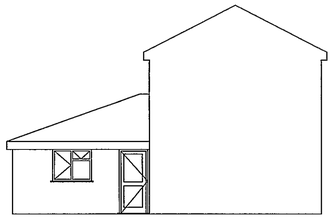
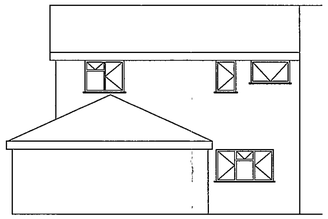
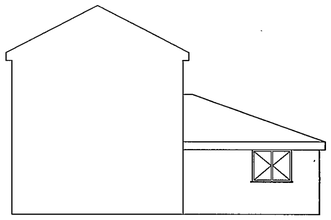
ELEVATIONS
SCALE 1:100



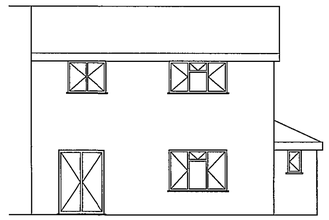
EXISTING SIDE ELEVATION (WEST)



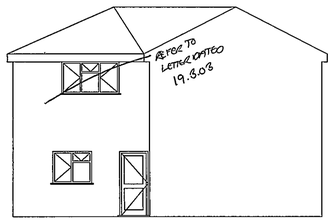
EXISTING FRONT ELEVATION (NORTH)



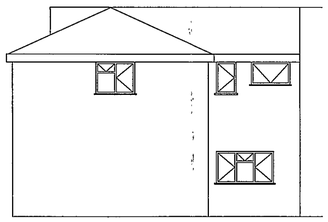
EXISTING SIDE ELEVATION (EAST)



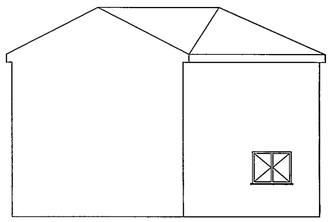
EXISTING REAR ELEVATION (SOUTH)



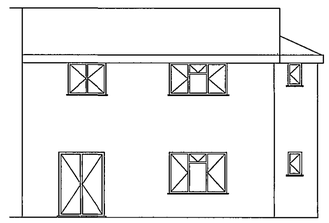
PROPOSED SIDE ELEVATION (WEST)



PROPOSED FRONT ELEVATION (NORTH)



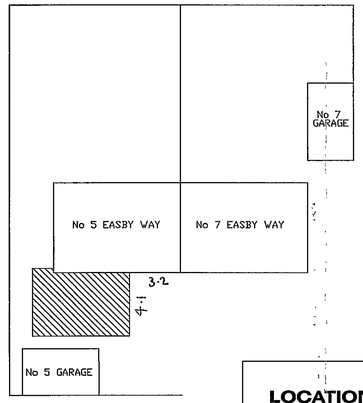
PROPOSED SIDE ELEVATION (EAST)



PROPOSED REAR ELEVATION (SOUTH)

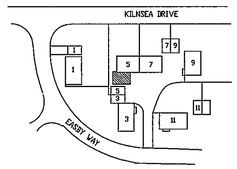
SCALE 1:100
0 500 1000 1500 2000 3000 4000 5000 6000

