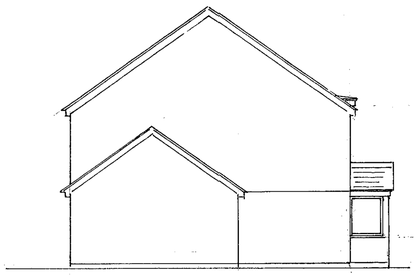


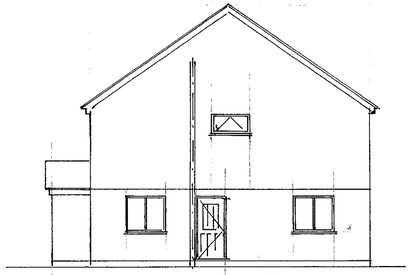
FRONT ELEVATION



SIDE ELEVATION

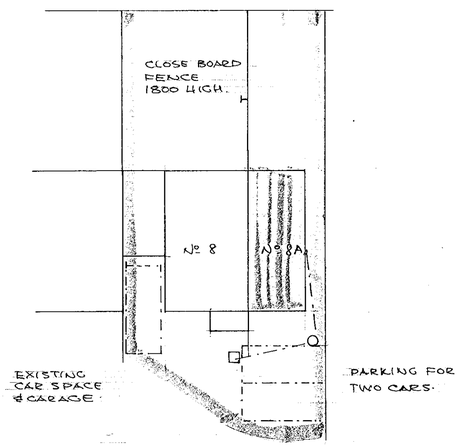


REAR ELEVATION.

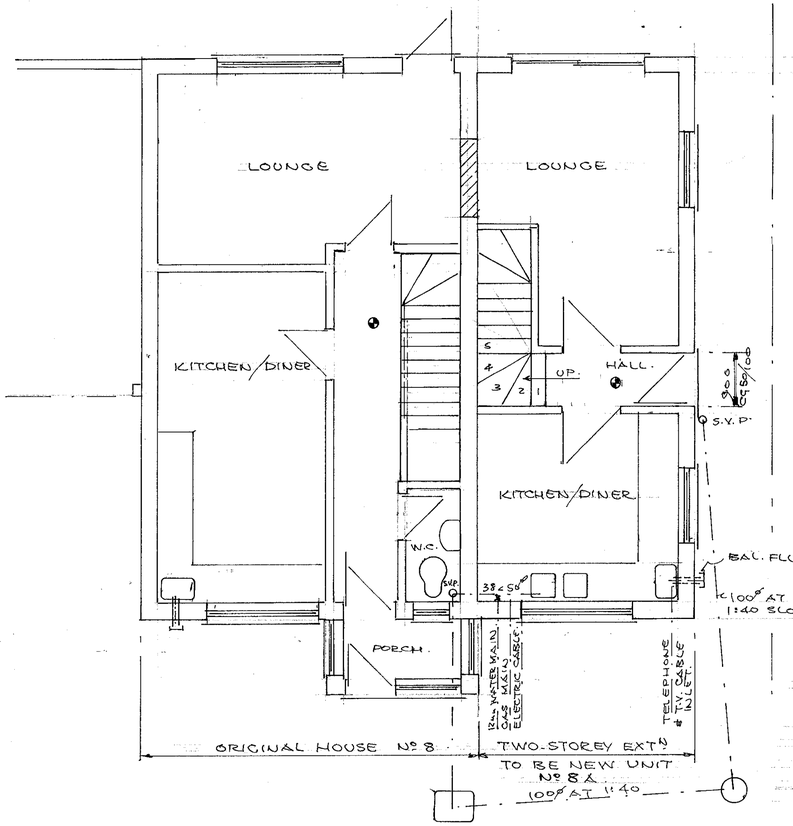


NEW ENTRANCE DOOR & BATHROOM WINDOW. (OBSCURE GLASS.

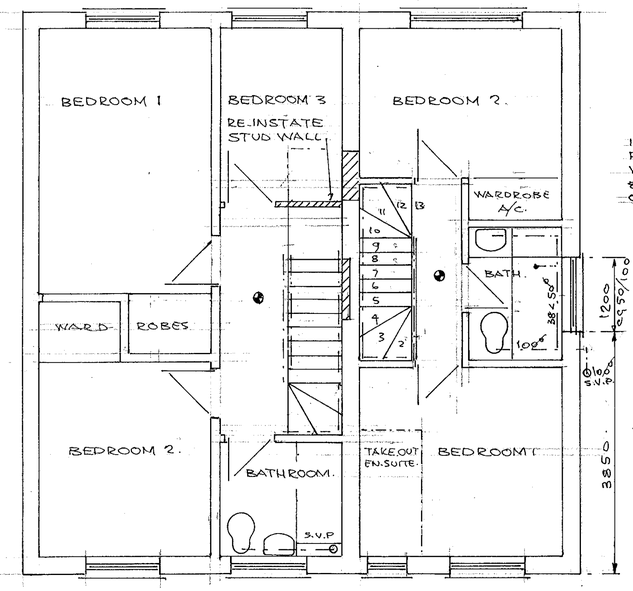
SIDE ELEVATION.



