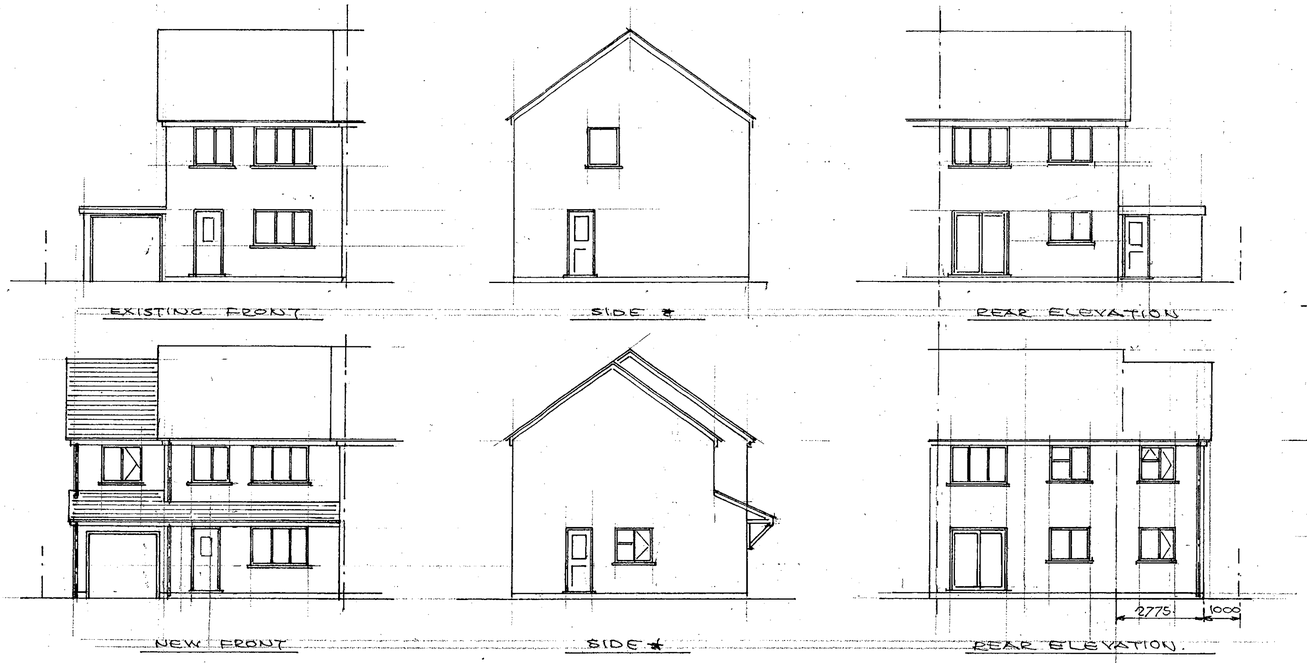
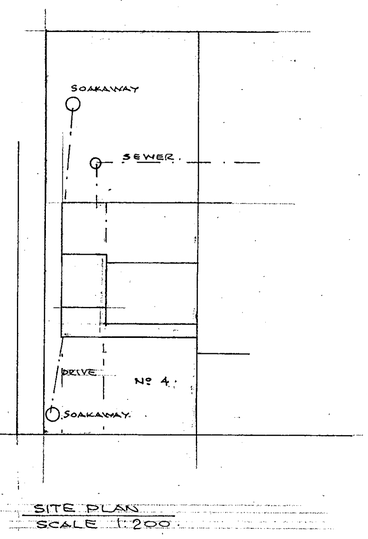
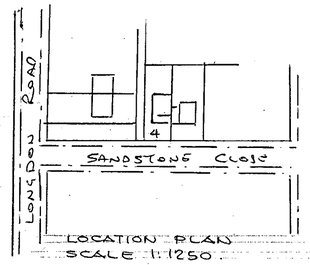




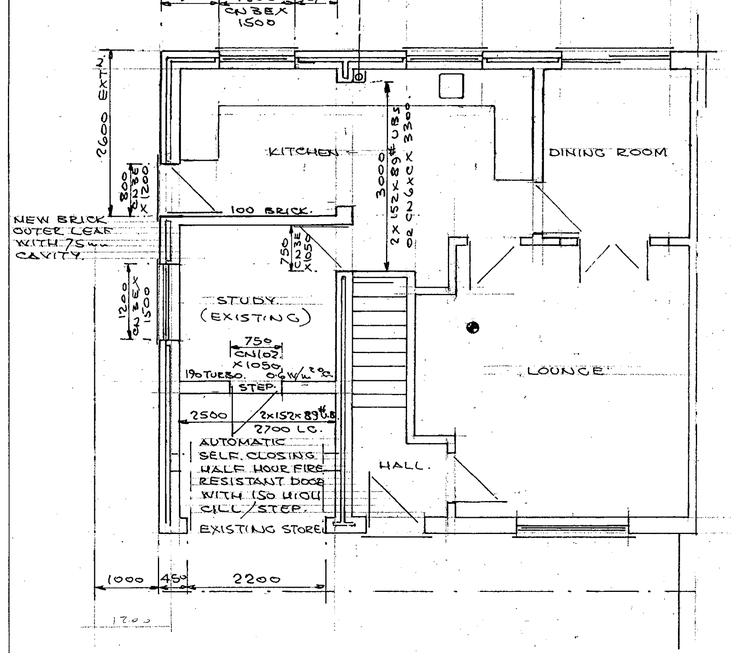
SITE PLAN
SCALE 1:200.



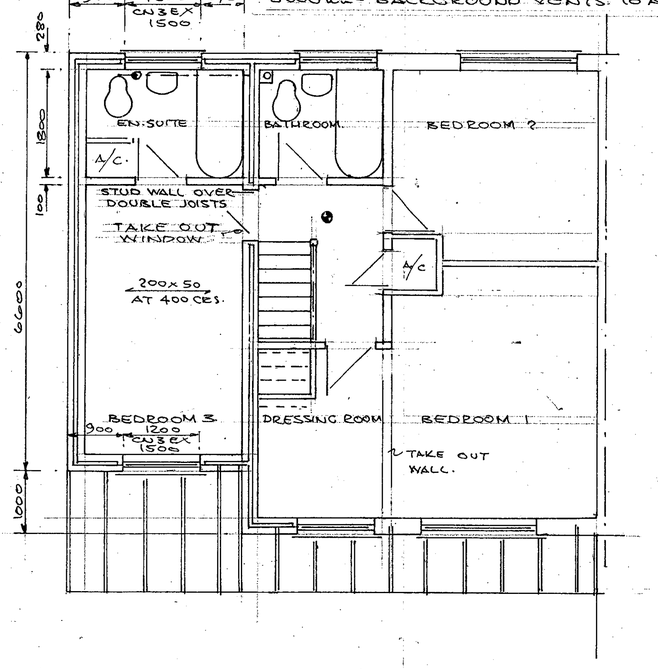
LOCATION PLAN
SCALE 1:1250.

WINDOWS & DOORS TO BE DOUBLE GLAZED WITH TOUGHENED OR LAMENATED GLASS IN U.P.V.C. FRAMES WITH TRICKLE VENTS & 850 H X 550 W. CLEAR OPENINGS.

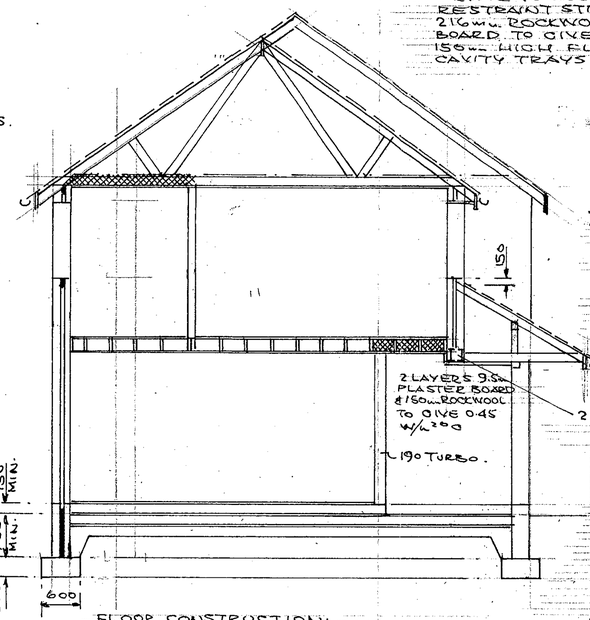
MAINS WIRED INTERCONNECTED SMOKE ALARMS WHERE SHOWN THUS ●



PLUMBING SERVICES
BATH & HANDBASIN TO HAVE 75 SEAL TRAP & 38 x 50 UPVC WASTE. TOILET TO CONNECT TO EXISTING SOIL PIPE WITH AIR ADMITTANCE VALVE AT ●
VENTILATION TO BATHROOM & KITCHEN. VENT-AXIA FANS TO GIVE 3 AIR CHANGES PER HOUR AT 15 LITRES PER SEC. (BATHROOM) & 60 LITRES PER SEC. (KITCHEN).
8000 mm² BACKGROUND VENTS TO ALL ROOMS.



