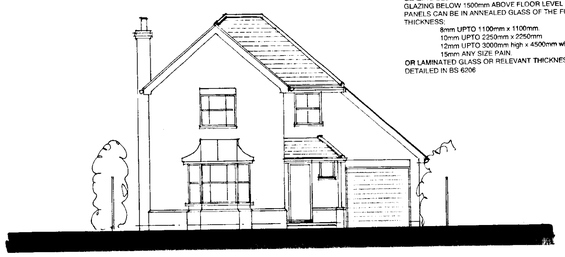
0.0 GENERAL
THESE DRAWINGS AND SPECIFICATIONS ARE FOR PLANNING AND BUILDING REGULATIONS PURPOSES ONLY AND SHOULD NOT BE REGARDED AS DETAILED CONSTRUCTIONAL DRAWING OR SPECIFICATIONS
THIS DRAWING, DETAILS AND SPECIFICATIONS ARE THE COPYWRITE OF COLIN DAWSON AND ASSOCIATES AND ARE NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.
BUILDER IS TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS AND VERIFY ANY DISCREPANCIES WITH THE APPROPRIATE AUTHORITY.
ALL STRUCTURAL TIMBER TO BE STRENGTH CLASS 3 UNLESS OTHERWISE SHOWN. AS DEFINED IN THE BUILDING ACT 1995
ALL TIMBER TO BE TANALISED OR SIMILAR PRESSURE IMPREGNATED WITH PRESERVATIVE BEFORE DELIVERY TO SITE.

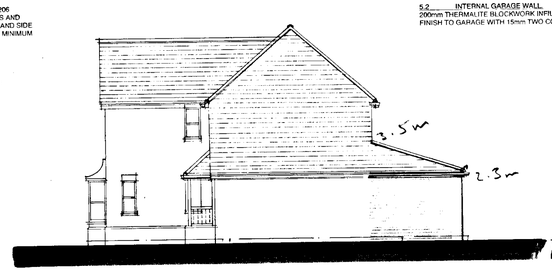
4.0 ____ GLAZING
ALL NEW WINDOWS TO BE DOUBLE GLAZED WITH SEALED DOUBLE GLAZED UNITS.
ALL GLASS AND GLAZING TO BE TO BRITISH STANDARD 6206
GLAZING BELOW 800mm ABOVE FLOOR LEVEL IN WINDOWS AND GLAZING BELOW 1500mm ABOVE FLOOR LEVEL IN DOORS AND SIDE PANELS CAN BE IN ANNEALED GLASS OF THE FOLLOWING MINIMUM THICKNESS:
6mm UPTO 1100mm x 1100mm.
10mm UPTO 2250mm x 2250mm
12mm UPTO 3000mm high x 4500mm wide.
15mm ANY SIZE PAIN.
OR LAMINATED GLASS OR RELEVANT THICKNESS TO SIZE DETAILED IN BS 6206



WEST ELEVATION

5.0 ____ INTERNAL WALLS.
100mm THERMALITE BLOCKWORK ABOVE DPC LEVEL WITH 15mm TWO COAT LIGHTWEIGHT PLASTER FINISH

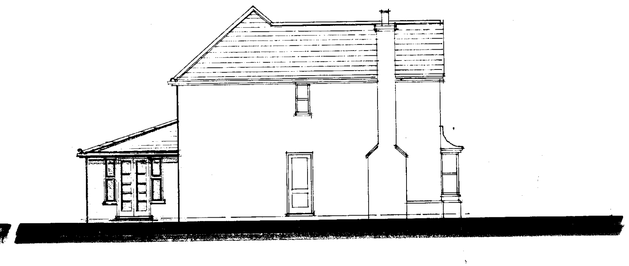
5.2 ____ INTERNAL GARAGE WALL
200mm THERMALITE BLOCKWORK INFILL TO DOOR,FAIR FACED FINISH TO GARAGE WITH 15mm TWO COAT PLASTER TO INSIDE



