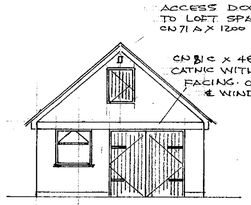
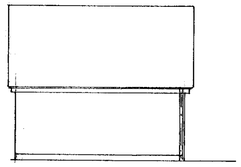


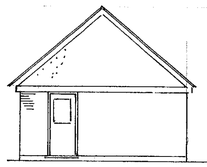
EXISTING REAR ELEVATION.



FRONT ELEVATION

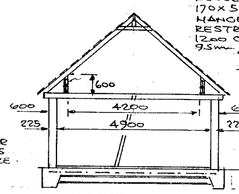


SIDE ELEVATIONS (R.H. & L.H.)
NEW GARAGE / WORKSHOP.



REAR ELEVATION.

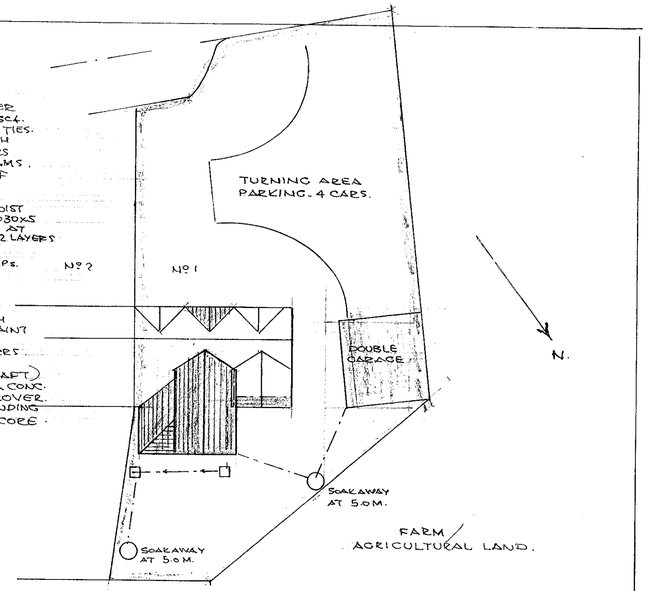
ROOF CONSTRUCTION
PLAIN TILES TO MATCH HOUSE OVER
38x21 BATTENS, ONE LAYER FELT & SC4.
150x50 RAFTERS AT 400 CRS, 100x50 TILES.
200x50 RIDGE & HANGERS. 600 HIGH
PURLIN WALLS. BIRDSMOUTH TO RAFTERS
WITH 2x200x50 TOP & BOTTOM BEAMS.
SPACERS @ 18mm PLY INNER SHEAF
CLOSE NAILED & GLUED.
FLOOR CONSTRUCTION
170x50 JOISTS AT 400 CRS WITH JOIST
HANGERS TO PLY BOX WALLS & 1000x30x5
RESTRAINT STRAPS PARL TO JOISTS AT
1200 CRS & 21mm PLY DECK OVER & 2 LAYERS
9.5mm PLASTER BOARD TO CEILING.
275x25 FACIA & SOFFITS
100ø UPVC GUTTER & 75ø R.W.P.s.
TO SOAKAWAY AT 5.0M.



SECTION.

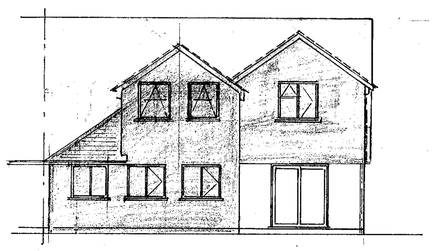
WALL CONSTRUCTION
225mm BRICK/BLOCK WITH
BLOCK GABLE RENDER & PAINT
STONE FINISH SNOWCEM.
WALL TIES AT 450V & 300 H. CRS.

FLOOR CONSTRUCTION (RAFT)
38mm SCREED OVER 175mm CONC.
WITH B785 MESH, 50mm COVER.
1200g D.P.M., 12mm SAND BLINDING
& 150mm SELECTED HARDCORE.

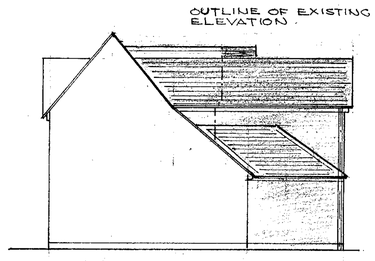


SITE PLAN
SCALE 1:200.

LOCATION PLAN. SCALE 1:1250.



