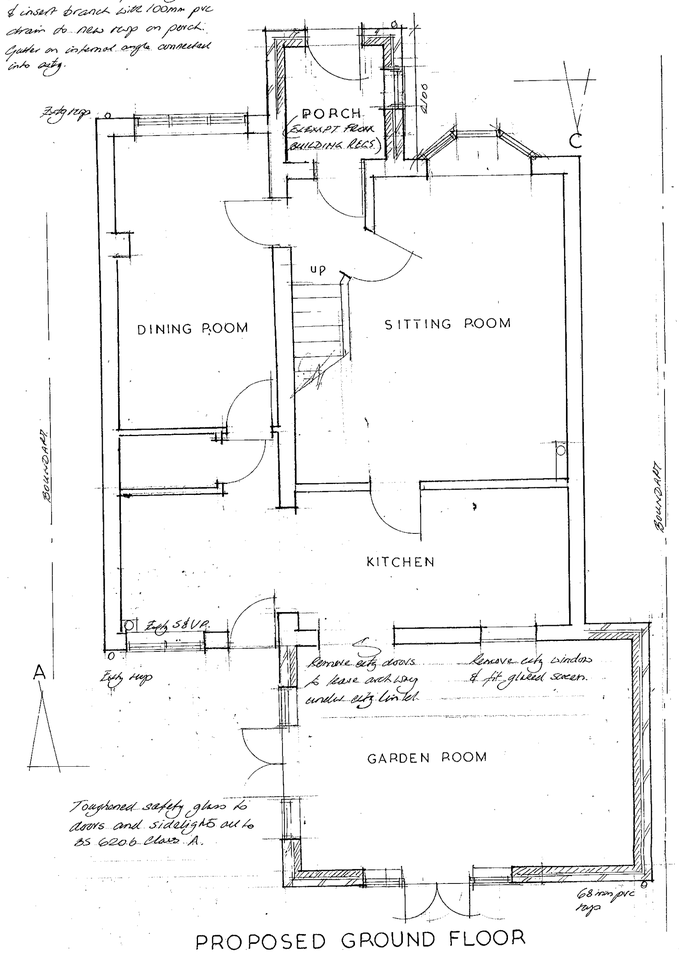
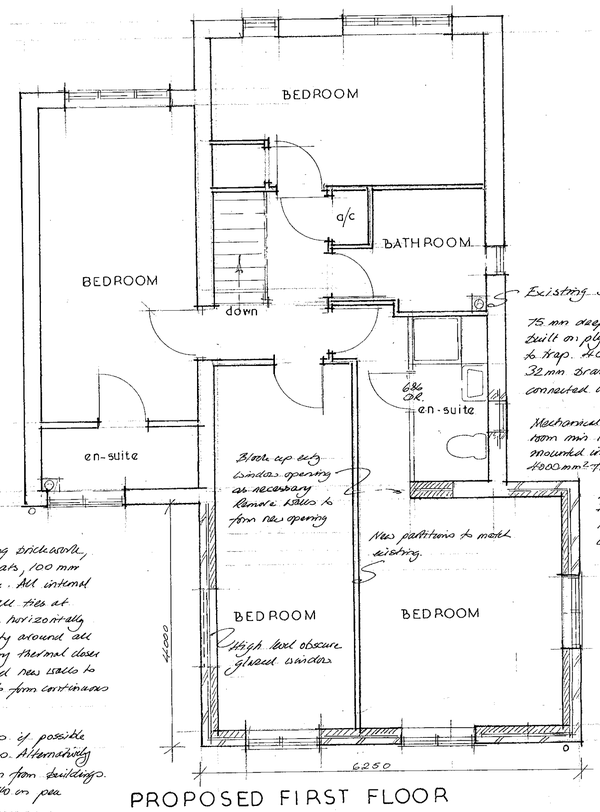
locate s.v. chamber from exstg resp & insert branch with 100mm pvc drain to new resp on porch. Gather on internal angle connected into exstg.



PROPOSED GROUND FLOOR

B



PROPOSED FIRST FLOOR

Cavity Walls - 112 mm facing brickwork, 50 mm Rockwool cavity bats, 100 mm Thermalite Shield blockwork. All internal surfaces plastered. S/S. Wall ties at 450 c/c vertically & 900 c/c horizontally and staggered. Close cavity around all openings using proprietary thermal closer eg. Thermabate. Fully bond new walls to existing cutting through to form continuous cavities with existing.

Locate existing s.v. drains if possible and connect with new resp. Alternatively run to soakaway min. 5.0m from buildings. 100 mm pvc drains laid 1:40 on pea shingle bed.

Ground Floor - 50 mm compsand screed, 300g Syntheapruf lapped to dpc's at perimeters. 125 mm concrete slab A142 anti-crack mesh, 50 mm EPS Beadboard insulation on polythene vapour check and sand blinding. Min 150 mm selected fill. Remove all vegetable soil from site.

New windows and external doors all double glazed and fitted with draught seals. Min. 8000mm² trickle vents for background ventilation to habitable rooms. Openings lights to be min 1/20th floor area to each room

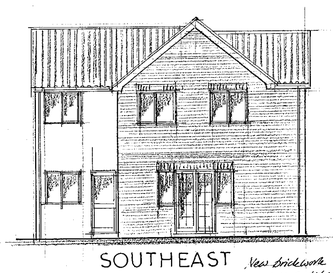
Existing 75 mm deep seal traps, shower built on plinth with access panel & trap. 40 mm channel bath, 32 mm branch to basin all connected into exstg S & VP.

