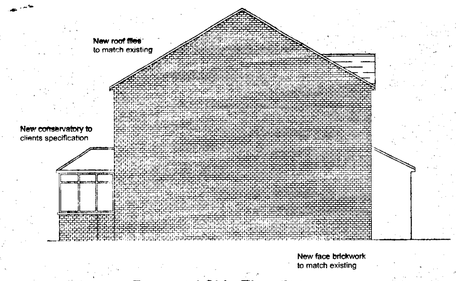


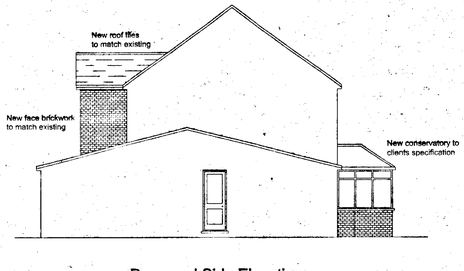
Proposed Front Elevation



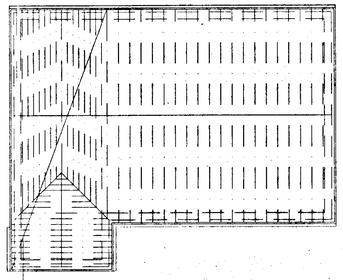
Proposed Side Elevation



Proposed Rear Elevation

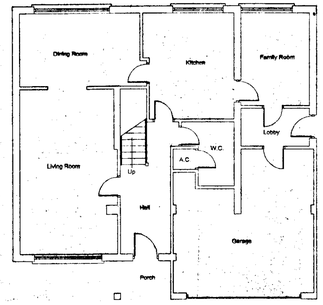


Proposed Side Elevation

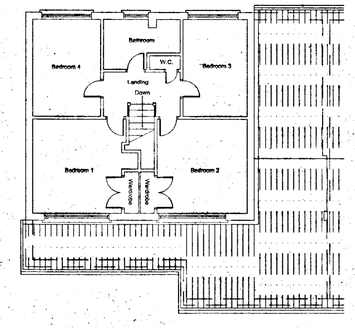


Roof tiles to match existing on treated 38x25 sw battens on reinforced roofing felt on 50x100 rafters at 400c/c. 50x125 ceiling joists at 400c/c. Code 4 lead flashing. 50x200 binder.

