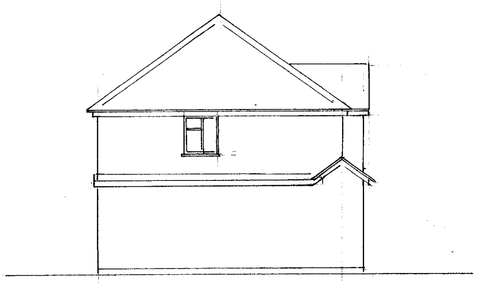


EXISTING FRONT ELEVATION.



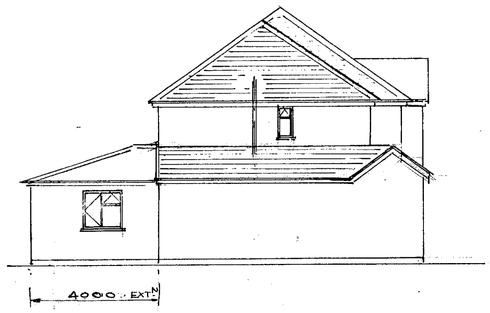
EXISTING SIDE ELEVATION



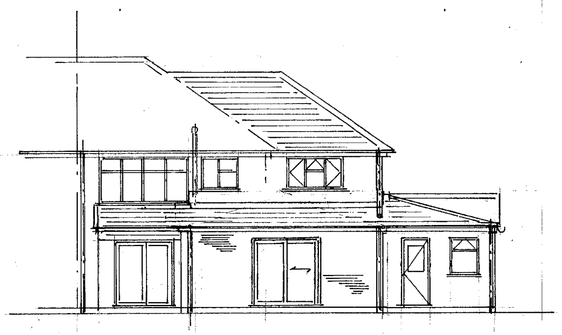
EXISTING REAR ELEVATION.



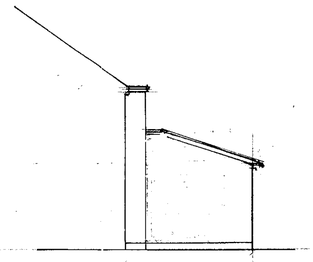
NEW FRONT ELEVATION.



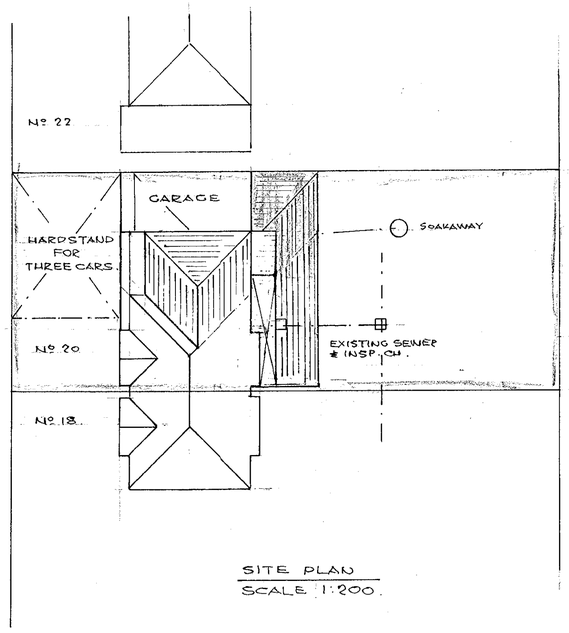
NEW SIDE ELEVATION



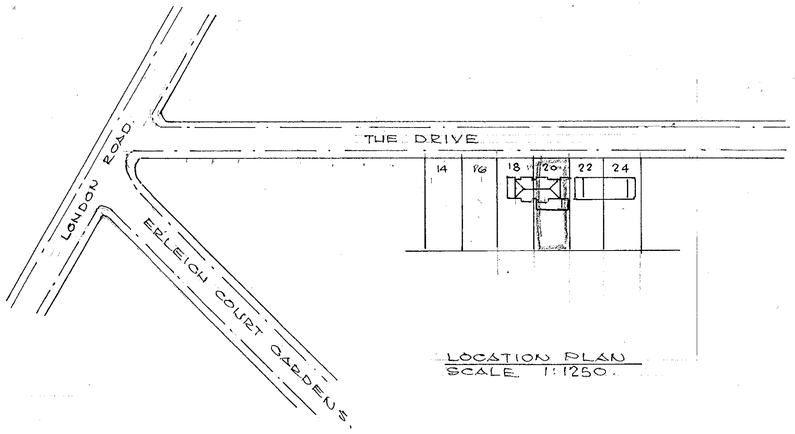
NEW REAR ELEVATION



NEW SIDE ELEVATION.



