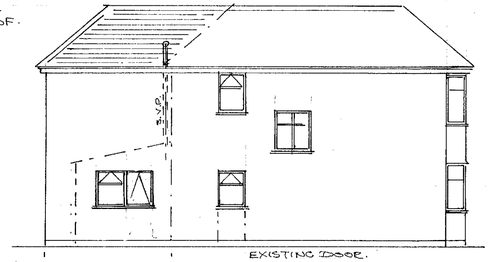
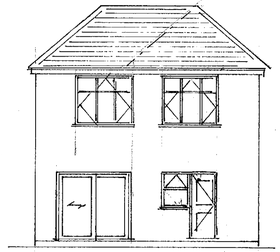


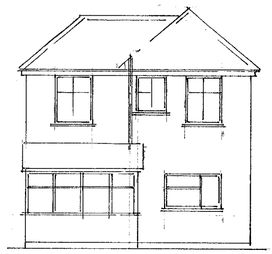
FRONT ELEVATION



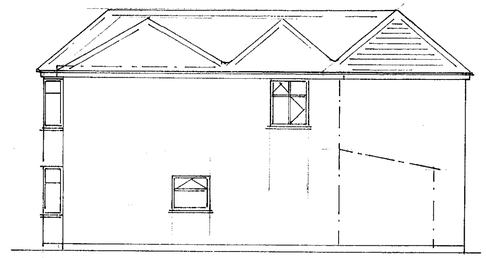
SIDE ELEVATION
(EXISTING CHAIN DOT)



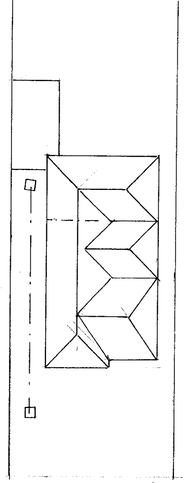
NEW REAR



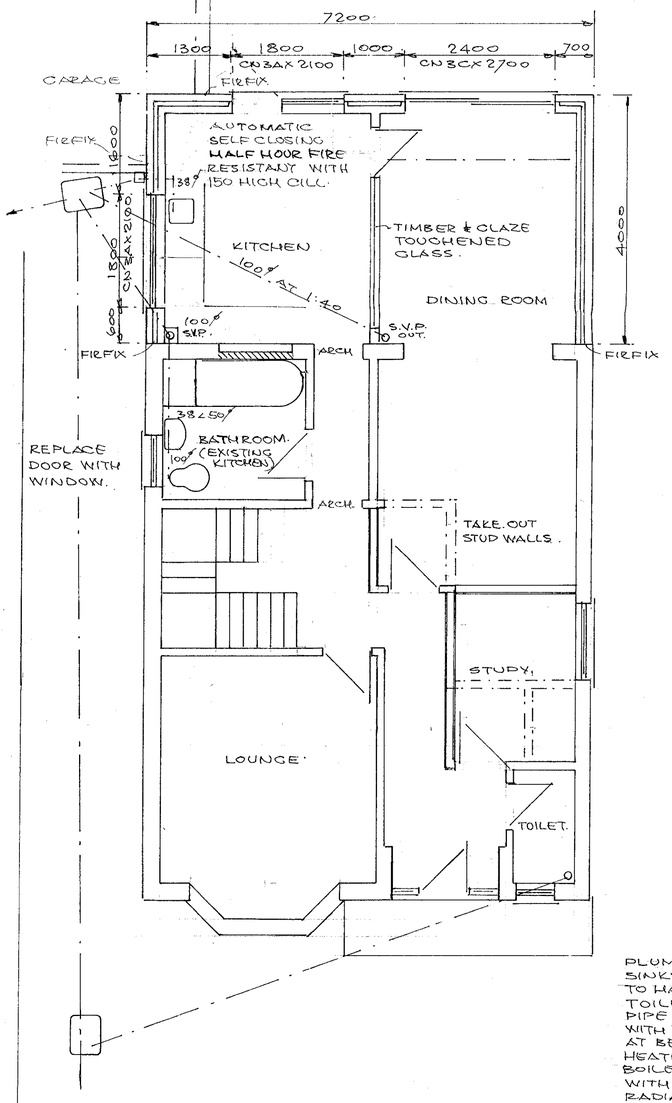
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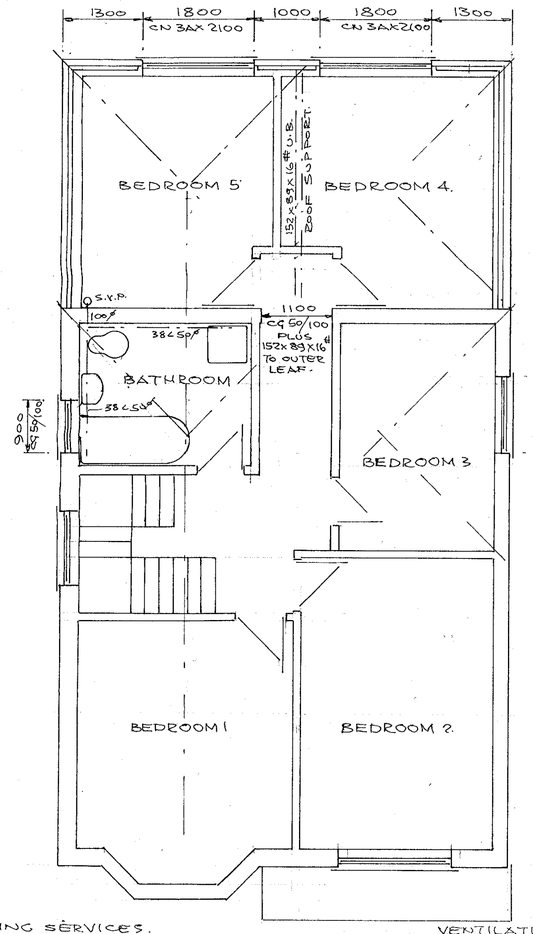


