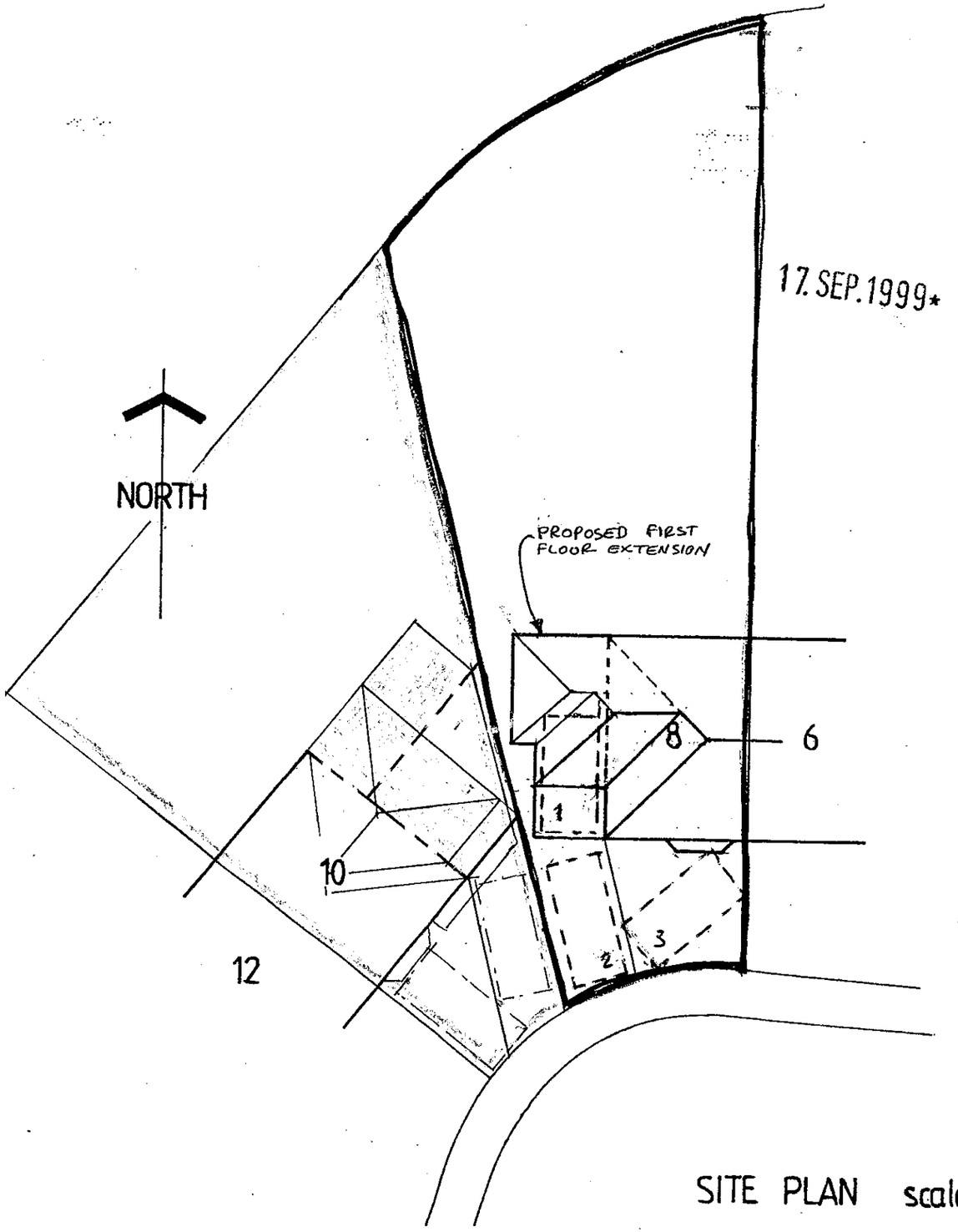
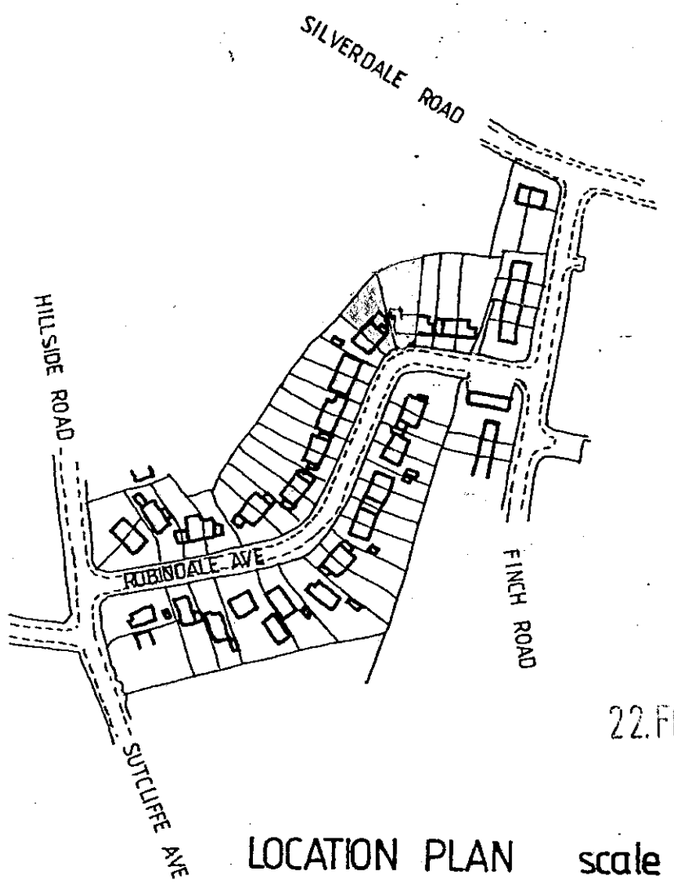