SOUTH ELEVATION

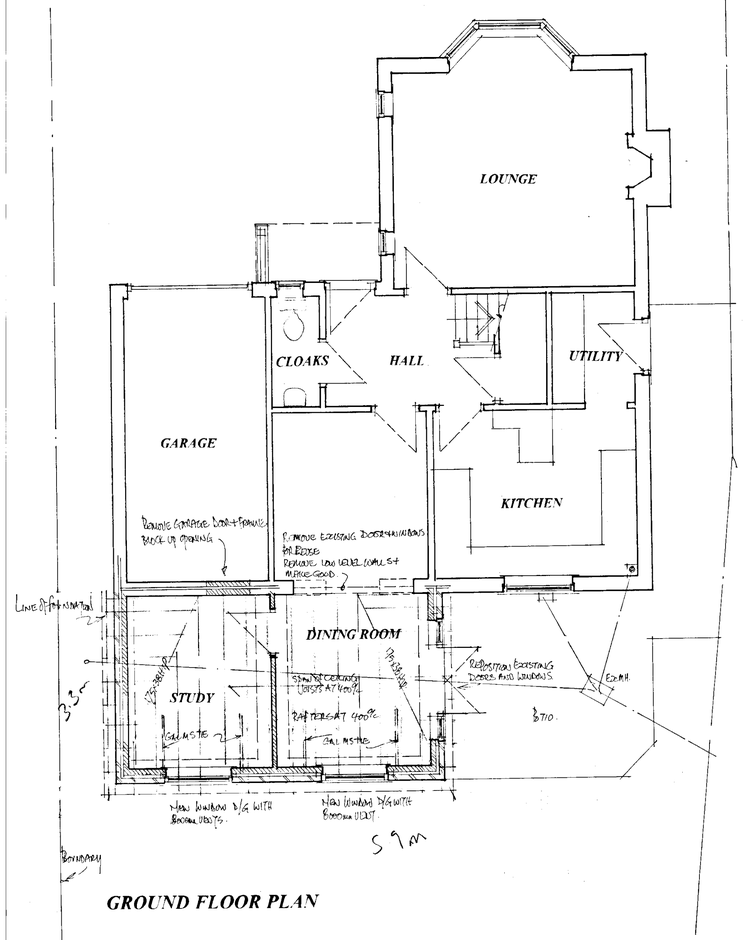


EAST ELEVATION



NORTH ELEVATION

10.0 ____ ROOM VENTILATION
10.1 ____ HABITABLE ROOMS:
RAPID VENTILATION OF ALL HABITABLE ROOMS TO BE ACHIEVED WITH OPENING WINDOWS MIN 1/20TH OF FLOOR AREA OF ROOM
TOP OPENING SASHES LOCATED 1750mm ABOVE FLOOR LEVEL
BACKGROUND VENTILATION TO BE PROVIDED WITH TRICKLE VENTILATOR IN HEAD SECTION OF WINDOW GIVING MINIMUM 8000 sq.mm CONTROLLABLE OPENING



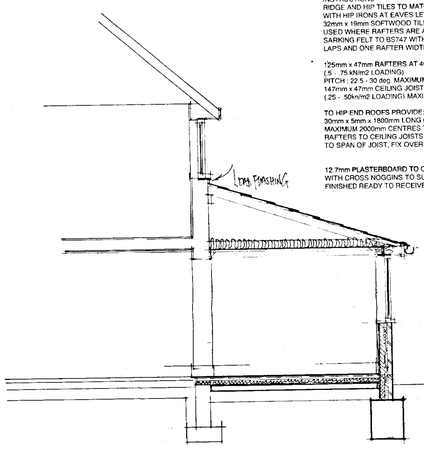
GROUND FLOOR PLAN

1.0 ____ PITCHED ROOF CONSTRUCTION
REDLAND STONEWOLD CONCRETE INTERLOCKING ROOF TILES TO MATCH EXISTING FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
RIDGE AND HIP TILES TO MATCH BEDDED IN CEMENT MORTAR WITH HIP IRONS AT EAVES LEVEL
32mm x 19mm SOFTWOOD TILE BATTENS TO SUIT PITCH OF TILES USED WHERE RAFTERS ARE AT 400mm
SARKING FELT TO BS747 WITH MINIMUM 150mm TOP AND BOTTOM LAPS AND ONE RAFTER WIDTH SIDE LAPS.

