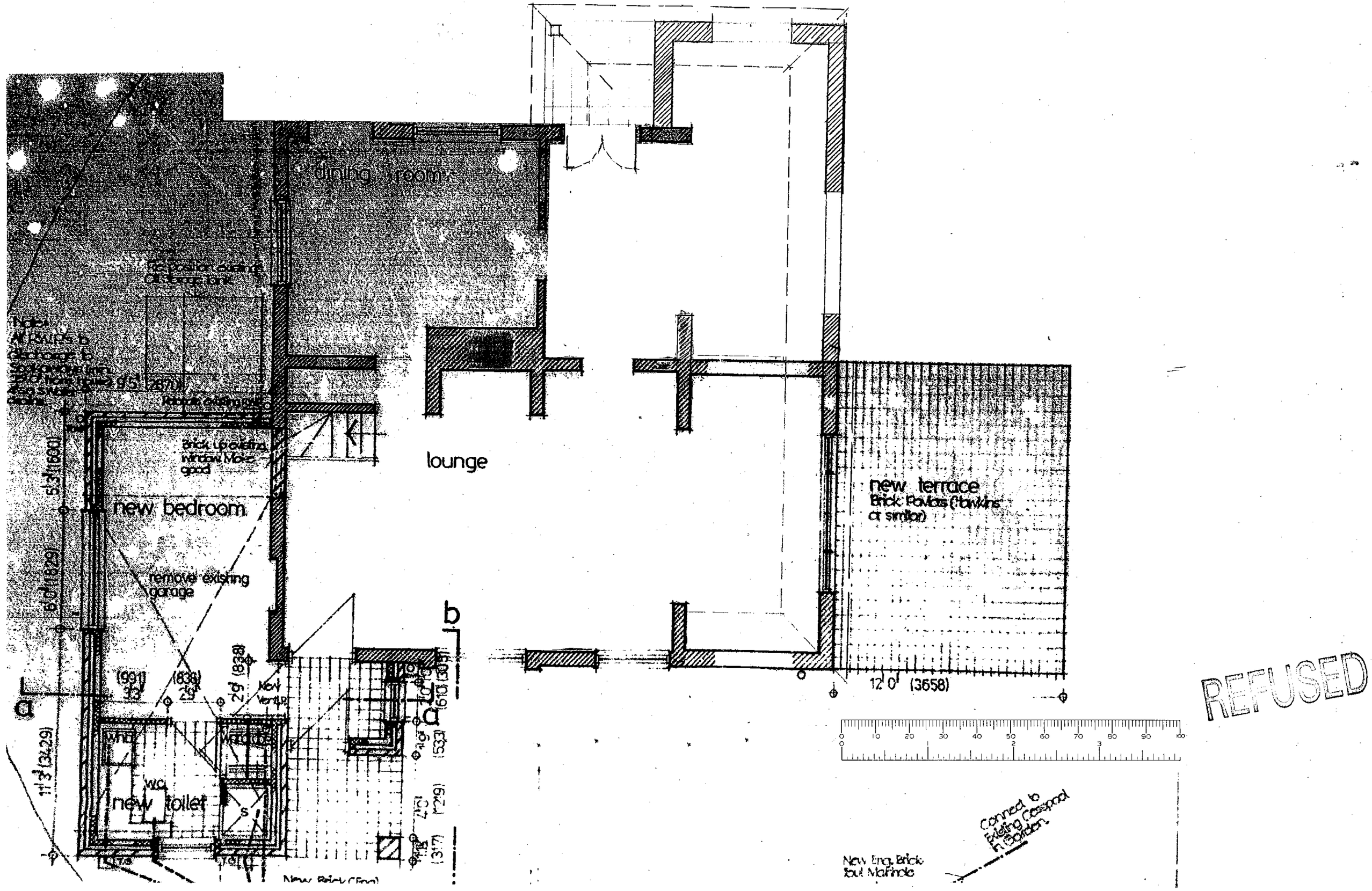
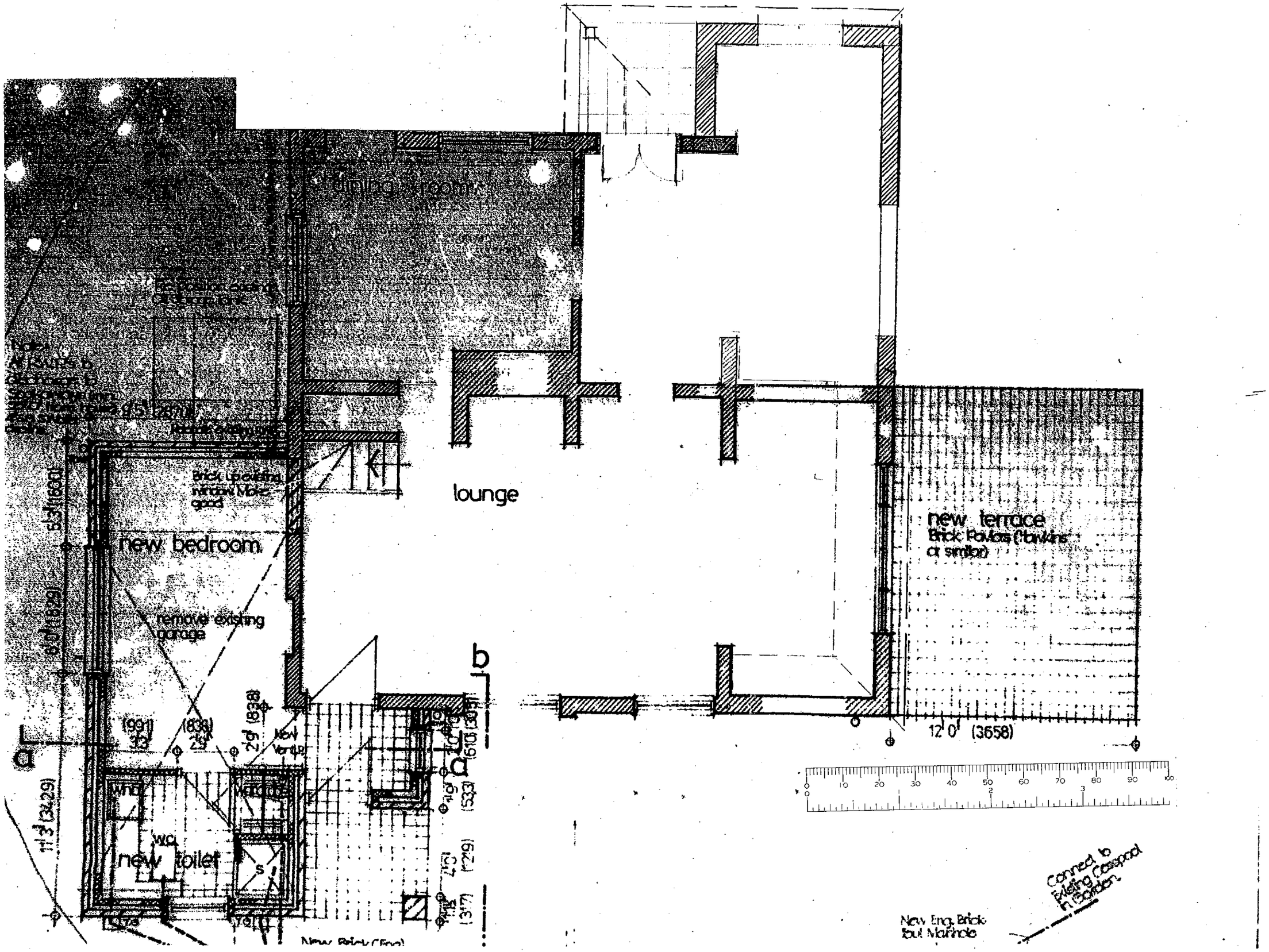
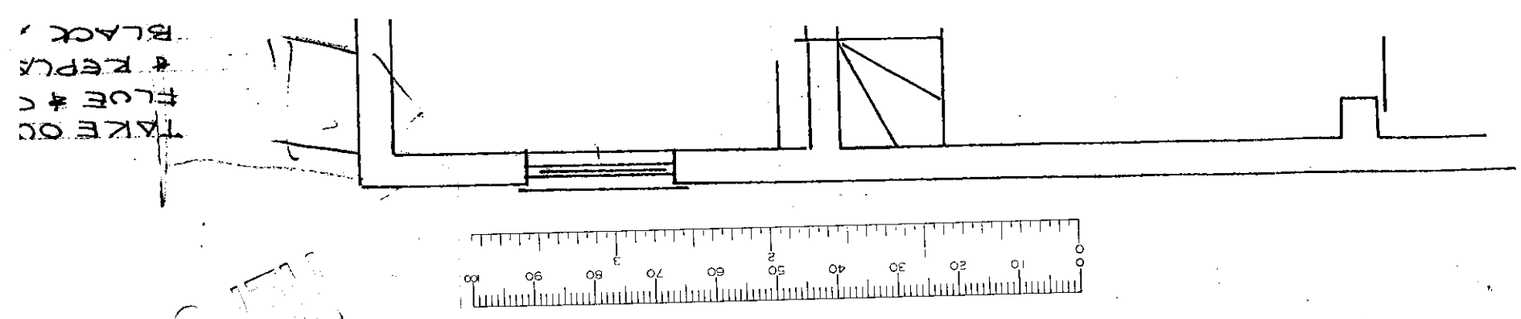
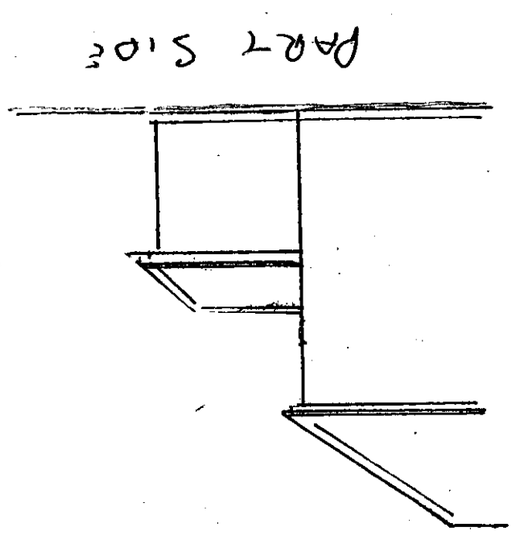