SITE PLAN
SCALE 1:200



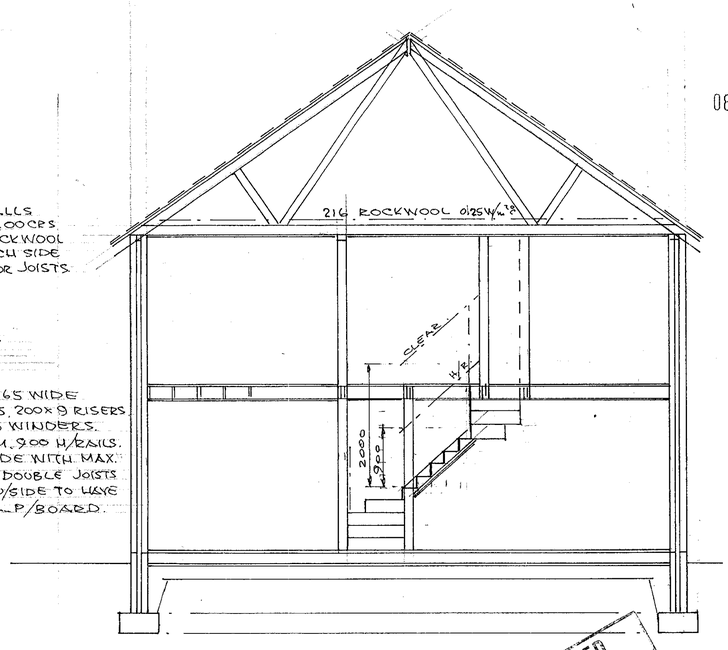
PARTY WALL TO HAVE MIN. 12.5mm PLASTER EACH SIDE. EXISTING WALL, BRICK OUTER LEAF WITH TIMBER FRAME INNER & FULL FILL ROCKWOOL BUILD IN OPENING & ALCOVE.



INTERNAL STUD WALLS FRAME 100x50 AT 400 CRS WITH FULL FILL ROCKWOOL & 12.5mm P/BOARD EACH SIDE OVER DOUBLE FLOOR JOISTS

HIGH LEVEL P.G. WINDOW WITH OBSCURE GLASS

NEW STAIRS 865 WIDE 223 x 21 TREADS, 200 x 9 RISERS MIN. 50 GOING TO WINDERS. 2000 HEADROOM, 900 H/RAILS. 1100 BALUSTRADE WITH MAX. 100 OPENINGS. DOUBLE JOISTS AS TRIMMERS. O/SIDE TO HAVE TWO LAYERS 9.5mm P/BOARD.



PLUMBING SERVICES.
SINKS, HANDBASIN & BATH TO HAVE 75mm SEAL TRAPS & 38 x 50mm UPVC WASTES.
TOILET 100mm CONNECT TO NEW SOIL PIPE & SEWER - 100mm AT 1:40 SLOPE SET ON PEA GRAVEL & UPVC DIVERTER BOX.
HEATING & DOMESTIC HOT WATER BY GAS (COMBI) FIRED BOILER & RADIATORS 9kW THERMOSTATIC CONTROL VALVES, ZONE THERMOSTAT, & 24 HOUR PROGRAMMER. 8000mm² BACKGROUND VENT AT 1720 HIGH ADJACENT TO BOILER & GAS FIRE TO BE INSTALLED BY CORGI REG. ENG. & INSPECTED BY SOUTHERN GAS.
NEW GAS METER, ELECTRIC METER & MAINS WATER SUPPLY TAKEN FROM EXISTING MAINS.

VENTILATION BY VENT-AXIA TYPE FANS GIVING 3 AIR CHANGES PER HOUR AT 60 LITRES PER SEC (KITCHENS) 15 LITRES PER SEC (BATHROOMS & W.C) WITH 15 MIN. OVERRUN TO LIGHT SWITCH. IF ENCLOSED & 8000mm² BACKGROUND VENTS TO ALL ROOMS. NEW WINDOWS TO HAVE TRICKLE VENTS.

MAINS WIRED & INTERCONNECTED SMOKE ALARMS WHERE SHOWN THUS. ●

08.MAR2001 3529

REFUSED

DRAWN	P.H.W.	PETER H. WATKINS. 48 BROOMFIELD ROAD. TILEHURST READING, RG 30 6AL. 0118 9423696.
DATE	15.2.2001	CLIENT. MRS. ANDREWS. 0118 9698302
		TITLE CONVERSION OF FIVE BEDROOM HOUSE TO FORM: 1 x THREE BEDROOM & 1 x TWO BEDROOM SEMIS
		LOCATION. 8 HEACHAM CLOSE, EARLEY RG6 4AJ.
SCALE 1:50, 1:100, 1:200,		DRAWING Nº PW 21035.