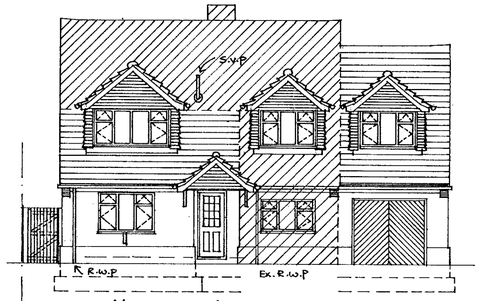
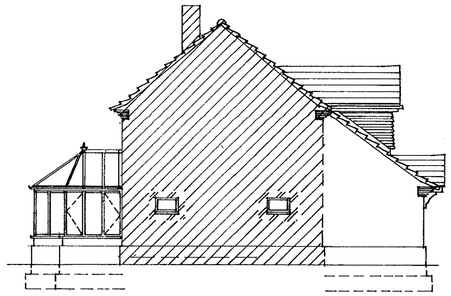


north-east



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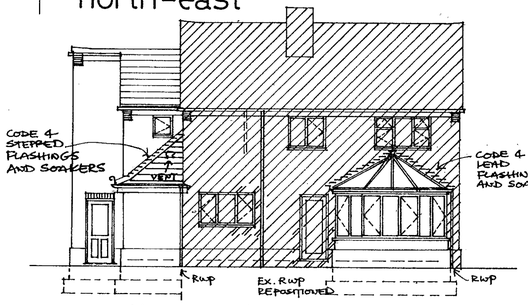

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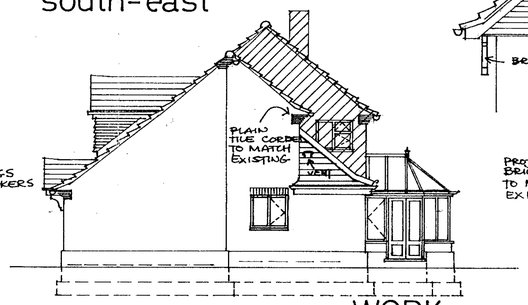
ELEVATIONS 1:100



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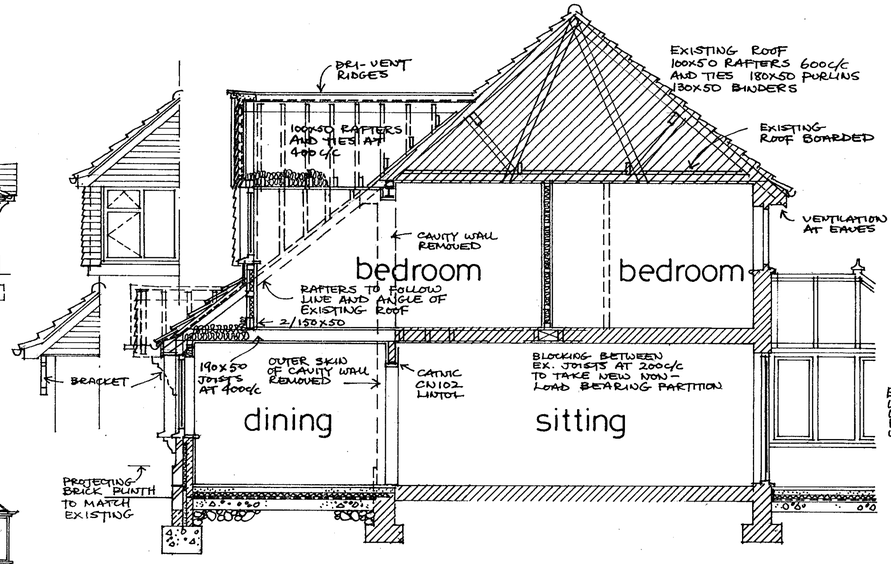
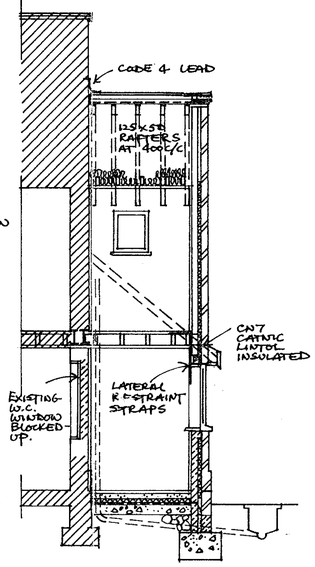






