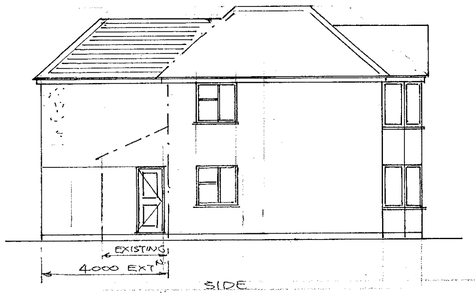


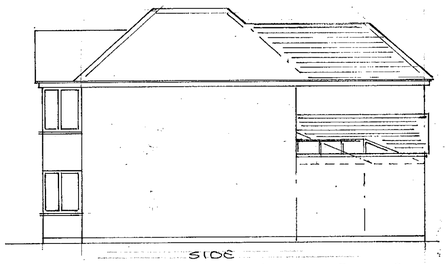
EXISTING REAR



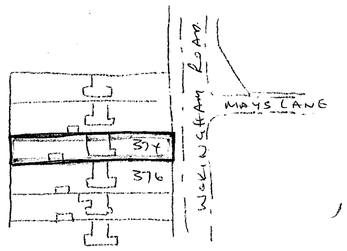
NEW REAR.



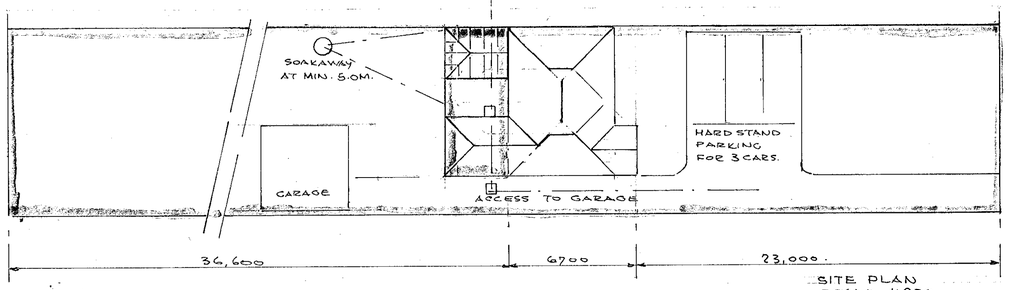
SIDE



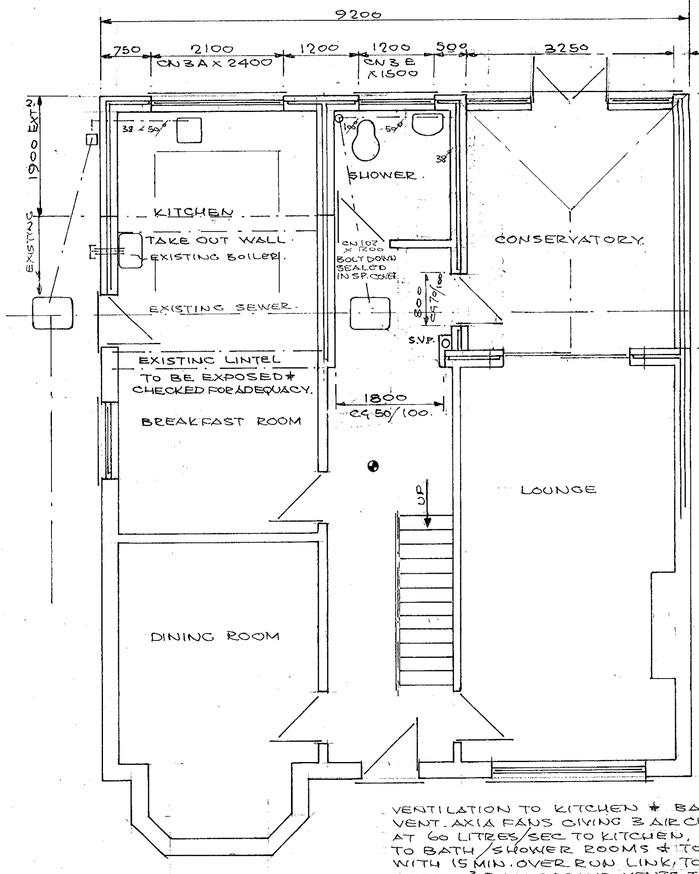
SIDE
MONO PITCHED WARM ROOF - 35°.
AS MAIN ROOF BUT WITH SARKING
59mm CELOTEX DOUBLE 'R' OVER RAFTERS
WITH ALUMINIUM TAPE & COUNTER
LAID BATTENS TO JOINTS AS TO
CELOTEX INSTALLATION GUIDE.

