

Notes:

Builder to provide all temporary support before work commence.

1. Remove walls shown dotted.
2. Fit beam with 150mm bearing onto padstone or metal plate.
3. Fire protection to steel beam:- provide 2 layers 12.5mm plasterboard around the steel beam. Provide wire binding at 100mm pitch with skim coat finish to give 1/2hr f/r.
4. Before placing order check and confirm beam length on site.
5. All surplus spoil to be removed from site.
6. All walls to be made good - painted and decorated to suit.
7. Local foundation to supporting walls may need to be exposed for L/A approval.
8. All work to be inspected by and certified on completion by Building Control.
9. All notes on structural calculation sheets will take priority.

Remove walls and door shown dotted green to create access from existing dining room to new open plan extension.
Fit steel support [B1+B2+B3] above to support 1st floor. Fitted to 400mm padstone or metal plate with 150mm min. bearings.

New wall 150mm step in.
Ensure new wall of foundation are constructed within boundary to avoid unauthorised encroachment,

New braced studwork with internal cladding and insulation added to existing wall to coincide with new proposed wall thickness. 10mm separation gap to external wall.

Engineering brick pier

RAMUSEVANS-TD-24-319-P6

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REAR

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RWP to 5.5m soakaway or connect to existing

Open Archway

Brick up existing window

Living Rm
11 m²

Dining Rm
11 m²

Halfway
2 m²

Proposed Kitchen/Diner
19 m²

3448

150

2087

4291

2000

1504

350

1500

4000

8000

4000

Double joists for 3x skylight.
980x780mm approx. openings and
Size, style and position TBC by client.

Outline of roof overhang to fit
external mood down lighting.
Location and type TBC by client

Existing manhole to be
maintained with new Ø100mm
drain connected

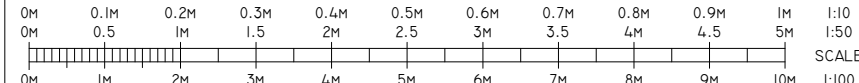
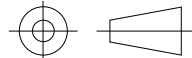
Ø100mm drains form Ø100mm stubstack
fitted with Durgo valve at WC. Connect to
new 1/C to existing drain and manhole

Remove and reposition existing SVP from corner of new
foundation. Box pipe internally on ground floor and
adjust drain run to clear foundation footings as
necessary. Reconnect service with existing SVP pipe
at 1st floor level.

Remove existing gully and fit new Ø100mm drain.
Connect existing SVP to existing drain and manhole
via new Ø100 drain as shown. Cap off unused
drain to seal.
New WC to be connected to new SVP.

Install worktop and position hob
to suit customer requirements.
Cooker Hood to ceiling to be
installed as per manufacturers
instructions. Ensure vent outlet
is adequately placed when
passing through roof.

THIRD ANGLE PROJECTION



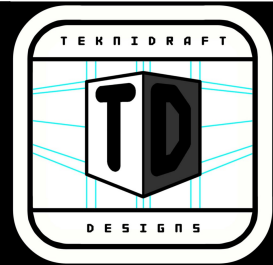
NOTES:

3. 31.07.24 -
*reduce roof height of proposed
ext'n. 150mm step in from
boundary
*remove parapet walls each side
of roof and replace with raised
edge instead.

2. 15.07.24 -
*resize to 8m total length
*step-in ext'n footprint to negate
tunnel effect on neighbour

1. 13.06.24

ISSUE AND CHANGE:



SHEET
PROPOSED GROUND
FLOOR

PROJECT
GND FL REAR EXT'N

CLIENT
N. RAMUS & L. EVANS,
30 ARMOUR ROAD,
TILEHURST, READING,
BERKS. RG31 6HN

DATE
JUNE 2024

SCALE (@ A3)
1 : 50

DRAWN BY
RDB

REV

CHECKED BY
DCB

3

PROJECT NUMBER
RAMUSEVANS-TD-24-319

DRAWING NUMBER
RAMUSEVANS-TD-24-319-P3

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1 : 50
Proposed Ground Floor

KEY:

Interlinked Smoke detector fitted
in hallway and 1st floor landing

Interlinked Heat detector
fitted in kitchen

Removed

Steel beam

Drainage (Old)

Drainage (New)

Overhead

Boundary