ROOF CONSTRUCTION
CLAY TILES TO MATCH EXISTING OVER 50 x 38 TIMBER BATTENS, ONE LAYER BITUMEN FELT. ROOF TRUSSES BY JOHN CARR (HARCROS) OR SIMILAR WITH CALCULATIONS SUPPLIED PRIOR TO INSTALLATION, 1000 x 50 x 5 STEEL RESTRAINT STRAPS AT 1200 CRS. PAR^L TO JOISTS. 216 m.m. ROCKWOOL & 12.5 m.m. FOIL BACK PLASTER BOARD TO GIVE 0.25 W/m²°C 'U' VALUE. 150 m.m. HIGH FLASHING INTO MORTAR & CAVITY TRAYS AT WALL ABUTMENTS.



225 x 25 FACIA BOARDS & 200 x 25 SOFFITS WITH 25 m.m. VENT GAP & INSECT SCREEN. 100 Ø U.P.V.C. GUTTERS & 68 Ø R.W.P.s. TO SOAKAWAYS AT S.O.M.

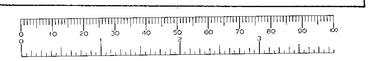
ROOF AS MAIN ROOF EXCEPT RAFTERS & JOISTS 100 x 50 AT 400 CRS.

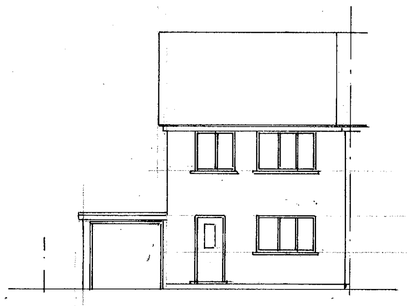
2 x 152 x 89 x 16 U.B.

WALL CONSTRUCTION:
BRICK OUTER LEAF TO MATCH EXISTING, 75 m.m. CAVITY WITH FULL FILL ROCKWOOL, 100 m.m. 'TURBO' BLOCK INNER LEAF WITH PLASTER FINISH TO GIVE 0.45 W/m²°C. CAVITIES CLOSED AT EAVES & REVEALS WITH DAMPCORE OR THERMORATE TO FRAMES & CILLS. LINTELS CATNIC COUGAR WALL TIES AT 450 VERT. & 900 HORIZ. CES. WALLS BELOW GROUND CONCRETE BLOCK WITH LEAN MIX FILL TO CAVITIES. OVER 600 x 300 STRIP FOUNDATION TAKEN DOWN TO SOLID STRATA OR INVERT OF SEWER.

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

DRAWN	P.H.W.	PETER H. WATKINS, 48 BROOMFIELD ROAD, TILEHURST, READING. RG 30 6AL 0118 9423696.
DATE	15-11-99	
		CLIENT: MR & MRS. WATKINS
		TITLE: TWO-STOREY SIDE EXTENSION
		LOCATION: 4 SANDSTONE CLOSE, WINNERSH
SCALE: 1:50, 1:100, 1:200, 1:1250		DRAWING No: PW 99183





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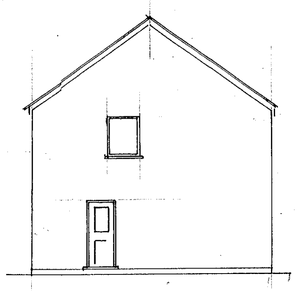
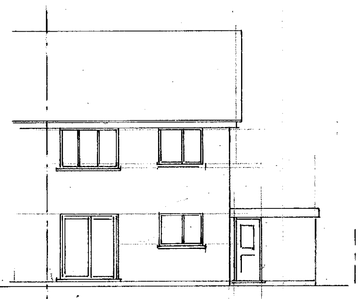
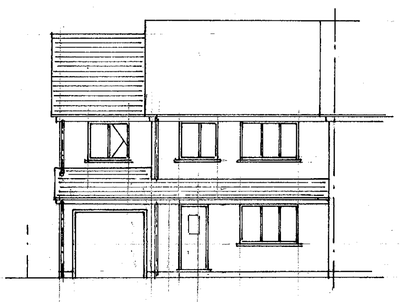


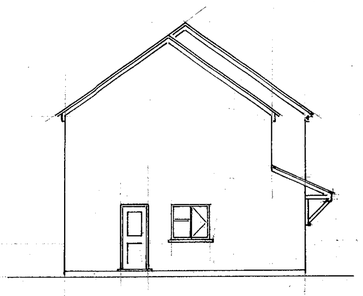
SIDE #



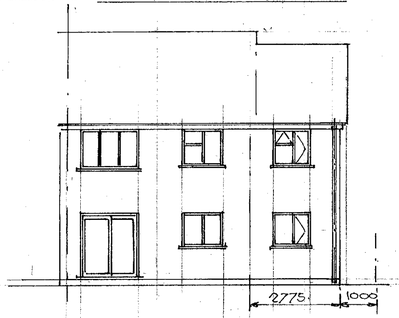
REAR ELEVATION



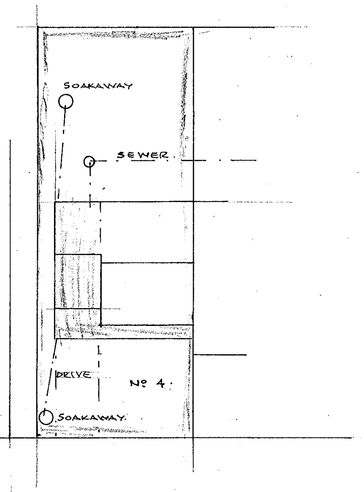
NEW FRONT



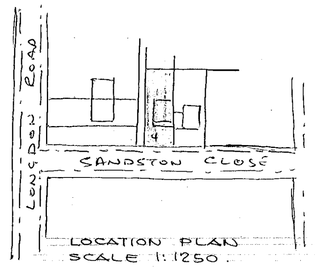
SIDE #



REAR ELEVATION.



