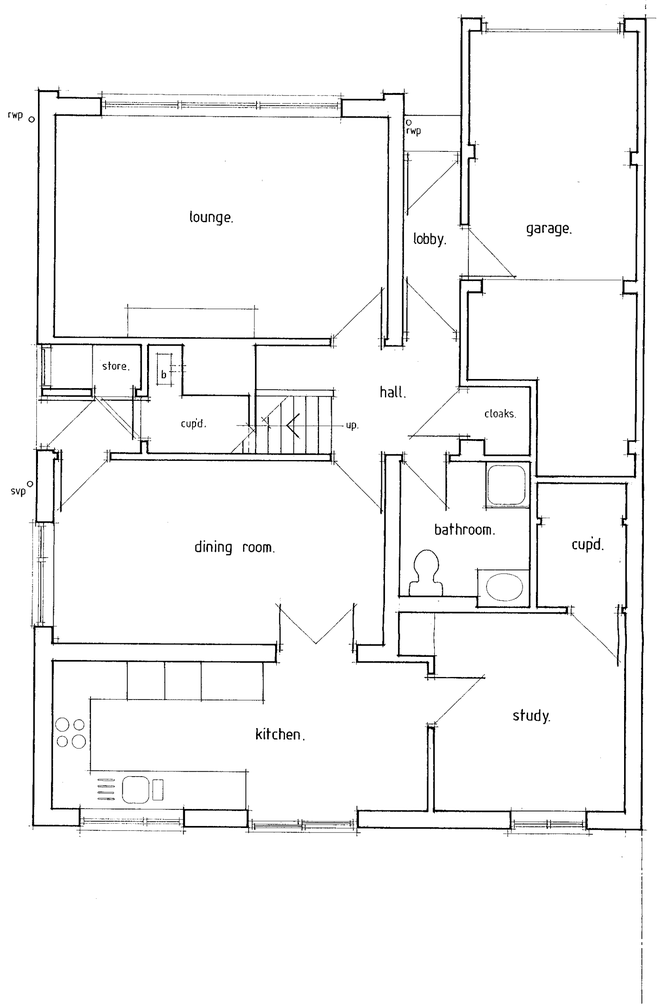
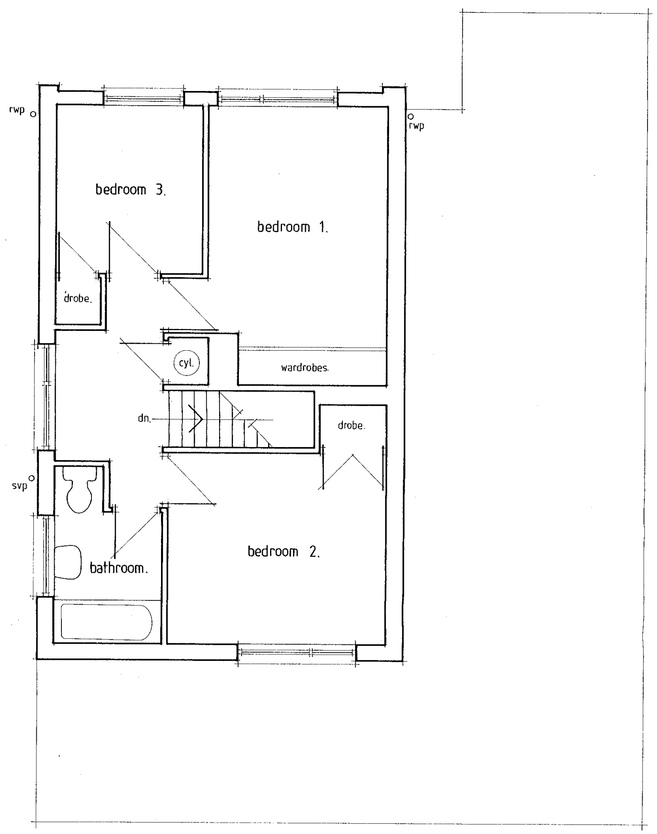
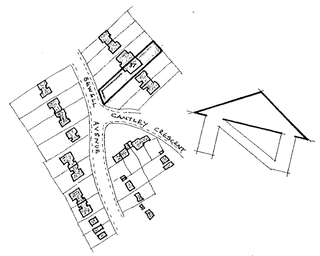
ground floor plan.

