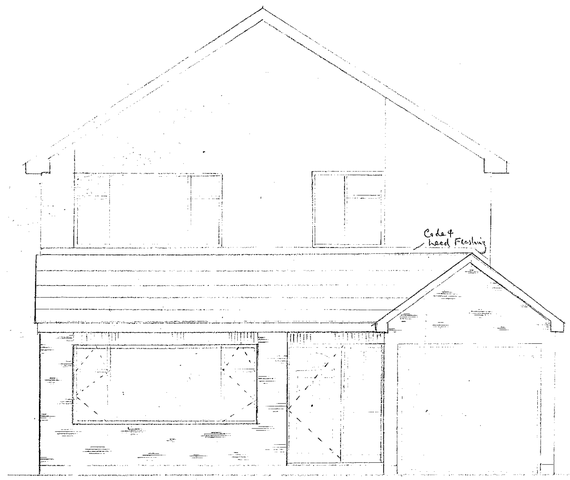

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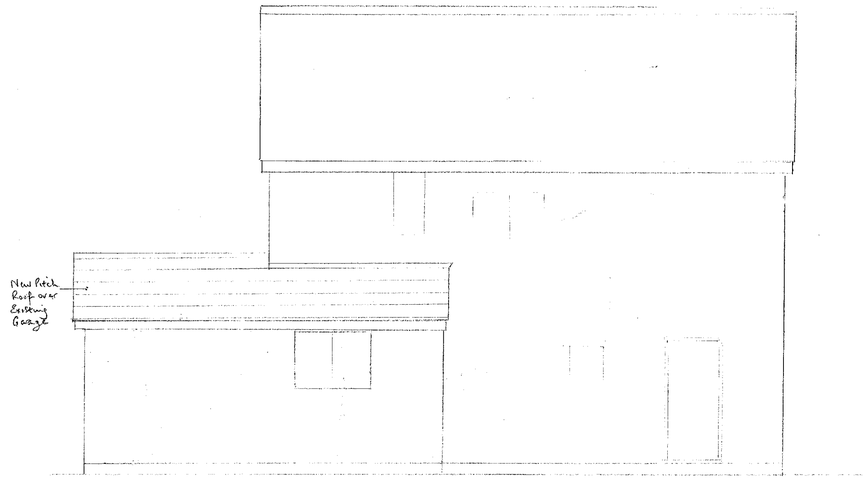

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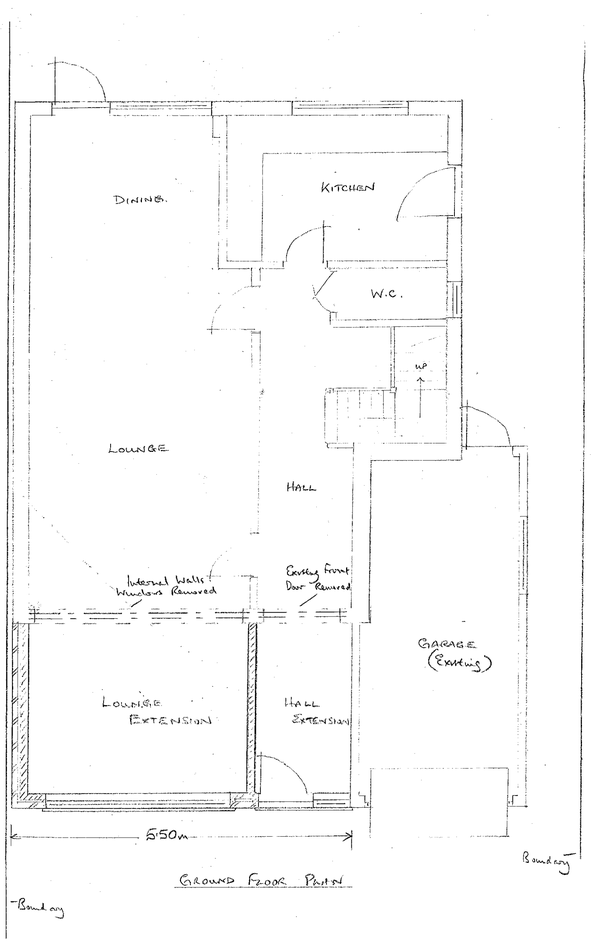
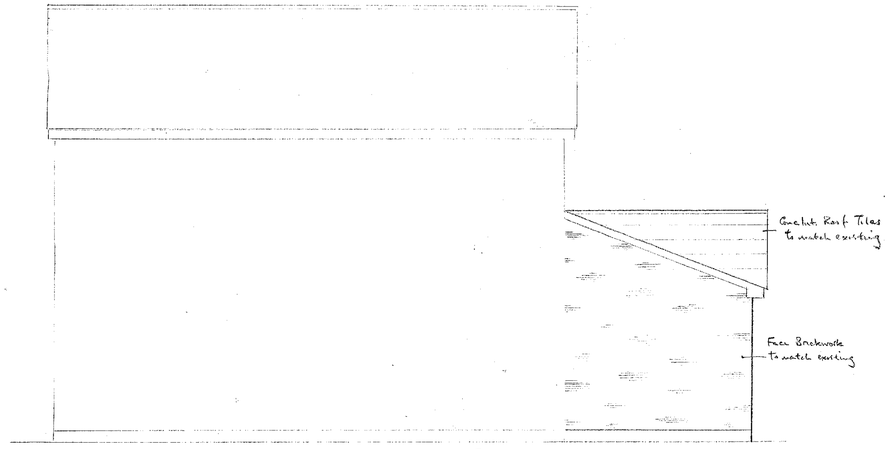