SIDE ELEVATION.
(EXISTING CHAIN DOT)



SITE PLAN
SCALE 1:200.



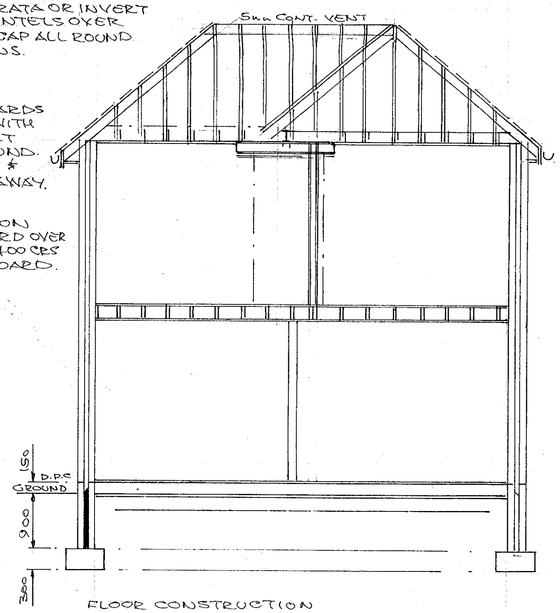


WALL CONSTRUCTION
BRICK OUTER LEAF TO MATCH
75㎜ CAVITY WITH FULL FILL ROCKWOOL
100㎜ 'TURBO' BLOCK INNER LEAF WITH
PLASTER FINISH TO GIVE 0.45 W/㎡°C.
CAVITIES CLOSED AT EAVES & REVEALS
WITH DAMPCORE OR THERMOBATE TO
FRAMES & CILLS, LINTELS CATNIC 'COUGAR'
WALL TIES AT 450 V. & 900 H. CRS.
WALLS BELOW GROUND CONCRETE BLOCK
WITH LEAN MIX FILL TO CAVITY OVER
600 x 300 STRIP FOUNDATIONS TAKEN
DOWN TO SOLID STRATA OR INVERT
OF SEWER WITH LINTELS OVER.
PIPES TO GIVE 50㎜ CAP ALL ROUND
& RODENT SCREENS.

