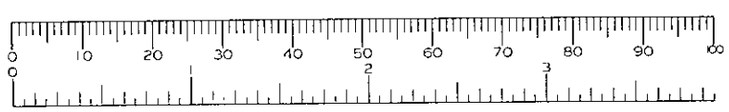


MR C DUDMAN
69 PITTS LANE
EARLEY
READING
RG6 1BX

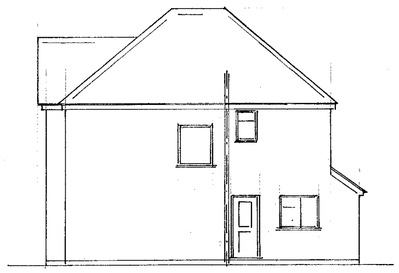
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F/2000/1519
(CONDITION 6)

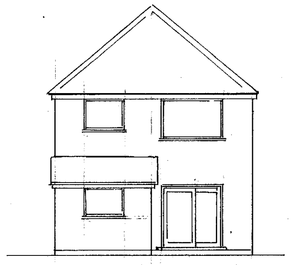
PARKING PLAN SHOWING
2 PARKING SPACES.
Scale 1:50.

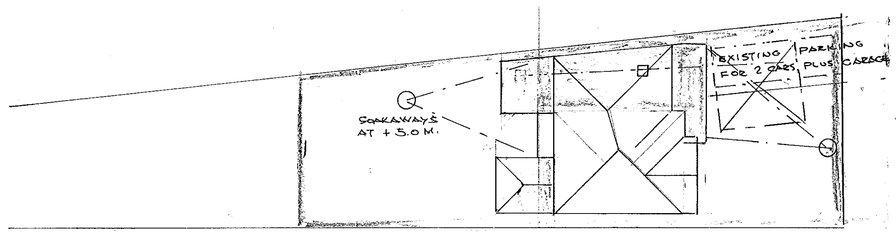
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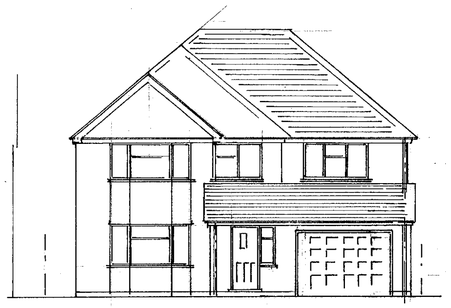


