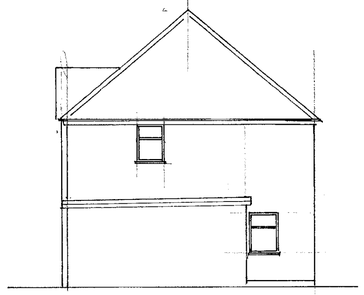
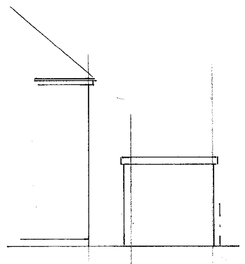


EXISTING ELEVATIONS.

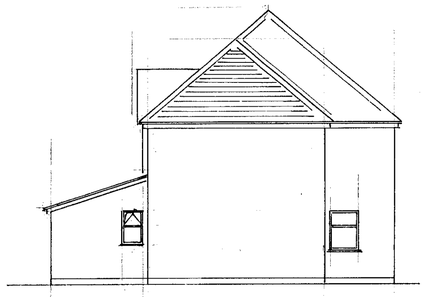




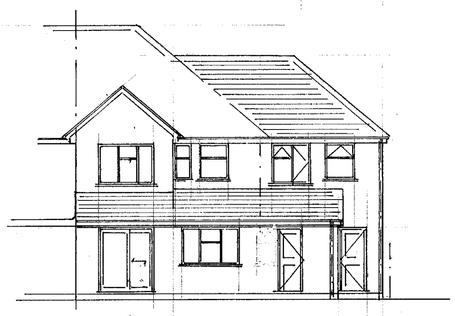


REMOVE EXISTING SINGLE STOREY GARAGE

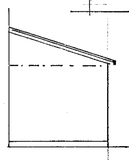
FRONT ELEVATION



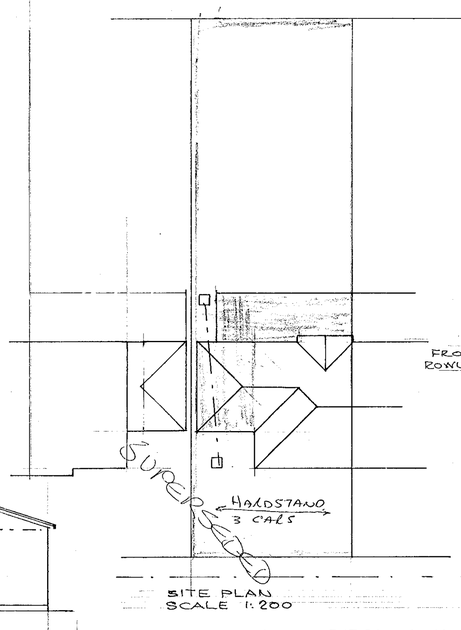
SIDE ELEVATION



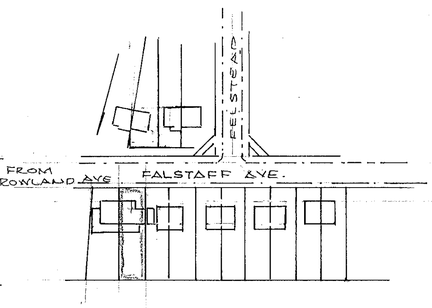
REAR ELEVATION.



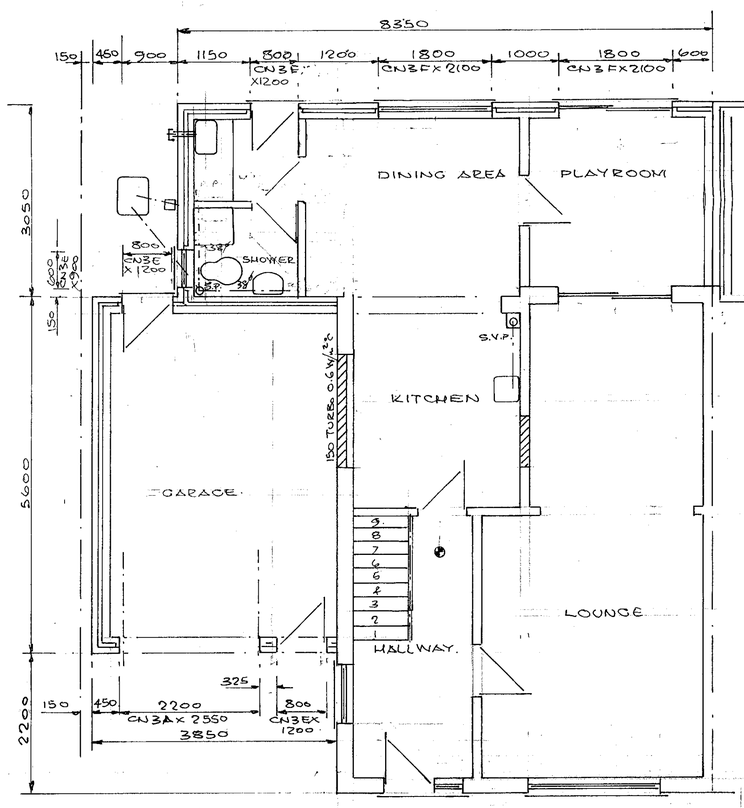
PART SIDE.