Proposed Roof Layout



Existing Ground Floor Layout



Existing First Floor Layout



Existing Side Elevation



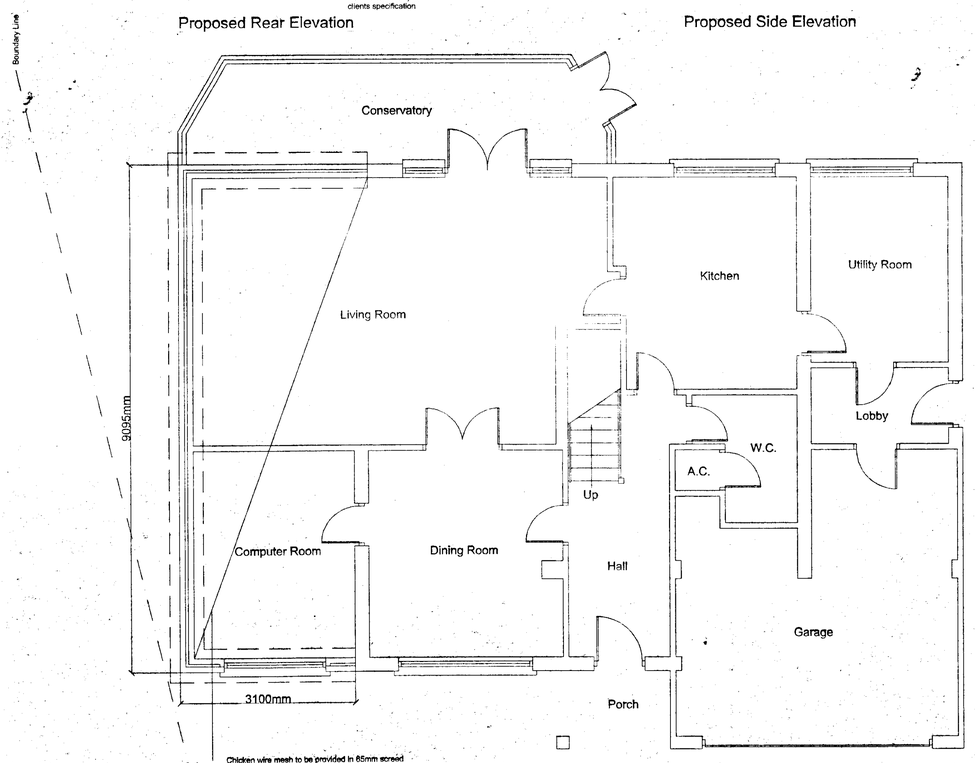
Existing Rear Elevation



Existing Side Elevation



Existing Front Elevation



Chicken wire mesh to be provided in 65mm screed finish on 50mm polystyrene insulation on a 150mm deep ground bearing slab with a layer of A142 mesh in top 25 cover on a 1200 gauge polythene DPM on 50mm sand blinding on a minimum of 150mm well compacted rejects.

Proposed Ground Floor Layout

All foundations to be 600mm to the two storey building.

All existing foundations, lintols and beams are to be exposed, inspected and approved by the local authority Building Inspector prior to commencement of work.

Foundations must be taken down to invert level of any drainage

There is to be no encroachment over the boundary from any part of the structure including foundations, fascias and gutter rigs

100mm face brickwork to match existing tied to 100mm Thermalite shield blockwork using stainless steel wall ties. 50mm cavity to be infilled with 50mm Rockwool cavity insulation. 12.5mm sand and cement with Gypsum plaster skim finish to inner skin.

All walls below DPC to be 100mm 7.0N/mm2 concrete blockwork tied to 100mm engineering brickwork using stainless steel wall ties 50mm cavity. Any materials used below DPC to have a certificate for use below DPC.

The ground level is to be a minimum of 150mm below DPC.

Background ventilation to be provided to all habitat rooms by a controllable and secure ventilation opening having a total area not less than 8000 square millimeters located so as to avoid any undue draughts, eg a trickle ventilator.

All glass to bathrooms, en-suites and W.C. to be opaque to clients specification

All windows to be white UPVC double glazed units to match existing

All new electrical and plumbing services are to be an extension from the existing services.

The contractor is to agree all electrical and plumbing work prior to commencement of work.

The reveals to all external doors and windows are to be sealed with Thermalate insulation. All external lintels are to be insulated on the inner skin to prevent cold bridging

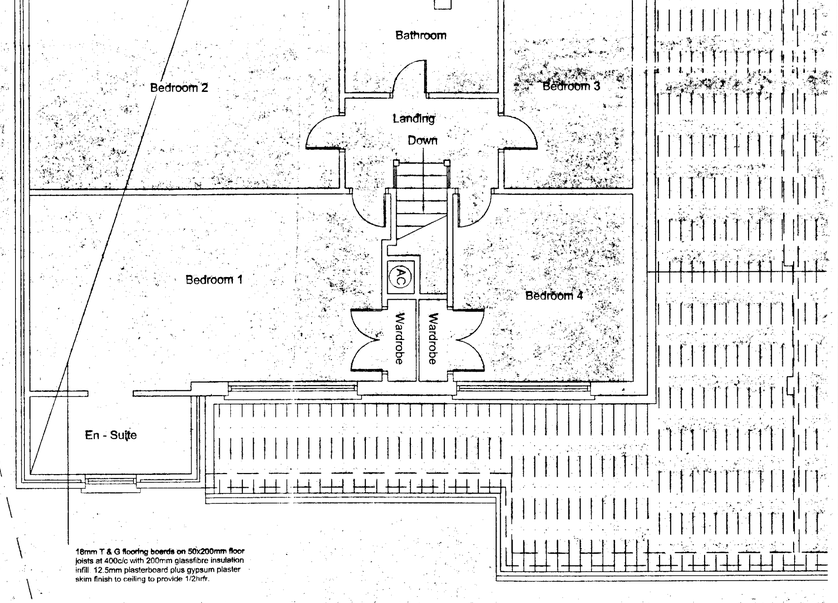
Where new walls are to be fixed to existing use Crocodile wall clips from Truline to manufacturers requirements. Provide vertical DPC between back of clip and existing wall and provide mastic pointing strip at joint.

