 1200 c/c. Solid timber bracing under straps.

IC L1/S 75 lintels min 150 mm and bearing. Cavity trays over.

Depth of foundations to suit subsoil but not less than 1.0m.

SECTION AT B

Floor - 50 mm screed, 3 cts Synthaprufe lapped to dpc's. 100 mm concrete with A142 anti-crack mesh. 100 mm EPS insulation on polythene vapour check and sand blinding. Min 150 mm selected fill. Duct out from any existing air bricks with 100 mm pvc pipe laid through hardcore with cranked ventilating duck at perimeter to new t.c. air bricks.



New windows double glazed and fitted with draught seals. Low E en 0.05 glass with 12 mm air space.

Exposed faces of beams clad with 2 layer 12.7 mm plasterb'd to provide full ½ hr fire protection.

SECTION AT C

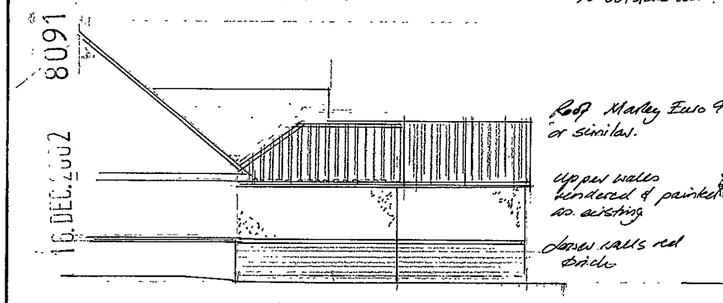
NOTE - ALL DIMENSIONS AND SETTING OUT TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT PARTICULARLY WITH REGARDS CONFORMITY TO EXISTING STRUCTURE ETC

ALL ELECTRICAL, HEATING AND GENERAL FINISHING REQUIREMENTS TO BE AGREED WITH CLIENT.

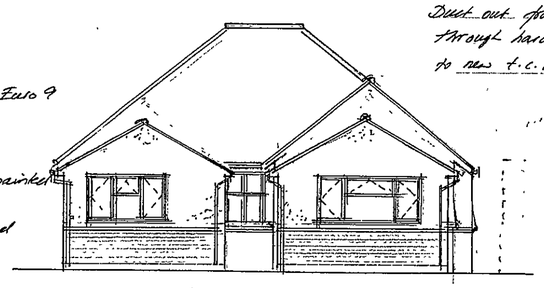
REGARDLESS OF THE REPRESENTATIONS ON THIS DRAWING FOUNDATIONS SHALL SUIT SUBSOIL AND SITE CONDITIONS ENCOUNTERED AND SHALL MEET ALL REQUIREMENTS OF THE BUILDING REGS. TO THE SATISFACTION OF THE L/A INSPECTOR.

APPROVED

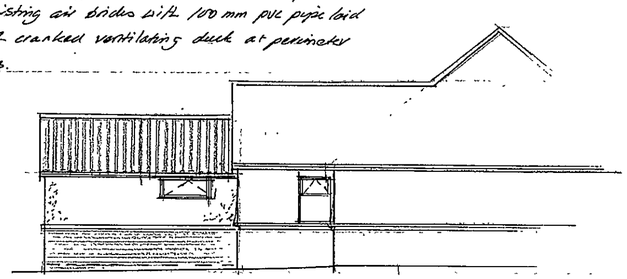
D 4/2/03.