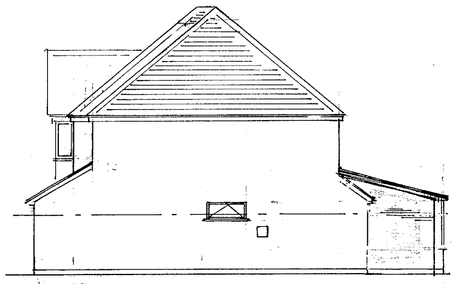






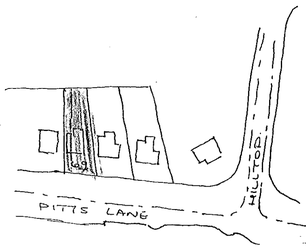
SITE PLAN
SCALE 1:200





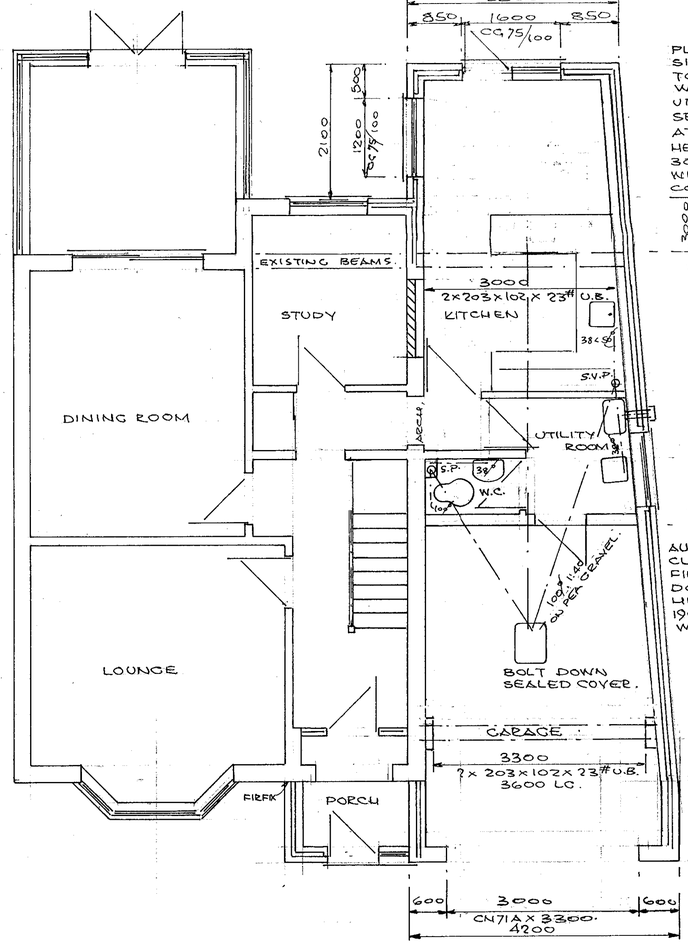


CONSERVATORY
TINTED POLYCARBON ROOF & CLEAR GLASS WALLS, WHITE UPVC FRAME & DWARF BRICK WALLS TO MATCH.



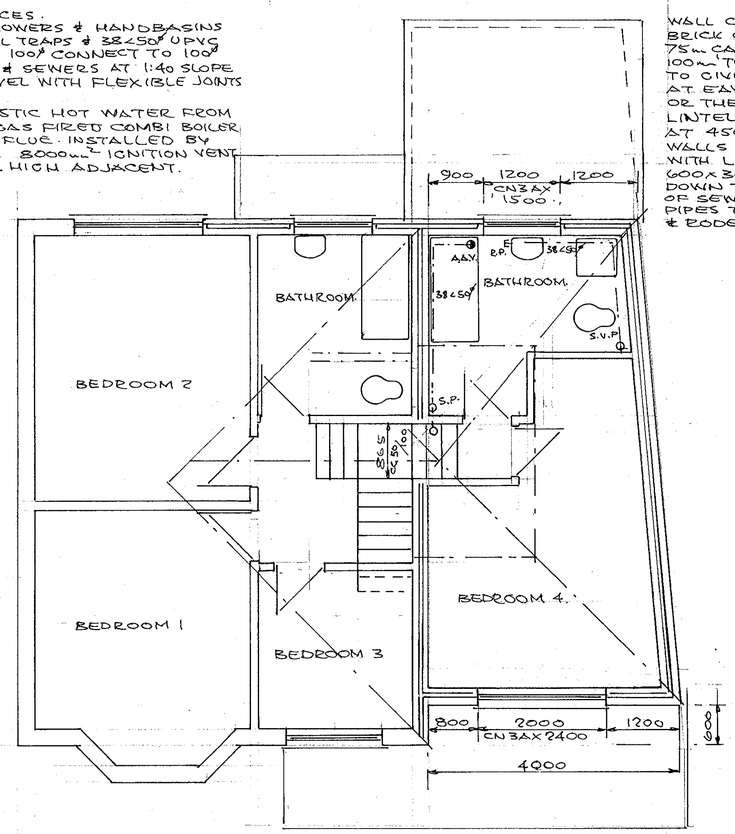
LOCATION PLAN
SCALE 1:1250

ROOF CONSTRUCTION 40° PITCH
PLAIN TILES TO MATCH EXISTING OVER 25x38 BATTENS, ONE LAYER ROOFING FELT & 150x50 SC4 RAFTERS AT 400 CRS. WITH 200x50 HIP BEAMS, RIDGE & LAYBOARDS, 225x75 COLLAR PURLIN & BINDER, 100x50 STRUTS OVER LOAD BEARING WALLS. RIDGE SUPPORT POST OVER WALL PLATE. CEILING JOISTS 175x50 SC4. AT 400 CRS. WITH 216mm ROCKWOOL INSULATION & 12.5mm FOIL BACK PLASTER BOARD TO ONE 0.25 W/m²°C.
DRESSED LEAD VALLEY
MONO. PITCH ROOFS 35° PITCH & 17½° (MARLEY MODERN) DETAILS AS ABOVE BUT RAFTERS & JOISTS 150x50 AT 400 CRS. RESTRAINT STRAPS
1000x30x5 AT 1200 CRS. PAIR TO RAFTERS WITH NOGGINS TO 2 JOISTS.
ABUTMENTS TO WALLS TO HAVE 150 HIGH FLASHING INTO MORTAR.
CAVITY TRAYS & 5mm CONT. STRIP VENTS

