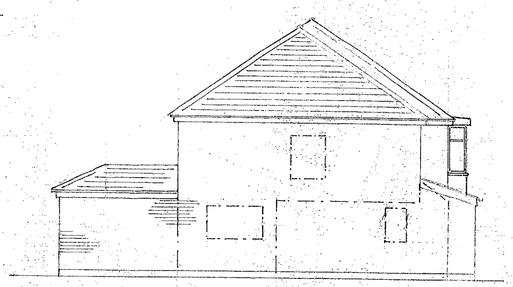


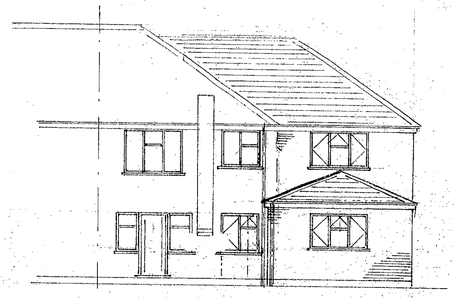
EXISTING FRONT / GARAGE



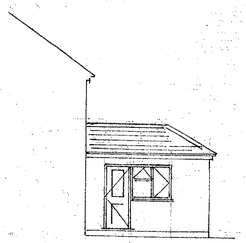
NEW FRONT ELEVATION



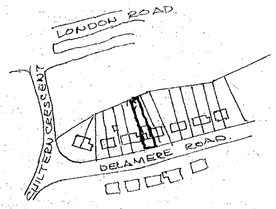
SIDE ELEVATION
EXISTING WINDOWS & GARAGE CHAIN. DOT.



REAR ELEVATION

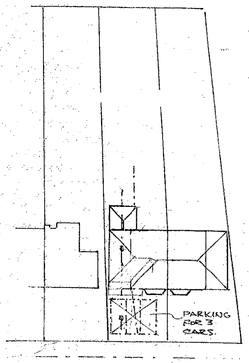


PART SIDE.