dining room
lounge
new bedroom
remove existing garage
new toilet
new terrace
Brick Pavlots (Hawkins or similar)
12' 0" (3658)
Connect to Existing Cesspool in Garden
New Eng. Brick Foul Manhole
a
b
a

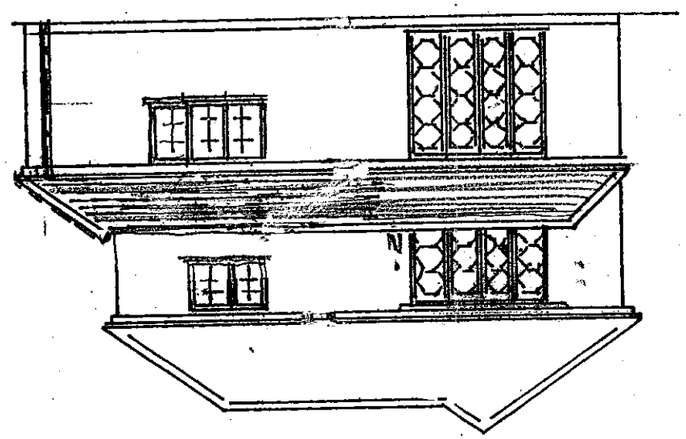
REFUSED

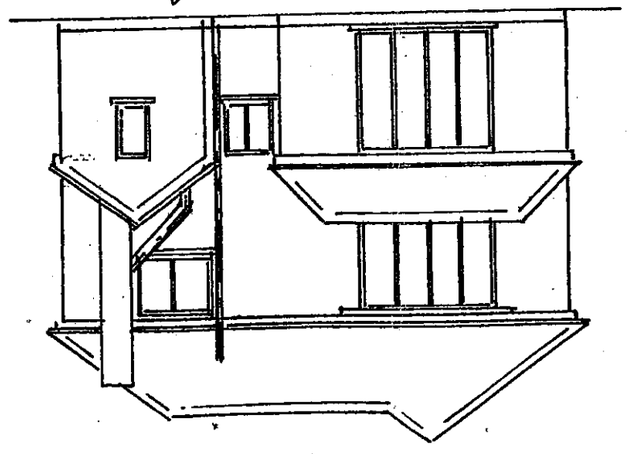

dining room
lounge
new bedroom
remove existing garage
new toilet
new terrace
Brick Pavlots (Hawkins or similar)
12' 0" (3658)
a
b
New Eng. Brick foul Manhole
Connect to Existing Cesspool in Garden.

