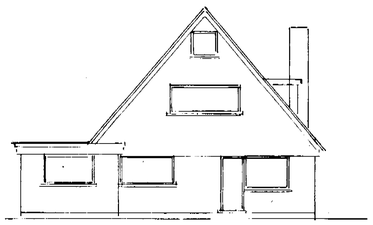
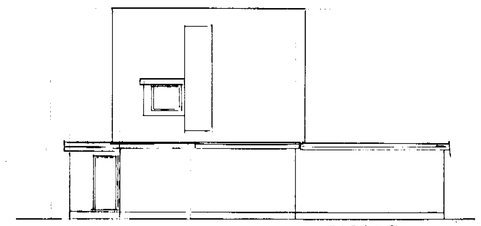


NEW SIDE ELEVATION 'D'



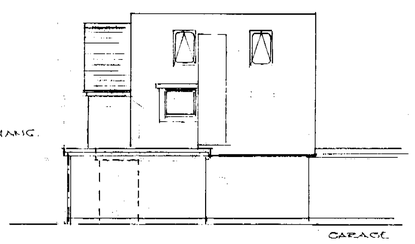
EXISTING REAR



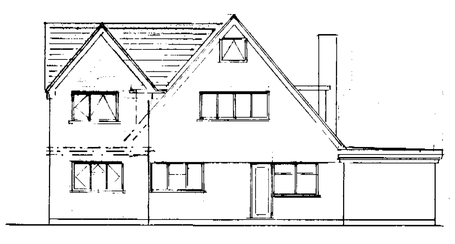
EXISTING SIDE 'C'



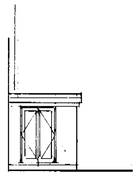
FRONT ELEVATION



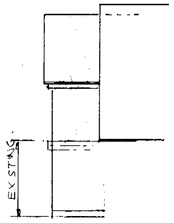
NEW SIDE ELEVATION 'C'



NEW REAR ELEVATION

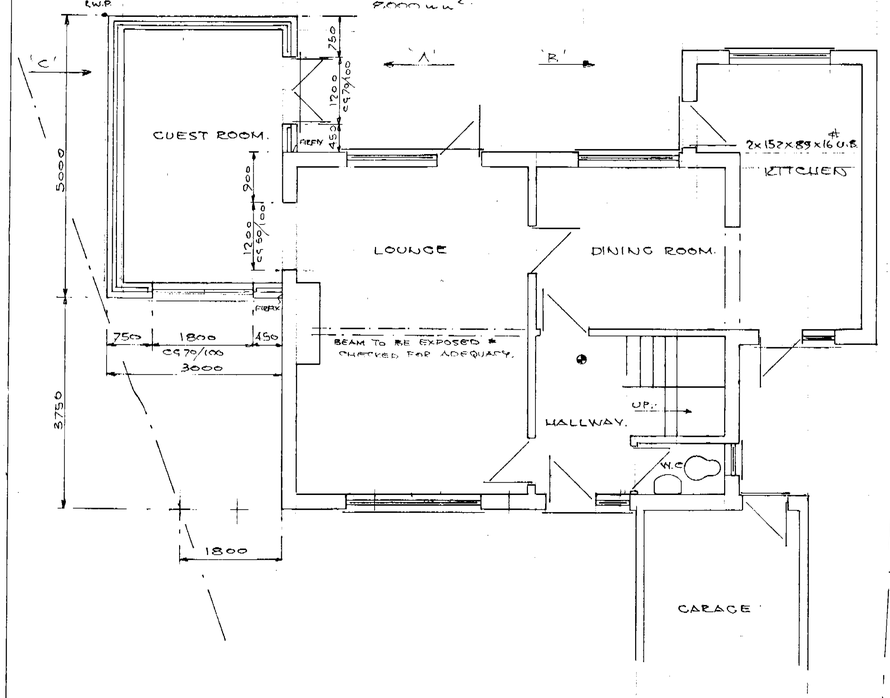


NEW SIDE (AT REAR) 'A'



SIDE 'B'