17.SEP.1999* 70472

SITE PLAN scale 1:200



22.FEB.2000* 0616

LOCATION PLAN scale 1:2500

APPROVED

Client:

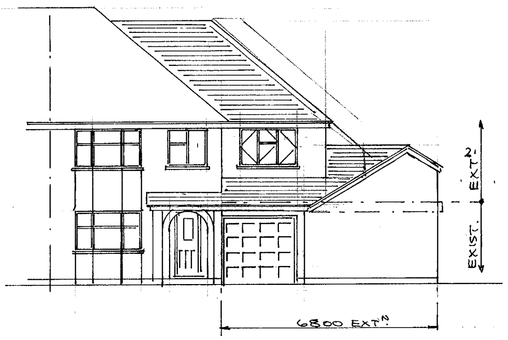
Project:
10 Robindale Ave
Earley

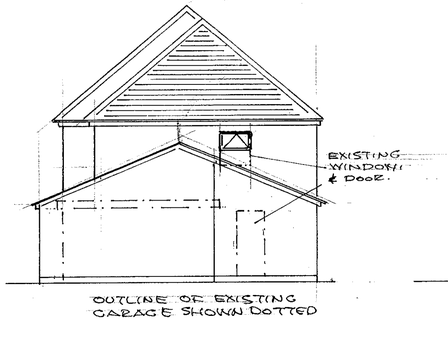
Drawing:
SITE & LOCATION PLANS

Scale: Date: APR 99

Dwg. no: 249 / 02 Rev: B

TWORKER POS 811254







FIRST FLOOR CONSTRUCTION.
21mm T & G. CHIPBOARD OVER 200x50 FLOOR JOISTS AT 400 CRS WITH 9.5mm FOIL BACKED PLASTER BOARD (SEE NOTE TO GARAGE)

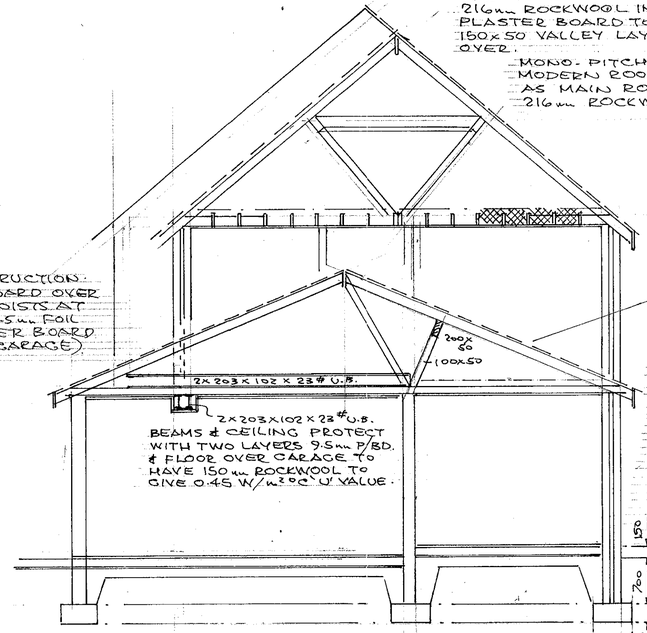
ROOF CONSTRUCTION PITCH 40° HIPPED CLAY TILES TO MATCH EXISTING, OVER 50x38 TIMBER BATTENS, ONE LAYER BITUMEN FELT. 125x50 SC4 RAFTERS MAX SPAN 2600 WITH 175x50 RIDGE & HIP BEAMS, 200x50 COLLAR PURLINS WITH 100x50 STRUTS AT EXISTING WALL PLATE CEILING JOISTS 150x50 SC4 AT 400 CRS WITH 1000x30x5 RESTRAINT STRAPS AT 1200 CRS PAR^L TO RAFTERS WITH NOGGINS TO 3 JOISTS. 216mm ROCKWOOL INSULATION & 12.5mm FOIL BACK PLASTER BOARD TO GIVE 0.25 W/m²°C 'U' VALUE. 150x50 VALLEY LAY BOARDS WITH DRESSED LEAD OVER.

