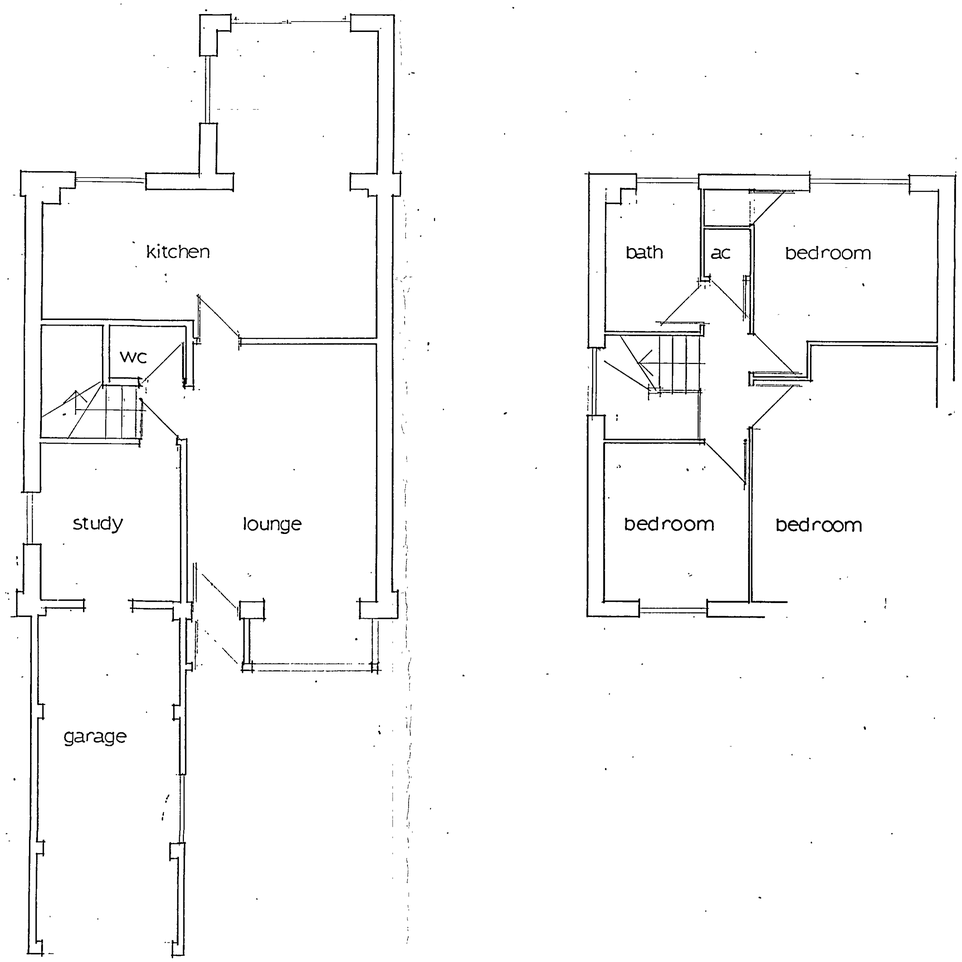




Notes:
All dimensions must be checked on site and not scaled from this drawing.

	Date	Revisions
A		

© copyright

Client
Mr and Mrs SIMMONDS

Job Title
3 Devon Close
Woosehill
Wokingham

Drawing Title
EXISTING:
elevations and floor plans

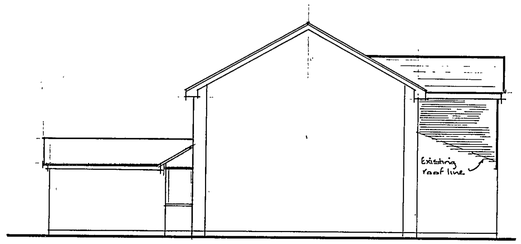
Scale 1 / 50 1 / 100

Date nov 02 Drawn by hen

Drg. No. S / 1040 Rev.

