Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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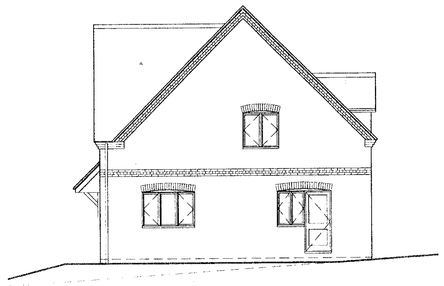
Do not scale from this drawing.

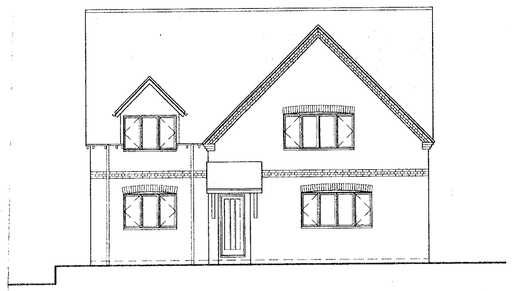
ROOF
Plain Clay Tiles to approved sample
Stained weatherboarding to Dormers

WALLS
Brick to approved sample

WINDOWS AND DOORS
Sealed double glazed stained softwood



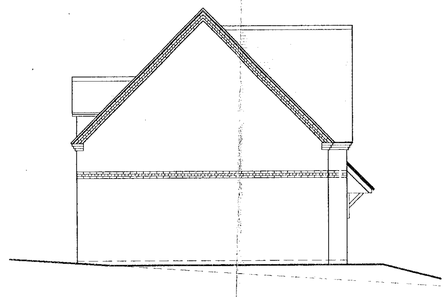
South East Elevation ~~as Existing~~



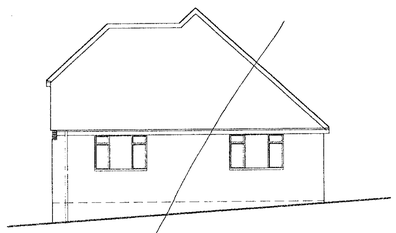
South West Elevation ~~as Proposed~~



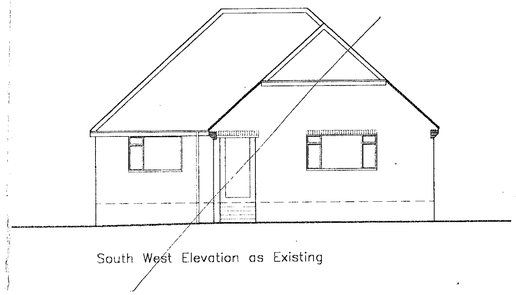
North East Elevation ~~as Proposed~~



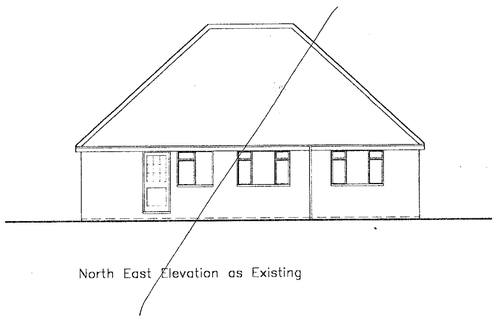
North West Elevation ~~as Proposed~~



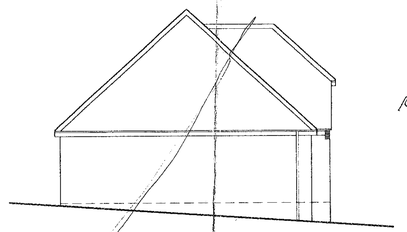
South East Elevation as Existing



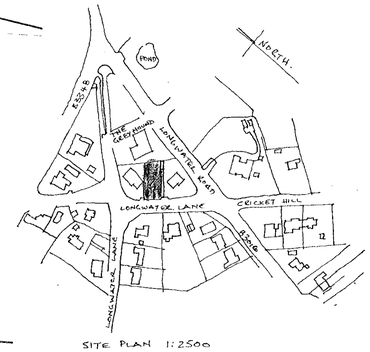
South West Elevation as Existing



