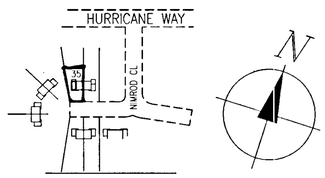
10.FEB.2002 5933

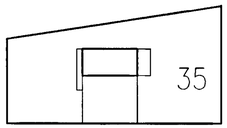
PROPOSED 1ST STOREY SIDE EXTENSION TO PROVIDE BEDROOM

FOR MR. R. WILSON. AT No. 35 NIMROD CLOSE, WOODLEY, BERKS RG5 4UW

ISS 1
31.01.02

SITE PLAN
SCALE– 1:1250



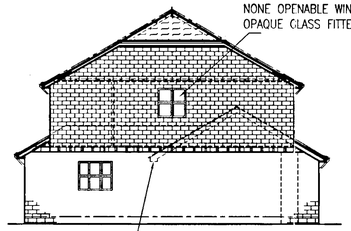


BLOCK PLAN SCALE 1:200

ELEVATION SCALE 1:100



REAR ELEVATION (~~WEST~~)

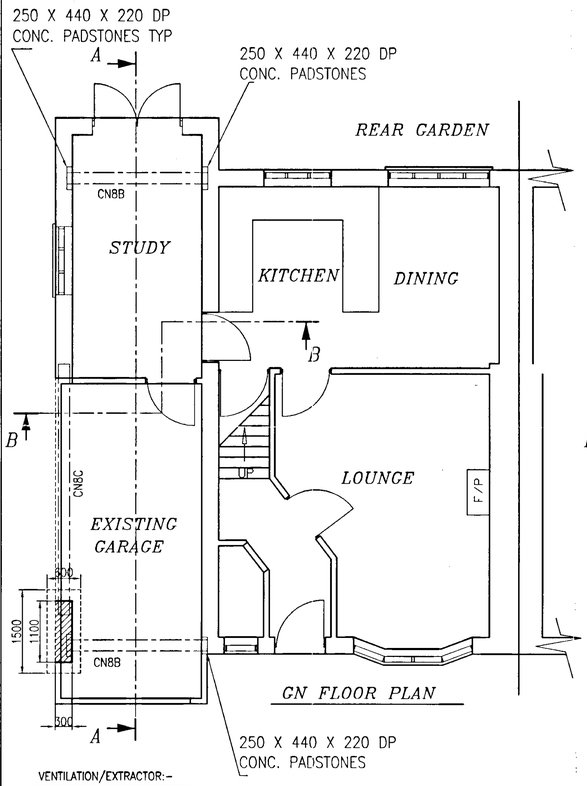


L.S. ELEVATION ~~(NORTH)~~

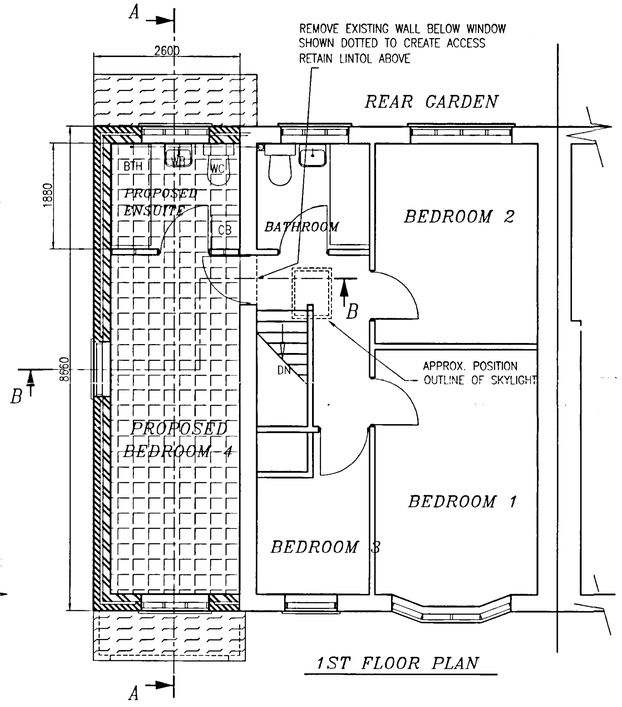


FRONT ELEVATION ~~(EAST)~~

FLOOR PLAN & SECTION SCALE 1:50



GN FLOOR PLAN



1ST FLOOR PLAN

REMOVE EXISTING GARAGE & STUDY ROOF SHOWN DOTTED

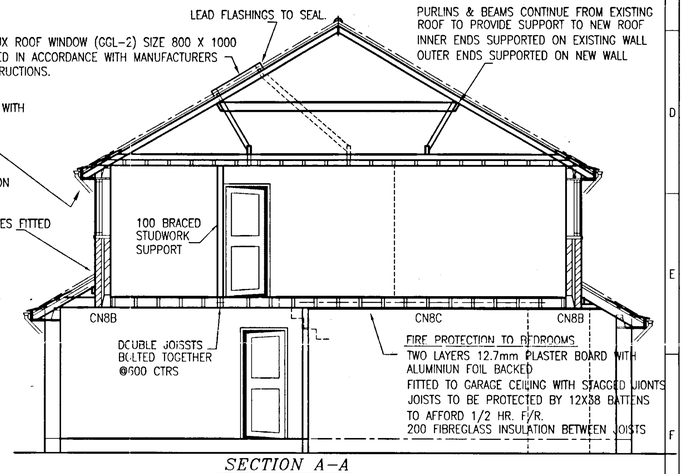
NEW PITCH ROOF CONSTRUCTION:–

NEW CEILING TO COINCIDE WITH EXISTING AND BE 13mm PLASTERBOARD FINISH
WITH 5mm GYPSUM PLASTER TO GIVE 1/2 HR. F/R.
NEW ROOF TILES TO MATCH EXT.
ON 25 X 38 BATTENS ON UNTEARABLE ROOFING FELT.