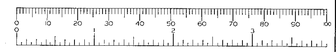


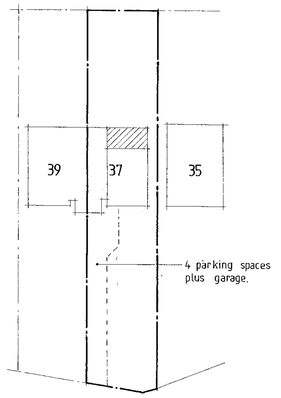
first floor plan.





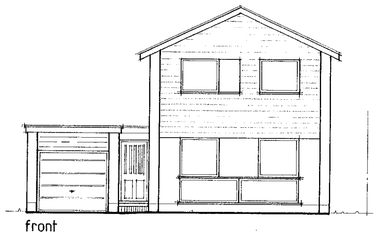
LOCATION PLAN 1:2500.



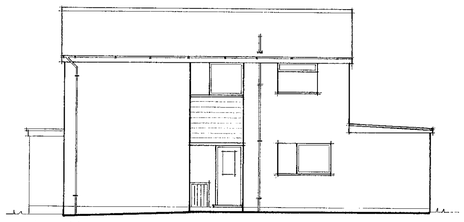


SITE PLAN 1:500.

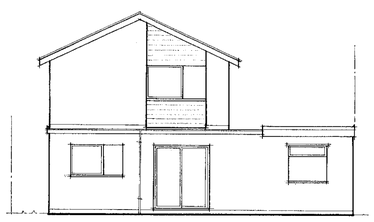
elevations :



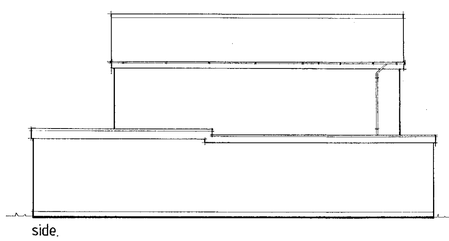
front



side



rear



side.

APPROVED

NOTES:

1. All dimensions are to be checked on site and not scaled from this drawing.
2. The contractor to visit site prior to commencement of works to check drains, drawing and all dimensions.
3. All dimensions are in millimetres unless otherwise indicated.
4. All work to be carried out to the satisfaction of the Local Authority and to the regulations of the local Gas, Water and Electricity Boards.
5. Work to be executed to all current British Standards and Codes of Practices.
6. All new external finishes to match the existing building in colour and texture.
7. Final selection of joinery components to be agreed with the client.
8. All new lintols to have a minimum 150mm end bearing at both ends.
9. All new windows/doors to be a minimum 1/10th of the room floor area with 1/20th openable.
10. Any drains under building to be encased in 150mm concrete and where passing through walls, to be bridged with reinforced concrete lintols.
11. All new branch drains to be 100mm salt glazed, laid to a fall of 1 in 40, with flexible joints, and bed and surround in 150mm pea shingle.
12. All new sanitary fittings to have 75mm deep seal traps with cleaning access provided at bends/junctions in waste pipes.
13. All new structural timber to be tanalised or similar pressure treated. Structural timbers to be stress graded (G.S.) in accordance with CP.112, and stress loaded to SC3.
14. Where stud partitions run parallel to floor joists, the joists are to be doubled up to provide support.
15. Surface water to discharge into new soakaways which are a minimum 4600mm from the building and to be 1000 x 1000 x 1000mm in dimensions and to be filled with clean hardcore and covered with a 75mm layer of concrete.
16. If found necessary the existing foundations are to be underpinned in sections not exceeding 1000mm - minimum width 750mm - and concrete (1:2:4/20) to be left for 48 hours before the installation of final pinning mix (1:3) semi-dry which is to be well rammed in. Adjacent sections should not be commenced within 48 hours of final pinning.
17. Wall ties to be provided to each block course adjacent to reveals in cavity walls.
18. Cavity walls to be closed at eaves level with brick/block on edge course.
19. Adjoining owners written consent to be obtained for work on the boundary line, including foundation encroachment prior to commencing work.
    Alternatively 600mm wide deep strip foundation to be used eccentrically loaded.