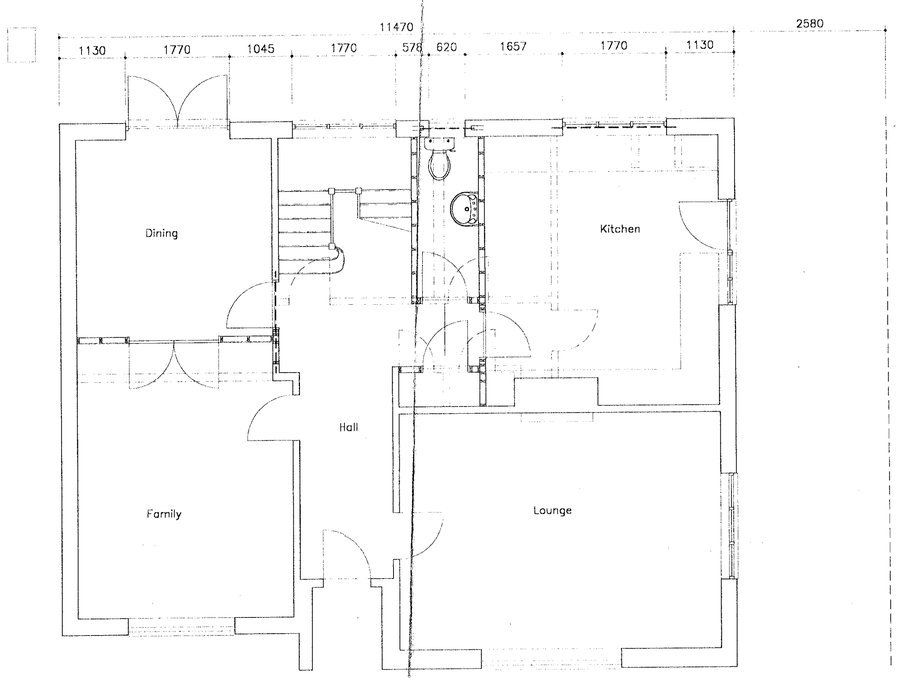
North East Elevation as Existing



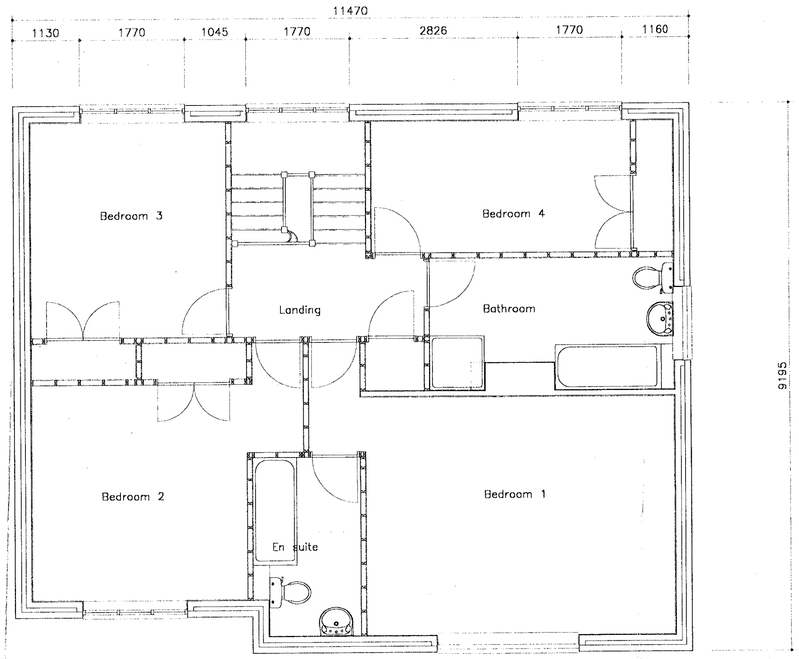
North West Elevation as Existing



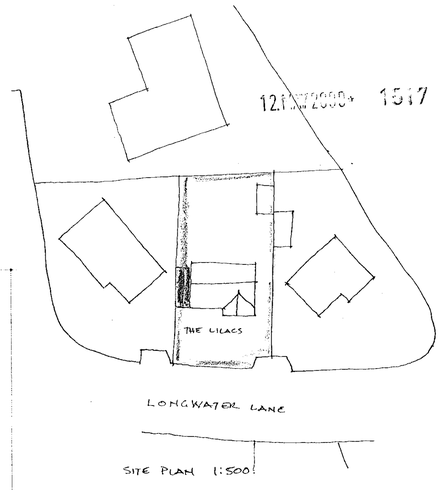
SITE PLAN 1:2500



Ground Floor Plan as Proposed



First Floor Plan as Proposed



SITE PLAN 1:500

12.11.1998 1517

Project
The Lilacs
Longwater Lane
Finchampstead
RG40 4NZ

Client
Michael and Julie Hayles

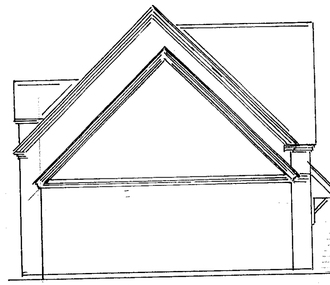
Drawing Title
~~Proposed~~ First Floor Extension - EXISTING

Scale
1 : 50 and 1:100

Date
May 1997







150 HIGH FLASHING INTO MORTAR & CAVITY TRAY AT ABUTMENT.

100 UPVC GUTTER 68 R.W.P. TO SOAKAWAY 225x25 FASCIA 200x25 SOFFIT. 25 VENT GAP & INSECT SCREEN.

5 CONT. RIDGE VENT OR EQUIVALENT.

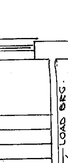
