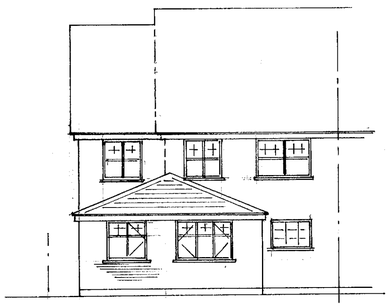
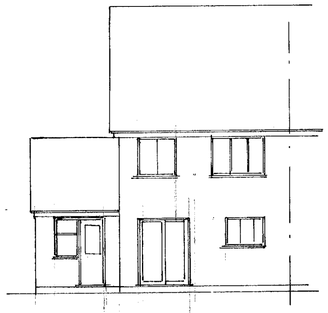
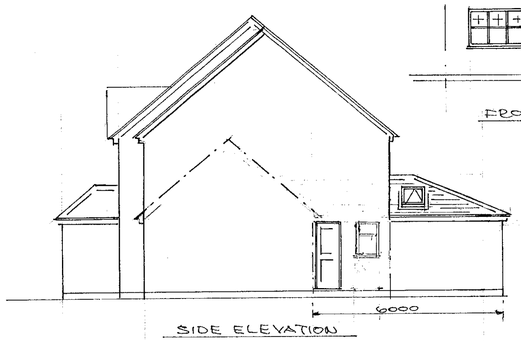


NEW REAR ELEVATION



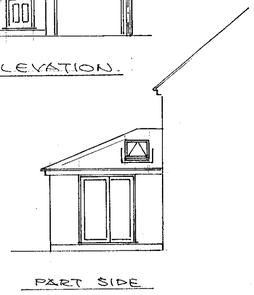
EXISTING REAR.



SIDE ELEVATION

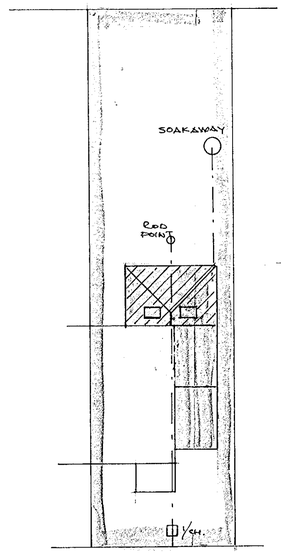


FRONT ELEVATION.

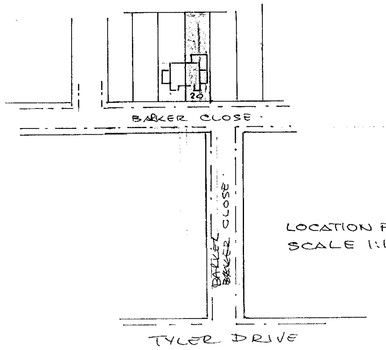


PART SIDE

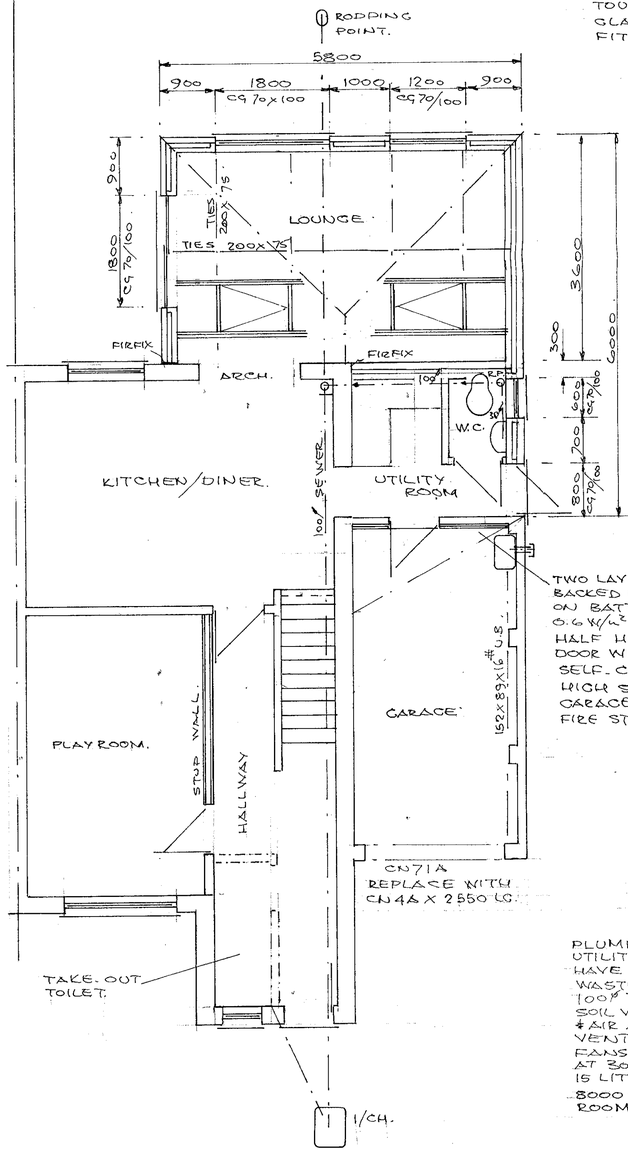
WINDOWS & GLAZED DOORS TO BE DOUBLE GLAZED WITH TOUGHENED OR LAMENATED GLASS IN UPVC FRAMES FITTED WITH TRICKLE VENTS