The drainage system has been assumed and contractor is to verify the position of the sewers prior to commencement of work.

The En - Suite is to be ventilated by a mechnical ventilator capable of extracting at a rate not less than 15 litres per second which may be operated intermittently.

100mm timber stud partitions to be constructed using 50x100mm timbers at 400c/c with a layer of 12.5mm plasterboard plus gypsum plaster skim finish to both sides. 100mm glassfibre insulation infill. Partition to be 1/2hrfr.

40mm waste pipe to bath and basin with 75mm deep seal trap (not combined waste).



18mm T & G flooring boards on 50x200mm floor joists at 400c/c with 200mm glassfibre insulation infill. 12.5mm plasterboard plus gypsum plaster skim finish to ceiling to provide 1/2hrfr.

Proposed First Floor Layout

SUPERSEDED

MC DESIGNS
Dec House, 145 Cardiff Road, Reading, Berkshire. RG1 8JF
Telephone: (0118) 9572188 Fax: (0118) 9571218

Drawing Number: MC / 1081 / 01

Proposal: Proposed two storey pitched roof side extension and conservatory to rear

Scale: 1:50, 1:100, 1:200

Date: 1st August 2001

Client: Mr. Roopra

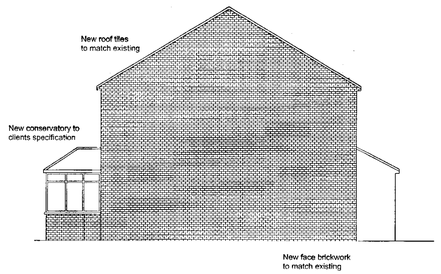
Address: 6 Loxwood, Earley, Reading

Drawing Title: General Arrangement

15.Feb.2002 4y30



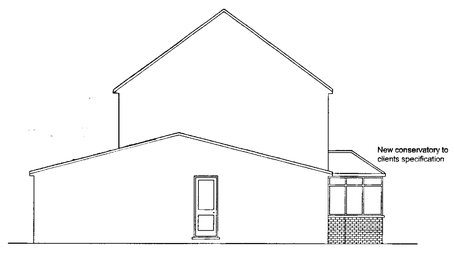
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



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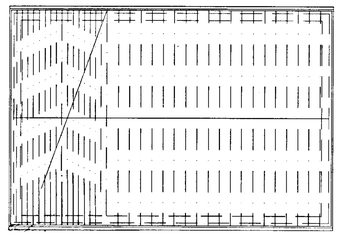

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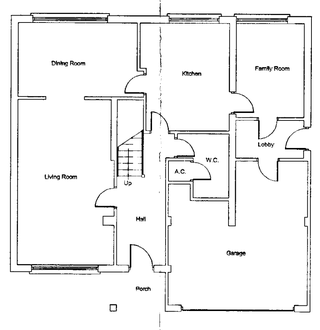
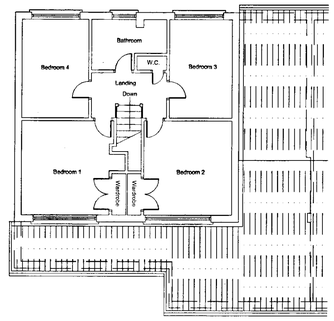


Existing Ground Floor Layout



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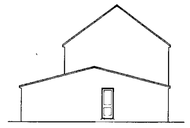

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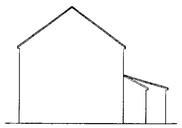
Existing Rear Elevation



