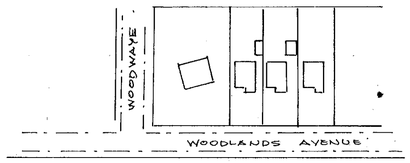
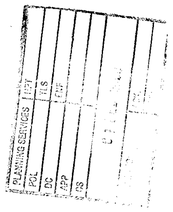
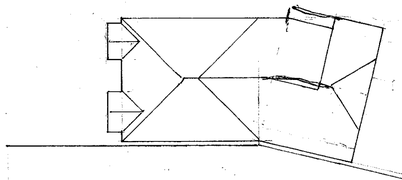
Peter Watkin
9423696



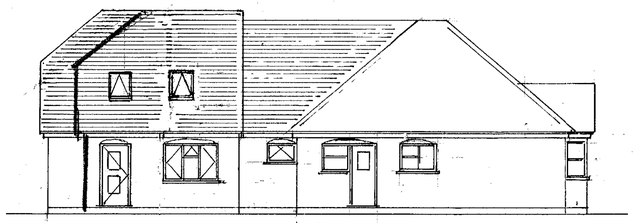


EXISTING REAR ELEVATION

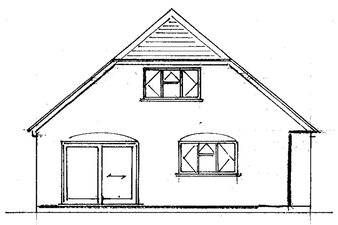




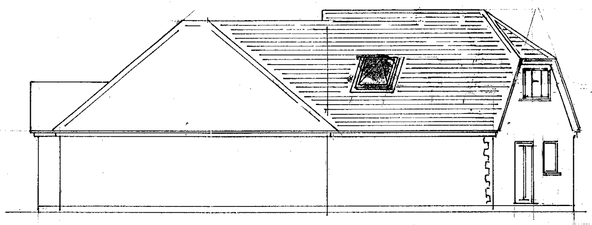
SITE PLAN
SCALE 1:200.



