

NOTES

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- 4) Whilst every effort has been made to identify existing visible underground drainage services, it is the contractor's responsibility to ensure a survey is carried out to verify and identify any underground drainage services prior to the carrying out of any excavation work.
- 5) Whilst every effort has been made to ensure dimensions are correct, it is the contractor's responsibility to check all dimensions on site prior to any building work and/or any off site fabrication work being carried out.
- 6) All works are to be carried out in accordance with current Building Regulations, British Standards, Codes of Practice, manufacturers recommendations and to the approval of the inspecting building control officer, including the issuance of all requisite notices and the provision of appropriate certificates of testing and commissioning on completion.
- 7) It is the clients responsibility to employ a Primary Contractor and to ensure all building work is carried out in compliance with current Construction Design and Management (CDM 2015) regulations and current Health and Safety legislation.



Proposed Elevations

26/06/26 REVISED
Mr & Mrs Tolan
5 Tanners Row,
Wokingham,
RG41 4EL

2A - 29.04.26

CLIENT NO:

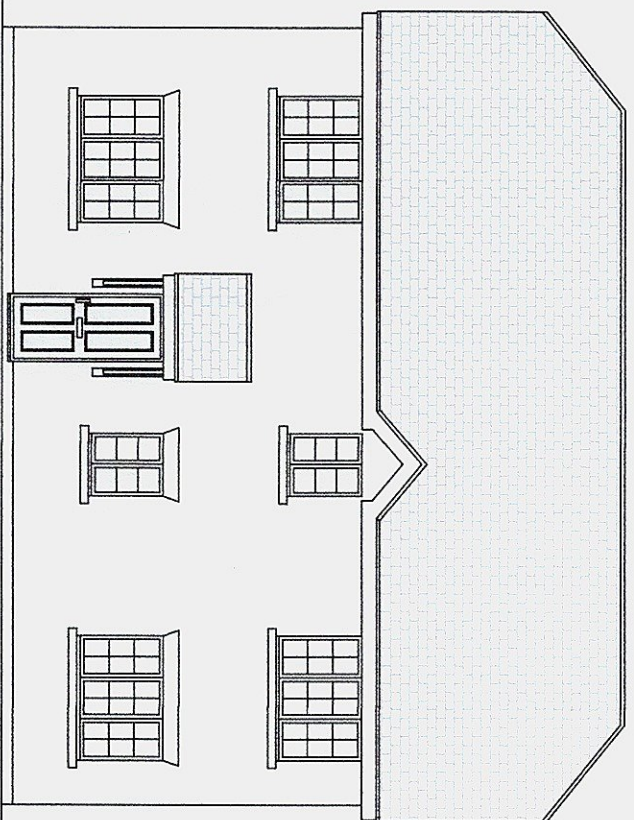
DRAWN: SS

JOB NO:

