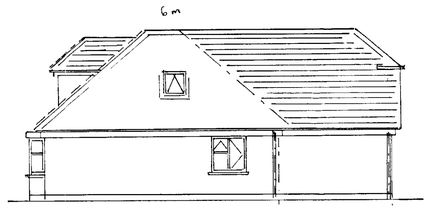
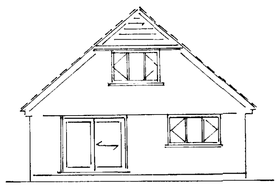


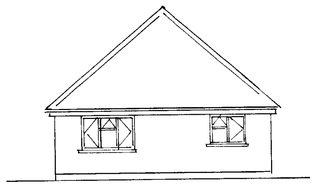
FRONT



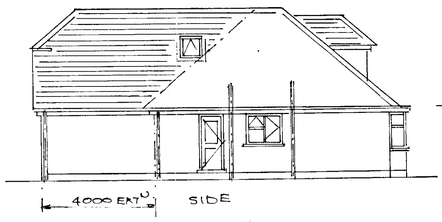
SIDE



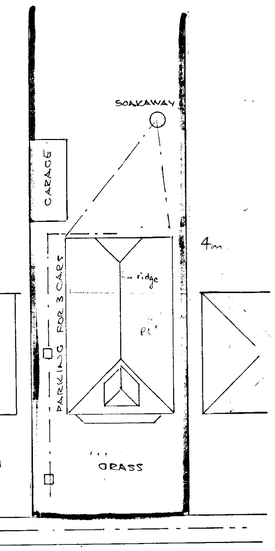
NEW REAR.



EXISTING REAR



SIDE



PARKING FOR THREE CARS PLUS GARAGE

SITE PLAN SC

WOODWAYE

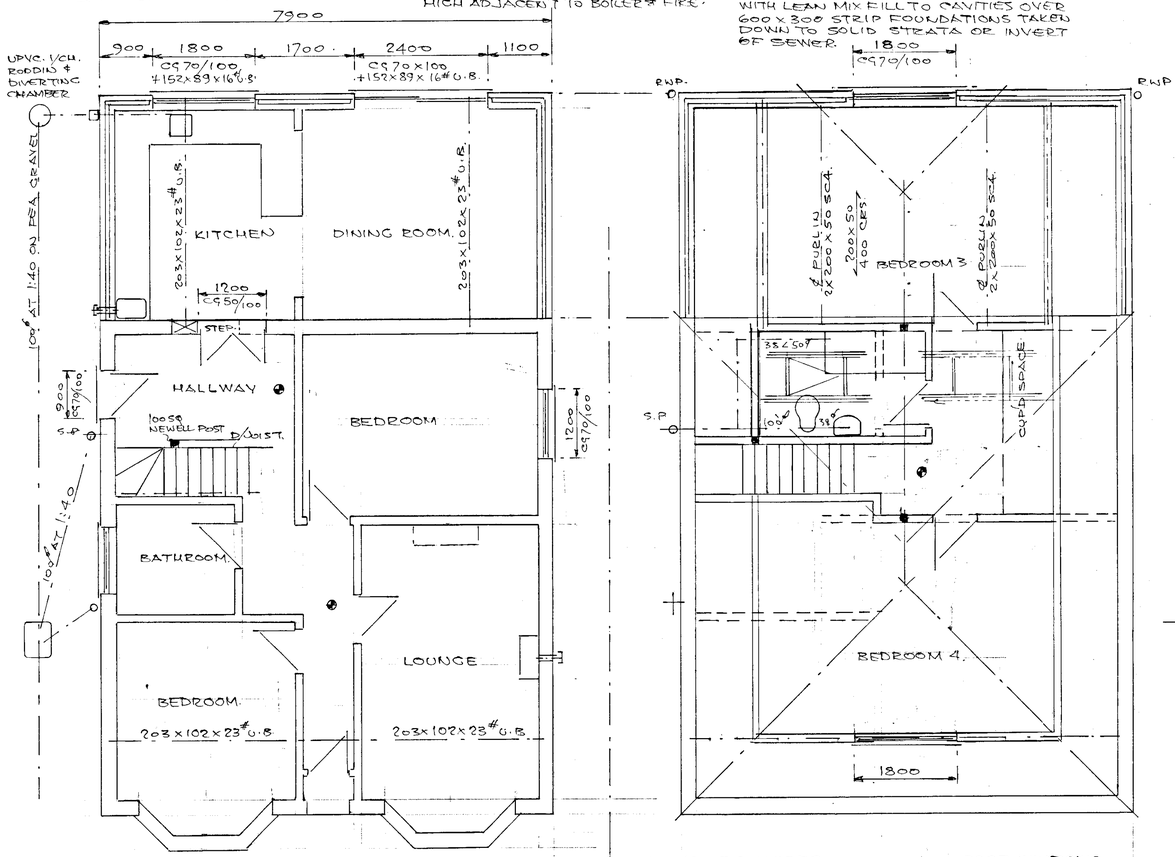
WINDOWS & GLAZED DOORS TO BE DOUBLE GLAZED WITH LAMENATED OR TOUGHENED GLASS IN UPVC FRAMES WITH TRICKLE VENTS & 850x550 (0.33M²) OPENINGS.