RAFTERS AND JOISTS TO BE SPACED AT 400mm CTRS.

CEILING JOIST	---- 50 X 100	
RAFTERS	---- 50 X 100	
PURLINGS	---- 63 X 200	
BINDERS	---- 63 X 220	@ 2000 CTRS MAX
STRUTS	---- 50 X 100	@ 1800 CTRS MAX
FACIA BOARD	---- 25 X 225	
SUFFIX BD.	---- 28 X 200	
WALL PLATE	---- 50 X 100	

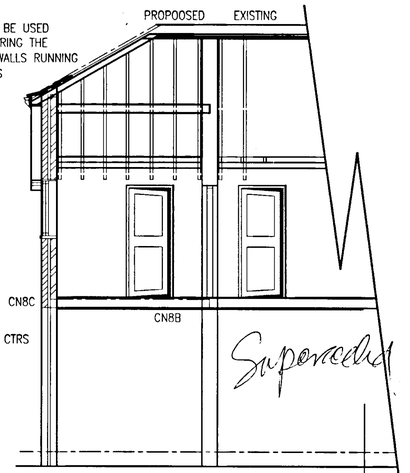
BOLTED CONNECTION AT INTERSECTION OF RAFTERS AND JOISTS

200 FIBREGLASS INSULATION BETWEEN JOISTS & RAFTERS
30 x 5 MILD STEEL ANCHORS TO BE USED AS LATERAL SUPPORT FOR ANCHORING THE ROOF JOISTS TO THE WALLS RUNNING PARALLEL TO THEM, AT 1.5M CTRS & OVERLAPPING 3 JOISTS.
ALL NAILS USED ON JOISTS TO BE NOT LESS THAN No. 3 (100 mm OVAL NAILS)
STRUTS TO BE SUPPORTED ON BINDERS AT 1220mm CTRS.



SECTION A–A

30 x 5 MILD STEEL ANCHORS TO BE USED AS LATERAL SUPPORT FOR ANCHORING THE ROOF JOISTS & RAFTERS TO THE WALLS RUNNING PARALLEL TO THEM, AT 1.5M CTRS & OVERLAPPING 3 JOISTS.