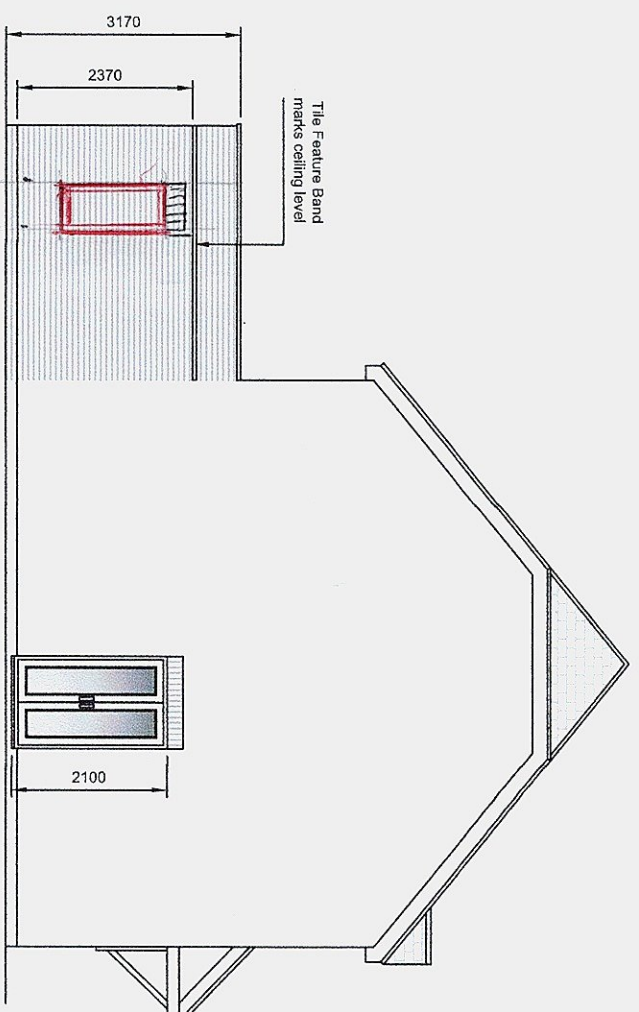
DATE:
24.04.26

SCALE @ A3: 1:100
(Print A3 borderless)

PG NO: 07

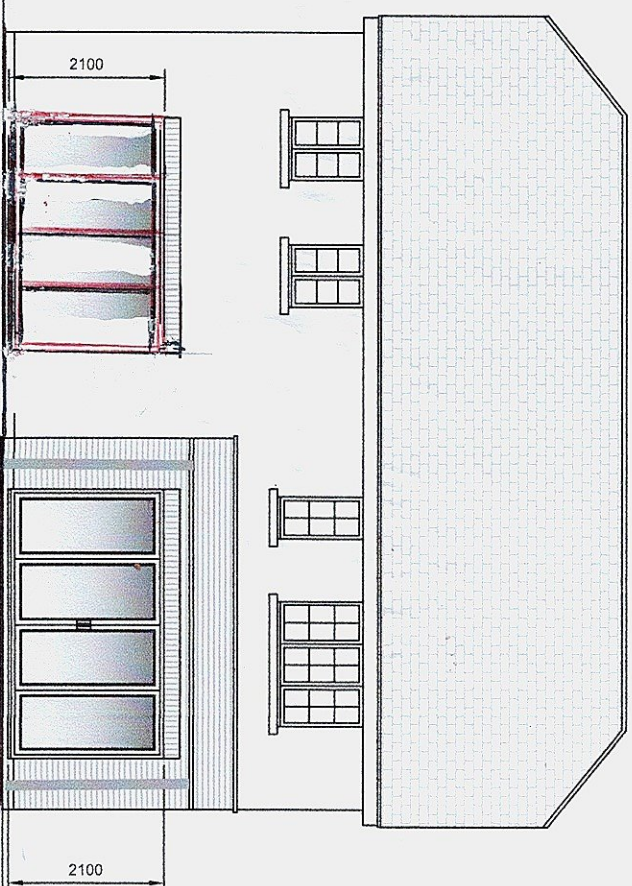


Front Elevation

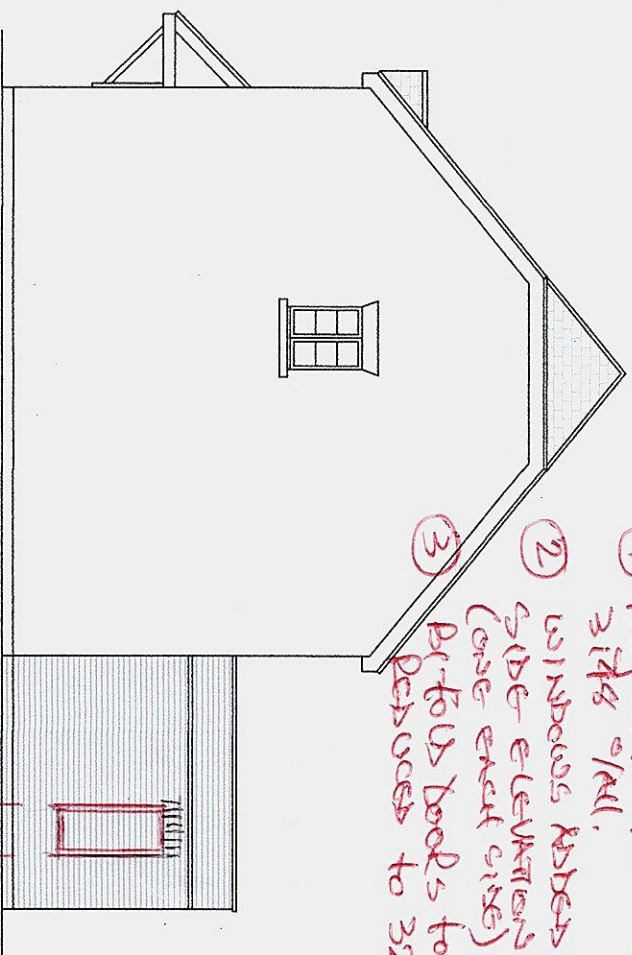


Left Side Elevation

- Notes:
- Brickwork finish to walls to match existing.
 - Aluminium bi-fold doors.
 - UPVC french doors.



