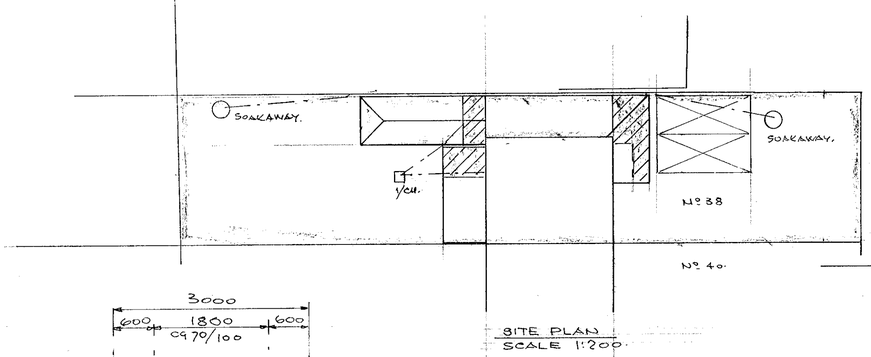
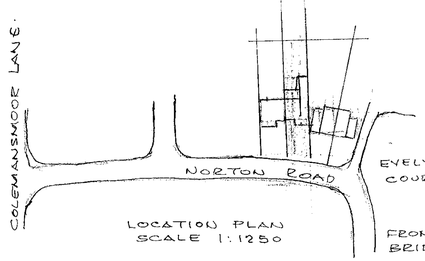
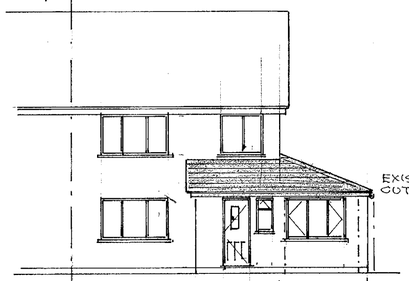


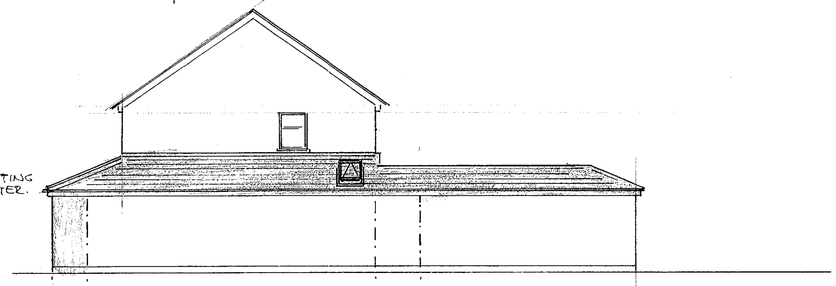
SITE PLAN
SCALE 1:200



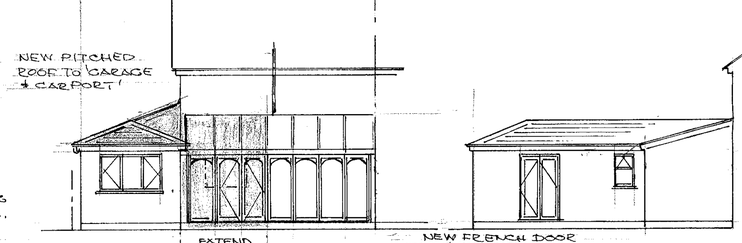
LOCATION PLAN
SCALE 1:1250



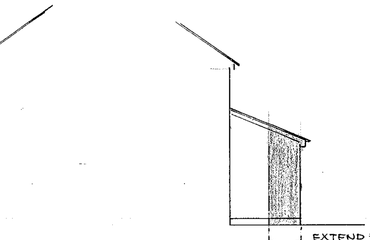
FRONT ELEVATION.



