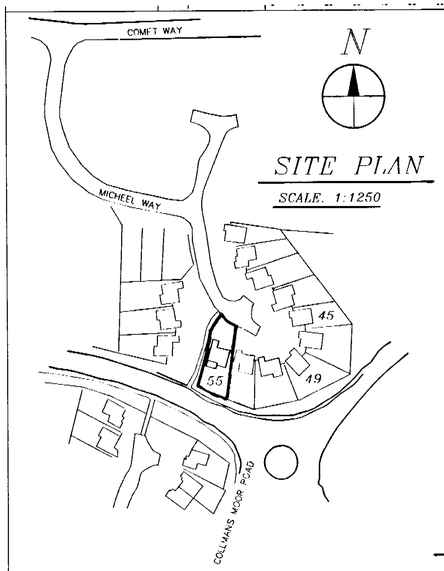
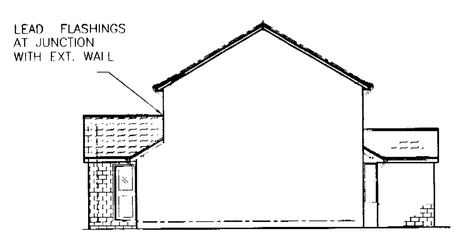
PROPOSED REAR EXTENSION TO PROVIDE KITCHEN & DINING ROOM FOR B WILSON SQ AT No. 55 MICTHELL WAY, WOODLEY, BERKS, RG5 4NG



