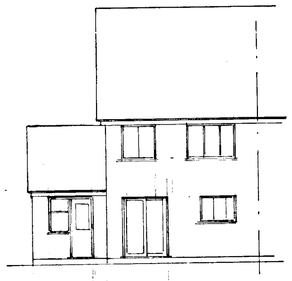
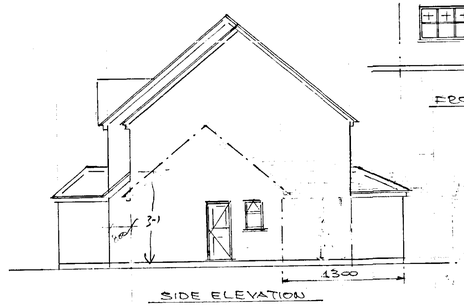


NEW REAR ELEVATION



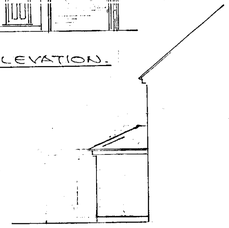
EXISTING REAR



SIDE ELEVATION

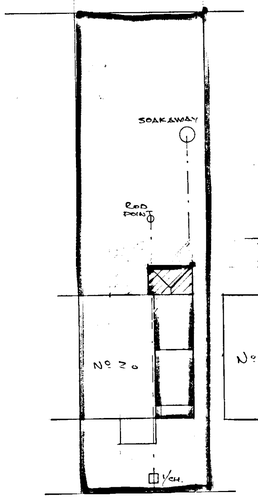


FRONT ELEVATION.

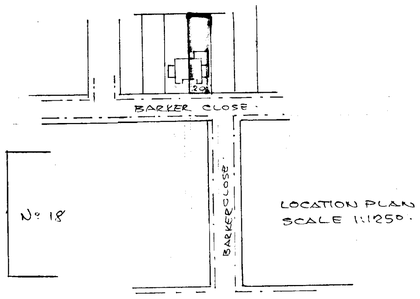


PART SIDE

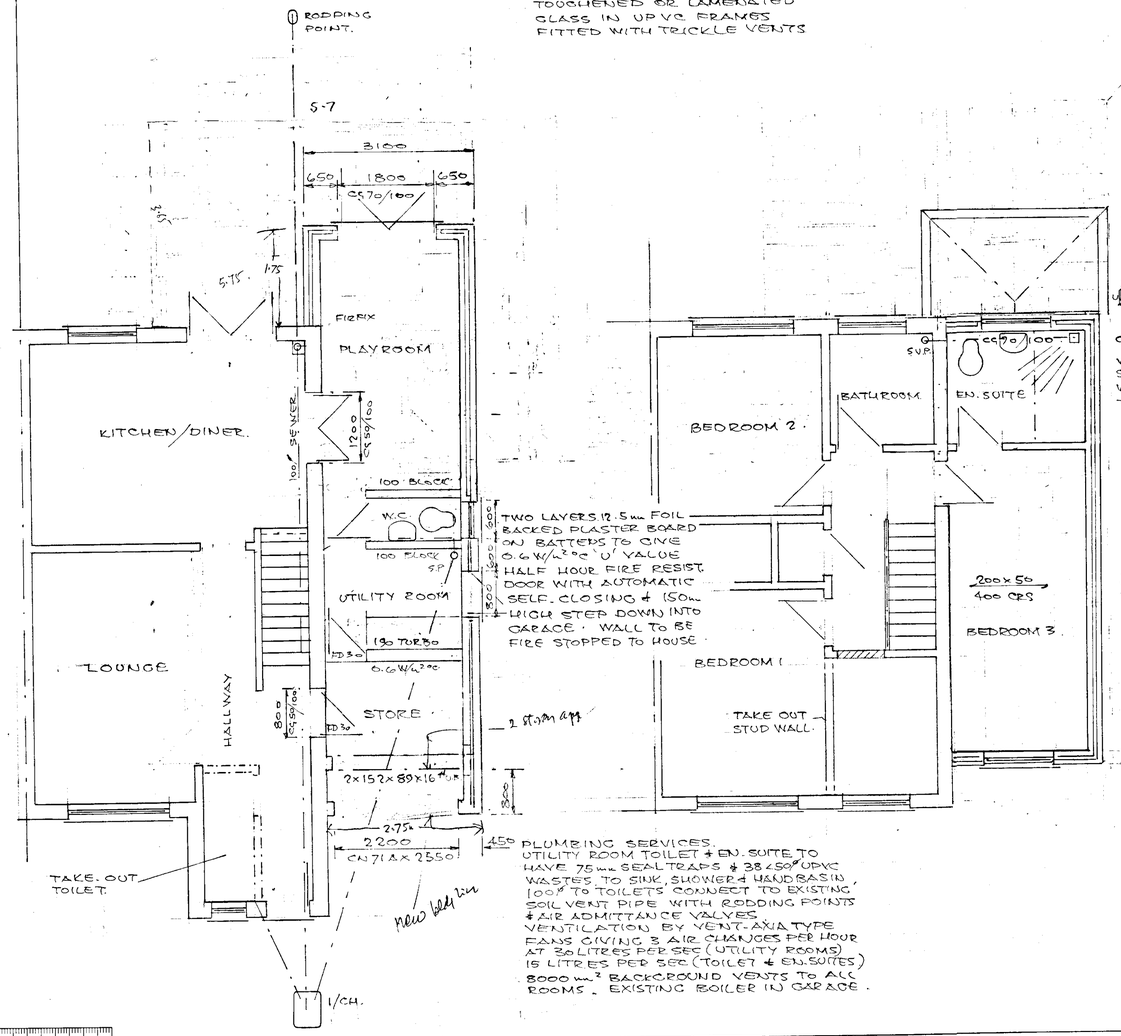
WINDOWS & GLAZED DOORS TO BE DOUBLE GLAZED WITH TOUGHENED OR LAMINATED GLASS IN UPVC FRAMES FITTED WITH TRICKLE VENTS