ROOFS: CONCRETE TILES TO MATCH EXISTING (DOUBLE ROMAN) ON 38 X 22 BATTENS ON UNDERLAY OF FELT AT 345 X 50 C16 RAFTERS AT 400 C/C. 100X50 C16 CEILING TIES AT 400 C/C. DORMERS FINISHED WITH CONCRETE PLAIN TILES, WITH 100X50 STUDDING TO CHEEKS AND FRONT ON 38X19 BATTENS AND FELT AS BEFORE. BINDERS, TRIMMERS AND HANGERS ETC AS SHOWN. DORMER RAFTERS 100X50 ON LAY BOARDS TO EXISTING RAFTERS. TILES AS BEFORE.

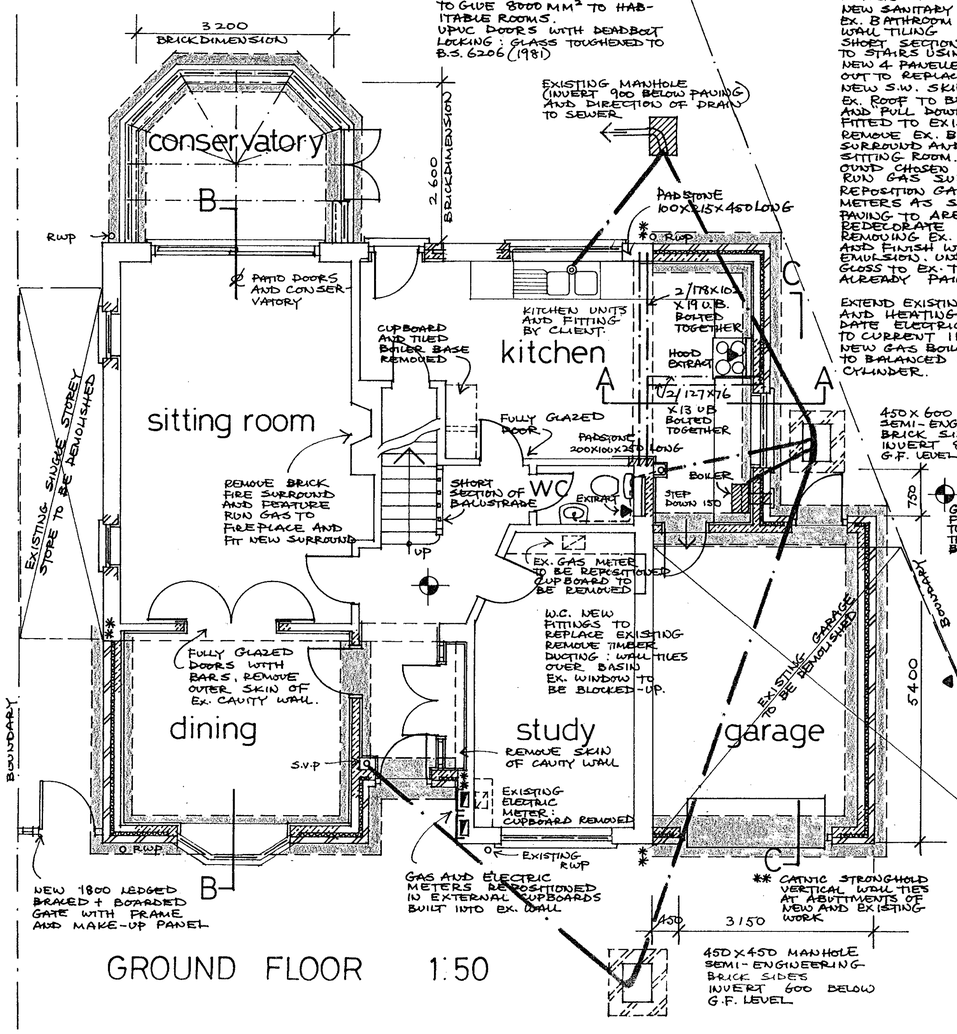
VENTILATION: "GLIDEVALE" RV401 TRAYS ON TOP OF RAFTER AND S.V. 624 CONTINUOUS EAVES STRIPS. DRI-VENT RIDGES. INSULATION WITH 2 LAYERS 100 ROCKWOOL INSULATION QUILT, LAID BETWEEN AND OVER TIES. VERTICAL INSULATION WITH 60MM CELOTEX RIGID BOARDS.