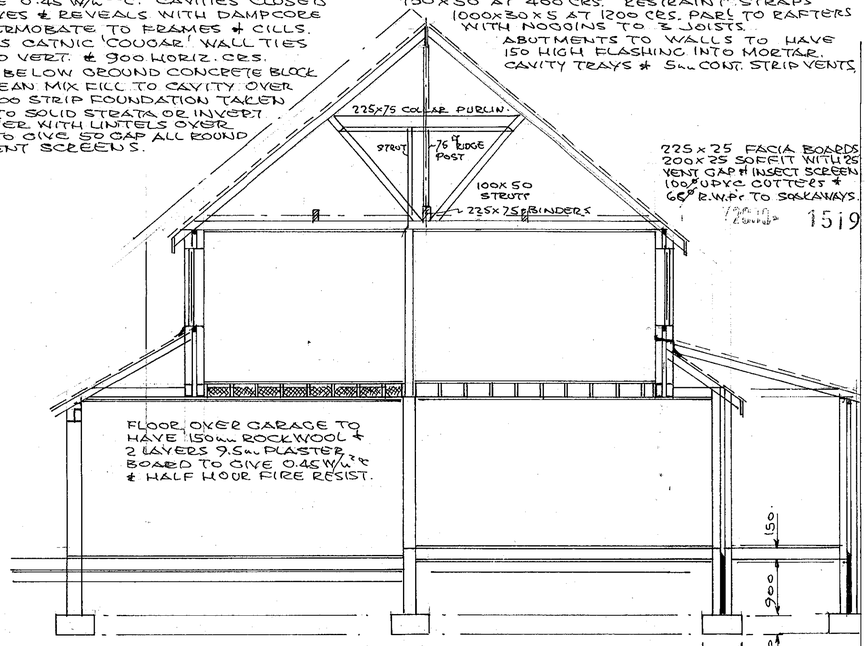


PLUMBING SERVICES.
SINKS, BATHS, SHOWERS & HANDBASINS TO HAVE 75mm SEAL TRAPS & 38x50 UPVC WASTES, TOILETS 100Ø CONNECT TO 100Ø UPVC SOIL PIPES & SEWERS AT 1:40 SLOPE SET ON PEA GRAVEL WITH FLEXIBLE JOINTS AT CHAMBER.
HEATING & DOMESTIC HOT WATER FROM 30x90,000 BTU. GAS FIRED COMBI BOILER WITH BALANCED FLUE. INSTALLED BY CORGI. REG. ENG. 8000mm² IGNITION VENT AT 1720mm HIGH ADJACENT.

AUTOMATIC SELF-CLOSING, HALF HOUR FIRE RESISTANT DOOR WITH 150mm HIGH SILL.
190mm TURBO BLOCK WALL 0.6W/m²°C



WALL CONSTRUCTION
BRICK OUTER LEAF TO MATCH EXISTING.
75mm CAVITY WITH FULL FILL ROCKWOOL.
100mm 'TURBO' BLOCK 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 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 50 CAP ALL ROUND & RODENT SCREENS.



FLOOR CONSTRUCTION
38mm SCREED OVER 150mm CONCRETE SLAB.
500g VAPOUR SCREEN, 50mm POLYSTYRENE.
1200g DAMP PROOF MEMBRANE, 125mm SAND BLINDING & 150mm SELECTED HARDCORE.
CONNECT AIR BRICKS TO OUTSIDE WALL WITH 100Ø UPVC PIPES SET IN HARDCORE.

