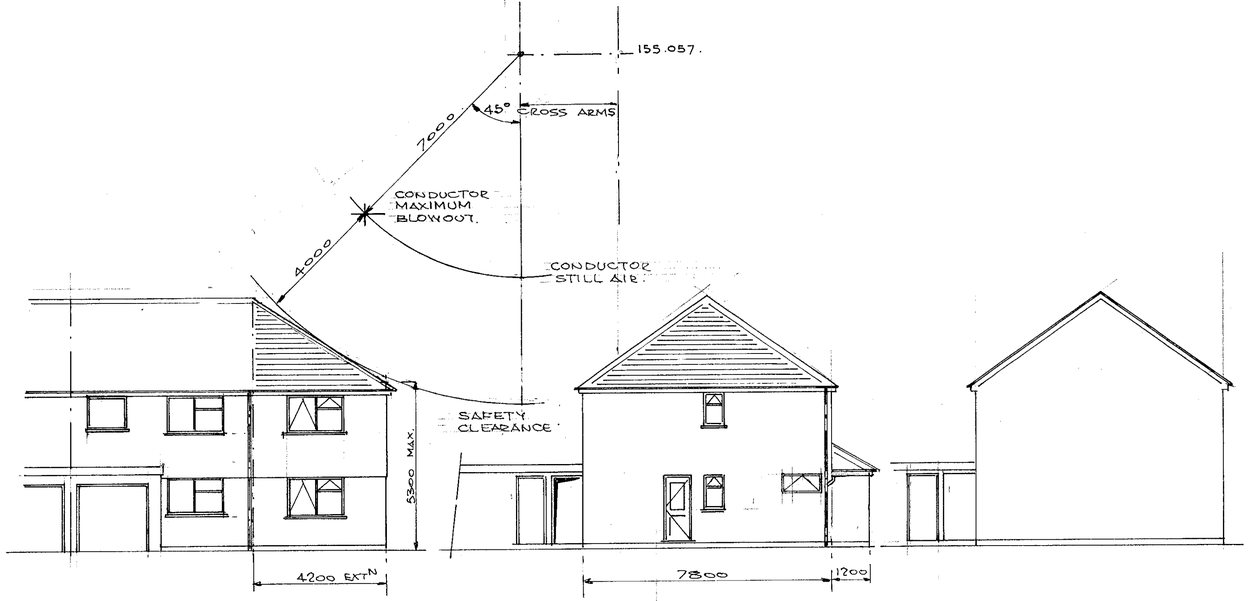


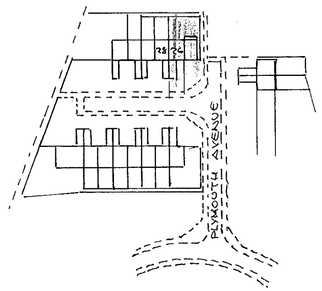
FRONT ELEVATION

SIDE ELEVATION

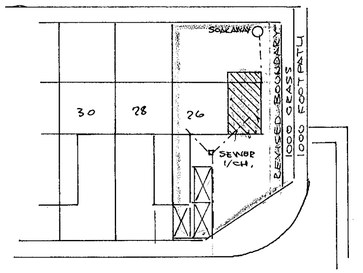
EXISTING SIDE ELEVATION



REAR ELEVATION.