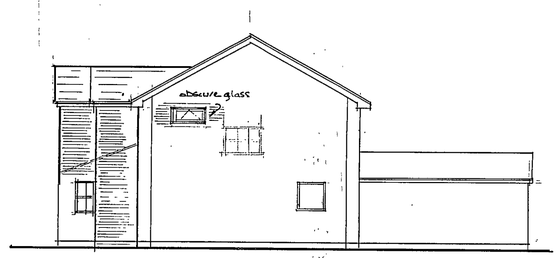
594 x 841mm A1


front elevation

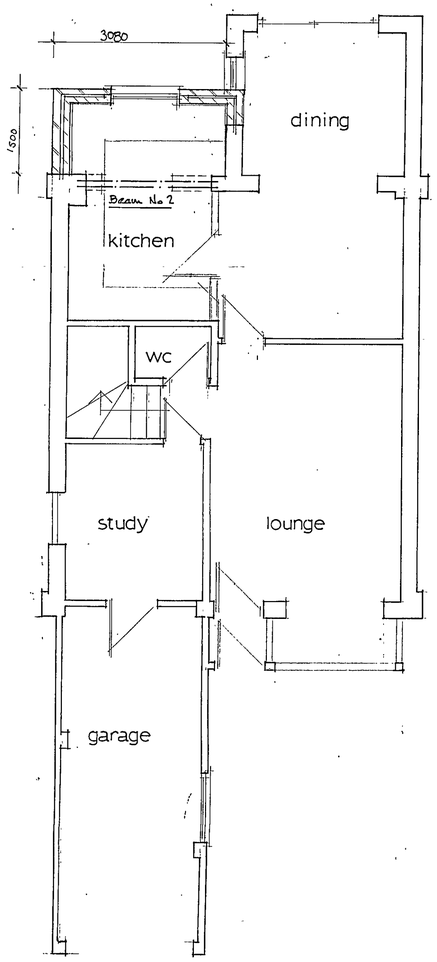


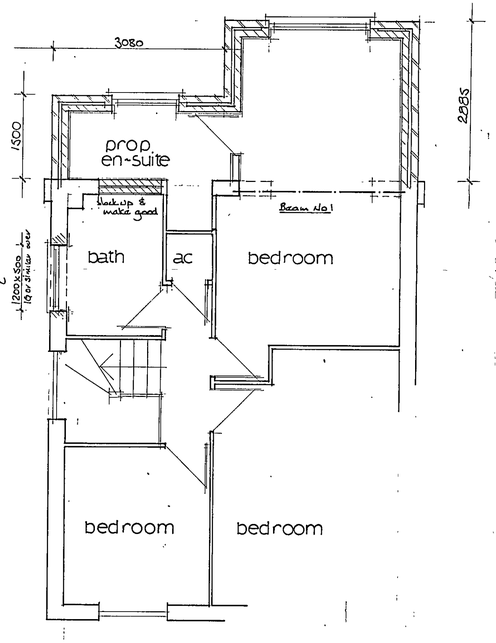
side elevation


rear elevation



side elevation





Notes:
All dimensions must be checked on site and not scaled from this drawing.

A		
	Date	Revisions

© copyright

APPROVED

Client
Mr and Mrs SIMMONDS

Job Title
3 Devon Close
Woosehill
Wokingham

Drawing Title
proposed two storey and first floor rear: elevations and floor plans

Scale 1 / 50 1 / 100

Date nov 02 Drawn by hen

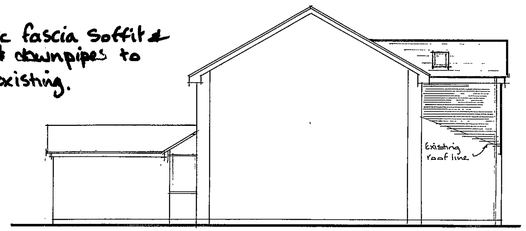
Drg. No. S / 1040 / 2 Rev.

594 x 841mm A1



front elevation

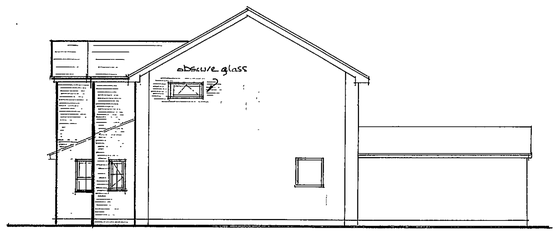
White upvc fascia soffit & guttering & downpipes to replace existing.