SIDE ELEVATION ← EXTENSION | EXISTING



REAR ELEVATION

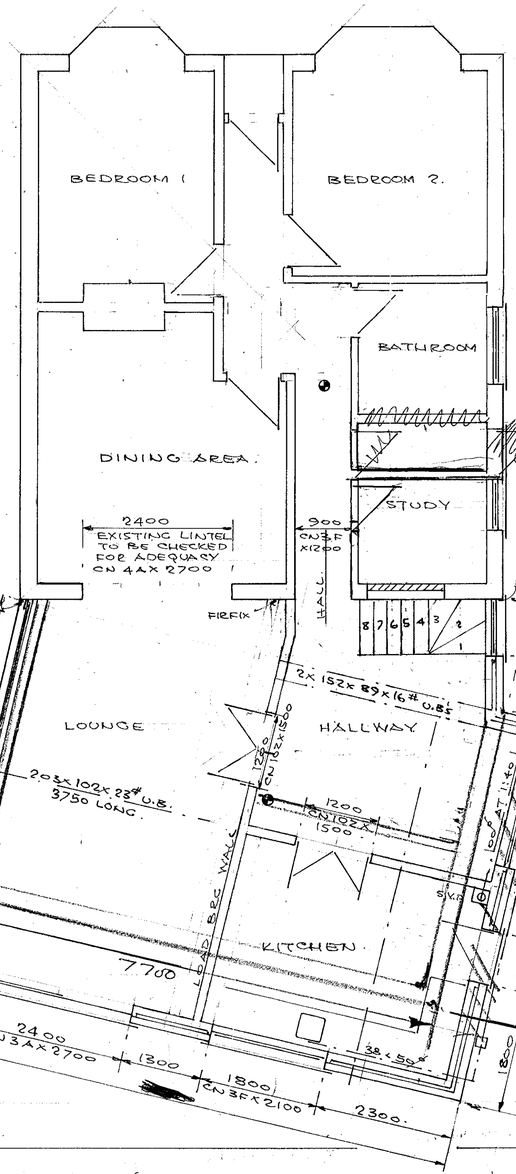


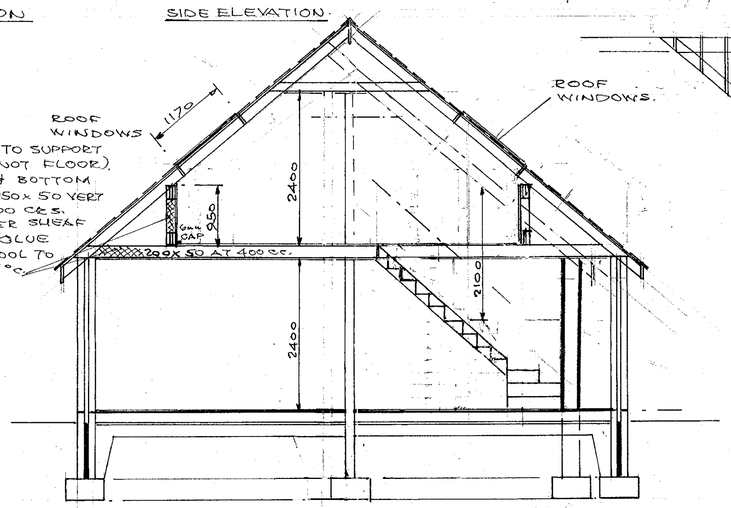
SIDE ELEVATION

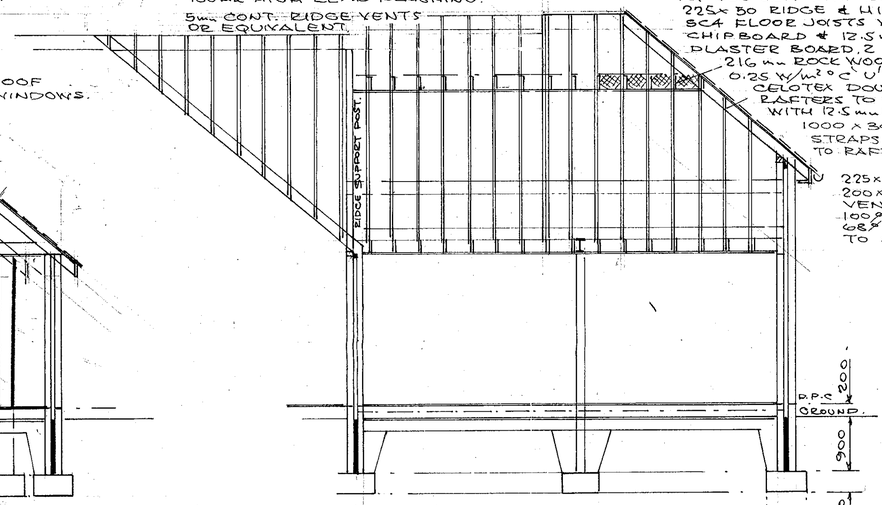
DOUBLE RAFTER AT ROOF JOIN.
100x50 STUD FRAME AT 400 CRS.
18mm PLY WITH, ROOF FELT, BATTENS & VERTICAL TILE HANGING & 150mm HIGH LEAD FLASHING.
5mm CONT. RIDGE VENTS OR EQUIVALENT.

