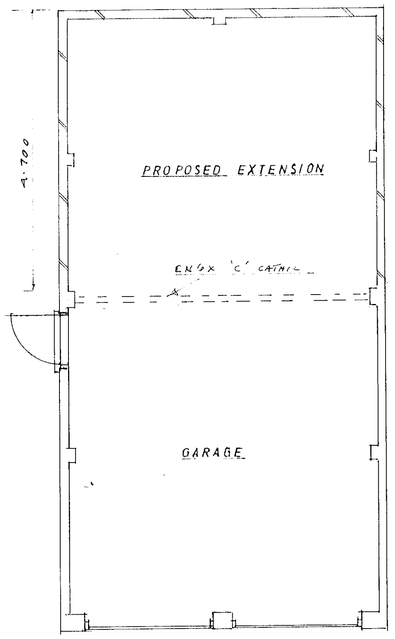
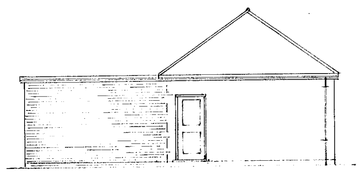
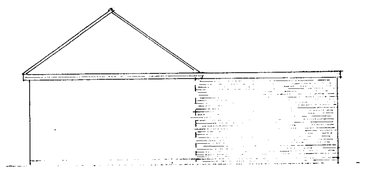


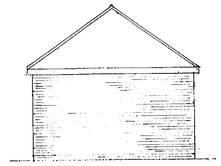
PLAN



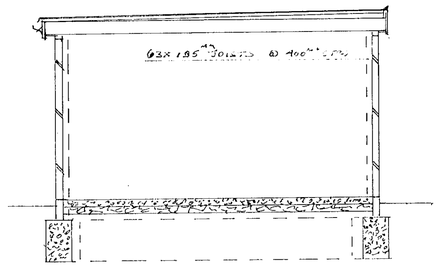
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



SECTION

SPECIFICATION GARAGE

Roofs - Roofs pitch as shown on 50 x 100mm **wall plates bedded at head of walls and secured by galvanised plate anchor straps at 1200mm centres. c) Lateral restraint to external walls** provided by 30 x 5mm Catnic galvanised m.s. straps at max. 1800mm centres fixed at ceiling level and up gable slopes. Straps fixed across min. 3no joists or rafters and supported by solid noggins. 10mm gap at eaves. Fit Wrenn vents.

Flat Roofs - a/ 12mm mineral chippings bedded in bitumen on 3no layers hot bonded to deck using Type 3C glass fibre perforated felt to BS 747. b/ Exposed edges, upstands and kerbs covered with top layer of self-finished mineral surfaced felt b/ on 20mm ex. grade plywood deck (bedded in non-setting mastic to preserve vapour barrier at joints). 6" x 1.85mm softwood joists at 400mm centres (solid noggins to provide support to all board edges) with 50mm wide firrings to give 1:60 fall to gutter. d/ U-value (incl. ceiling) 0.331W/m K.

Structural Timbers - a/ Grade SC3. b/ All structural timbers Tanalised (or similar approved treatment).

Foundations - a) 650mm wide trench fill. b) concrete 1:2:4. c) min. depth 1m below ground level but to suit subsoil conditions (to be proved on site). d) Foundation depths to be such that loads are not transferred to drains (all foundations within 1m of drains are to be taken to invert level). e) Wall between foundation and dpc formed in Thermalite Trenchblocks (or similar) with outer leaf of facing brickwork to cavity walls. f) Cavity filled to within 150mm of dpc with lean mix.

Walls - a) 102mm facing brickwork: WITH PIERS
CN8 catnic lintels 150mm bearing. **All morter 1:3**

(cement:

Ground Floor - a) 60mm cement:sand screed on 150mm 1:2:4 concrete oversite on 1000 gauge polythene dpm (lapped and sealed to wall dpc's) on 25mm sand blinding on 150mm consolidated hardcore or other approved fill. b) Depth of fill not to exceed 600mm. 40mm EPS on polythene.

Rainwater Goods - a) 100mm upvc guttering fixed to manufacturers specification with min. 1:200 fall to outlets. b) 64mm upvc down pipes in positions shown on drawings.

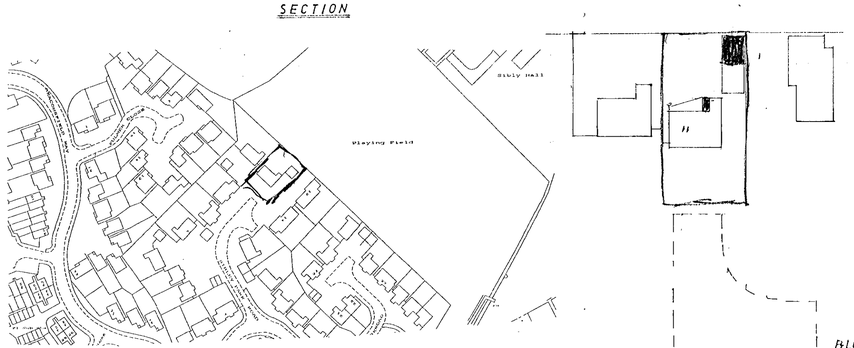
Surface Water Drainage - a) All rainwater down pipes connected to underground drainage system as shown on plan. b) Underground drains formed in 110mm dia upvc pipes with flexible joints. c) Full specification for drain laying and manholes as for foul drains. d) Surface water to discharge into soakways min. 4m from buildings and constructed in accordance with BRE Digest 151.