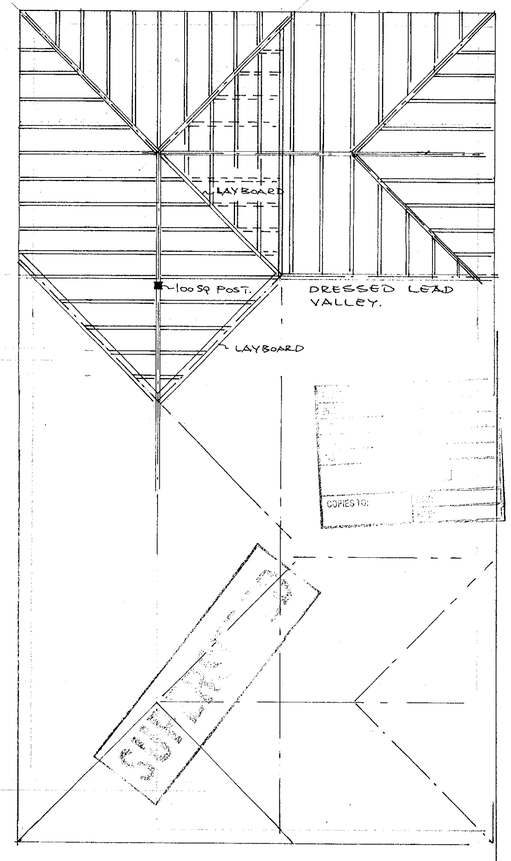
ROOF CONSTRUCTION. HIP. 40° PITCH.
CLAY TILES TO MATCH EXISTING OVER
38 x 25 TIMBER BATTENS. ROOF FELT
125 x 50 SC4 RAFTERS AT 400 CRS. WITH
200 x 50 RIDGE & HIP BEAMS, 200 x 25
LAYBOARDS, 100 SQ RIDGE SUPPORT POST.
CEILING JOISTS 170 x 50 SC4 AT 400 CRS
WITH 216㎜ ROCKWOOL TO GIVE 0.25 W/m²°C
& 125㎜ FOIL BACKED PLASTER BOARD.
1000 x 30 x 5 RESTRAINT STRAPS TO ALL
SIDES PARL TO RAFTERS WITH NOGGINS
TO 3 JOISTS

225 x 25 FACIA BOARDS
200 x 25 SOFFITS WITH
25 VENT GAP/INSECT
SCREEN ALL ROUND.
100ø UPVC GUTTER &
68ø R.W.P.s TO SOAKAWAY.

FLOOR CONSTRUCTION
21㎜ T & G CHIPBOARD OVER
200 x 50 JOISTS AT 400 CRS
& 12.5㎜ PLASTER BOARD.