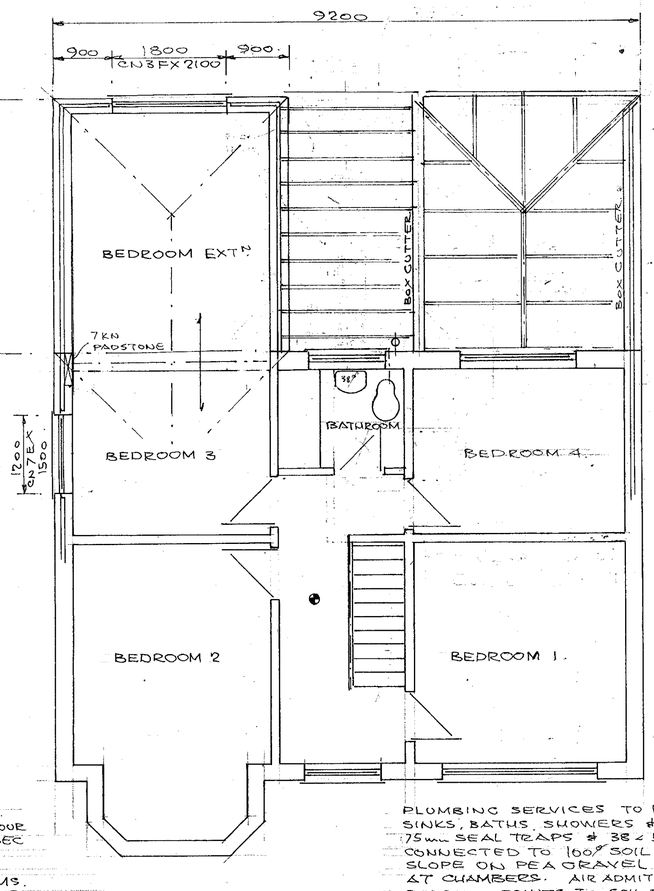


LOCATION PLAN
SCALE 1:1250



SITE PLAN
SCALE 1:200.