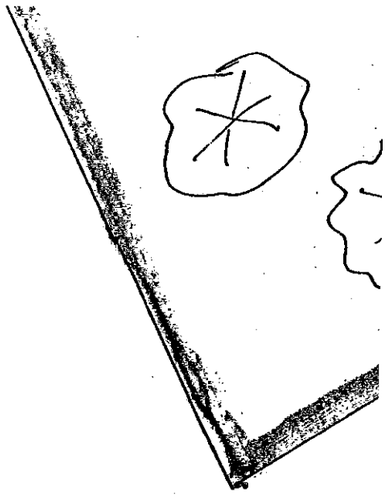
REFUSED











D BOX
IGH INTO
ER MIN 3.

BATHROOM
WINDOW.

150

RAWN	P.H.W.
ATE	2.1.2001
CALE	
0,1:100,1:200	

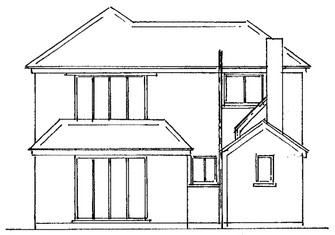
PETER H. WATKINS.
48 BROOMFIELD ROA
TILEHURST,
READING, RC30 6A

CLIENT.
MR. & MRS. B

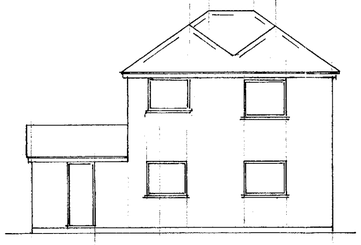
TITLE
SINGLE STO

LOCATION LINDEN L

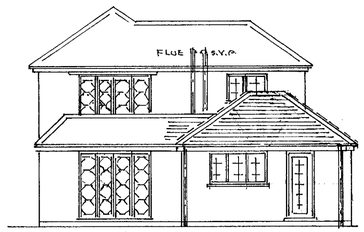
DRAWING No. P1



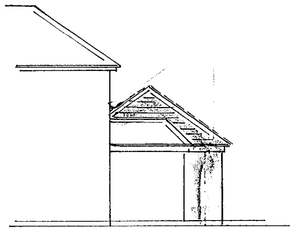
EXISTING REAR



EXISTING SIDE



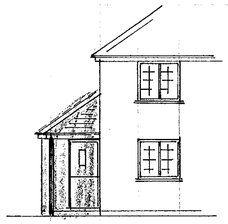
NEW REAR



PART SIDE



NEW SIDE



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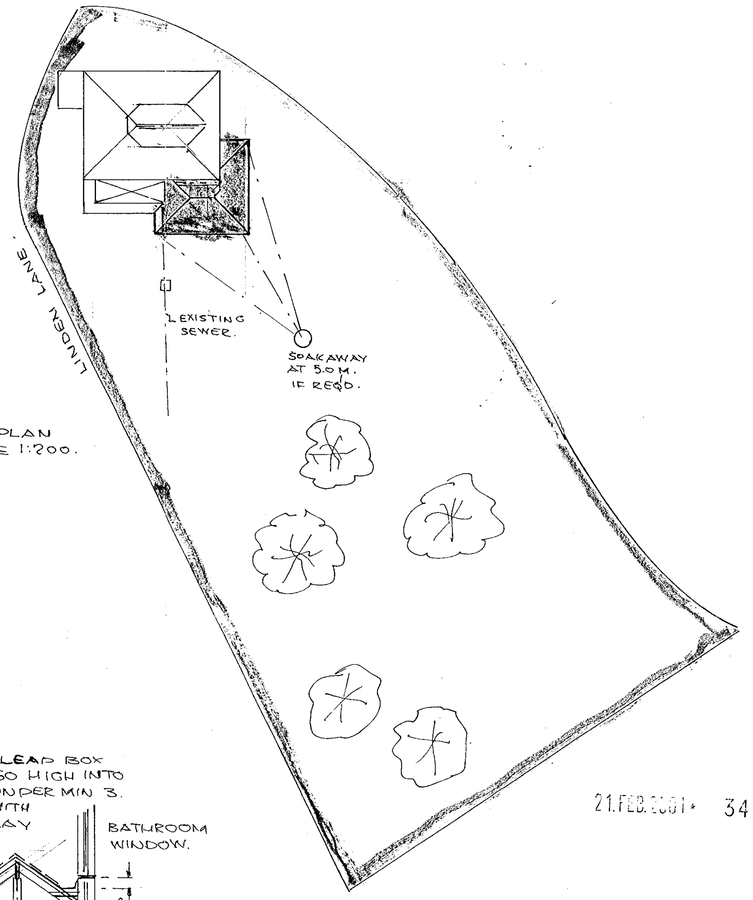
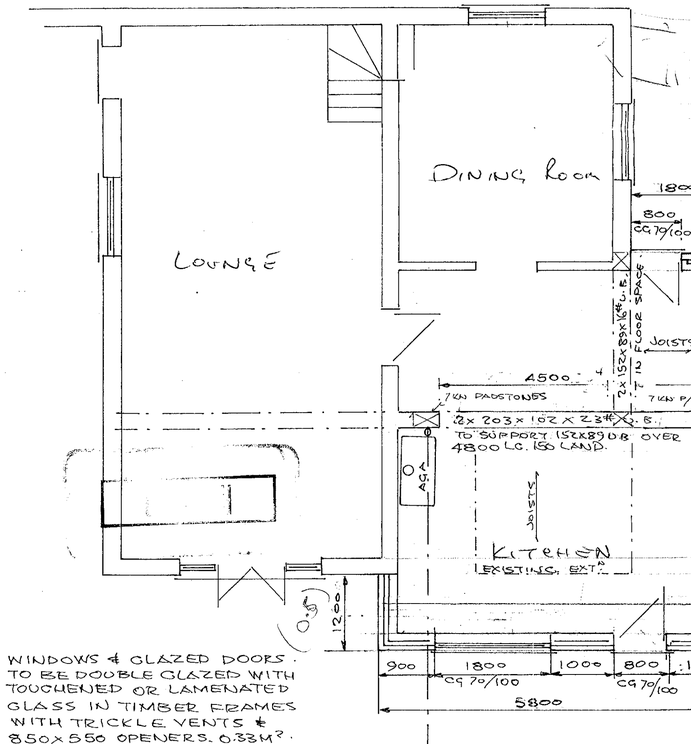


