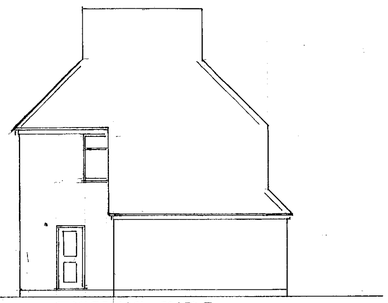
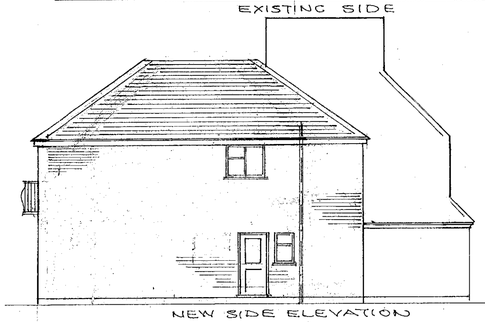

EXISTING SIDE

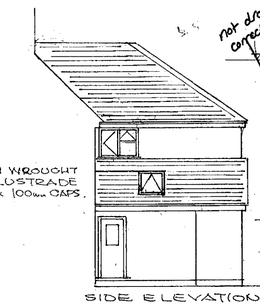

EXISTING REAR.


NEW FRONT ELEVATION

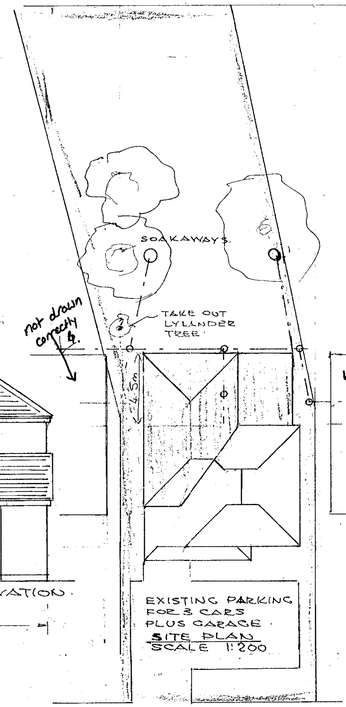

NEW SIDE ELEVATION

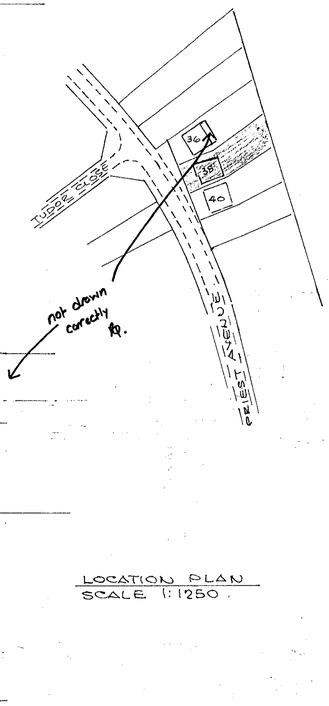


NEW REAR ELEVATION

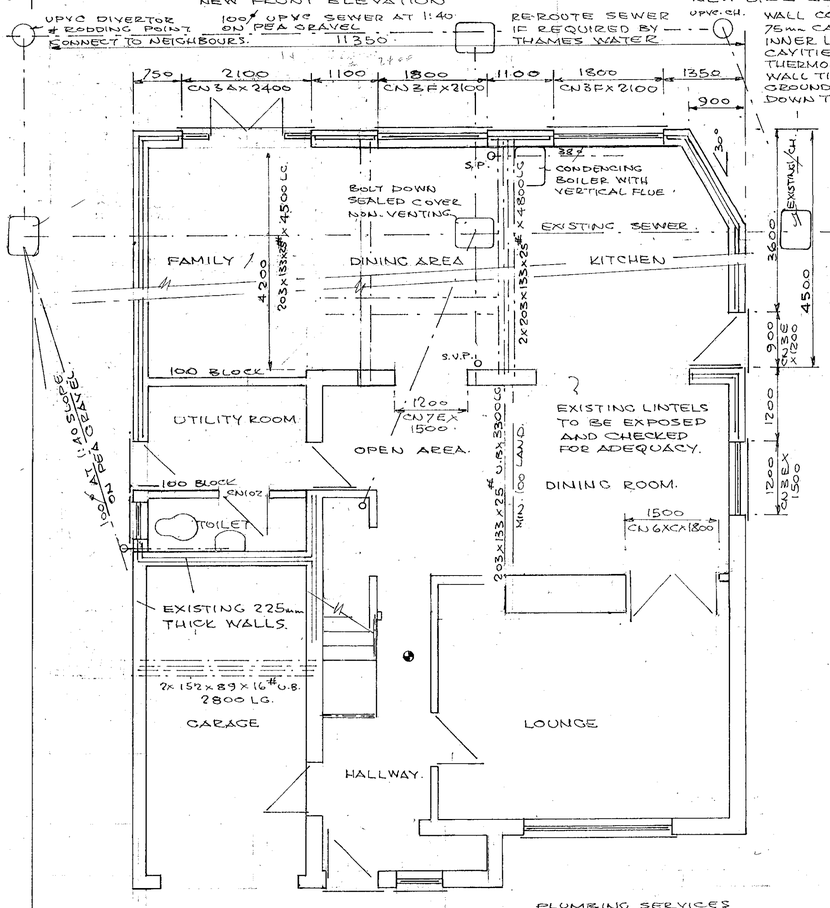


SIDE ELEVATION

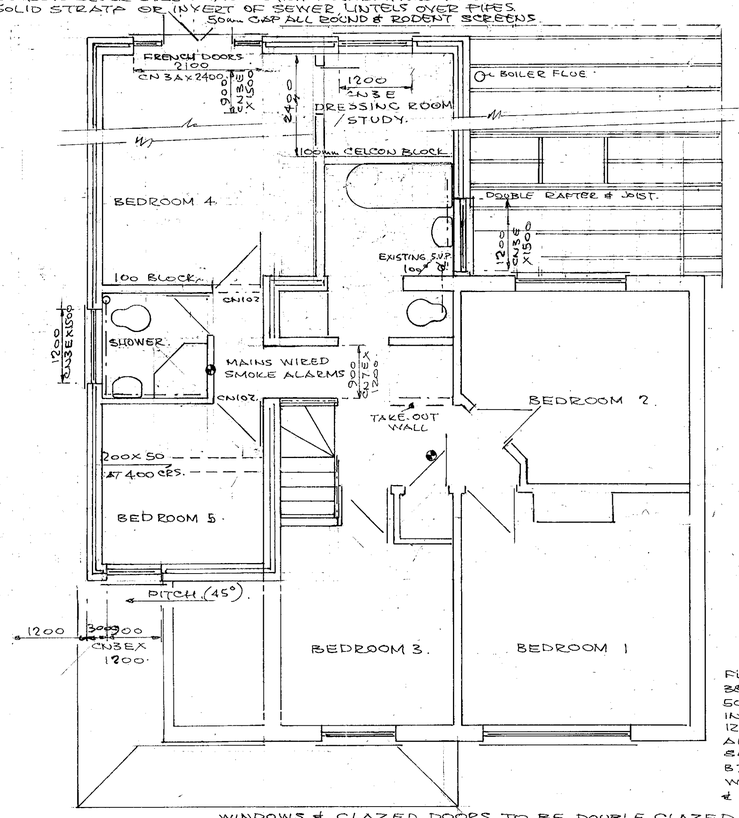


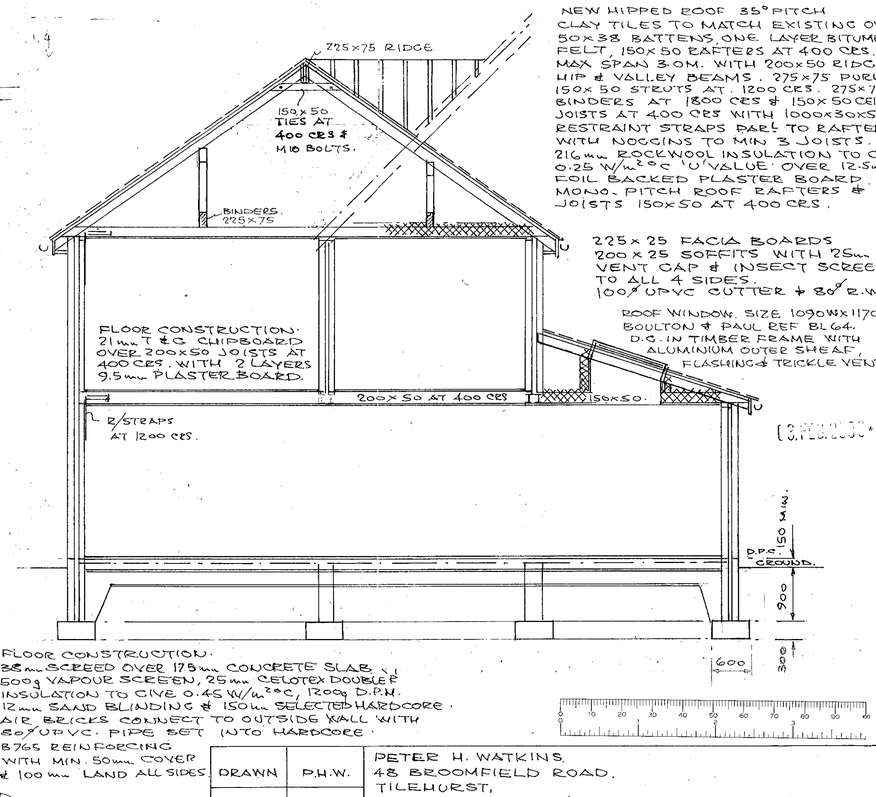


LOCATION PLAN
SCALE 1:1250.



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





NEW HIPPED ROOF 35° PITCH CLAY TILES TO MATCH EXISTING OVER 50x38 BATTENS, ONE LAYER BITUMEN FELT, 150x50 RAFTERS AT 400 CRS. MAX SPAN 3.0M. WITH 200x50 RIDGE HIP & VALLEY BEAMS. 275x75 PURLIN 150x50 STRUTS AT 1200 CRS. 275x75 BINDERS AT 1800 CRS & 150x50 CEILING JOISTS AT 400 CRS WITH 1000x30xS RESTRAINT STRAPS PAIR TO RAFTERS WITH NOGGINS TO MIN 3 JOISTS. 