ROOF CONSTRUCTION 45° PITCH. CLAY TILES TO MATCH EXISTING OVER 38x25 BATTENS, ONE LAYER ROOFING FELT 150x50 SC4 RAFTERS AT 400 CRS WITH 225x75 PURLINS MAX. 2700 CRS. & RIDGE 150x50 SC4 CEILING JOISTS AT 400 CRS WITH 100x50 HANGER & 200x50 BINDER 54 CELOTEX DOUBLE 'D' BETWEEN RAFTERS TO GIVE 0.35 W/m²°C WITH 12.5 FOIL BACK PLASTER BOARD, VOID TO HAVE 216 ROCKWOOL & 12.5 D/BOARD TO GIVE 0.25 W/m²°C. 50 AIR GAP THROUGHOUT.

1000x30x5 RESTRAINT STRAPS AT 1200 CRS PAR' TO RAFTERS & 90° TO GABLES WITH NOGGINS TO 3 RAFTERS DOUBLE RAFTERS EACH SIDE OF ROOF WINDOW. 1440x780 BOULTON & PAUC REF BL45 DG TOUGHENED GLASS IN TIMBER FRAME WITH ALUMINIUM OUTER SHEAF FLASHING & TRICKLE VENT.

MEZZANINE FLOOR 21 T&G FLOOR BOARDS 200x50 SC4 JOISTS AT 400 CRS. & 12.5 FOIL BACK PLASTER BOARD.

STAIRS. 700 WIDE 223x21 TREADS, 200 RISERS. MIN 2000 HEAD ROOM 900 TO HANDRAIL 1100 TO BALUSTRADE MAX 100 OPENINGS 1/SIDE 12.5 D/BOARD SUPPLIED BY JOHN CARR (HARCROS) OR SIMILAR.