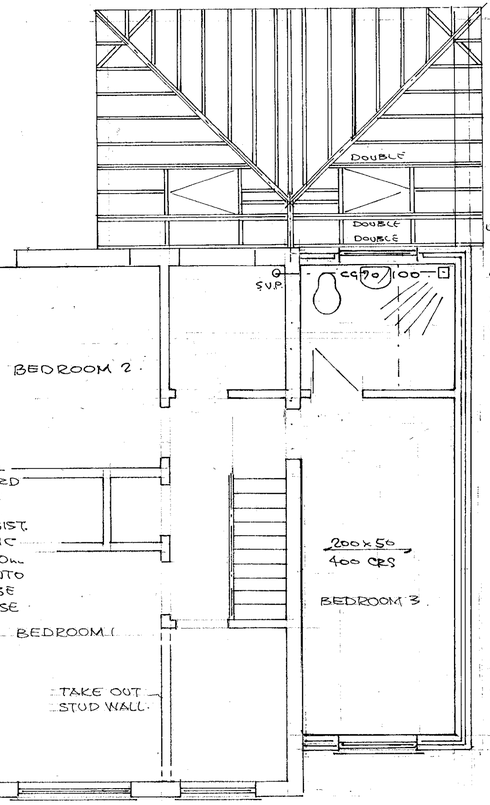
SITE PLAN
SCALE 1:200



LOCATION PLAN
SCALE 1:1250.

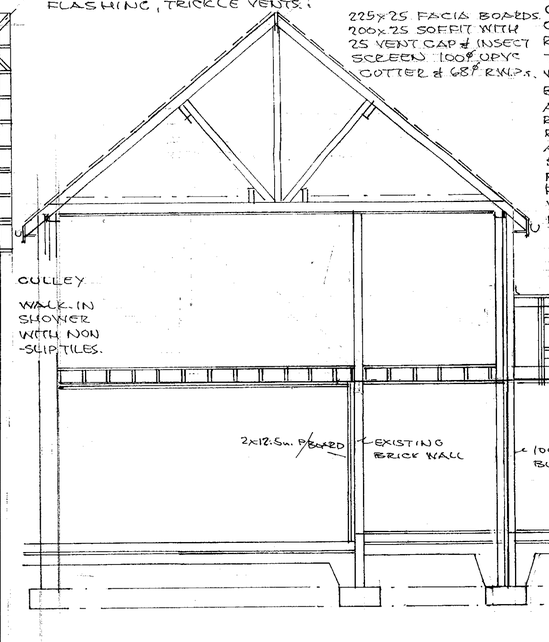


TWO LAYERS 12.5mm FOIL BACKED PLASTER BOARD ON BATTENS TO GIVE 0.6 W/m²°C 'U' VALUE HALF HOUR FIRE RESIST. DOOR WITH AUTOMATIC SELF-CLOSING & 150mm HIGH STEP DOWN INTO GARAGE. WALL TO BE FIRE STOPPED TO HOUSE



