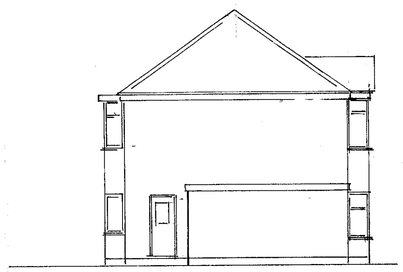


EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



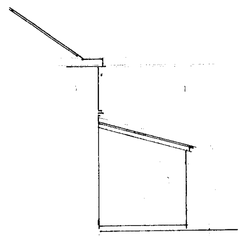
EXISTING SIDE ELEVATION

BOUNDARY

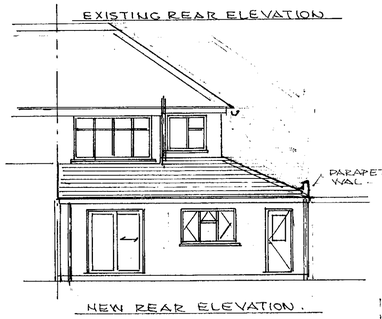


2450 A

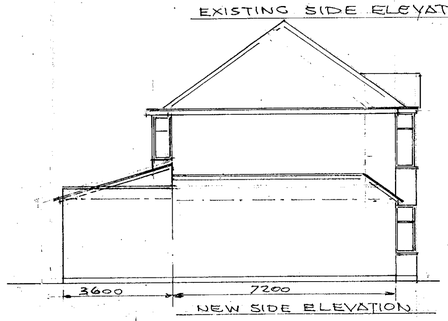
NEW FRONT ELEVATION.



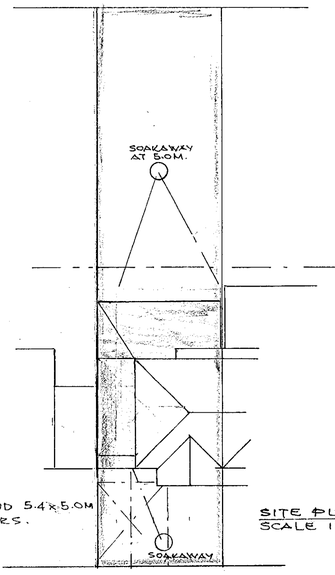
SIDE ELEVATION.



NEW REAR ELEVATION.

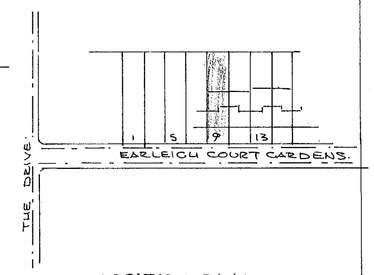


NEW SIDE ELEVATION



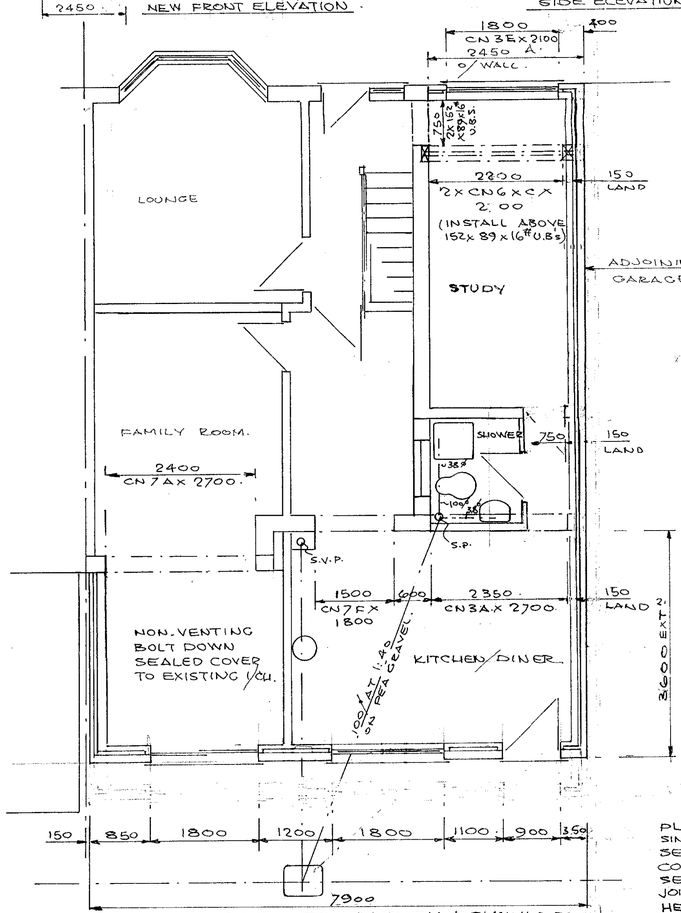
HARDSTAND 5.4x5.0M FOR 2 CARS.