SITE PLAN
SCALE 1:200



SCALE 1:200
0 5 10 15 20 25 30

LOCATION PLAN
SCALE 1:1250

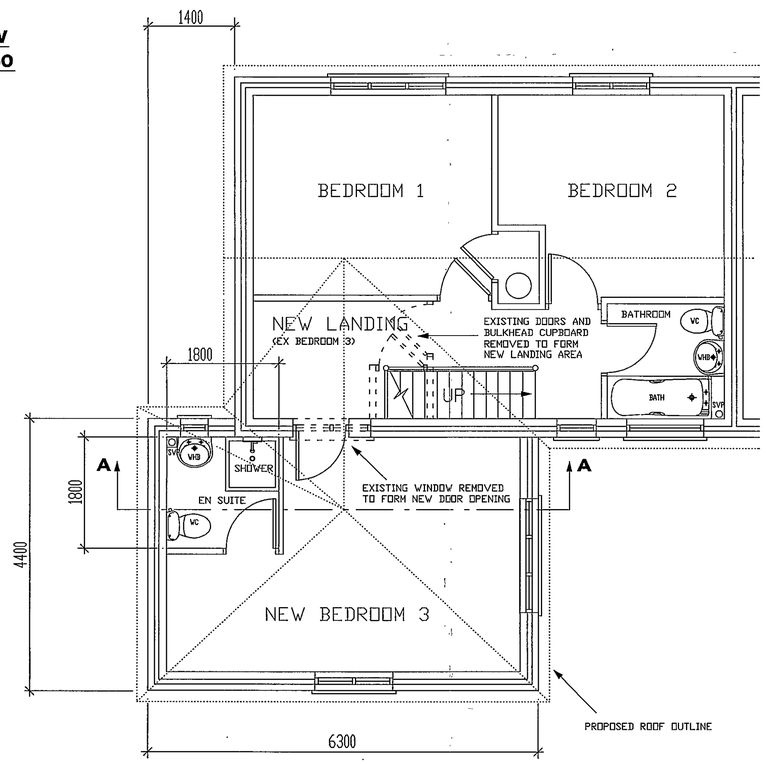


NOTES

1. THIS DRAWING IS NOT TO BE SCALED. ALL DIMENSIONS TO BE CHECKED ON SITE.
2. ALL DIMENSIONS ARE IN MM.

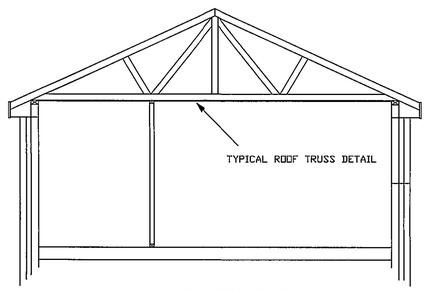
PLANNING DEPT
PC's
D.
A.P.
O.S.
28 JAN 2003
COPIES TO
JCK
RLC

PLAN VIEW
SCALE 1:50



PROPOSED FIRST FLOOR PLAN

SCALE 1:50
0 500 1000 1500 2000 3000 4000 5000 6000



SECTION "A-A"

SPECIFICATION

FOUNDATIONS

Existing foundations to be exposed and inspected by the Local Authority Building Control Surveyor.

ROOF CONSTRUCTION

Roof tiles to match existing laid over 38 x 25mm treated tile battens upon 1 layer of roofing felt. Timber roof trusses to manufacturers standards and specifications, calculations provided prior to installation. Metal restraint straps 1000 x 30 x 5mm fixed at 1200mm centres.
225 x 25 mm timber facsia boards, 6mm plywood soffits with 25mm vent gap and insect screen.
100mm UPVC guttters and 68mm RWP's to existing SW Drains.

CEILINGS

Plasterboard x 12.5mm and board finish, 200mm Rockwell insulation laid between ceiling joists.

WALL CONSTRUCTION

Outer leaf brickwork laid to match existing, 65mm cavity filled with Rockwell insulation. Durox blocks x 100mm to inner leaf with plaster finish x 15mm.
SS cavity wall ties installed at 450mm vertical and 900mm horizontal, staggered spacing and 300mm horizontal from openings.
Cavities closed at eaves and reveals with dampcorse.
IG Lintols installed over windows.

FLOORING

200 x 50mm timber joists over shortest span with 19mm T & G flooring grade II/III chipboard to BS. 5669.

PARTITIONS

75 x 50mm timber stud partitions with 12.5mm plasterboard and finish plaster. Infil with Rockwell insulation quilt.