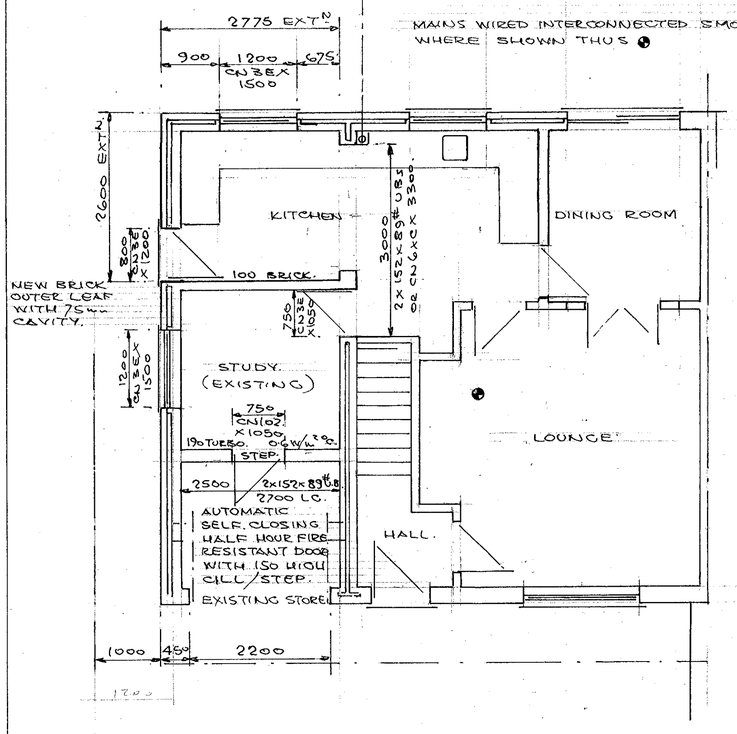
SITE PLAN
SCALE 1:200



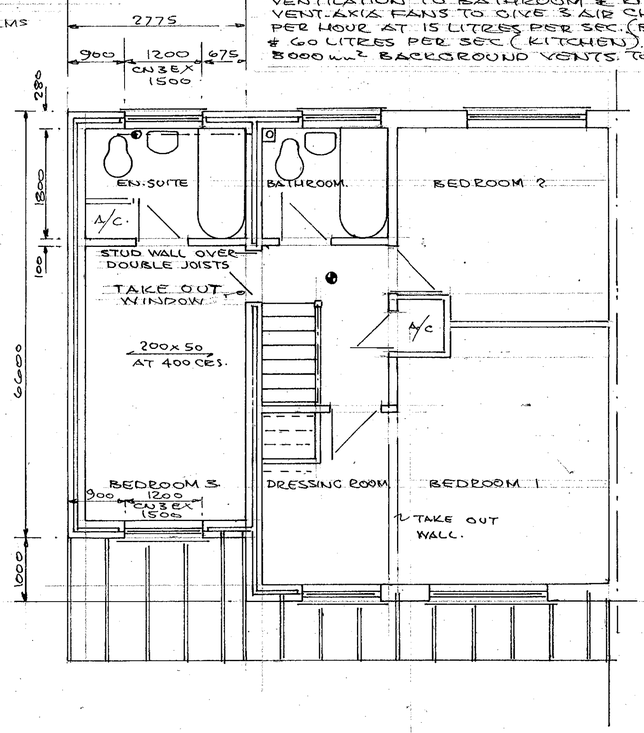
LOCATION PLAN
SCALE 1:1250.

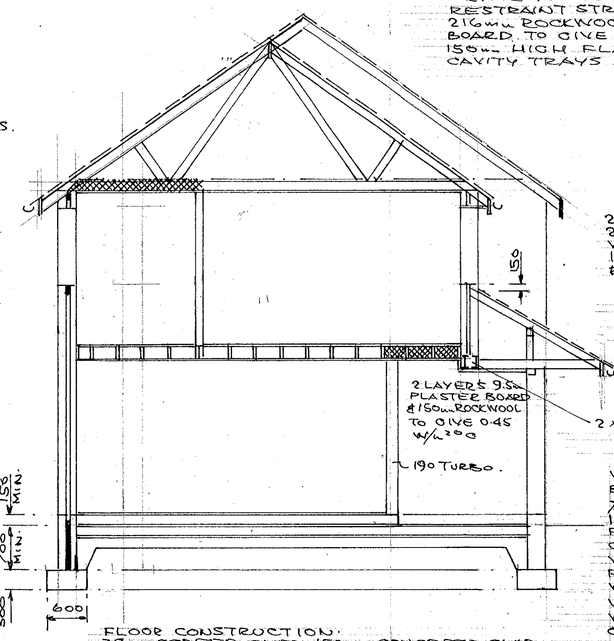
WINDOWS & DOORS TO BE DOUBLE GLAZED WITH TOUCHENED OR LAMENATED GLASS IN U.P.V.C. FRAMES WITH TRICKLE VENTS @ 850 H x 550 W. CLEAR OPENINGS.

MAINS WIRED INTERCONNECTED SMOKE ALARMS WHERE SHOWN THUS ●



PLUMBING SERVICES
BATH & HANDBASIN TO HAVE 75mm SEAL TRAP & 38 & 50ϕ UPVC WASTE, TOILET 100ϕ CONNECT TO EXISTING SOIL PIPE WITH AIR ADMITTANCE VALVE AT ● VENTILATION TO BATHROOM & KITCHEN. VENT. AXIS FANS TO GIVE 5 AIR CHANGES PER HOUR AT 15 LITRES PER SEC. (BATHROOM) & 60 LITRES PER SEC (KITCHEN) 5000 mm² BACKGROUND VENTS. TO ALL ROOMS.





ROOF CONSTRUCTION
CLAY TILES TO MATCH EXISTING OVER 50x38 TIMBER BATTENS, ONE LAYER BITUMEN FELT. ROOF TRUSSES BY JOHN CARR (HARCROS) OR SIMILAR WITH CALCULATIONS SUPPLIED PRIOR TO INSTALLATION, 1000x50x5 STEEL RESTRAINT STRAPS AT 1200 CRS. PARL TO JOISTS. 216mm ROCKWOOL & 12.5mm FOIL BACK PLASTER BOARD. TO GIVE 0.25 W/m²°C 'U' VALUE 150mm HIGH FLASHING INTO MORTAR & CAVITY TRAYS AT WALL ABUTMENTS.

225x25 FACIA BOARDS & 200x25 SOFFITS WITH 25mm VENT GAP & INSECT SCREEN. 100ϕ UPVC GUTTERS & 68ϕ R.W.P.s. TO SOAKAWAYS AT S.O.M.

ROOF AS MAIN ROOF EXCEPT RAFTERS & JOISTS 100x50 AT 400 CRS

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 & REVERALS WITH DAMPCORE OR THERMORATE TO FRAMES & CILLS. LINTELS CATNIC COURSE WALL TIES AT 450 VERT & 900 HORIZ. CRS. WALLS BELOW GROUND CONCRETE BLOCK WITH LEAN MIX FILL TO CAVITIES. OVER 600x300 STRIP FOUNDATION TAKEN DOWN TO SOLID STRATA OR INVERT OF SEWER.

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

DRAWN	P.H.W.
DATE	15-11-99
SCALE	1:50, 1:100, 1:200, 1:1250

PETER H. WATKINS.
48 BROOMFIELD ROAD.
TILEHURST.
READING. RG 30 6AL 0118 9423696.

CLIENT
MR. & MRS. WATKINS

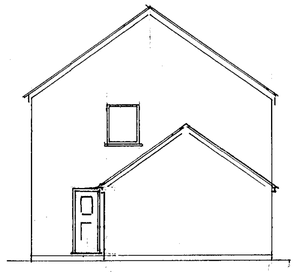
TITLE
TWO STOREY SIDE EXTENSION

LOCATION. 4 SANDSTONE CLOSE, WINNERSH

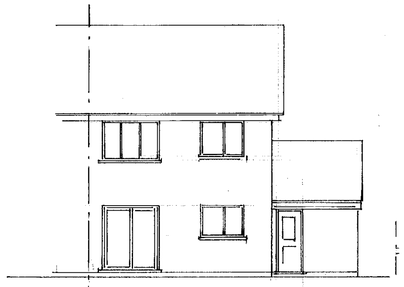
DRAWING No PW. 9983.



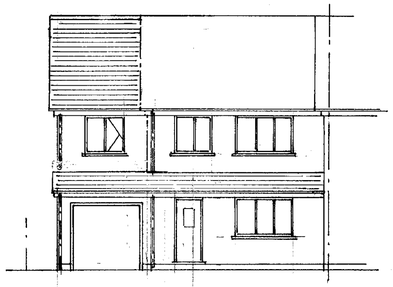
EXISTING FRONT



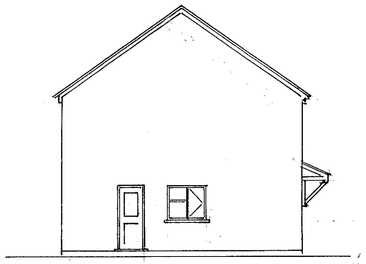
SIDE #



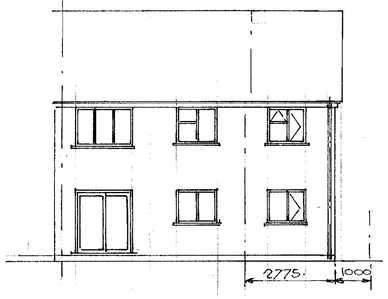
REAR ELEVATION



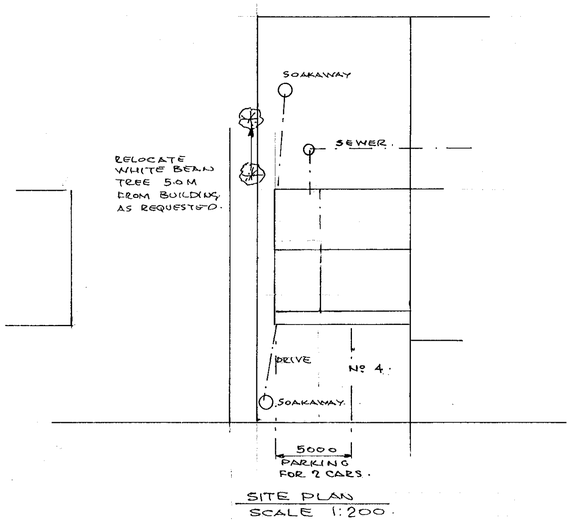
NEW FRONT



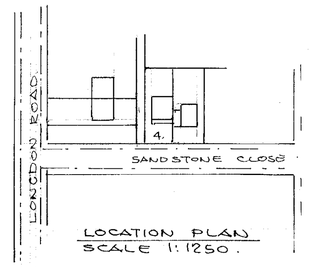
SIDE #



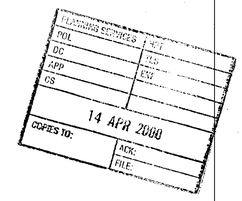
REAR ELEVATION.