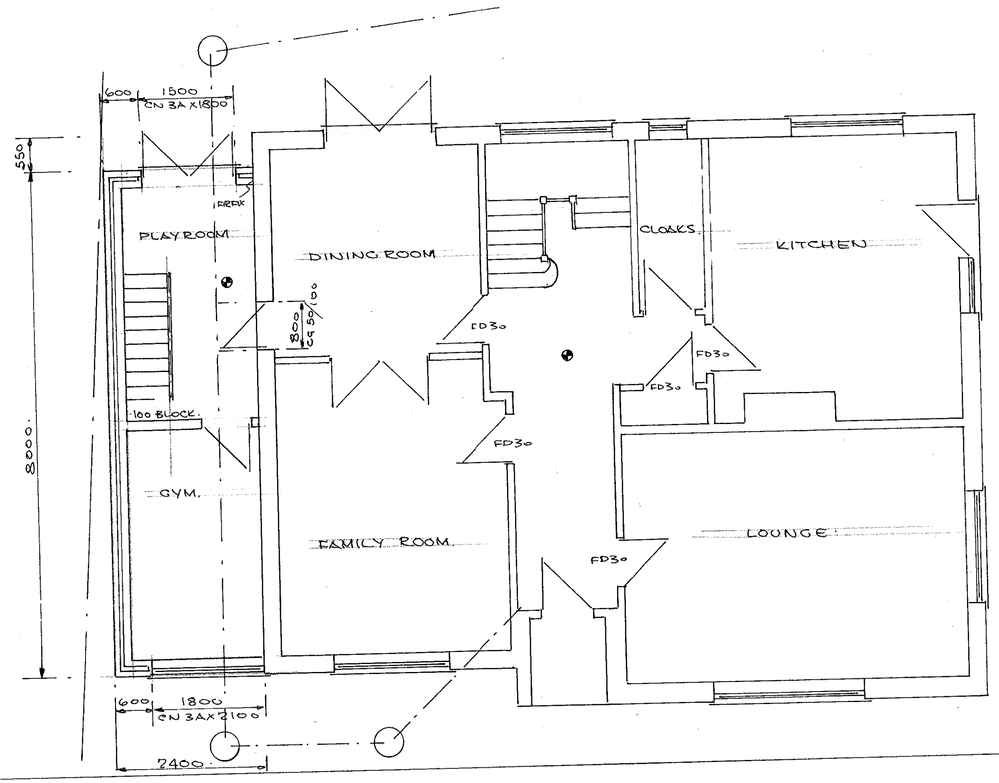
WALL CONSTRUCTION
BRICK OUTER LEAF TO MATCH EXISTING, 75 CAVITY WITH FULL FILL ROCKWOOL. 100 'TURBO' BLOCK INNER LEAF WITH PLASTER FINISH TO GIVE 0.45 W/m²°C. CAVITY CLOSED AT EAVES & REVEALS WITH DAMPCORE OR THERMOBATE TO FRAMES & CILLS. LINTELS CATNIC 'COUGAR' WALL TIES AT 450 VERT & 900 HORZ. CRS. 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 GAP ALL ROUND & RODENT SCREENS



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

12MAY2000 15:17

WINDOWS & GLAZED DOORS. DOUBLE GLAZED TOUGHENED OR LAMENATED GLASS IN TIMBER FRAMES WITH TRICKLE VENTS & MIN. 850 H x 550 W. OPENINGS. 8000 BACKGROUND VENTS TO ALL ROOMS.

