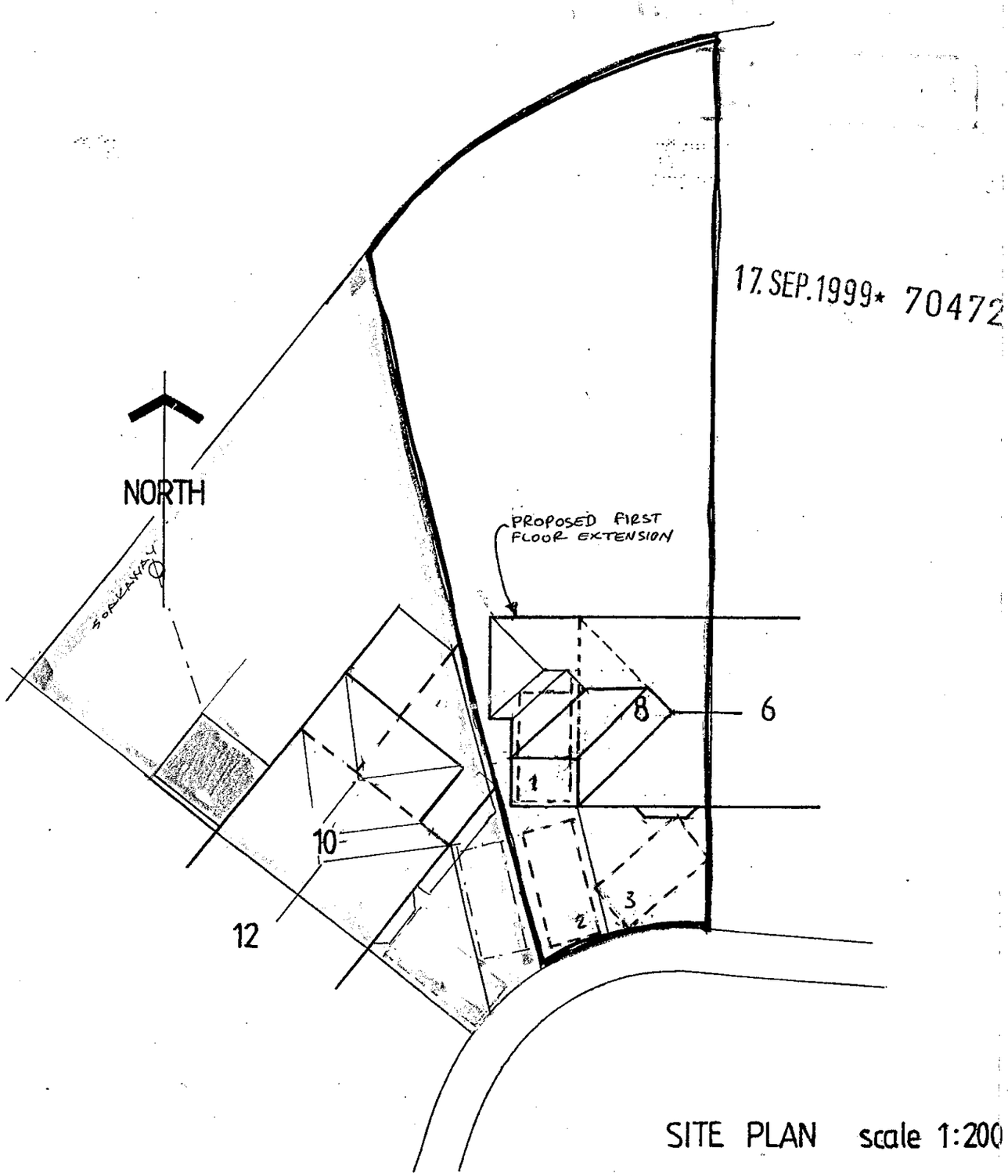
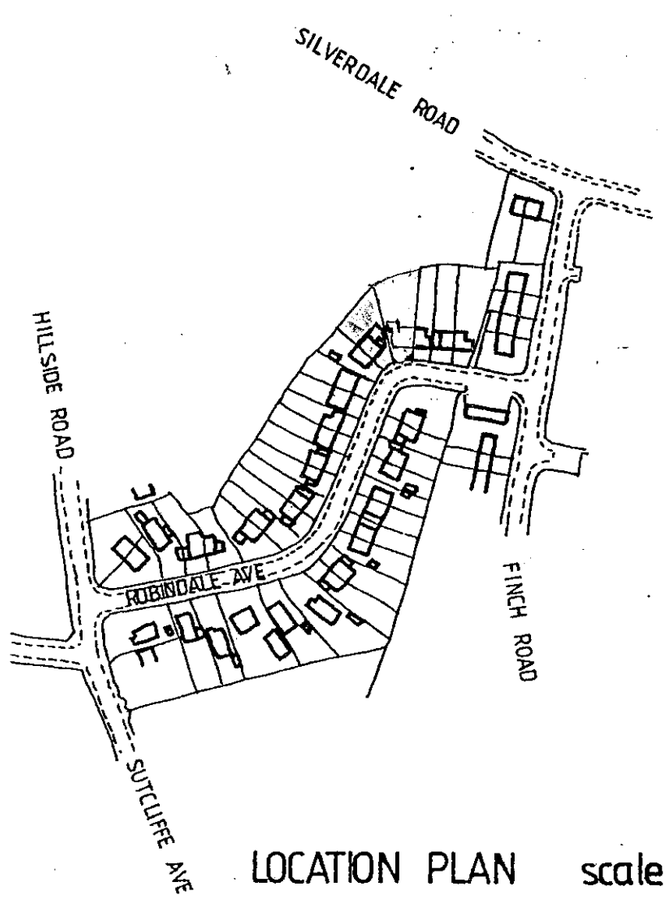
17.SEP.1999* 70472