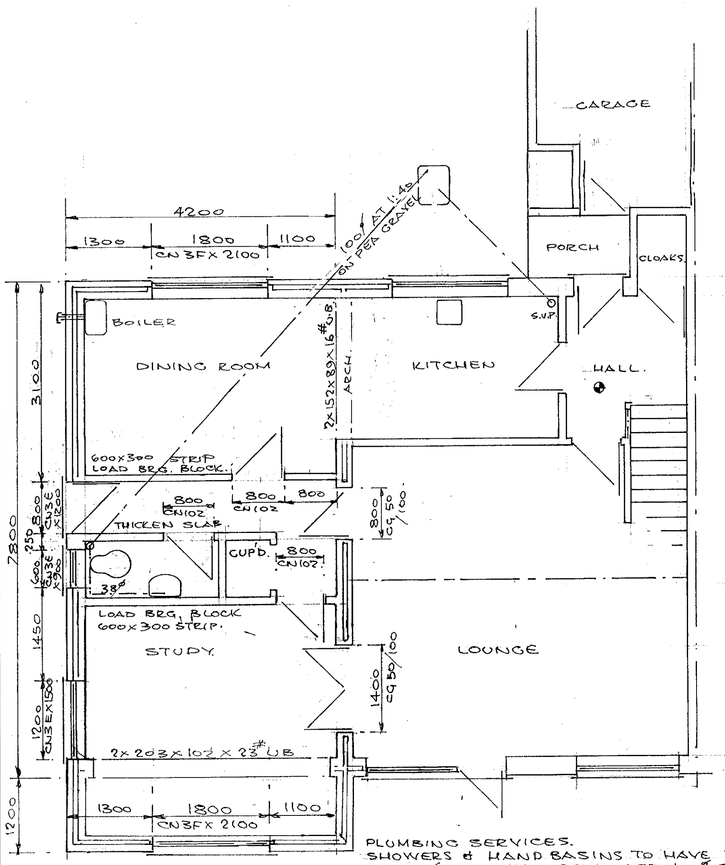


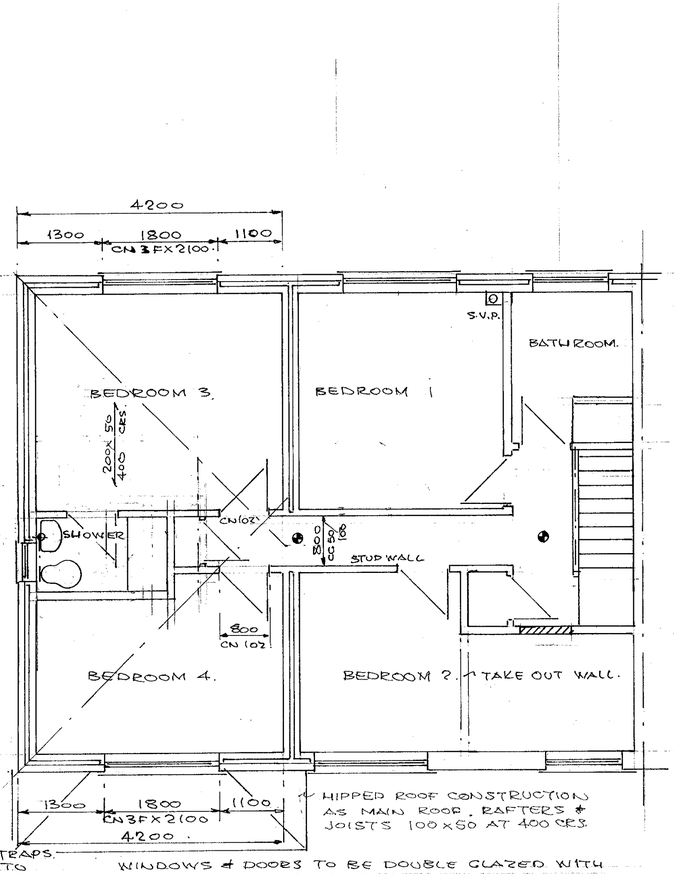
LOCATION PLAN
SCALE 1:1250.



PARKING FOR 3 CARS PLUS GARAGE

SITE PLAN
SCALE 1:500



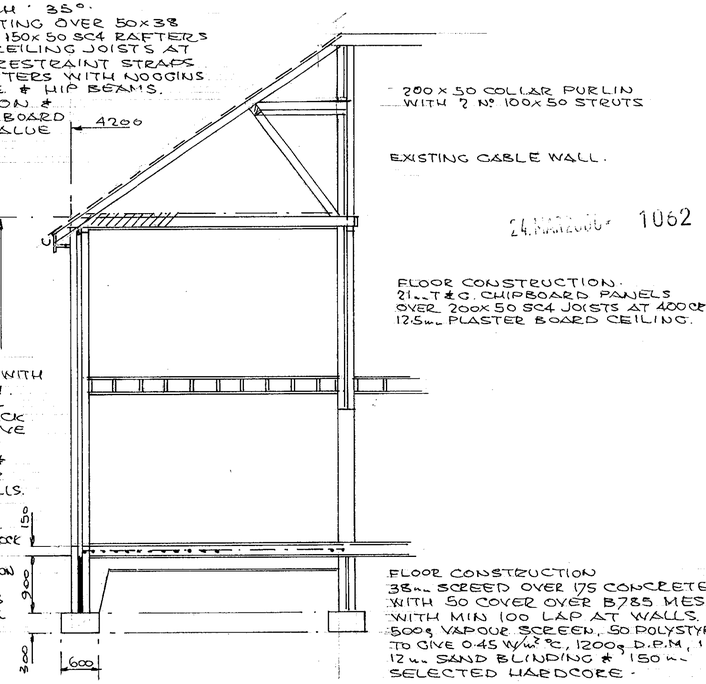


HIPPED ROOF CONSTRUCTION AS MAIN ROOF. RAFTERS & JOISTS 100x50 AT 400 CRS.