SITE PLAN
SCALE 1:200.



WINDOWS & GLAZED DOORS. TO BE DOUBLE GLAZED WITH TOUGHENED OR LAMENATED GLASS IN TIMBER FRAMES WITH TRICKLE VENTS & 850x550 OPENERS. 0.33M².

VENTILATION TO KITCHEN VENT. AXIA TYPE FAN TO GIVE 3 AIR CHANGES PER HOUR AT 60 LITRES PER SEC. WITH 8000mm² BACKGROUND VENT (30 LITRES PER SEC. IF COOKER HOOD).

1/24.

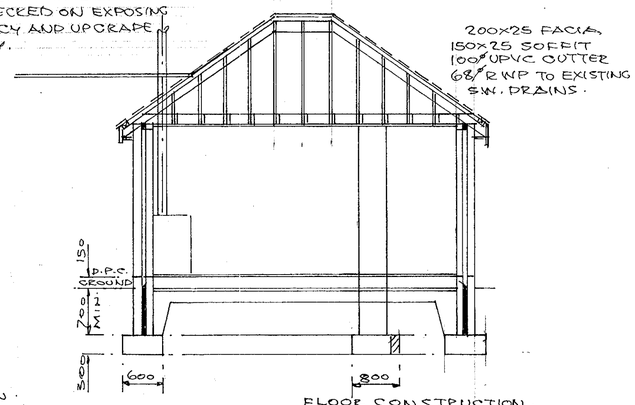
NEW UPVC CONNECTING CHAMBER OVER EXISTING SEWER. ANY NEW PIPES 100ø UPVC AT 1:40 SLOPE SET ON PEA GRAVEL WITH FLEXIBLE CONNECTIONS.

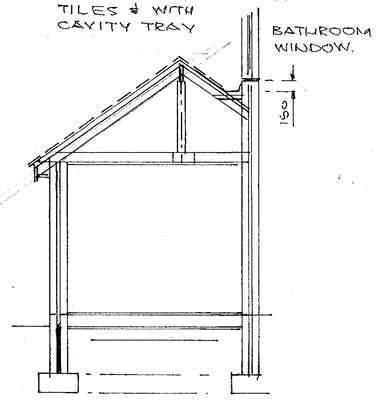
TAKE OUT EXISTING BOILER, FLUE & CHIMNEY 'THRU' TO ROOF & REPLACE WITH NEW 225ø BLACK ANODISED FLUE TO AGA WITH 50mm CAP TO TIMBERS PACK WITH FIBRE GLASS & STEEL FLASHING PIPE TO ROOF. AGA & FLUE TO BE INSTALLED BY MANUFACTURER AND/OR CORGI REG. ENG (GAS FIRED) 8000cm COMBUSTION VENT AT 1720 H.

EXISTING FLAT ROOF EXTEND TO NEW PITCH WITH 3 LAYERS MINERAL FELT BONDED TO EXISTING & TAKEN UNDER MIN. 3 TILES, TILE REAR TO MATCH EXISTINGS, INSULATION OVER FIRRINGS, DECKING & JOISTS TO MATCH. CHECKED ON EXPOSING FOR ADEQUACY AND UPGRADE ACCORDINGLY.

ROOF CONSTRUCTION. WARM. PITCH 35°
PLAIN TILES OVER 38x25 BATTENS, ROOF FELT & 59mm CELOTEX DOUBLE 'R' TO GIVE 0.35 W/m²°C. WITH STOP BATTENS AT EAVES & ALUM^M TAPE TO JOINTS. WITH COUNTER LAID BATTENS. 125x50 SC4. JOISTS & RAFTERS AT 400 CRS. & 125mm FOIL BACKED PLASTER BOARD.
RIDGE & HIP BEAMS 150x50. 1000x30x5 RESTRAINT STRAPS AT 1200 CRS. PAR^L TO JOISTS. 100x50 HANGERS AT 900 CRS WITH STEEL PLATE CONNECTIONS.

GRADE 6 LEAD FLASHING INTO MORTAR & CAVITY TRAYS AT ALL ABUTMENTS.