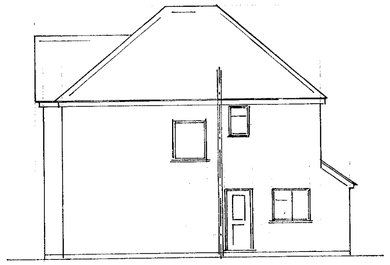
WINDOWS & GLAZED DOORS.
DOUBLE GLAZED TOUGHENED OR LAMENATED GLASS IN UPVC FRAMES WITH TRICKLE VENTS
VENTILATION TO KITCHEN, UTILITY & BATH ROOMS.
VENT. AXIAL FANS GIVING 5 AIR CHANGES PER HOUR AT 60 LITRES PER SEC (KITCHEN) 30 LITRES PER SEC. (UTILITY ROOM) 15 LITRES PER SEC (BATHROOMS)
8000mm² BACKGROUND VENTS TO ALL ROOMS.

DRAWN	P.H.W.	PETER H. WATKINS 48 BROOMFIELD ROAD TILEHURST,
DATE	4.5.2000	READING. RG30 6AL. 0118 9423696.
		CLIENT MR & MRS. DUDMAN 0118 9268220
		TITLE TWO STOREY SIDE EXTENSION & CONSERVATORY
SCALE 1:50, 1:100, 1, 200, 1:1250.		LOCATION. 69 PITTS LANE, EARLEY, RG6 1BX
		DRAWING Nº P.W. 20087.

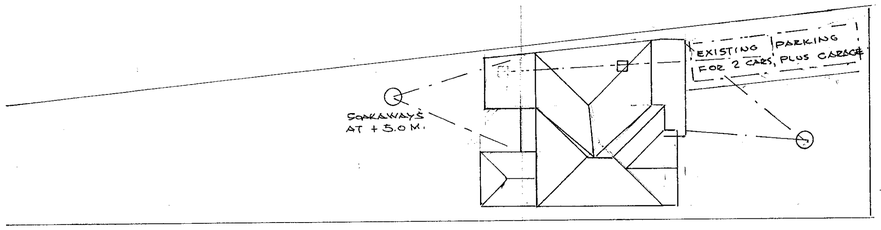
1519

SUPERSEDED

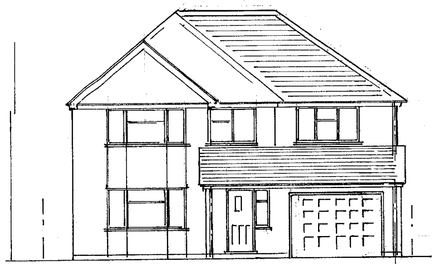


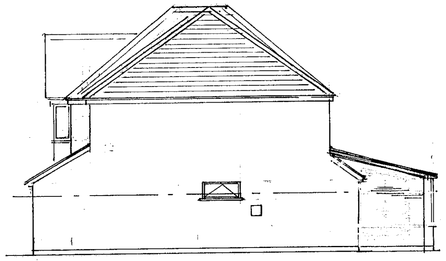






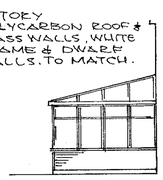
SITE PLAN
SCALE 1:200

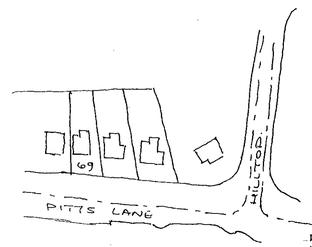






CONSERVATORY
TINTED POLYCARBON ROOF & CLEAR GLASS WALLS, WHITE UPVC FRAME & DWARF BRICK WALLS. TO MATCH.