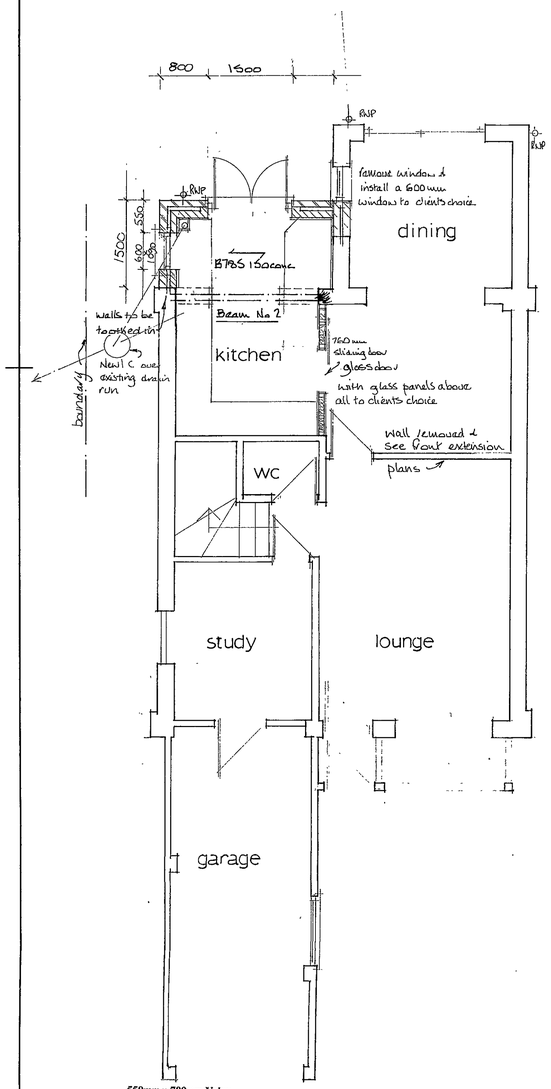
side elevation

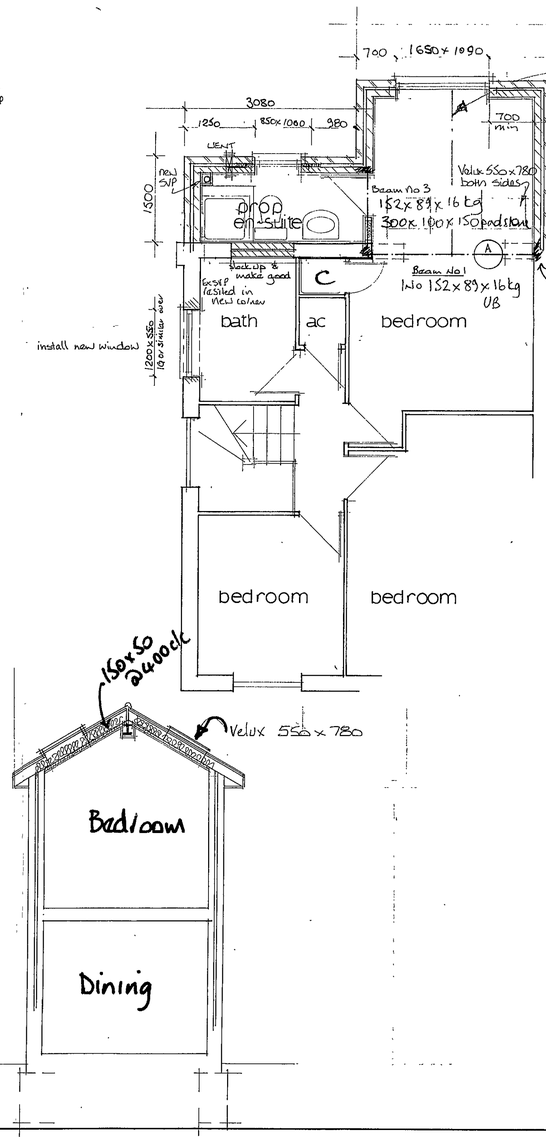


rear elevation



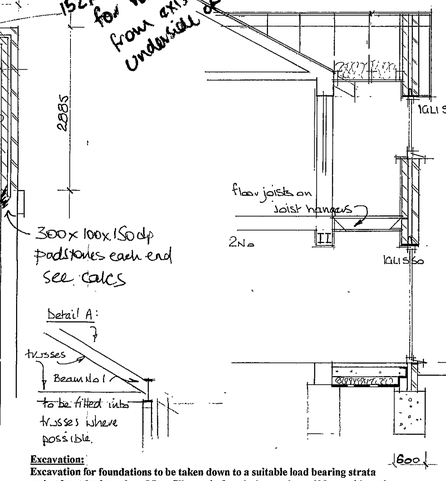
side elevation





100 x 50 plate bolted to 152 x 89 x 16kg UB for Vaulted roof. Build up from existing rear wall to underside of new beam in cavity work.

300 x 100 x 150 dp padstones each end see calcs



Vaulted ceiling to bedroom:-
1No layer Celotex Double R 90mm between rafters
1No layer 29mm Celotex to underside of rafters. Plasterboard & skim.

Main Roof:
Roof tiling to match existing onto battens onto untearable roofing felt to BS 747: 2000 Type 1F. Continuous Soffit vents and tile vents used to ventilate the roof void onto proprietary roof trusses at 600c/c. Truss details to be submitted prior to commencement on site. 100 x 50 binder to ceiling joists. 100 x 25 diagonal bracing to rafters, all in accordance with the code of practice.
12.5 mm plasterboard to ceilings with artex or skim finish to suit.
100 glass fibre laid in between joists and 150mm laid in opposite direction all to achieve a u-value of 0.16
Fibreglass valleys.
Structural timber to be grade C16 except where indicated.
Valley gutter to be code 8 lead onto 18mm marine ply laid to fall onto 25 x 25 battens secured to rafters each side. Lead to be dressed up onto tiles each side. Lay board min 450mm high each side.

Surface water:
Guttering and downpipes to be/and taken to down pipe as shown.
100mm dia drain laid in 150mm pea/shingle and laid to fall 1:40 to connect to a soakaway min 1m cu 5m from buildings and boundaries. Inspection required.

Glazing:
All new units to be double glazed with Pilkington 'K' glass with 16mm air gap. Safety glass to BS6206 to all doors. Safety glass to all windows where glazing is less than 800mm above the finished floor level. Windows to achieve u – value of 2.0W/m2 K.
Escape windows: All new windows to have min 450 x 750mm or 0.33m sq clear window openings.
