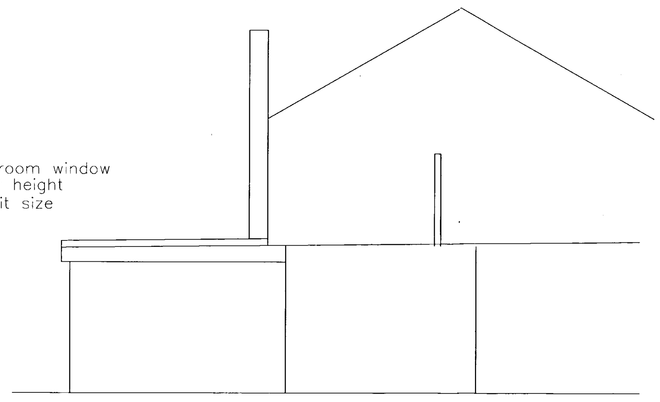
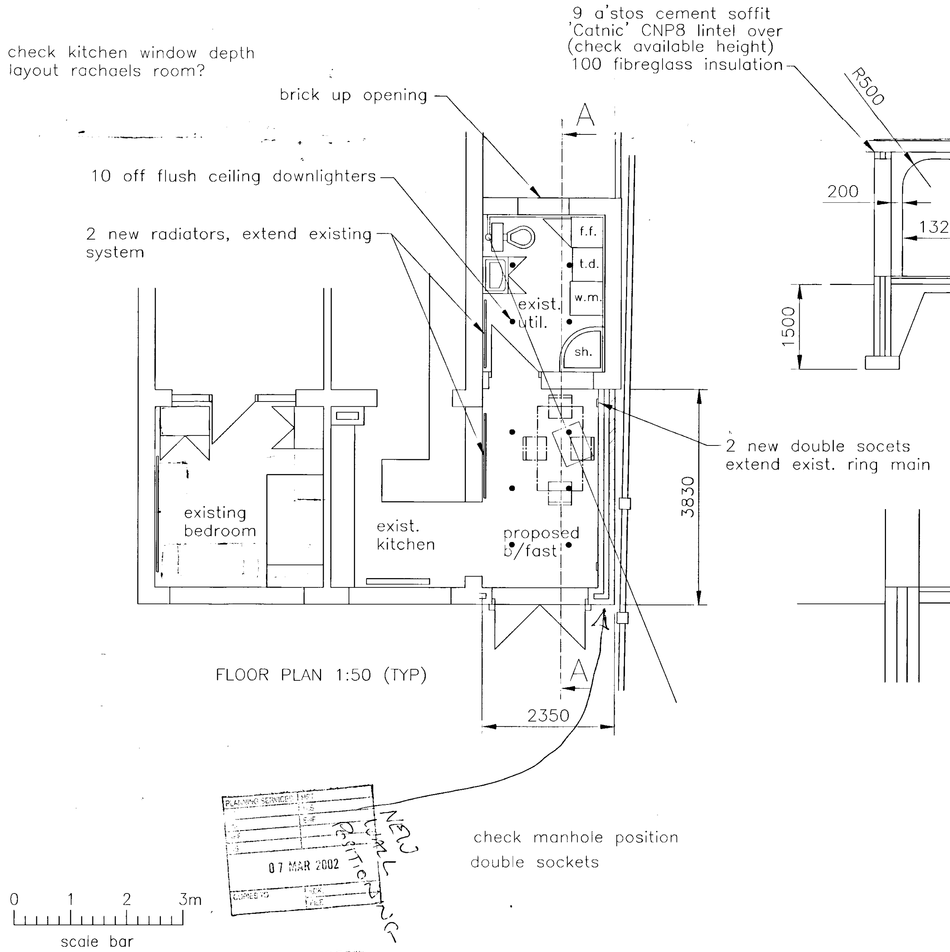