216mm ROCKWOOL INSULATION TO GIVE 0.25 W/m²°C 'U' VALUE OVER 12.5mm FOIL BACKED PLASTER BOARD. MONO. PITCH ROOF RAFTERS & JOISTS 150x50 AT 400 CRS.

225x25 FACIA BOARDS
200x25 SOFFITS WITH 25mm VENT CAP & INSECT SCREENS TO ALL 4 SIDES.
100ø UPVC GUTTER & 80ø R.W.P.

ROOF WINDOW. SIZE 1090Wx1170H. BOULTON & PAUL REF BL64. D.G. IN TIMBER FRAME WITH ALUMINIUM OUTER SHEAF, FLASHING & TRICKLE VENT

FLOOR CONSTRUCTION: 38mm SCREED OVER 175mm CONCRETE SLAB \ 500g VAPOUR SCREEN, 25mm CELOTEX DOUBLE F INSULATION TO GIVE 0.45 W/m²°C, 1200g D.P.M. 12mm SAND BLINDING & 150mm SELECTED HARDCORE. AIR BRICKS CONNECT TO OUTSIDE WALL WITH 80ø UPVC. PIPE SET INTO HARDCORE. B765 REINFORCING WITH MIN. 50mm COVER & 100mm LAND ALL SIDES.

PLUMBING SERVICES
SINKS, HANDBASINS, BATHS & SHOWERS TO HAVE 75mm SEAL TRAPS & 38x50 UPVC WASTES, TOILETS 100ø, CONNECT TO 100ø U.P.V.C. SOIL PIPES/SEWER. SEWER