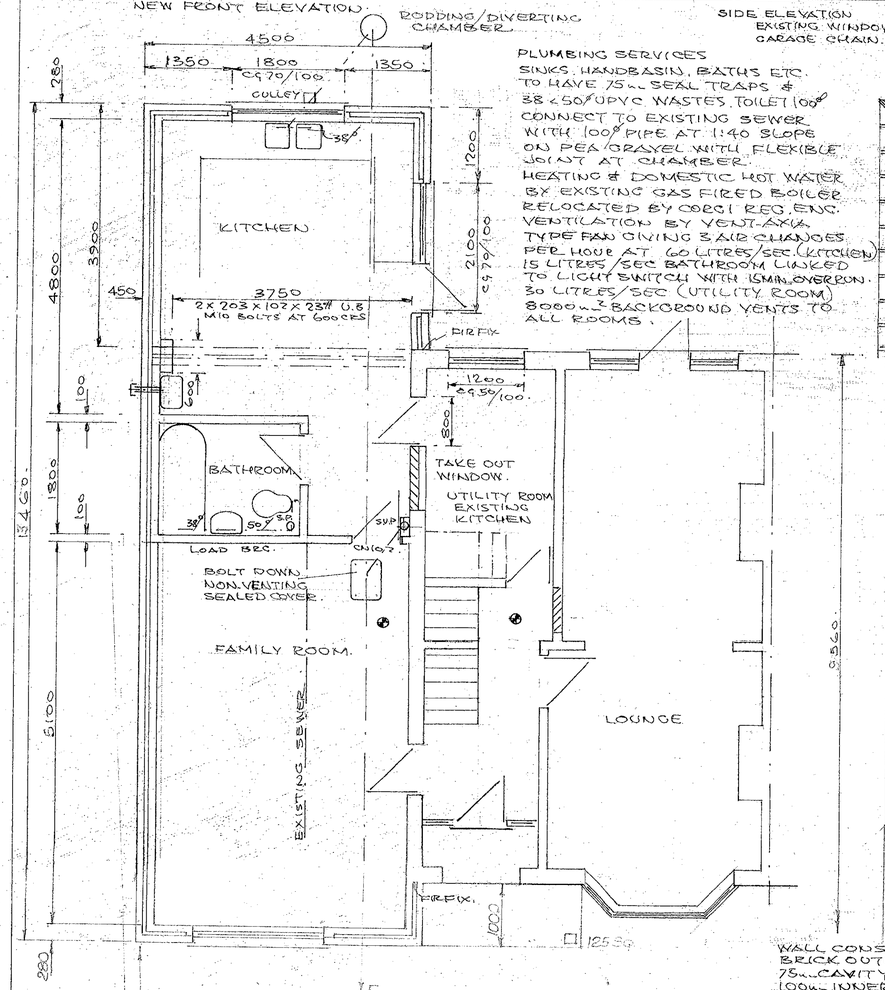


LOCATION PLAN
SCALE 1:2500.

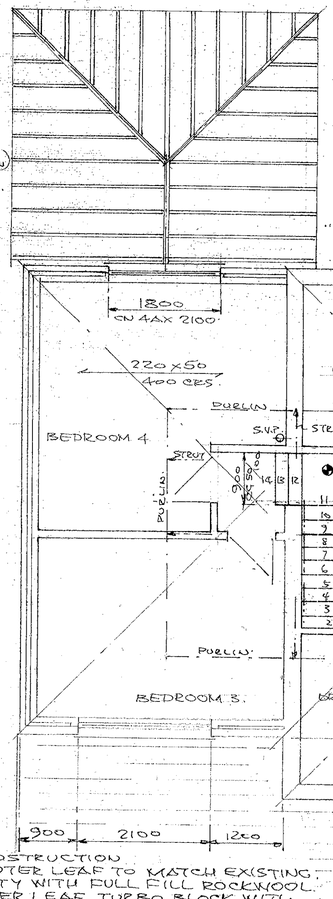




DELAMERE ROAD
SITE PLAN
SCALE 1:500



PLUMBING SERVICES
SINKS, HANDBASIN, BATHS ETC. TO HAVE 75㎜ SEAL TRAPS & 38 x 50/ UPVC WASTES. TOILET 100ø CONNECT TO EXISTING SEWER WITH 100ø PIPE AT 1:40 SLOPE ON PEA/GRAVEL WITH FLEXIBLE JOINT AT CHAMBER.
HEATING & DOMESTIC HOT WATER BY EXISTING GAS FIRED BOILER RELOCATED BY CORGI REG. ENG.
VENTILATION BY VENT-AXIA TYPE FAN GIVING 3 AIR CHANGES PER HOUR AT 60 LITRES/SEC (KITCHEN) 15 LITRES/SEC BATHROOM LINKED TO LIGHT SWITCH WITH 15MIN. OVERRUN. 30 LITRES/SEC (UTILITY ROOM) 8000㎟ BACKGROUND VENTS TO ALL ROOMS.



WINDOWS & GLAZED DOORS TO BE DOUBLE GLAZED WITH TOUGHENED OR LAMINATED GLASS IN UPVC FRAMES. TRICKLE VENTS & MIN. 33㎠ OPENINGS.

MAINS WIRED & INTERCONNECTED SMOKE ALARMS WHERE SHOWN THUS ◉

NEW STAIR TREADS 865 WIDE 223 x 21 TREADS, 200 x 9 RISERS 900 HIGH H/RAIL, 2000 HEADROOM.

SINGLE STOREY ROOF 22½° PITCH AS MAIN ROOF BUT WITH 125x50 RAFTERS AT 400 CRS.
LEAD FLASHING 150 HIGH INTO MORTAR & CAVITY TRAYS AT WALL ABUTMENT.