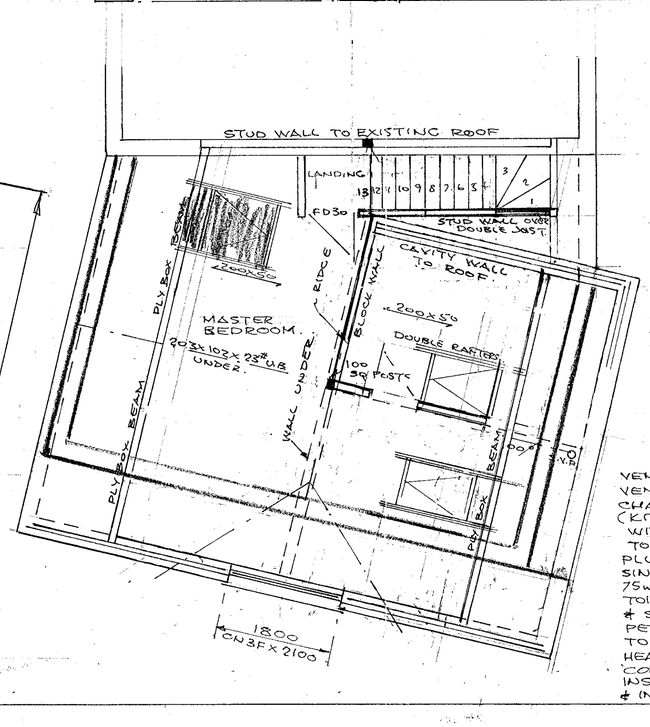
ROOF CONSTRUCTION 40° PITCH.
CLAY TILES TO MATCH EXISTING OVER.
50x38 TIMBER BATTENS, ONE LAYER BITUMEN FELT & 150x50 SC4 RAFTERS AT 400 CRS. WITH 150x50 CEILING JOISTS, 225x50 RIDGE & HIP BEAMS, 200x50 SC4 FLOOR JOISTS WITH 21mm T.&G. CHIPBOARD & 12.5mm FOIL BACKED PLASTER BOARD, 2 LAYERS TO STEELS.
216mm ROCK WOOL TO VOIDS TO GIVE 0.25 W/m²°C 'U' VALUE & 59mm CELOTEX DOUBLE 'R' BETWEEN RAFTERS TO GIVE 0.35 W/m²°C WITH 12.5mm FOIL BACK P/BOARD
1000 x 30 x 5 STEEL RESTRAINT STRAPS AT 1200 CRS. PARL TO RAFTERS - 3 SIDES

225x25 FACIA BOARDS, 200x25 SOFFITS WITH 25mm VENT CAP & INSECT SCREEN, 100Ø UPVC GUTTERS & 68Ø RAIN WATER PIPES TO SOAKAWAYS AT 5.0M.









FLOOR CONSTRUCTION.
38mm SCREED OVER 175mm CONCRETE SLAB WITH B785 REINFORCING MESH, MIN 50mm COVER & 100mm BEARING AT EDGES.
500g VAPOUR SCREEN, 50mm POLYSTYRENE TO GIVE 0.45 W/m²°C 'U' VALUE, 1200g DAMP PROOF MEMBRANE, 12mm SAND BLINDING & 150mm SELECTED HARDCORE.

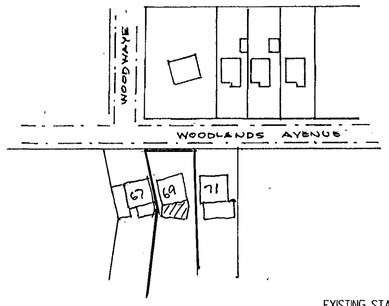
WALL CONSTRUCTION
100mm STD. BLOCK & RENDER OUTER LEAF, 75mm CAVITY WITH FULL FILL ROCKWOOL & 100mm 'TURBO' BLOCK INNER LEAF WITH PLASTER FINISH TO GIVE 0.45 W/m²°C.
CAVITIES CLOSED AT EAVES & REVEALS WITH DAMPCORE OR THERMOBATE TO FRAMES & CILLS, LINTELS CATNIC 'COUGAR', WALL TIES AT 450 VERT. & 900 HORIZ. 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 50mm CAP ALL ROUND & RODENT SCREENS.