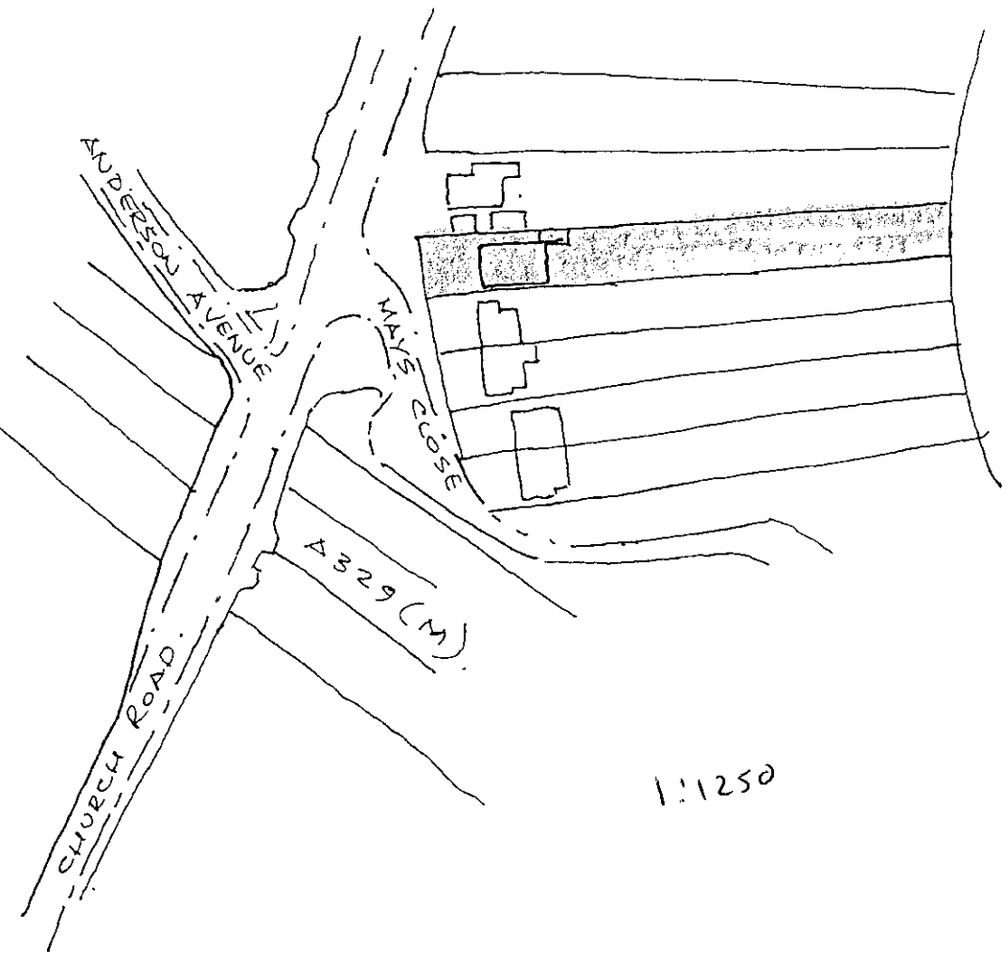
FLOOR CONSTRUCTION
38㎜ SCREED OVER 150 CONCRETE SLAB.
500g VAPOUR SCREEN, 50㎜ POLYSTYRENE
TO GIVE 0.45 W/m²°C, 1200g DAMP PROVE
MEMBRANE. 12.5㎜ SAND BLINDING
& 150 SELECTED HARDCORE.