05.FEB.2001* 5306



SITE PLAN scale 1:200





LOCATION PLAN scale 1:2500

APPROVED

Client: N Chappel Esq

Project: 10 Robindale Ave
Earley

Drawing: SITE & LOCATION PLANS

Scale: Date: APR 99

Dwg. no: 249 / 02 Rev: B

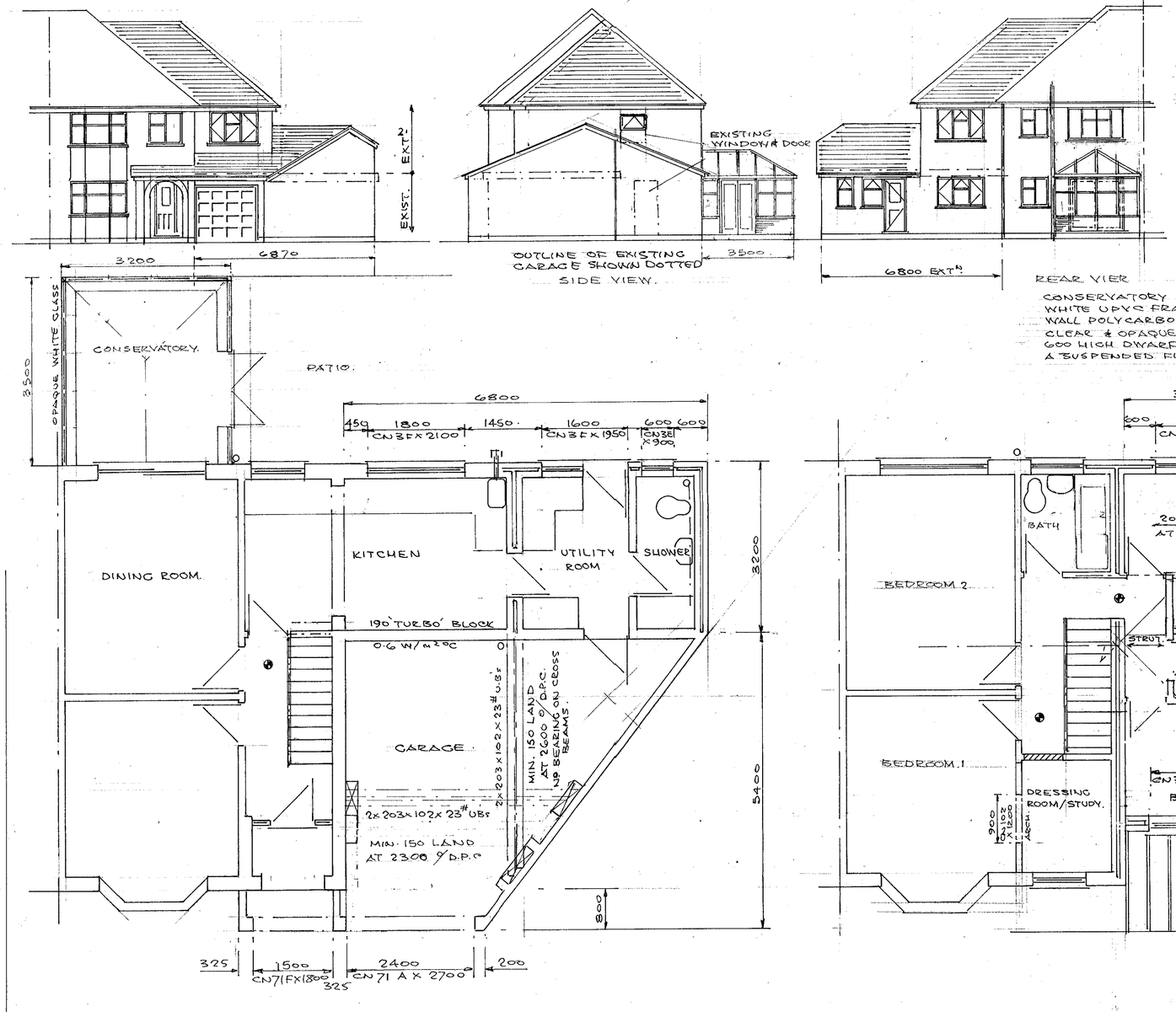
ROOF CONSTRUCTION PITCH 40° HIPPED CLAY TILES TO MATCH EXISTING OVER 50x38 TIMBER BATTENS, ONE LAYER BITUMEN FELT. 125x50 SC4 RAFTERS MAX SPAN 2600 WITH 175x50 RIDGE & HIP BEAMS, 200x50 COLLAR PURLINS WITH 100x50 STRUTS AT EXISTING WALL PLATE CEILING JOISTS 150x50 SC4 AT 400 CRS WITH 1000x30x5 RESTRAINT STRAPS AT 1200 CRS PARL 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. 216m ROCKWOOL ETC.