MAINS WIRED & INTERCONNECTED SMOKE ALARMS WITH BATTERY BACK-UP WHERE SHOWN THUS

VENTILATION BY VENT-AXIA TYPE FANS GIVING 3 AIR CHANGES PER HOUR AT
60 LITRES PER SEC. (KITCHEN)
30 LITRES PER SEC. (UTILITY ROOM)
15 LITRES PER SEC. (BATHROOMS
8000m² BACKGROUND VENTS TO ALL ROOMS AND AT 1720 HIGH ADJACENT TO BOILER & FIRE.

WALL CONSTRUCTION TO MATCH 100 STD. BLOCK & RENDER. 22m THK. 75m CAVITY WITH FULL FILL ROCKWOOL 100m TURBO BLOCK INNER LEAF WITH PLASTER FINISH TO GIVE 0.45 W/m²°c. CAVITY CLOSED AT EAVES & REVEALS. WITH DAMPCORE OR THERMABATE TO FRAMES & CILLS, LINTELS CATNIC 'CAVITY' WALL TIES AT 450 VERT. & 900 HORIZ. CRS. WALLS BELOW GROUND CONCRETE BLOCK WITH LEAN MIX FILL TO CAVITIES OVER 600 x 300 STRIP FOUNDATIONS TAKEN DOWN TO SOLID STRATA OR INVERT OF SEWER.

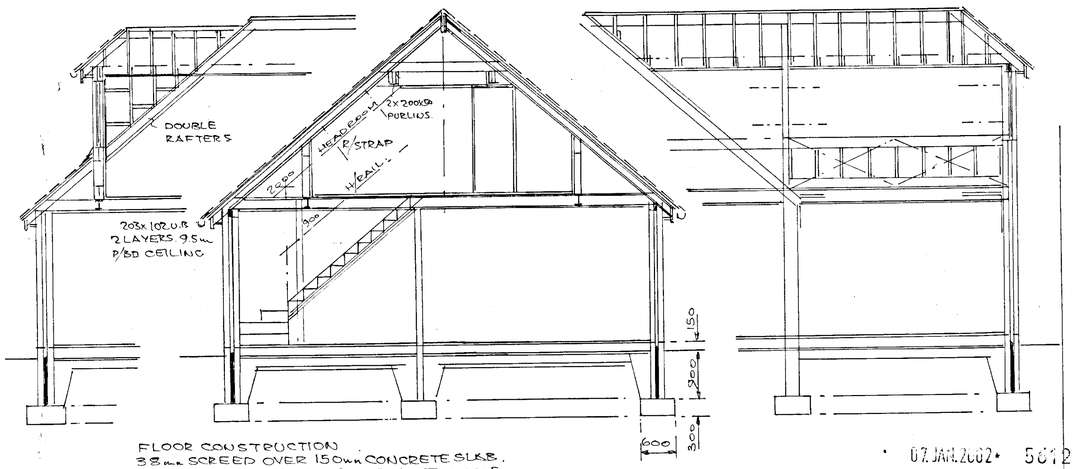
225x25 FACIA BOARDS.
200x25 SOFFITS WITH 100Ø UPVC GUTTERS & 68Ø R.W. PIPES TAKEN TO EXISTING S.W. DRAINS OR TO SOAKAWAY AT 5.0M. FROM BUILDINGS.



DORMER CONSTRUCTION
ROOF AS MAIN ROOF BUT WITH 100x50 RAFTERS & JOISTS.
SIDE WALLS 150x50 STUD FRAME AT 400 CRS WITH FULL FILL ROCKWOOL, 125m P/BOARD INNER SHEAF, 16mm PLY OUTER SHEAF WITH BITUMEN FELT, BATTENS & VERT. TILE HANGING TO GIVE 0.45 W/m²°c 'U' VALUE.
DOUBLE RAFTERS TO EACH SIDE.