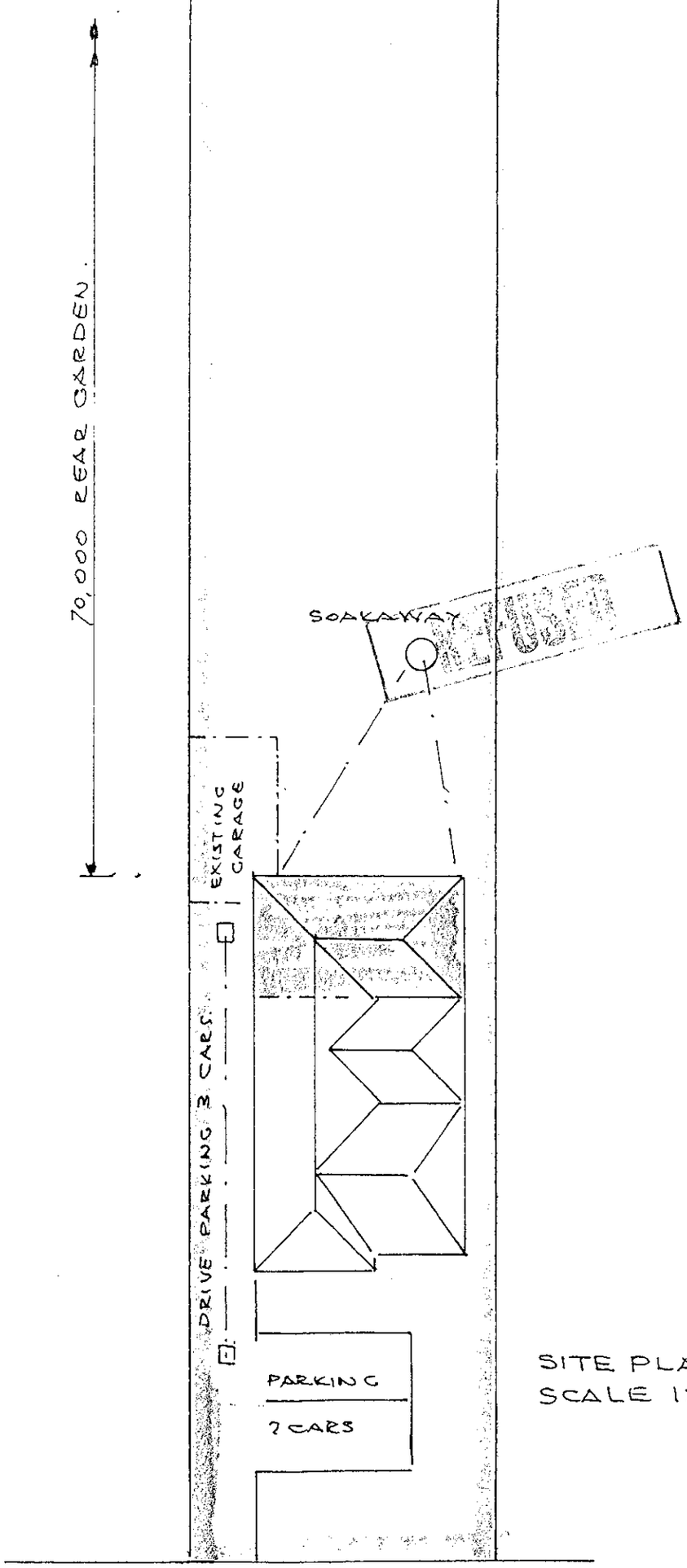
PLUMBING SERVICES.
SINKS, HANDBASINS BATHS & SHOWER ETC.
TO HAVE 75㎜ SEAL TRAPS & 38 x 50ø UPVC WASTES
TOILETS 100ø CONNECT TO NEW 100ø SOIL VENT
PIPE & SEWER SET AT 1:40 SLOPE ON PEA GRAVEL
WITH FLEXIBLE JOINTS AT CHAMBER. RODDING POINTS
AT BENDS
HEATING & DOMESTIC HOT WATER BY C.A.S FIRED
BOILER RELOCATED & UPGRADED BY CORGI REG. ENG.
WITH COMBUSTION VENT 8000 ㎟ AT 1720 HIGH
RADIATORS WITH THERMOSTATIC CONTROL VALVES.
MAINS WIRED & INTERCONNECTED SMOKE ALARMS
WHERE SHOWN THUS. (S)

VENTILATION BY VENT-AXIA FANS
GIVING 3 AIR CHANGES PER HOUR
AT 60 LITRES PER SEC. (KITCHEN)
& 15 LITRES PER SEC (BATHROOMS)
WITH 8000㎟ BACKGROUND VENTS.
WINDOWS & GLAZED DOORS TO BE
DOUBLE GLAZED WITH TOUCHENDP
OR LAMENATED GLASS IN UPVC
FRAMES C/W TRICKLE VENTS &
0.33 ㎡ OPENERS.

DRAWN	P.H.W.	PETER H. WATKINS. 48 BROOMFIELD ROAD TILEHURST, READING, RG30 6AL 0118 9423696.
DATE	24.10.2000	CLIENT MR. EBHA 0118 9669739.
		TITLE TWO-STOREY REAR EXTENSION.
		LOCATION. 3 MAYS CLOSE, EARLEY
SCALE 1:50, 1:100, 1:200, 1:1250		DRAWING Nº PW.20178.