PLUMBING SERVICES

Wash hand basin and shower to be fitted with 32 & 40mm diameter UPVC traps and wastes.
WC x 100mm diameter connecting to 100mm UPVC Sewer.

ELECTRICAL INSTALLATION

Installed in accordance with IEE Standards 16th Edition, with mains controlled smoke detectors and extraction vents.

WINDOWS

To be white UPVC double glazed units, Pilkington 'K' glass with vents fitted.

REVISED PLAN
8079 #1

APPROVED

Date	Description	Rev.	Ck'd
24-01-03	DRAWING ISSUE	-	-

S & D BUILDERS

S & D BUILDERS
5 EASBY WAY
READING
BERKSHIRE
RG6 3XA

TEL/FAX: 0118 966 9387

Location
5 EASBY WAY
LOWER EARLEY
READING RG6 3XA

Title
PROPOSED FIRST FLOOR BEDROOM & EN SUITE ABOVE EXISTING SINGLE STOREY EXTENSION

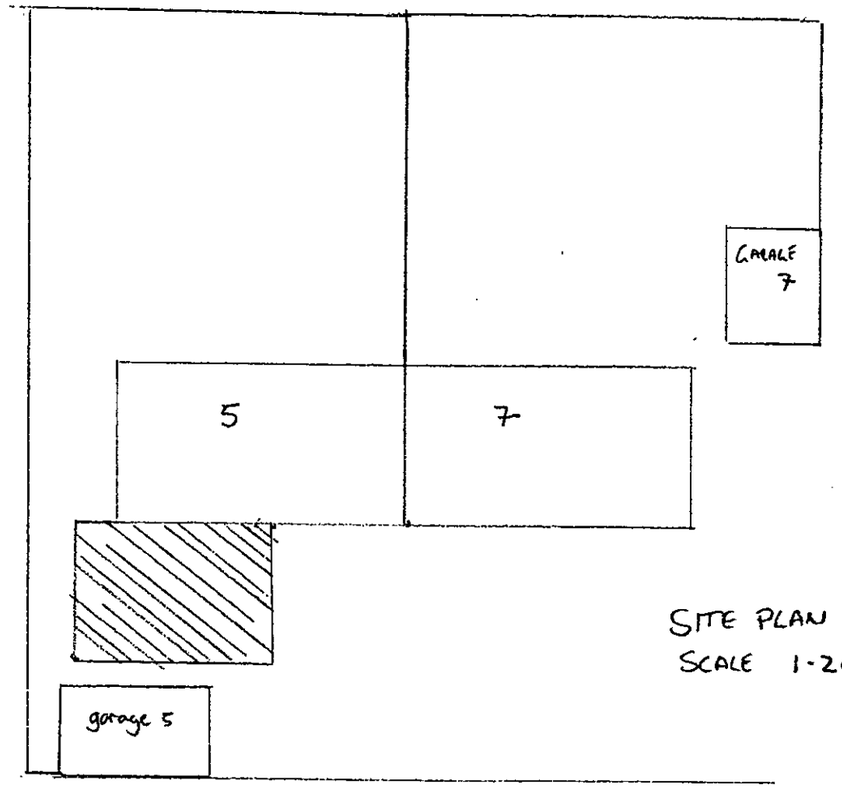