SITE PLAN
SCALE 1:200.



LOCATION PLAN
SCALE 1:1250.

01.SEP.2000 * 2323

DRAWN	P.H.W.
DATE	18.1.98
SCALE	1:100, 1:200, 1:1250

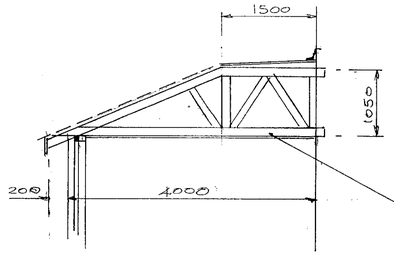
PETER H. WATKINS
48 BROOMFIELD ROAD.
TILEHURST,
READING. RG 30 6AL. 0118 9423696.

CLIENT.
MR & MRS. SHEIKH. 0118 9665733.

TITLE
FIRST FLOOR SIDE & SINGLE STOREY REAR EXTN.

LOCATION 20 THE DRIVE, EARLEY.

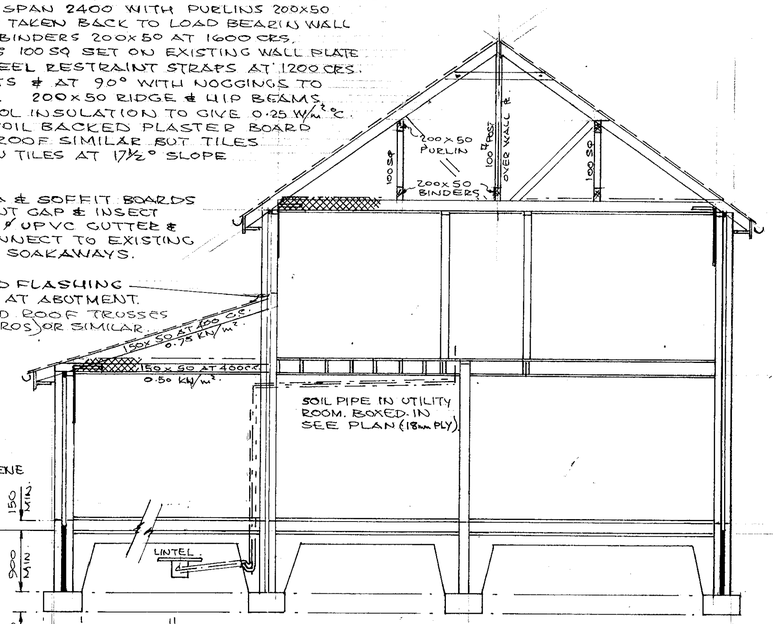
DRAWING Nº PW 98005 SHT. 1 OF 2. 'A'



ROOF CONSTRUCTION (OVER EXISTING HIP)
CLAY ROOF TILES OVER 38x18 TIMBER BATTENS, ONE LAYER ROOF FELT, 150x50 RAFTERS AT 400 CRS. MAX. SPAN 2400 WITH PURLINS 200x50 STRUTS, 100x50 TAKEN BACK TO LOAD BEARING WALL AT 1600 CRS., BINDERS 200x50 AT 1600 CRS. VERTICAL POSTS 100 SQ SET ON EXISTING WALL PLATE 1000x30x5 STEEL RESTRAINT STRAPS AT 1200 CRS. PARTS TO JOISTS & AT 90° WITH NOGGINGS TO THREE JOISTS. 200x50 RIDGE & HIP BEAMS. 216mm ROCKWOOL INSULATION TO GIVE 0.25 W/m²°C. WITH 12.0mm FOIL BACKED PLASTER BOARD SINGLE STOREY ROOF SIMILAR BUT TILES MARLEY MODERN TILES AT 17½° SLOPE

225x25 FACIA & SOFFIT BOARDS WITH 25mm VENT GAP & INSECT SCREEN, 160ϕ UPVC GUTTER & 80ϕ R.W.P. CONNECT TO EXISTING S.W. DRAIN OR SOAKAWAYS.

