EXISTING GARAGE STARTS HERE

EXISTING GARAGE

EXISTING DWELLING ACTUALLY ENDS HERE

ACTUAL SITE OF EXISTING MAN HOLE

COVERED AREA / PERCOLA

CONSTRUCT ADDITIONAL PIER

RE-SITE LINTEL

DRIVE THRU CARPORT

TIMBER FACIA TO BEAMS DARK STAIN

EE BUILT PORCH BRICKWORK TO MATCH HOUSE & WITH STONE GOTHIC COLUMNS.

PROPOSED FRONT ELEVATION.

PROPOSED SIDE ELEVATION

PROPOSED REAR ELEVATION.

WIRED FIREPROOF GLASS SIDEPANELS IN TIMBER FRAME ½HR. FIRE RESIST.

PROPOSED EXTENSION SHOULD END HERE

NEW WALL CONSTRUCTION:
BRICK OUTER LEAF TO MATCH EXISTING,
75m. CAVITY WITH FULL FILL ROCKWOOL
100m. AIRCRETE BLOCK INNER LEAF WITH
15m. PLASTER FINISH TO GIVE 0.35W/m²°C
CAVITIES CLOSED AT EAVES & REVEALS
WITH DAMPCORE OR THERMOGATE TO
FRAMES & SILLS, LINTELS CAVITY COVER
BUILD OVER STEEL BEAMS & PIERS
CONC. BLOCK WITH 10⌀ RE. BARS 1800c/c
CAST INTO MASS FILLED STEPS
FOUNDATIONS. SMOOTH RENDER FINISH.

PLUMBING SERVICES:
SINKS, BATH, HANDBASINS ETC.
TO HAVE 75m. SEAL TRAPS &
38 & 50ø UPVC WASTES, TOILET (100ø
CONNECT TO 100ø SOIL PIPE &
SEWER AT 1:40 SLOPE SET ON
PEA GRAVEL TO EXISTING CHAMBER
HEATING & DOMESTIC HOT WATER
FROM EXISTING GAS FIRED BOILER
(TO BE CHECKED FOR CAPACITY)

VENTILATION BY VENT-AXIA TYPE
EXTRACTOR FANS 3 AIR CHANGES/HOUR
AT 15 LITRES PER SEC TO BATHROOM
& LAUNDRY WITH 3000m² BACKGROUND
VENTS TO ALL ROOMS.
ROOF WINDOWS
VELUX & FAKRO REF. FL 608 & FL 906
DOUBLE GLAZED TOUGHENED GLASS
16m. AIR GAP, LOW E COATING,
0.28W/m²°C U/V. TRICKLE VENTS,
ALUMINIUM CLAD SHEAR & FLASHING.
DOUBLE RAFTERS EACH SIDE & TRIM.

WINDOWS TO BE DOUBLE GLAZED
WITH TOUGHENED OR LAMINATED
GLASS, 16m AIR GAP, LOW E COATING
0.28W/m²°C U VALUE WITH TRICKLE
VENTS & 850x550 (0.33m²)
OPENERS.

ROOF CONSTRUCTION: PITCH 35° HIPPED
PLAIN TILES TO MATCH EXISTING OVER
125x47 SC4 RAFTERS AT 400 CRS WITH
38x25 TIMBER BATTENS & ROOFLITE FELT
200x50 RIDGE, HIP & VALLEY BEAMS
100x50 RIDGE SUPPORT POSTS, 200x50
PURLINS WITH 100x50 STRUTS AT 1000 CRS
1000x30x5 ST'L RESTRAINT STRAPS AT
1200 CRS. PART TO RAFTERS WITH NOGGINS
TO JOISTS.
DOUBLE RAFTERS & TRIMMERS TO WINDOWS

225x25 FACIA BOARDS
25m. VENT CAP/INSECT
SCREEN, WITH 150ø
UPVC GUTTER & 100ø
R.W.P. TO EXISTING
S.W. DRAINS.

CODE 4 DRESSED LEAD
VALLEY GUTTER OVER 16m.
PLY TAKE UNDER 3 TILES
& TO VALLEYS
100x50 TIES WITH M10 BOLTS.

152x23# U.C. VALLEY SUPPORT
150x50 SC4 JOISTS AT
400 CRS WITH NOGGINS &
1000x30x5 ST'L RESTRAINT
STRAPS AT 1200 CRS

CEILING: TWO LAYERS 9.5m.
FOIL BACK PLASTER BOARD
250m. ROCKWOOL ONSE TO
GIVE 0.16 W/m²°C U VALUE
50m. CONTINUOUS AIR GAP

FLOOR CONSTRUCTION
21m. T&G FLOOR BOARDS OVER
200x50 FLOOR JOISTS AT 400 CRS.
WITH CENTRE STROTTING &
RESTRAINT TYPE JOIST HANGERS
TO OUTSIDE WALLS 150m. ROCKWOOL
TWO LAYERS 12.5m. FOIL BACKED
PLASTER BOARD TO GIVE 0.25 W/m²°C
6m. SUPERLUX TO GIVE ½HR FIRE RESIST.

ALL BEAMS & LINTELS TO HAVE TWO
LAYERS 9.5 m. F/BOARD & 6m. SUPERLUX
TO GIVE ½ HR FIRE RESIST.

"MINOR AMENDMENTS" DRAWN BY
MR S. GUPTA (07720 558988)
ON 19 OCTOBER 2004.

PLANNING SERVICES DEPT
P.O. P.I.S.
D.C. 25 OCT 2004 S.C.
APP.
C.S.
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PLANNING SERVICES DEPT
P.O. P.I.S.
D.C. 20 OCT 2004 S.C.
APP.
C.S.
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DRAWN	P.W.W.	PETER W. WATKINS
		48 BROOMFIELD ROAD,
		TILEHURST,
DATE	28.10.2002	READING RG30 6AL 0118 9423696
		CLIENT
		MR. P. GUPTA 0118 9586488
		TITLE
		FIRST FLOOR SIDE EXT'N & CARPORT
SCALE		LOCATION 563 READING ROAD, WINNERSH.
1:50, R:100, 1:200		DRAWING No PW 22177

DO NOT SCALE — Do not scale from anything other than this ruler

ORIGINAL SIZE OF DRAWING A1