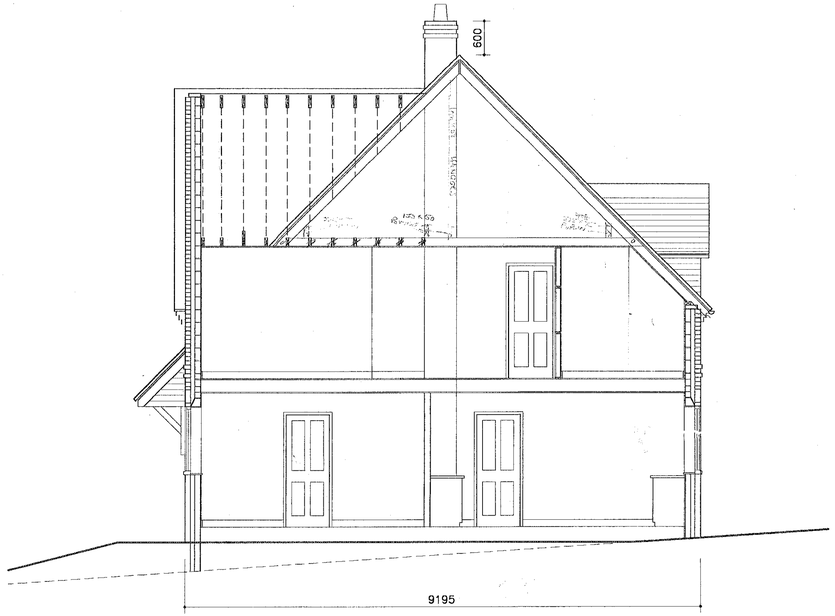


APPROVED

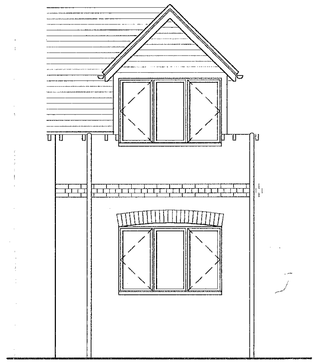


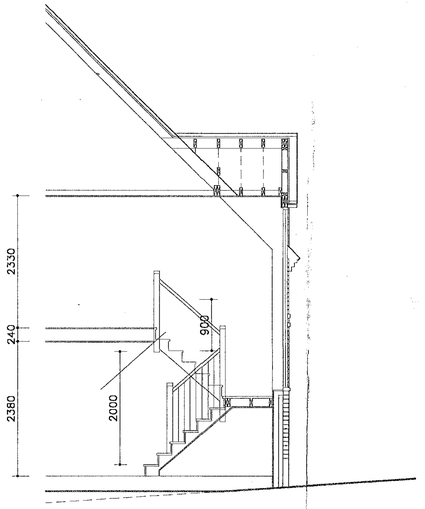
DRAWN	P.H.W.	PETER H. WATKINS. 48 BROOMFIELD ROAD. TILEHURST. READING. RG 30 6AL. 0118 9423696
DATE	2.5.2000	CLIENT MR & MRS. HALES 0118 9733770
		TITLE SINGLE STOREY SIDE EXTENSION.
		LOCATION. THE LILACS, LONGWATER LANE, FINCHAMPSTEAD
SCALE 1:50, 1:100, 1:200, 1:1250.		DRAWING No. PW 20098 SHT 1.

3/11/00

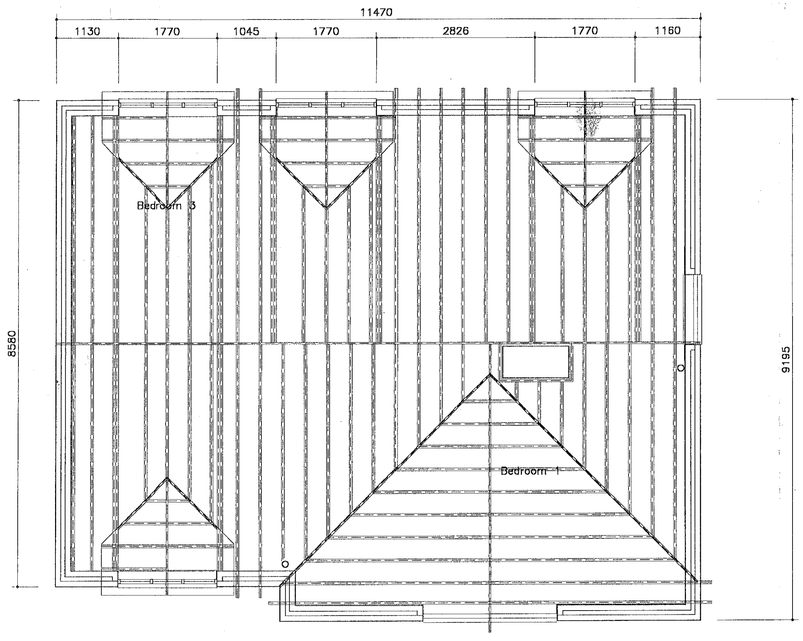


Typical Section

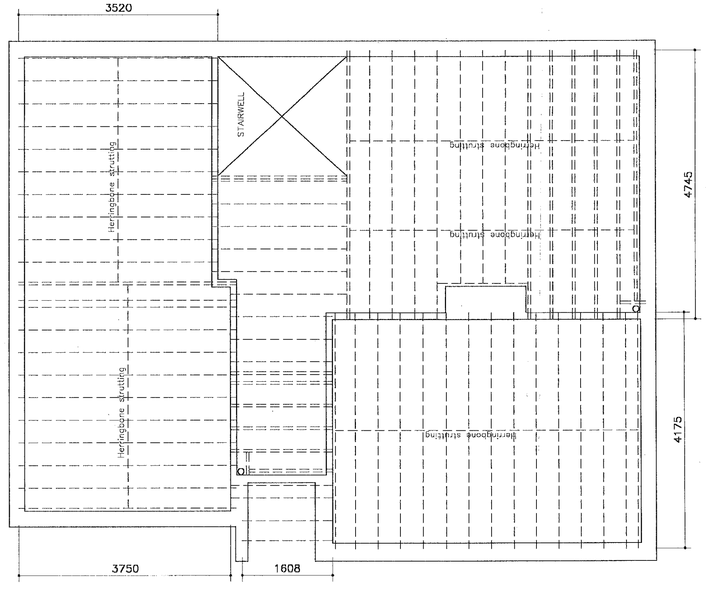




Section through Stairs



Roof Rafter Layout



First Floor Joist Layout

checked prior to commencement of work.

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Do not scale from this drawing.