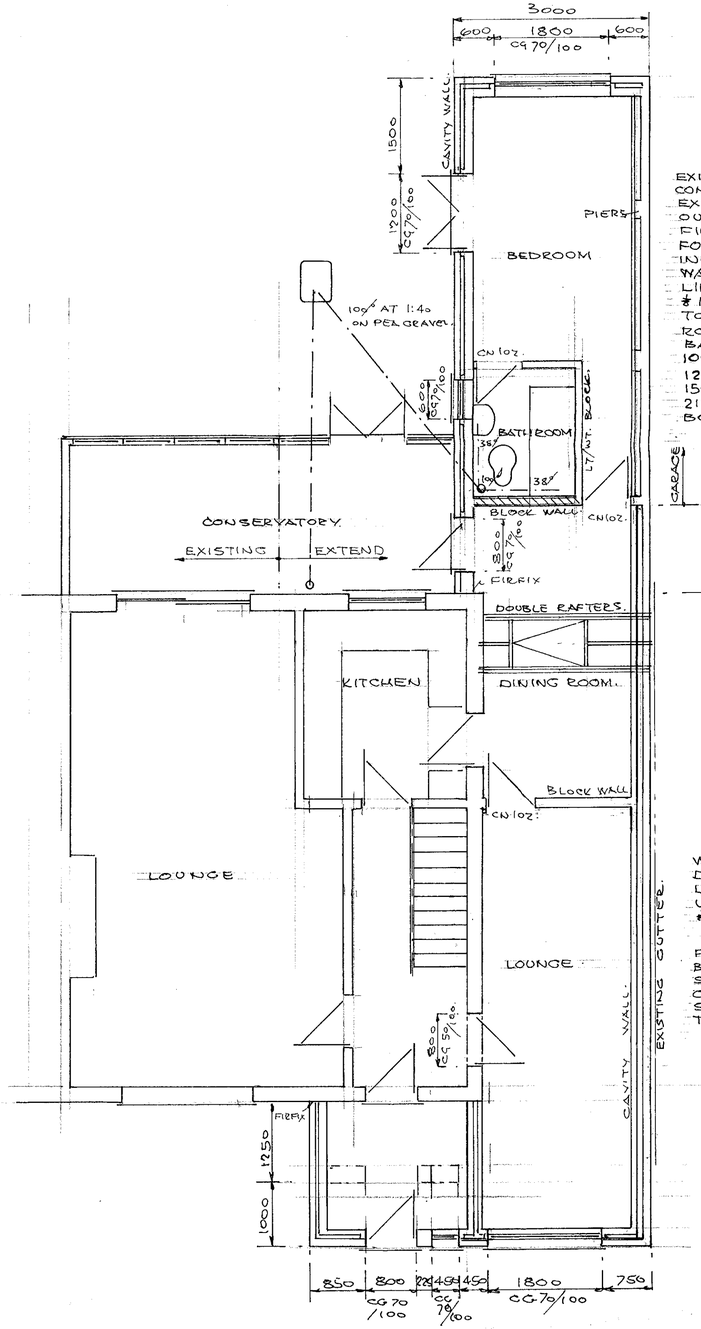
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION.



EXISTING GARAGE
CONVERT TO BEDROOM & EN-SUITE.
EXISTING WALLS TO HAVE NEW BRICK OUTER LEAF, CAVITY 75㎜ WITH FULL FILL ROCKWOOL TO GIVE 0.45 W/㎡°C
FOUNDATIONS TO BE EXPOSED & INCREASED AS DETAIL WALL TIES 450x900 WALL TO BE PAINTED WITH SIMTHAPROF LINED WITH 25㎜ CELOTEX 'RR' BATTENS & 12.5㎜ FOIL BACKED PLASTER BOARD TO GIVE 0.45 W/㎡°C. ALL PLASTER FINISH.
ROOF. MARLEY MODERN TILES AT 22½°. BATTENS & BITUMEN FELT OVER TRUSSES 100x50 SC4 RAFTERS WITH 150x50 RIDGE.
125x50 SC4 CEILING JOISTS ALL AT 400 c.c.
150 RAFTERS TO MONO-PITCH AREA 400c.c.
216㎜ ROCKWOOL & 12.5㎜ FOIL BACK PLASTER BOARD TO GIVE 0.25 W/㎡°C 'U' VALUE.
FLOOR TO HAVE 1200g DAMP PROOF MEMBRANE 50㎜ POLYSTYRENE TO GIVE 0.45 W/㎡°C, 500g VAPOUR SCREEN & 68㎜ SCREED WITH WIRE MESH REINFORCING.