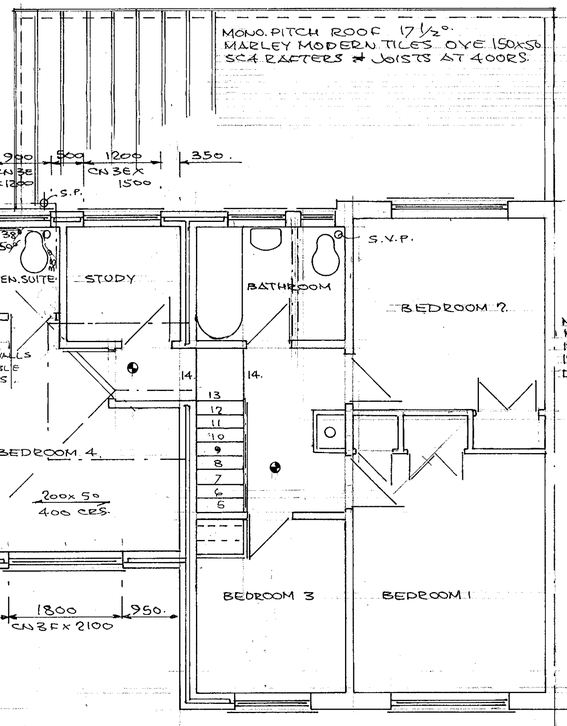


SITE PLAN
SCALE 1:200



LOCATION PLAN
SCALE 1:1250.