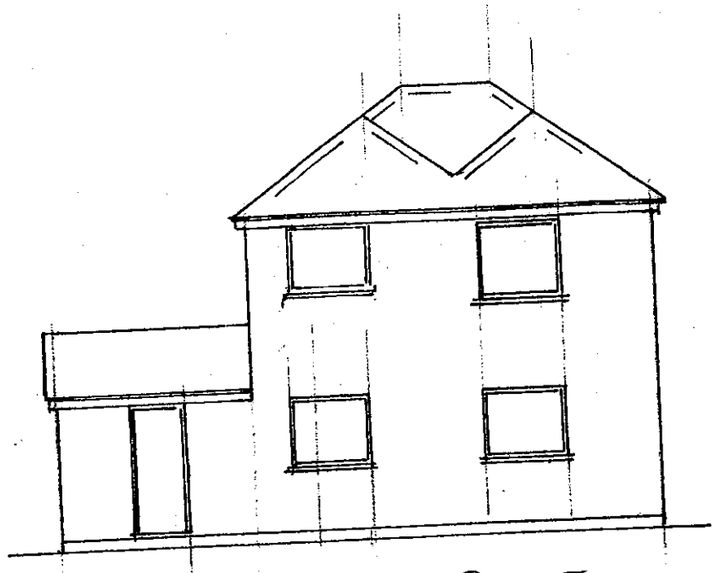
WALL CONSTRUCTION.
BRICK OUTER LEAF TO MATCH.
75 CAVITY WITH FULL FILL ROCKWOOL.
100 'TURBO' BLOCK INNER LEAF WITH PLASTER FINISH TO GIVE 0.45W/m²°C. CAVITIES CLOSED AT EAVES & REVEALS WITH DAMPCORE OR THERMOBATE TO FRAMES & CILLS LINTELS CATNIC COUGAR' WALL TIES AT 450 VERT & 900 HOR. CRS. WALLS BELOW GROUND CONCRETE BLOCK WITH LEAN MIX FILL TO CAVITIES OVER 600x300 STRIP FOUNDATION TAKEN DOWN TO SOLID STRATA OR INVERT OF SEWER WITH LINTELS OVER PIPES TO GIVE 50mm CRP ALL ROUND & RODENT SCREENS.

FLOOR CONSTRUCTION.
38 SCREED OVER 150 CONCRETE SLAB, 500g VAPOUR SCREEN, 50 POLYSTYRENE TO GIVE 0.45 W/m²°C, 1200g D.P.M. 12 SAND BLINDING & 150 SELECTED HARDCORE.

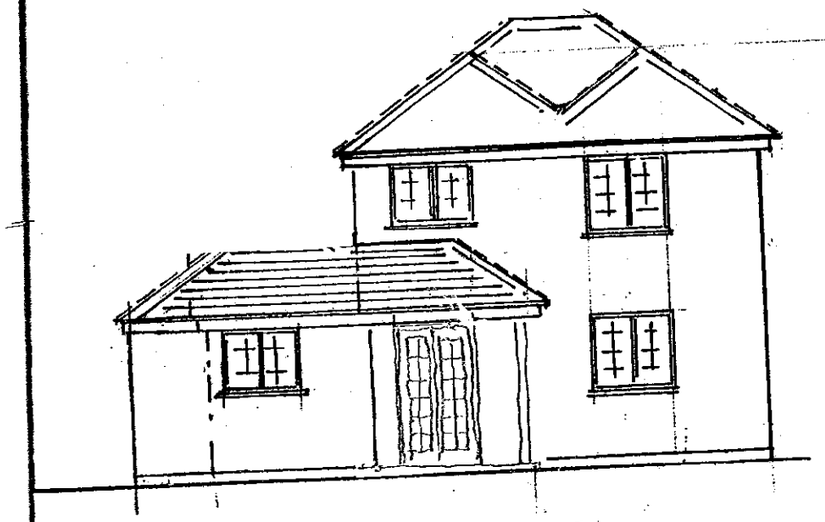
REFUSED

21.FEB.2001 3412

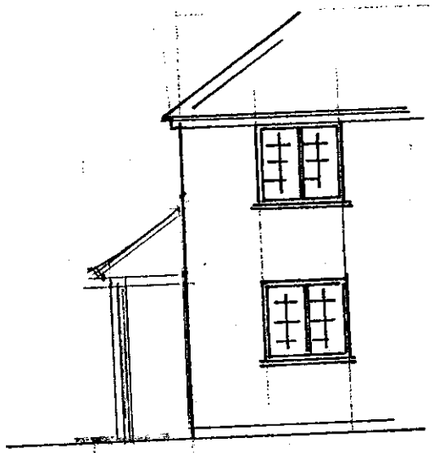
DRAWN	P.H.W.	PETER H. WATKINS. 48 BROOMFIELD ROAD. TILEHURST, READING, RG30 6AL 01189423696.
DATE	2.1.2001	CLIENT. MR. & MRS. BROOKE 01189401621.
		TITLE SINGLE STOREY SIDE EXTENSION.
		LOCATION. LINDEN LODGE, LINDEN LANE, KILN GREEN.
SCALE 1:50, 1:100, 1:200		DRAWING Nº PW. 21001.



EXISTING SIDE



NEW SIDE



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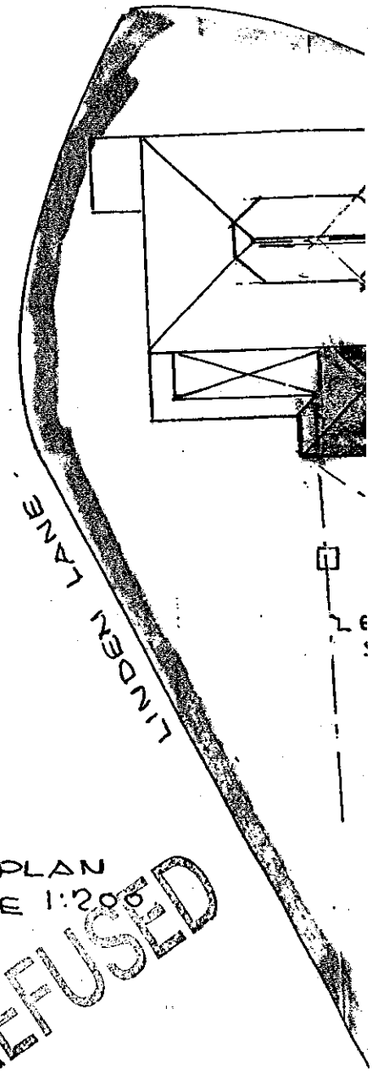
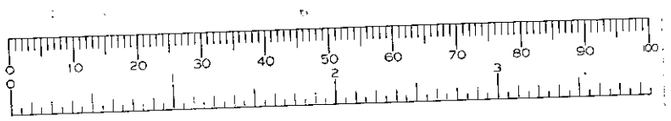


SITE PLAN
SCALE 1:200

REFUSED



EXISTING BOILER,
NEY THRU' TO ROOF
WITH NEW 225ø
ODISED FLUE TO ACA'