ROOF CONSTRUCTION PITCH 35°. CLAY TILES TO MATCH EXISTING, 38 x 25 BATTENS & ROOF FELT OVER 100 x 50 SS@ RAFTERS AT 400 CRS. WITH 225x75 PURLINS & 100 x 50 STRUTS AT 400 CRS, 200 x 50 RIDGE & HIP BEAMS, 150 x 25 LAYBOARDS 100 x 50 CEILING JOISTS AT 400 CRS. WITH 225 x 75 BINDERS AT 1200 CRS CONNECTED WITH JOIST HANGERS, 10000 x 30 x 5 STEEL RESTRAINT STRAPS AT 1200 CRS. PARL TO JOISTS & AT 90° WITH NOGGINS TO 3 JOISTS. 21㎝ ROCKWOOL INSULATION & 12.5 FOIL BACKED PLASTER BOARD TO GIVE 0.25 W/㎡°C U VALUE.

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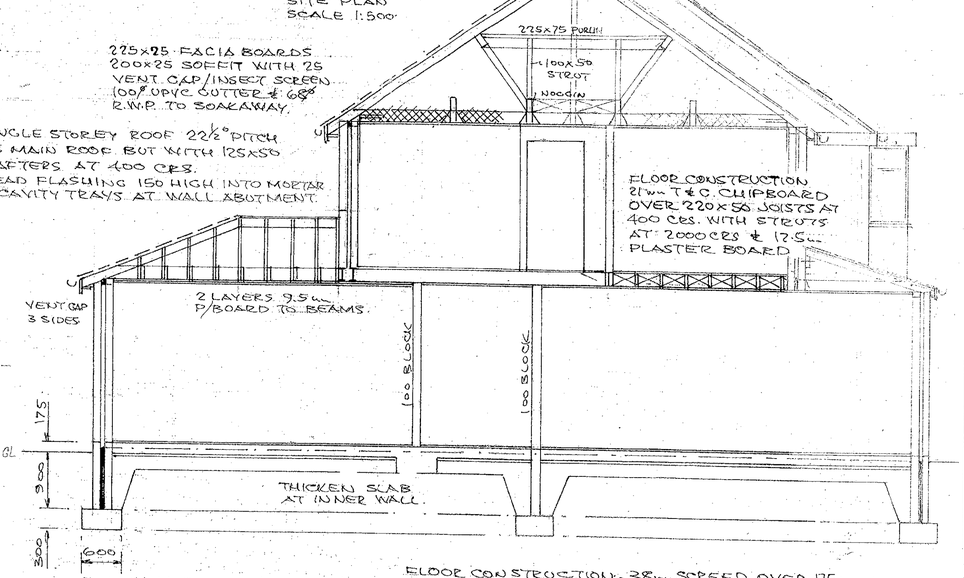
100ø UPVC GUTTER & 68ø R.W.P. TO SOAKAWAY.

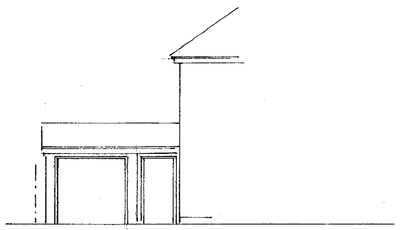


FLOOR CONSTRUCTION - 38㎜ SCREED OVER 175㎜ CONCRETE SLAB WITH B765 REINFORCING, MIN 50㎜ COVER & 100㎜ LAP AT EDGES. 500g VAPOUR SCREEN, 50㎜ POLYSTYRENE TO GIVE 0.45 W/㎡°C, 1200 DAMP PROOF MEMBRANE, 12㎜ SAND BLINDING & 150㎜ SELECTED HARDCORE.

WALL CONSTRUCTION
BRICK OUTER LEAF TO MATCH EXISTING. 75㎜ CAVITY WITH FULL FILL ROCKWOOL. 100㎜ INNER LEAF. TURBO BLOCK WITH PLASTER FINISH TO GIVE 0.45 W/㎡°C. CAVITY CLOSED AT EAVES & REVEALS WITH DAMPCORE OR THERMOBATE TO FRAMES & CILLS. LINTELS CATNIC 'COUGAR' WALL TIES AT 450 VERT & 900 HORIZ. CRS. WALLS BELOW GROUND CONCRETE BLOCK WITH LEAN MIX FILL TO CAVITY OVER 600 x 300 STRIP FOUNDATION TAKEN DOWN TO SOLID STRATA OR INVERT OF SEWER WITH 50㎜ GAP ALL ROUND & RODENT SCREENS.