SECTION B–B

LINTELS

TO BE CATNIC MEMBERS CN8B, CN8C, CG50/100
WITH INTERNAL INSULATION FITTED. TO BE USED AS SPECIFIED BY THE MANUFACTURERS
ALSO BEAM 1 & 2 RSJ's 203X102X23UB's. BOLTED TOGETHER WITH M12 & M16 HS BOLTS
FOR DETAILS SEE SHEET 4 OF CALC.
FIT TO ALL NEW DOORS AND WINDOWS OPENING.
TO CLAD:– USE 1,6 MM WIRE BINDINGS WITH 100 MM PITCH.
RENDERED WITH 13 MM SAND AND CEMENT WITH 5 MM GYPSUM
PLASTER AND SET FOR 1/2 HR. F/R. ALL TO HAVE 150 MM BEARINGS.

FIRST FLOOR:–

TO COINCIDE WITH EXISTING & TO BE 19MM T&G DECKING ON 150 X 50 S.W. JOISTS (SC4) AT 400 CTRS
TO NEW BATHROOM & NEW BEDROOM 4
JOIST TO BE BUILT INTO NEW WALL OR JOIST HANGERS MAY BE USED.
DOUBLE JOIST UNDER PARTITION WALLS, BOLTED TOGETHER AT 600 CTRS.
WHERE JOISTS ARE RUNNING PARALLEL TO WALLS, THEY ARE TO BE STRAPPED TO THE WALL TO PROVIDE LATERAL SUPPORT WITH M.S 30 X 5 BAY STRAPS, OVERLAPPING AT LEAST 3 JOISTS.
SPACED AT 2M CTRS. 150MM THK FIBRE GLASS INSULATION BETWEEN JOISTS.

PROPOSAL:–

CONSTRUCT PROPOSED NEW BEDROOM & BATHROOM EXTENSION AT SIDE AND OVER REAR EXTENSION & GARAGE.
CREATE NEW OPENING FOR ACCESS & FIT LINTOL SUPPORTS
MAKE GOOD ALL WALLS WHERE NECESSARY
FIT NEW BARN HIP PITCHED ROOF ALL TO MATCH EXISTING
NEW FLOOR TO COINCIDE WITH EXISTING AT FRONT AND REAR

VENTILATION/EXTRACTOR:–

MECHANICAL EXTRACTOR FANS TO BE FITTED TO BATHROOM
WITH A CAPACITY OF 15 L/S FOR CLOAKROOM/BATHROOM.
ALL MECHANICAL VENTILATION MUST BE VENTED TO EXTERNAL AIR
PROPOSED SIDE & REAR WINDOWS TO MATCH
EXISTING AND TO BE DOUBLE GLAZED UNITS
WITH BACKGROUND VENTILATION INCORPORATED
TOTAL FREE AREA OF 8000 sq/mm
TOTAL FREE AREA TO NEW BATHROOM OF 4000 sq/mm
WITH MIN CLEAR UNOBSTRUCTED APERTURE 750 X 450 MIN
CILL HEIGHT TO MATCH EXISTING (OR FALL BETWEEN 800 & 1100)
MARKED BRITISH STANDARD 6206 SAFETY GLASS TO BE USED AS SPECIFIED:–
TO ANY NEW PATIO DOORS AND TO ALL NEW GLAZED DOORS UP TO A MIN. HT. OF 1.5M.
(TO BE HARDENED AND TOUGHTENED GLASS AND BE LAMINATED AT BOTTOM HALF).

BATH & WC CONNECTION

INSTALLATION OF NEW BATH, WC & WASH BASIN.
UPVC PIPES. ø32 WITH 76 SEALED 'P' TRAP TO WASH BASIN
ø40 TO SHOWER TO CONNECT INTO ø50 COMMON WASTE PIPE.
ø100 WITH 76 SEALED 'P' TRAP TO WC. ALL TO CONNECT TO EXISTING
ø100 SVP TO ø100 EXISTING DRAIN TO EXISTING INSPECTION CHAMBER