Mechanical ventilation to shower room min 15 litres/sec extraction. mounted in external wall. 4900mm² trickle vent to window.

New windows to En-suite. 1ft 1 1/2 lintol over min 150mm end bearings. Closers on fire resist doors.

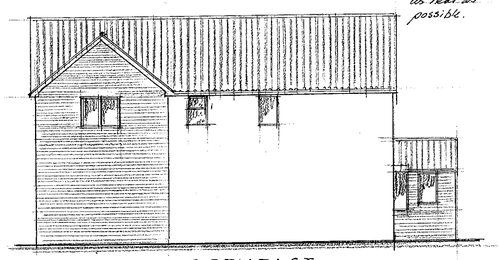


NORTHWEST

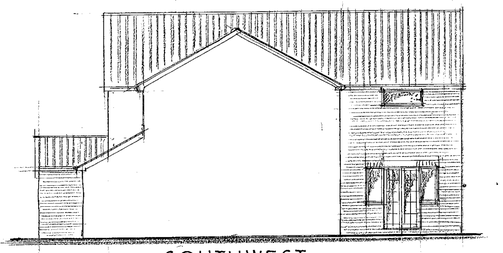


SOUTHEAST

New brickwork and roof tiling to match exstg as near as possible.



NORTHEAST



SOUTHWEST

Interlocking tile roof to match existing on treated sw battens and reinforced underlayering. Prefabricated trusses to BS 5268. Manufacturers details and calculations to be provided to L/A before commencement. Fink type trusses set at max 600 c/c.

25 mm continuous soffit vents to all eaves. Ensure insulation does not obstruct air flow from eaves.

32x6 mm galv straps fixed across 3 No floor joists & built into walls at max 1800 c/c. Solid timber bracing under straps.

Depth of foundations to suit subsoil and site conditions encountered but not less than 1.0m Mass fill foundation min 450 mm wide.

150x25 bargboards. 100x47 rafters @ 450 c/c to infill. Grip through Valley.

100x47 sawn plates strapped to inner face of walls max 1800 c/c using 32x6mm galv straps.

Compound infrasection garden truss. All fixings BWC. S/S. truss clips.

Double joist under partition.

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

100x47 @ c/c @ 800 c/c M10 bolted connections to rafters.

1st L/F Corbels min 150mm end bearings and cavity tray dpc's over.

First Floor - 18mm t & g chipboard flooring on 195x47 floor joists @ max 400 c/c. 12.7 mm plasterbd & skim ceilings

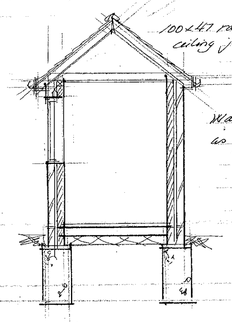
Trench to foundation against boundary to be lined with H.D. polythene to provide temp wall to strawbay. Assume depth this side of 1.8m. Stepped as indicated.

200 mm Rockwool insulation. 12.7 mm plasterbd & skim ceilings

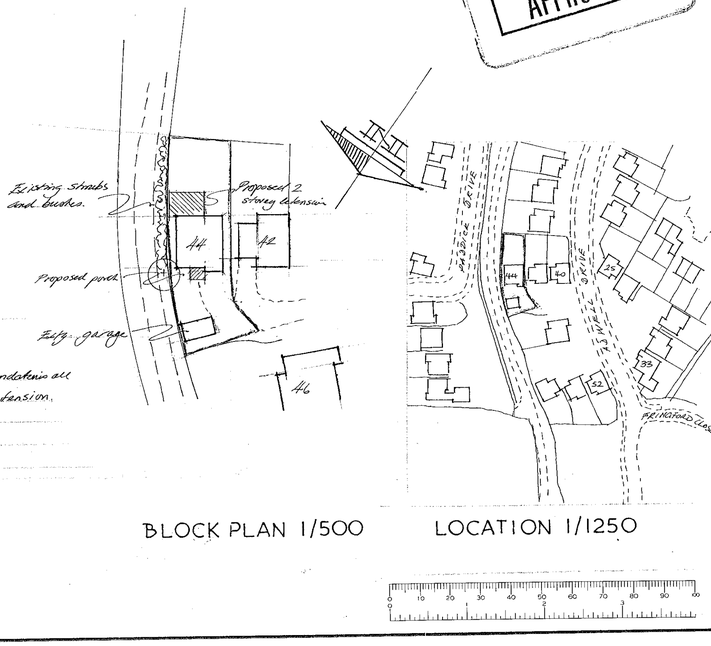
Remove exstg gable wall above new opening up to roof level.

SECTION AT A

SECTION AT B



SECTION AT C



BLOCK PLAN 1/500

LOCATION 1/1250

NOTE - ALL DIMENSIONS AND LEVELS OUT TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT PARTICULARLY WITH REGARDS CONFORMITY TO EXISTING STRUCTURE, ROOF PITCHES ETC.

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

ALL EXTERNAL MATERIALS AND DETAILING TO MATCH EXISTING UNLESS OTHERWISE NOTED OR AGREED.

rev	date

JOHN R HALL
CHARTERED SURVEYOR
Tel. 0118 9882883

DECEMBER 1998

client
Mr & Mrs P. Whatley

project
PROPOSED TWO STOREY REAR EXTENSION & FRONT PORCH

address
44, ADWELL DRIVE, LOWER EARLEY, READING

scales 1/50 & 1/100

date May 2000 drawn by

drwg no PBC/1624 rev

97/900