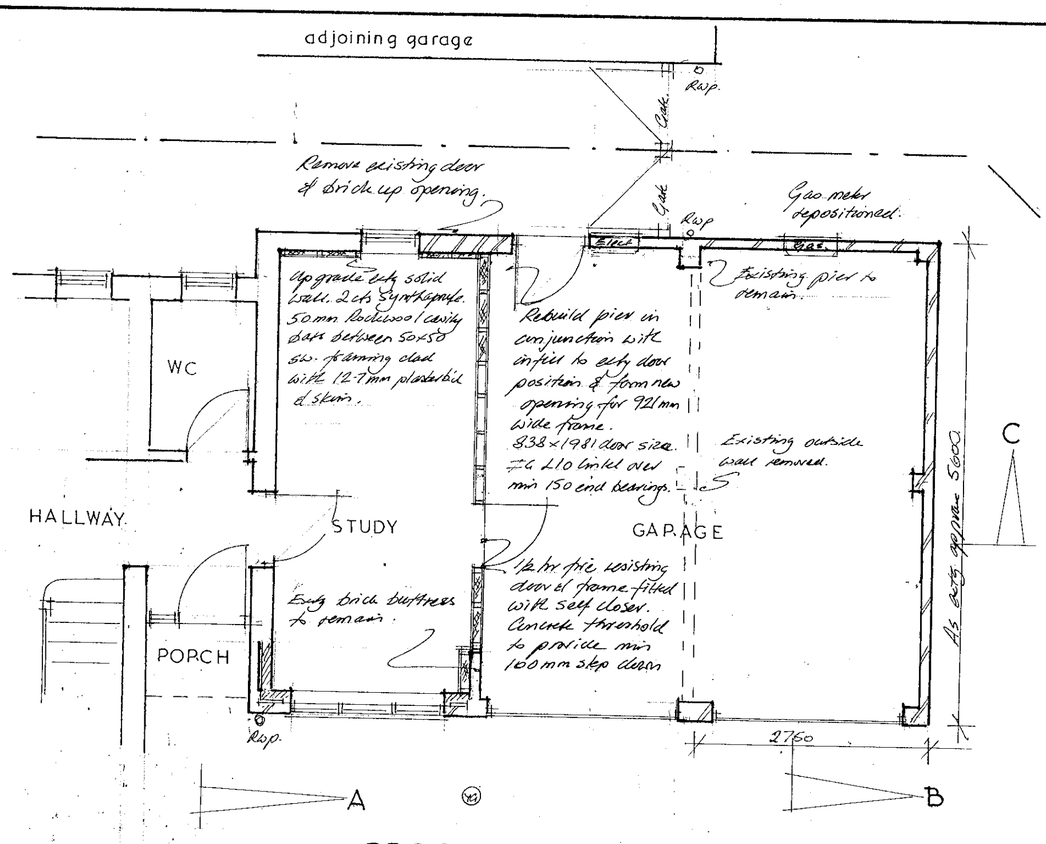


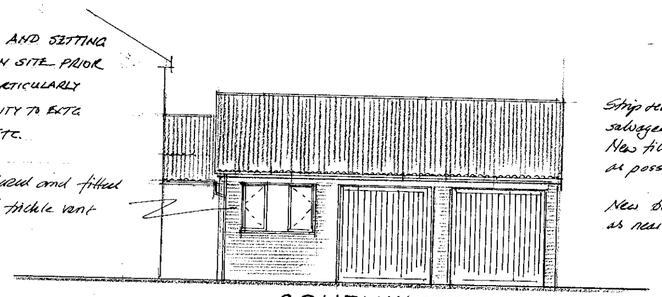
PROPOSED FLOOR PLAN

Remove garage door, extend foundation across opening & build new cavity wall consisting 110mm facing bwk, 50mm Rockwool cavity bats, 100mm Thermalite Shield blockwork. S/S. wall ties at 900c/c horizontally & 450c/c vertically and staggered. Close cavity around window opening using proprietary thermal closers eg. Thermabate. Extg lintel left in place. Hyload dpc to both skins min 150mm above g.l. and lapped to existing at junctions. Fully bond new brickwork to existing.