125mm x 47mm RAFTERS AT 400mm cts.
(5 - 75 kN/m2 LOADING)
PITCH : 22.5 - 30 deg. MAXIMUM SPAN 2990mm
147mm x 47mm CEILING JOISTS AT 400mm cts.
(25 - 50kn/m2 LOADING) MAXIMUM SPAN 3110mm

TO HIP END ROOFS PROVIDE:
30mm x 5mm x 1800mm LONG GALVANISED MILD STEEL STRAPS AT MAXIMUM 2000mm CENTRES TO SECURE WALL PLATE AND RAFTERS TO CEILING JOISTS WHERE HIP END IS AT RIGHT ANGLES TO SPAN OF JOIST, FIX OVER MIN. 3NO. CEILING JOISTS

12.7mm PLASTERBOARD TO CEILINGS FIXED AT 300mm CENTRES WITH CROSS NOGGINS TO SUIT PLASTERBOARD EDGES AND FINISHED READY TO RECEIVE DECORATIONS



SECTION

3.0 ____ BRICK/BLOCK CAVITY WALLS.
103mm FACING BRICKWORK IN 1:1:6 CEMENT LIME SAND MORTAR TO MATCH EXISTING
50mm CAVITIES COMPLETE WITH STAINLESS STEEL WALL TIES AT 900mm CENTRES HORIZONTALLY AND 450mm CENTRES VERTICALLY ALTERNATIVELY STAGGERED
WALL TIES AT 225mm CENTRES VERTICALLY ADJACENT TO WINDOW AND DOOR OPENINGS WITH INSULATED CAVITY CLOSER / DPM.
50mm ROCKWOOL RIDGED INSULATION BATTS BUILD I-NTO CAVITY AS WORK PROCEEDS AGREMENT CERTIFICATE NO. 79/696

INSTALL GALVANISED MILD STEEL LINTELS OVER OPENINGS AS REFERENCE NUMBERS ON PLANS WITH MINIMUM 150mm END BEARING AND CAVITY DPC OVER. RETURN CILLS IN BRICK/BLOCKWORK OVER CAVITY AND INCORPORATING DPC LINTELS AS MANUFACTURED BY, "I.G." LINTELS LIMITED, AVONDALE ROAD, CWMBRAN, GWENT NP44 1XY

100mm THERMALITE OR SIMILAR INSULATING BLOCKWORK INNER SKIN TO CAVITY WALLS
13mm TWO COAT LIGHTWEIGHT PLASTER FINISH WITH ANGLE BEADS TO ALL EXTERNAL CORNERS

DOORS, IRONMONGERY, DOOR FRAMES, DOOR LININGS, ARCHITRAVES, COVINGS, AND WINDOWS TO MATCH EXISTING

200mm FIBREGLASS INSULATION QUILT TO BE LAID BETWEEN CEILING JOISTS WITH GLIDEVALE RV200 OR SIMILAR ROOF VENTILATION CHANNELS NAILED TO RAFTERS TO MAINTAIN CROSS VENTILATION TO ROOF VOID
100mm x 50mm WALLPLATES SECURED AT 2000mm CENTRES OR 3 TIMES PER STRAIGHT RUN WITH 30mm x 5mm x 1500mm LONG GALVANISED MILD STEEL STRAPS 3 TIMES SCREW FIXED TO WALL
SOFTWOOD FASCIAS TO MATCH EXISTING FIXED TO ENDS OF RAFTERS.
10mm EXTERNAL QUALITY PLY/ MASTERBOARD SOFFITS TO MATCH EXISTING ON SOFTWOOD BATTENS AT RAFTER CENTRES
GLIDEVALE FV100 CONTINUOUS FASCIA VENTILATOR GIVING MINIMUM 15mm FREE AIR GAP WITH FLYSCREEN TO BE FIXED ON TOP OF FASCIA

ALL FLASHING TO BE IN CODE FOUR LEAD SHEET DRESSED TO SUIT SITUATION WITH MINIMUM 150mm UPSTAND TURNED UNDER COVER FLASHING OR SADDLE
UPSTAND FLASHINGS TO BE 150mm HIGH AND TURNED IN UNDER CAVITY TRAY FLASHING WHERE ABUTTING WALLS

9.0 ____ RAINWATER GOODS.
115mm HALF ROUND/SQUARE LINE/OG UPVC GUTTERS TO MATCH AND LINE THROUGH WITH EXISTING FIXED TO FALL TO OUTLETS
64mm UPVC ROUND/SQUARE SECTION DOWNPIPES SECURED AT 1800mm CENTRES AND CONNECTED TO UNDERGROUND DRAINS WITH SEALED COLLAR

