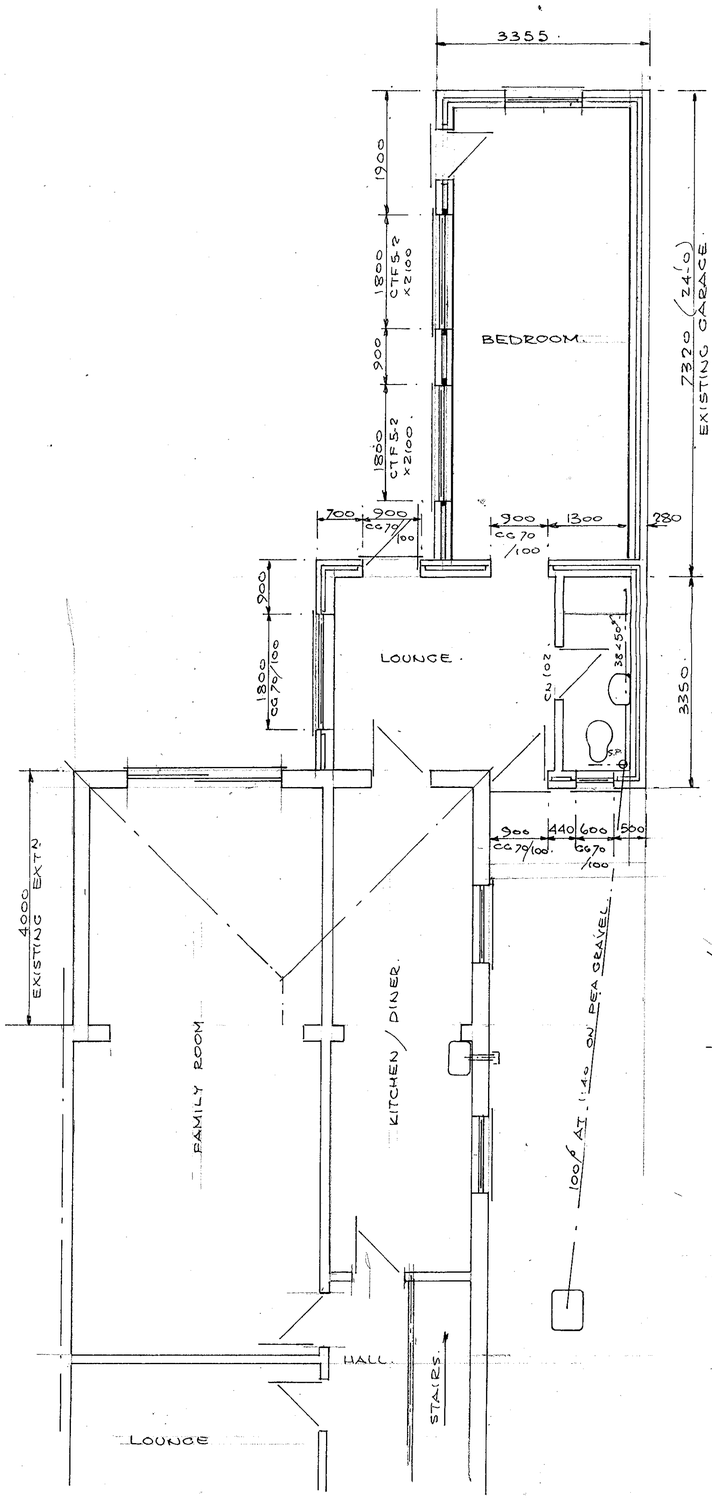
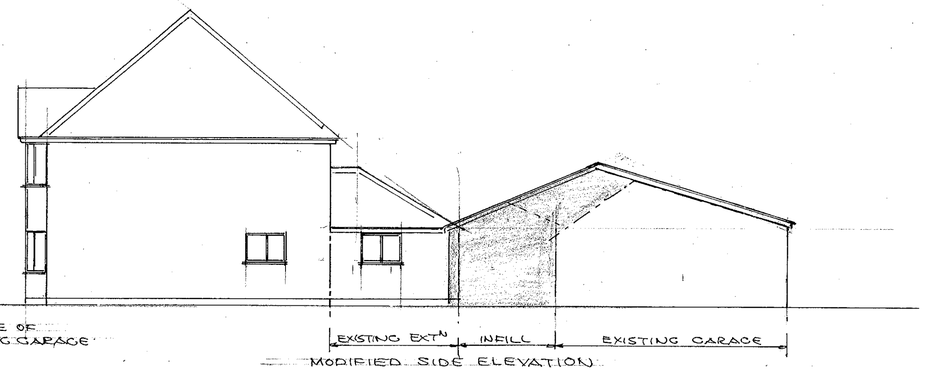
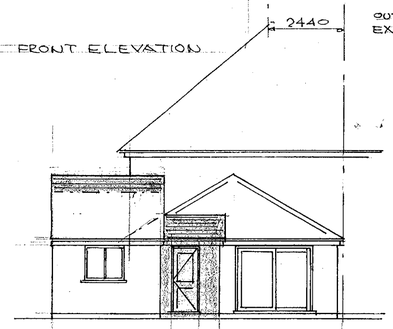