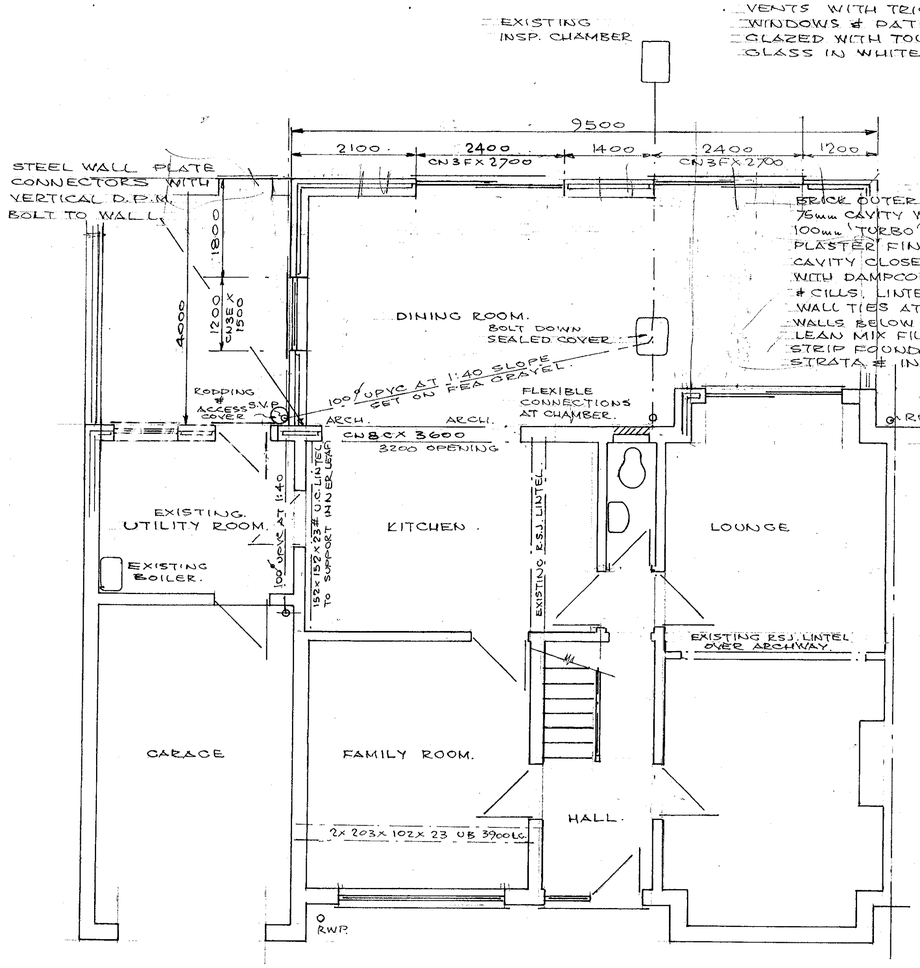
150 HIGH LEAD FLASHING & CAVITY TRAY AT ABUTMENT. MANUFACTURED ROOF TRUSSES JOHN CARR (HARCROS) OR SIMILAR.