GROUND FLOOR PLAN



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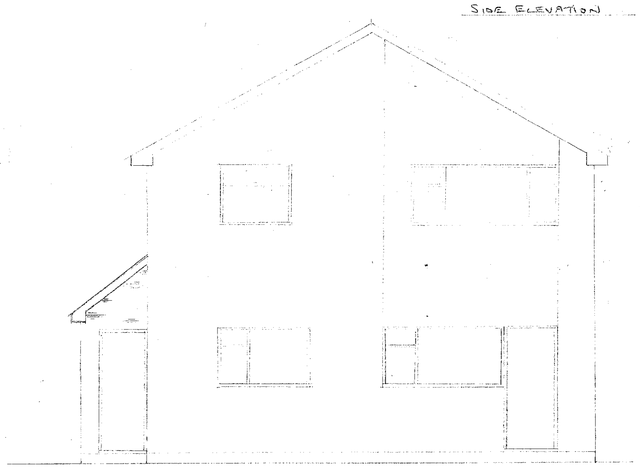

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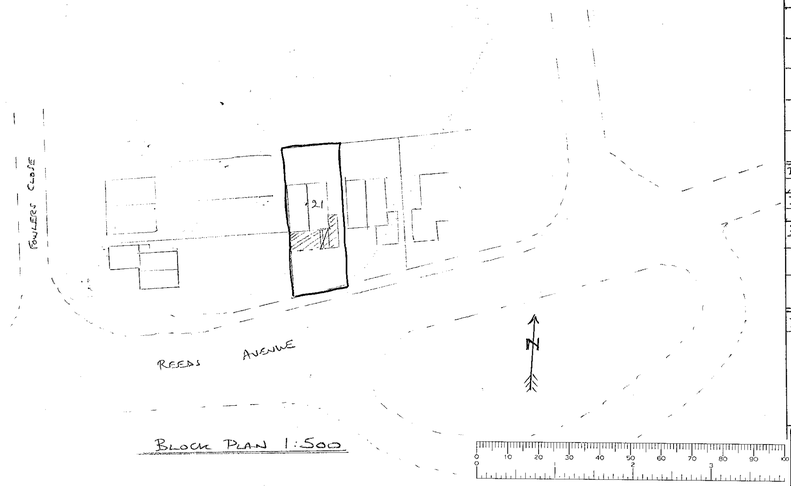