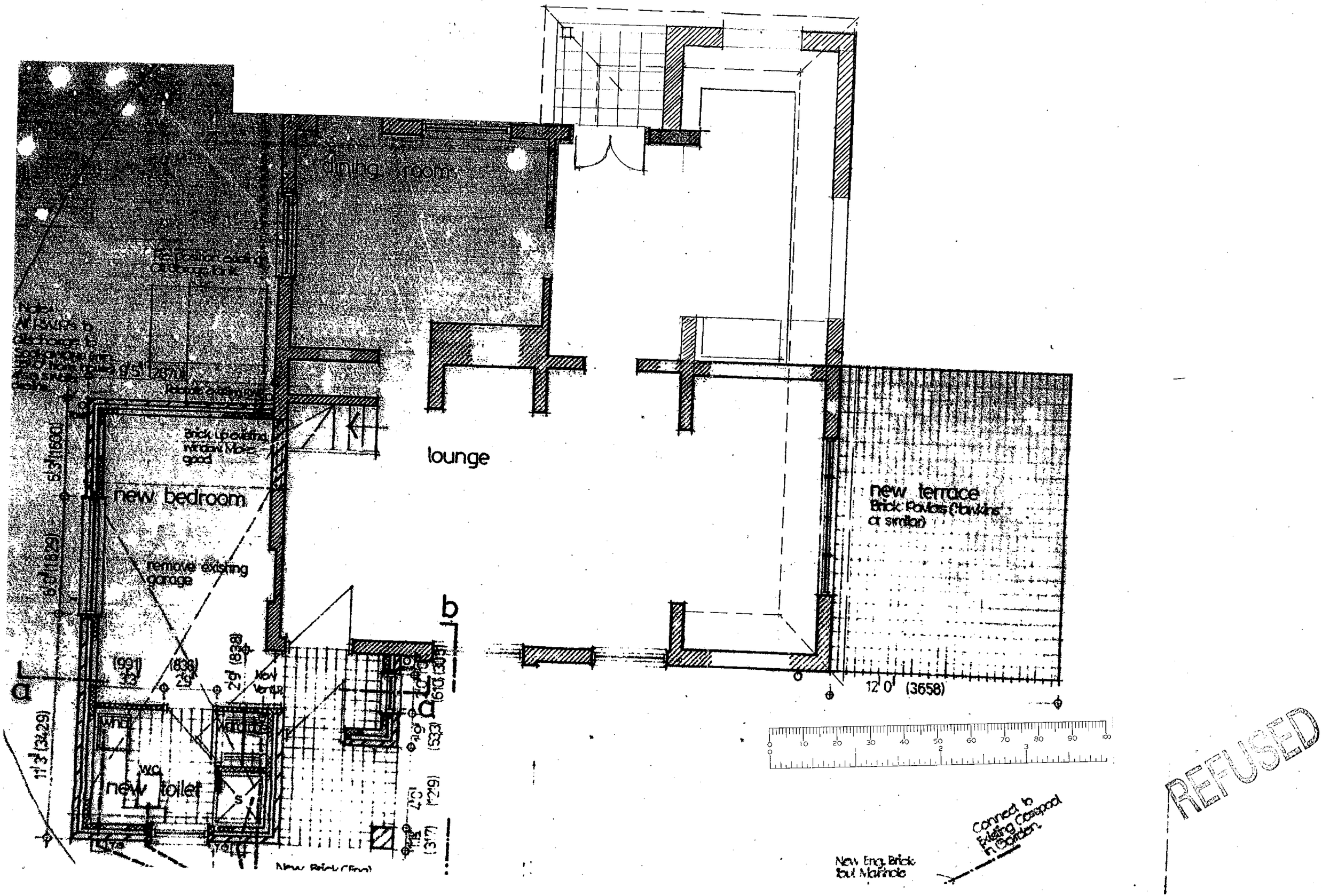
ROOF CONSTRUCTION. WARM. PITCH 35°
PLAIN TILES OVER 38×25 BATTENS. ROOF FELT
& 59m. CELOTEX DOUBLE 'R' TO GIVE 0.35 W/m²°C.
WITH STOP BATTENS AT EAVES & ALUM^N TAPE
TO JOINTS. WITH COUNTER LAID BATTENS.

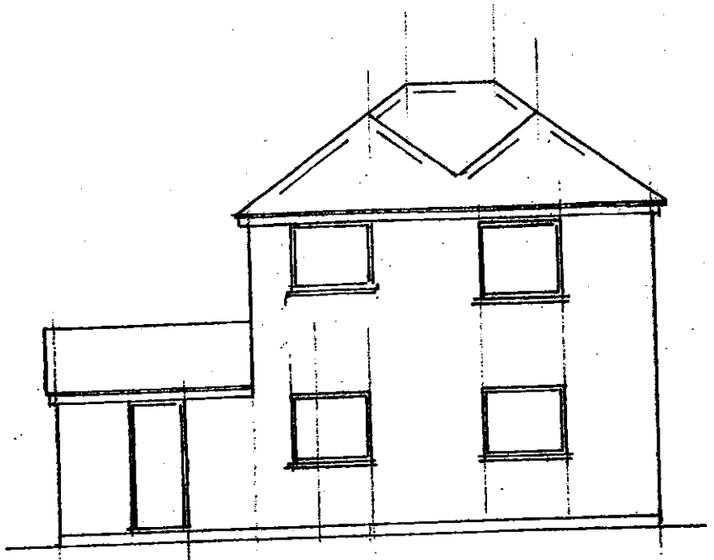
DRAWN	P.H.W.	PETER H. WATKINS. 48 BROOMFIELD ROA TILEHURST, READING, RG30 6A
DATE	2-1-2001	
CLIENT.		MR. & MRS. B
TITLE		SINGLE STO
		LOCATION. LINDEN L
SCALE		1:100, 1:200 DRAWING No. P1