Any glazing within 300mm of a door ie side light or combined frame with window and door must have safety glass.

Ventilation:
Trickle vents to top of window frames to allow 8000mm sq additional ventilation with mechanical ventilation bathroom with extraction unit capable of 15 litres per second, utility. All vent to outside as shown.

Steel beams:
All steel beams clad in 2No 9.5 mm plasterboard and 7mm skim finish.
Structural steel to be grade 43, blast cleaned and treated with two coats zinc phosphate primer. Concrete mix to padstones to be grade 30, 30 N/sq.mm at 28 days, 20mm max aggregate, 275 kg/cu.m min cement content
All double steel beams to be bolted together with 12 dia bolts plus barrel spacers at 600c/c.

Foul water:
Bathroom : 100 dia upvc soil pipe to wc, 38mm waste to whb and shower with deep seal traps, all connected to existing svp which is relocated in corner. Access points at each change in direction.

Heating:
The existing heating system is to be extended into the new work. The capacity of the existing boiler is to be checked and upgraded if found to be of insufficient size. If a new boiler is proposed, then the details of the boiler must be submitted for approval and to check compliance with the SEDBUK rating.
Existing boiler suitable after inspection.

Excavation:
Excavation for foundations to be taken down to a suitable load bearing strata and at least 1m into clay. Mass fill conc in foundations at least 600mm wide and taken up to 150mm from GL. Any drains found to be suitably installed over. All excavations to be taken down below any root level. Concrete mix to foundations to be, 35N/sq.mm to BS 8110 at 28 days, 20mm max aggregate, 220kg/cu.m min cement content. If necessary, existing foundations exposed and checked for suitability of sustaining new loads imposed. If unsuitable, underpinning to take place.