Client
MR & MRS S P SMITH

Date	Chk'd	Scale
18-01-03	-	AS NOTED

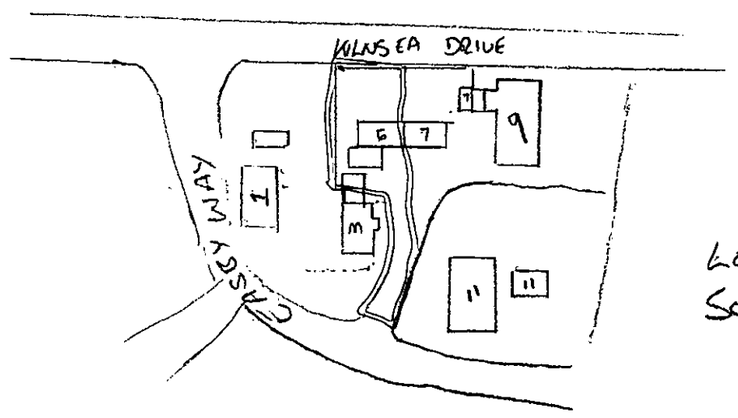
Drawing No.	Rev
S&D/2003/1	-

SD 28/1/03

06. JAN. 2003 8079



SITE PLAN
SCALE 1-200

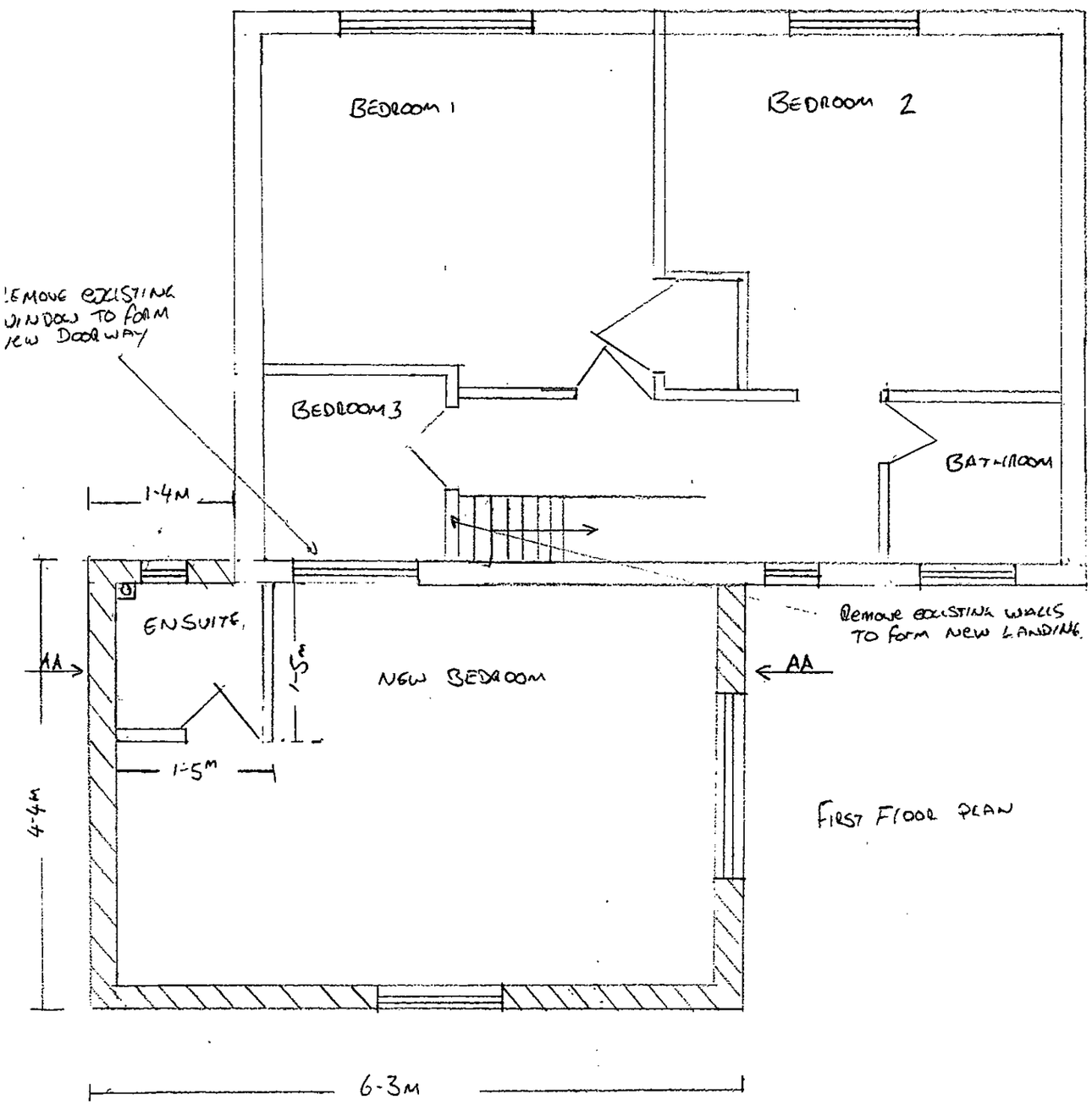


LOCATION PLAN
SCALE 1-1250

SUPERSEEDED

DRAWN	SPS	STD BUILDERS 5 EASBY WAY LOWER EARLEY READING BERKS
DATE	2/01/03	CLIENT MR & MRS SMITH
		TITLE NEW BEDROOM + ENSUITE above EXISTING SINGLE STOREY EXTENSION
SCALE	1-200	LOCATION 5 EASBY WAY LOWER EARLEY READING BERKS
SCALE	1-1250	INC BLOCK PLAN LOCATION PLAN

Plumbing Serviced
SINK Shower + handbasin to have 75m Seal traps
68 x 50 ø uPVC wastes toilet 100ø connect to 100ø
uPVC Sewer,
electrics
fitted to IEE Standards with mains controlled Smoke