9.1 ____ SURFACE WATER DRAINS
100mm OSMA OR SIMILAR UNDERGROUND PLASTIC DRAINS TO FALL AT 1:60 SURROUNDED IN 150mm PEASHINGLE TO CONNECT TO EXISTING MAIN SURFACE WATER DRAIN OR SOAKAWAY

9.2 ____ SOAKAWAYS
EXCAVATE SOAKAWAY TO SIZES SHOWN ON PLANS MIN. 5000mm FROM ANY BUILDING FILL WITH CLEAN BROKEN BRICK AND COVER WITH 1000 GAUGE POLYTHENE SHEET 600mm BELOW GROUND LEVEL MAKE GOOD TO SUIT EXISTING MAKEUP

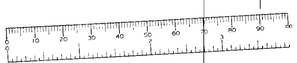
6.1 ____ SOLID GROUND BEARING FLOOR CONSTRUCTION
75 mm SHARP SAND AND CEMENT SCREED WITH CHICKEN WIRE MESH REINFORCEMENT IN THE BOTTOM OF THE SCREED
50mm HIGH DENSITY EXTRUDED POLYSTYRENE UNDER FLOOR BOARD
LAYER BUILDING PAPER
THREE COATS OF 'SYNTHAPRUFE' OR SIMILAR COLD BITUMEN APPLIED DAMP PROOF MEMBRANE DRESSED UP ALL WALLS MIN 150mm
100mm GRADE C20 OVERSITE CONCRETE SLAB
A124 MESH REINFORCEMENT OVER DRAINS WHERE RUNNING UNDER BUILDING MINIMUM 1000mm WIDE
25mm SAND BED
150mm WELL CONSOLIDATED HARDCORE OR STONE REJECT BASE

7.0 ____ SUBSTRUCTURE
EXISTING FOUNDATIONS HAVE BEEN ASSUMED TO BE ADEQUATE FOR THE PROPOSALS HOWEVER TRIAL HOLE EXCAVATIONS ARE TO BE UNDERTAKEN BY THE APPOINTED BUILDER AND THE EXISTING FOUNDATIONS VERIFIED BY THE BUILDING CONTROL DEPARTMENT PRIOR TO COMMENCEMENT OF WORKS
NEW FOUNDATIONS TO BE TAKEN DOWN 300mm BELOW TREE ROOT LEVEL AS DETERMINED ON SITE BY BUILDING CONTROL OFFICER

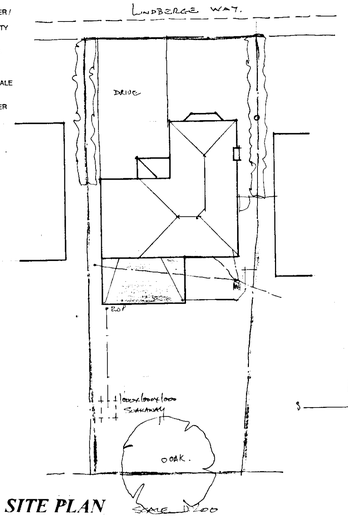
NEW FOUNDATIONS
600mm x 750mm GRADE C20 MASS CONCRETE FOOTINGS 1000mm BELOW GROUND LEVEL ON SUITABLE LOADBEARING SOIL TO LOCAL AUTHORITY APPROVAL

CLASS A LOADBEARING CONCRETE BLOCKWORK IN 3:1 SAND CEMENT MORTAR TO ALL WALLS BELOW GROUND LEVEL
CAVITIES TO BE FILLED TO GROUND LEVEL WITH WEAK MIX CONCRETE FINISHED 150mm BELOW DPC LEVEL
DAMP PROOF COURSE TO BE LAID MIN. 150mm ABOVE ADJACENT GROUND LEVEL

BUILD IN TO WALL THERE DRAINS OR SERVICES PASSED THROUGH
100mm x 65mm PRESTRESSED CONCRETE LINTELS UNDER EACH SKIN WITH MINIMUM 100mm END BEARING
ENCASE PIPES OR SERVICES IN SOFT SAND WHERE PASSING THROUGH



LOCATION PLAN



SITE PLAN

APPROVED

09 AUG 2001 4717

Proposal: *PROPOSED EXTENSIONS* Drawing: *BUILDING REGULATION DETAILS*
Site: **11 LINDBERG WAY, WOODLEY, READING, BERKSHIRE.**
Date: *29 June, 2001* Scale: *1:50 & 1:100* Drawing No. *D 608-01*

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