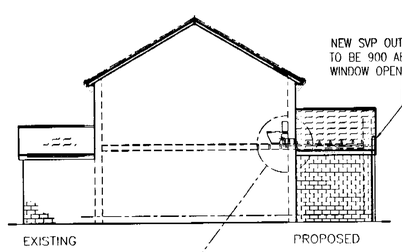
SITE PLAN
SCALE. 1:1250



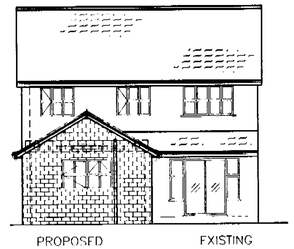
L.S ELEVATION



FRONT ELEVATION

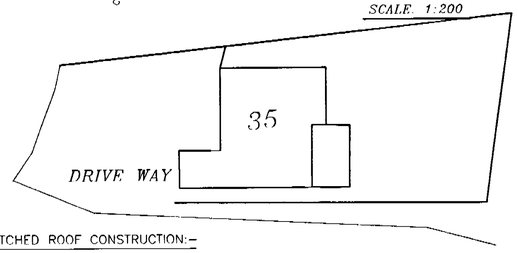


R.S ELEVATION

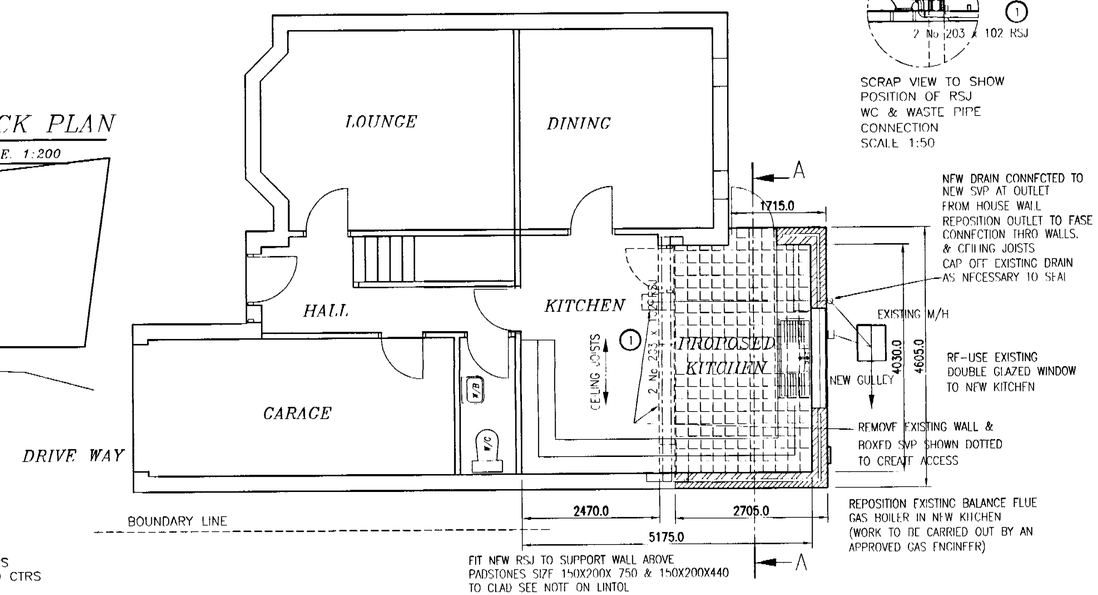


REAR ELEVATION

BLOCK PLAN
SCALE. 1:200



BOUNDARY LINE



1 — 2 No 203 x 102 RSJ

SCRAP VIEW TO SHOW POSITION OF RSJ WC & WASTE PIPE CONNECTION
SCALE 1:50

2 — CAREFULLY REBUILD MASONARY UNDER NEW PADSTONE AREA

FIT NEW RSJ TO SUPPORT WALL ABOVE PADSTONES SIZE 150X200X 750 & 150X200X440 TO CLAD SEE NOTE ON LINTOL

EXISTING ø100 DRAIN

PROPOSAL:-

CONSTRUCT PROPOSED NEW KITCHEN/DINING EXTENSION AT REAR.
CREATE NEW OPENING FOR ACCESS. FIT LINTOL SUPPORT
MAKE GOOD ALL WALLS WHERE NECESSARY
FIT NEW PITCHED ROOF TO MATCH EXISTING
NEW FLOOR TO COINCIDE WITH EXISTING

WASB BASIN, BATH & WC CONNECTIONS

INSTALLATION OF NEW WC & WASH BASIN.
UPVC PIPES. ø32 WITH 76 SCALED 'P' TRAP TO WASH BASIN
ø100 WITH 76 SEALED 'P' TRAP TO WC. ALL TO CONNECT TO
ø100 SVP TO ø100 NEW DRAIN TO EXISTING INSPECTION CHAMBER
FOR NEW INSPECTION CHAMBER (WHERE REQUIRED) USE:
OSMA D/S INSPECTION CHAMBER ø300 WITH EXTENDER SHAFTS
AND COVER. SITED IN MOST CONVENIENT POS'N TO SUIT EXISTING DRAINS
NEW DRAINS TO BE UPVC SURROUNDED IN PEA SHINGLE AND BRIDGED WHERE
PASSING THROUGH WALLS WITH SPANLITE LINTOLS ON 150 BEARING
SLOPE:- TO BE 1:40 APPROX.

LINTELS:-

TO BE CATNIC MEMBERS CN7A, CN8C & CN6XB WITH INTERNAL INSULATION FITTED
AND TO BE USED AS SPECIFIED BY THE MANUFACTURERS.
FIT TO ALL NEW DOORS AND WINDOW OPENINGS.
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. ALL TO HAVE 150 MM BEARINGS.

WALLS:-

MATCHING FACING BRICKWORK 112mm ALL BONDED TO THE EXISTING.
50 CAVITY. 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 & SFT FOR 1/2 HR F/R
INSULATION:- USE 50mm ROCKWOLL RIGID DATS
OR EQUIVALENT 'U' 0.45W/M SQ K
HORIZONTAL WALL TIES 915mm. VERTICAL 450mm SPACINGS.
CAVITY TRAY FITTED WHERE PROPOSED EXTENTION MEET EXISTING.
HOUSE WALL.
ALL OPENING TO BE FITTED WITH THERMORATE CAVITY CLOSERS

INTERNAL WALLS:- TO BE 100 BLOCKWORK.
BOTH SIDES. GYPSUM PLASTERED AND SET FOR 1/2HR F/R

GN. FLOOR:-

NEW FLOOR IN PROPOSED ROOM SHOULD BE BUILT
UP TO COINCIDE WITH EXISTING ROOMS
AND SHOULD BE 65 SCREED ON 100 CONC. ON 100
HARDCORE, WITH BLINDING FOR D.P.M. PROTECTION
D.P.M. TO BE 1200 POLYTHENE SHEET.
DPM & DPC TO BE JOINED TOGETHER TO PROVIDE A CONTINUOUS SEAL.

INSULATION FOR FLOOR:-
TO BE 50mm RIGID EXPANDABLE POLYSTYRENE FLOOR.
USE STYROFOAM FLOOR MATE (OR EQUIVALENT)

FOR RE-INFORCED SUPPORT USE: B783 STEEL MESH
SPAN FROM AND SECURED INTO EXISTING WALLS FOR SUPPORT.
OTHER SIDES OF MESH TO BE SUPPORTED ON INNER SKIN, POSITIONED
IN THE MIDDLE OF 100 CONCRETE FLOOR.

PROPOSED DOORS & WINDOWS (WHERE FITTED) 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~~
MARKED BRITISH STANDARD 6206 SAFETY GLASS TO BE USED AS SPECIFIED:-
TO NEW PATIO DOORS AND TO NEW GLAZED DOORS, UP TO A MIN HT. 1.5M
(TO BE HARDENED AND TOUGHTENED GLASS AND LAMINATED TO BOTTOM HALF).

MECHANICAL EXTRACTOR FANS TO BE FITTED TO
KITCHEN, CLOAKROOM / WC.
WITH A CAPACITY OF 60 L/S OR A COOKER HOOD TO KITCHEN
& CAPACITY OF 15 L/S FOR CLOAKROOM / WC.