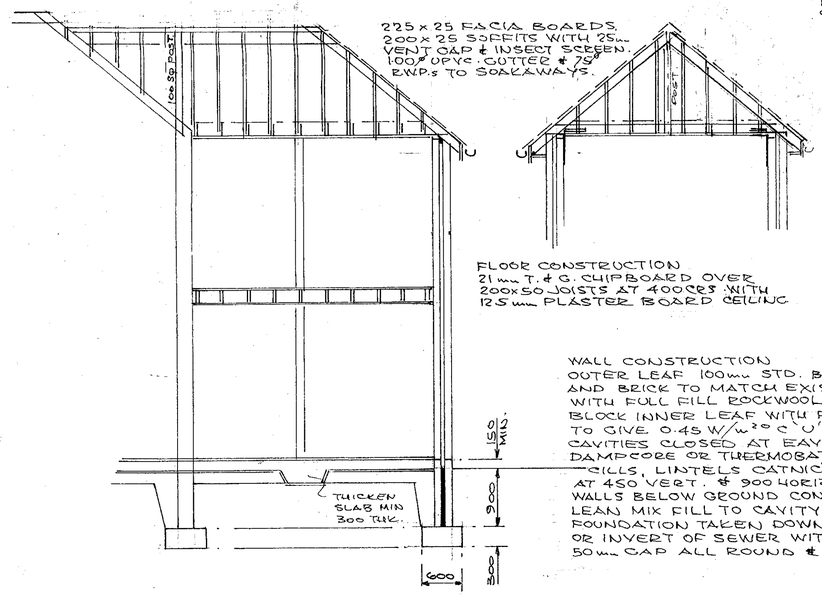


VENTILATION TO KITCHEN & BATHROOMS.
VENT. AXIA FANS GIVING 3 AIR CHANGES/HOUR
AT 60 LITRES/SEC TO KITCHEN, 15 LITRES/SEC
TO BATH/SHOWER ROOMS & TO TOILET
WITH 15 MIN. OVER RUN LINK/TO LIGHT.
8000mm² BACKGROUND VENTS TO ALL ROOMS.
WINDOWS & GLAZED DOORS TO BE DOUBLE
GLAZED WITH TOUGHENED OR LAMENATED
GLASS IN UPVC FRAMES FITTED WITH
TRICKLE VENTS.
MAINS WIRED INTERLINKED SMOKE ALARMS
WHERE SHOWN ● MAX 3.0M FROM BEDROOM.

PLUMBING SERVICES TO KITCHENS & BATHROOMS.
SINKS, BATHS, SHOWERS & HANDBASINS TO HAVE
75mm SEAL TRAPS & 38 x 50 UPVC WASTES, TOILETS 100
CONNECTED TO 100 SOIL PIPES & SEWER AT 1:40
SLOPE ON PEA GRAVEL WITH FLEXIBLE CONNECTION
AT CHAMBERS. AIR ADMITTANCE VALVES AT ● &
RODDING POINTS TO SOIL PIPES.
EXISTING BOILER TO BE CHECKED FOR CAPACITY
& REPLACED IF NECESSARY BY CORGI REG. ENG.
(30 x 90,000 BTU.) TO SERVE RADIATORS.
8000mm² COMBUSTION VENT & 1720mm HIGH.

ROOF CONSTRUCTION - HIPPED AT 40°.
CLAY TILES TO MATCH EXISTING OVER 50x38
TIMBER BATTENS, ONE LAYER BITUMEN FELT
150x50 SC4 RAFTERS AT 400 CRS. WITH 200x50
RIDGE & HIP BEAMS, 200x25 LAY BOARDS.
100 SQ SUPPORT TO RIDGE OVER WALL PLATE.
1000x30x5 RESTRAINT STRAPS AT 1200 CRS
PAR! TO JOISTS & RAFTERS (3 SIDES) WITH
NOGGINS TO 3 RAFTERS. CEILING JOISTS 150x50
SC4 AT 400 CRS MAX. SPAN 3.3M. WITH 216mm ROCKWOOL
INSULATION & 12.5mm FOIL BACKED PLASTER BOARD
TO GIVE 0.25 W/m²°C 'U' VALUE.

5mm CONT. RIDGE VENT.



225 x 25 FACIA BOARDS.
200 x 25 SOFFITS WITH 25mm
VENT GAP & INSECT SCREEN.
100Ø UPVC GUTTER & 75Ø
RWP.s TO SOAKAWAYS.

FLOOR CONSTRUCTION
21mm T. & G. CHIPBOARD OVER
200x50 JOISTS AT 400CRS WITH
12.5mm PLASTER BOARD CEILING

- TWO LAYERS 9.5mm PLASTER BOARD TO GIVE HALF HOUR FIRE RESISTANCE TO ALL STEEL BEAMS.

WALL CONSTRUCTION
OUTER LEAF 100mm STD. BLOCK & RENDER
AND BRICK TO MATCH EXISTING, 75mm 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 450 VERT. & 900 HORIZ. 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
50mm CAP ALL ROUND & RODENT SCREENS.

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

DRAWN	P.H.W.
DATE	20.8.99
SCALE	1:50, 1:100, 1:200, 1:1250

PETER H. WATKINS,
48 BROOMFIELD ROAD,
TILEHURST
READING, RG 30 6AL 0118 9423696.
CLIENT
MR. KHAIRA 0118 9663165.
TITLE
TWO STOREY REAR EXTENSION.
WITH CONSERVATORY
LOCATION - 374 WOKINGHAM ROAD
DRAWING Nº PW 99132./21022