detectors, + extractor vent.
Windows to be white uPVC with vents + 'K' glass.

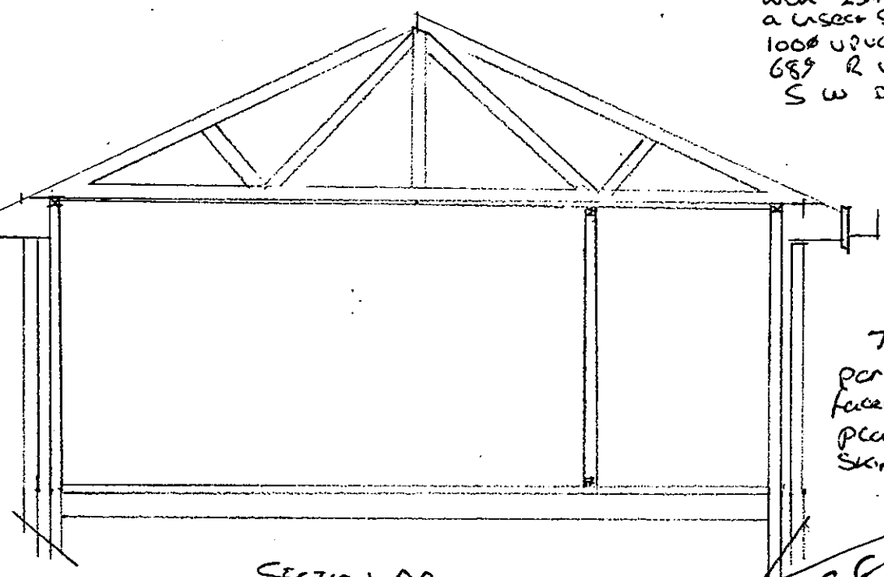


FIRST FLOOR PLAN

06.JAN.2003 8079

Roof tiles to match existing, over 58 x 25m tile batten on
1 Layer of Roofing felt + Roof truss to manufacturers Standard
with calculation supplied prior to fixing. 1000 x 30 x 5 restraint
Straps at 2000 centres
200 mm Rockwool + 12.5m plasterboard to ~~geek~~ Ceilings.
Wall CONSTRUCTION
Brick outer leaf to match existing
65m Cavity with full fill Rockwool insulation
100 mm durox blocks with plaster finish
Cavities closed at eaves + Reveals with dampcore
1 ~~c~~ Lintels over windows C.N.T
floor,
200 x 50 Joists over Shortest Span
with 18mm Chipboard covering.