FRONT ELEVATION

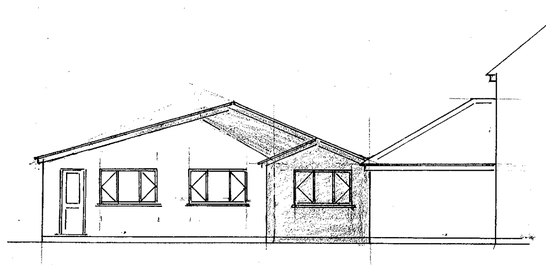




MODIFIED SIDE ELEVATION



MODIFIED REAR ELEVATION

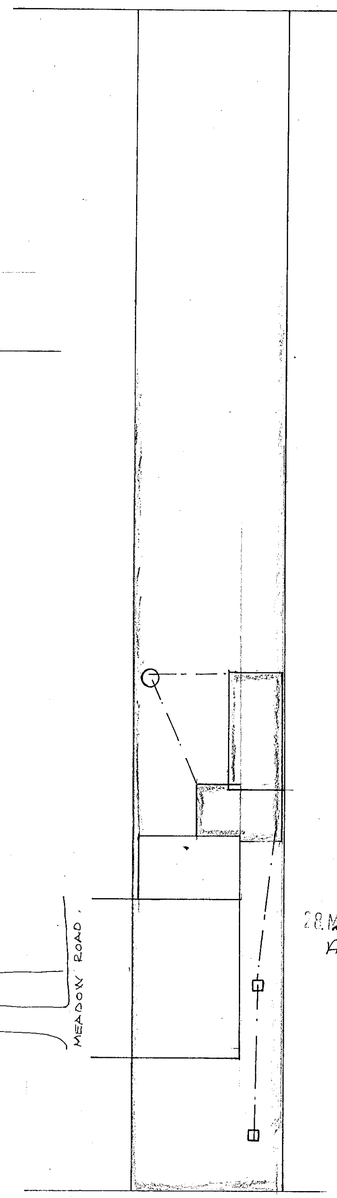


MODIFIED SIDE ELEVATION

PLUMBING SERVICES.
SHOWER & HANDBASIN TO HAVE 75mm SEAL TRAP & 38x50mm UPVC WASTES, TOILET 100mm CONNECT TO SOIL PIPE & 100mm UPVC SEWER AT 1:40 SLOPE ON PEA GRAVEL.
VENTILATION TO SHOWER WITH VENT-AXIA FAN GIVING 3 AIR CHANGES PER HOUR AT 15 LITRES PER SEC. & 8000mm BACKGROUND VENT TO ALL ROOMS.
HEATING & DOMESTIC HOT WATER FROM EXISTING 30.90000 B.T.U. GAS FIRED BOILER.
WINDOWS & GLAZED DOORS TO BE DOUBLE GLAZED WITH TOUGHENED OR LAMENATED GLASS IN UPVC FRAMES WITH TRICKLE VENTS.