NEW PITCHED ROOF CONSTRUCTION:-

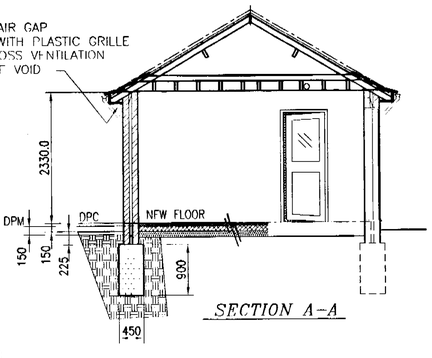
NEW CEILING TO COINCIDE WITH EXISTING
AND BE 13mm PLASTERBOARD FINISH
WITH 5mm GYPSUM PLASTER TO
GIVE 1/2 HR. F/R.
NEW ROOF TILES TO MATCH EXT.
ON 25 X 38 BATTENS ON
UNTEARABLE ROOFING FELT.
RAFTERS AND JOISTS TO BE
SPACED AT 400mm CTRS.
CEILING JOIST---- 50 X 175
RAFTERS ---- 50 X 100
PURLINGS ---- 50 X 125 -- PURLING SPACING @ 1200 CTRS
STRUTS ---- 50 X 100 SUPPORTED ON STRUT @ 1400 CTRS
FACIA BOARD ---- 25 X 225 TO DOUBLE JOIST, BOLTED
SOFFIT BD. ---- 28 X 200 TOGETHER @ 1000 CTRS
WALL PLATE ---- 50 X 100
190 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.

JOIST SUPPORTED ON JOIST HANGERS
AT JUNCTION WITH EXISTING WALL.
AND 100 X 50 WALLPLATE AT OUTER
END (NEW WALL).

IF ROOF PITCH IS AT 15°
THEN A SUITABLE CONCRETE
TILE MUST BE USED SUCH AS
MARLEY WESSEX SMOOTH.
COLOUR TO MATCH EXISTING.
TO BS 473-550 PT.2. 1971 OR
EQUIVALENT
(LA. APPROVAL).

SMOKE ALARM:

SELF CONTAINED SMOKE ALARM TO BE FITTED TO HALL WAY & LANDING



SECTION A-A

NEW DRAINS

NEW DRAINS TO BE ø100 UNDERGROUND PIPES
NEW DRAINS TO BE SURROUNDED IN PEA SHINGLE AND BRIDGED WHERE
PASSING THROUGH WALLS WITH SPANLITE LINTOLS ON 150 BEARING
SLOPE:- TO BE 1:40 APPROX.

RAIN WATER DISPOSAL:-

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

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 EXCAVATED BELOW INVERT LEVEL
OF DRAINS TO SUIT L/A. APPROVAL IF APPLICABLE.
EXISTING FOUNDATION TO BE EXPOSED TO CHECK ADEQUACY
(L/A APPROVAL)
CONNECT NEW CLAY PIPE TO ALL EXISTING
AIR BRICKS IN EXTENSION WALL TO MAINTAIN VENTILATION.
SECURE IN NEW FLOOR AND FIT GRILL AT OUTER BNDS.

NOTE:
BUILDER TO ALLOW FOR POSSIBLE DEEP DIG ON FOUNDATION.
POSSIBLE FILLED SITE MAY BE ENCOUNTERED.

GAS PREVENTION MEASURES (MAY BE REQUIRED)

APPROVED

ISSUE & CHNG No.	
1. 16.02.02 DCB	
ISS 2. 15.03.02 CLARIFICATION OF NOTES & AMENDMENTS TO DRAWING INDICATED ⓪ⓞ ETC AS PER SCHEDULE OF DETAILS DRAWN DCB	

25 MAR 2002 6212
25 MAR 2002 6212

ELEVATION SCALE1:100
FLOOR PLAN SCALE 1:50

		MATERIAL:	TOLERANCES UNLESS STATED OTHERWISE
APPROVED	DATE	SPECIFICATION:	
CHECKED	DATE		
DRAWN DC BROWNE	DATE 16.02.02	FINISH:	LIMITS APPLY AFTER PLATING

DIMENSIONS IN MM OR INCHES
ORIGINAL SCALE: 1:50 & 1:100
COMPUTER FILE NAME .DWG

TEKNIDRAFT DESIGNS
ARCHITECTURAL SERVICES. READING BERKS UK. (TEL. PH. 01189 411516)
TITLE: SEE DRAWING
DRG. No.
SERVICE DRG. No. WILSON-BENARD-001
A1

USED ON ASSEMBLY No.

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 TO BE CHECKED ON SITE BY THE BUILDERS AND AGREED WITH THE L.A. IF IN DOUBT ASK.
ALL EXISTING PUBLIC DRAINS PASSING WITHIN 3.5 METRES OF THE PROPOSED EXTENSION MAY REQUIRE A C.C.T.V. INSPECTION BEFORE AND AFTER WORK COMMENCE. L.A. APPROVAL MUST BE SOUGHT.
BUILDERS ARE INSTRUCTED NOT OT COMMENCE WORK UNLESS ALL STATUTARY PERMISSION ARE GAINED.

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