NORTH



WEST



SOUTH

16 DEC 2002 8091

17, FAIRVIEW AVENUE EARLEY READING

PROPOSED SINGLE STOREY REAR EXTENSIONS

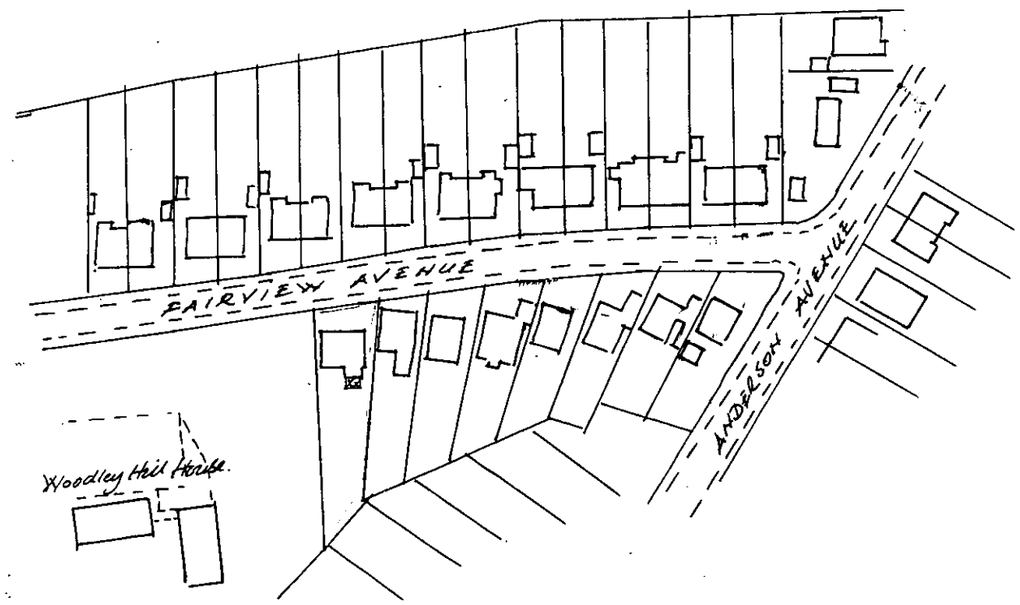
SCALES - 1/50 & 1/100

JOHN R HALL MRICS
TEL. 0118 9882883

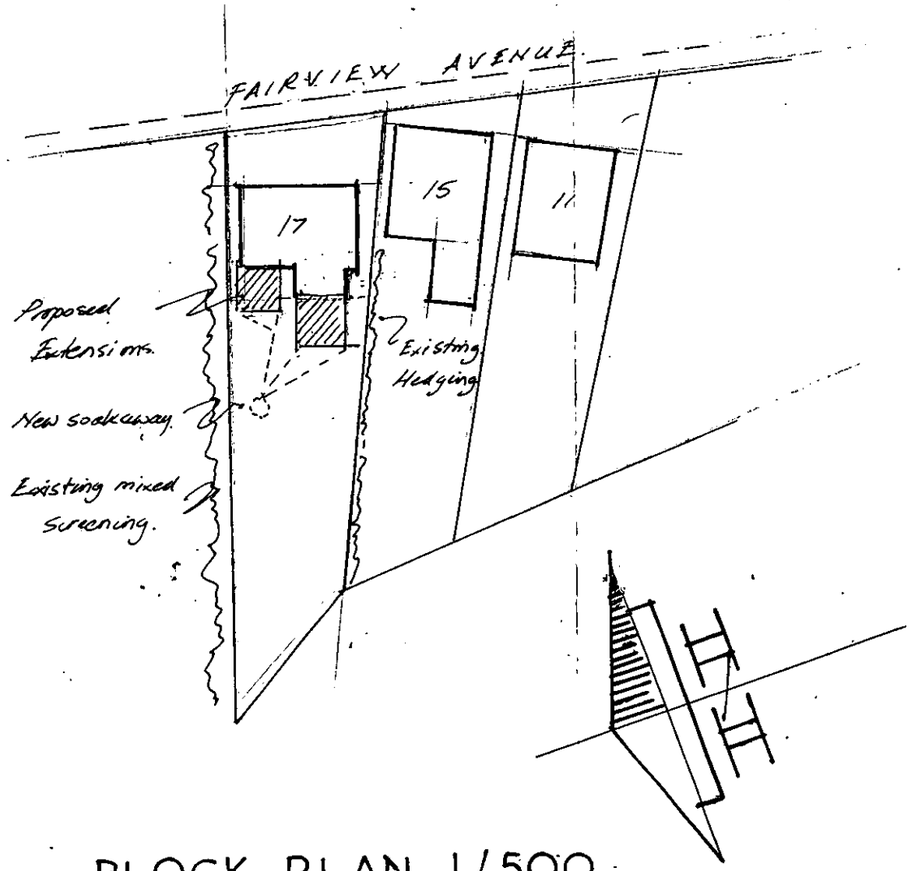
for Mr & Mrs Batalla - Duran

November 2002

PBC/1795



LOCATION 1/1250



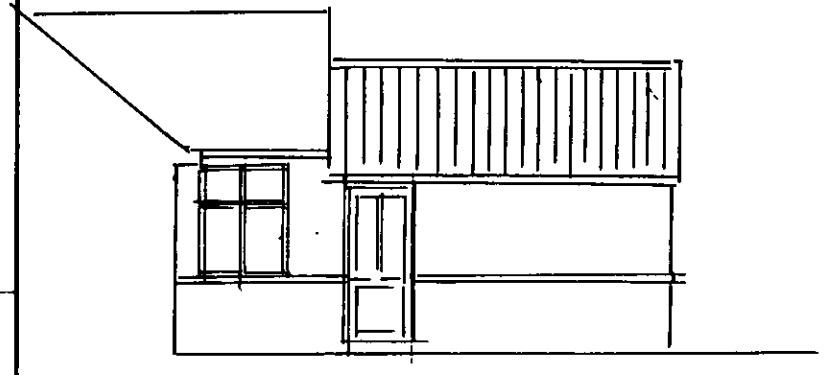
BLOCK PLAN 1/500

17, FAIRVIEW AVENUE EARLEY