EXISTING REAR

NEW REAR

PART SIDE

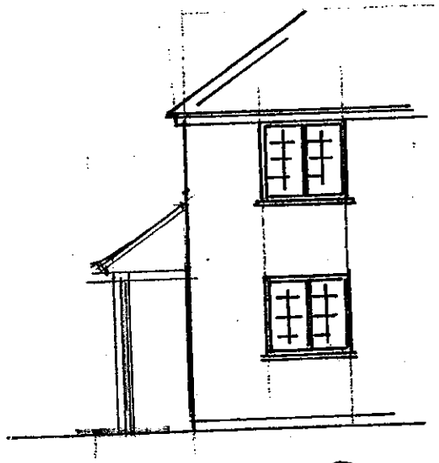

dining room
lounge
new bedroom
remove existing garage
new toilet
new terrace
Brick Pavlas (Hawkins or similar)
12' 0" (3658)
New Eng. Brick
Connect to Existing Cesspool in Garden
New Brick (Eng)
a
b
REFUSED



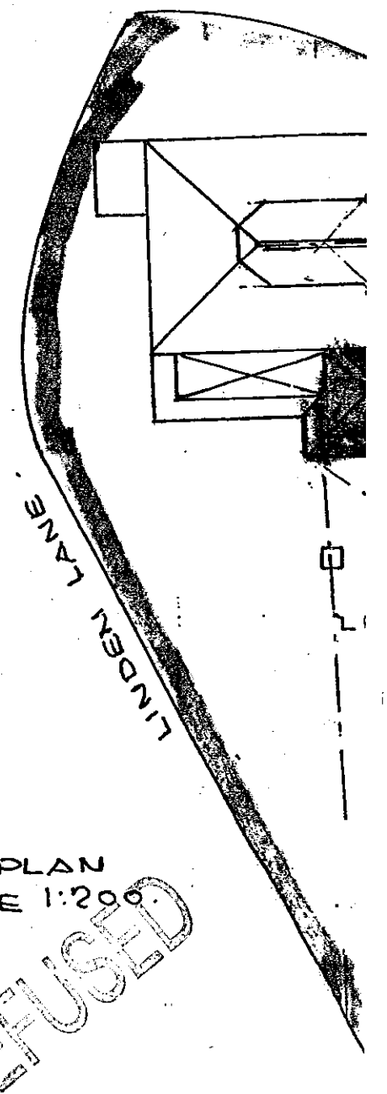
EXISTING SIDE



NEW SIDE



PART FRONT

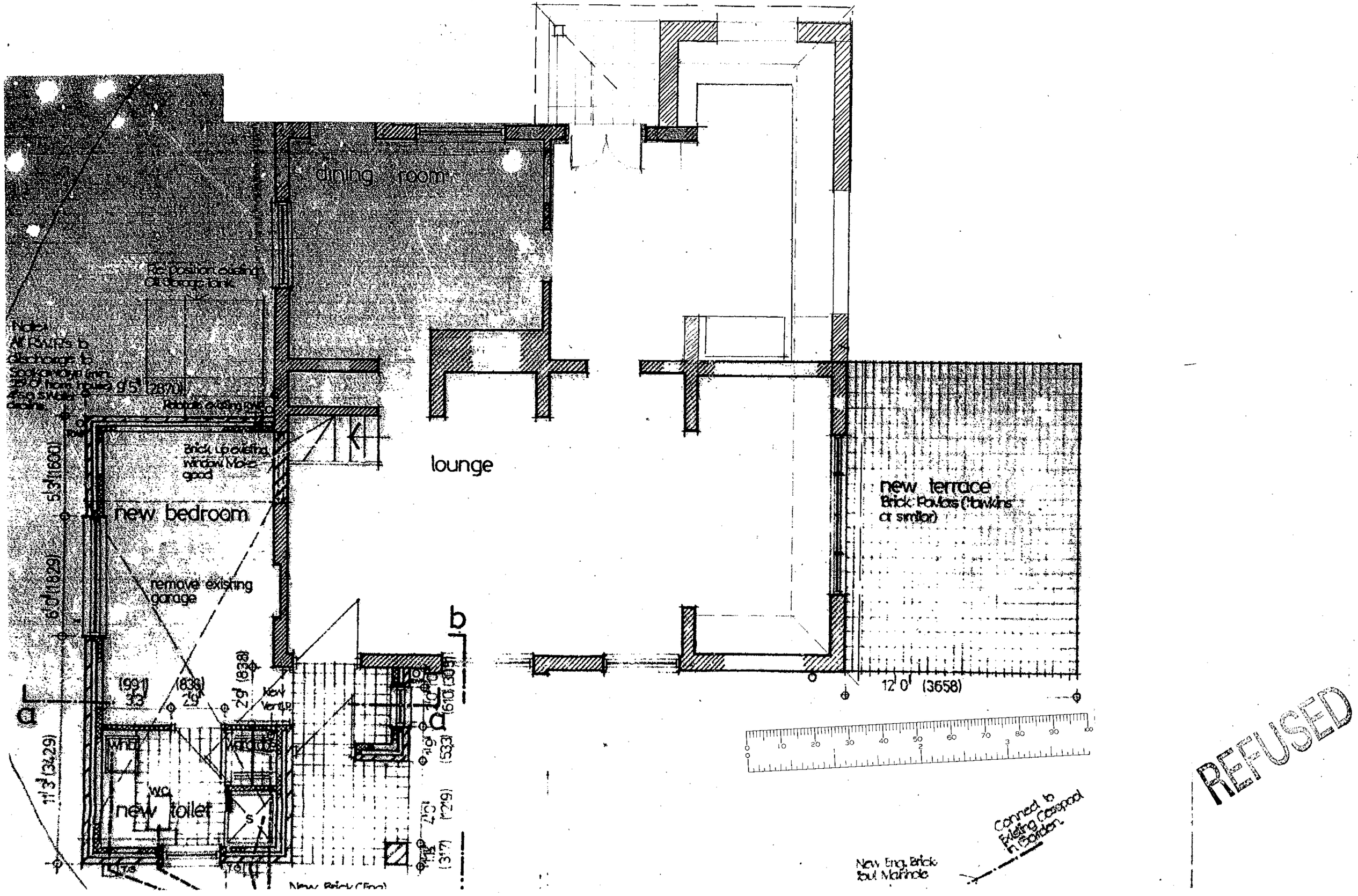


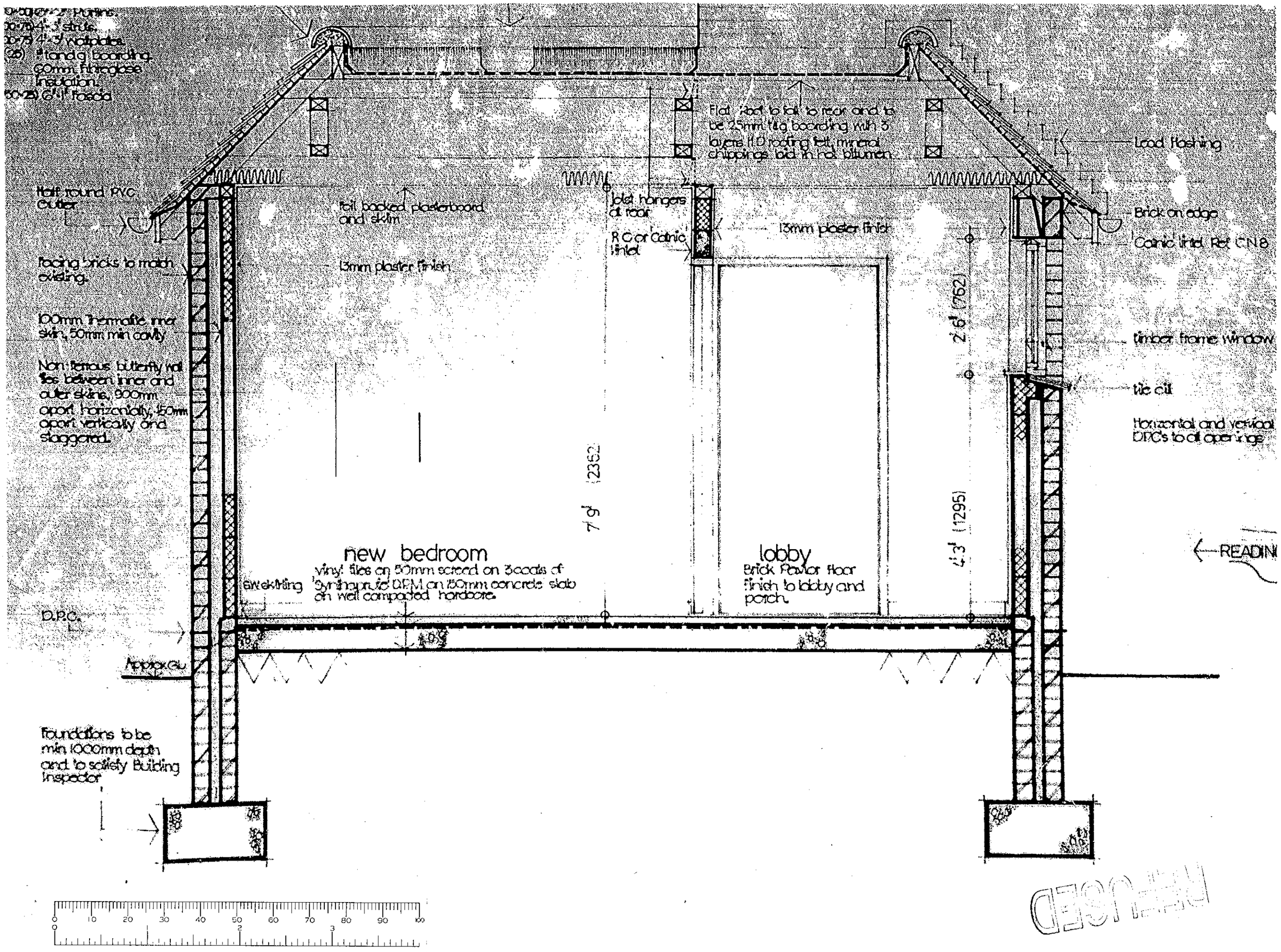
SITE PLAN
SCALE 1:200.

REFUSED

EXISTING BOILER,
NEY TURN. TO ROOF
WITH NEW 225ø
ODISED FLUE TO AGA'

ROOF CONSTRUCTION. WARM. PITCH 35°
PLAIN TILES OVER 38×25 BATTENS. ROOF FELT
& 59m. CELOTEX DOUBLE 'R' TO GIVE 0.35 W/m²°C.
WITH STOP BATTENS AT EAVES & ALUM^N TAPE


dining room
Re-position existing Oil Storage tank
Note:
Brick up existing window Make good
lounge
new bedroom
remove existing garage
new terrace
Brick Pavers (Hawkins or similar)
12' 0" (3658)
b
a
a
(991) 3'3"
(838) 2'9"
2'9" (838)
New Vent.P.
wh.b.
wardrobe
wc
new toilet
S
11' 3" (3429)
6' 0" (1829)
5' 3" (1600)
New Brick (Eng)
New Eng. Brick foul Manhole