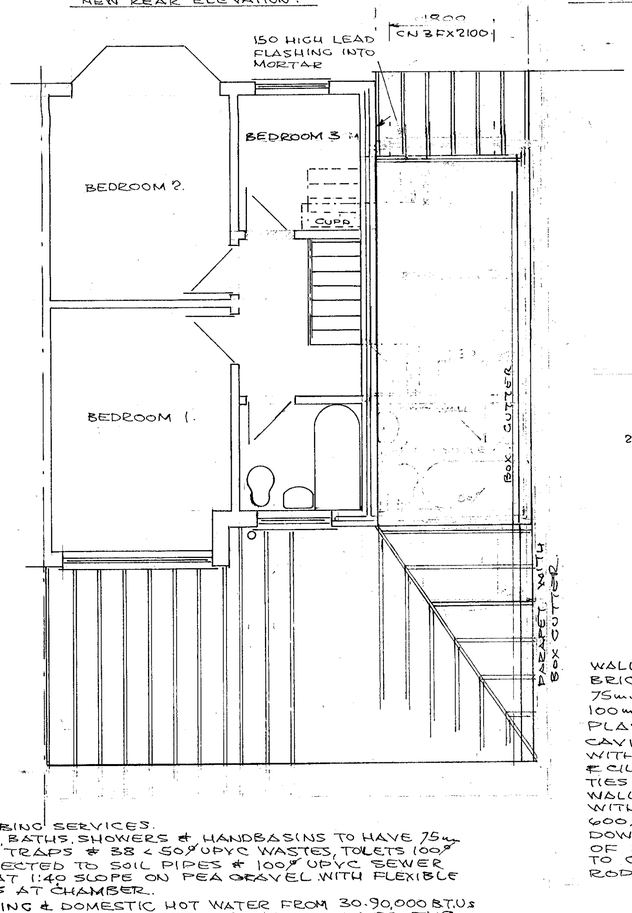
SITE PLAN
SCALE 1:200.

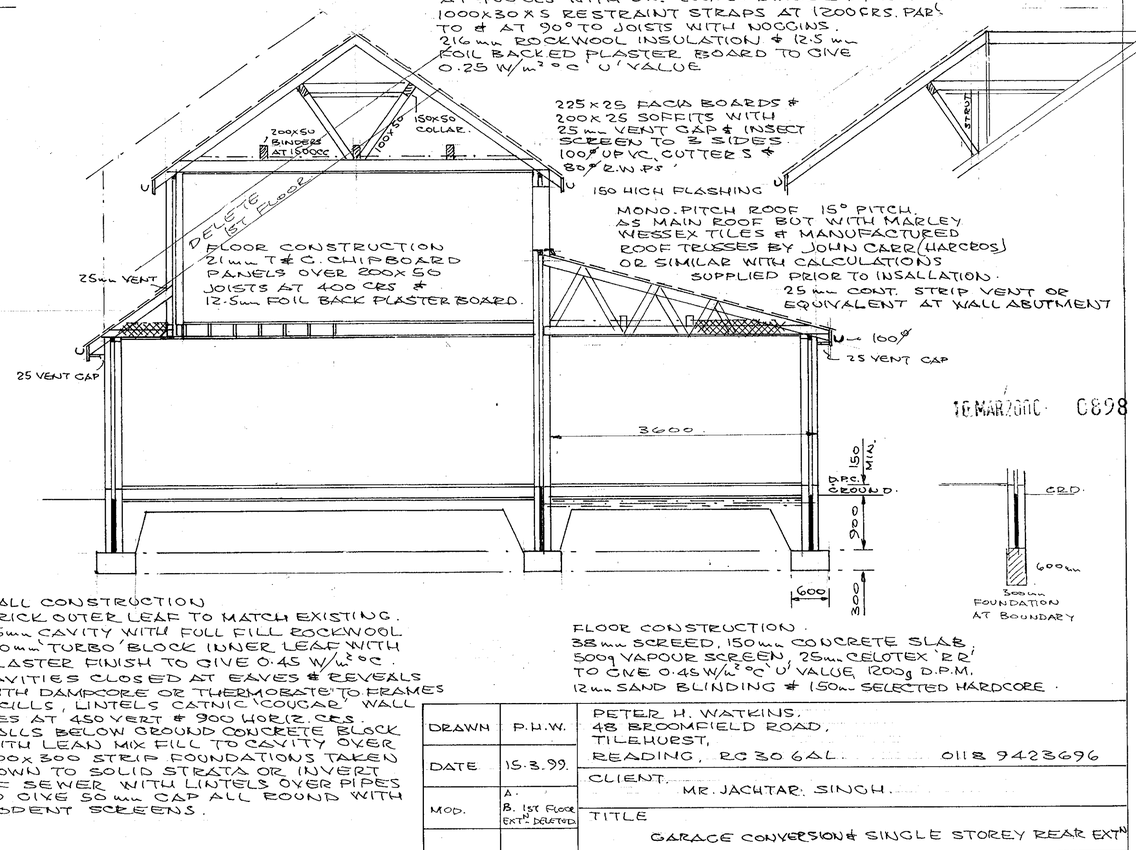


LOCATION PLAN.
SCALE 1:1250.

