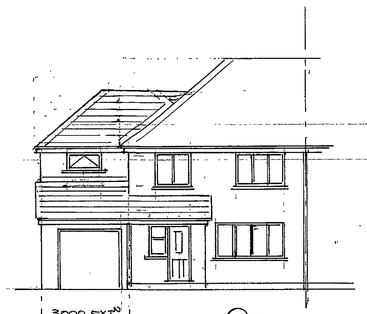
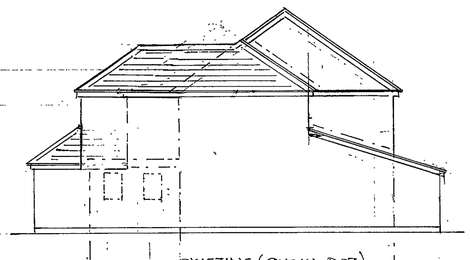
REVISED PLAN
8035



FRONT ELEVATION



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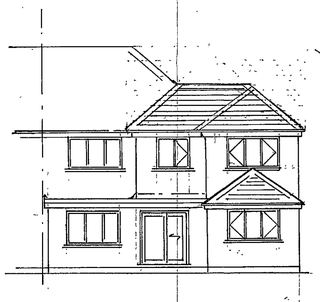
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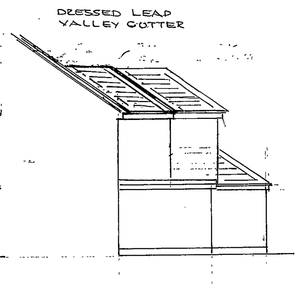

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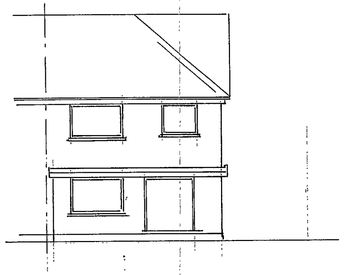
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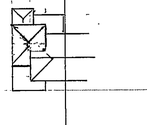