MONO. PITCH TO BE 22½° WITH MARLEY MODERN ROOF TILES. ALL OTHER DETAILS AS MAIN ROOF. RAFTERS 125x50. 2800 SPAN. 216mm ROCKWOOL ETC.

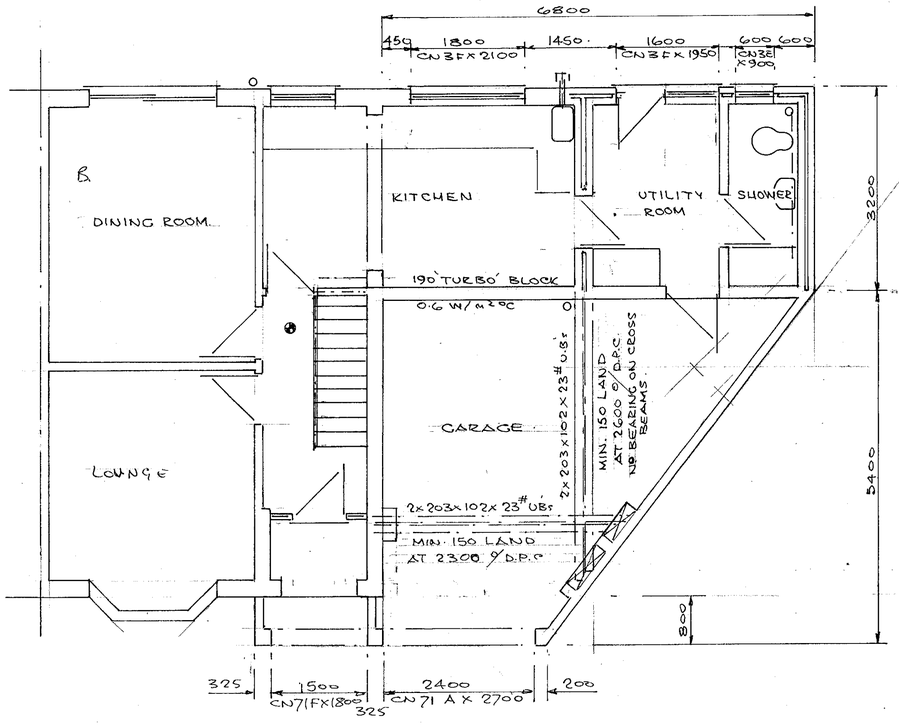
225x25 FACIA BOARDS 200x25 SOFFITS WITH 25 VENT GAPS & INSECT SCREENS. 100ø UPVC GUTTERS, 68ø R.W.P. TO SOAKAWAY. AT 5.0 M.