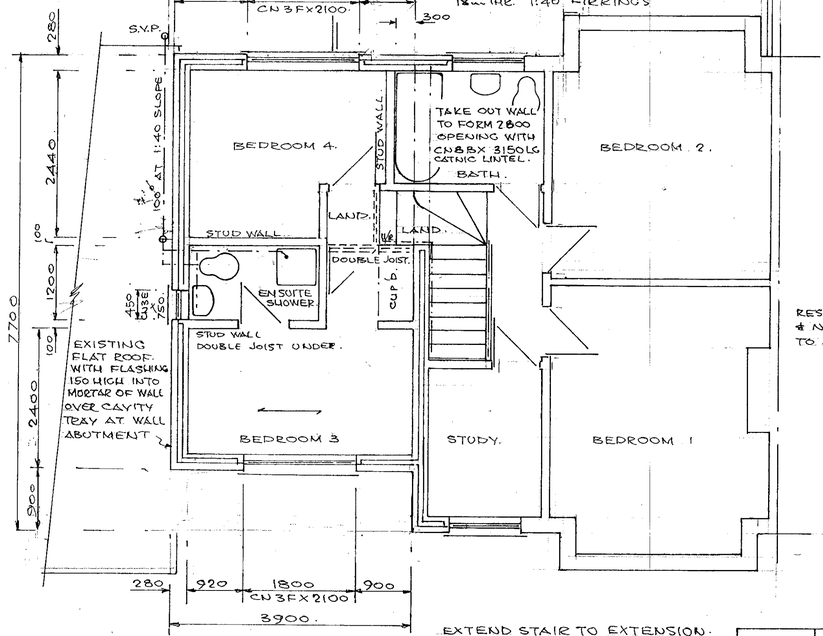
VENTILATION TO KITCHEN, UTILITY ROOM BATH & SHOWER ROOMS. VENT-AXIA TYPE FANS GIVING 3 AIR CHANGES PER HOUR AT 60 L/SEC. (KITCHEN) 30 L/SEC. (UTILITY) 15 L/SEC. BATH, SHOWER & W.C. ALL ROOMS TO HAVE 8000mm³ BACKGROUND VENTS WITH TRICKLE VENTS TO WINDOWS. WINDOWS & PATIO DOORS TO BE DOUBLE GLAZED WITH TOUGHENED OR LAMENATED GLASS IN WHITE UPVC FRAMES.

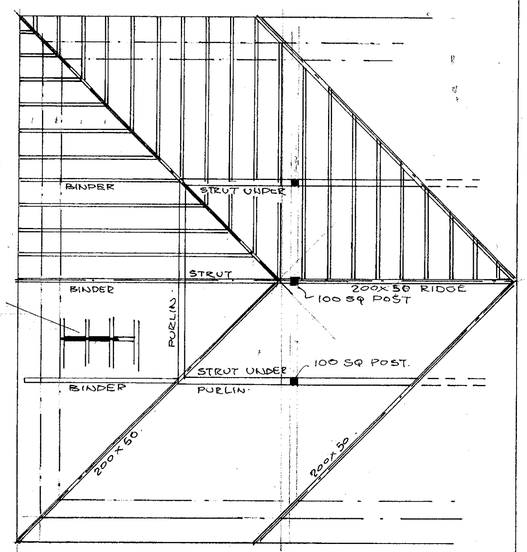
FLOOR CONSTRUCTION
18mm T & G. FLOOR PANELS OVER 200x50 JOISTS AT 400 CR. MAX. SPAN 3600, 12mm FOIL BACKED PLASTER BOARD.

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



BRICK OUTER LEAF TO MATCH EXISTING. 75mm CAVITY WITH 50mm ROCKWOOL INSULATION. 100mm 'TORBO' BLOCK INNER LEAF WITH PLASTER FINISH TO GIVE 0.45 W/m².°C. CAVITY 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 & INVERT LEVEL OF SEWER.





PLUMBING SERVICES.
SHOWER & HANDBASIN TO HAVE 75mm SEAL TRAP & 58ϕ UPVC WASTE PIPES TO 100ϕ SOIL PIPE. TOILET WASTE 100ϕ UPVC PIPE. NEW SEWER PIPES TO BE 100ϕ UPVC SET ON PEA GRAVEL AT 1:40 SLOPE WITH FLEXIBLE JOINTS AT CHAMBERS, AND LINTELS OVER AT WALLS WITH 50mm CAPALL ROUND & RODENT SCREENS.

EXTEND STAIR TO EXTENSION. 242 x 21 TREAD, 209 x 9 RISER. 866mm WIDTH. WITH 900 HIGH HANDRAIL & 2000 HEADROOM. STAIR TRIMMERS 2 Nº 200x50

01.SEP.2000* 2323 SEP.2000* 2323

DRAWN	P.W.	PETER H. WATKINS. 48 BROOMFIELD ROAD. TILEHURST, READING. RG30 6AL 0118-942-3696.
DATE	16.1.98	CLIENT MR & MRS. SHEIKH. 0118-966-5733.
		TITLE FIRST FLOOR SIDE & GROUND FLOOR REAR EXTN
		LOCATION 20 THE DRIVE, EARLEY.
SCALE 1:50.		DRAWING Nº PW 98005 SHT. 2.