Connect to Existing Cesspool in Garden.
REFUSED



Purlins.
4"x3" struts.
4"x3" wallplates.
(25) 1" tandg boarding.
60mm fibreglass insulation.
(50x25) 6"x1" fascia
Flat roof to fall to rear and to be 25mm tilg boarding with 3 layers H.D roofing felt, mineral chippings laid in hot bitumen.
Lead flashing
Half round PVC Gutter
Foil backed plasterboard and skim
Joist hangers at rear
R.C or Catnic lintel
13mm plaster finish
Brick on edge
Catnic lintel Ref CN8
Facing bricks to match existing.
13mm plaster finish
100mm Thermalite inner skin, 50mm min cavity
Non ferrous butterfly wall ties between inner and outer skins, 900mm apart horizontally, 450mm apart vertically and staggered.
2'6" (762)
Timber frame window
tile cill
Horizontal and vertical DPC's to all openings
7'9" (2362)
4'3" (1295)
new bedroom
Vinyl tiles on 50mm screed on 3 coats of Synthaprufe DPM on 150mm concrete slab on well compacted hardcore.
lobby
Brick Pavior floor finish to lobby and porch.
READIN
D.P.C.
Approx GL
Foundations to be min 1000mm depth and to satisfy Building Inspector
0 10 20 30 40 50 60 70 80 90 100
0 1 2 3

REFUSED