FOUNDATION:–

EXISTING FOUNDATION SUBJECTED TO ADDITIONAL LOADS TO BE EXPOSED TO DETERMINE ADEQUACY. L.A. APPROVAL.
NEW FOUNDATION TO BE AT 1 METRE MIN DEPTH OR TAKEN DOWN TO A SUITABLE STRATA. TO SUIT SUB-SOIL CONDITIONS AND BONDED TO EXISTING.
CONC. MIX 50 kg CEMENT TO NOT MORE THAT 0.1 CU/M FINE AGG. AND 0.2 CU/M COARSE AGG.
FOUNDATION MUST BE ESCAVATED BELOW INVERT LEVEL OF DRAINS TO SUIT L/A. APPROVAL IF APPLICABLE.
EXISTING FOUNDATION TO BE EXPOSED TO CHECK ADEQUACY (L/A APPROVAL)

WALLS:–

MATCHING FACING BRICKWORK 112mm ALL BONDED TO THE EXISTING
50 CAVITY. INTERNAL: 100 THERMOLITE BLOCK WORK BONDED TO EXISTING
ALTERNATIVE COURSES DOUBLE WALL TIES AT REVEALS
VERTICAL DPC:– USE ASTOS PDC
12.7 PLASTER AND SKIM TO INTERNAL WALLS & SET FOR 1/2 HR F/R
INSULATION:– USE 50mm ROCKWOOL RIGID CAVITY BATS OR EQUIVALENT 'U' 0.45W/M SQ K
HORIZONTAL WALL TIES 915mm. VERTICAL 450mm SPACINGS.
CAVITY TRAY FITTED WHERE PROPOSED EXTENTION MEET EXISTING HOUSE WALLS.
INTERNAL WALLS TO BE 100 BRACED STUDWORK, WITH 12.7 PLASTER BOARD BOTH SIDES. GYPSUM PLASTERED AND SET FOR 1/2HR F/R TO 1ST FLOOR
ALL OPENINGS TO BE FITTED WITH THERMOBATE CAVITY CLOSERS

SMOKE ALARM:–

SELF CONTAINED SMOKE ALARM TO BE FITTED TO THE LANDING AREA, & THE HALL WAY.

RAIN WATER DISPOSAL:–

TO BE 100 DIA. HALF ROUND RAINWATER GOODS
63 DIA. DOWNPIPE (UPVC) CONNECT TO EXISTING DOWNPIPE OR 5M SOAKAWAY FROM NEAREST BUILDING

CENTRAL HEATING & HOT WATER

HEATING AND HOT WATER TO BE PROVIDED BY EXISTING GAS BOILER (90,000 BTU CAPACITY APPROX).

NOTE:– NO PART OF THE PROPOSED SHOULD OVERLAP OR ENCROACH ON ANY PART OF THE ADJOINING PROPERTIES.
ALL WORK MUST BE CONTAINED WITHIN THE SITE, UNLESS PRIOR AGREEMENT.
NO RESPONSIBILITY WILL BE ACCEPTED FOR ANY BUILDING WORK OR WORKMANSHIP
ALL DIMENSIONS ARE APPROXIMATE AND MUST BE CHECKED ON SITE BY THE BUILDERS AND AGREED WITH THE L.A. IF IN DOUBT ASK.
BUILDERS ARE INSTRUCTED NOT TO COMMENCE WORK UNLESS ALL STATUTORY PERMISSION IS GAINED.

DRAWN	DATE	DATE
D BROWNE	31.01.02	

ISSUE & CHNG No

ROLAND BROWNE DESIGNS (0118) 3778549

ORIGINAL SCALE:	TITLE:	
1:50 & 1:100	SEE DRG.	WILSON 002
DIMENSIONS IN MILLIMETRES		SERVICE DRG. No.