1:1250

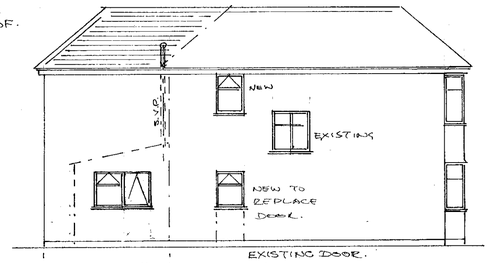


SITE PLAN
SCALE 1:200

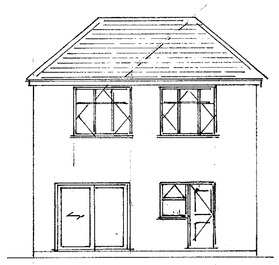


FRONT ELEVATION

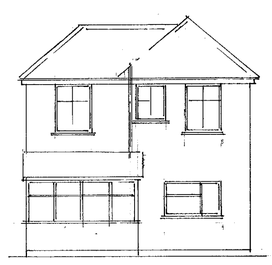
REPLACE FLAT ROOF.



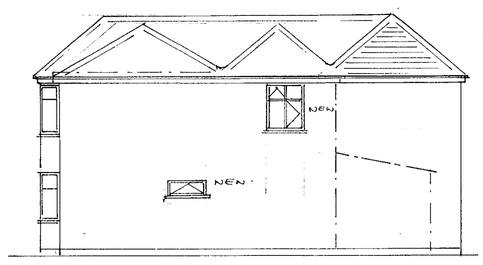
SIDE ELEVATION
(EXISTING CHAIN DOT)