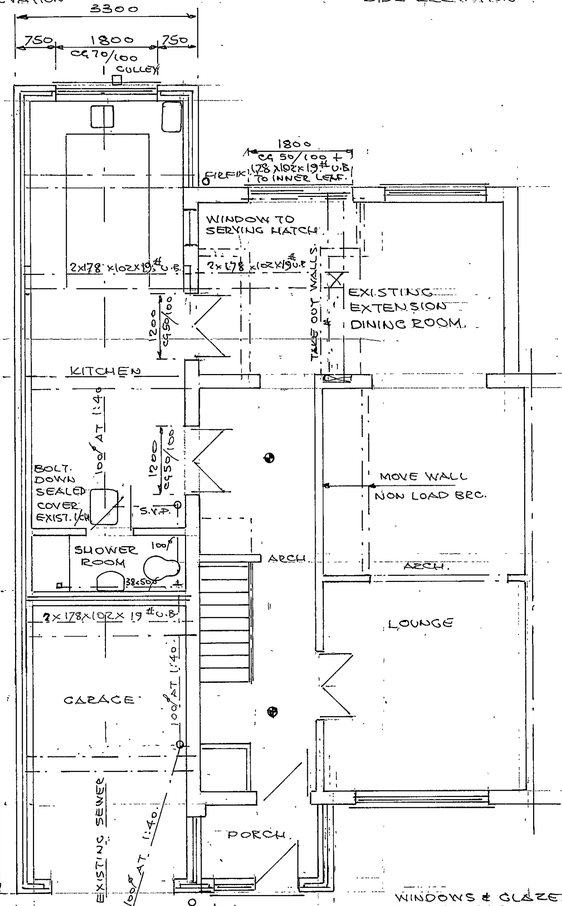

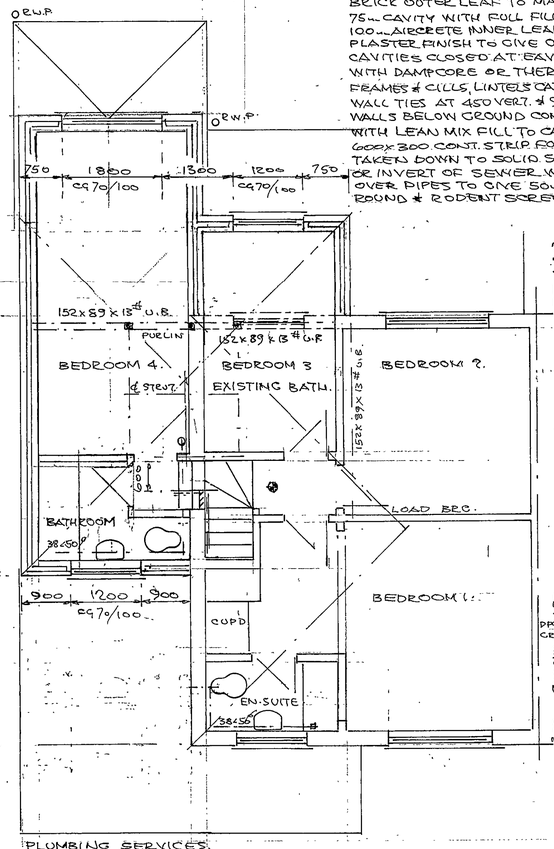

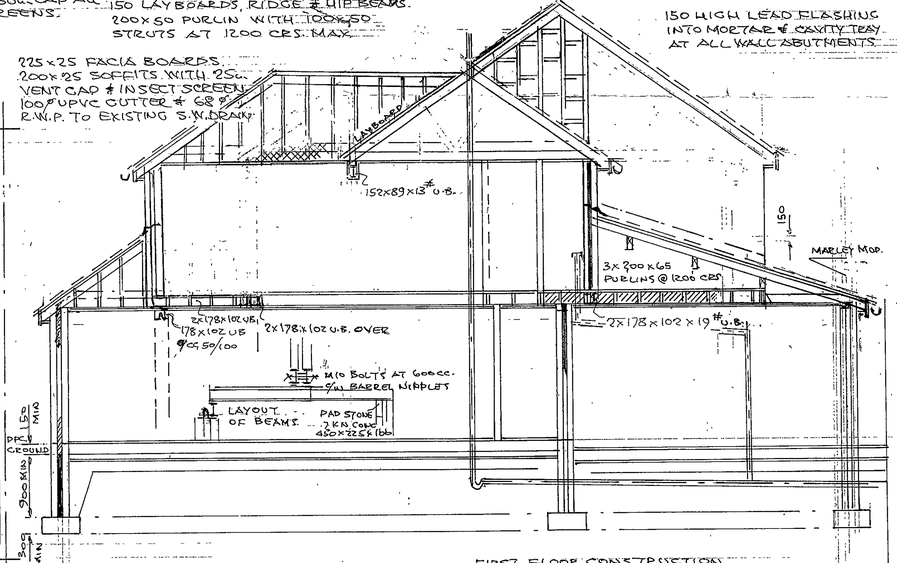

WALL CONSTRUCTION.
BRICK OUTER LEAF TO MATCH EXISTING,
75㎜ CAVITY WITH ROLL FILL ROCKWOOL,
100㎜ AIRCRETE INNER LEAF WITH 15㎜ PLASTER FINISH TO GIVE 0.35 W/m²ºC.
CAVITIES CLOSED AT EAVES & REVEALS WITH DAMPCORE OR THERMOGATE TO FRAMES & CILLS, LINTELS CATNIC 'COUGAR'.
WALL TIES AT 450 VERT. & 900 HORIZ. CRS.
WALLS BELOW GROUND CONCRETE BLOCK WITH LEAN MIX FILL TO CAVITY OVER 600x300 CONT. STRIP FOUNDATION TAKEN DOWN TO SOLID STRATA OR INVERT OF SEWER WITH LINTELS OVER PIPES TO GIVE 50㎜ CAP ALL ROUND & RODENT SCREENS.

HIPPED & MONO-PITCHED ROOFS AS MAIN ROOF E&T. WITH 100x50 RAFTERS & JOISTS AT 400 CRS.
150 LAYBOARDS, RIDGE & HIP BEAMS.
200x50 PURLIN WITH 100x50 STRUTS AT 1200 CRS. MAX.

225x25 FACIA BOARDS.
200x25 SOFFITS WITH 25㎜ VENT CAP & INSECT SCREEN.
100ø UPVC GUTTER & 68ø P.W.P. TO EXISTING S.W. DRAIN.

ROOF CONSTRUCTION PITCH 35º.
CONC. ROOF TILES TO MATCH EXISTING.
38x25 TIMBER BATTENS, ROOFING FELT & MANUFACTURED ROOF TRUSSES WITH CALCS. SUPPLIED PRIOR TO FIXING.
1000x30x5 STR. RESTRAINT STRAPS AT 1200 CRS. PARL. TO JOISTS & 90º TO GABLE WITH NOGGINS TO 3 RAFTERS.
250㎜ ROCKWOOL & 12.5㎜ FOIL BACKED PLASTER BOARD TO GIVE 0.16 W/m²ºC.
152x89x15# C.B. REAR SUPPORT WITH 2 LAYERS 9.5㎜ F/BOARD (½ HR. F/RESIST).

150 HIGH LEAD FLASHING INTO MORTAR & CAVITY TRAY AT ALL WALL ABUTMENTS.

GROUND FLOOR CONSTRUCTION
38㎜ SCREED OVER 150㎜ CONCRETE SLAB.
500g VAPOUR SCREEN, 100㎜ POLYSTYRENE TO GIVE 0.25 W/m²ºC., 1200g DAMP PROOF MEMBRANE, 12㎜ SAND BLINDING & 150㎜ SELECTED HARDCORE WITH 100ø UPVC PIPES CONNECTING AIR BRICKS TO OUTER WALL.

FIRST FLOOR CONSTRUCTION
21㎜ T&G. FLOOR BOARDS OVER 200x50 JOISTS AT 400 CRS. WITH RESTRAINT TYPE JOIST HANGERS TO OUTER WALLS; 150㎜ ROCKWOOL OVER GARAGE TO GIVE 0.25 W/m²ºC. U VALUE & TWO LAYERS 9.5㎜ PLASTER BOARD TO CEILING, BEAMS & LINTELS (½ HR. F/RESIST).

WINDOWS & GLAZED DOORS TO BE DOUBLE GLAZED WITH TOUGHENED OR LAMINATED GLASS WITH 16㎜ AIR GAP & LOW 'E' COATING, 0.28 W/m²ºC UPVC FRAMES WITH TRICKLE VENTS & 850 x 550 (0.55m²) OPENINGS.
VENTILATION BY VENT-AXIA TYPE FANS GIVING 3 AIR CHANGES/HR. AT 60 LITRES PER SEC. (KITCHEN)
30 LITRES PER SEC. (UTILITY ROOM)
15 LITRES PER SEC. (BATHROOM)
15 LITRES PER SEC. (TOILET) WITH 15 MIN. OVERRUN LINE TO LIGHT.
8000 m² BACKGROUND VENTS TO ALL ROOMS.

PLUMBING SERVICES.
SINKS, BATHS, SHOWERS, HANDBASINS ETC. TO HAVE 75㎜ SEAL TRAPS & 38 ø 50 UPVC WASTES,
TOILETS 100ø CONNECT TO 100ø SOIL PIPES & SEWER AT 1:40 SLOPE SET ON PEA GRAVEL TO EXISTING CHAMBERS.
HEATING & DOMESTIC HOT WATER FROM EXISTING GAS FIRED BOILER RELOCATED BY CBGI REG. ENG.

MAINS WIRED & INTERCONNECTED SMOKE ALARMS WITH BATTERY BACK-UP WHERE SHOWN THUS: ●

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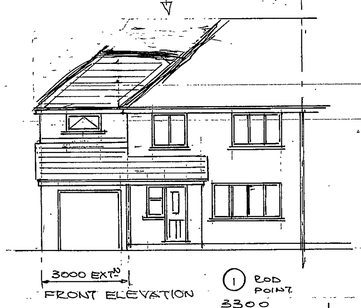
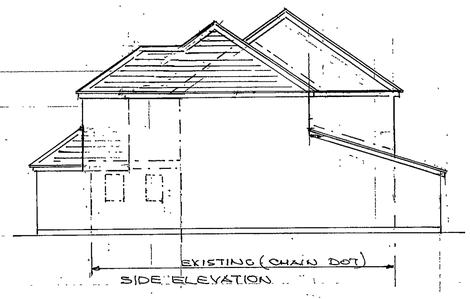
APPROVED

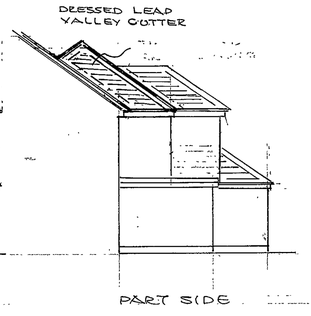
DRAWN	P.H.W.	PETER H. WATKINS. 48 BROOMFIELD ROAD, TILEHURST, READING, RG 30 6AL 0118 9423696
DATE	30.10.2002	
ISSUE 'B'	REVISED FIRST FLOOR REAR	CLIENT MR & MRS. DALE 0118 9340150.
		TITLE TWO STOREY SIDE EXTENSION
SCALE 1:50, 1:100, 1:500		LOCATION 39 HURST ROAD, TWYFORD
		DRAWING NO. P.W. 22189 'A' B

