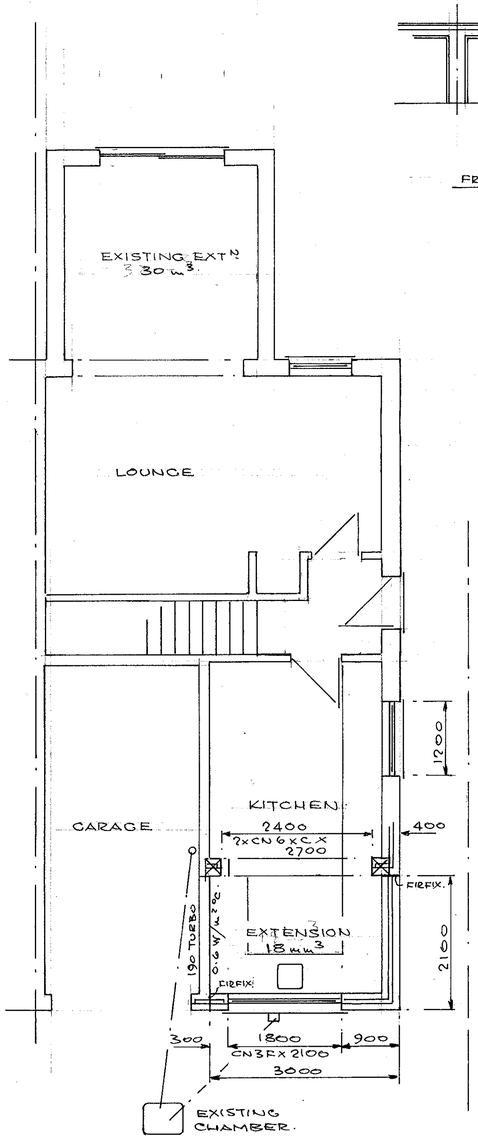
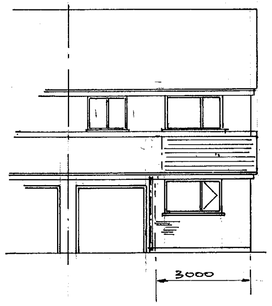
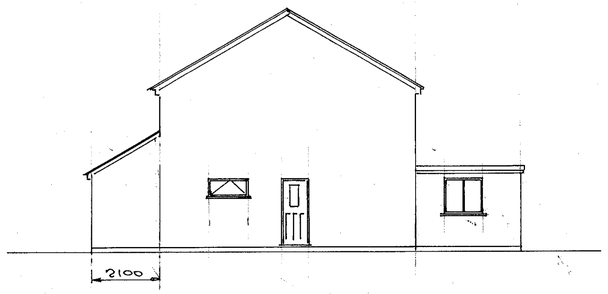
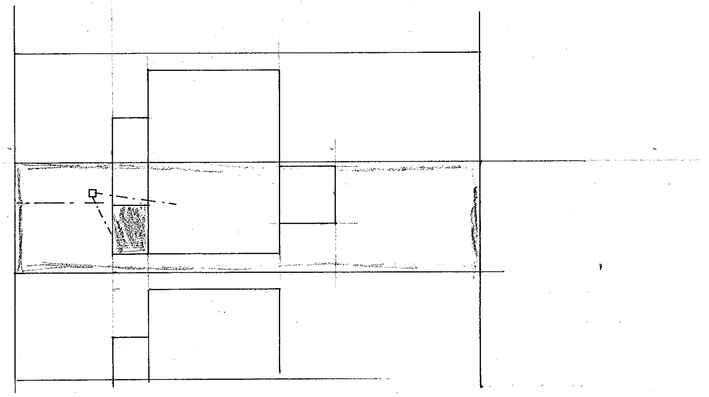




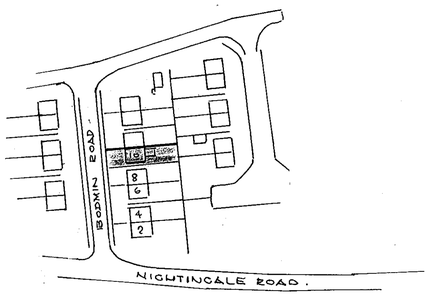
FRONT ELEVATION



SIDE ELEVATION.



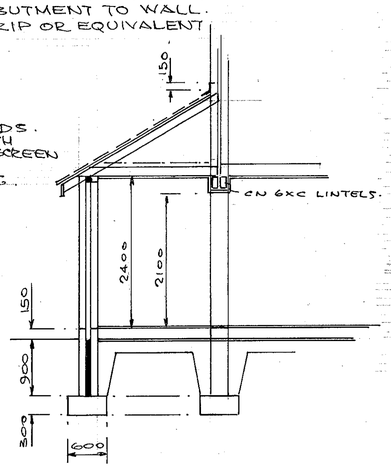
SITE PLAN.
SCALE 1:200.



LOCATION PLAN
SCALE 1:1250.

ROOF CONSTRUCTION. TO MATCH GARAGE.
CLAY TILES OVER 50 x 38 TIMBER BATTENS.
ONE LAYER BITUMEN FELT & 100x50 SC4.
RAFTERS & JOISTS AT 400 CRS. WITH 1000x
30x5 RESTRAINT STRAPS AT 1200 CRS. PAR^L
TO JOISTS. 216mm ROCKWOOL INSULATION TO
GIVE 0.25 W/m²°C 'U' VALUE WITH 12.5mm FOIL
BACKED PLASTER BOARD (TWO LAYERS)
TO LINTELS
150 HIGH LEAD FLASHING INTO MORTAR &
CAVITY TRAY AT ABUTMENT TO WALL.
5mm CONT. VENT STRIP OR EQUIVALENT

225x25 FACIA BOARDS.
200x25 SOFFITS WITH
25 VENT GAP/INSECT SCREEN
100ø UPVC GUTTER
CONNECT TO EXISTING.



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

WALL CONSTRUCTION
BRICK OUTER LEAF TO MATCH EXISTING
75mm CAVITY WITH FULL FILL ROCKWOOL TO
GIVE 0.45 W/m²°C 'U' VALUE, 100mm TURBO
BLOCK WITH 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
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
GAP ALL ROUND & RODENT SCREENS.

WINDOWS & GLAZED DOORS TO BE DOUBLE
GLAZED WITH TOUGHENED OR LAMENATED
GLASS IN UPVC FRAMES WITH TRICKLE
VENT & 850x550 CLEAR OPENING

VENTILATION TO KITCHEN
VENT-AXIA FAN TO GIVE 3 AIR CHANGES
PER HOUR AT 60 LITRES PER SEC. WITH
8000mm² BACKGROUND VENT.

PLUMBING SERVICES.
SINK TO HAVE 75mm SEAL TRAP & 38ø UPVC
WASTE CONNECT TO GULLEY & 100ø SEWER
SET AT 1:40 SLOPE ON PEA GRAVEL WITH
FLEXIBLE CONNECTION AT CHAMBER.



APPROVED

DRAWN	P.H.W.	PETER H. WATKINS, 48 BROOMFIELD ROAD, TILEHURST, READING, RG 30 6AL 0118 9423696
DATE	30.12.99	CLIENT MR. & MRS. DUCKETT 0118 9264118
		TITLE. SINGLE STOREY FRONT EXTENSION.
		LOCATION. 10 BODMIN ROAD, WOODLEY.
SCALE 1:50, 1:100, 1:200, 1:1250		DRAWING Nº PW. 99208.

0383

9/25/8/00