ROOF CONSTRUCTION. PITCH 15°.
MARLEY WESSEX ROOF TILES OVER 50x38 BATTENS. ONE LAYER BITUMEN FELT, 100x50 SC4 RAFTERS AT 400cc WITH 225x63 SC4 PURLINS AT 1500 CRS, 200x50 RIDGE, 100x50 CEILING TIES 1000x30x5 RESTRAINT STRAPS PARL TO PURLINS & RAFTERS AT 1200 CRS. CEILING JOISTS 175x50 SC4 AT 1200 CRS WITH 216mm ROCKWOOL INSULATION & 12.5mm PLASTER BOARD TO GIVE 0.25 W/m²°C. (FOIL BACK P/BD.)

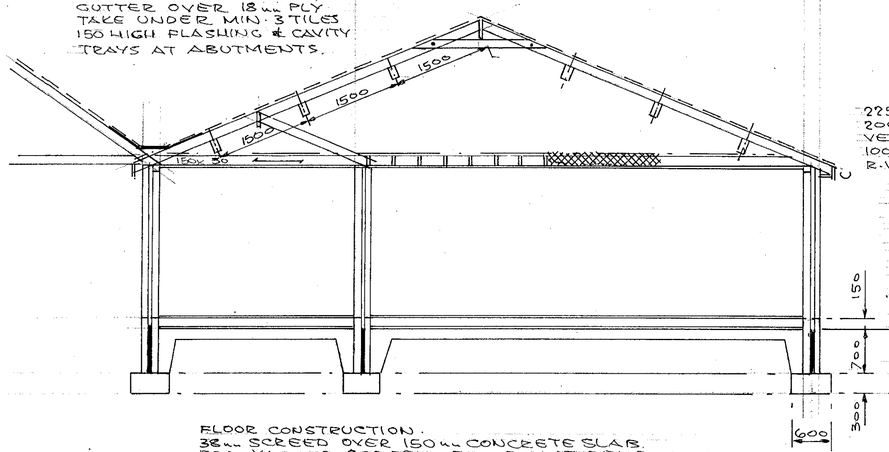
LOCATION PLAN
SCALE 1:1250



SITE PLAN
SCALE 1:200

28 MAY 2000
Apr
1379

DRESSED LEAD VALLEY GUTTER OVER 18mm PLY TAKE UNDER MIN. 3 TILES 150 HIGH FLASHING & CAVITY TRAYS AT ABUTMENTS.



225x25 FACIA BOARDS & 200x25 SOFFITS WITH 25mm VENT CAP & INSECT SCREEN. 100mm UPVC GUTTERS & 68mm R.W.P's TO EXISTING SOAKAWAY.

WALL CONSTRUCTION.
EXISTING SINGLE SKIN BRICK TO BE PAINTED WITH SYNTHAPROF & LINED WITH 29mm CELOTEX DOUBLE 'R', BATTENS & 12.5mm FOIL BACK P/BD.
NEW WALLS. BRICK TO MATCH EXISTING 75 CAVITY WITH FULL FILL ROCKWOOL, 100mm TORMO BLOCK WITH PLASTER SKIN TO GIVE 0.45 W/m²°C.
CAVITIES CLOSED AT EAVES & REVEALS WITH DAMPCORE OR THERMOBATE. LINTELS CATNIC COOCAR. WALL TIES AT 450 VERT. & 900 HORIZ. CRS.
WALLS BELOW GROUND CONCRETE BLOCK WITH LEAN MIX FILL TO CAVITY OVER 600x300 STRIP FOUNDATION TAKEN DOWN TO SOLID STRATA OR INVERT OF SEWER WITH LINTELS OVER PIPES TO GIVE 50mm GAP ALL ROUND & RODENT SCREENS.

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.
GARAGE FLOOR 63mm SCREED WITH WIRE MESH OVER VAPOUR SCREEN, POLYSTYRENE & D.P.M.

DRAWN	P.H.W.	PETER H. WATKINS 48 BROOMFIELD ROAD TILEHURST READING. RG.30 6AL 0118 9423696
DATE	26.3.2000	CLIENT MR. & MRS QADEER. 0118 9626507.
		TITLE SINGLE STOREY REAR EXTN. & GARAGE CONVERSION TO FORM GRANNY ANNEX
		LOCATION. 65 SUTCLIFFE AVE. EARLEY
SCALE 1:50, 1:100, 1:200, 1:1250		DRAWING. No. PW. 20052.

9/5/00