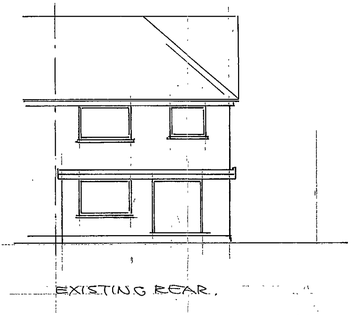
Block plan relationship adjoining house (including their extension).
Plan existing side windows
Single hipped roof (to match existing)
Will conifer tree be retained

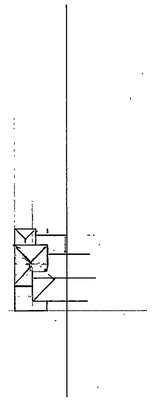


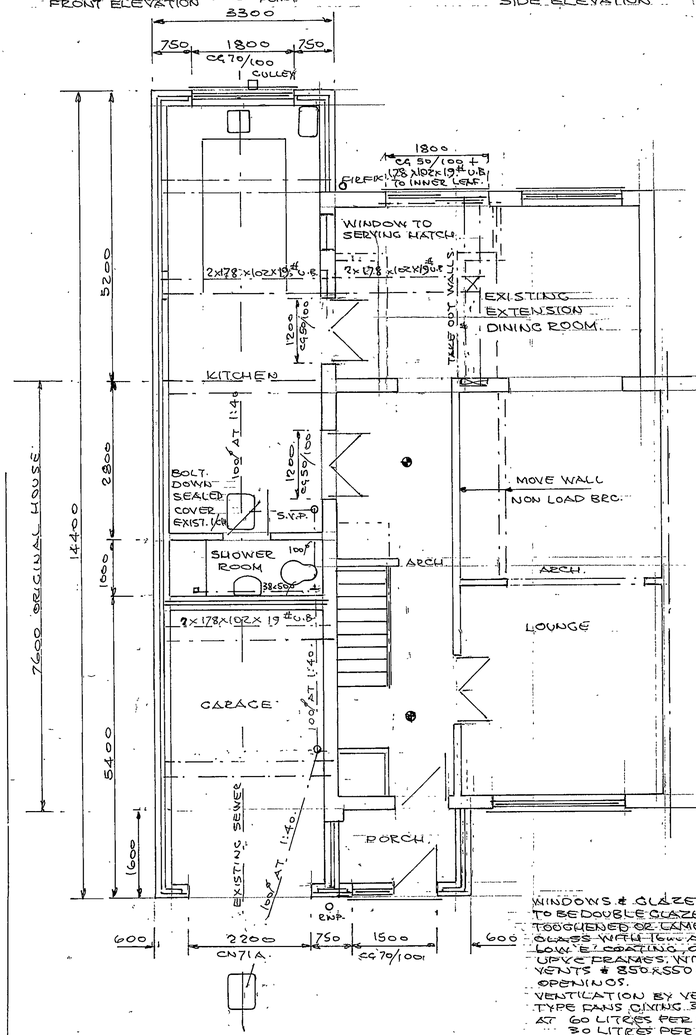


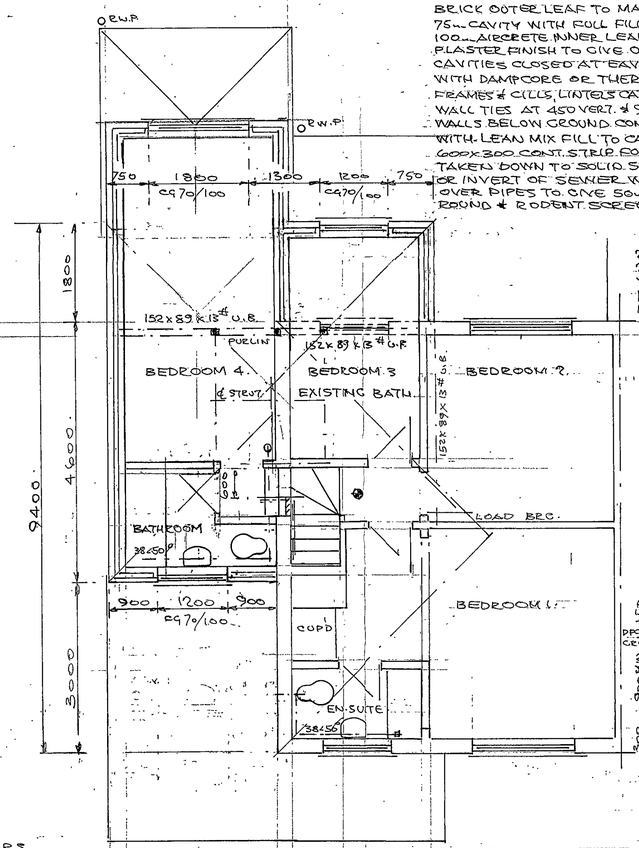












WALL CONSTRUCTION:
BRICK OUTER LEAF TO MATCH EXISTING, 75㎜ CAVITY WITH FULL FILL ROCKWOOL, 100㎜ AIRCRETE INNER LEAF WITH 15㎜ PLASTER FINISH TO GIVE 0.35 W/㎡°C. CAVITIES CLOSED AT EAVES & REVEALS WITH DAMPCORE OR THERMOBATE TO FRAMES & CILLS, LINTELS CATNIC 'COOLBAR'. WALL TIES AT 450 VERT. & 900 HORIZ. CRS. WALLS BELOW GROUND CONCRETE BLOCK WITH LEAN MIX FILL TO CAVITY OVER 600x300 CONT. STRIP FOUNDATION TAKEN DOWN TO SOLID STRATA OR INVERT OF SEWER WITH LINTELS OVER PIPES TO GIVE 50㎜ CAP ALL ROUND & RODENT SCREENS.

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225x25 FACIA BOARDS.
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100# UPVC GUTTER & 68# P.
R.W.P. TO EXISTING S.W.DRAIN.