SITE PLAN
SCALE 1:200.

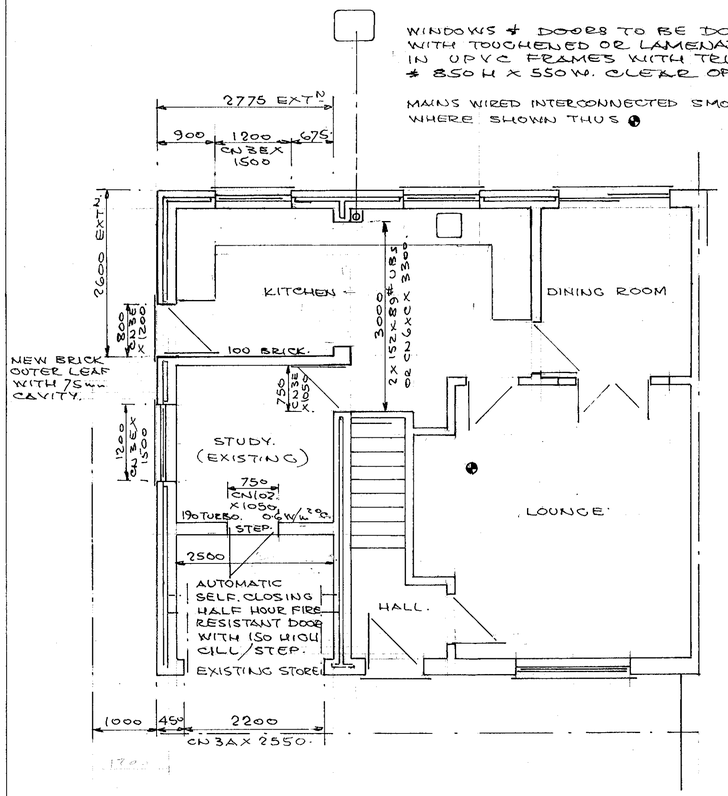


LOCATION PLAN
SCALE 1:1250.

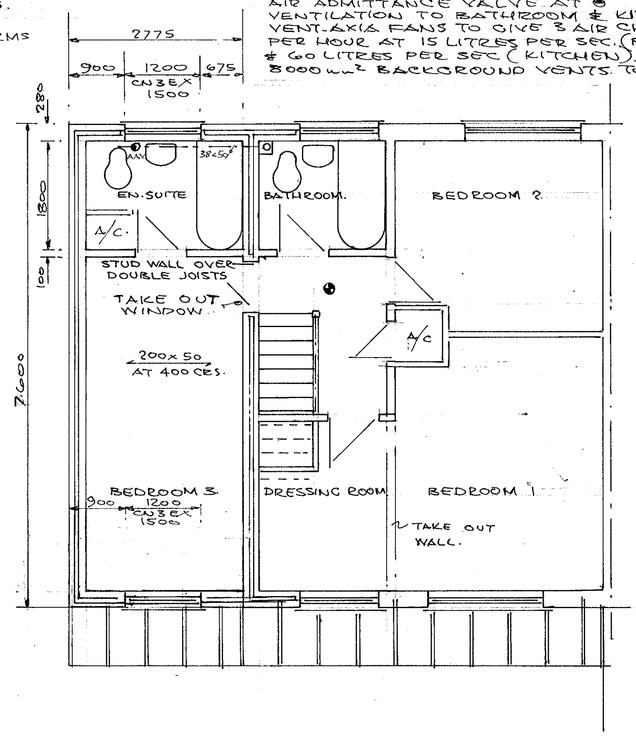


WINDOWS & DOORS TO BE DOUBLE GLAZED WITH TOUGHENED OR LAMENATED GLASS IN UPVC FRAMES WITH TRICKLE VENTS @ 850 H X 550 W. CLEAR OPENINGS.

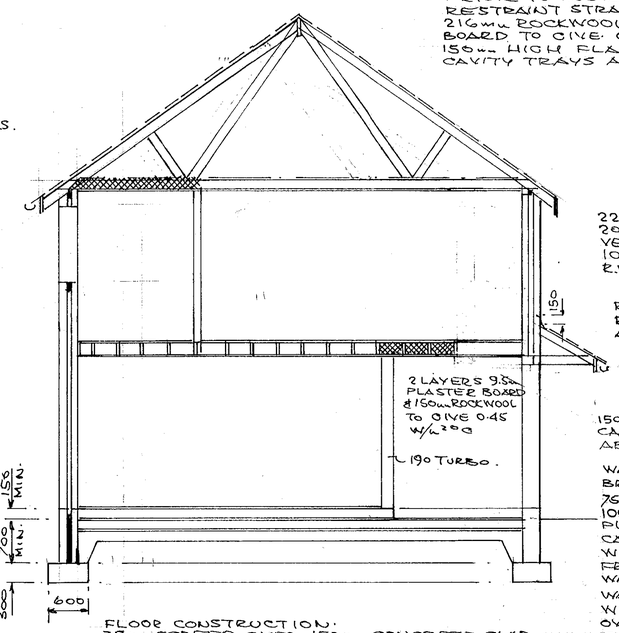
MAINS WIRED INTERCONNECTED SMOKE ALARMS WHERE SHOWN THUS ◉



PLUMBING SERVICES
BATH & HANDBASIN TO HAVE 75m/m SEAL TRAP & 38 x 50# UPVC WASTE, TOILET 100# CONNECT TO EXISTING SOIL PIPE WITH. AIR ADMITTANCE VALVE AT @ VENTILATION TO BATHROOM & KITCHEN. VENT-AXIA FANS TO GIVE 3 AIR CHANGES PER HOUR AT 15 LITRES PER SEC. (BATHROOM) & 60 LITRES PER SEC (KITCHEN). 3000 m/m² BACKGROUND VENTS TO ALL ROOMS.



ROOF CONSTRUCTION
CLAY TILES TO MATCH EXISTING OVER 50 x 38 TIMBER BATTENS, ONE LAYER BITUMEN FELT, ROOF TRUSSES BY JOHN CARR (HARCROS) OR SIMILAR WITH CALCULATIONS SUPPLIED PRIOR TO INSTALLATION. 1000 x 50 x 5 STEEL RESTRAINT STRAPS AT 1200 CRS. PAR^L TO JOISTS. 216m/m ROCKWOOL & 12.5m/m FOIL BACK PLASTER BOARD TO GIVE 0.25 W/m²°C 'U' VALUE. 150m/m HIGH FLASHING INTO MORTAR & CAVITY TRAYS AT WALL ABUTMENTS.



225 x 25 FACIA BOARDS & 200 x 25 SOFFITS WITH 25m/m VENT GAP & INSECT SCREEN. 100 ø UPVC GUTTERS & 68# R.W.P^r. TO SOAKAWAYS AT S.O.M.

ROOF AS MAIN ROOF EXCEPT RAFTERS & JOISTS 100 x 50 AT 400 CRS.

150 HIGH FLASHING & CAVITY TRAY AT WALL ABUTMENT.

WALL CONSTRUCTION.
BRICK OUTER LEAF TO MATCH EXISTING, 75m/m CAVITY WITH FULL FILL ROCKWOOL, 100m/m 'TURBO' BLOCK INNER LEAF WITH PLASTER FINISH TO GIVE 0.45 W/m²°C. CAVITIES CLOSED AT EAVES & REVERALS WITH DAMPCORE OR THERMORATE TO FRAMES & CILLS, LINTELS CATNIC 'COUGAR' WALL TIES AT 450 VERT. & 900 HORIZ. CRS. WALLS BELOW GROUND CONCRETE BLOCK WITH LEAN MIX FILL TO CAVITIES. OVER 600 x 300 STRIP FOUNDATION TAKEN DOWN TO SOLID STRATA OR INVERT OF SEWER.

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

DRAWN	P.H.W.
DATE	15.11.99
SCALE	1:50, 1:100, 1:200, 1:1250

PETER H. WATKINS.
48 BROOMFIELD ROAD.
TILEHURST,
READING. RG 30 6AL 0118 9423696.