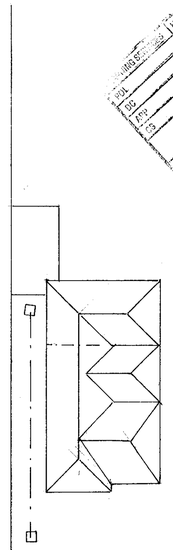
NEW REAR



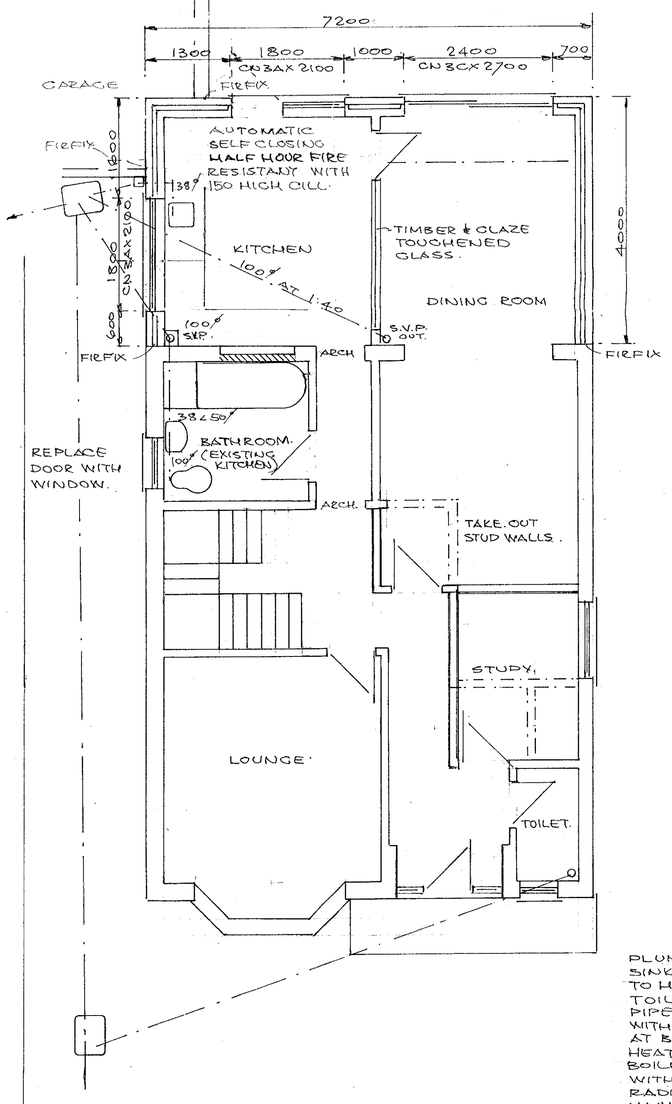
EXISTING REAR

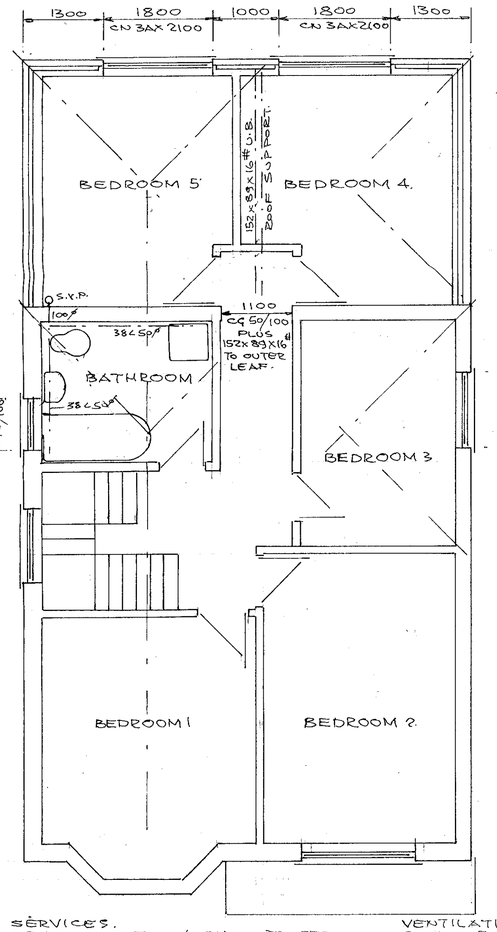


SIDE ELEVATION.
(EXISTING CHAIN DOT)



SITE PLAN
SCALE 1:200.



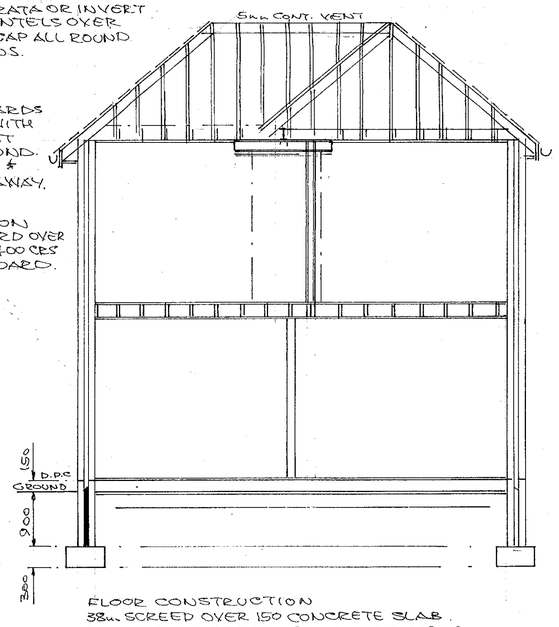


WALL CONSTRUCTION
BRICK OUTER LEAF TO MATCH
75㎜ CAVITY WITH FULL FILL ROCKWOOL.
100㎜ 'TURBO' BLOCK INNER LEAF WITH PLASTER FINISH TO GIVE 0.45 W/m²°C.
CAVITIES CLOSED AT EAVES & REVEALS WITH DAMPCORE OR THERMOBATE TO FRAMES & CILLS, LINTELS CATNIC 'COUGAR' WALL TIES AT 450 V.ct 900 H. CRS.
WALLS BELOW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