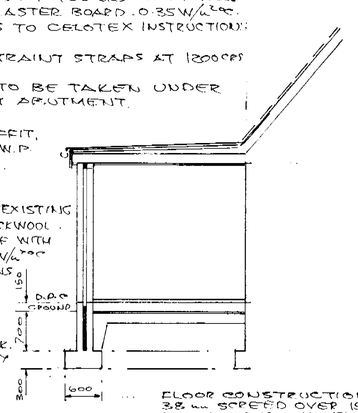
WINDOWS & GLAZED DOORS TO BE DOUBLE GLAZED TOUGHENED OR LAMINATED GLASS IN UPVC FRAMES WITH TRICKLE VENTS & MIN. 850H X 550W OPENERS. 0.33M²
BACKGROUND VENTS TO ALL ROOMS 8000 mm²



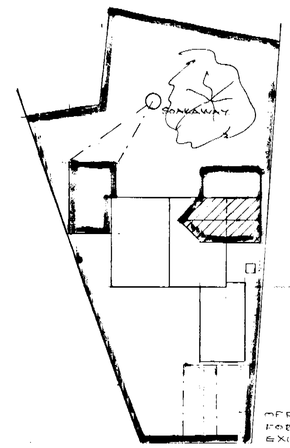
ROOF CONSTRUCTION. FLAT, WARM.
GRD 5B TOP CAPPING LAYER & 5U. SECOND OVER CELOTEX TEMPCHEK DECK TD2000 WITH 5.5mm BONDED PLY & 49mm DOUBLE 'R' ALUM^N TAPE AT JOINTS OVER 1:40 SLOPE FIRRINGS MIN 50mm AT TAPER & 150x50 SC4 JOISTS AT 400 CRS WITH 12.5mm FOIL BACKED PLASTER BOARD. 0.35W/m²°C. INSTALLATION AS TO CELOTEX INSTRUCTION GUIDE.
1000x30x5 RESTRAINT STRAPS AT 1200 CRS PAR^L TO JOISTS.
ROOFING FELT TO BE TAKEN UNDER MIN. 3 TILES AT ABUTMENT.

225x25 FACIA, 150x25 SOFFIT, 100ø UPVC GUTTER 68° R.W.P. TO SOAKAWAY AT 5.0M.

WALL CONSTRUCTION
BRICK OUTER LEAF TO MATCH EXISTING 75mm CAVITY WITH FULL FILL ROCKWOOL. 100mm 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 450Y & 900H. CRS.
WALLS BELOW GROUND CONG. BLK. WITH LEAN MIX FILL TO CAVITY OVER 600x300 STRIP FOUNDATION TAKEN DOWN TO SOLID STRATA.



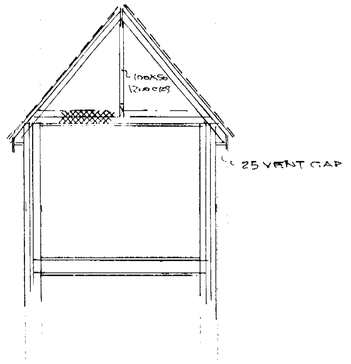
FLOOR CONSTRUCTION.
38mm SCREED OVER 150mm CONCRETE SLAB. 500g VAPOUR SCREEN. 50mm POLYSTYRENE TO GIVE 0.45 W/m²°C. 1200g DAMP PROOF MEMBRANE, 12mm SAND BLINDING & 150mm SELECTED HARDCORE