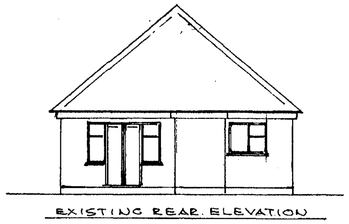
STAIR CONSTRUCTION 865mm WIDE 223x21 TREADS, 200x9 RISERS, MIN. 50mm GOING TO WINDERS, UNDER SIDE PROTECT WITH 2 LAYERS 9.5mm PLASTER BOARD
SIDE STUD WALLS 75x50 AT 400 CRS WITH 12.5mm PLASTER BOARD EACH SIDE.
MIN. 2000 HEADROOM AT ℄., 900mm HIGH HANDRAIL, 1100 HIGH BALUSTERS, MAX 100mm OPENINGS. JOHN CARR (HARCROS) OR SIMILAR.
DOORS TO STAIRS, 30mm FIRE RESISTANT AUTOMATIC SELF CLOSING.
MAINS WIRED INTERCONNECTED SMOKE ALARMS AT ROOF WINDOWS. BOULTON & PAUL
2 OFF 840x73. TYPE BL43
1 OFF 1170x1090 TYPE BL 64.
DOUBLE GLAZED IN TIMBER FRAMES WITH ALUMINIUM OUTER SHEAF & FLASHING, TRICKLE VENTS
GLAZED DOORS & WINDOWS TO BE DOUBLE GLAZED WITH TOUGHENED OR LAMENATED GLASS IN UPVC FRAMES WITH TRICKLE VENTS & MIN. 850x550 OPENERS

VENTILATION TO KITCHEN & BATHROOM.
VENT-AXIA TYPE FANS GIVING 3 AIR CHANGES PER HOUR AT 60 LITRES/SEC (KITCHEN) & 15 LITRES/SEC (BATHROOM) WITH 8000mm² BACKGROUND VENTS TO ALL ROOMS.
PLUMBING SERVICES.
SINKS, BATH & HANDBASIN TO HAVE 75mm SEAL TRAP & 38 ∠50° UPVC WASTES, TOILET 100Ø CONNECT TO 100Ø SOIL PIPE & SEWER 100Ø AT 1:40 SLOPE SET ON PEA GRAVEL WITH FLEXIBLE CONNECTION TO SEWER/CHAMBER.
HEATING BY 30.90000 BTU. GAS FIRED 'COMBI' BOILER & RADIATORS TO BE INSTALLED BY 'CORGI' REG. ENG & INSPECTED BY GAS BOARD.

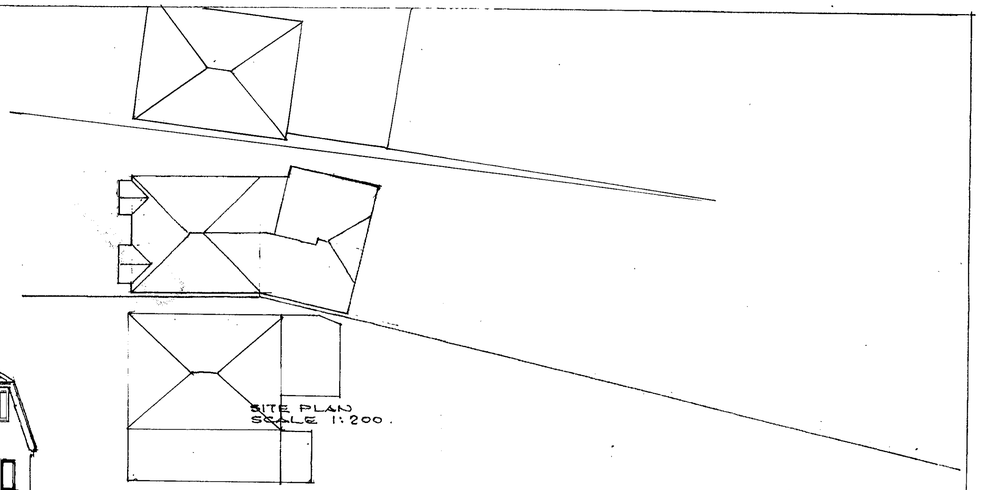
DRAWN	P.H.W.	PETER H. WATKINS. 48 BROOMFIELD ROAD. TILEHURST READING RG 30 6AL 0118 9423696.
DATE	20.10.99	CLIENT. MR. & MRS. WILSON 0118 9694868
		TITLE REAR EXTENSION TO BUNGALOW.
		LOCATION. 69 WOODLANDS AVENUE, WOODLEY.
SCALE 1:50, 1:100, 1:200, 1:1250.		DRAWING Nº PW. 99164.