EXISTING ROOF MODIFICATIONS.
PLAIN TILES, FELT & BATTENS OVER 100x50 RAFTERS AT 400 CRS. TO HAVE 50 SQ TIMBER GLUED & CLOSE NAILED TO U/SIDE TO HOUSE 59m CELOTEX RB' 12.5m FOIL BACK PLASTER BOARD TO GIVE 0.25 W/m²°c, SIDE WALLS & PURLINS AS TO NEW ROOF DETAILS.
FLOOR CONSTRUCTION (NEW & EXISTING) 21m T&G CHIPBOARD OVER 200x50 SC4 JOISTS AT 400 CRS. MAX SPAN 3700m & DOUBLE AT STUD WALLS & STAIRTRIM 12.5m PLASTER BOARD CEILINGS & 2x9.5m TO BEAMS.

NEW ROOF CONSTRUCTION PITCH 40° PLAIN TILES TO MATCH EXISTING OVER 38x25 BATTENS, ROOF FELT & 150x50 SC4. RAFTERS AT 400 CRS WITH 225x75 U/P & RIDGE BEAMS, 150x50 CEILING TIES AT 400 c.c. SIDE WALLS & STUDWALLS, 100x50 FRAME AT 400 CRS. OVER 203x102x23# U.B's AS SHOWN. 59m CELOTEX DOUBLE 'R' BETWEEN RAFTERS WITH COUT 50m AIR GAP OVER & 12.5m FOIL BACKED PLASTER BOARD TO GIVE 0.25 W/m²°c 1000x30x5 RESTRAINT STRAPS AT 1200 c.c. PARL. TO RAFTERS & AT 90° TO CABLES.



FLOOR CONSTRUCTION
38m SCREED OVER 150m CONCRETE SLAB. 500g VAPOUR SCREEN, 50m POLYSTYRENE TO GIVE 0.45 W/m²°c, 1200g DAMP PROOF MEMBRANE, 12m SAND BLINDING & 150m SELECTED HARDCORE
AIR BRICKS CONNECT TO OUTSIDE WALLS WITH 100m UPVC PIPES SET INTO HARDCORE

07 JAN 2002 5612

EXISTING FOUNDATIONS, LINTELS & BEAMS TO BE EXPOSED & CHECKED FOR ADEQUACY.

APPROVED

PLUMBING SERVICES
SINKS, BATH, SHOWER & HANDBASINS TO HAVE 75m SEAL TRAPS & 38x50# UPVC. WASTES, TOILET 100Ø CONNECT TO 100Ø SOIL PIPES & SEWER AT 1:40 SLOPE SET ON PEA GRAVEL.
HEATING & DOMESTIC HOT WATER FROM NEW 60-95,000 BTU. GAS FIRED BOILER INSTALLED BY 'GORGI' REG. ENG

ROOF WINDOWS
BOULTON & PAUL REF. RW07097
780 WIDE x 980 HIGH. DOUBLE GLAZED TOUGHENED GLASS IN TIMBER FRAMES WITH ALUM. OUTER SHEAT. FLASHING & TRICKLE VENTS.
DOUBLE RAFTERS EACH SIDE & TRIMMERS.

STAIR CONSTRUCTION. 800 WIDE - 223 GOING WITH 21m THK TREADS. 200x9 RISERS. MIN. 500 GOING TO WINDERS. 2000m HEADROOM. 900m TO HANDRAILS, 1100m TO BALUSTRADE. MAX. 100 m OPENINGS. U/SIDE PROTECT WITH TWO LAYERS 9.5m P/BOARD STUD WALLS 100x50 FRAME AT 400 CRS. WITH 12.5m P/BOARD EACH SIDE. BUILD OVER DOUBLE JOISTS.

DRAWN	P.H.W.	PETER H. WATKINS. 48 BROOMFIELD ROAD, TILEHURST, READING, RG30 6AL 0118 9423696.
DATE	19.12.2001	CLIENT. MR. GODDARD
		TITLE TWO STOREY REAR EXT^N & LOFT CONVERSION
		LOCATION - 27 WOODWAYE, WOODLEY
SCALE 1:50, 1:100, 1:200, 1:1250		DRAWING N^O - PW 21217.