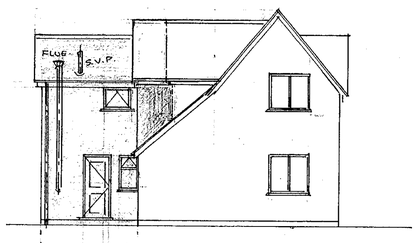
NEW REAR ELEVATION



SIDE ELEVATION
(NEW SHADED).

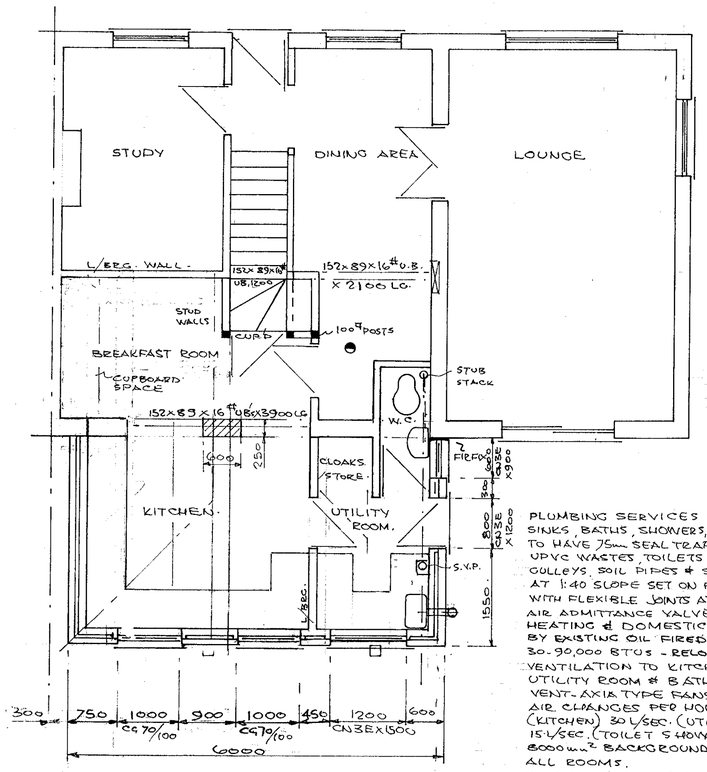


FRONT ELEVATION
(NEW DORMER SHADED).

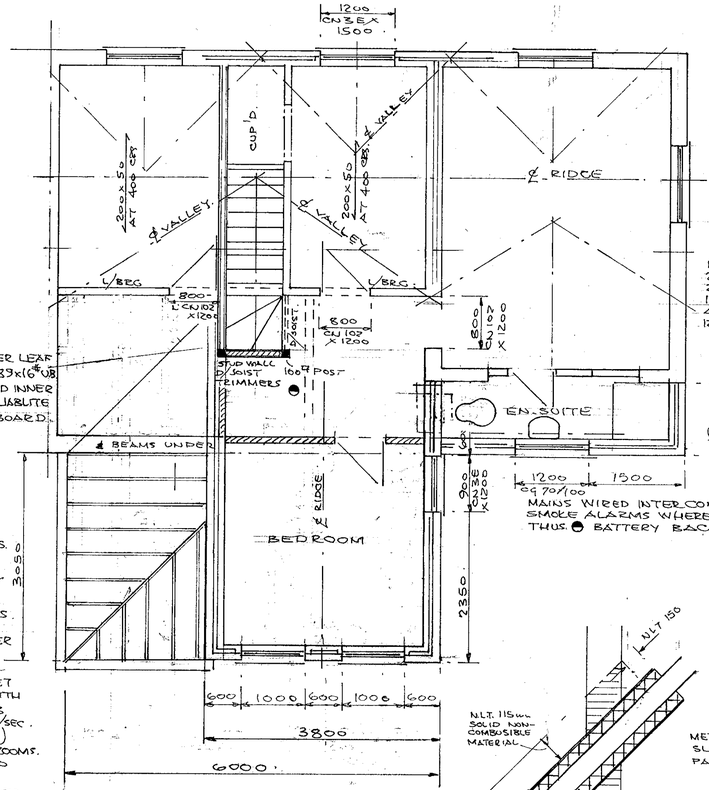


SIDE ELEVATION
(NEW SHADED).