PLUMBING SERVICES.
UTILITY ROOM TOILET & EN-SUITE TO HAVE 75mm SEALTRAPS & 38 x 50# UPVC WASTES. TO SINK, SHOWER & HANDBASIN, 100# TO TOILETS CONNECT TO EXISTING SOIL VENT PIPE WITH RODDING POINTS & AIR ADMITTANCE VALVES.
VENTILATION BY VENT-AXIA TYPE FANS GIVING 3 AIR CHANGES PER HOUR AT 30 LITRES PER SEC (UTILITY ROOMS) 15 LITRES PER SEC (TOILET & EN-SUITES) 8000 mm² BACKGROUND VENTS TO ALL ROOMS. EXISTING BOILER IN GARAGE.

ROOF WINDOWS.
BOULTON & PAUL REF BL44.
730 WIDE X 1170 HIGH WITH DOUBLE GLAZED TOUGHENED GLASS IN TIMBER FRAMES, ALUMINIUM OUTER SHEAF & FLASHING, TRICKLE VENTS.



225x25 FACIA BOARDS
200x25 SOFFIT WITH 25 VENT CAP & INSECT SCREEN 100# UPVC GUTTER & 68# R.W.P.s.

ROOF CONSTRUCTION PITCH 22½°. WARM. CLAY TILES TO MATCH EXISTING, LAP 100mm OVER 38x25 TIMBER BATTENS, ONE LAYER ROOF FELT, COUNTER LAID BATTENS & ALUM. TAPE OVER JOINTS OF 59mm CELOTEX 'RR' WITH STOP BATTEN AT EAVES & 12.5mm FOIL BACKED PLASTER BOARD TO GIVE 0.35 W/m²°C. ALL ACCORDING TO CELOTEX INSTALLATION GUIDE.
REAR EXTENSION TO HAVE 200x75 LATERAL RESTRAINT BEAMS @ 1000 x 30x5 STRAPS AT 1200 & 1600 CRS. & AT CENTRE. SEE PLAN.
SIDE EXTENSION TO HAVE MANUFACTURED ROOF TRUSSES WITH 216mm ROCKWOOL & 12.5mm FOIL BACKED PLASTER BOARD TO GIVE 0.45 W/m²°C 'U' VALUE.
RAFTERS TO REAR EXTN 150x50 SC4 AT 400 CRS.

150 HIGH LEAD FLASHING. INTO MORTAR & CAVITY TRAY AT ABUTMENT TO WALLS.

225x25 FACIA BOARDS
200x25 SOFFIT BOARDS
100# UPVC GUTTERS & 68# R.W.P.s TO SOAKAWAY AT 5.0M.

WALL CONSTRUCTION
BRICK OUTER LEAF TO MATCH
75 CAVITY WITH FULL FILL ROCKWOOL
100mm 'TURBO' BLOCK INNER LEAF WITH 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 450V & 900H. CRS
WALLS BELOW GROUND CONC. BLOCK WITH LEAN MIX FILL TO CAVITY OVER 600x300 STRIP FOUNDATION TAKEN DOWN TO SOLID STRATA OR INVERT OF SEWER WITH LINTELS OVER PIPES TO GIVE 50mm CAP ALL ROUND & RODENT SCREENS.

FIRST FLOOR CONSTRUCTION
21mm T & G. CHIP BOARD OVER 200x50 JOISTS AT 400 CRS. WITH 150mm THK. ROCKWOOL OVER GARAGE & TWO LAYERS 9.5mm PLASTER BOARD WITH STAGGERED JOINTS TO GIVE 0.45 W/m²°C 'U' VALUE & MIN HALF HOUR FIRE RESISTANCE TO CEILING & BEAMS.

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

APPROVED
28.NOV.2000* 2969

DRAWN	P.H.W.	PETER H. WATKINS. 48 BROOMFIELD ROAD, TILEHURST, READING, RG 30 6AL 0118 9423696.
DATE	23.10.2000	CLIENT M/S. TER-HORST 0118 976 2070
		TITLE TWO STOREY SIDE EXTENSION.
		LOCATION 20 BARKER CLOSE, ARBORFIELD.
SCALE 1:50, 1:100, 1:200, 1:1250		DRAWING No PW 20179.

9/11/01