REAR ELEVATION 1:50

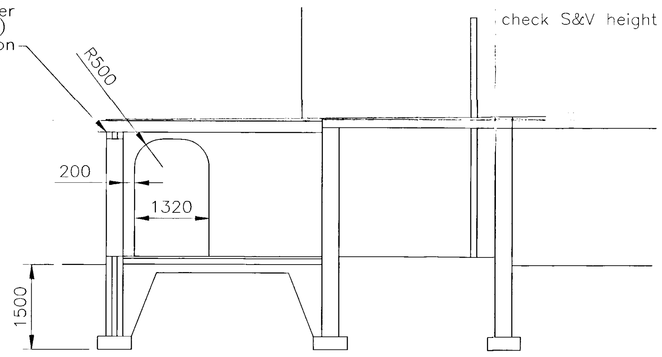
show bathroom window
check roof height
check soffit size



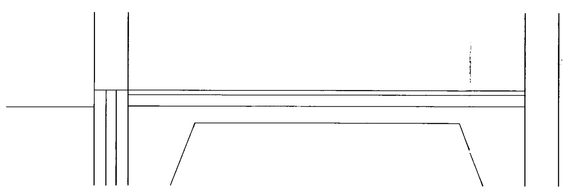
SIDE ELEVATION 1:50



FLOOR PLAN 1:50 (TYP)



SECTION A–A 1:50 ~~1:25~~



SECTION THRO' FLOOR SLAB SHOWING
REINFORCING & DAMP PROOFING 1:25

07 MAR 2002
NEW WALL POSITIONING

0 1 2 3m
scale bar

SPECIFICATION

1) Foundations : 600x230 concrete strip foundations under external walls. Final Final decision on size & depth of foundations to be agreed with local authority. 1:2:4 concrete mix. Depth 1.5m min

2) Ground floor : 40 sand/cement screed on: 100 oversite concrete slab (mix 1:3:6) on: 1000 gauge polythene d.p.m: on 150 consolidated & sand blinded hardcore. Also see section through slab showing reinforcing & damp proofing details.

3) External walls : 265 cavity brickwork below d.p.c in h'burnt commons except 4 courses below d.p.c. externally, these to be in semi-eng brickwork. Concrete fill cavity to within 150 of d.p.c Walls above d.p.c 265 cavity, outer skin of 100 brickwork to match existing, 65 cavity & inner skin 100 thermalite blocks (or similar). Cavity to be filled with 50 'rockwool' or similar insulation. Wall ties to be horiz. 900 & vert. 450 to comply with B.S.1243. 12 internal plaster finish. Skirting to match existing.

4) Roof : 3 layers grade 3b glass roofing felt, green mineral drips and flashings on: 18 thk exterior quality plywood on: tapered firrings (min 1:100 fall) on : 200x60 preservitive treated wooden joists at 400 crs, use proprietry joist hangers, walls built up between joists. Two rows of noggings across width of extension, secure joists using proprietary galvanised mild steel restraining straps at 400 crs securly fixed to joists and wall. UPVC facia boards with 100 H.R. black pvc gutters & 65 RWP to match existing. Chippings over

5) French doors : supply and fit two white UPVC doors and frames 1920 x755 to match existing. Brick up existing doorway into garage, widen existing doorway to kitchen to 1320 and form archway (catnic lintel over)

6) Foul drainage : raise height of existing manhole to new floor level and fit new sealed manhole cover. Fit new toilet, recessed hand basin, and new shower unit to utility room. Connect toilet to existing S&V pipe, also run other waste to exist. S&V pipe in 40 dia plastic pipe. Run waste from upstairs bathroom into exist. S&V pipe above exist. utility room. Use r.c. lintel where existing 100 dia drain runs under new wall. Seal off redundant gulleys feeding into exist. manhole.

7) Rainwater drainage : new soakaway to be built, 1000 dia x 1000 deep in posn shown. New drain to be laid using 100 hepworth 'hepsleeve' surface water pipe in pea shingle. 1:40 fall

1/ Extension
2/ Bricking in Tiling & Fitting [illegible] bathroom
3/ Moving stud wall in upstairs bathroom

REVISED PLAN

Revised
received 7 March 02

APPROVED

PROPOSED BREAKFAST ROOM ADDITION TO DWELLING HOUSE AT 20, ROCHESTER AVENUE, WOODLEY, BERKSHIRE. RG5 4NA FOR Mr S. BAILEY (OWNER)

FEB 2002

19/4/02