NOTE - ALL DIMENSIONS AND SETTING OUT TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT PARTICULARLY WITH REGARDS CONFORMITY TO EXTG STRUCTURE, ROOF PITCH ETC.

New window double glazed and fitted with draught seals & trickle vent min 8000mm²

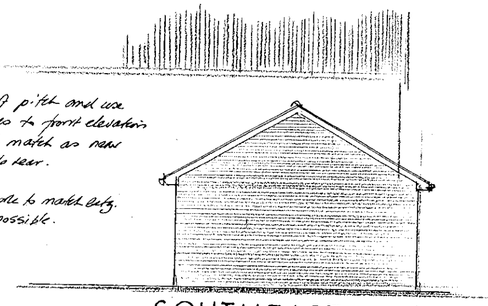
Any existing drainage passing through new building to be bridged over at foundations with a min 50mm void all round filled with flexible material.



SOUTHWEST

Strip rear roof pitch and use salvaged tiles to front elevation. New tiling to match as near as possible to rear.

New brickwork to match extg. as near as possible.



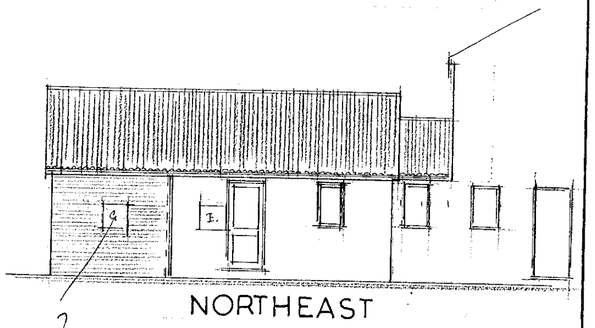
SOUTHEAST

REGARDLESS OF THE REPRESENTATIONS ON THIS DRAWING FOUNDATIONS SHALL SUIT SUBSOIL AND SITE CONDITIONS ENCOUNTERED AND SHALL MEET ALL REQUIREMENTS OF THE BUILDING REGULATIONS.

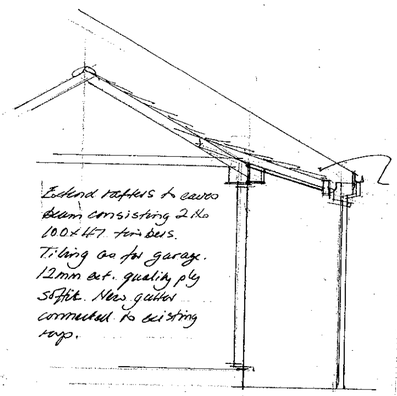
ALL MATERIALS AND EXTERNAL DETAILING SHALL MATCH EXISTING AS NEAR AS PRACTICABLE UNLESS OTHERWISE NOTED OR AGREED.

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

Code 4 stepped lead flashings to abutments

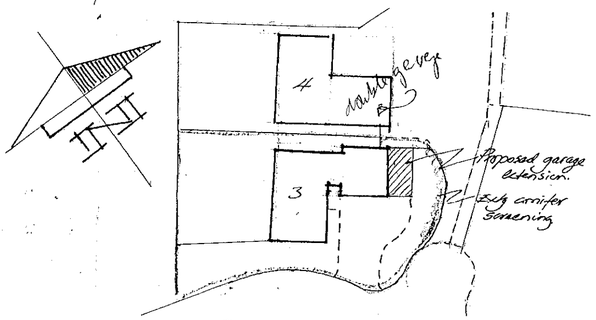


NORTHEAST

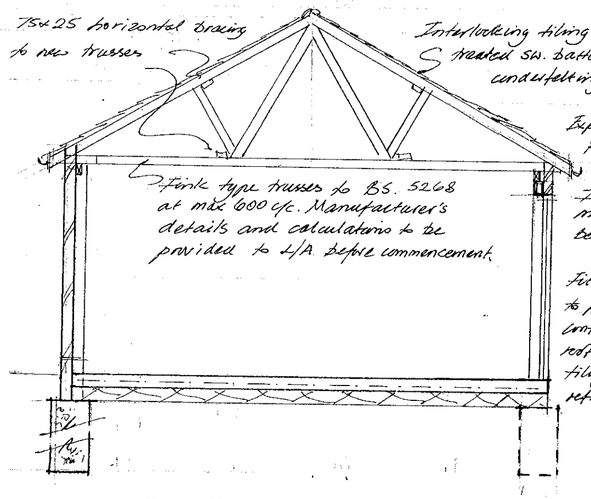


Extend rafters to eaves beam consisting 2 No 100x47 timbers. Tiling as for garage. 12mm ext. quality ply soffit. New gutter connected to existing rwp.