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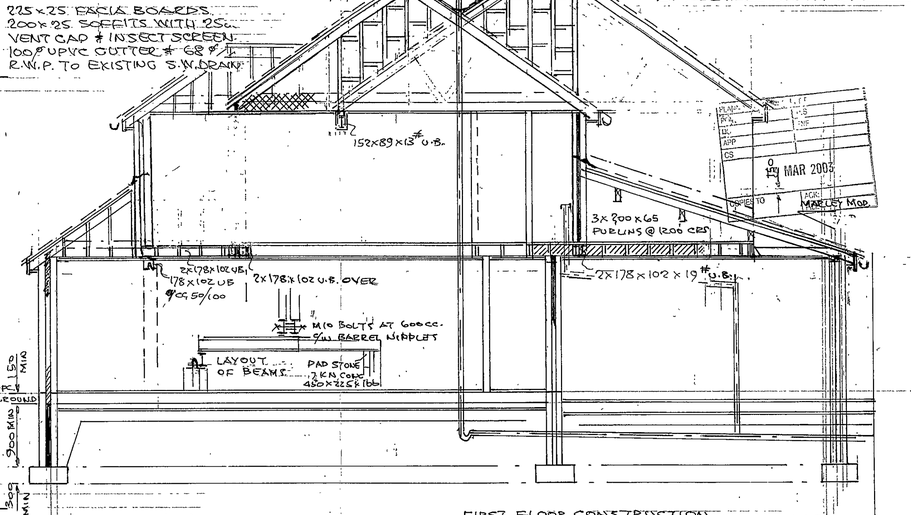

GROUND FLOOR CONSTRUCTION
38㎜ SCREED OVER 150㎜ CONCRETE SLAB. 500g VAPOUR SCREEN, 100㎜ POLYSTYRENE TO GIVE 0.25 W/㎡°C., 1200g DAMP PROOF MEMBRANE, 12㎜ SAND BLINDING & 150㎜ SELECTED HARDCORE. WITH 100# UPVC PIPES CONNECTING AIR BRICKS TO OUTER WALL.

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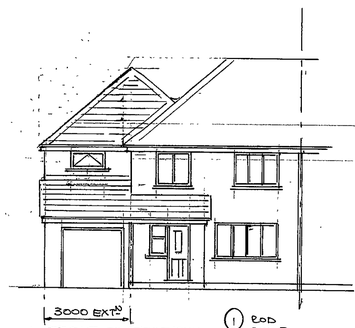
MAINS WIRED & INTERCONNECTED SMOKE ALARMS WITH BATTERY BACK-UP WHERE SHOWN THUS.

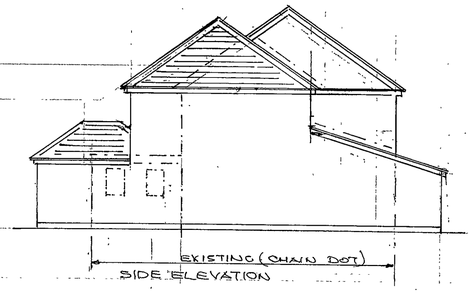
SUPERSEDED

DRAWN	P.H.W.	PETER H. WATKINS 48 BROOMFIELD ROAD TILEHURST, READING. RG 30 6AL 0118 9423696
DATE	30:10:2002	CLIENT MR & MRS. DALE 0118 9340150.
ISSUE B	REVISED FIRST FLOOR REAR	TITLE TWO STOREY SIDE EXTENSION
		LOCATION 39 HURST ROAD, TWYFORD
SCALE 1:50, 1:100, 1:500		DRAWING No PW-22189 A B