BLOCK PLAN 1:500

28.FEB.2001 • 3489

PROPOSED FRONT GROUND FLOOR EXTENSION AT

21 REEDS AVENUE, EARLEY

MR. & MRS. R. RANDHAWA

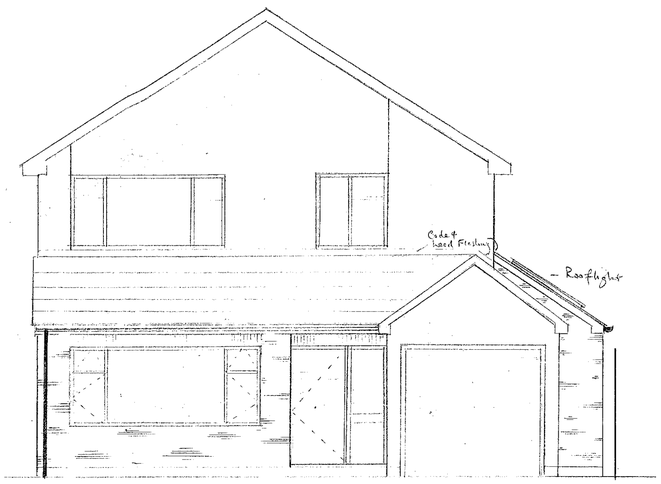
DRAWN	
DATE	OCTOBER '00
SCALES	1:50

DRAWING TITLE

PLAN : ELEVATIONS

DRAWING No.

BP/PR-1



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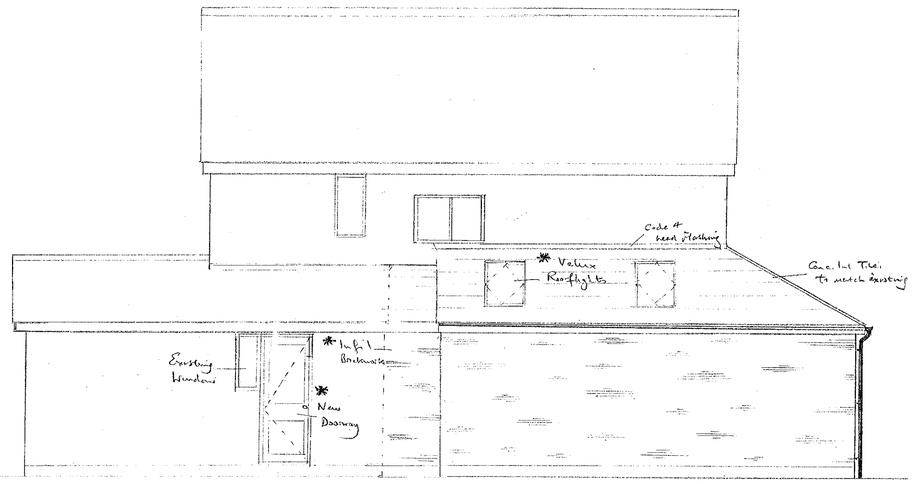

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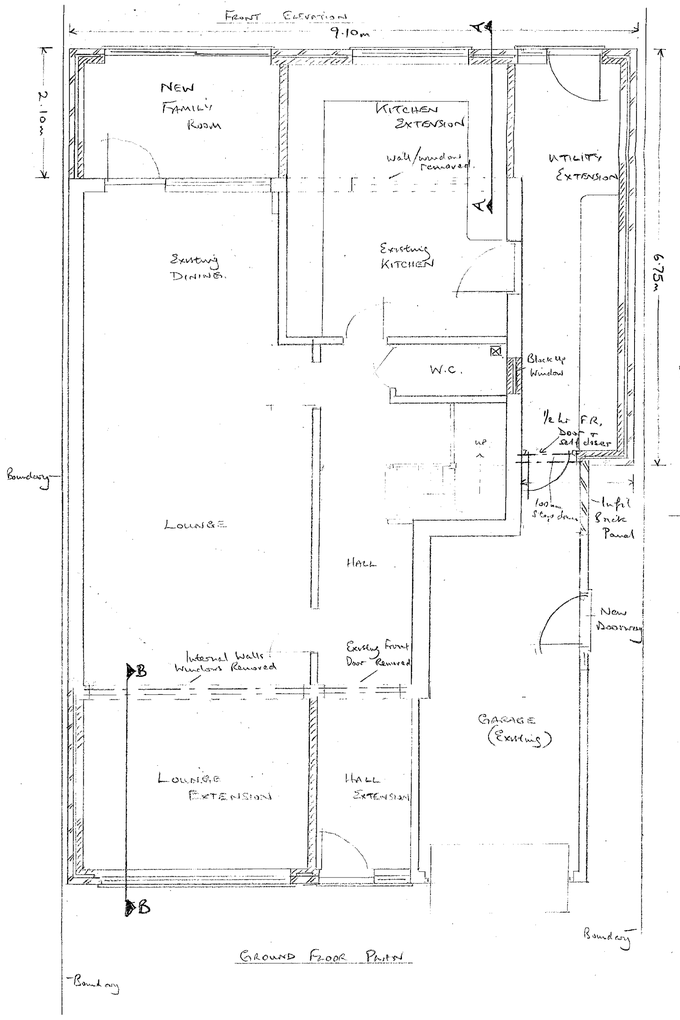