REVISED PLAN

5933 A1

PROPOSED 1ST STOREY SIDE EXTENSION TO PROVIDE BEDROOM

FOR MR. R. WILSON. AT No. 35 NIMROD CLOSE, WOODLEY, BERKS RG5 4UW

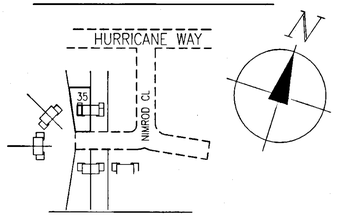
ELEVATION SCALE 1:100

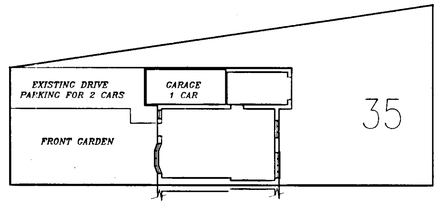
FLOOR PLAN & SECTION SCALE 1:50

ISS 1 31.01.02	
ISS 2. 20.04.02	ROOF DESIGN CHANGE FROM HIP-END END TO GABLE END DOB

SITE PLAN

SCALE– 1:1250

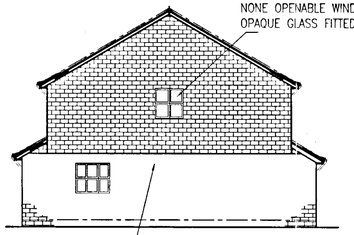




BLOCK PLAN SCALE 1:200



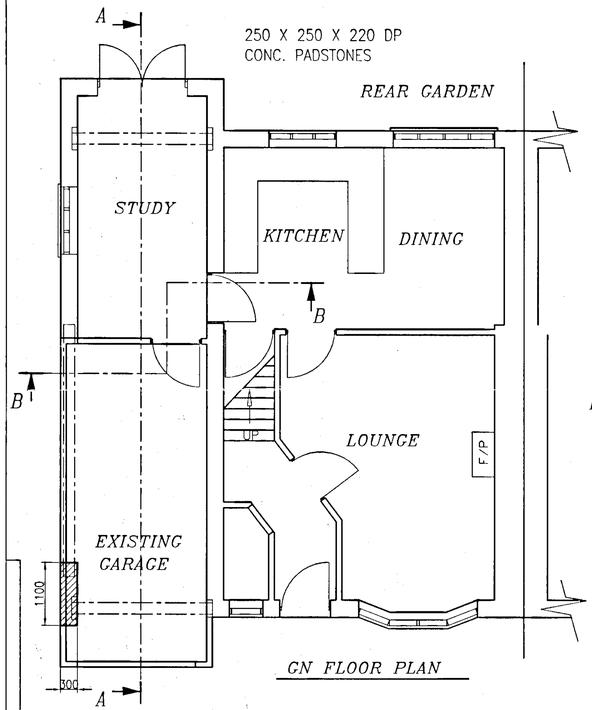
REAR ELEVATION (~~WEST~~ facing North)



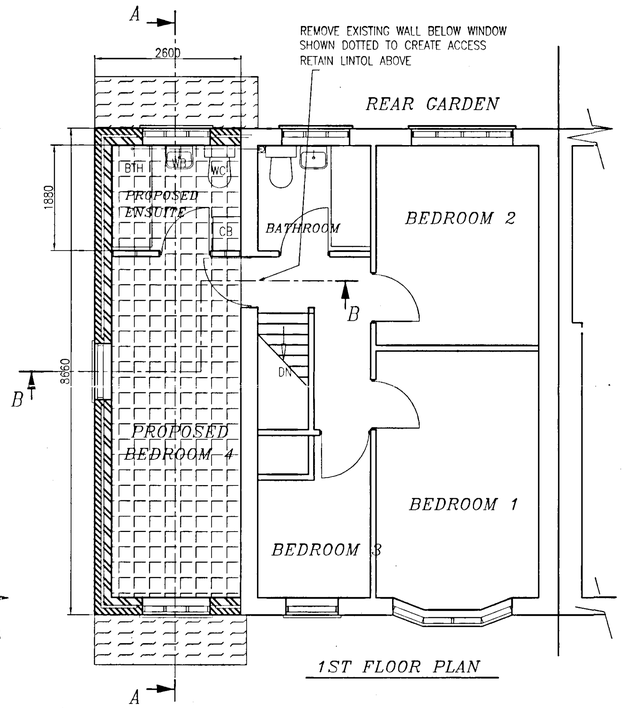
L.S. ELEVATION (~~NORTH~~ facing West)



FRONT ELEVATION (EAST facing South)



GN FLOOR PLAN



1ST FLOOR PLAN

NEW PITCH ROOF CONSTRUCTION:–

NEW CEILING TO COINCIDE WITH EXISTING AND BE 13mm PLASTERBOARD FINISH
WITH 5mm GYPSUM PLASTER TO GIVE 1/2 HR. F/R.
NEW ROOF TILES TO MATCH EXT.
ON 25 X 38 BATTENS ON UNTEARABLE ROOFING FELT.
RAFTERS AND JOISTS TO BE SPACED AT 400mm CTRS.