FASCIAS AND SOFFITS IN UPVC, INCLUDING REPLACEMENT OF EXISTING. PLAIN TILE CORBELS AT GABLE EAVES TO MATCH EXISTING.

WALLS: OUTER SKIN IN BRICKWORK TO MATCH EXISTING, INCLUDING PROJECTING PLINTH COURSES. 40MM ROCKWOOL INSULATION BATTS AND INNER SKIN IN 2.4 N/MM² LIGHTWEIGHT BLOCKS. TIES AT 900 C/C HORIZONTALLY AND 450MM C/C VERTICALLY. 100X75 WALL PLATES WITH TIE DOWN STRAPS AT 1800 C/C, 2.5MM GAU. WITH 900 LEG DOWN WALLS AT SECURED WITH SHERADIZED SCREWS. COMBINED INSULATED PVC CAVITY CLOSERS TO JAMBS AND CILLS OF OPENINGS.

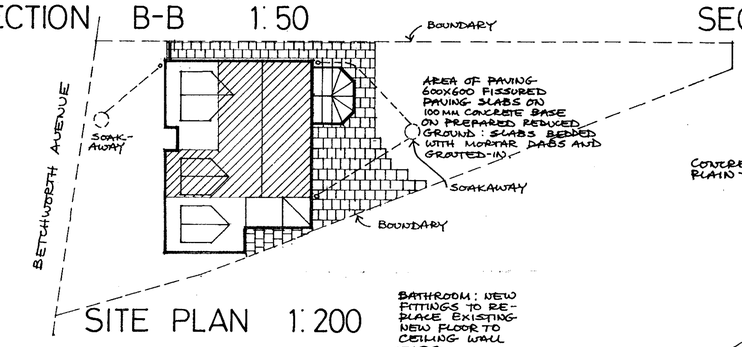
LINTOLS: CATNIC INSULATED METAL CN7 UNLESS OTHERWISE STATED. FIRE STOPPING AT HEAD OF CAVITY WALLS FIRST FLOOR PARTITIONS IN STUDDING OFF DOUBLE JOISTS.

WINDOWS: NEW AND RE-PLACEMENT, DOUBLE GLAZED WITH SIDE HUNG CASEMENTS AND TOP-HUNG VENTS AS SHOWN: HEADLINE VENTS TO GIVE 8000 MM² TO HABITABLE ROOMS.
UPVC DOORS WITH DEADBOLT LOCKING: GLASS TOUGHENED TO B.S. 6206 (1981)