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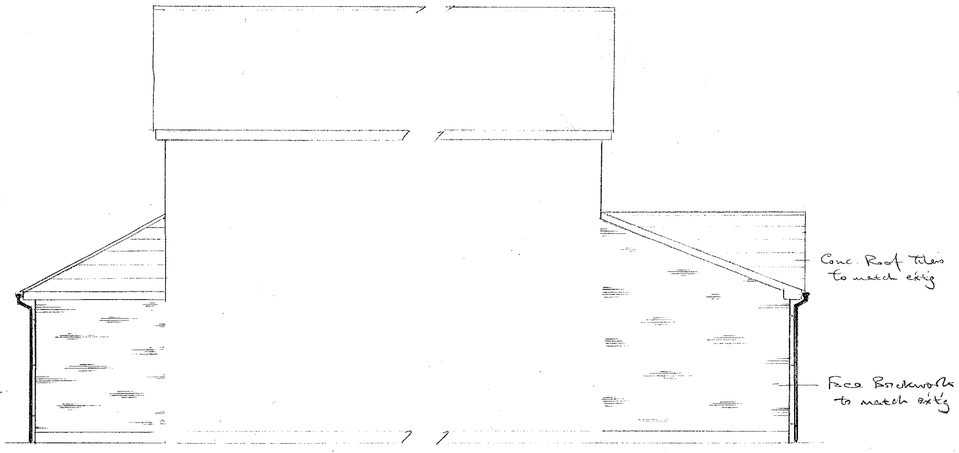

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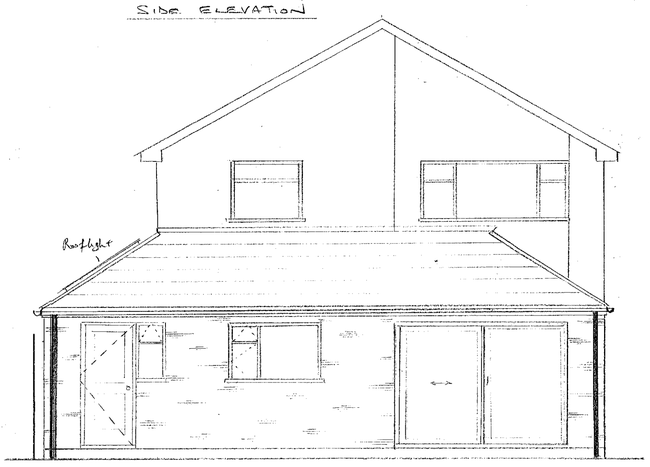

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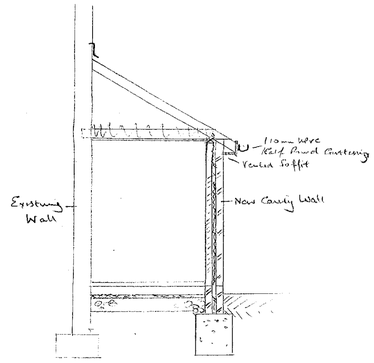
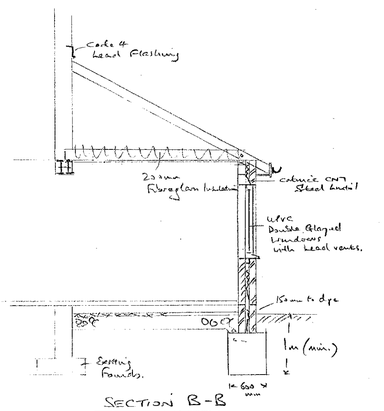