CEILING JOIST	---- 50 X 100	
RAFTERS	---- 50 X 100	
PURLINGS	---- 63 X 200	
BINDERS	---- 63 X 220	@ 2000 CTRS MAX
STRUTS	---- 50 X 100	@ 1800 CTRS MAX
FACIA BOARD	---- 25 X 225	
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WALL PLATE	---- 50 X 100	

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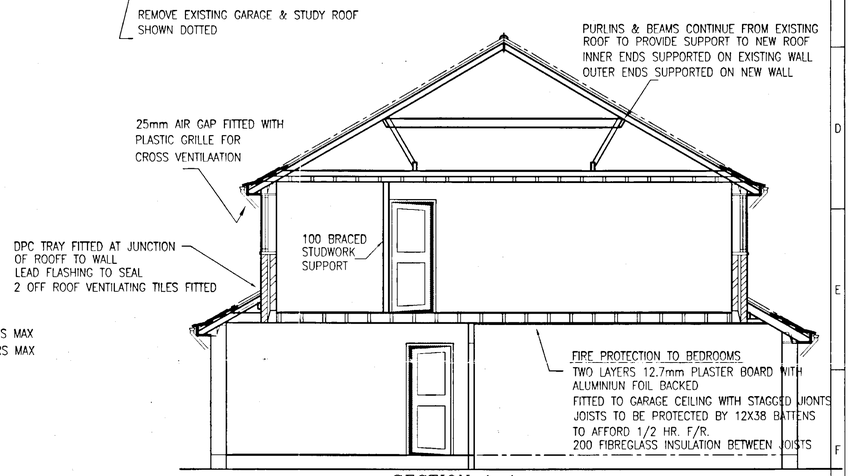

SECTION A–A

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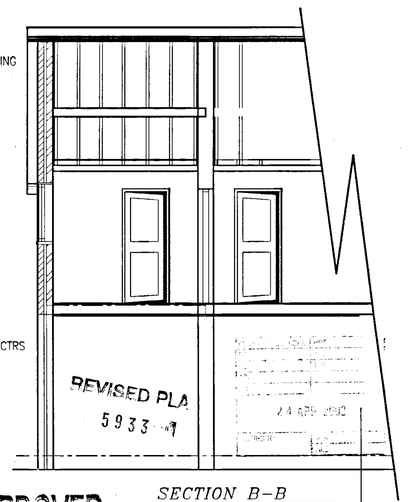

SECTION B–B

LINTELS

TO BE CATNIC MEMBERS CN8B, CN8C, CN5XA, CN6XB, CC50/100, & CCE50/100 WITH INTERNAL INSULATION FITTED. TO BE USED AS SPECIFIED BY THE MANUFACTURERS
ALSO BEAM 1 & 2 RSJ's 203X102X23UB's. BOLTED TOGETHER WITH M12 & M16 HS BOLTS FOR DETAILS SEE SHEET 4 OF CALC.
FIT TO ALL NEW DOORS AND WINDOWS OPENING.
TO CLAD:– USE 1,6 MM WIRE BINDINGS WITH 100 MM PITCH.
RENDERED WITH 13 MM SAND AND CEMENT WITH 5 MM GYPSUM PLASTER AND SET FOR 1/2 HR. F/R. ALL TO HAVE 150 MM BEARINGS.