Trench Fill
& Must Not Cross Boundary Line.

DRAWN	P.H.W.	PETER H. WATKINS. 48 BROOMFIELD ROAD, TILEHURST. READING. RG 30 6AL 0118 9423696
DATE	5.9.2000	CLIENT MR & MRS. ARIFF
		TITLE TWO STOREY SIDE EXTENSION
		LOCATION 11, DELAMERE ROAD, EARLEY.
SCALE 1:50, 1:100, 1:500, 1:2500		DRAWING No. PW 20159



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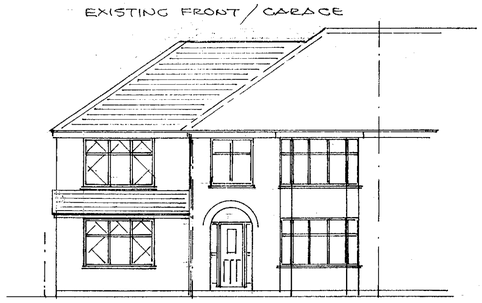

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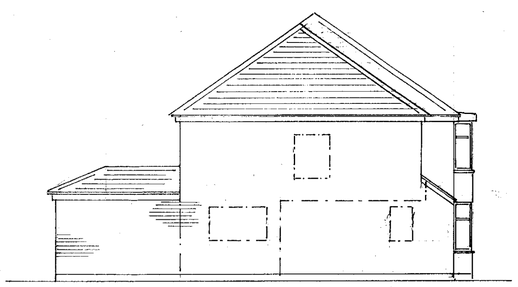

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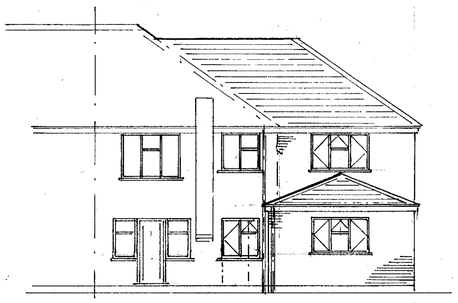
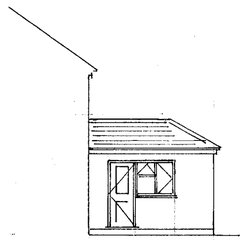