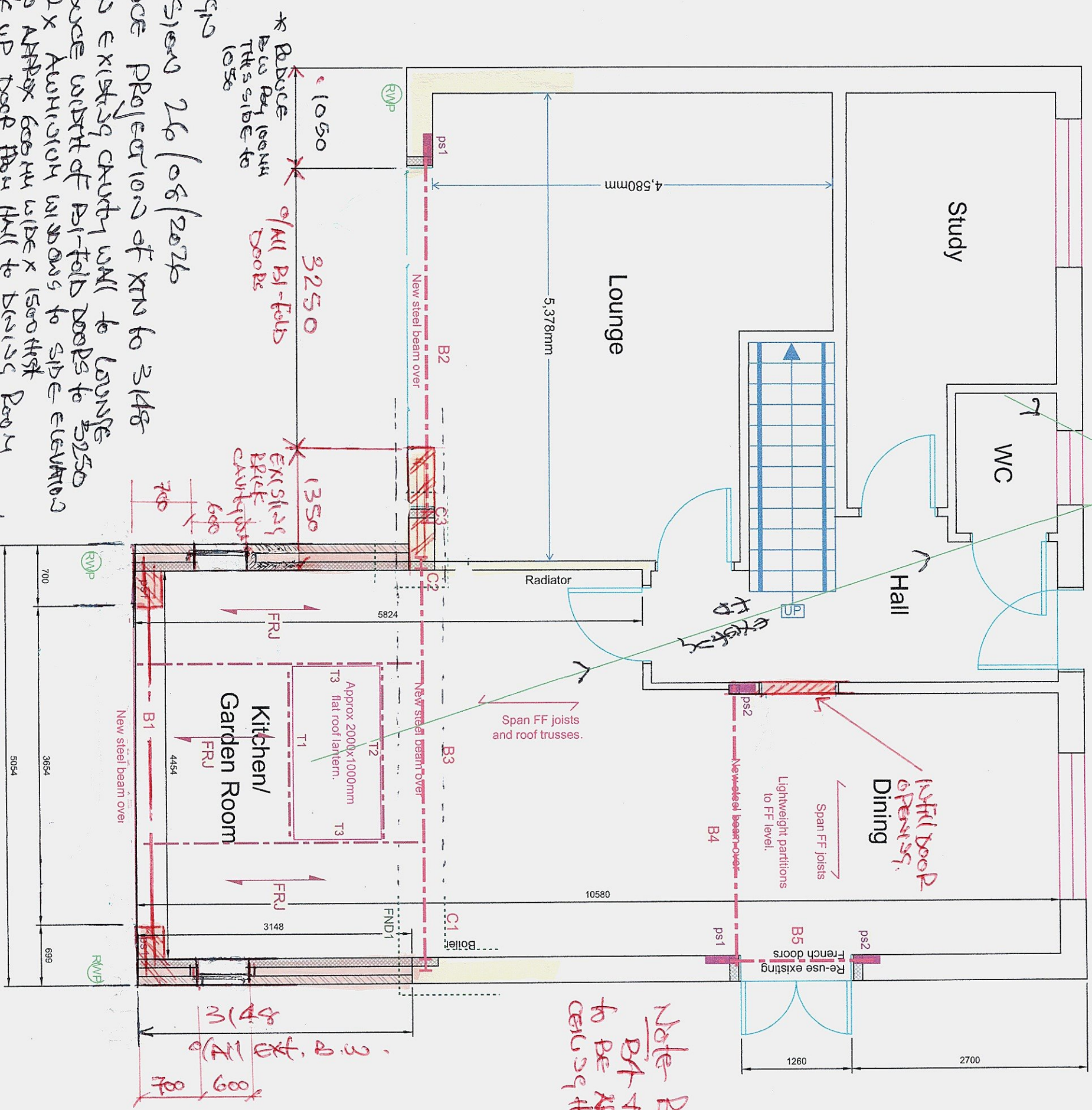
Rear Elevation



Right Side Elevation

26/06/26
REVISIONS.
① PROJECTION REDUCES TO 3148 W/ALL.
② WINDOWS ADDED TO SIDE ELEVATION (ONE EACH SIDE)
③ BIFOLD DOORS TO LOUNGE REDUCES TO 3250 WIDE

(c)



Note Beams B4 + B5 to be above ceiling etc.