SITE PLAN
SCALE 1:200

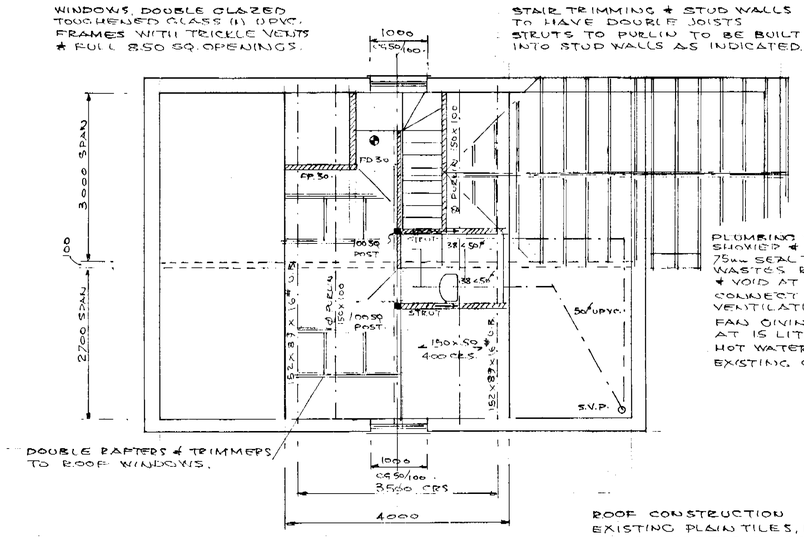
APPROVED

DRAWN	P.H.W.	PETER H. WATKINS. 48 BROOMFIELD ROAD TILEHURST. READING. RG30 6AL. 0118 9423696
DATE	22.2.2001	CLIENT. MR. & MRS. ROSS.
		TITLE SINGLE STOREY SIDE EXTENSION
		LOCATION 11 PHEASANT CLOSE, WINNERSH
SCALE 1:50, 1:100, 1:200, 1:1250		DRAWING No PW. 21034 SHT. 1



WINDOWS, DOUBLE GLAZED TOUGHENED GLASS (1) UPVC. FRAMES WITH TRICKLE VENTS ★ FULL 8500 SQ. OPENINGS.

STAIR TRIMMING ★ STUD WALLS TO HAVE DOUBLE JOISTS STRUTS TO PURLIN TO BE BUILT INTO STUD WALLS AS INDICATED.



NEW ROOF, TILE FELT ★ BATTENS AS MAIN ROOF WITH 150 x 50 RAFTERS ★ JOISTS AT 400 CRS. WITH 216㎜ ROCKWOOL ★ 12.5㎜ PLASTER BOARD TO GIVE 0.25 W/㎡°C.

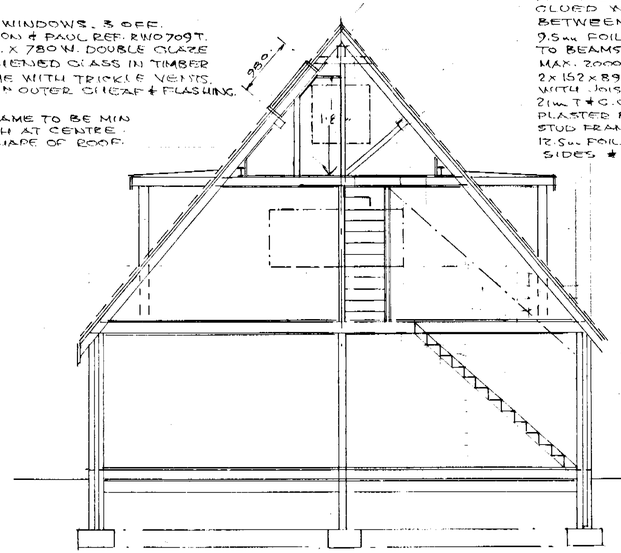
PLUMBING SERVICES SHOWER ★ HANDBASIN TO HAVE 75㎜ SEAL TRAPS ★ 38 x 50 UPVC WASTES RUN BETWEEN RAFTERS. ★ VOID AT FIRST FLOOR LEVEL TO CONNECT WITH EXISTING S.V.P. VENTILATION BY VENT-AXIA TYPE FAN GIVING 3 AIR CHANGES/HOUR AT 15 LITRES/SEC. HOT WATER ★ HEATING FROM EXISTING COMBI-BOILER.

DOUBLE RAFTERS ★ TRIMMERS TO ROOF WINDOWS.