SECTION A-A



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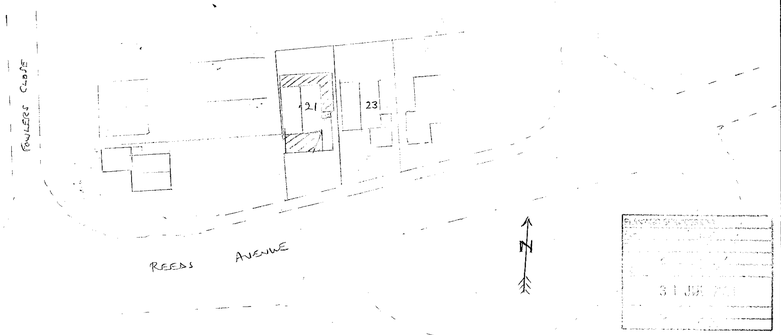
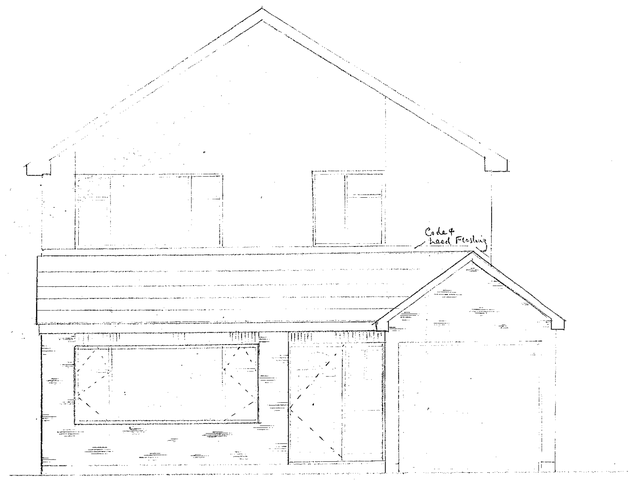


