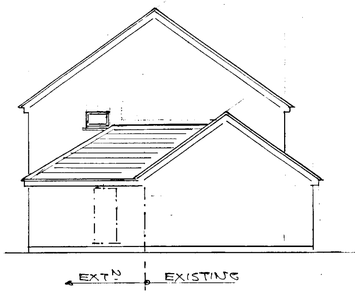


REMOVE GARAGE DOOR & BRICK UP FRONT OF GARAGE & PORCH TO MATCH

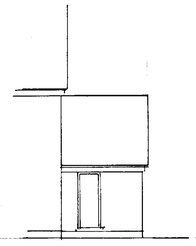
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

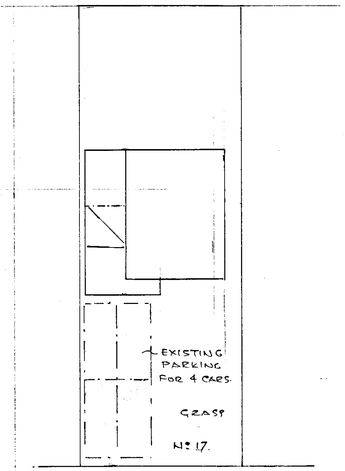


EXISTING REAR.

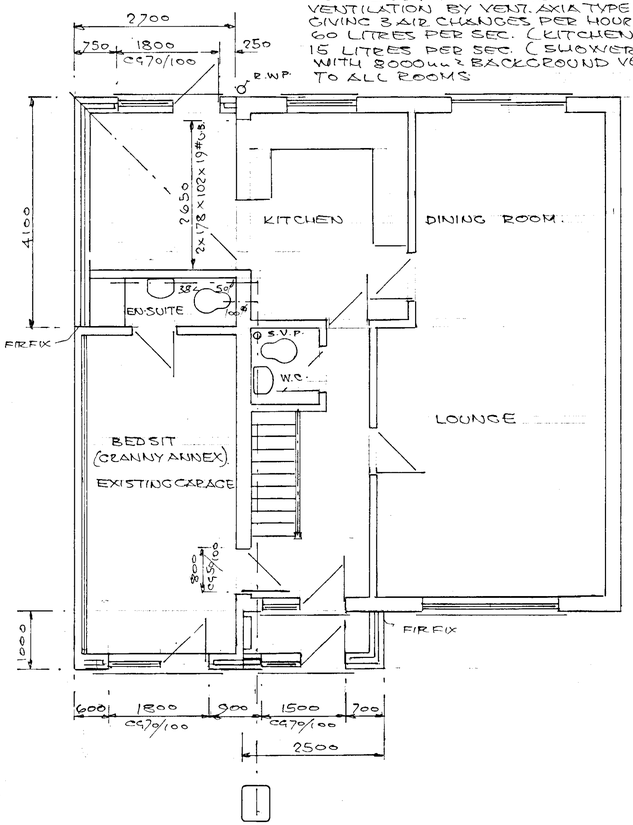
WINDOWS & GLAZED DOORS TO BE DOUBLE GLAZED WITH TOUGHENED OR LAMINATED GLASS IN UPVC FRAMES WITH TRICKLE VENTS & 850 x 550 (0.58M²) OPENINGS.

PLUMBING SERVICES.
SHOWER & HANDBASIN TO HAVE 75ø SEAL TRAPS & 38 & 50ø UPVC WASTES. TOILET 100ø CONNECT TO EXISTING SOIL VENT PIPE & SEWER AT 1:40 SLOPE ON PEA GRAVEL.
HEATING & DOMESTIC HOT WATER FROM EXISTING GAS FIRED BOILER.
VENTILATION BY VENT. AXIA TYPE FAN GIVING 3 AIR CHANGES PER HOUR AT 60 LITRES PER SEC. (KITCHEN)
15 LITRES PER SEC. (SHOWER)
WITH 8000mm² BACKGROUND VENTS TO ALL ROOMS

ROOF CONSTRUCTION - HIPPED 35°
CONC. TILES TO MATCH OVER 38 x 25 TIMBER BATTENS, ROOFING FELT & 125 x 50 JOISTS & RAFTERS AT 400 CRS WITH 150 x 50 LAYBOARD & 1000 x 30 x 5 STEEL RESTRAINT STRAPS AT 1200 cc. PAR. TO JOISTS. & 90° WITH NOGGINS 216mm ROCKWOOL & 12.5m FOIL BACKED PLASTER BOARD TO GIVE 0.25 W/m²°C.

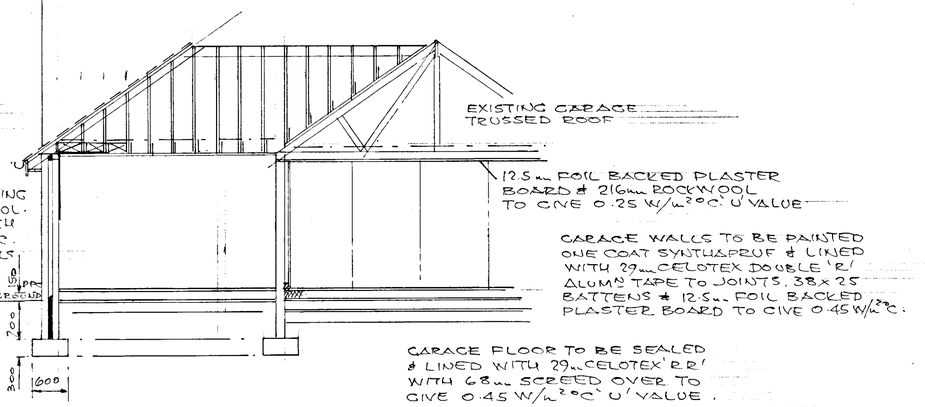


150 HIGH FLASHING INTO MORTAR & CAVITY TRAYS AT WALL ABUTMENT
DRESSED LEAD VALLEY



225 x 25 FACIA BOARDS.
200 x 25 SOFFITS WITH 25 VENT GAP & INSECT SCREEN.
100ø UPVC GUTTERS & 68ø R.W.P. CONNECT TO EXISTING.

WALL CONSTRUCTION.
BRICK OUTER LEAF TO MATCH EXISTING 75m CAVITY WITH FULL FILL ROCKWOOL. 100mm 'TURBO' BLOCK INNER LEAF WITH PLASTER FINISH TO GIVE 0.45 W/m²°C. CAVITIES CLOSED AT EAVES & REVEALS WITH DAMPCORE OR THERMOBATE TO FRAMES & CILLS LINTELS CATNIC 'CUGGP' WALL TIES AT 450 VERT & 900 HOR. CRS WALLS BELOW GROUND CONC. BLOCK WITH LEAN MIX FILL TO CAVITIES OVER 600 x 300 STRIP FOUNDATION TAKEN DOWN TO SOLID STRATA



FLOOR CONSTRUCTION.
38m SCREED OVER 29m DOUBLE 'R'.
150mm CONC. SLAB WITH 500g VAPOUR SCREEN & 1200g DAMP PROOF MEMBRANE.
12m SAND BLINDING & 150m SELECTED HARDCORE.

APPROVED

11.FEB.2002 5876

DRAWN	P.J.W.	PETER H WATKINS 48 BROOMFIELD ROAD TILEHURST READING, RG30 6AL 0118 9423696
DATE	7.1.2002	CLIENT MR. R. SINGH. 0118 9612044
		TITLE GARAGE CONVERSION & REAR EXTENSION
		LOCATION. 17 EASBY. LOWER EARLEY
SCALE 1:50, 1:100, 1:200, 1:1250		DRAWING No PW 22005