REAR ELEVATION



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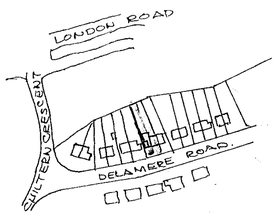
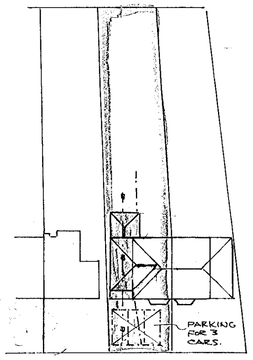
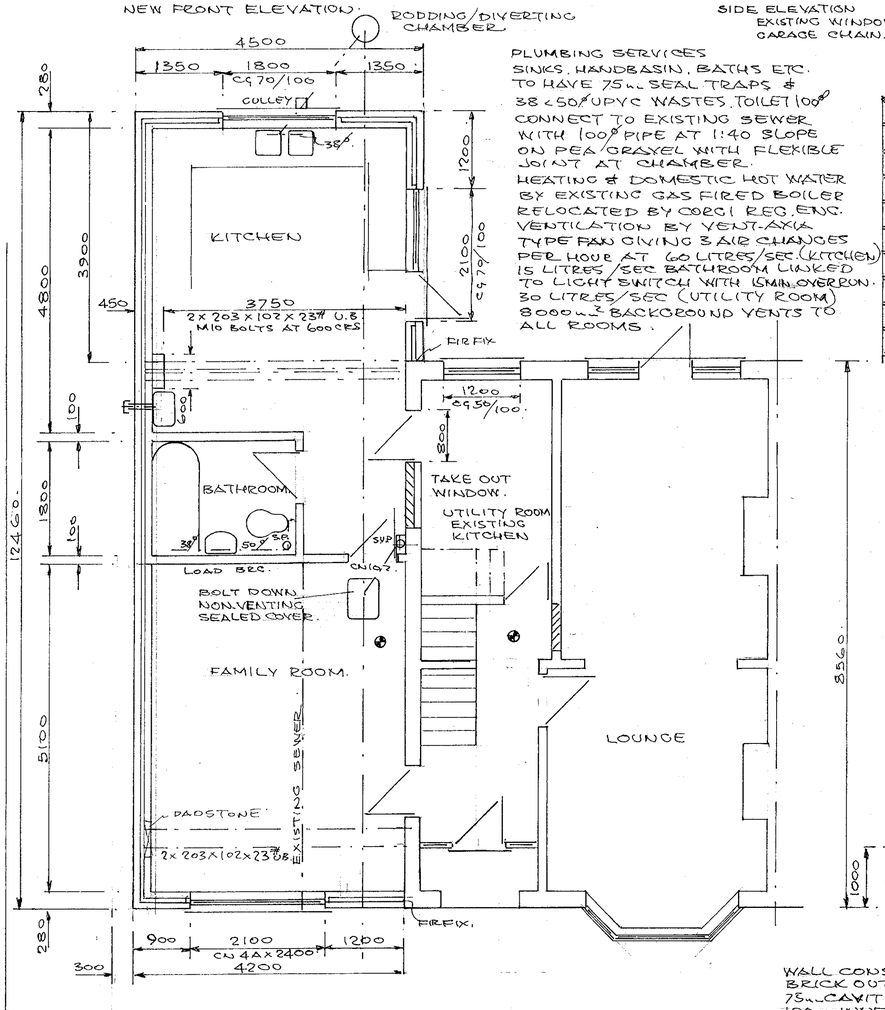


LOCATION PLAN
SCALE 1:2500.



DELAMERE ROAD
SITE PLAN
SCALE 1:500.



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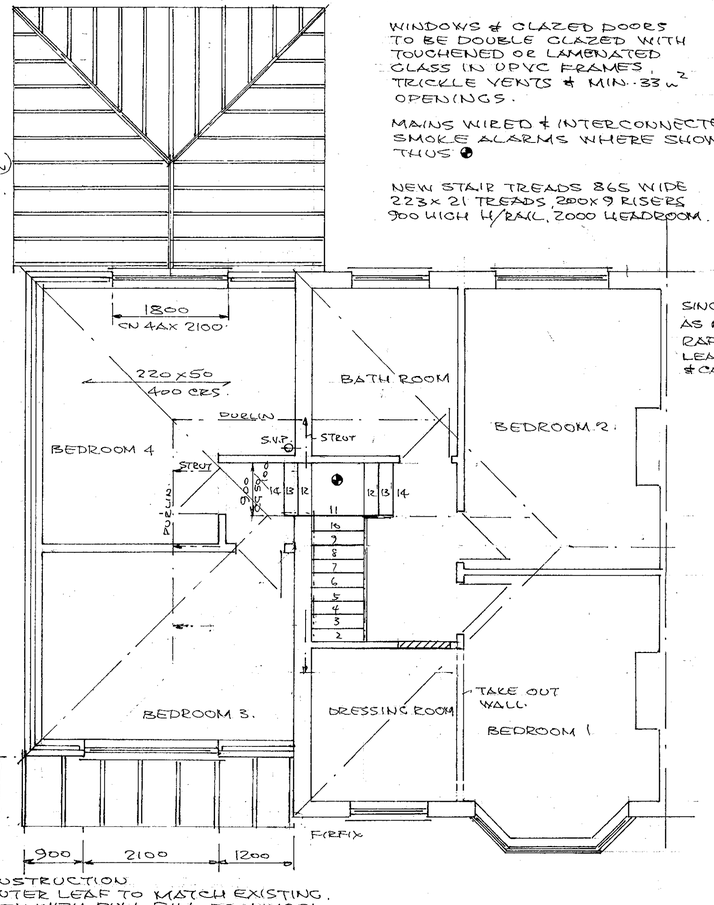