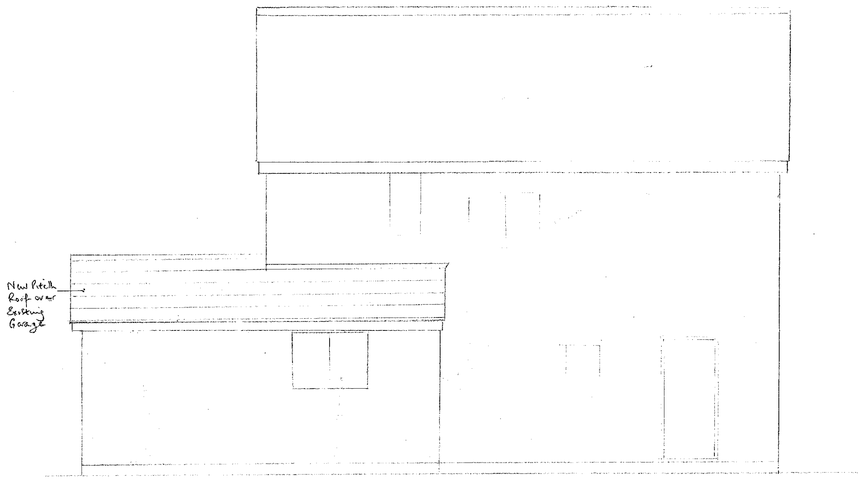
BLOCK PLAN 1:500

SPECIFICATION NOTES	
FOUNDATIONS	600 x 300 mm Concrete foundations min. 1.0m deep to suit soil conditions & to L.A. approval, overlaid with foundation brickwork up to dpc level set min. 150mm above g.l. (Lean mix infil below dpc)
OVERSITE	50mm C/S Screed; 100mm Concrete; 500gg visqueen membrane; 50mm styrofoam rigid floor insulation (1200gg visqueen dpm. linked to dpc); laid on blinded brick hardcore.
WALLS	112mm Face Brickwork to match existing; 50mm cavity with dritherm cavity wall battes galvanized wall ties @ 900mm horizontal & 450mm vertical ccs 100mm thermalite shield inner leaf with 13mm 2 coat all to give a min U Value 0.45 W/m²°C
ROOF	50x100 s.w. Wall plates strapped to walls @ 1600mm ccs 50x100 / 50x150 ceiling joists & rafters @ 400mm ccs; 38x200 hip trees; 50x100 wall plate bolted to wall with M12 bolts, 25x175 s.w. fascia boards; 6mm soffit board with continuous eaves vents.
INSULATION	200mm Fibreglass insulation in ceiling void; 50mm Dritherm cavity wall batter 50mm Rigid Styrofoam to floor Thermabate to cavity closers & steel lintols.
FLASHINGS	Code 4 lead cover flashings to wall/tile joint.
STEEL	Calculation to follow for steel to form opening with end bearings & padstones.
LINTOLS	Cabinet Steel lintols CNT/8 with 150mm end bearings
WINDOWS / DOORS	UPVC double glazed units to all new openings with all cavities closed with dpc & thermabate.
DRAINAGE	All new drains to be 100mm UPVC soil drains filling to existing manholes & sewer system including all b.ing., traps & inspection covers, all to L.A. approval & testing.
SURFACE WATER	110mm 85mm UPVC half round guttering falling 1:40 to 63mm downpipes & to soakaways min 4.5m from buildings via 100mm soil UPVC drain.
ELECTRICS	All to I.E.E regulations & to clients specification
PLUMBING	All to B.S. Specification including all PVC & copper pipework, all to clients specification.
VENTILATION	Mechanical ventilation where required to give min. air changes Background ventilation - 4000mm to all rooms.
ROOFLIGHTS	2no. Velux Rooflights.

REVISIONS	A - Building Notes Added Sections Added. B - 2no. Velux Rooflights Move Side Doorway into Existing Garage.
PROPOSED FRONT GROUND FLOOR EXTENSION AT 21 REEDS AVENUE, EARLEY	
MR. & MRS. R. RANDHAWA	
DRAWN	[signature]
DATE	DECEMBER 2002
SCALES	1:50 — MAY 2003
DRAWING TITLE	PLAN : ELEVATIONS : SECTIONS
DRAWING No.	BP/PR-4B



FRONT ELEVATION



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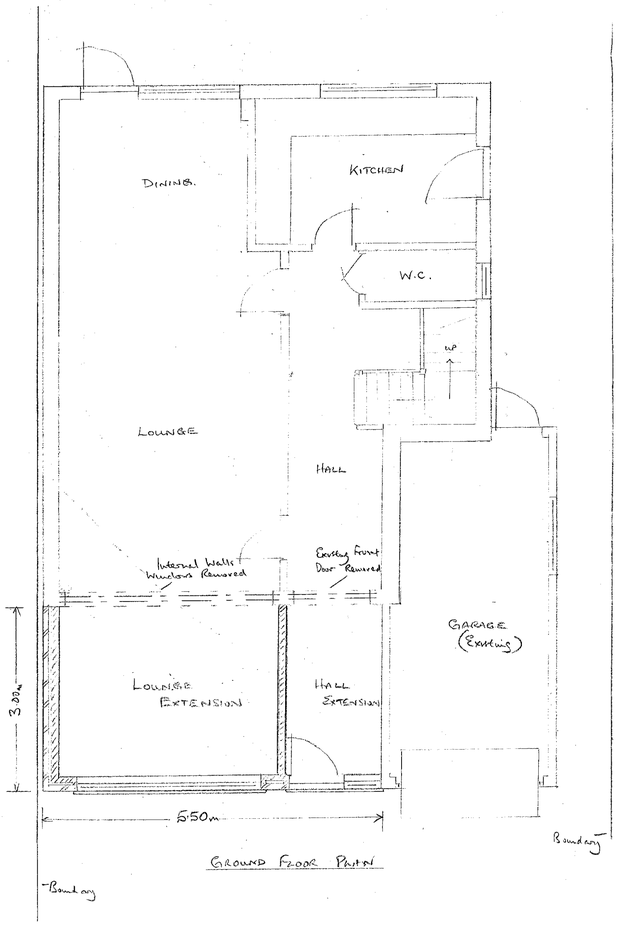
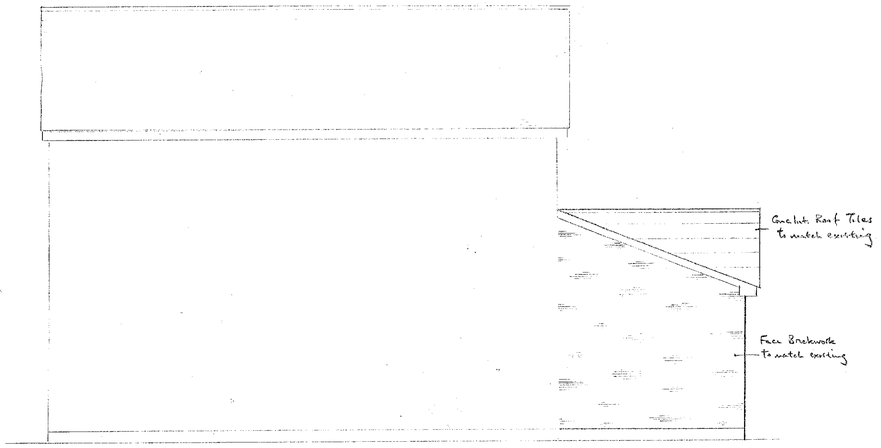