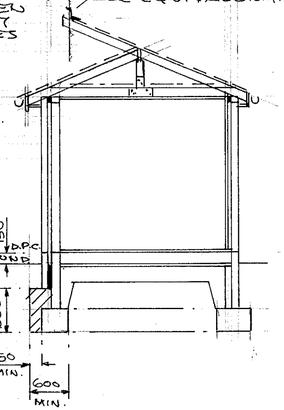
NEW WALLS. BRICK TO MATCH EXISTING 75㎜ CAVITY WITH FULL FILL ROCKWOOL. 100㎜ TURBO BLOCK INNER LEAF WITH PLASTER FINISH TO GIVE 0.45 W/㎡°C.
CAVITIES CLOSED AT EAVES & REVEALS WITH DAMPCORE OR THERMOBATE TO FRAMES & CILLS. LINTELS CATNIC 'COUGAR' WALL TIES AT 450 VERT. & 900 HORIZ. CRS.
WALLS BELOW GROUND CONCRETE BLOCK WITH LEAN MIX FILL TO CAVITIES 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.

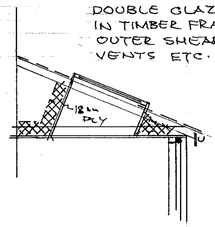
NEW FLOORS.
68㎜ SCREED WITH WIRE MESH OVER 500g VAPOUR SCREEN, 50㎜ POLYSTYRENE TO GIVE 0.45 W/㎡°C.
1200g DAMP PROOF MEMBRANE 12㎜ SAND BLINDING & 150㎜ SELECTED HARDCORE.

WINDOWS & GLAZED DOORS TO BE DOUBLE GLAZED TOUGHENED OR LAMENATED GLASS IN TIMBER OR UPVC FRAMES WITH TRICKLE VENTS & 850x550 OPENERS.

PLUMBING SERVICES.
BATH, HANDBASIN ETC. TO HAVE 75㎜ SEAL TRAPS & 38 <50g UPVC WASTES CONNECTED TO 100g SOIL PIPE & SEWER AT 1:40 SLOPE ON PEA GRAVEL TO EXISTING CHAMBER.

150 HIGH FLASHING INTO MORTAR WITH CAVITY TRAY AT ABUTMENTS.
50㎜ CONT. VENT STRIP OR EQUIVALENT.





ROOF WINDOW 780W x 980H.
BOULTON & PAUL REF. RW0709T.
DOUBLE GLAZED TOUGHENED GLASS IN TIMBER FRAME WITH ALUMINIUM OUTER SHEAF & FLASHING, TRICKLE VENTS ETC.

200x25 FACIA BOARDS
100x25 SOFFITS WITH 25 VENT. CAP/INSECT SCREEN.
100g UPVC OUTER & 84g RWP.
WITHIN BOUNDARY



02. MAY 2000 1420

DRAWN	P.H.W.	PETER H. WATKINS 48 BROOMFIELD ROAD. TILEHURST. READING RG30 6AL 0118 9423696.
DATE	7.4.2000	CLIENT MR. C. STERN 0118 9442520
		TITLE CONVERSION OF GARAGE & CAR PORT TO GRANNY ANNEX
		LOCATION, 38 NORTON ROAD, WOODLEY
SCALE 1:50, 1:100, 1:200, 1:1250		DRAWING Nº PW: 20070

4 19/7/00.