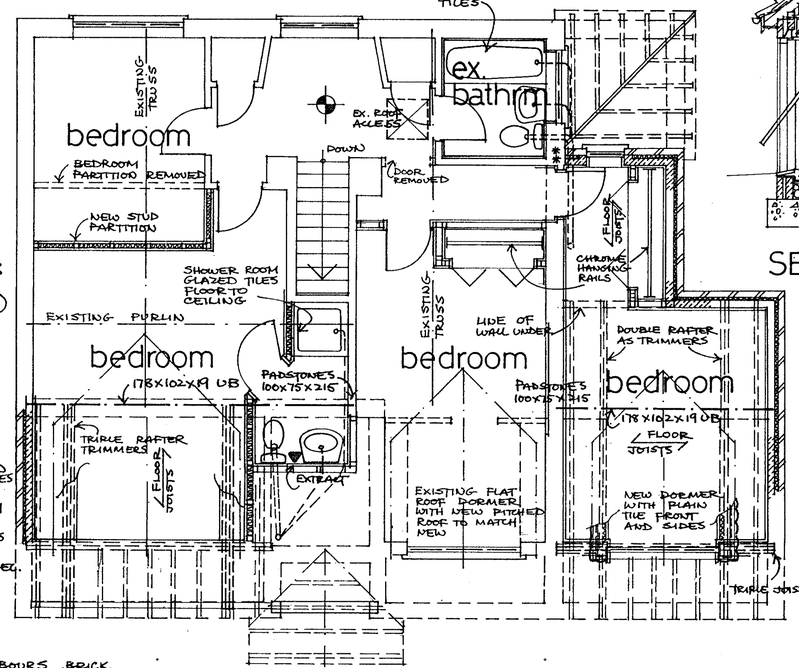


GROUND FLOOR 1:50

SECTION B-B 1:50

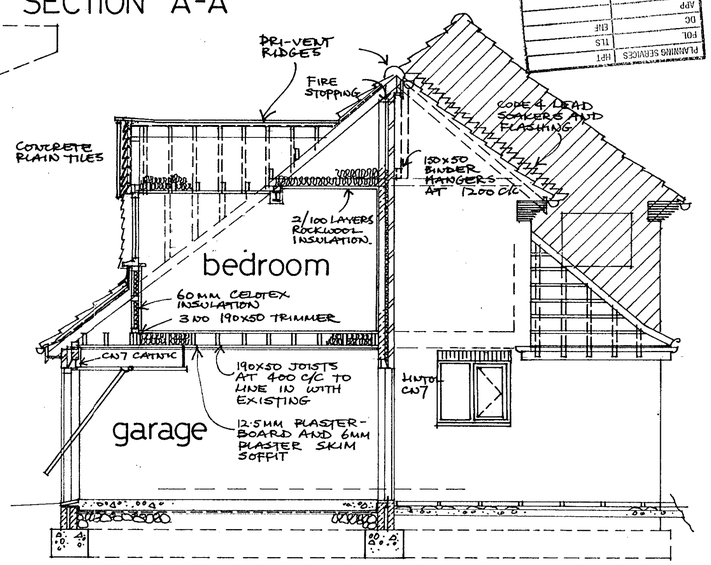


SITE PLAN 1:200



FIRST FLOOR 1:50

SECTION A-A



SECTION C-C 1:50

FLOORS: GROUND FLOOR: 65MM C/S SCREED WITH LIGHT MESH TO PREVENT CRACKING ON 40MM RIGID POLYSTYRENE INSULATION ON 1200 GRADE POLYTHENE DPM ON 150 GROUND BEARING SLAB ON 150MIN. BLINDED HARDCORE GARAGE FLOOR WITH D.P.M UNDER SLAB. D.P.MS TO LAY OVER BLOCKS IN OUTSIDE WALLS AND OUTER EXISTING WALLS WHERE OPENINGS FORMED. FIRST FLOORS 190X50 C/D JOISTS AT 400 C/C TO FORM CONTINUOUS LEVEL WITH EXISTING DOUBLE JOISTS UNDER 1ST FLOOR PARTITIONS AND BELOW DORMER SUPPORTS AS SHOWN. LATERAL RESTRAINT STRAPS AT 1800 C/C IN 5 X 30MM GALV. METAL, SECURED TO 1ST TWO JOISTS (WHERE PARALLEL TO OUTSIDE WALLS) AND 900 LEGS DOWN WALL WITH SHERADIZED SCREWS. SOFFIT TO GARAGE IN 12.5MM PLASTER-BOARD WITH 6MM PLASTER SKIM.

DRAINAGE: RUN DRAINS IN 100 MM Ø VITRIFIED CLAY PIPES WITH FLEXIBLE JOINTS TO 1:40 GRADIENT TO EXISTING MANHOLE AS SHOWN. ALL TO B.S. 65 (1981) BED OF PEA SHINGLE AND SAME AS BACKFILL. CONCRETE LINTOLS OVER DRAINS WHERE THEY PASS THROUGH WALLS. MANHOLES AS INDICATED BUILT WITH SEMI-ENGINEERING SIDES.

PLUMBING: RUN NEW WASTES TO EXISTING AND NEW 100MM Ø STACKS WITH 75MM DEEP SEAL TRAPS IN 32 MM Ø FOR BASINS AND SINKS, 40 MM Ø SHOWERS AND BATHS.
CODE 4 LEAD FOR UPSTANDS TO DORMERS, 150MM AND FOR SOAKERS AND STEPPED FLASHINGS AS SHOWN, INCLUDING CAVITY TRAYS WHERE SHOWN.

HEATING: NEW WALL HUNG, FAN ASSISTED GAS FIRED BOILER WITH BALANCED FLUE, FOR EXTENDED SYSTEM INCLUDING NEW 35 GAL. CYLINDER WITH IMMERSION HEATER. PIPES AND CYLINDER LAGGED.