04 MAY 2000 1:1:3

rev.	description	date

ROMAR
building design
and services

Tel No. 0734 793149.

client:
Mr + Mrs. V. WATSON.

site:
37, SEWELL AVENUE,
WOKINGHAM,
BERKS.

title:
Proposed first floor extension.
Existing details.

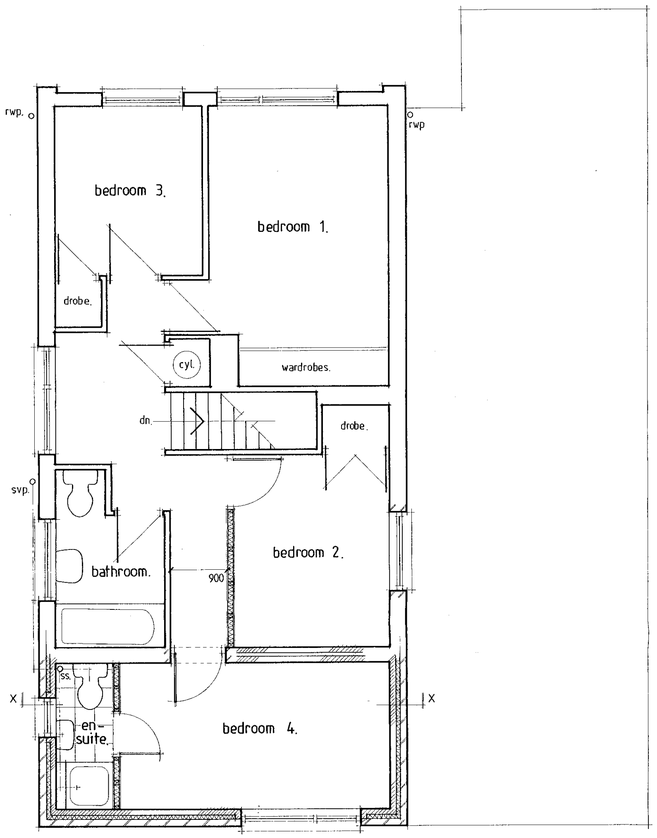
scale	date	drawn
1:50 + 1:100.	MAY 1994.	T.L.

drg. no:	rev.
ROM / 596 / 01.	

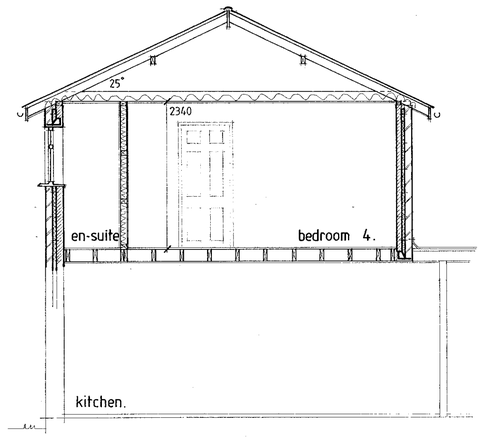
TPR75

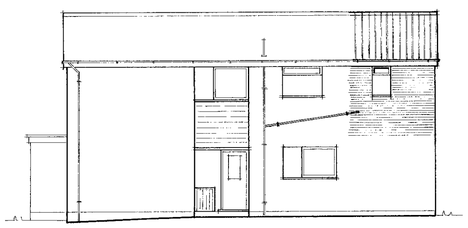
27/6/01

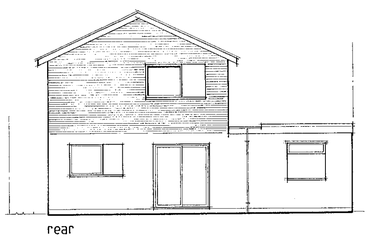
first floor plan.