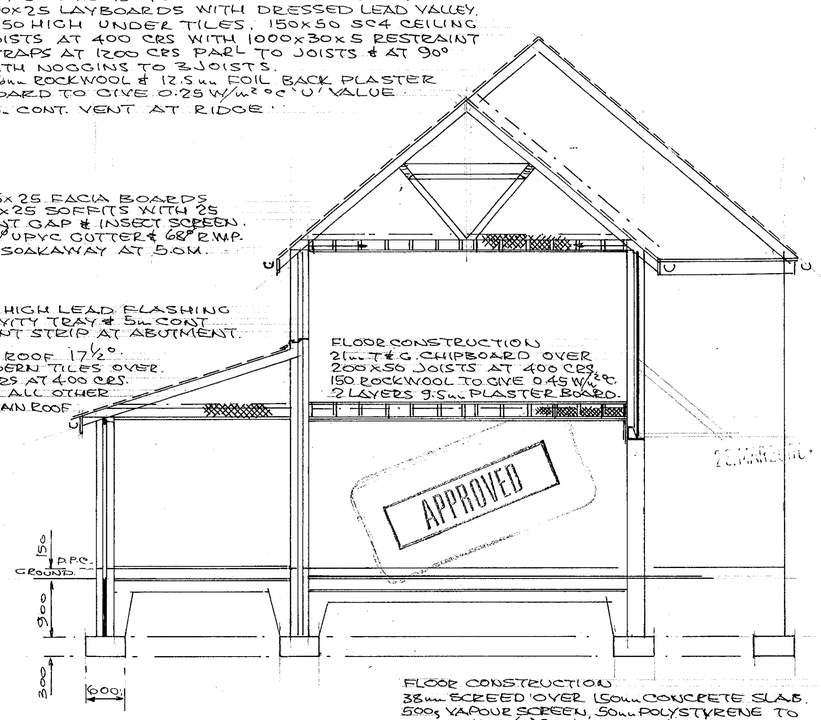


MONO. PITCH ROOF 17½°.
MARLEY MODERN TILES OVER.
150x50 RAFTERS AT 400 CRS.
125x50 JOISTS ALL OTHER
DETAILS AS MAIN ROOF

ROOF CONSTRUCTION PITCH 40°
CLAY TILES TO MATCH EXISTING OVER 50x38 BATTENS, ONE LAYER BITUMEN FELT, 150x50 SC4 RAFTERS AT 400CRS MAX. SPAN 3400.
200x50 COLLAR PURLIN, RIDGE & HIP BEAMS.
100x50 STRUTS TO EXISTING WALL PLATE.
200x25 LAYBOARDS WITH DRESSED LEAD VALLEY & 150 HIGH UNDER TILES. 150x50 SC4 CEILING JOISTS AT 400 CRS WITH 1000x30x5 RESTRAINT STRAPS AT 1200 CRS PARL TO JOISTS & AT 90° WITH NOGGINS TO 3 JOISTS.
216㎜ ROCKWOOL & 12.5㎜ FOIL BACK PLASTER BOARD TO GIVE 0.25 W/m²°C U VALUE.
5㎜ CONT. VENT AT RIDGE.

225x25 FACIA BOARDS
150x25 SOFFITS WITH 25 VENT GAP & INSECT SCREEN.
100Ø UPVC GUTTER & 68Ø R.W.P. TO SOAKAWAY AT 5.0M.

150 HIGH LEAD FLASHING CAVITY TRAY & 5㎜ CONT. VENT STRIP AT ABUTMENT.



FLOOR CONSTRUCTION
21㎜ T & G CHIPBOARD OVER 200x50 JOISTS AT 400 CRS. 150 ROCKWOOL TO GIVE 0.45 W/m²°C 2 LAYERS 9.5㎜ PLASTER BOARD.

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

WINDOWS & GLAZED DOORS TO BE DOUBLE GLAZED WITH TOUGHENED OR LAMINATED GLASS IN UPVC FRAMES FITTED WITH TRICKLE VENTS & 850x550 OPENINGS.

MAINS WIRED & INTERCONNECTED SMOKE ALARMS WHERE SHOWN.

PLUMBING SERVICES.
BATHS SHOWERS & HANDBASINS TO HAVE 75㎜ SEAL TRAPS & 38 x 50Ø UPVC WASTES. TOILETS 100Ø CONNECT TO 100Ø SOIL PIPES & SEWERS AT 1:40 SLOPE ON PEA GRAVEL WITH FLEXIBLE JOINTS AT CHAMBER. RODDING POINTS AT E.R.P.
VENTILATION TO KITCHEN, UTILITY ROOM & BATH/SHOWER ROOMS. VENT. AXIA TYPE FANS TO GIVE 3 AIR CHANGES PER HOUR AT 60 LITRES PER SEC (KITCHEN) 30 LITRES PER SEC (UTILITY ROOM) & 15 LITRES PER SEC (BATH & SHOWER ROOMS.
30/90,000 BTU GAS FIRED BOILER TO BE RELOCATED BY CORGI REG. ENG. FOR DOMESTIC HOT WATER & HEATING BY RADIATORS WITH THERMOSTATIC CONTROL VALVES.

WALL CONSTRUCTION
BRICK OUTER LEAF TO MATCH EXISTING.
75 CAVITY WITH FULL FILL ROCKWOOL
100 TORBO BLOCK WITH PLASTER FINISH TO GIVE 0.45 W/m²°C U VALUE
CAVITIES CLOSED AT EAVES & REVEALS, LINTELS CATNIC / COUGAR / DAMPCORE OR THERMABATE TO FRAMES & CILLS.
WALL TIES AT 450Y & 900H. 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㎜ GAP ALL ROUND & RODENT SCREENS.

DRAWN	P.M.W.	PETER H. WATKINS, 48 BROOMFIELD ROAD, TILEHURST, READING, RG30 6AL. 0118 9423696.
DATE	13.3.2000	CLIENT. MR. & MRS. BAK. 0118 9871830
		TITLE TWO STOREY SIDE & SINGLE STOREY REAR EXTENSION
		LOCATION 27 FALSTAFF AVENUE, EARLEY.
SCALE 1:100, 1:50, 1:200, 1:1250		DRAWING Nº PW 20038.

1045

D 3/100