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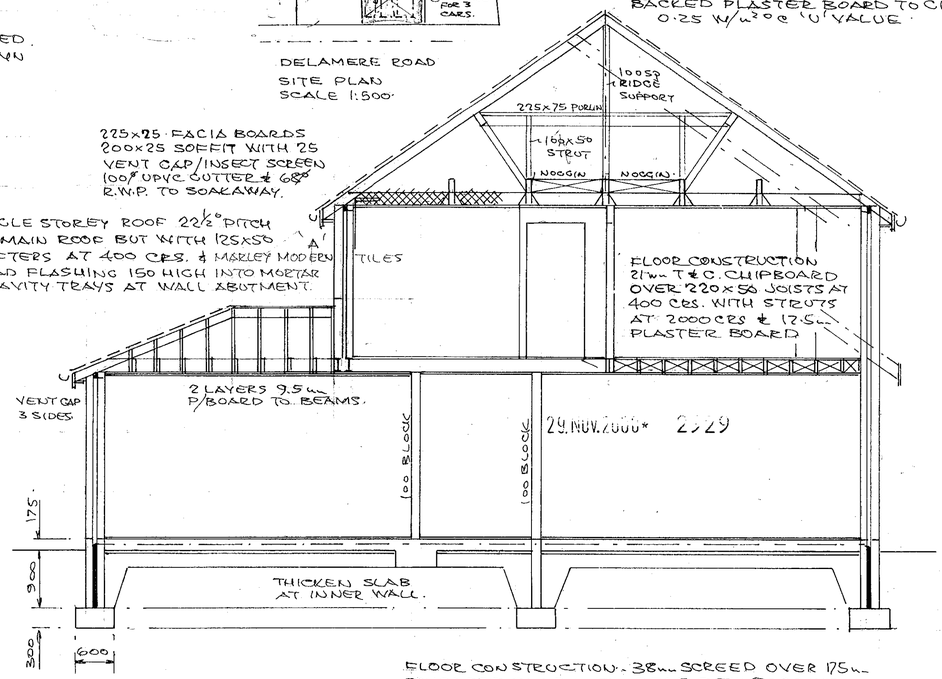

29.NOV.2000* 2229

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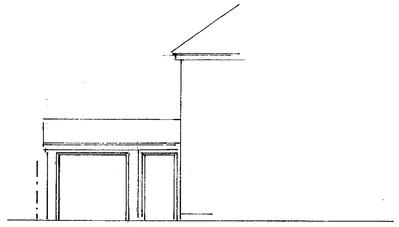
SCALE 1:50, 1:100, 1:500, 1:2500		DRAWING No. PW 20159 'A'



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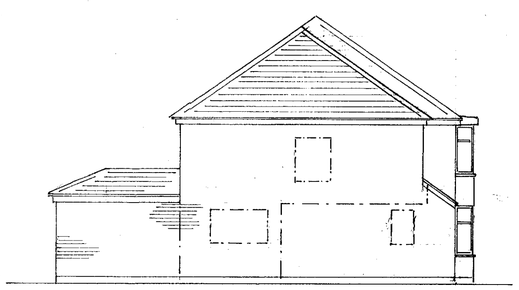