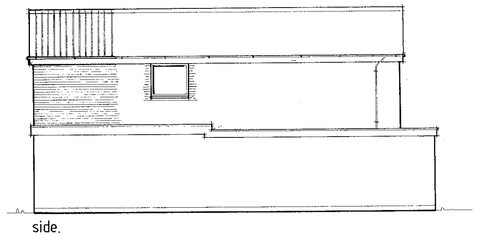


section x-x.




side


rear


side.

APPROVED

CONSTRUCTION NOTES:

FOUNDATIONS - EXISTING FOUNDATIONS TO BE EXPOSED READY FOR INSPECTION BY L.A. BUILDING INSPECTOR FOR SUITABILITY FOR NEW FIRST FLOOR EXTENSION.

WALLS - COMMENCE OFF EXISTING GROUND FLOOR CAVITY WALLS NEW 102.5mm FACING BRICK OUTER SKIN, 50 mm CAVITY, 100 mm THICK 'THERMALITE' TURBO BLOCKWORK INNER SKIN - CAVITY TO BE FILLED WITH 'ROCKWOOL' OR EQUAL INSULATION BATTS (THERMAL CONDUCTIVITY 0.039 W/m°K) AS WORK PROGRESSES TO GIVE A 'U' VALUE OF 0.45 W/m²K. STAINLESS STEEL WALL TIES AT 900 mm C/C HORIZONTALLY AND 450 mm C/C VERTICALLY. 'ABSTOP' OR SIMILAR APPROVED DAMP PROOF COURSE TO WINDOW REVEALS. TOOTH AND BOND NEW WORK TO EXISTING AND PROVIDE 12 mm PLASTER FINISH TO WALLS WHERE ONLY INSTALL CAVITY TRAY AT JUNCTION OF NEW FLANK WALL AND FLAT ROOF TO SIDE EXTENSION. PROVIDE AND INSTALL IN NEW EXTERNAL WALL UPVC DOUBLE GLAZED WINDOWS (BEDROOM 4 EXISTING) COMPLETE WITH 'VENTAIR' OR SIMILAR APPROVED PERMANENT VENTILATORS TO GIVE A MIN 4000 mm² VENTILATION AREA, COMPLETE WITH 'CATNIC' LINTOL. STEEL LINTOLS OVER ALL EXTERNAL WINDOW OPENINGS. INSTALL 'CATNIC' SERIES STEEL CAVITY LINTEL TO SUPPORT NEW FLANK CAVITY WALL WHERE NEW FLOOR JOINS EXISTING. IN POSITION SHOWN CONSTRUCT NEW 50x75mm STUD PARTITION WALL LINED BOTH SIDES WITH 12.5mm PLASTERBOARD AND SKIM, TO FORM EN-SUITE ROOM AND BEDROOM 2. BLOCK UP EXISTING WINDOW OPENING TO BEDROOM 2 AND PLASTER BOTH SIDES TO MATCH EXISTING. INSTALL NEW WINDOW TO BEDROOM 2, IN UPVC DOUBLE GLAZED UNIT, WITH CATNIC LINTOL OVER - MAKE GOOD ALL DISTURBED SURFACES.

ROOF - RED CONCRETE ROOF TILES ON 19 x 38 mm TREATED BATTENS ON UNDERLAY ROOFING FELT LAID ON 50 x 100 mm TREATED RAFTERS AT 400 mm C/C. 50 x 175 mm TREATED TRIMMING JOISTS AT 400 mm C/C TO SPAN 2800 mm. 75 x 150 mm TREATED PURLINS, 38 x 200 mm RIDGE BOARD AND 50 x 100 mm TREATED WALL PLATE STRAPPED TO WALLS WITH GALVANISED ANCHORS AT 1800 mm C/C. ROOF TO INCORPORATE MIN 150mm FIBREGLASS INSULATION QUILT LAID BETWEEN JOISTS AND LINE CEILINGS WITH 12.5mm PLASTERBOARD AND SKIM. 100 mm HALF ROUND PLASTIC GUTTER FIXED TO 25 mm FASCIA BOARD AND PLY SOFFIT WITH 'GLIDEVALE' EAVES VENTILATORS INSTALLED TO PROVIDE CROSS VENTILATION TO ROOF VOID.