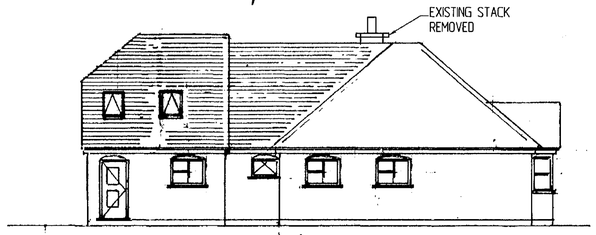
8650



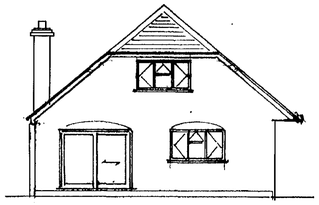


EXISTING REAR ELEVATION

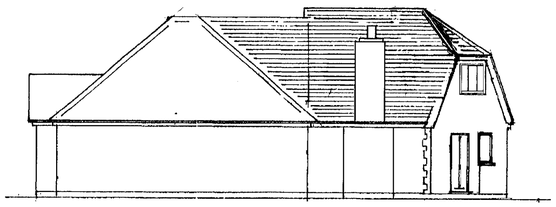




SIDE ELEVATION ← EXTENSION | EXISTING



REAR ELEVATION



SIDE ELEVATION

DOUBLE RAFTER AT ROOF JOIN:
100x50 STUD FRAME AT 400 CRS.
18mm PLY WITH, ROOF FELT, BATTENS & VERTICAL TILE HANGING & 150mm HIGH LEAD FLASHING.
5mm CONT. RIDGE VENTS OR EQUIVALENT.

ROOF CONSTRUCTION 40° PITCH.
CLAY TILES TO MATCH EXISTING OVER.
50x38 TIMBER BATTENS, ONE LAYER.
BITUMEN FELT & 150x50 SC4 RAFTERS AT 400 CRS. WITH 150x50 CEILING JOISTS, 225x50 RIDGE & HIP BEAMS, 200x50 SC4 FLOOR JOISTS WITH 21 mm T&G. CHIPBOARD & 12.5mm FOIL BACKED PLASTER BOARD, 2 LAYERS TO STEELS.
216 mm ROCK WOOL TO VOIDS TO GIVE 0.25 W/m²°C U VALUE & 50 mm CELOTEX DOUBLE 'R' BETWEEN RAFTERS TO GIVE 0.35 W/m²°C, WITH 12.5mm FOIL BACK P/BOARD
1000 x 30 x 5 STEEL RESTRAINT STRAPS AT 1200 CRS. PARL TO RAFTERS - 3 SIDES