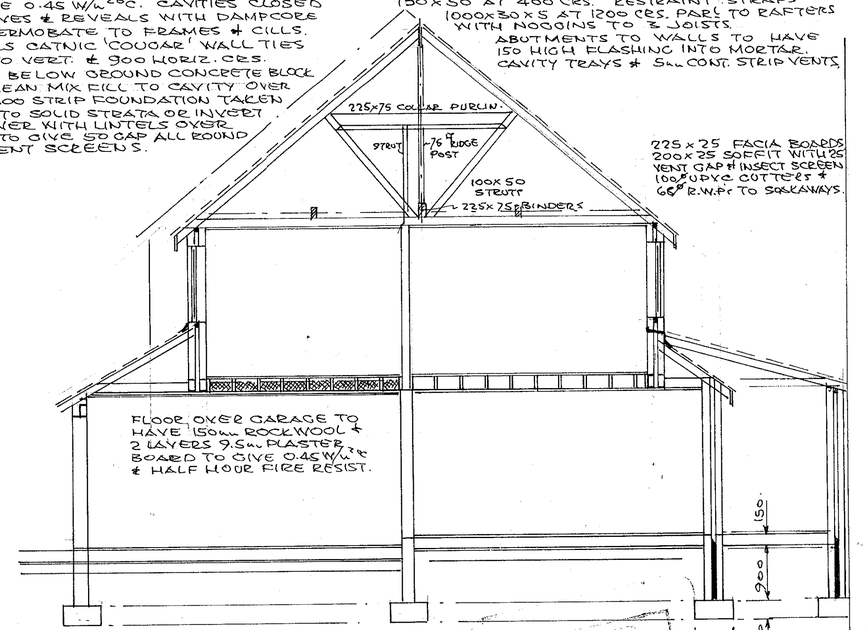


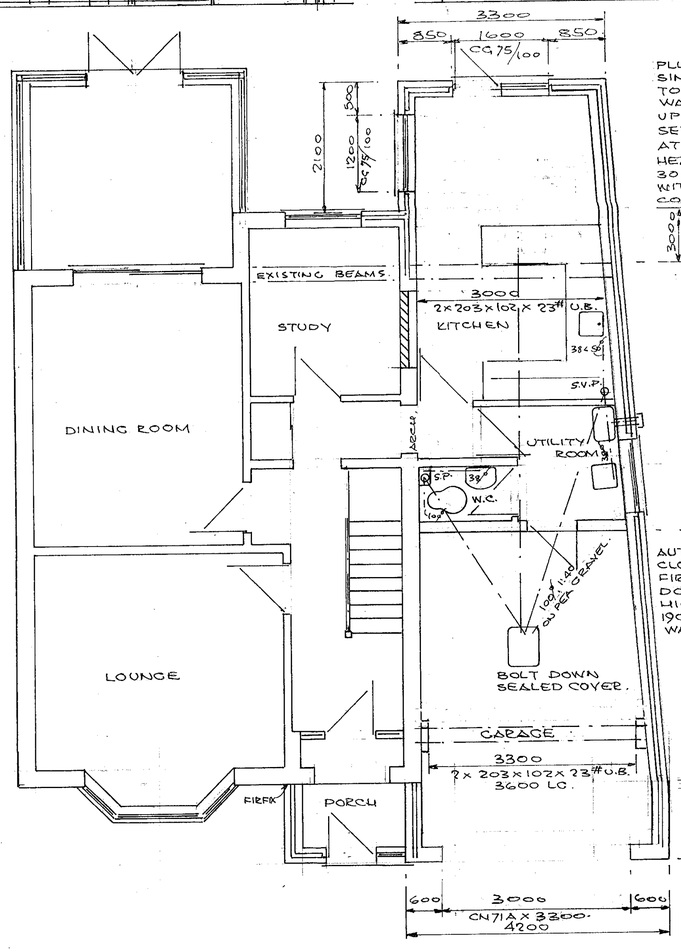


LOCATION PLAN
SCALE 1:1250

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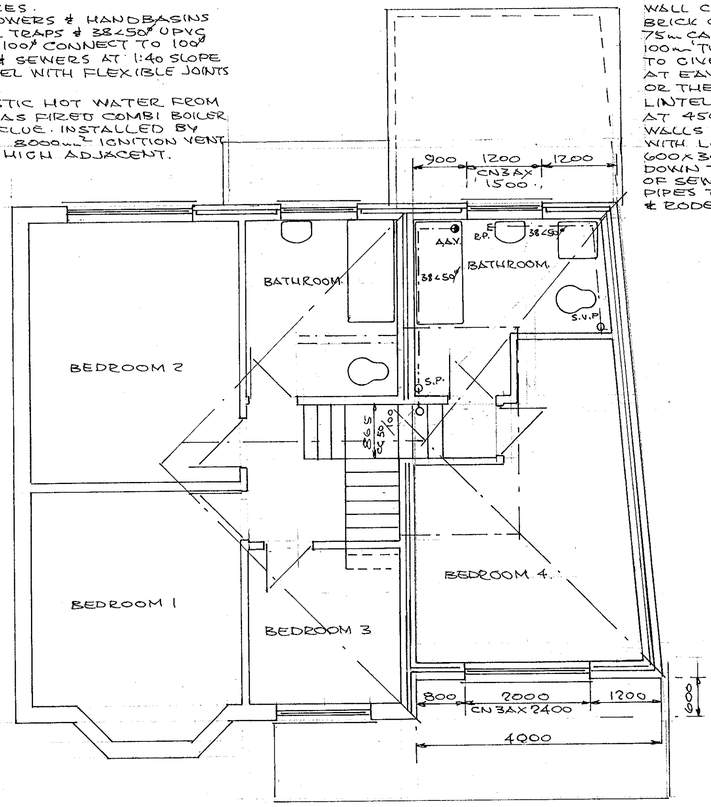
ROOF CONSTRUCTION 35° PITCH
PLAIN TILES TO MATCH EXISTING OVER 25x38 BATTENS. ONE LAYER ROOFING FELT & 150x50 SC4 RAFTERS AT 400 CRS. WITH 200x50 HIP BEAMS, RIDGE & LAYBOARDS, 225x75 COLLAR PURLIN & BINDER, 100x50 STRUTS OVER LOAD BEARING WALLS RIDGE SUPPORT POST OVER WALL PLATE. CEILING JOISTS 175 x 50 SC4. AT 400 CRS. WITH 216㎜ ROCKWOOL INSULATION & 12.5㎜ FOIL BACK PLASTER BOARD TO ONE 0.25 W/m² °C.
DRESSED LEAD VALLEY
MONO. PITCH ROOFS 35° PITCH. & 17½° (MODERN)
DETAILS AS ABOVE BUT RAFTERS & JOISTS 150 x 50 AT 400 CRS. RESTRAINT STRAPS 1000x30x5 AT 1200 CRS. PARL' TO RAFTERS WITH NOGGINS TO ½ JOISTS.
ABUTMENTS TO WALLS TO HAVE 150 HIGH FLASHING INTO MORTAR.
CAVITY TRAYS & 5㎜ CONT. STRIP VENTS.





PLUMBING SERVICES.