ROOF CONSTRUCTION
EXISTING PLAIN TILES, BATTENS ★ FELT.
100 x 50 RAFTERS AT 400 CRS. TO HAVE 50SQ. PACKING TO UNDERSIDE CLOSE NAILED ★ CLOED WITH 59㎜ CELOTEX DOUBLE 'R' BETWEEN RAFTERS TO GIVE 0.35 W/㎡°C.
9.5㎜ FOIL BACKED PLASTER BOARD, DOUBLE TO BEAMS. 2 x 200 x 50 SECONDARY RIDGE MAX. 2000 SPAN. ★ 100 x 50 CEILING TIES AT 400 CRS 2 x 152 x 89 x 16㎏ U.B. JOISTS MAX. 3000 SPAN. WITH JOIST HANGERS TO 150 x 50 FLOOR JNSTS. 21㎜ T+G CHIPBOARD TO FLOOR ★ 2 x 9.5㎜ PLASTER BOARD TO CEILING.
STUD FRAME WALLS 50 x 75 AT 400 CRS WITH 12.5㎜ FOIL BACKED PLASTER BOARD BOTH SIDES ★ FULL FILL ROCKWOOL.

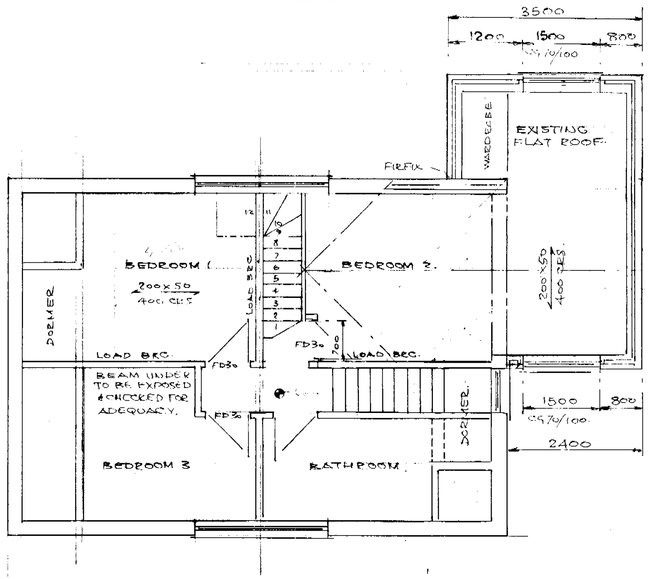
ROOF WINDOWS. 3 OFF.
BOULTON ★ PAUL REF. RWO 709T.
980 H. x 780 W. DOUBLE GLAZE TOUGHENED GLASS IN TIMBER FRAME WITH TRICKLE VENTS. ALUM'N OUTER CLEAF ★ FLASHING.

DOOR FRAME TO BE MIN 1800 HIGH AT CENTRE. CUT TO SHAPE OF ROOF.



NEW STAIRS 700 WIDE WITH 223 x 21 TREADS. 200x9 RISERS. MIN. 50 GOING TO WINDERS. 2000 HEADROOM, 900 TO HANDRAILS. ½/SIDE PROTECT WITH TWO LAYERS 9.5㎜ PLASTER BOARD ON BATTENS. DOORS TO STAIRS ★ LANDINGS TO BE AUTOMATIC SELF CLOSING ★ HALF HOUR FIRE RESISTANT.

MAINS WIRED INTERCONNECTED SMOKE ALARMS WHERE SHOWN THUS. ●



FOUNDATIONS TO BE EXPOSED ★ CHECKED FOR ADEQUACY PRIOR TO CONSTRUCTION.

APPROVED

DRAWN	P.H.W.
DATE	8.3.2001
SCALE 1:50	

PETER H. WATKINS
48 BROOMFIELD ROAD.
TILEHURST.
READING RG 30 6AL 0118 9423696.

CLIENT. MR. ★ MRS. ROSS.

TITLE. LOFT CONVERSION.

LOCATION 11 PHEASANT CLOSE, WINNERSH

DRAWING Nº PW. 21034. SHT. 2.