PBC/1795/2

6

D



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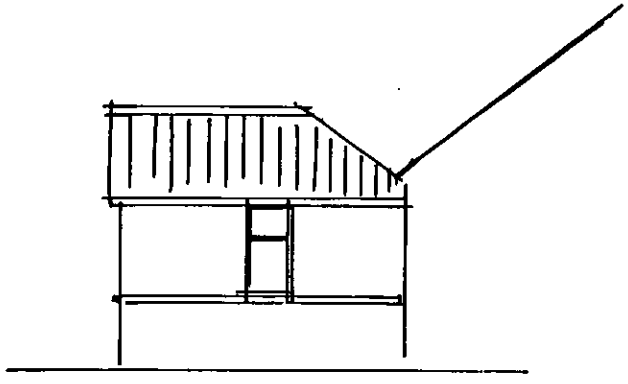

SOUTH

17 FAIRVIEW AVENUE EARLEY. INNER ELEVATIONS.

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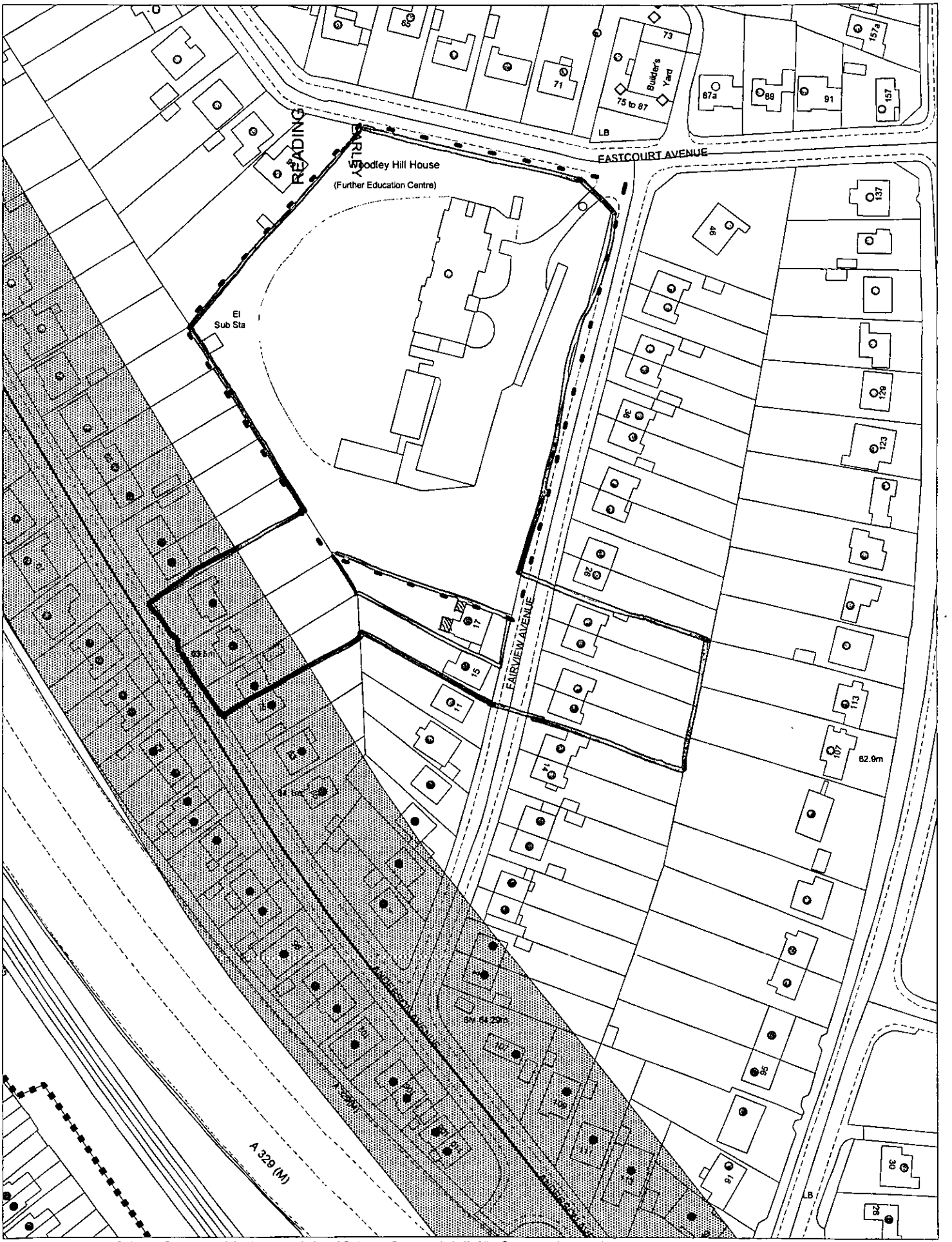

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2 December 2002

Scale: 1 : 1250

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