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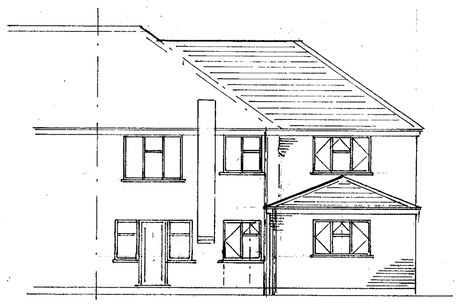

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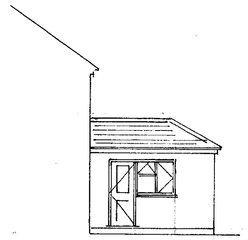

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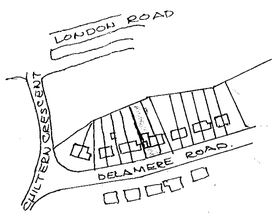
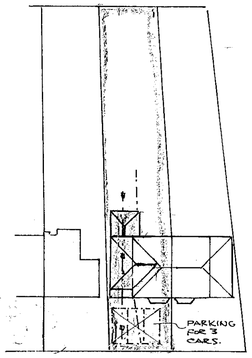


LOCATION PLAN
SCALE 1:2500.



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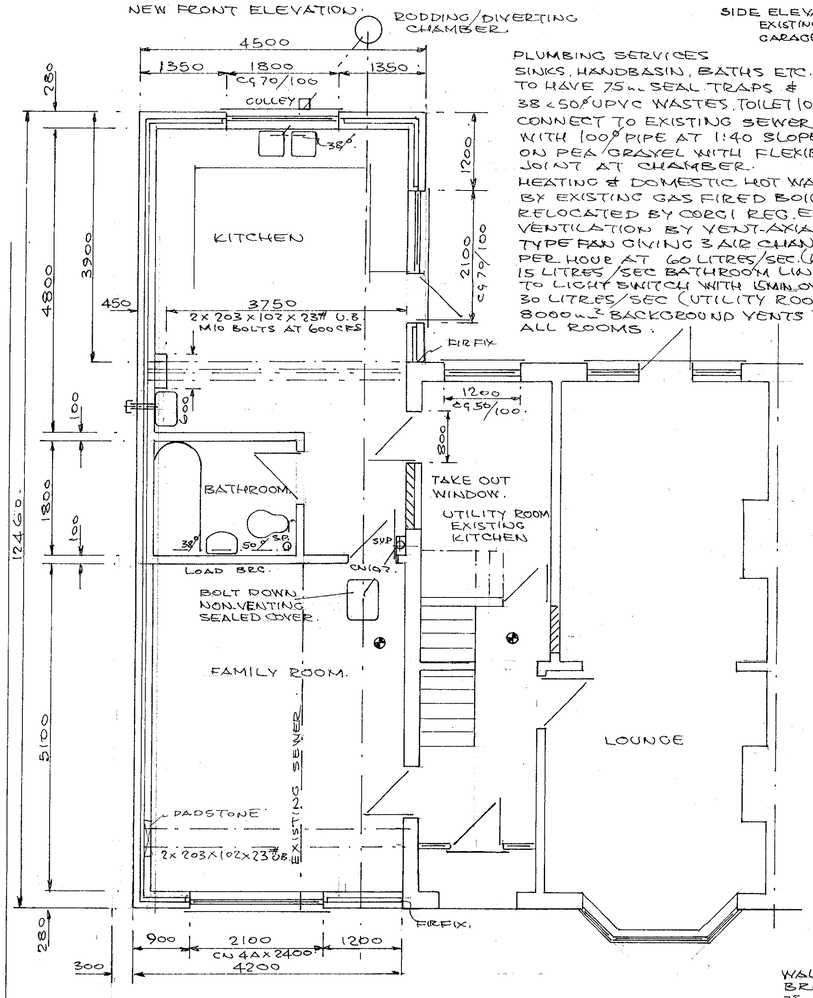