Ground Floor:
50mm sand and cement screed onto 150mm conc with a cube strength of 30N/sq mm at 28 days with B785 mesh onto 100mm Jablite floor insulation onto 1200 gauge polythene onto sand blinding to achieve a u-value of 0.25 onto compacted subbase. Dpm and dpc to form complete membrane. Steel mesh to have 50mm cover to bottom of concrete. Steel mesh to span as shown onto inside skin of new wall. Build up from nib of existing foundation to support steel mesh as shown.

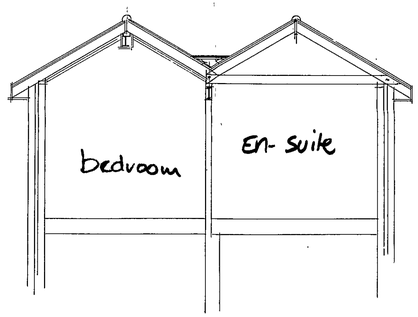
Walls:
Face brickwork to match with **65mm DRITHERM** wall batt with 100mm standard CELCON blockwork or thermalite inner skin with 13 mm lightweight plaster finish to achieve a u-value of 0.35.
NB: other lightweight blocks may need to use 75mm Rockwool wall batt.
Blockwork to be 3.5 N/sq.mm unless indicated otherwise set in 1:1:6 mortar.
Walls below ground to be semi engineering brick work to outside skin and aircrete block to inner skin in 1:3 mortar. Wall ties to be 450c/c vertically and 900c/c horizontally, doubled at reveals, all to BS 1243. Pvc dpc min 150mm above GL. Dpc and dpm to form continuous membrane. Insulated cavity closures. 100 x 50 wall plate bedded in cm and strapped to walls. New walls toothed into existing. 30 x 5 mm straps at 2mc/c secured over 3No joists at first floor and ceiling joist level and turned down the blockwork face of the cavity. Rafters tied to gables.

Lintels:
Provide suitable galvanised steel lintels, IG or similar, all to be insulated with 150mm min bearings.

First Floor Partitions:
First floor walls to be 75 x 50 softwood vertical studs at 600 c/c between 75 x 50 header and sole plates, noggins at 900c/c. Install Rockwool or similar mineral wool RW3 semi rigid slabs as acoustic infill where shown. 12.5mm plasterboard both sides nailed at 150mm c/c in both directions with galvanised plasterboard nails and plastered with 5mm finish plaster.

First floor:
New floor to be level with existing. All new joists to be built into joist hangers. New flooring to be 18 mm t &g chipboard onto min 175 x 50 sc3 joists at 400c/c with 12.5mm plasterboard below and artex or skim finish to match existing. 50 x 32 herringbone or 150 x 38mm solid strutting to be provided between joists at centre of spans over 2500mm or at third spans over 4500mm.

550mm x 780mm Velux
Velux rooflights built into roof in accordance with the manufacturers recommendations with proprietary flashings. Double rafters each side of rooflight with trimmers top and bottom.
Scant ceiling to have 1No layer 90mm Celotex double R insulation secured between the rafters and 1No layer29mm Celotex secured to the underside of the rafters. 50mm air flow maintained above the rafters.



Notes:
All dimensions must be checked on site and not scaled from this drawing.

C	AUG 03	Clients Comments incl
B	Jul 03	Calcs - Beams added
A	APRIL 03	Extend GF
	Date	Revisions

© copyright

Client
Mr and Mrs SIMMONDS

Job Title
3 Devon Close
Woosehill
Wokingham

Drawing Title
proposed two storey and first floor rear: elevations and floor plans