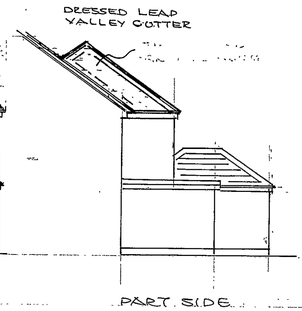
REVISED PLAN

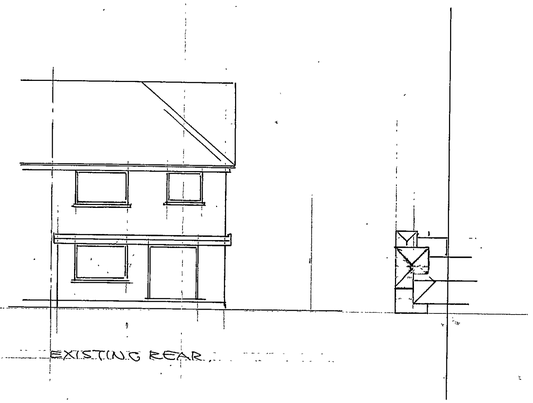
8035

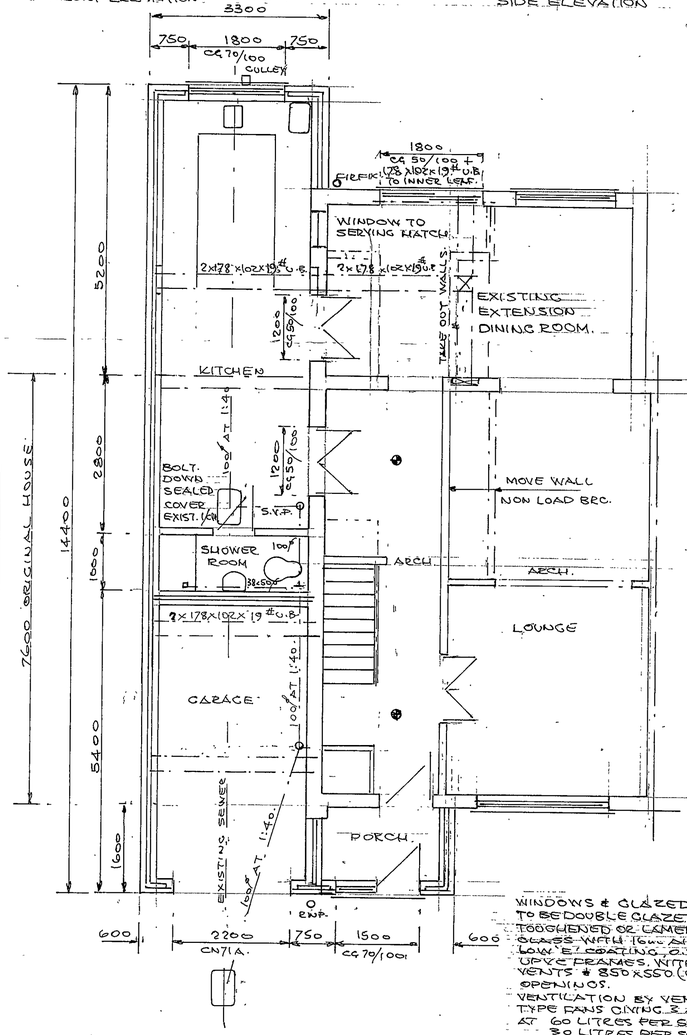


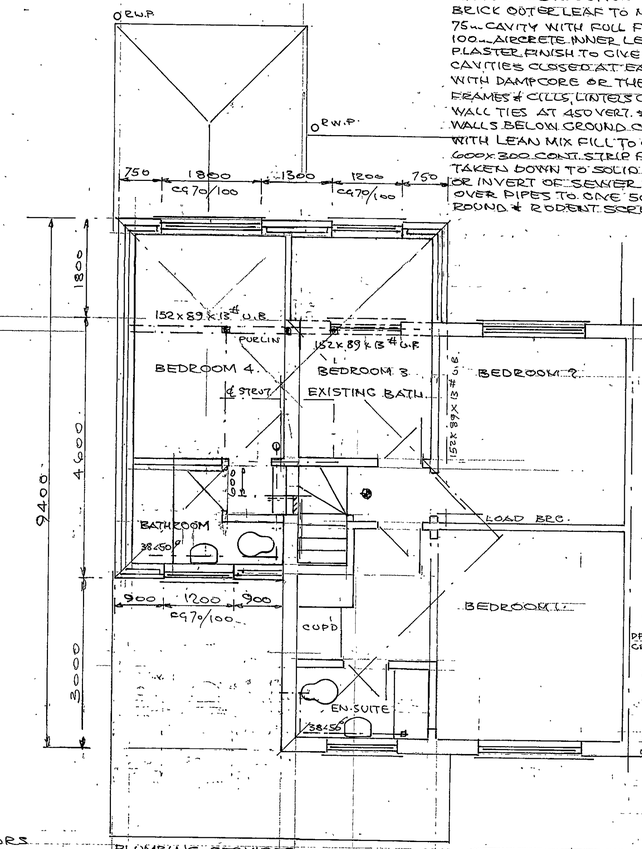












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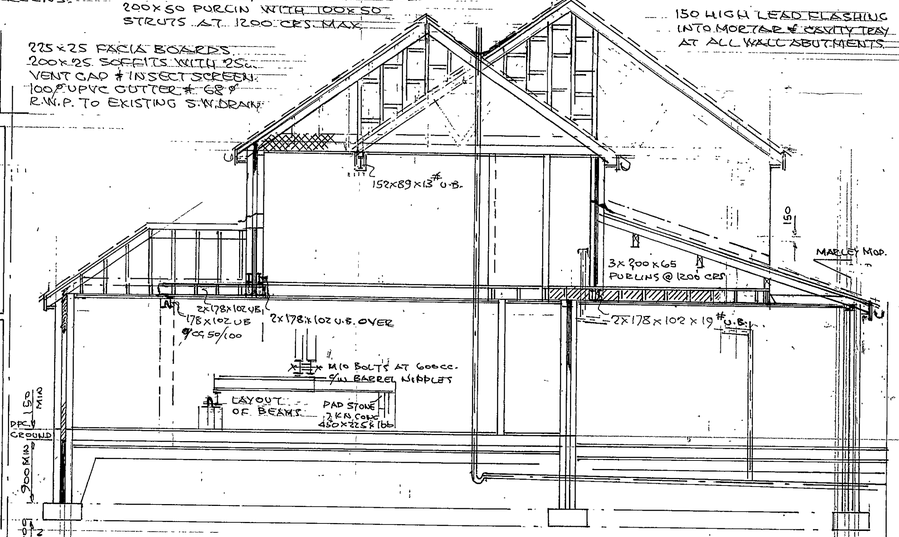

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MAINS WIRED & INTERCONNECTED SMOKE ALARMS WITH BATTERY BACK-UP WHERE SHOWN THUS ●

SUPERSEDED
15 JAN 2002

DRAWN	P.H.W.	PETER H. WATKINS. 48 BROOMFIELD ROAD. TILEHURST. READING. RG30 6AL 0118 9423696
DATE	30.10.2002	CLIENT MR & MRS. DALE 0118 9340150.
		TITLE TWO STOREY SIDE EXTENSION
		LOCATION 39 HURST ROAD, TWYFORD.
SCALE	1:50, 1:100, 1:500	DRAWING NO. PW 22189 A2

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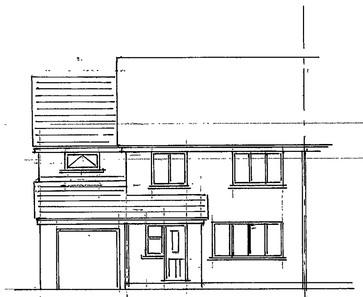
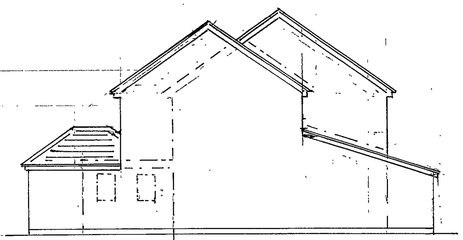


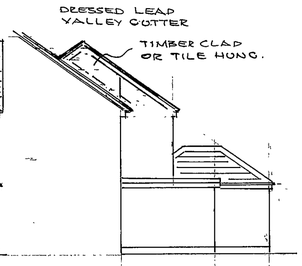
FRONT ELEVATION



SIDE ELEVATION



NEW REAR ELEVATION



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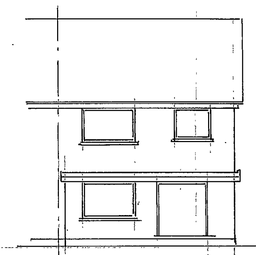