RE-ROUTED TO PREVENT BUILDING OVER AS ADJACENT PROPERTY WITH UPVC DIVERTING/RODDING CHAMBERS - INVERT MIN. 900mm. AIR ADMITTANCE VALVE TO FIRST FLOOR SHOWER. DOMESTIC HOT WATER FROM 30-90000 B.T.U. GAS FIRE BOILER - CONDENSING, VERTICAL FLUE.

WINDOWS & GLAZED DOORS TO BE DOUBLE GLAZED WITH TOUGHENED OR LAMINATED GLASS IN UPVC FRAMES FITTED WITH TRICKLE VENTS & MIN. 850x550 OPENERS.
VENTILATION TO KITCHEN, BATHROOM & TOILETS VENT-AXIA FANS GIVING 3 AIR CHANGES PER HOUR AT 60 LITRES PER SEC (KITCHEN) & 15 LITRES PER SEC. FOR BATHROOMS & TOILET.

REFUSED

DRAWN	P.H.W.	PETER H. WATKINS, 48 BROOMFIELD ROAD, TILEHURST, READING. RG30 6AL. 0118 9423696.
DATE	19.3.99	CLIENT 0410 875645.
REVISION	'A' 6-1-2000	MR. & MRS. MENDHIR 0118 9771274.
		TITLE TWO STOREY & SINGLE STOREY REAR EXTN.
SCALE 1:50, 1:100, 1:200, 1:1250.		LOCATION 38 PRIEST AVENUE, WOKINGHAM.
		DRAWING Nº PW.99049 'A'