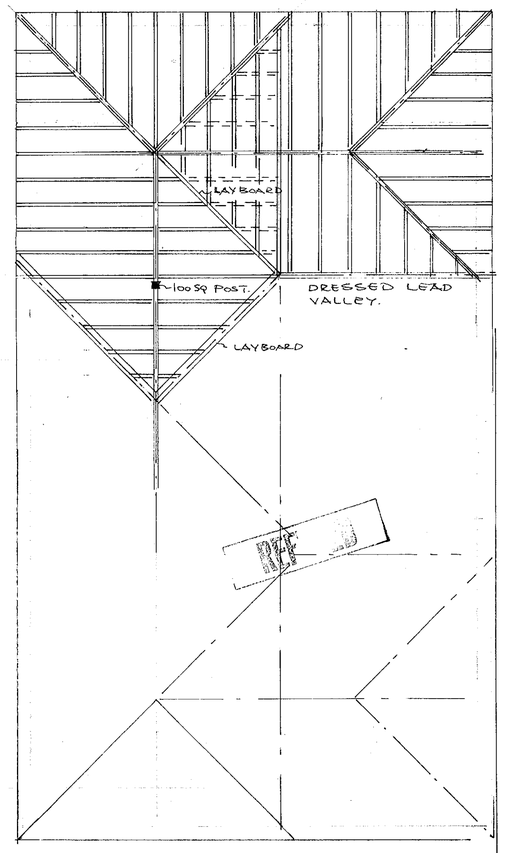
225x25 FACIA BOARDS
200x25 SOFFITS WITH 25 VENT GAP INSECT SCREEN ALL ROUND.
100ø UPVC GUTTER & 68ø R.W.P.s TO SOAKAWAY.

FLOOR CONSTRUCTION
21㎜ T & G. CHIPBOARD OVER 200x50 JOISTS AT 400 CRS & 12.5㎜ PLASTER BOARD.

ROOF CONSTRUCTION. HIP. 40° PITCH.
CLAY TILES TO MATCH EXISTING OVER 38x25 TIMBER BATTENS. ROOF FELT 125x50 SC4 RAFTERS AT 400 CRS. WITH 200x50 RIDGE & HIP BEAMS, 200x25 LAYBOARDS, 100 SQ RIDGE SUPPORT POST. CEILING JOISTS 170x50 SC4 AT 400 CRS WITH 216㎜ ROCKWOOL TO GIVE 0.25 W/m²°C & 12.5㎜ FOIL BACKED PLASTER BOARD. 1000x30x5 RESTRAINT STRAPS TO ALL SIDES PAR'L TO RAFTERS WITH NOGGINS TO 3 JOISTS



FLOOR CONSTRUCTION
38㎜ SCREED OVER 150 CONCRETE SLAB.
500g VAPOUR SCREEN, 50㎜ POLYSTYRENE TO ONE 0.45 W/m²°C, 1200g DAMP PROVE MEMBRANE, 12.5㎜ SAND BLINDING & 150 SELECTED HARDCORE.



PLUMBING SERVICES.
SINKS, HANDBASINS BATHS & SHOWER ETC. TO HAVE 75㎜ SEAL TRAPS & 38<50ø UPVC WASTES. TOILETS 100ø CONNECT TO NEW 100ø SOIL VENT PIPE & SEWER SET AT 1:40 SLOPE ON PEA GRAVEL WITH FLEXIBLE JOINTS AT CHAMBER. RODDING POINTS AT BENDS.
HEATING & DOMESTIC HOT WATER BY GAS FIRED BOILER. RELOCATED & UPGRADED BY CORGI REG. ENG. WITH COMBUSTION VENT 8000㎟ AT 1720 HIGH. RADIATORS WITH THERMOSTATIC CONTROL VALVES. MAINS WIRED & INTERCONNECTED SMOKE ALARMS WHERE SHOWN THUS. ❶

VENTILATION BY VENT-AXIA FANS GIVING 3 AIR CHANGES PER HOUR AT 60 LITRES PER SEC. (KITCHEN) & 15 LITRES PER SEC. (BATHROOMS) WITH 8000㎟ BACKGROUND VENTS. WINDOWS & GLAZED DOORS TO BE DOUBLE GLAZED WITH TOUGHENED OR LAMENATED GLASS IN UPVC FRAMES C/W. TRICKLE VENTS & 0.33㎡ OPENERS.

DRAWN	P.H.W.
DATE	24.10.2000
SCALE	1:50, 1:100, 1:200, 1:1250

PETER H. WATKINS.
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TILEHURST,
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CLIENT
MR. EBHA 01189669739.

TITLE
TWO-STOREY REAR EXTENSION.

LOCATION. 3 MAYS CLOSE, EARLEY

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