- 1) Reduce Projection of XRD to 3148
- 2) Return existing cavity wall to lounge + Reduce width of Bi-fold doors to 3250
- 3) Add 2x Aluminium windows to side elevation of XRD approx 600mm wide x 1500mm high
- 4) Block up door from Hall to Dining Room
- 5) Beams B3 + B4 to finish above ceiling etc

Design Review 26/08/2026

Mark A Chadd Ltd
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Proposed GF Plan

Mr & Mrs Tolan
5 Tanners Row,
Wokingham,
RG41 4EL

Review 26/08/26

2A - 29.04.26

CLIENT NO: DRAWN: SS
JOB NO: DATE: 24.04.26
SCALE @ A3: 1:50 PG NO: 03
(Print A3 borderless)

SUMMARY OF STRUCTURAL ELEMENTS

Steel Beams

B1: 152x152x23 UC¹
B2: 152x152x37 UC¹
B3: 203x203x46 UC²
B4: 152x89x16 UB
B5: 152x152x23 UC¹

¹ With a 10mm thick mild steel plate welded to the bottom flange to support outer leaf of brickwork.

Blast clean to SA2.5 and hot dip galvanize or finish with 2 coats of epoxy primer for corrosion protection.

Fit cavity tray over lintel beams with weep holes to spec.

Beam to be strapped down at each support using 2 galvanized metal straps shot fired into top flange and screwed 1.5m down the wall.

² With a 10mm thick mild steel plate welded to the top flange to provide adequate width to support cavity wall over.

Steel Column

C1/2/3: 152x152x37 UC

- Walls to be tied to steel columns using Ancon frame cramp ties shot fired into the steelwork @ 400 vertical c/c

(in every other bed joint).

- All steelwork below GL to be wrapped in D49 (chicken wire) mesh and encased in lean mix concrete.

- Refer to the calcs for connection details.

Padstones [C30 concrete]

ps1: 100 x440x200 deep

ps2: 100 x300x100 deep

Foundations

FND1: Min 0.6m wide x existing strip foundations¹

FND2: 1.1x1.1 square pad foundation²

¹ Builder to check and confirm.

² New pad foundation concrete to be flooded around any existing footing which should be retained.

New concrete to be connected to existing using at least 4No M12 dowell bars.

Trimmers

T1: 2No 50x150 C24

T2: 2No 50x150 C24

T3: 3No 50x150 C24

- All trimmers to be bolted together using M12 bolts @ 375 c/c

- 2No bolts at the ends/supports.

- Where trimmers are supported using hangers, use heavy duty metal multi truss joist hangers bolted thru and all holes nailed.

Flat Roof Joists

FRJ: 50x150 C24 @ 400 c/c

Structural Notes

All steelwork to be grade 355

Unless noted otherwise elsewhere, all steelwork to be finished with 2 coats of intumescent paint to accord ½ hour fire protection.

Alternatively, paint with red oxide and encase beams in 2 layers of plasterboard or one layer of fire-line plasterboard.

Fabrication drawings to be submitted to the Engineer for checking prior to production.

Where perpendicular to bearing, steel beams to bear full width of bearing and on steel shims if necessary.

Where parallel to bearing, steel beams to be seated on steel shims at centre of bearing if necessary.

All steel beams to be erected at levels to suit and/or as indicated on the Architect's section.

Refer to calcs for connection details.

No splice connections unless specified by the Engineer.

Strapping of walls, rafters and joists strictly as indicated in the Architect's specification and to the approval and satisfaction of the inspector.

It is the responsibility of the Builder to check and confirm that all the beams fit prior to procurement. Consult Engineer in case of any problems.

Appropriate health and safety measures to be employed throughout the project.



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Project: 5 Tanners Row,
Wokingham.
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Scale: NTS

Date: July 2026

Dwg No: 2661-1

Revision: -