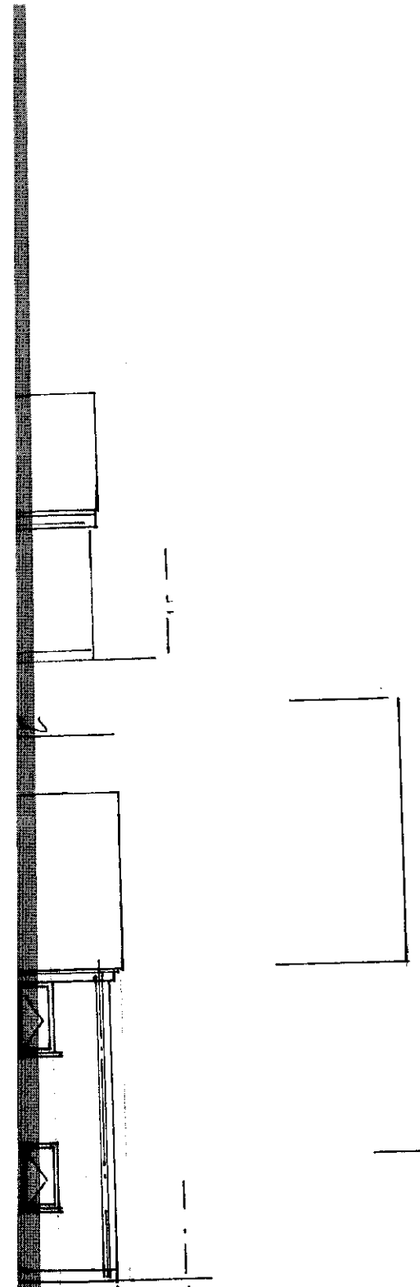
CLIENT
MR. & MRS. WATKINS

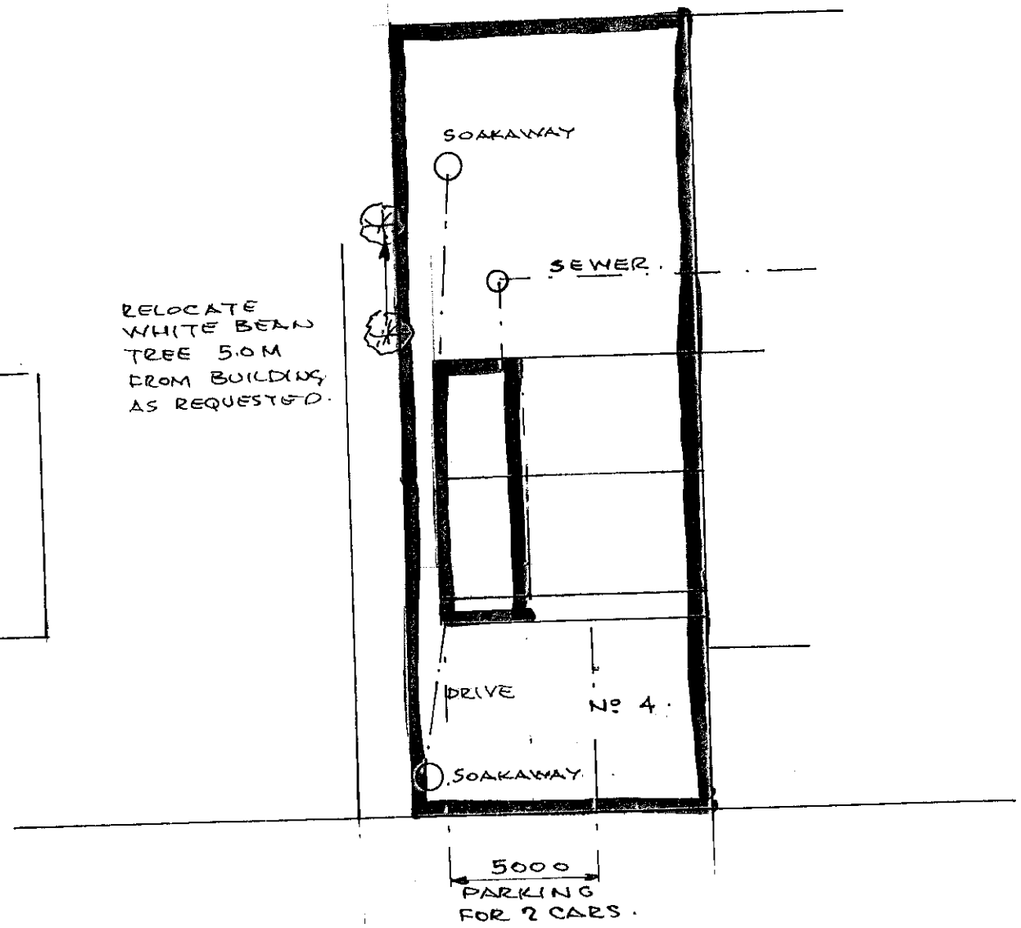
TITLE
TWO. STOREY SIDE EXTENSION

LOCATION - 4 SANDSTONE CLOSE, WINNERSH

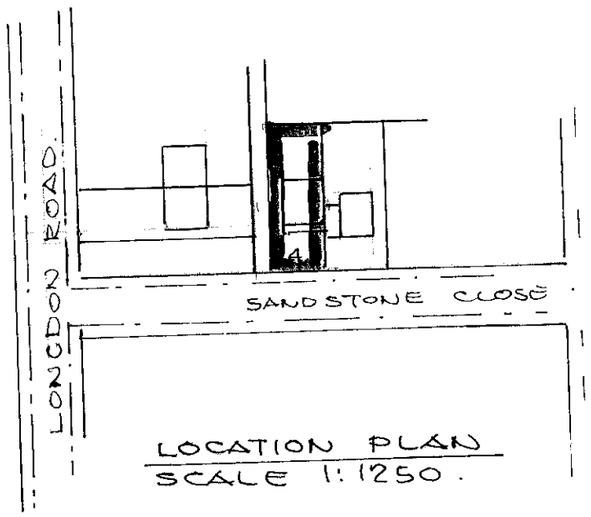
DRAWING No PW. 99183. A

CD 18/6/01





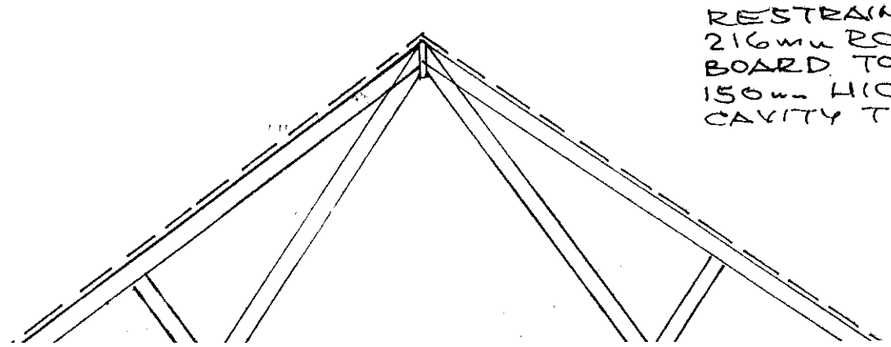
SITE PLAN
SCALE 1:200.

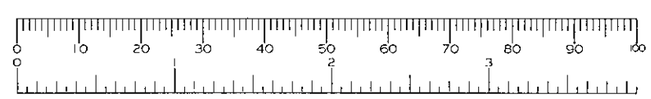


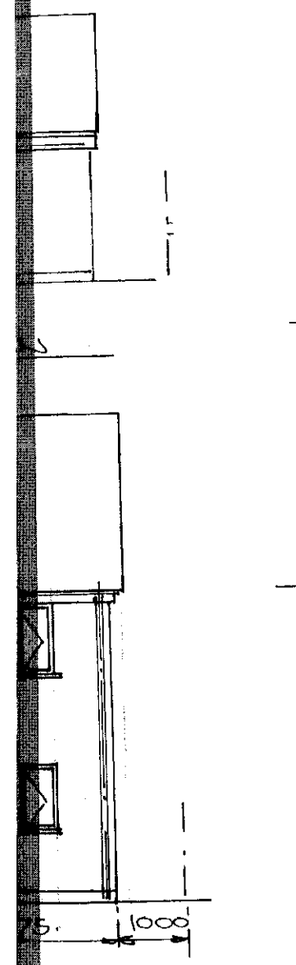
LOCATION PLAN
SCALE 1:1250.