FLOOR - STRIP EXISTING FLAT ROOF AND COVERINGS TO KITCHEN EXTENSION AND INSTALL 50 x 200 mm TREATED JOISTS AT 400mm C/C, 'BUILT-IN' AT EAVES WITH SKIRTINGS AS REQD AT WALL FACE. PROVIDE AND LAY 19 mm THICK T & G CHIPBOARD FLOORING AND LINE CEILINGS WITH 12.5mm PLASTERBOARD AND SKIM.

PLUMBING - PROVIDE AND INSTALL NEW BATHROOM SUITE INCORPORATING SHOWER, WASH HAND BASIN WITH 38mm AND 32 mm Ø PLASTIC WASTE PIPES RUN TO DISCHARGE INTO NEW ERGO STACK. CONNECT WC DIRECT TO ERGO STACK. INSTALL 100 mm Ø PLASTIC SOIL PIPE WITH 'DORGO' AIR ADMITTANCE VALVE ON APEX OF STACK AND RUN TO CONNECT INTO EXISTING SOIL AND VENT STACK. PROVIDE MECHANICAL EXTRACT VENTILATION TO BATHROOM USING 'VENT AXIA' OR SIMILAR APPROVED FAN, TO GIVE A MIN 15 LITRES/SEC. EXTRACT OUTPUT.

GLAZING - ALL NEW GLAZING TO COMPLY WITH PART N OF THE BUILDING REGS. SAFETY STANDARDS.

NOTES:

1. All dimensions are to be checked on site and not scaled from this drawing.
2. The contractor to visit site prior to commencement of works to check drains, drawing and all dimensions.
3. All dimensions are in millimetres unless otherwise indicated.
4. All work to be carried out to the satisfaction of the Local Authority and to the regulations of the local Gas, Water and Electricity Boards.
5. Work to be executed to all current British Standards and Codes of Practices.
6. All new external finishes to match the existing building in colour and texture.
7. Final selection of joinery components to be agreed with the client.
8. All new lintols to have a minimum 150mm end bearing at both ends.
9. All new windows/doors to be a minimum 1/10th of the room floor area with 1/20th openable.
10. Any drains under building to be encased in 150mm concrete and where passing through walls, to be bridged with reinforced concrete lintols.
11. All new branch drains to be 100mm salt glazed, laid to a fall of 1 in 40, with flexible joints, and bed and surround in 150mm pea shingle.
12. All new sanitary fittings to have 75mm deep seal traps with cleaning access provided at bends/junctions in waste pipes.
13. All new structural timber to be tanalised or similar pressure treated. Structural timbers to be stress graded (G.S.) in accordance with CP.112, and stress loaded to SC3.
14. Where stud partitions run parallel to floor joists, the joists are to be doubled up to provide support.
15. Surface water to discharge into new soakaways which are a minimum 4600mm from the building and to be 1000 x 1000 x 1000mm in dimensions and to be filled with clean hardcore and covered with a 75mm layer of concrete.
16. If found necessary the existing foundations are to be underpinned in sections not exceeding 1000mm - minimum width 750mm - and concrete (1:2:4/20) to be left for 48 hours before the installation of final pinning mix (1:3) semi-dry which is to be well rammed in. Adjacent sections should not be commenced within 48 hours of final pinning.
17. Wall ties to be provided to each block course adjacent to reveals in cavity walls.
18. Cavity walls to be closed at eaves level with brick/block on edge course.
19. Adjoining owners written consent to be obtained for work on the boundary line, including foundation encroachment prior to commencing work.
Alternatively 600mm wide deep strip foundation to be used eccentrically loaded.

14.MAY2001 1418

rev.	description	date

ROMAR
building design
and services

Tel No. 0734 793149.

client:
Mr + Mrs. V. WATSON.

site:
37, SEWELL AVENUE,
WOKINGHAM,
BERKS.

title:
Proposed first floor extension.
Proposed details.

scale	date	drawn
1:50 + 1:100.	MAY 1994.	T.L.

drg. no:	rev.
ROM / 596 / 02.	

TPR75

CS 27/7/01