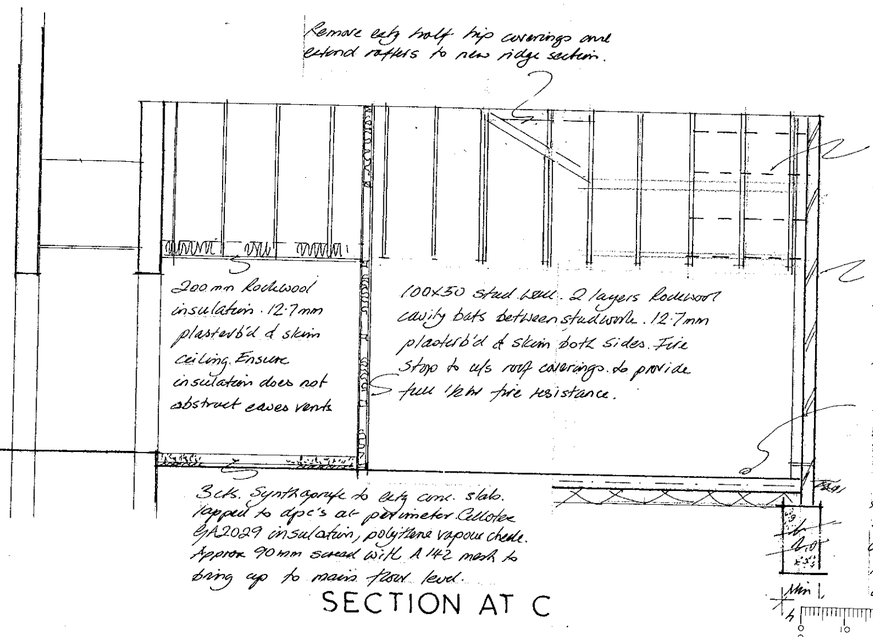
SECTION AT A



BLOCK PLAN 1/500



SECTION AT B



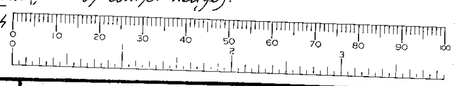
SECTION AT C

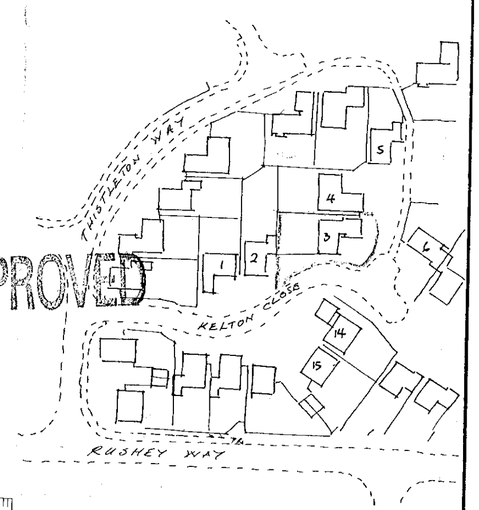
32x6mm galv. straps fixed across 3No rafters. Cranked ends plugged and screwed to gable wall at max 1200c/c. Solid timber bracing under straps.

110mm facing bwk with 220mm piers as indicated. Hyload dpc. min 150mm above g.l.

150mm conc. slab with A142 mesh reinforcement. H.D. polythene on sand blinding and min 150mm selected fill.

Depth of foundations to suit subsoil and site conditions encountered but not less than 1.0m (Allow 1.5m for proximity of conifer hedge).





APPROVED

LOCATION 1/1250

3, KELTON CLOSE, LOWER EARLY, READING

GARAGE EXTENSION AND CONVERSION

SCALES - 1/50 & 1/100

20.NOV.2000 2849

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CHARTERED SURVEYOR
Tel. 01189 882883

client Mr & Mrs J. Matthews

November 2000

PBC/1650

22/1/01