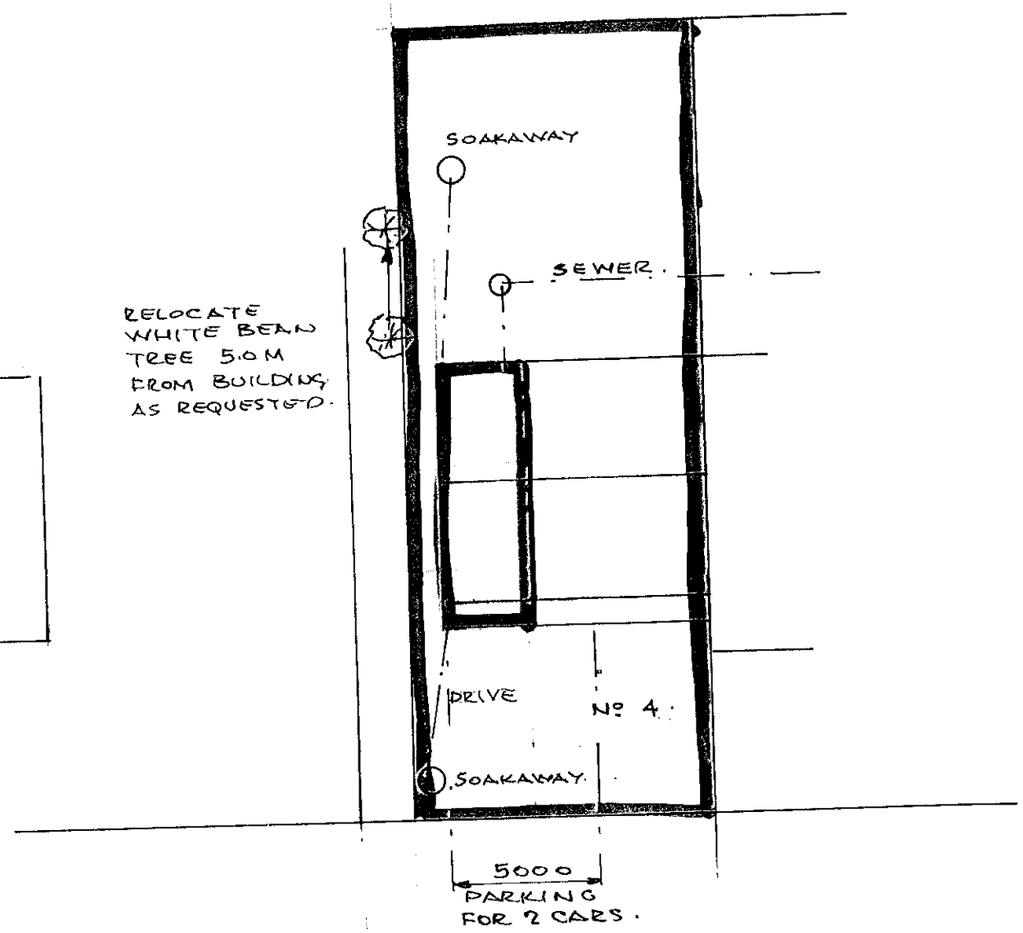
ERVICES
BASIN TO HAVE 75mm SEAL
50ϕ UPVC WASTE, TOILET 100ϕ
EXISTING SOIL PIPE WITH.
NCE VALVE AT ●
TO BATHROOM & KITCHEN.
ANS TO GIVE 3 AIR CHANGES
15 LITRES PER SEC. (BATHROOM)
PER SEC (KITCHEN).
CKGROUND VENTS TO ALL ROOMS.

ROOF CONSTRUCTION
CLAY TILES TO MATCH EXISTING OVER 50x38
TIMBER BATTENS, ONE LAYER BITUMEN FELT.
ROOF TRUSSES BY JOHN CARR (HARCROS)
OR SIMILAR WITH CALCULATIONS SUPPLIED
PRIOR TO INSTALLATION, 1000x30x5 STEEL
RESTRAINT STRAPS AT 1200 CRS. PARL TO JOISTS.
216mm ROCKWOOL & 12.5mm FOIL BACK PLASTER
BOARD TO GIVE 0.25 W/m²°C 'U' VALUE.
150mm HIGH FLASHING INTO MORTAR &
CAVITY TRAYS AT WALL ABUTMENTS.

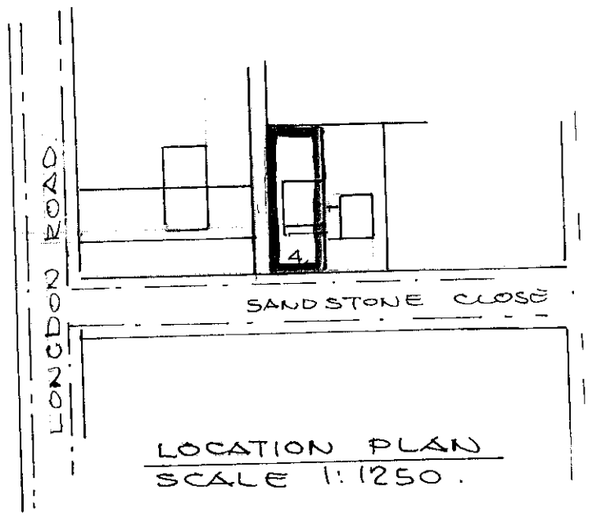








SITE PLAN
SCALE 1:200.

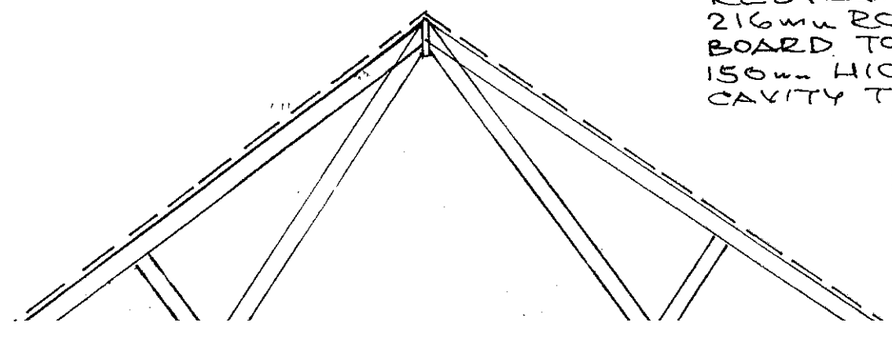


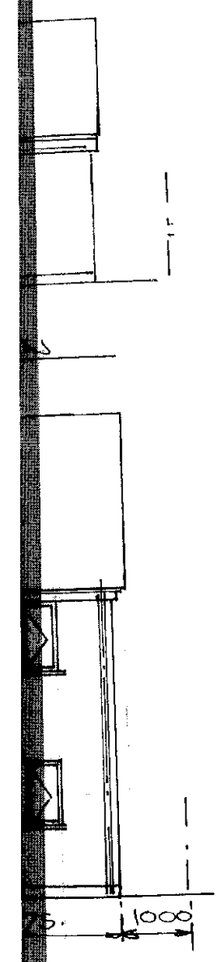
LOCATION PLAN
SCALE 1:1250.