225 x 25 FASCIA BOARDS
6mm plywood Soffit
with 25m vent and
a insect Screen
100ø uPVC GUTTERS +
68ø R WP to existing
S W DRAIN.



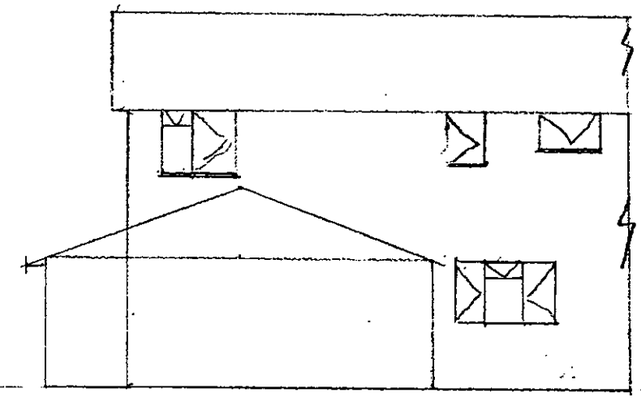
75 x 50
perimeters
faced with 12.5m
plasterboard +
Skim plaster.

SUPERSEDED

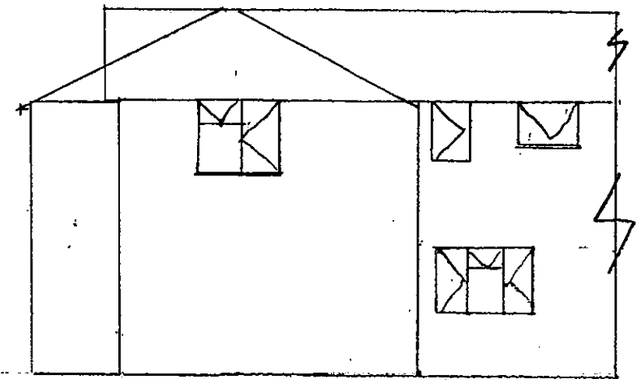
SECTION AA

Check existing foundation
before Starting works.

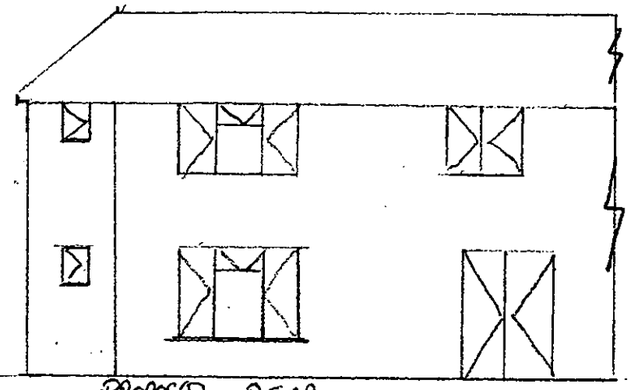
DRAWN	SPS	STD BUILDERS 5 EASBY WAY LOWER EARLEY READING
DATE	2/01/03	CLIENT MR + MRS SMITH
		TITLE NEW BEDROOM + ENSUITE ABOVE EXISTING SINGLE STOREY EXTENSION
SCALE	1-50	LOCATION 5 EASBY WAY LOWER EARLEY READING BERKS



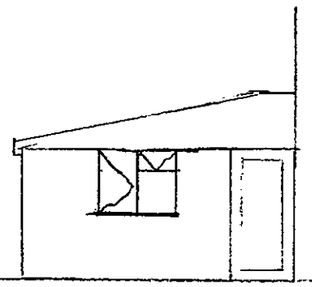
EXISTING SIDE elevation
(WEST)