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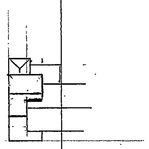
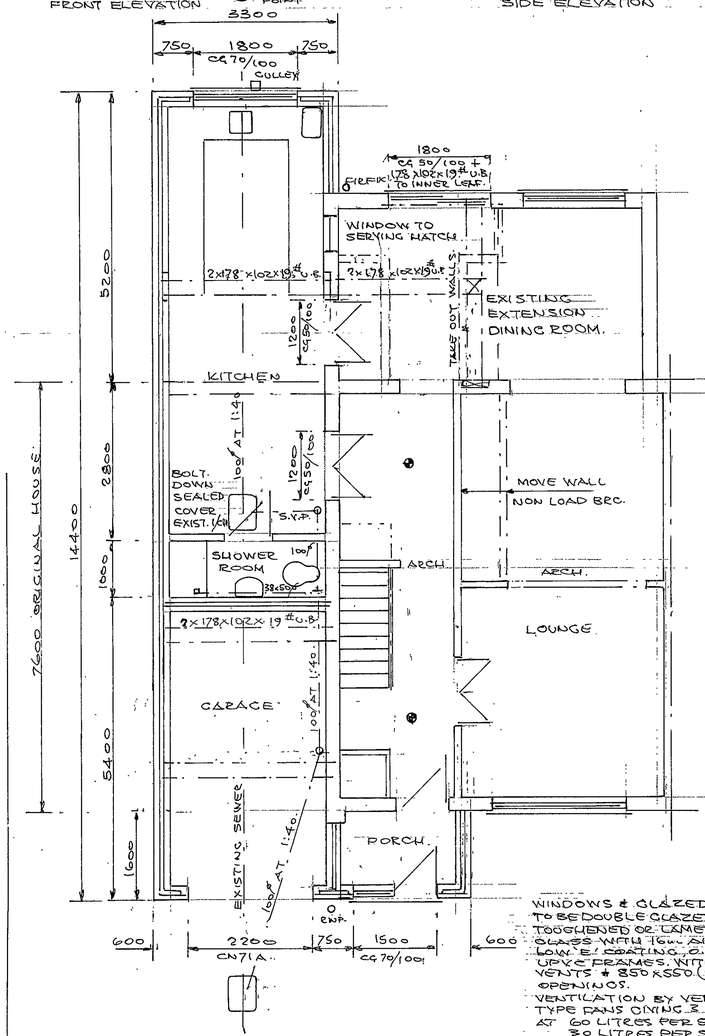
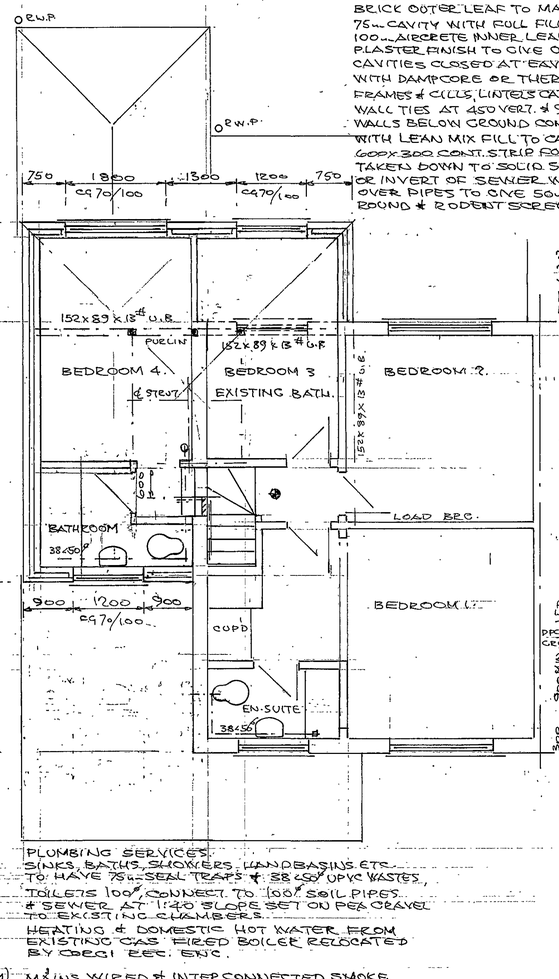


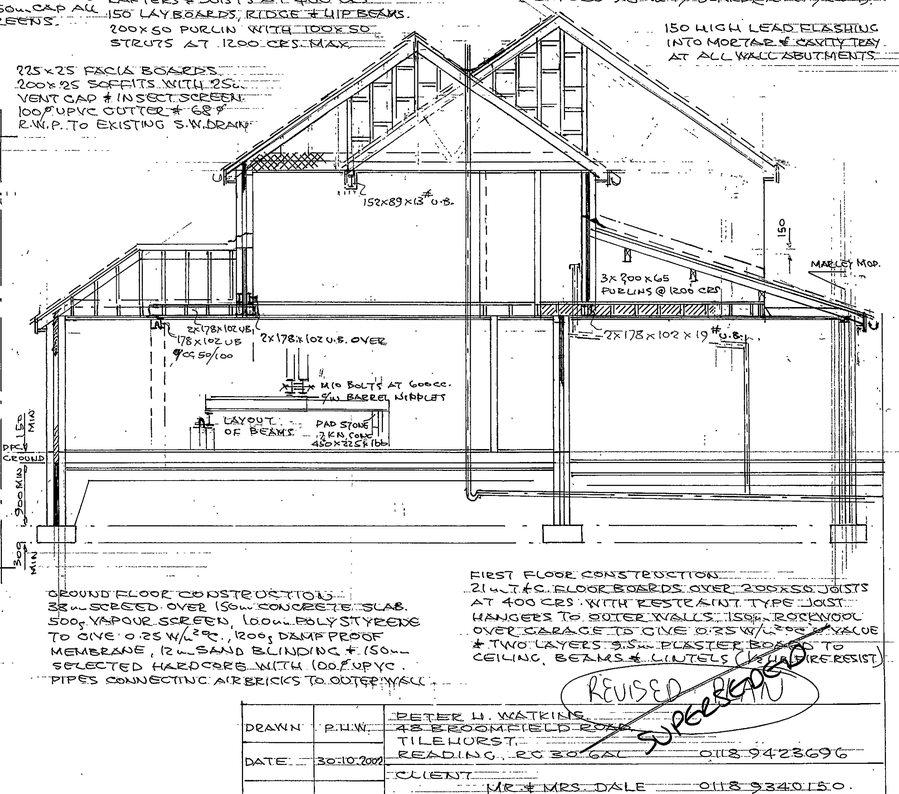




WALL CONSTRUCTION:
BRICK OUTER LEAF TO MATCH EXISTING, 75㎜ CAVITY WITH FULL FILL ROCKWOOL, 100㎜ AIRCRETE INNER LEAF WITH 15㎜ PLASTER FINISH TO GIVE 0.35 W/m²°C. CAVITIES CLOSED AT EAVES & REVERS WITH DAMPCORE OR THERMOGRATE TO FRAMES & CILLS, LINTELS CATNIC 'COUGAR' WALL TIES AT 450 VERT. & 900 HORIZ. CRS. WALLS BELOW GROUND CONCRETE BLOCK WITH LEAN MIX FILL TO CAVITY OVER 600x300 CONT. STRIP FOUNDATION TAKEN DOWN TO SOLID STRATA OR INVERT OF SEWER WITH LINTOS OVER PIPES TO GIVE 50㎜ CAP ALL ROUND & RODENT SCREENS.

HIPPED & MONO. PITCHED ROOFS AS MAIN ROOF BUT WITH 100x50 RAFTERS & JOISTS AT 400 CRS. 150 LAYBOARDS, RIDGE & HIP BEAMS. 200x50 PURLIN WITH 100x50 STRUTS AT 1200 CRS. MAX.

225x25 FACIA BOARDS. 200x25 SOFFITS WITH 25㎜ VENT CAP & INSECT SCREEN. 100Ø UPVC GUTTER & 68Ø R.W.P. TO EXISTING S.W. DRAIN.