SITE PLAN
SCALE 1:200



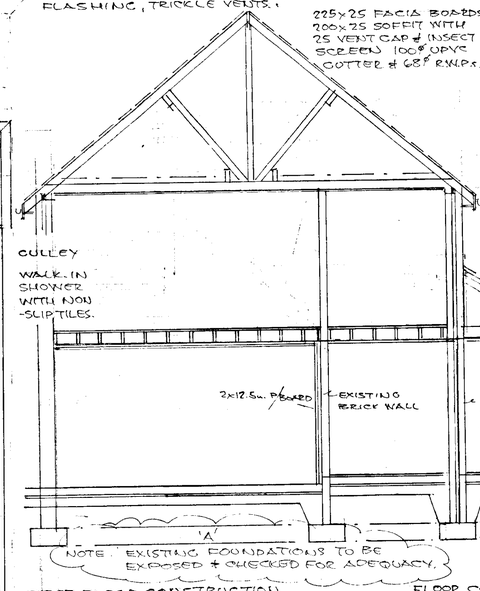
LOCATION PLAN
SCALE 1:1250.



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 & 150m SQUARE DOWN INTO GARAGE. WALL TO BE FIRE STOPPED TO HOUSE

PLUMBING SERVICES.
UTILITY ROOM TOILET & EN. SUITE TO HAVE 75mm SEALTRAPS & 38x50 UPVC WASTES TO SINK, SHOWER & HAND BASIN 100 ø 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.



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.

ROOF CONSTRUCTION PITCH 22½°. WARM. CLAY TILES TO MATCH EXISTING, LAP 100mm OVER 38x25 TIMBER BATTENS, ONE LAYER ROOF FELT, COUNTER LAID BATTENS & ALUMN TAPE OVER JOINTS OF 59mm CELOTEX 'R.R.' 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 @ 1000x30x5 STRAPS AT 1200 & 1600 CRS. & AT CENTRE. SEE PLAN.
SIDE EXTENSION TO HAVE MANUFACTURED (TO BE CHECKED BY BUILDING CONTROL PRIOR TO FITTING) ROOF TRUSSES WITH 2/6mm 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
100ø UPVC GUTTERS & 68ø R.W.P.s TO SOAKAWAY AT 5.0M.

WALL CONSTRUCTION.
BRICK OUTER LEAF TO MATCH
75 CAVITY WITH FOIL FILL ROCKWOOL
100 THERMABOND BLOCK INNER LEAF WITH PLASTER FINISH TO GIVE 0.45 W/m²°c 'U' VALUE.
CAVITIES CLOSED AT EAVES & REVEALS WITH DAMPCORE OR THERMABATE TO REVEALS & SILLS.
LINTELS CATNIC 'COOLBAR'
WALL TIES AT 450 x 900 H. 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.

APPROVED
05 NOV 2001 5157

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
REVISED	19.9.2001.	TITLE TWO-STOREY SIDE EXTENSION.
		LOCATION 20 BARKER CLOSE, ARBORFIELD.
SCALE 1:50, 1:100, 1:200, 1:1250		DRAWING No PW 20179 'A' / 21157