ROOF CONSTRUCTION PITCH 35°.
CLAY TILES TO MATCH EXISTING OVER 50x38 BATTENS, BITUMEN FELT & 150x50 SC4 RAFTERS AT 400 CRS., 170 x 50 SC4 CEILING JOISTS AT 400 CRS WITH 1000x30x5 RESTRAINT STRAPS AT 1200 CRS. PART TO RAFTERS WITH NOGGINS TO 3 JOISTS. 200x50 RIDGE & HIP BEAMS. 216mm ROCKWOOL INSULATION & 12.5mm FOIL BACK PLASTER BOARD TO GIVE 0.25 W/m²°C 'U' VALUE

225x25 FACIA BOARDS. 200x25 SOFFIT WITH 25 VENT GAP & INSECT SCREEN. 100ø UPVC GUTTER & 68ø R.W.Ps TO SOAKAWAY AT S.O.M.

WALL CONSTRUCTION:
BRICK OUTER LEAF, STD. BLOCK WITH VERT. TILE HANGING TO MATCH. 75mm CAVITY WITH FULL FILL ROCKWOOL, 100mm 'TURBO' BLOCK 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 V & 900 H. CRS.
WALLS BELOW GROUND CONCRETE BLOCK WITH LEAN MIX FILL TO CAVITY OVER 600 x 300 STRIP FOUNDATION TAKEN DOWN TO SOLID STRATA OR INVERT OF SEWER WITH LINTELS OVER PIPES TO GIVE 50 GAP ALL ROUND & RODENT SCREENS



FLOOR CONSTRUCTION.
21mm T&G CHIPBOARD PANELS OVER 200x50 SC4 JOISTS AT 400 CRS. 12.5mm PLASTER BOARD CEILING.

FLOOR CONSTRUCTION
38mm SCREED OVER 175 CONCRETE WITH 50 COVER OVER B785 MESH. WITH MIN 100 LAP AT WALLS. 500g VAPOUR SCREEN. 50 POLYSTYRENE TO GIVE 0.45 W/m²°C, 1200g D.P.M., 12mm SAND BLINDING & 150mm SELECTED HARDCORE.

PLUMBING SERVICES.
SHOWERS & HAND BASINS TO HAVE 75 SEAL TRAPS. 38 & 50ø UPVC WASTES, TOILET 100ø CONNECT TO 100ø SOIL PIPE & SEWER AT 1:40 SLOPE SET ON PEA GRAVEL WITH FLEXIBLE JOINTS AT CHAMBER.
HEATING & DOMESTIC HOT WATER FROM EXISTING GAS FIRED BOILER UPGRADED IF NECESSARY BY CORGI REG. ENGINEER.
VENTILATION TO KITCHEN & SHOWER ROOMS BY VENT-AXIA TYPE FANS GIVING 3 AIR CHANGES PER HR. AT 60 LITRES PER SEC (KITCHEN) 15 LITRES PER SEC. (SHOWERS) WITH 8000mm² BACKGROUND VENTS TO ALL ROOMS.

WINDOWS & DOORS TO BE DOUBLE GLAZED WITH TOUGHENED OR LAMENATED GLASS IN UPVC FRAMES FITTED WITH TRICKLE VENTS & MIN. 850x550 OPENERS

MAINS WIRED SMOKE ALARMS WHERE SHOWN THUS. ● INTERCONNECTED.

DRAWN	P.H.W.	PETER H. WATKINS, 48 BROOMFIELD ROAD, TILEHURST, READING. RG30 6AL. 0118 9423696
DATE	8-3-2000	CLIENT MR. & MRS. JONES 0118 9660493.
		TITLE TWO STOREY SIDE EXT^N
		LOCATION - 26 PLYMOUTH AVENUE, WOODLEY
SCALE 1:50, 1:100, 1:200, 1:1250		DRAWING Nº PW 20039.

APPROVED 24 MAR 2000 1062

CD 7/6/00