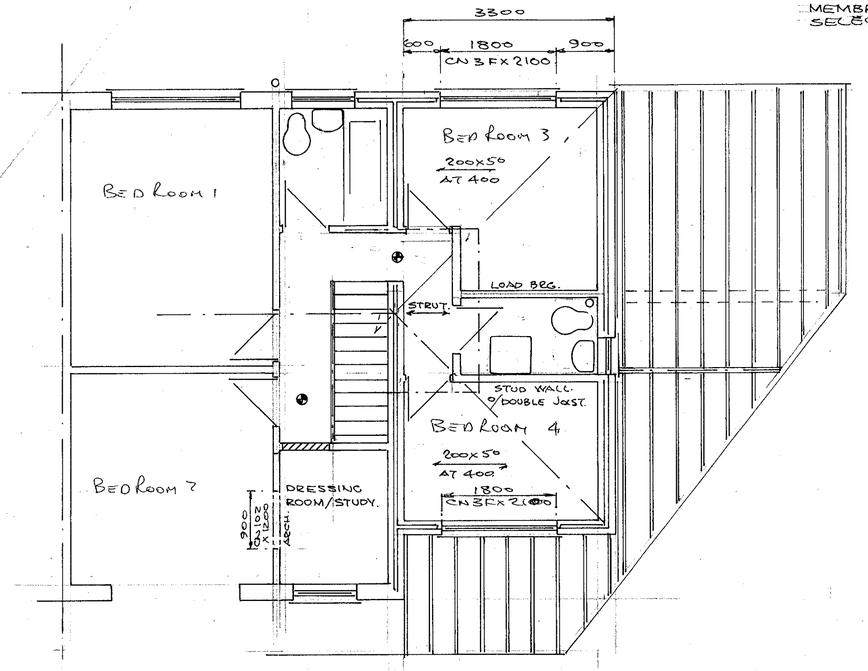
150 HIGH LEAD FLASHING INTO MORTAR WITH CAVITY TRAYS AT ABUTMENTS TO WALLS.

WALL CONSTRUCTION
BRICK OUTER LEAF TO MATCH EXIST. 75 CAVITY WITH FULL FILL ROCKWOOL 100 TURBO BLOCK, PLASTER FINISH TO GIVE 0.45 W/m²°C 'U' VALUE. CAVITIES CLOSED AT EAVES & REVEALS WITH DAMPCORE OR THERMOBATE TO FRAMES & CILLS. LINTELS CATNIC COUGAR, WALL TIES AT 450 V & 900 H. CRS., WALLS BELOW GROUND CONCRETE BLOCK WITH LEAN MIX FILL TO CAVITY OVER 660x300 STRIP FOUNDATION TAKEN DOWN TO SOLID STRATA OR INVERT OF SEWER WITH LINTELS OVER PIPES TO GIVE 50 CAP ALL ROUND & RODENT SCREENS.



FLOOR CONSTUCTION
38 SCREED OVER 150mm CONCRETE SLAB
500g VAPOUR SCREEN, 50m POLYSTYRENE TO GIVE 0.45 W/m²°C, 1200g DAMP PROOF MEMBRANE, 12mm SAND BLINDING & 150 SELECTED HARDCORE





WINDOWS & GLAZED DOORS TO BE DOUBLE GLAZED TOUGHENED OR LAMENATED GLASS IN UPVC FRAMES. MIN. 850 H x 550 W. CLEAR OPENINGS.
VENTILATION TO KITCHEN, UTILITY & SHOWER ROOMS. VENT-AXIA TYPE FANS TO GIVE 3 AIR CHANGES PER HOUR AT 60 LITRES PER SEC (KITCHEN) 30 LITRES PER SEC. (UTILITY ROOM) 15 LITRES PER SEC. (SHOWER ROOMS) 8000mm² BACKGROUND VENTS TO ALL ROOMS.
HEATING & DOMESTIC HOT WATER FROM 30-90000 BTU. COMBI. BOILER INSTALLED BY CORGI. REG. ENGINEER WITH 8000mm² COMBUSTION VENT AT 1720 HIGH.
RADIATORS WITH THERMOSTAT ISOLATION VALVES.
MAINS WIRED INTERCOUNECTED SMOKE ALARMS AT ●
PLUMBING SERVICES, KITCHEN, UTILITY & SHOWER SINKS, HANDBASINS, SHOWERS ETC. TO HAVE 75 ~~ SEAL TRAPS & 38 / 50ø UPVC WASTES CONNECTED TO 100ø SOIL PIPES & SEWERS AT 1:40 SLOPE ON PEA GRAVEL WITH FLEXIBLE CONNECTIONS AT CHAMBERS.

DEPOSITED

APPROVED

22.FEB.2000 * 0616

DRAWN	P.H.W.	PETER H. WATKINS. 48 BROOMFIELD ROAD TILEHURST, READING, RG30 6AL. 0118 9423696
DATE	2.2.2000	CLIENT M/S. ZAREMBA 0118 9669578
		TITLE TWO-STOREY SIDE EXT^N.
		LOCATION. 10 ROBINDALE AVENUE, EARLEY
SCALE	1:50 & 1:100	DRAWING No PW 20014.