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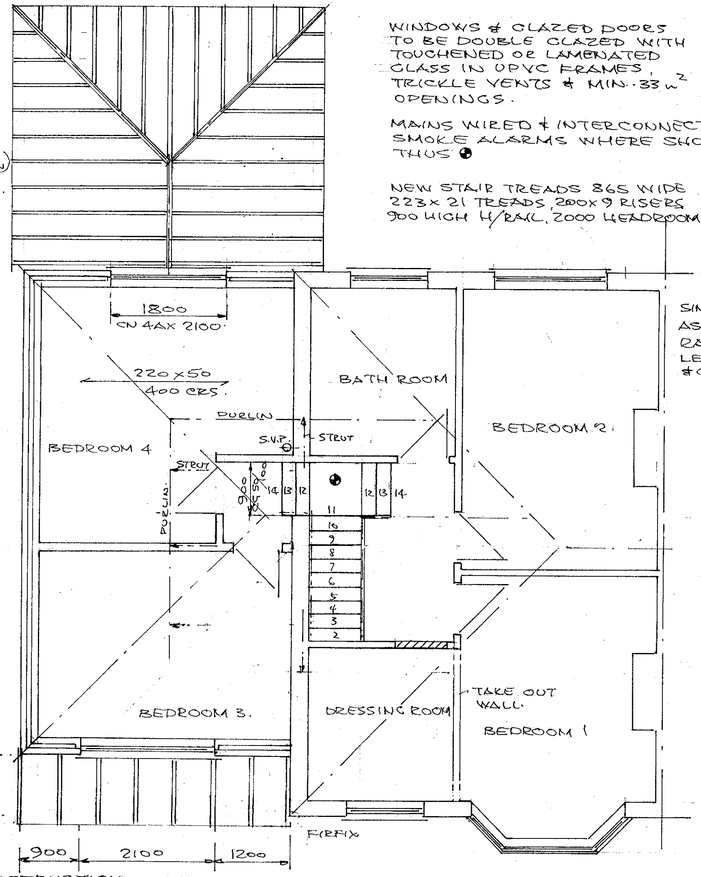

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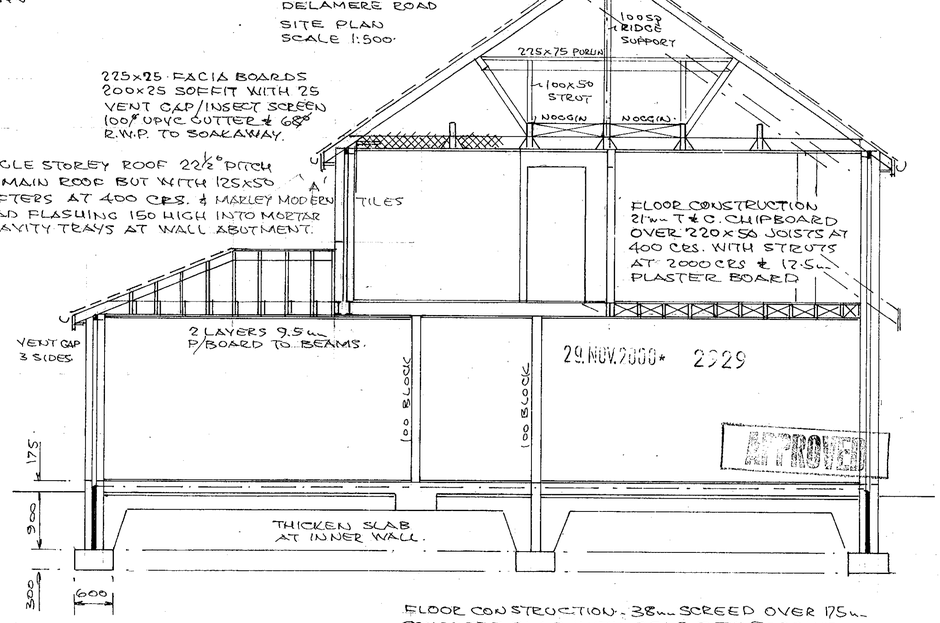

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