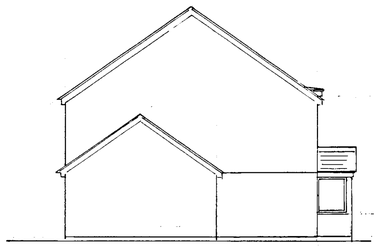


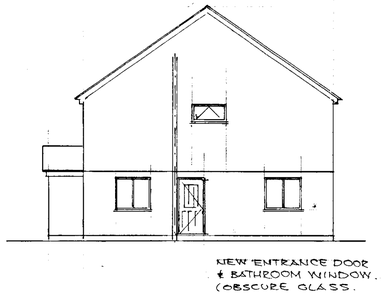
FRONT ELEVATION



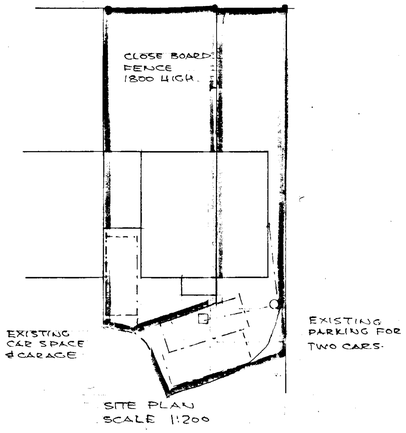
SIDE ELEVATION



REAR ELEVATION.

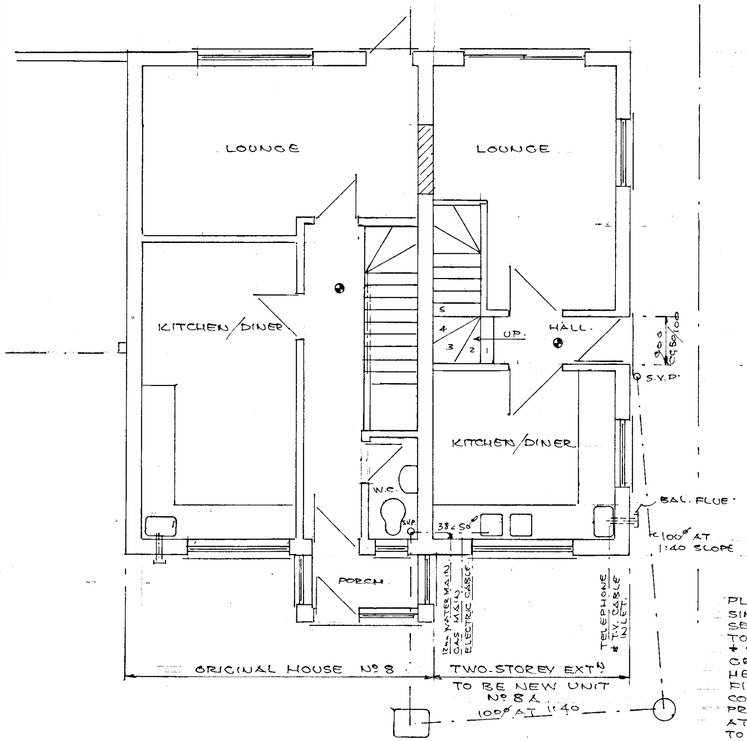


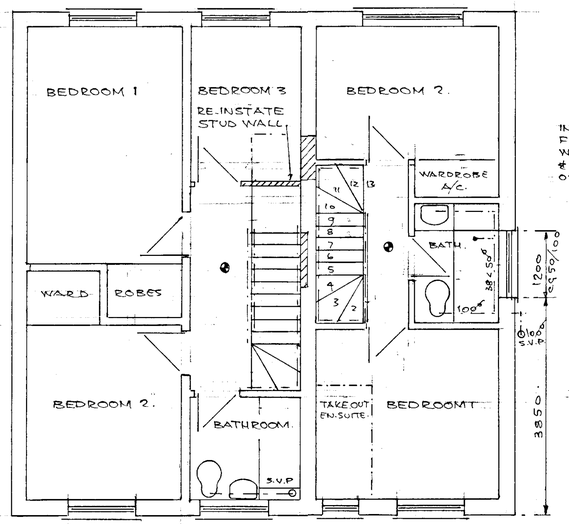
SIDE ELEVATION.