ROOF CONSTRUCTION 35° PITCH.
PLAIN CLAY TILES TO MATCH EXISTING OVER
38 x 21 TIMBER BATTENS, ONE LAYER ROOF FELT
150x50 RAFTERS AT 400 CRS WITH 100x50 STRUTS,
175x50 PURLINS, 200x50 RIDGE, & VALLEY BEAMS.
150x50 CEILING JOISTS @ 200x50 BINDERS
1000x30x5 STEEL RESTRAINT STRAPS AT 1200 CRS. PARL
TO RAFTERS @ 90° TO GABLE WITH NOGGING TO 3 RAFTERS
INSTALL AFTER TILES TO ALLOW FOR SETTLEMENT.
216mm ROCKWOOL INSULATION & 12.5mm FOIL BACKED
PLASTER BOARD TO GIVE 0.25 W/m²°C 'U' VALUE.



PLUMBING SERVICES
SINKS, BATHS, SHOWERS, HAND BASINS.
TO HAVE 75mm SEAL TRAPS 38.50ø
UPVC WASTES, TOILETS 100ø TO
GULLEYS, SOIL PIPES & SEWER 100ø
AT 1:40 SLOPE SET ON PEA GRAVEL
WITH FLEXIBLE JOINTS AT CHAMBERS.
AIR ADMITTANCE VALVES AT
HEATING & DOMESTIC HOT WATER
BY EXISTING OIL FIRED BOILER
30-90,000 BTUS - RELOCATED.
VENTILATION TO KITCHEN, TOILET
UTILITY ROOM & BATHROOMS WITH
VENT-AXIA TYPE FANS GIVING 3
AIR CHANGES PER HOUR AT 60 L/SEC.
(KITCHEN) 30 L/SEC. (UTILITY ROOM)
15 L/SEC. (TOILET SHOWER & BATHROOMS.
8000mm² BACKROUND VENTS TO
ALL ROOMS.
WINDOWS & DOORS DOUBLE GLAZED
WITH TOUGHENED OR LAMENATED
GLASS IN TIMBER FRAMES WITH
TRICKLE VENTS & MIN. 850x550 OPENINGS.



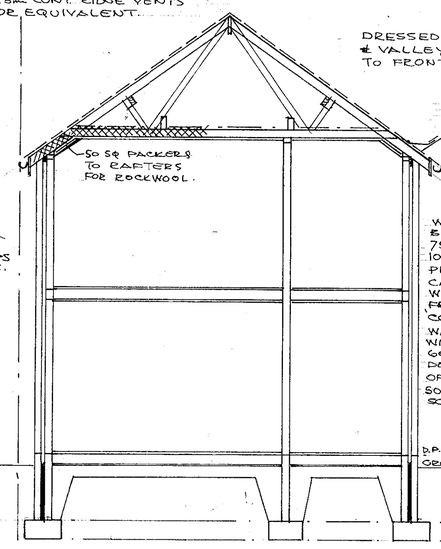
BRICK OUTER LEAF OVER 152x89x16ø U.B. 100x50 STUD INNER WITH 100mm JABLITE & 12.5mm P/BOARD.

FLOOR CONSTRUCTION
21mm T&G CHIPBOARD OVER
200x50 JOISTS AT 400 CRS.
1000x30x5 RESTRAINT STRAPS
AT 1200 CRS. PARL TO JOISTS.
12.5mm PLASTER BOARD.

MAINS WIRED INTER-CONNECTED
SMOKE ALARMS WHERE SHOWN
THUS ● BATTERY BACK U.P.

METAL OR ASBESTOS CEMENT SLEEVE & N.L.T. 25mm SPACE PACKED WITH FIBRE GLASS.

25mm CONT. RIDGE VENTS OR EQUIVALENT.



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

D.P.M. 150 MIN. BELOW GROUND 900 300 600

FLOOR CONSTRUCTION
38mm SCREED OVER 150mm CONCRETE
500g VAPOUR SCREEN, 25mm CELOTEX R.R.
TO GIVE 0.45 W/m²°C 'U' VALUE, 1200g D.P.M
12.5mm SAND BLINDING, 150mm SELECTED HARDCORE

NOTE. EXISTING FOUNDATIONS & BEAMS TO BE EXPOSED & CHECKED FOR ADEQUACY.

APPROVED
'A'
CALCULATIONS BY
JOHN BOYCE ASSOC.
'A'

20 MAR 2000 1324

DRAWN	P.H.W.	PETER H. WATKINS 48 BROOMFIELD ROAD, TILEHURST, READING. RG30 6A. 0118 9423696
DATE	12.7.99	CLIENT MR & MRS HODGSON. 0118 9884084
REV	REDRAWN 12.4.00.	TITLE TWO-STOREY REAR EXTENSION & DOUBLE GARAGE.
		LOCATION. 1 WYVOLS COTTAGES, THE STREET, SWALLOWFIELD
SCALE 1:50, 1:100, 1:200, 1:1250.		DRAWING No PW 99111. A.

9/6/00