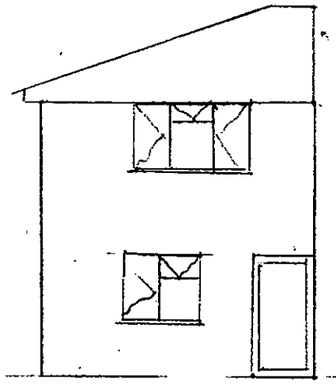
PROPOSED SIDE elevation
(WEST)



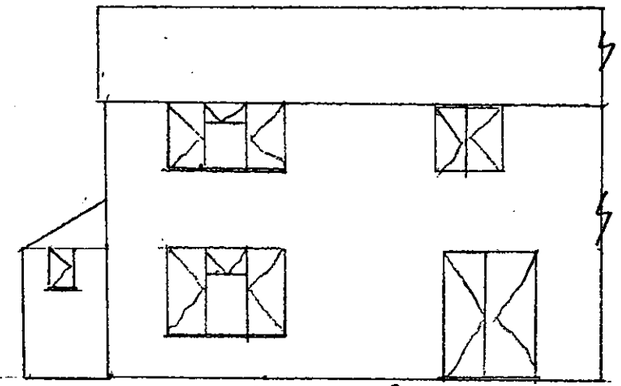
PROPOSED REAR



EXISTING front

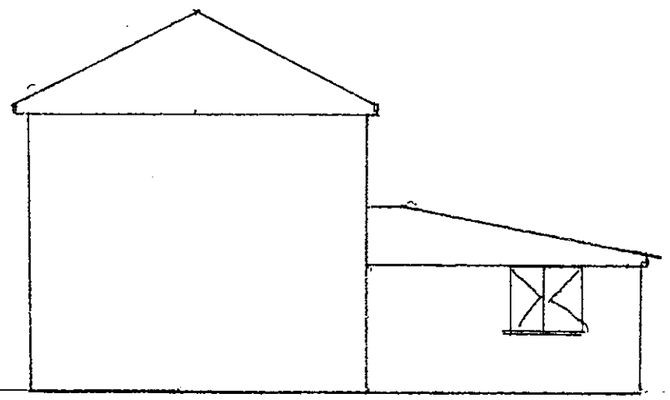


proposed front

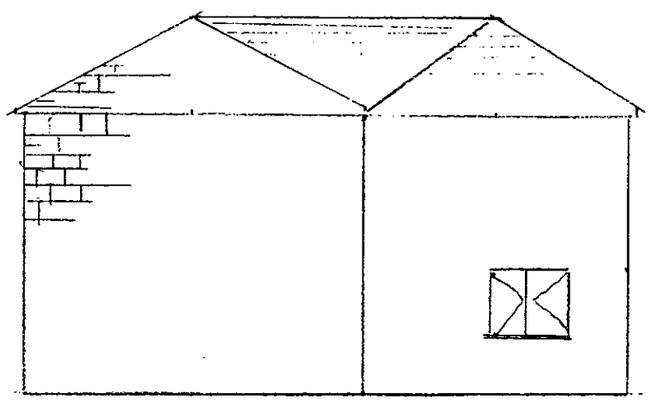


EXISTING REAR

SUPERSEEDED



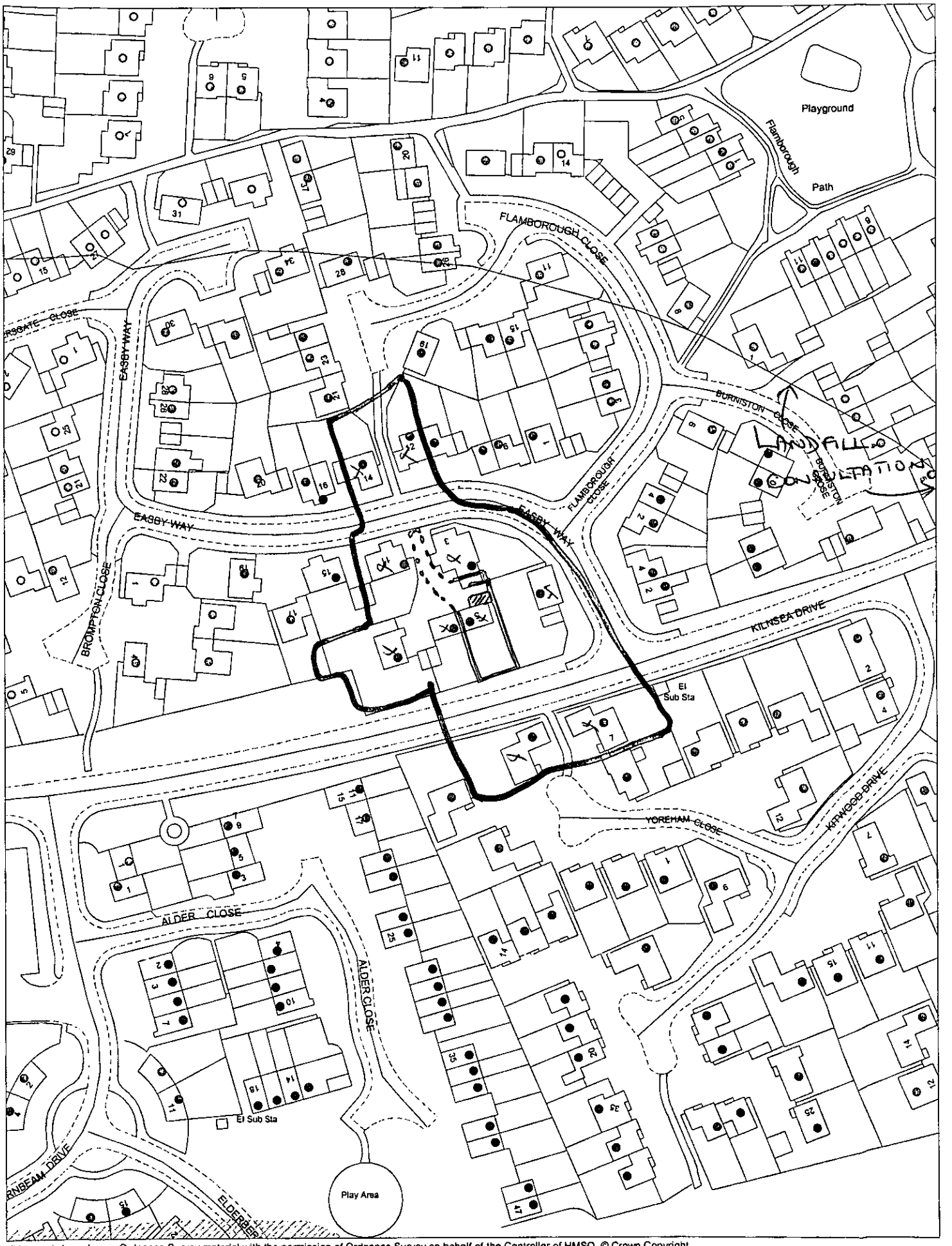
EXISTING SIDE elevation
(EAST)



PROPOSE SIDE elevation
(EAST)

DRAWN	SPS	STD BUILDERS 5 EASBY WAY LOWER EARLEY READING BERKS
DATE	2/01/03	CLIENT MR + MRS SMITH
		TITLE NEW BEDROOM + ENSUITE ABOVE EXISTING SINGLE STORY EXTENSION
SCALE	1-100	LOCATION 5 EASBY WAY LOWER EARLEY READING BERKS
		INC ELEVATIONS

06. JAN. 2003 8079



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Wokingham District Council Licence LA086134

Development Control, Wokingham District Council.
29 November 2002

Scale: 1 : 1250

N
W E
S