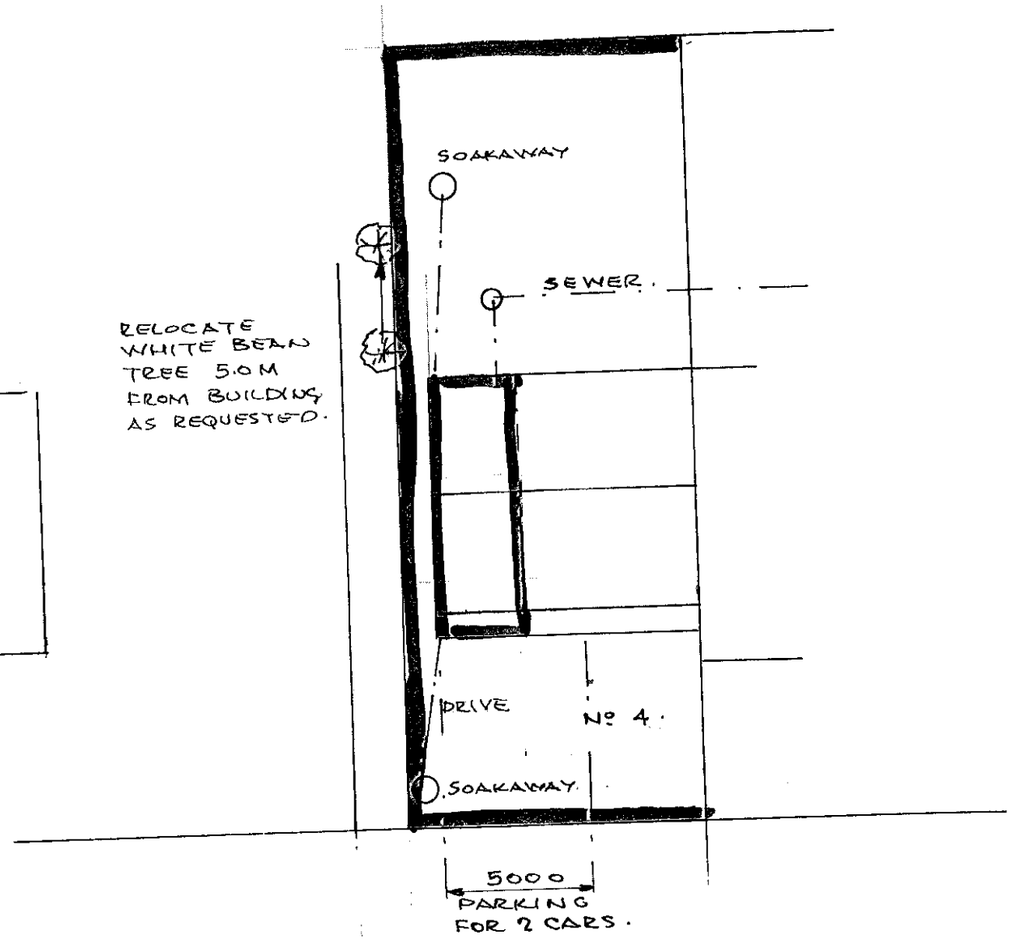
ERVICES
OBASIN TO HAVE 75mm SEAL
50ϕ UPVC WASTE. TOILET 100ϕ
EXISTING SOIL PIPE WITH.
NCE VALVE AT ●
TO BATHROOM & KITCHEN.
ANS TO GIVE 3 AIR CHANGES
T 15 LITRES PER SEC. (BATHROOM)
PER SEC (KITCHEN).
CKGROUND VENTS TO ALL ROOMS.

ROOF CONSTRUCTION
CLAY TILES TO MATCH EXISTING OVER 50×38
TIMBER BATTENS, ONE LAYER BITUMEN FELT.
ROOF TRUSSES BY JOHN CARR (HARCROS)
OR SIMILAR WITH CALCULATIONS SUPPLIED
PRIOR TO INSTALLATION, 1000×30×5 STEEL
RESTRAINT STRAPS AT 1200 CRS. PARL TO JOISTS.
216mm ROCKWOOL & 12.5mm FOIL BACK PLASTER
BOARD TO GIVE 0.25 W/m²°C 'U' VALUE.
150mm HIGH FLASHING INTO MORTAR &
CAVITY TRAYS AT WALL ABUTMENTS.

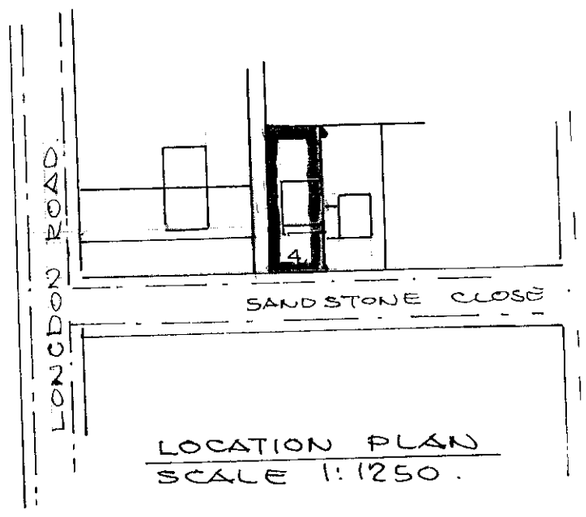






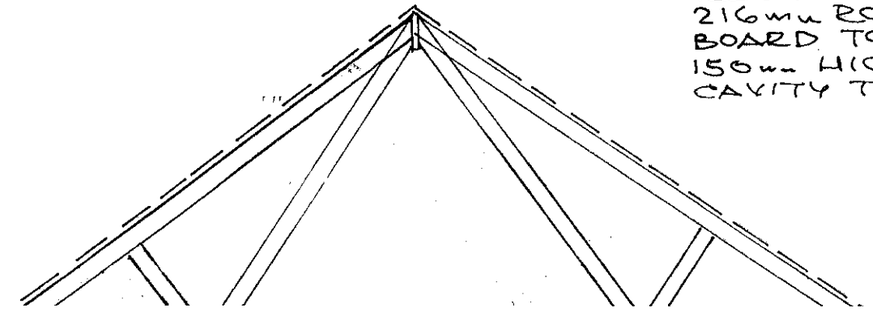


SITE PLAN
SCALE 1:200.



LOCATION PLAN
SCALE 1:1250.

ERVICES
OBASIN TO HAVE 75mm SEAL
50ϕ UPVC WASTE, TOILET 100ϕ
EXISTING SOIL PIPE WITH.
NCE VALVE AT
TO BATHROOM & KITCHEN.
ANS TO GIVE 3 AIR CHANGES
IS LITRES PER SEC. (BATHROOM)
PER SEC (KITCHEN).
CKGROUND VENTS TO ALL ROOMS.



ROOF CONSTRUCTION
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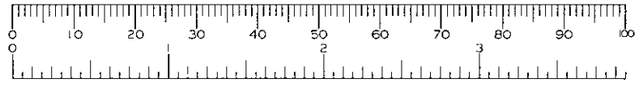
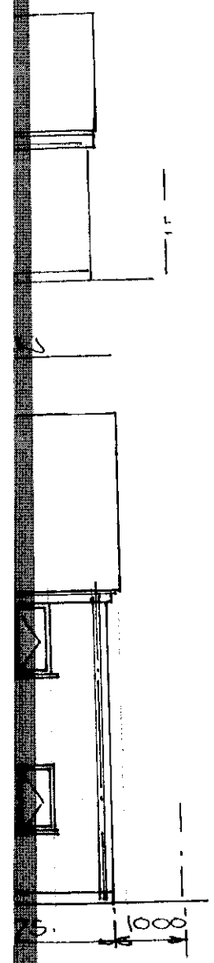
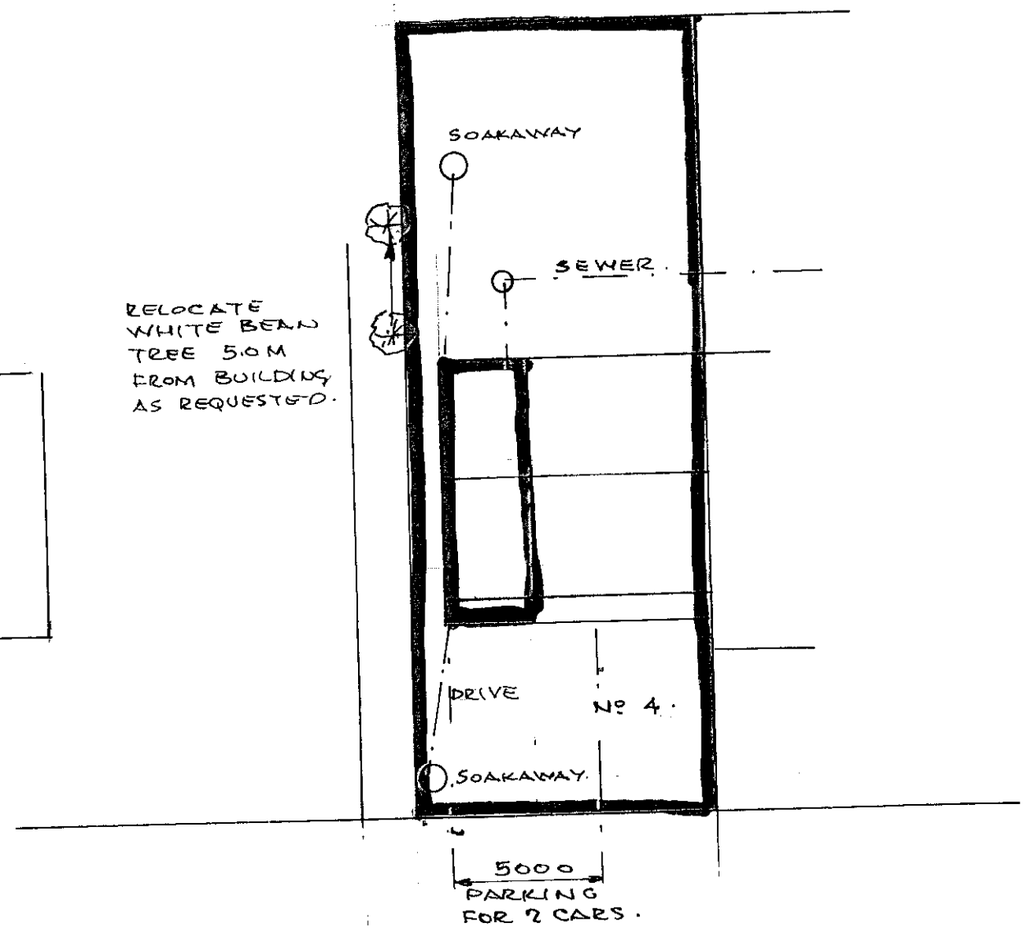