ROOF
265x184 plain clain roofing tiles laid with 100mm min. headlap on 38x25mm tanalised softwood battens, on untearable roofing felt with min 150mm laps at joints, provide eaves ventilator tray between rafters. 150x50mm SC3 tanalised softwood rafters at 400mm centres cut over 100x65mm SC3 wallpates strapped to masonry by galvanised steel straps at 1.8m centres. Lay 100mm Rockwool insulation between sloping rafters ensuring a min. 50mm air gap for cross ventilation. Lay 150mm Rockwool insulation between ceiling joists, ceiling joists are to be 150x50mm SC3 tanalised softwood @ 400mm centres.
12.5mm Duplex plasterboard to ceilings with 2.5mm thistle board plaster finish
200x32mm tanalised SC3 ridge and valley boards.

EXTERNAL WALLS
100mm facing brick (to be selected) with 75mm filled cavity with 75mm Rockwool cavity fill insulation and 100mm Thermalite Shield block to inner leaf, all tied to the external leaf of brickwork by stainless steel wall ties at 900mm horizontal and 450mm vertical centres and staggered, ties are to be set at 225mm vertical centres at openings. All openings in external walls are to have the cavities closed by insulating closers. 15mm two coat plaster to inner surface of walls.

INTERNAL WALLS
Generally to be constructed in 75x38mm tanalised SC3 softwood with studs at 400mm centres and rails at 800mm centres finished both sides in 12.5mm plasterboard with 2.5mm thistle board plaster. Partitions forming bathrooms are to have the voids formed completely filled with Rockwool insulation and the plasterboard is to be 12.5mm Duplex board incorporating a vapour barrier.

WINDOWS AND DOORS
WINDOWS
All from the Boulon and Paul Range of Sovereign 22 Hardwood windows with 20mm sealed double glazed units, each window unit is to provide night ventilation of 4000mm2 and all in safety glass, obscure glass to b provided to bathrooms and toilets.
DOORS
All external doors are to be in Hardwood and is to be selected. Internal Doors are to match the existing
All frames to internal doors are to be provided with draught excluders rebated within the stops.

ARCHITRAVES AND SKIRTINGS
Are all to match the existing

FLOOR
150x20mm softwood tongued and grooved floorboards screw fixed to 220x50mm SC3 softwood floor joists @ 400mm centres
Joists to be doubled under baths and where trimming openings, joists generally to be supported on 100x65 SC3 wallplates bedded and strapped to masonry, galvanised steel traps not to exceed 1.8m centres.
Herringbone strutting to be provided where indicated.
Incorpoate 150mm Rockwool insulation between joists where soffite is exposed to the outside (Over entrance)
12.5mm Plasterboard with 2mm thistle board plaster float finish, all joints in plasterboard are to receive hessian skrim.

SANITARYWARE
All sanitaryware is to be selected. Hot and cold water feeds are to be provided to each shower, bath and wash hand basin, cold water feeds are to be provided to each WC, each feed is to be connected to the appliance by an isolating valve, overflows to WC's are to be provided in accordance with all bylaws.
Hot and Cold water feeds are to be provided to kitchen sink and other appliances as necessary.
Wastes from Showers, Baths and Kitchen sinks are to be in 40mm dia. upvc each with deep seal traps WHB are to have 32mm diam upvc waste with deep seal traps and WC's are to be connected to soil pipes with 100mm soil pipes.
Soil and Vent pipes are to be in 100mm dia upvs with 75mm vent pipe above the highest connection and ventilating through the roof and terminated with a cowl.

STORWATER DRAIN
100mm black half round upvc gutter laid to falls 1:100 and discharging down 68mm black upvc rainwater pipes discharging into a sealed gully.

UNDERGROUND DRAINAGE
All new underground drainage is to be in 100mm supersleve vitrified clay pipes with flexible couplings bedded on gravel. Foul drains are to be laid to falls not less than 1:40 and storm drains are to be laid at not less than 1:100. Manholes are to be as Hepworth polypropylene with galvanised steel covers.

STAIRS
To be constructed in Hardwood

12.MAY2010 1517

0 10 20 30 40 50 60 70 80 90 100

Project
The Lilacs
Longwater Lane
Finchampstead
RG40 4NZ

Client
Michael and Julie Hayles

Drawing title
~~Proposed~~ Sections EXISTING

Scale
1 : 50 and 1:100

Date
May 1997