ROOF CONSTRUCTION: PITCH 35°. CONC. ROOF TILES TO MATCH EXISTING. 38x25 TIMBER BATTENS, ROOFING FELT & MANUFACTURED ROOF TRUSSES WITH CALCS. SUPPLIED PRIOR TO FIXING. 1000x30x5 ST+ RESTRAINT STRAPS AT 1200 CRS. PAR. TO JOISTS & 90° TO GABLE WITH NOGGINS TO 3 RAFTERS. 250㎜ ROCKWOOL & 12.5㎜ FOIL BACKED PLASTER BOARD TO GIVE 0.16 W/m²°C. 152x89x18# U.B. REAR SUPPORT WITH 2 LAYERS 9.5㎜ P/BOARD (½HR P/RESIST).

150 HIGH LEAD FLASHING INTO MORTAR & CAVITY TRAY AT ALL WALL ABUTMENTS.

GROUND FLOOR CONSTRUCTION: 38㎜ SCREED OVER 150㎜ CONCRETE SLAB. 500g VAPOUR SCREEN, 100㎜ POLYSTYRENE TO GIVE 0.25 W/m²°C, 1200g DAMP PROOF MEMBRANE, 12㎜ SAND BLINDING & 150㎜ SELECTED HARDCORE WITH 100Ø UPVC PIPES CONNECTING AIR BRICKS TO OUTER WALL.

FIRST FLOOR CONSTRUCTION: 21㎜ T&G FLOORBOARDS OVER 200x50 JOISTS AT 400 CRS. WITH RESTRAINT TYPE JOIST HANGERS TO OUTER WALLS. 150㎜ ROCKWOOL OVER GARAGE TO GIVE 0.25 W/m²°C U-VALUE & TWO LAYERS 9.5㎜ PLASTER BOARD TO CEILING, BEAMS & LINTELS (½HR FIRE RESIST).

WINDOWS & GLAZED DOORS TO BE DOUBLE GLAZED WITH TOUGHENED OR LAMENATED GLASS WITH 16㎜ AIR GAP & LOW E/ COATING. 0.20 W/m²°C UPVC FRAMES WITH TRICKLE VENTS & 850 x 550 (0.53M²) OPENINGS.
VENTILATION BY VENT-AXIA TYPE FANS GIVING 3 AIR CHANGES/HR. AT 60 LITRES PER SEC. (KITCHEN) 30 LITRES PER SEC. (UTILITY ROOM) 15 LITRES PER SEC. (BATHROOM) 15 LITRES PER SEC. (TOILET) WITH 15 MIN. OVERRUN LINK TO LIGHT.
8000㎟ BACKGROUND VENTS TO ALL ROOMS.

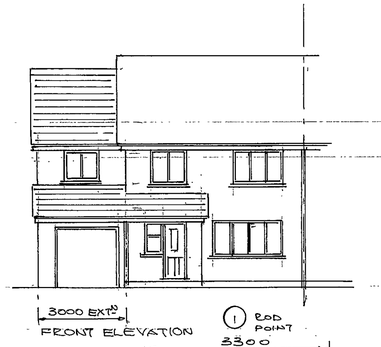
PLUMBING SERVICES: SINKS, BATHS, SHOWERS, HANDBASINS ETC. TO HAVE 75㎜ SEAL TRAPS & 38/50 UPVC WASTES, TOILETS 100Ø CONNECT TO 100Ø SOIL PIPES & SEWER AT 1:40 SLOPE SET ON PEA GRAVEL TO EXISTING CHAMBERS.
HEATING & DOMESTIC HOT WATER FROM EXISTING GAS FIRED BOILER RELOCATED BY CORGI REG. ENG.

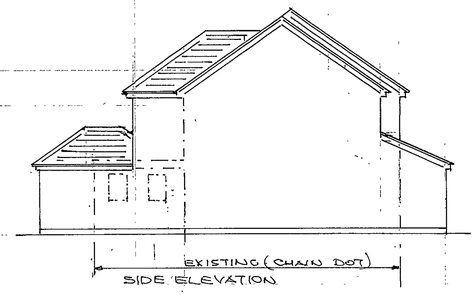
MAINS WIRED & INTERCONNECTED SMOKE ALARMS WITH BATTERY BACK-UP WHERE SHOWN THUS.

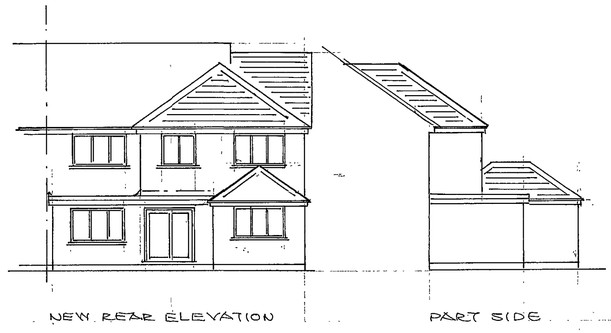
REVISED PLAN 8035

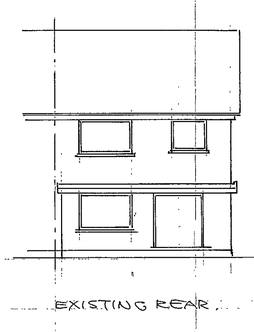
SUPERSEDED

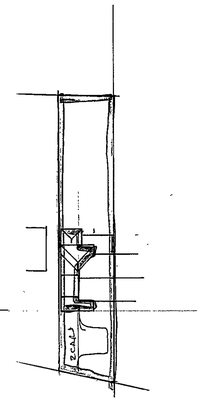
DRAWN	P.H.W.	PETER H. WATKINS 48 BROOMFIELD ROAD TILEHURST READING, RG 30 6AL 0118 9423696
DATE	30-10-2002	CLIENT MR & MRS. DALE 0118 9340150.
		TITLE TWO STOREY SIDE EXTENSION
		LOCATION 39 HURST ROAD, TWYFORD
SCALE 1:50, 1:100, 1:500		DRAWING No. PW 22189 A