SITE PLAN
SCALE 1:200

PARTY WALL TO HAVE MIN. 12.5mm
PLASTER EACH SIDE
EXISTING WALL, BRICK OUTER
LEAF WITH TIMBER FRAME INNER
& FULL FILL ROCKWOOL
BUILD IN OPENING & ALCOVE.

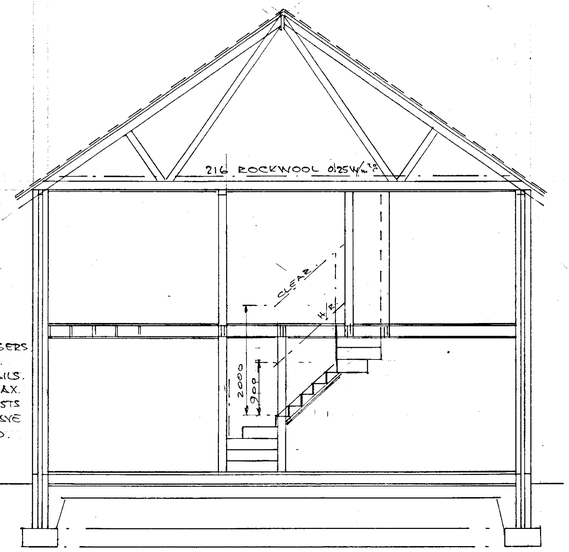




INTERNAL STUD WALLS
FRAME 100x50 AT 400CRS
WITH FULL FILL ROCKWOOL
& 12.5mm P/BOARD EACH SIDE
OVER DOUBLE FLOOR JOISTS

HIGH LEVEL D.G.
WINDOW WITH
OBSCURE GLASS

NEW STAIRS 865 WIDE
223 x 21 TREADS, 200 x 9 RISERS
MIN. 50 GOING TO WINDERS.
2000 HEADROOM, 900 H/RAILS.
1100 BALUSTRADE WITH MAX.
100 OPENINGS. DOUBLE JOISTS
AS TRIMMERS. U/SIDE TO HAVE
TWO LAYERS 9.5mm P/BOARD.



PLUMBING SERVICES.
SINKS, HANDBASIN & BATH TO HAVE 75mm
SEAL TRAPS & 38x50ø UPVC. WASTES.
TOILET 100ø CONNECT TO NEW SOIL PIPE
& SEWER. 100ø AT 1:40 SLOPE SET ON PEA
GRAVEL & UPVC DIVERTER BOX.
HEATING & DOMESTIC HOT WATER BY GAS (COMBI).
FIRED BOILER & RADIATORS C/W THERMOSTATIC
CONTROL VALVES, ZONE THERMOSTAT, & 24 HOUR
PROGRAMMER. 8000mm² BACKGROUND VENT
AT 1720 HIGH ADJACENT TO BOILER & GAS FIRE
TO BE INSTALLED BY CORGI REG. ENG. &
INSPECTED BY SOUTHERN GAS.
NEW GAS METER, ELECTRIC METER & MAINS
WATER SUPPLY TAKEN FROM EXISTING MAINS.

VENTILATION BY VENT-AXIA TYPE FANS.
GIVING 3 AIR CHANGES PER HOUR AT
60 LITRES PER SEC (KITCHENS)
15 LITRES PER SEC (BATHROOMS & W.C.)
WITH 15 MIN. OVERRUN TO LIGHT SWITCH.
IF ENCLOSED & 8000mm² BACKGROUND
VENTS TO ALL ROOMS. NEW WINDOWS
TO HAVE TRICKLE VENTS.

MAINS WIRED & INTERCONNECTED SMOKE
ALARMS WHERE SHOWN THUS.

DRAWN	P.H.W.	PETER H. WATKINS. 48 BROOMFIELD ROAD. TILEHURST READING, RG 30 6AL
DATE	15.2.2001	0118 9423696.
		CLIENT. MRS. ANDREWS. 0118 9698302
		TITLE CONVERSION OF FIVE BEDROOM HOUSE TO FORM 1x THREE BEDROOM & 1x TWO BEDROOM SEMIS
		LOCATION. 8 HEACHAM CLOSE, EARLEY RG64AJ.
SCALE 1:50, 1:100, 1:200,		DRAWING Nº PW 21035.

APPROVED

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