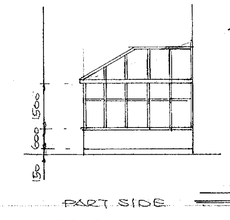
225x25 FACIA BOARDS 200x25 SOFFITS WITH 25 VENT CAPS & INSECT SCREENS. 100ø UPVC GUTTERS, 68ø R.W.P. TO SOAKAWAY AT 5.0 M.

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, WALLTIES AT 450 V & 900 H. CRS., WALLS BELOW GROUND CONCRETE 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 50 CAP ALL ROUND & EGGNIT SCREENS.

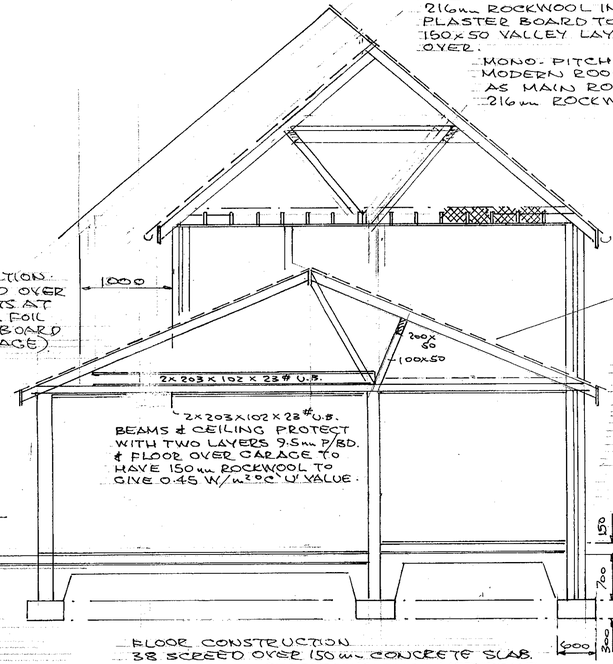


FIRST FLOOR CONSTRUCTION 21mm T & C. CHIPBOARD OVER 200x50 FLOOR JOISTS AT 400 CRS. WITH 9.5mm FOIL BACKED PLASTER BOARD (SEE NOTE TO GARAGE)



PART SIDE

CONSERVATORY CONSTRUCTION WHITE UPVC FRAME WITH TRIPLE WALL POLYCARBON SHEET ROOF CLEAR & OPAQUE GLASS WALLS OVER 600 HIGH DWARF WALLS, BUILT ON A SUSPENDED FLOOR SLAB.



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)
8000 mm² BACKGROUND VENTS TO ALL ROOMS.
HEATING & DOMESTIC HOT WATER FROM 30-90000 BTU. COMBI. BOILER INSTALLED BY CORGI. REG. ENGINEER WITH 5000mm² COMBUSTION VENT AT 1720 HIGH.
RADIATORS WITH THERMOSTAT ISOLATION VALVES.
MAINS WIRED INTERCONNECTED SMOKE ALARMS AT ●
PLUMBING SERVICES, KITCHEN, UTILITY & SHOWER SINKS, HANDBASINS, SHOWERS ETC. TO HAVE 75mm SEAL TRAPS & 38x50ø UPVC WASTES CONNECTED TO 100ø SOIL PIPES & SEWERS AT 1:40 SLOPE ON PEA GRAVEL WITH FLEXIBLE CONNECTIONS AT CHAMBERS.

APPROVED

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
REV. A 31.1.2001	CONSERVATORY ADDED.	TITLE TWO-STOREY SIDE EXTN & CONSERVATORY.
		LOCATION. 10 ROBINDALE AVENUE, EARLEY
SCALE 1:50 & 1:100.		DRAWING Nº PW. 20014. 'A' / 21013

3306