GROUND FLOOR PLAN



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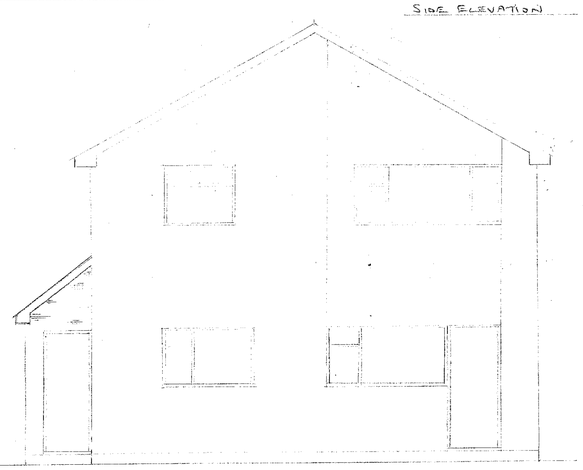

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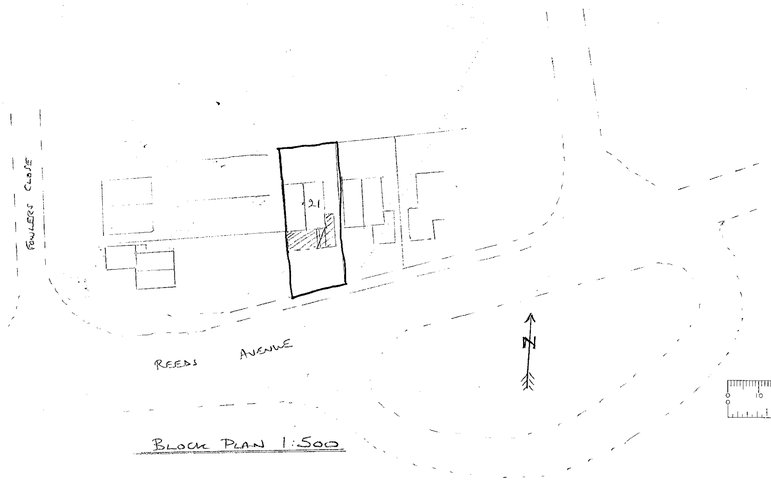

BLOCK PLAN 1:500

28 FEB 2001 3489

APPROVED

PROPOSED FRONT GROUND FLOOR EXTENSION AT
21 REEDS AVENUE, EARLEY

MR. & MRS. R. RANDHAWA

DRAWN	
DATE	OCTOBER '00
SCALES	1:50

DRAWING TITLE
PLAN : ELEVATIONS

DRAWING No.
BP/PR-1