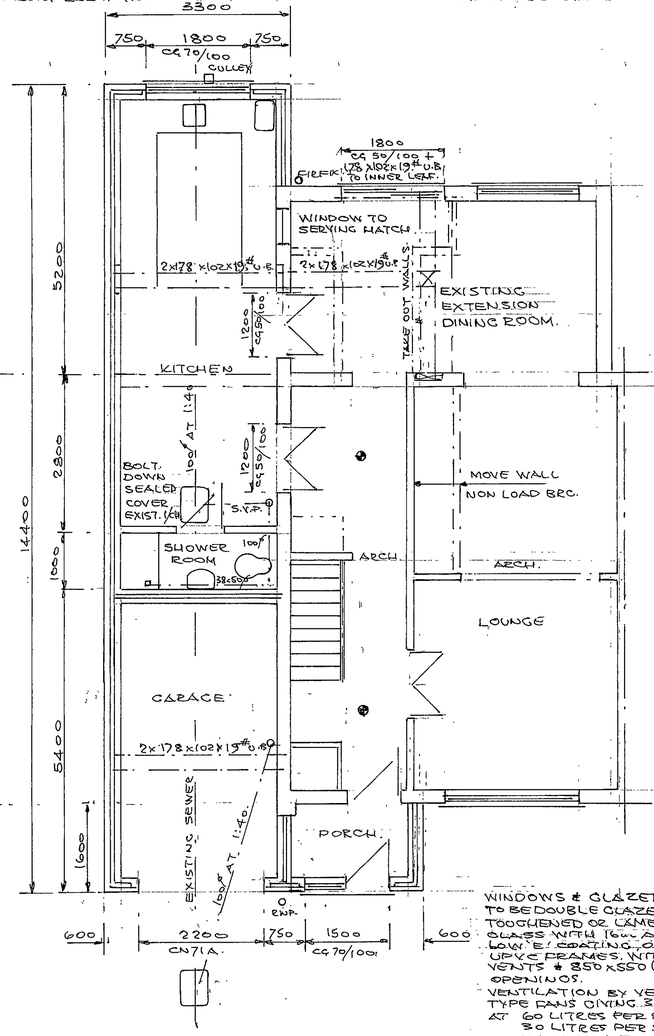


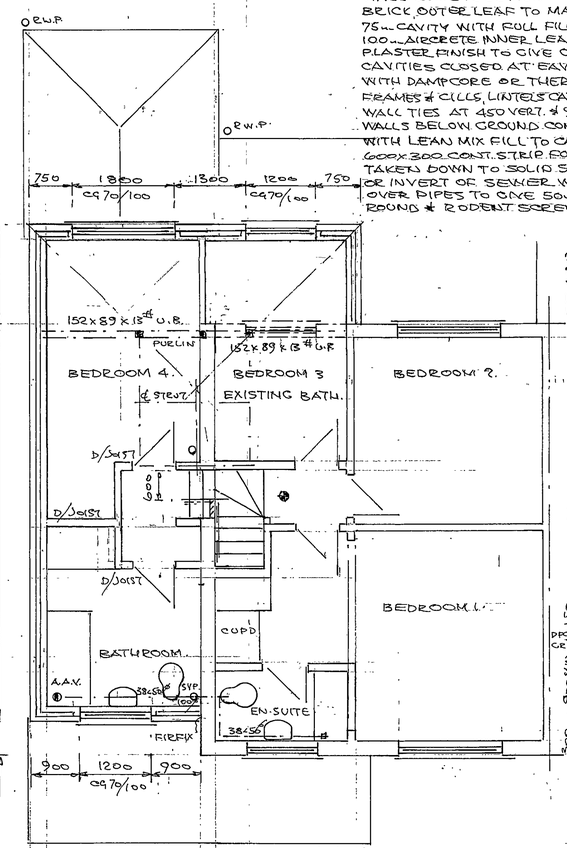


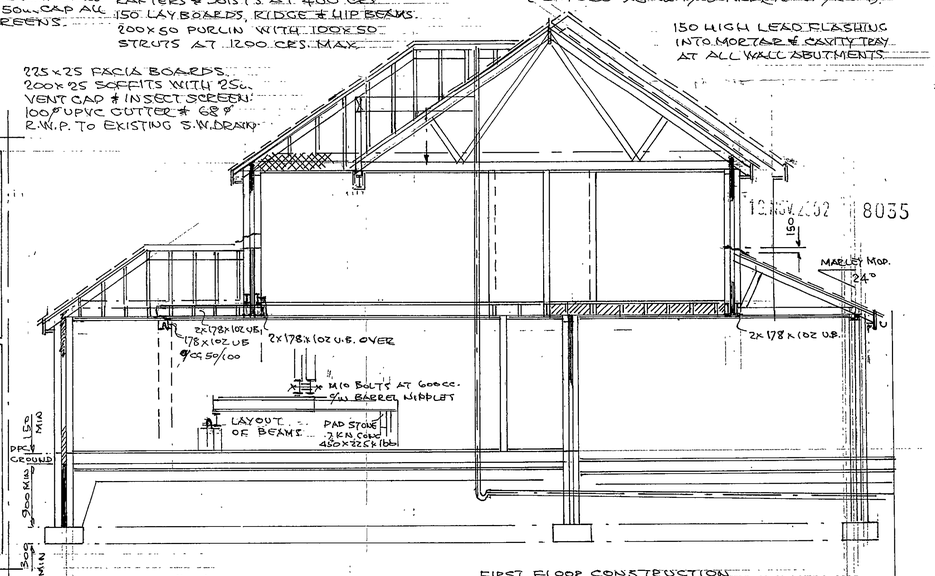












WALL CONSTRUCTION:
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75㎜ CAVITY WITH FULL FILL ROCKWOOL,
100㎜ AIRCRETE INNER LEAF WITH 15㎜ PLASTER FINISH TO GIVE 0.35 W/m²°C.
CAVITIES CLOSED AT EAVES & REVEALS WITH DAMPCORE OR THERMOGATE TO FRAMES & CILLS, LINTELS CATNIC 'COUGAR' WALL TIES AT 450 VERT. & 900 HORIZ. CRS.
WALLS BELOW GROUND CONCRETE BLOCK WITH LEAN MIX FILL TO CAVITY OVER 600x300 CONT. STRIP FOUNDATION TAKEN DOWN TO SOLID STRATA OR OR INVERT OF SEWER WITH LINTELS OVER PIPES TO GIVE 50㎜ CAP ALL ROUND & RODENT SCREENS.

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150 LAYBOARDS, RIDGE & HIP BEAMS.
200x50 PURLIN WITH 100x50 STRUTS AT 1200 CRS. MAX.

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HEATING & DOMESTIC HOT WATER FROM EXISTING GAS FIRED BOILER RELOCATED BY CORGI REG. ENG.

MAINS WIRED & INTERCONNECTED SMOKE ALARMS WITH BATTERY BACK-UP WHERE SHOWN THUS, (S)

GROUND FLOOR CONSTRUCTION
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SUPERCEDED

DRAWN	P.H.W.	PETER H. WATKINS 48 BROOMFIELD ROAD, TILEHURST, READING, RG30 6AL 0118 9428696
DATE	30.10.2002	CLIENT MR & MRS. DALE 0118 9340150
		TITLE TWO STOREY SIDE EXTENSION
		LOCATION: 39 HORST ROAD, TWYFORD
SCALE 1:50, 1:100, 1:500		DRAWING NO: PW-22-189

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1:1250 Scale



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20 0 20 40 60 80

Metres

Centre Coordinates: 479134 175482

National Grid sheet reference at centre of this Siteplan: SU7975

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