APPROVED







HIPPED ROOF CONSTRUCTION 35° PITCH. PLAIN TILES TO MATCH EXISTING OVER 50x38 TIMBER BATTENS, ONE LAYER BITUMEN FELT 150x50 RAFTERS AT 400 CRS WITH 150x50 COLLAR & 100x50 STRUTS TO WALL PLATE; 100x50 JOISTS AT 400 CRS WITH 3 No 200x50 BINDERS AT 1500 CRS. 1000x30x5 RESTRAINT STRAPS AT 1200 CRS. PAIR & AT 90° TO JOISTS WITH NOGGINS. 216mm ROCKWOOL INSULATION & 12.5mm FOIL BACKED PLASTER BOARD TO GIVE 0.25 W/m²°C 'U' VALUE

225x25 FACIA BOARDS & 200x25 SOFFITS WITH 25mm VENT GAP & INSECT SCREEN TO 3 SIDES. 100Ø UPVC CUTTER S & 80Ø P.V.C. DPS.

150 HIGH FLASHING

MONO. PITCH ROOF 15° PITCH. AS MAIN ROOF BUT WITH MARLEY WESSEX TILES & MANUFACTURED ROOF TRUSSES BY JOHN CARR (HARCROS) OR SIMILAR WITH CALCULATIONS SUPPLIED PRIOR TO INSALLATION.

25mm CONT. STRIP VENT OR EQUIVALENT AT WALL ABUTMENT

16 MAR 2000 0898

WALL CONSTRUCTION
BRICK OUTER LEAF TO MATCH EXISTING. 75mm CAVITY WITH FULL FILL ROCKWOOL 100mm 'TURBO' BLOCK INNER LEAF WITH PLASTER FINISH TO GIVE 0.45 W/m²°C. CAVITIES CLOSED AT EAVES & REVEALS WITH DAMPCORE OR THERMOBATE TO FRAMES & CILLS, LINTELS CATNIC 'COUGAR' WALL TIES AT 450 VERT & 900 HOR 12. CRS. WALLS BELOW GROUND CONCRETE BLOCK WITH LEAN MIX FILL TO CAVITY OVER 600x300 STRIP FOUNDATIONS TAKEN DOWN TO SOLID STRATA OR INVERT OF SEWER WITH LINTELS OVER PIPES TO GIVE 50mm CAP ALL ROUND WITH RODENT SCREENS.

FLOOR CONSTRUCTION.
38mm SCREED, 150mm CONCRETE SLAB, 500g VAPOUR SCREEN, 25mm CELOTEX 'RR' TO GIVE 0.45 W/m²°C 'U' VALUE, 1200g D.P.M. 12mm SAND BLINDING & 150mm SELECTED HARDCORE.

VENTILATION TO KITCHEN, BATH & SHOWER ROOMS. VENT. AXIA TYPE FANS TO GIVE 5 AIR CHANGES/HOUR AT 60 LITRES/SEC (KITCHEN) & 15 LITRES/SEC (BATH & SHOWER ROOMS) WITH 8000mm² BACKGROUND VENTS TO ALL ROOMS

PLUMBING SERVICES.
SINKS, BATHS, SHOWERS & HANDBASINS TO HAVE 75mm SEAL TRAPS & 38 x 50 UPVC WASTES, TOILETS 100Ø CONNECTED TO SOIL PIPES & 100Ø UPVC SEWER SET AT 1:40 SLOPE ON PEA GRAVEL WITH FLEXIBLE JOINTS AT CHAMBER.
HEATING & DOMESTIC HOT WATER FROM 30-90,000 BTUs GAS FIRED BOILER INSTALLED BY CORGI REG. ENG.
1800mm² VENT. AT 1720 HIGH.
WINDOWS & DOORS DOUBLE GLAZE WITH TOUGHENED OR LAMINATED GLASS IN UPVC FRAMES WITH TRICKLE VENTS & MIN. 850x550 CLEAR OPENERS.

DRAWN	P.H.W.	PETER H. WATKINS. 48 BROOMFIELD ROAD, TILEHURST, READING, RG30 6AL. 0118 9423696
DATE	15.3.99.	CLIENT. MR. JAGTAR SINGH.
MOD.	A. B. 1ST FLOOR EXTN DELETED	TITLE GARAGE CONVERSION & SINGLE STOREY REAR EXTN
		LOCATION. 9 EARLEIGH COURT GARDENS, EARLEY
SCALE 1:50, 1:100, 1:200, 1:1250.		DRAWING No PW 99045 'A' 'B'

CD 28/11/01