FIRST FLOOR:–

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JOIST TO BE BUILT INTO NEW WALL OR JOIST HANGERS MAY BE USED.
DOUBLE JOIST UNDER PARTITION WALLS, BOLTED TOGETHER AT 600 CTRS.
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PROPOSAL:–

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CREATE NEW OPENING FOR ACCESS & FIT LINTOL SUPPORTS
MAKE GOOD ALL WALLS WHERE NECESSARY
FIT NEW PITCHED ROOF TO MATCH EXISTING
NEW FLOOR TO COINCIDE WITH EXISTING

VENTILATION/EXTRACTOR:–

MECHANICAL EXTRACTOR FANS TO BE FITTED TO BATHROOM WITH A CAPACITY OF 15 L/S FOR CLOAKROOM/BATHROOM.
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PROPOSED SIDE & REAR WINDOWS TO MATCH EXISTING AND TO BE DOUBLE GLAZED UNITS WITH BACKGROUND VENTILATION INCORPORATED
TOTAL FREE AREA OF 8000 sq/mm
TOTAL FREE AREA TO NEW BATHROOM OF 4000 sq/mm
WITH MIN CLEAR UNOBSTRUCTED APERTURE 750 X 450 MIN
CILL HEIGHT TO MATCH EXISTING (OR FALL BETWEEN 800 & 1100)
MARKED BRITISH STANDARD 6206 SAFETY GLASS TO BE USED AS SPECIFIED:–
TO ANY NEW PATIO DOORS AND TO ALL NEW GLAZED DOORS UP TO A MIN. HT. OF 1.5M. (TO BE HARDENED AND TOUGHTENED GLASS AND BE LAMINATED AT BOTTOM HALF).

BATH & WC CONNECTION

INSTALLATION OF NEW BATH, WC & WASH BASIN.
UPVC PIPES. ø32 WITH 76 SEALED 'P' TRAP TO WASH BASIN
ø40 TO SHOWER TO CONNECT INTO ø50 COMMON WASTE PIPE.
ø100 WITH 76 SEALED 'P' TRAP TO WC. ALL TO CONNECT TO EXISTING
ø100 SVP TO ø100 EXISTING DRAIN TO EXISTING INSPECTION CHAMBER

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CONC. MIX 50 kg CEMENT TO NOT MORE THAT 0.1 CU/M FINE AGG. AND 0.2 CU/M COARSE AGG.
FOUNDATION MUST BE ESCAVATED BELOW INVERT LEVEL OF DRAINS TO SUIT L/A. APPROVAL IF APPLICABLE.
EXISTING FOUNDATION TO BE EXPOSED TO CHECK ADEQUACY (L/A APPROVAL)

WALLS:–

MATCHING FACING BRICKWORK 112mm ALL BONDED TO THE EXISTING
50 CAVITY. INTERNAL: 100 THERMOLITE BLOCK WORK BONDED TO EXISTING
ALTERNATIVE COURSES DOUBLE WALL TIES AT REVEALS
VERTICAL DPC:– USE ASTOS PDC
12.7 PLASTER AND SKIM TO INTERNAL WALLS & SET FOR 1/2 HR F/R
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HORIZONTAL WALL TIES 915mm. VERTICAL 450mm SPACINGS.
CAVITY TRAY FITTED WHERE PROPOSED EXTENTION MEET EXISTING HOUSE WALLS.
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SMOKE ALARM:–

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HEATING AND HOT WATER TO BE PROVIDED BY EXISTING GAS BOILER (90,000 BTU CAPACITY APPROX).

NOTE:– NO PART OF THE PROPOSED SHOULD OVERLAP OR ENCROACH ON ANY PART OF THE ADJOINING PROPERTIES. ALL WORK MUST BE CONTAINED WITHIN THE SITE. UNLESS PRIOR AGREEMENT. NO RESPONSIBILITY WILL BE ACCEPTED FOR ANY BUILDING WORK OR WORKMANSHIP. ALL DIMENSIONS ARE APPROXIMATE AND MUST BE CHECKED ON SITE BY THE BUILDERS AND AGREED WITH THE L.A. IF IN DOUBT ASK. BUILDERS ARE INSTRUCTED NOT TO COMMENCE WORK UNLESS ALL STATUTORY PERMISSION IS GAINED.

APPROVED

ISSUE & CHNG No

ROLAND BROWNE DESIGNS (0118) 3778549

DRAWN: D BROWNE	DATE: 31.01.02	DATE:	
ORIGINAL SCALE: 1:50 & 1:100	TITLE: SEE DRG.		WILSON 002(A)
DIMENSIONS IN MILLIMETRES			SERVICE DRG. No.

04/5/02