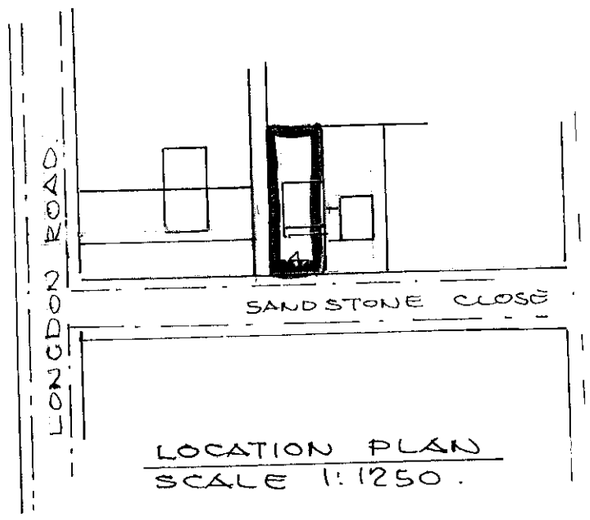




RELOCATE WHITE BEAM TREE 5.0M FROM BUILDING AS REQUESTED.



SITE PLAN
SCALE 1:200.



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SCALE 1:1250.

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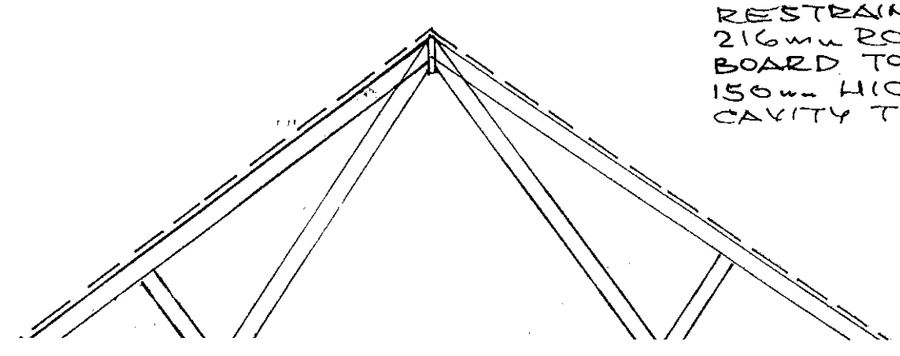
ANS TO GIVE 3 AIR CHANGES
15 LITRES PER SEC. (BATHROOM)
PER SEC (KITCHEN).
CKGROUND VENTS TO ALL ROOMS.



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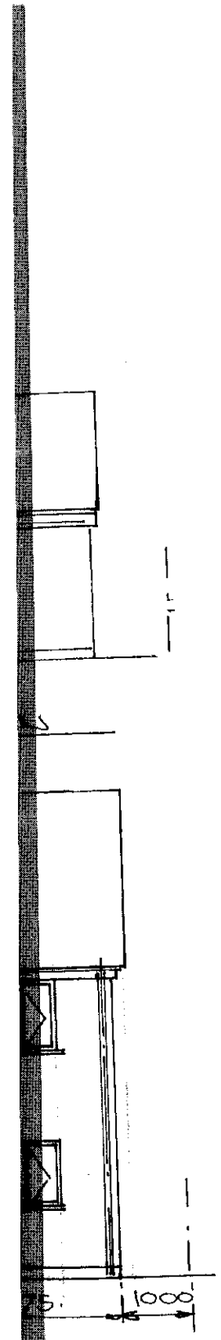
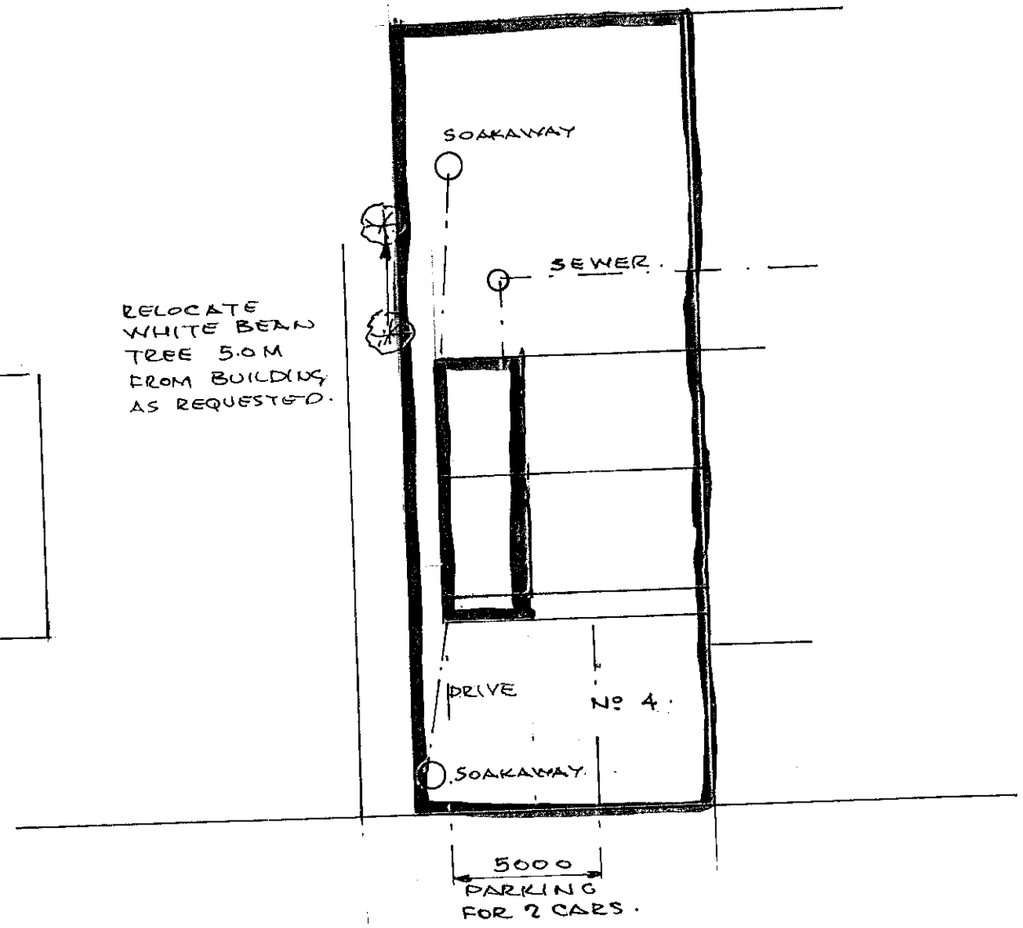
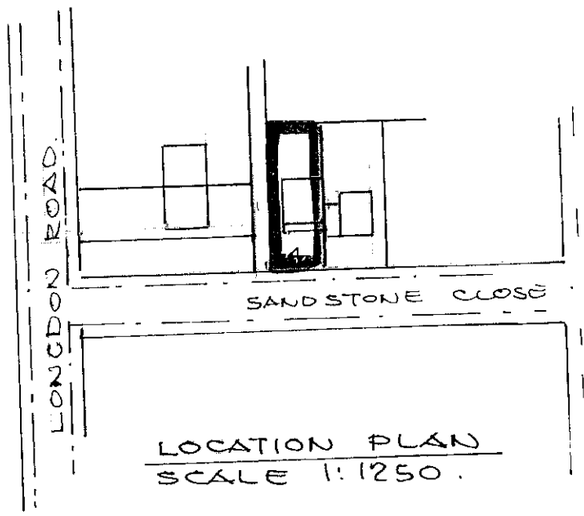




SITE PLAN
SCALE 1:200.



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