SINKS, BATHS, SHOWERS & HANDBASINS TO HAVE 75㎜ SEAL TRAPS & 38x50 UPVC WASTES, TOILETS 100Ø CONNECT TO 100Ø UPVC SOIL PIPES & SEWERS AT 1:40 SLOPE SET ON PEA GRAVEL WITH FLEXIBLE JOINTS AT CHAMBER.
HEATING & DOMESTIC HOT WATER FROM 30/90000 BTU. GAS FIRED COMBI BOILER WITH BALANCED FLUE. INSTALLED BY CORGI. REG. ENG. 8000㎜² IGNITION VENT AT 1720㎜ HIGH ADJACENT.

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WINDOWS & GLAZED DOORS.
DOUBLE GLAZED TOUGHENED OR LAMENATED GLASS IN UPVC FRAMES WITH TRICKLE VENTS
VENTILATION TO KITCHEN, UTILITY & BATH ROOMS.
VENT-AXIA FANS GIVING 3 AIR CHANGES PER HOUR AT 60 LITRES PER SEC (KITCHEN) 30 LITRES PER SEC. (UTILITY ROOM) 15 LITRES PER SEC (BATHROOMS) 8000㎜² BACKGROUND VENTS TO ALL ROOMS.

DRAWN	P.H.W.	PETER H. WATKINS 48 BROOMFIELD ROAD TILEHURST,
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SCALE 1:50, 1:100, 1, 200, 1:1250.		LOCATION. 69 PITTS LANE, EARLEY, RG6 1BX
		DRAWING Nº PW. 20087.

3/8/00.