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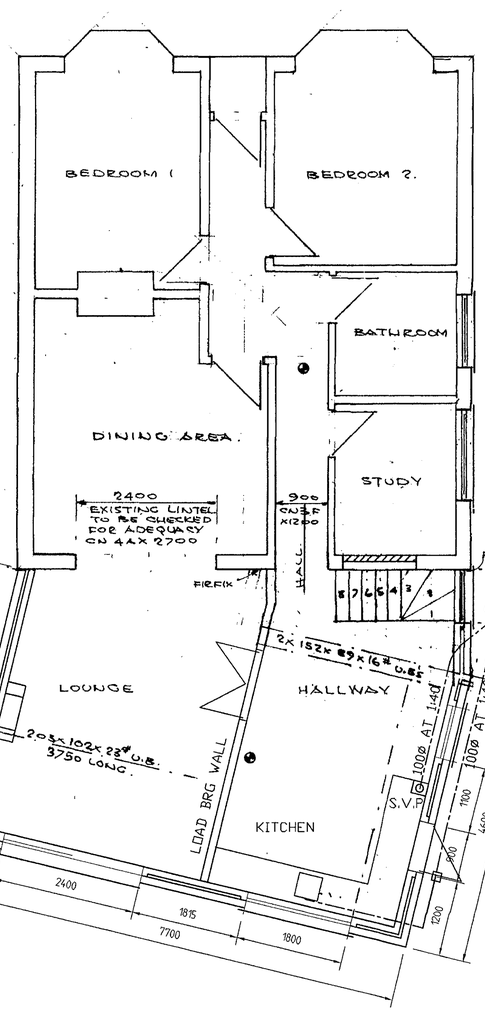
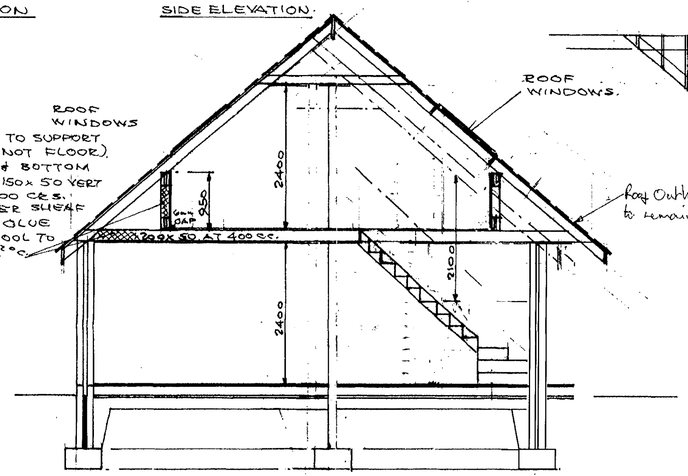
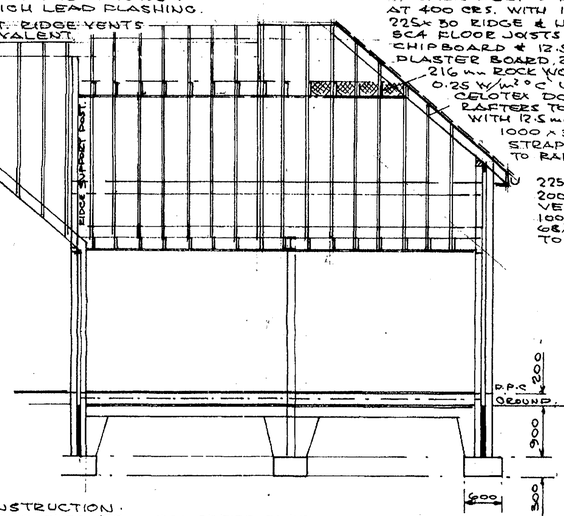
100ø UPVC GUTTERS & 68ø RAIN WATER PIPES TO SOAKAWAYS AT 5.0M.







FLOOR CONSTRUCTION:
35mm SCREED OVER 175mm CONCRETE SLAB WITH B765 REINFORCING MESH, MIN 50mm COVER & 100 m BEARING AT EDGES.
500g VAPOUR SCREEN, 50mm POLYSTYRENE TO GIVE 0.45 W/m²°C U VALUE, 1200g DAMP PROOF MEMBRANE, 12mm SAND BLINDING & 150mm SELECTED HARDCORE.

WALL CONSTRUCTION
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75mm CAVITY WITH FULL FILL ROCKWOOL & 100mm 'TURBO' BLOCK INNER LEAF WITH PLASTER FINISH TO GIVE 0.45 W/m²°C.
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STAIR CONSTRUCTION 865mm WIDE
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SIDE STUD WALLS 75x50 AT 400 CRS WITH 12.5mm PLASTER BOARD EACH SIDE.
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HEATING BY 30.90000 BTU. GAS FIRED COMBI. BOILER & RADIATORS TO BE INSTALLED BY 'CORGI' REG. ENG & INSPECTED BY GAS BOARD.

PROPOSED AREA UNDER CONSTRUCTION REDUCED

DRAWN	P.H.W.
DATE	20.10.99
DATE	13.3.2000
SCALE	1:50, 1:100, 1:200, 1:1250

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

CLIENT.
MR. & MRS. WILSON 0118 9694868

TITLE
REAR EXTENSION TO BUNGALOW.

LOCATION. 69 WOODLANDS AVENUE, WOODLEY.

DRAWING Nº PW. 99164.

3/2/00