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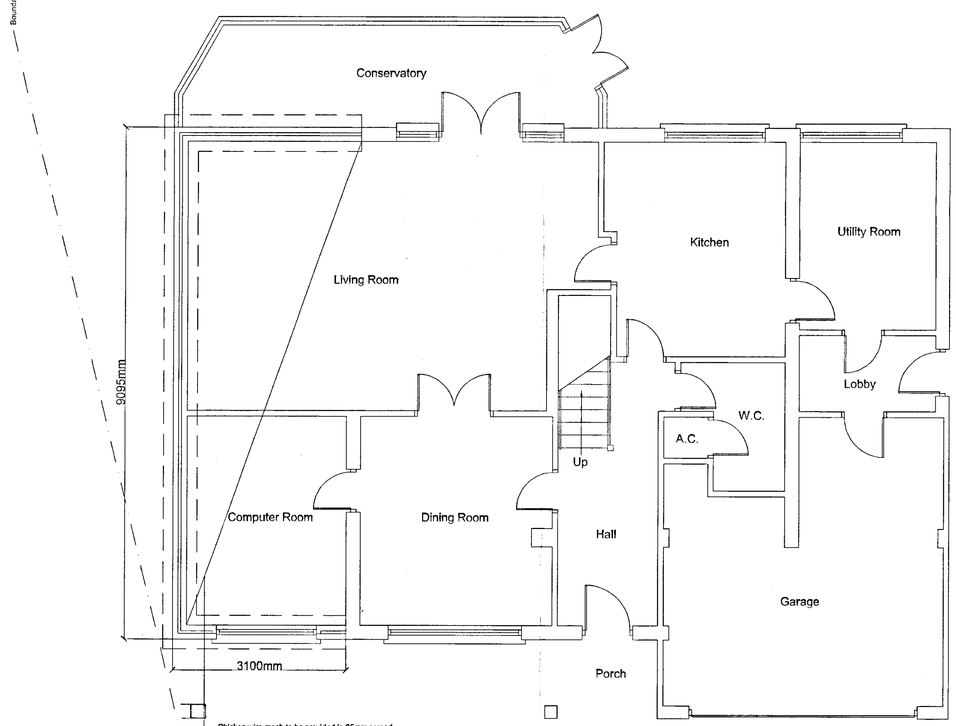

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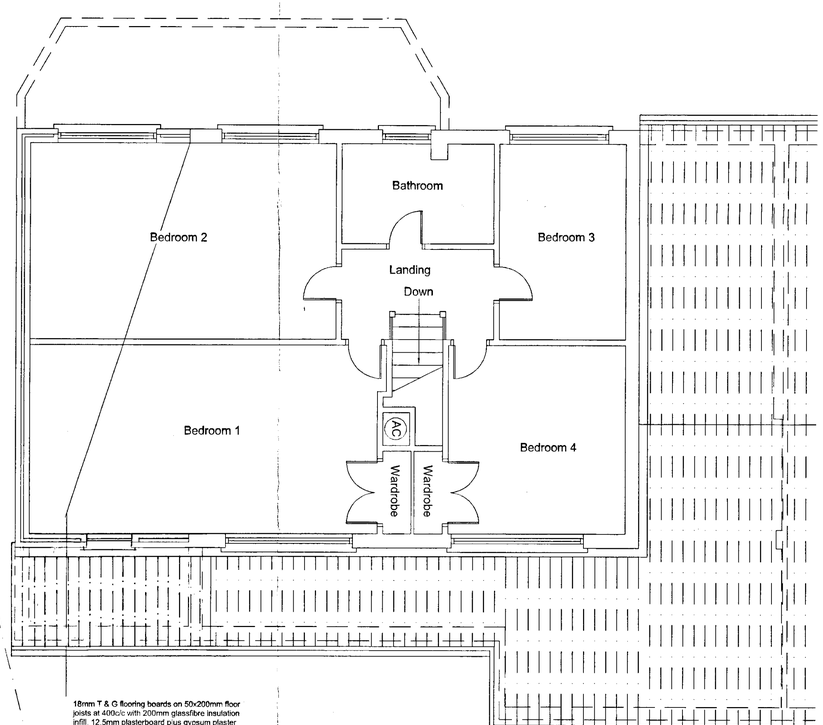

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Proposed First Floor Layout

Original

A Rev 12.4.02 Revised to suit Planning officer.

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Telephone: (0118) 9572188 Fax: (0118) 9571218

Drawing Number: MC / 1081 / 01 A.

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Client: Mr. Roopra

Address: 6 Loxwood, Earley, Reading

Drawing Title: General Arrangement

REVISED PLAN
17 APR 2002
APPROVED

PLANNING SERVICES
RECEIVED
17 APR 2002
READING BOROUGH COUNCIL

12/6/02