PLANNING SERVICES
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Mr and Mrs I Johnson
18 Betchworth Avenue EARLEY

Alterations & additions 00...4...2

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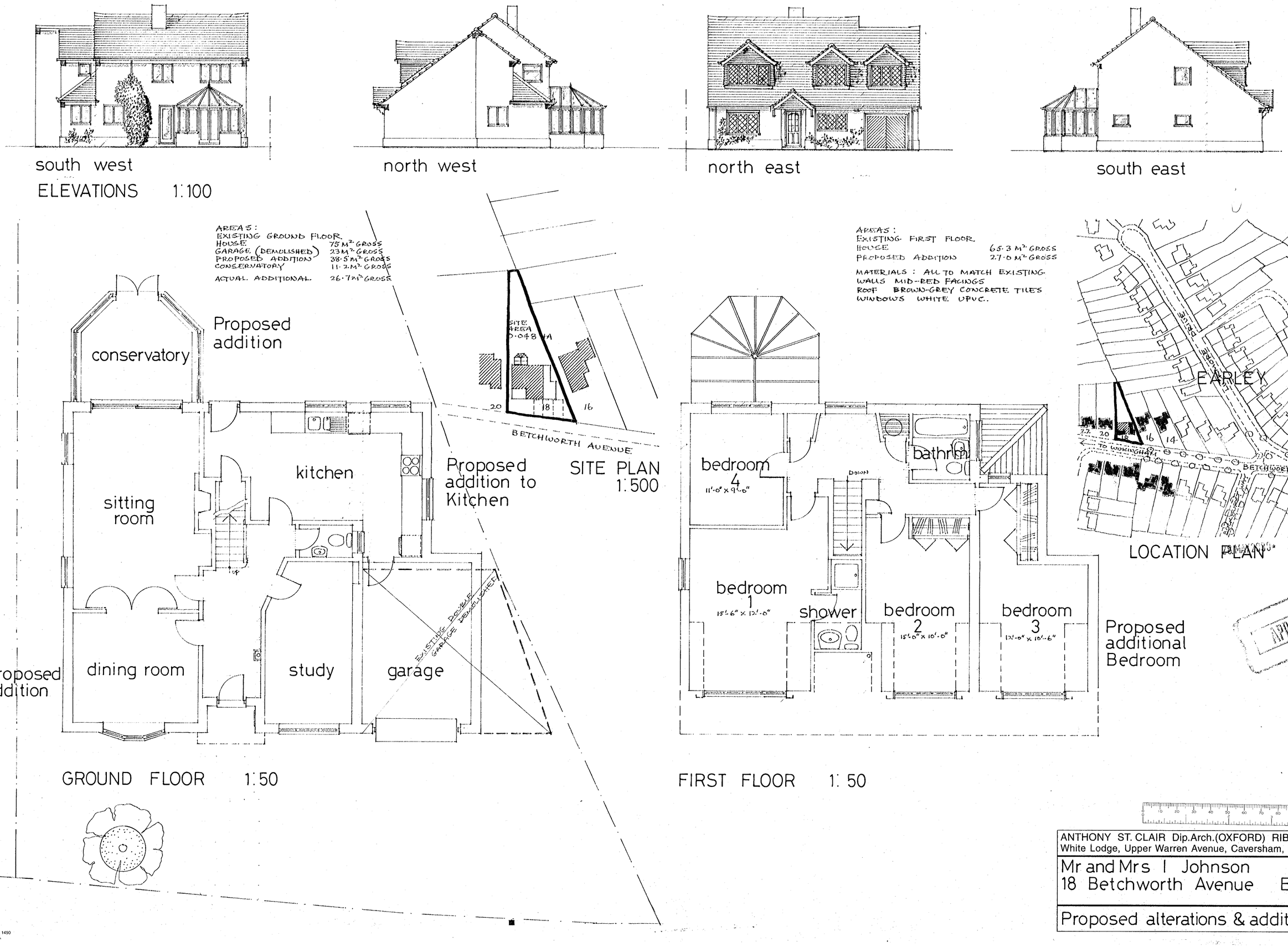

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Proposed alterations & additions 00..4..1

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