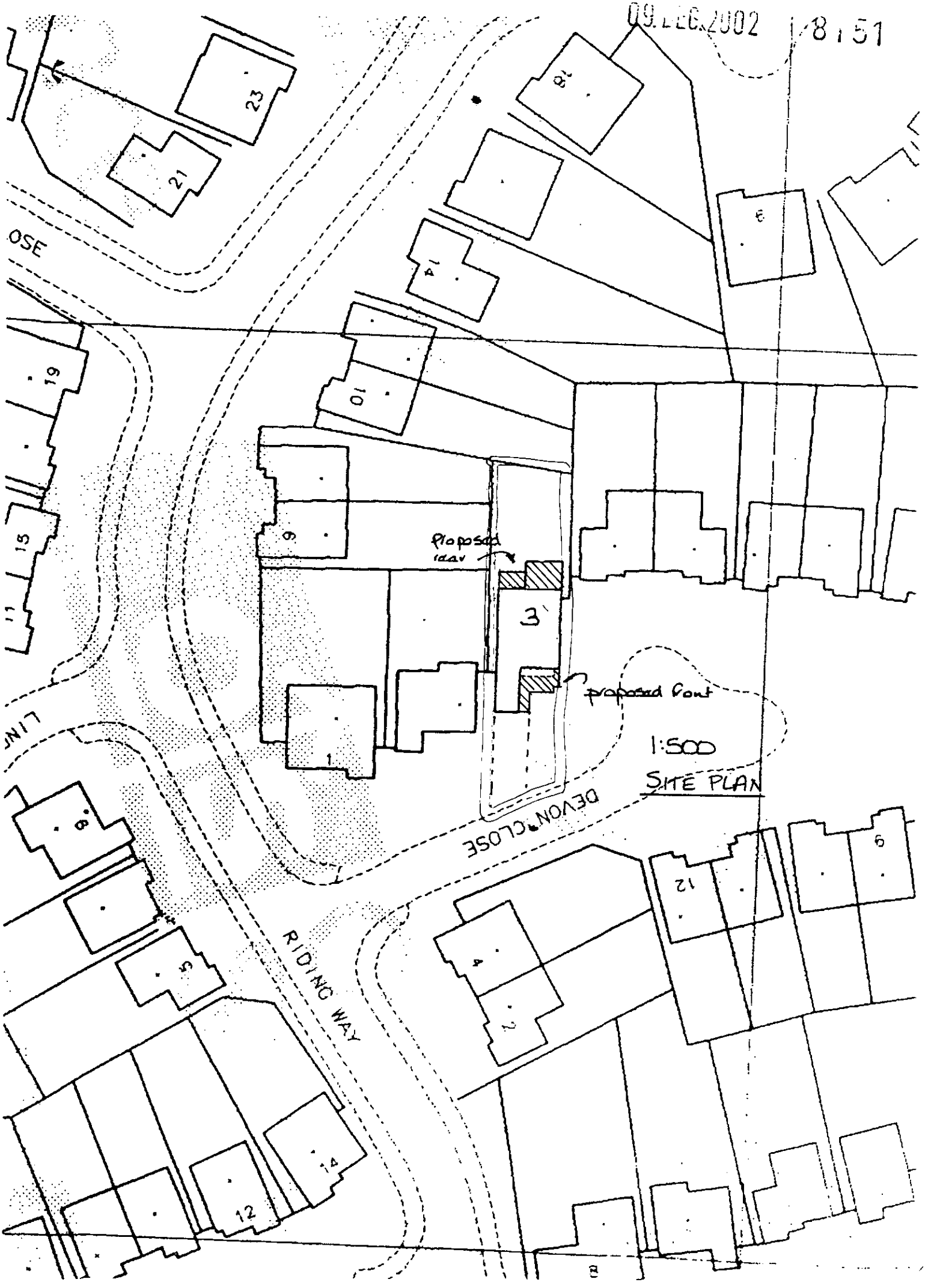
Scale 1 / 50 1 / 100

Date nov 02 Drawn by hen

Drg. No. S / 1040 / 2 Rev. B C

(ARCH.)

594 x 841mm A1


09 DEC 2002 8:51
23
21
18
14
10
9
6
19
15
11
Proposed rear
3
proposed front
1
1:500
SITE PLAN
DEVON CLOSE
RIDING WAY
8
5
4
2
12
9
14
12
8

09.12.2002 8:51



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.
10 December 2002

Scale: 1 : 1250

N
W E
S