Damp Proof Courses - a) Pitch polymer dpc's to be used at all openings and cavity closures. b) Horizontal dpc's at the base of walls to be placed min. 150mm above abutting ground surfaces and to be lapped and sealed to all abutting floor damp proof membranes. c) Cavity tray dpc's to be in one piece and to extend 100mm beyond ends of lintels. d) Vertical dpc's at jambs to be one piece lapped behind tray.

Structural Timbers - a/ Grade SC3. b/ All structural timbers Tanalised (or similar approved treatment).

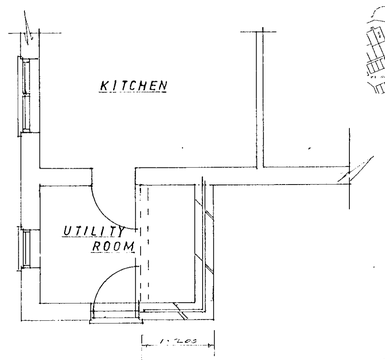
Electrical Installation

The electrical installation is to be to WHBC standards and Institute of Electrical Engineers Regulations for the Electrical Equipment of Buildings (latest edition).

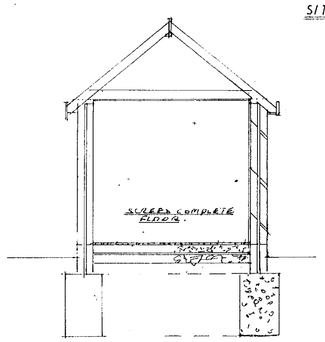


SITE LOCATION PLAN
(1:2500)

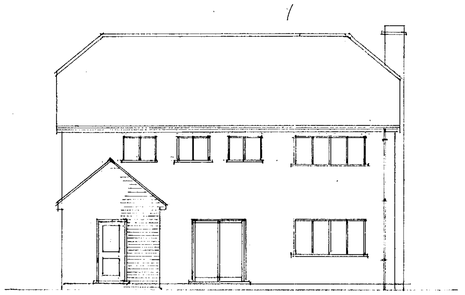
BLOCK PLAN
(1:500)



PLAN



SECTION



REAR ELEVATION

SPECIFICATION UTILITY ROOM

Roofs - Roofs pitch as shown on drawings. TILES **to match exisg. on 38 x 25mm battens on Bitumen based untearable felt on 150 x 50mm rafters at max. 400mm centres 150 x 50mm ceiling joists at 400mm centres. 150mm fibreglass wool between joists.** NOTE :- TILES TO SUIT PITCH/ **50 x 100mm wall plates bedded at head of walls and secured by galvanised plate anchor straps at 1200mm centres. c) Lateral restraint to external walls provided by 30 x 5mm Catnic galvanised m.s. straps at max. 1800mm centres fixed at ceiling level and up gable slopes. Straps fixed across min. 3no joists or rafters and supported by solid noggins. 10mm gap at eaves. Fit Wrenn vents.**

Trimmed opening for roof access to be formed in ceiling 800m x distance between ceiling joists.

Cavity Walls - a) 102mm facing brickwork: 50mm cavity filled with Rockwool insulation batts: 100mm Thermalite inner leaf. b) Galvanised wire wall ties built in at max. 450mm vertical centres. c) All morter 1:3 (cement:sand) render coat and Sirapite setting coat (12mm overall). CN8 catnic lintels 150mm bearing. Thermobate returns on reveals, cills, lintols.

Damp Proof Courses - a) Pitch polymer dpc's to be used at all openings and cavity closures. b) Horizontal dpc's at the base of walls to be placed min. 150mm above abutting ground surfaces and to be lapped and sealed to all abutting floor damp proof membranes. c) Cavity tray dpc's to be in one piece and to extend 100mm beyond ends of lintels. d) Vertical dpc's at jambs to be one piece lapped behind tray.

Structural Timbers - a) grade SC3 b) all structural timbers Tanalised (or similar approved treatment).

Ceilings located immediately below roofs - a) 9.5mm foil backed plasterboard tacked to joists. b) Joists scrimmed. c) 5mm skim plaster finish.

Flashings - a) All abutments of the roof slopes with walls weathered with Code 4 lead flashings. b) Lead dressed 100 mm over tiles. c) Lead soakers fitted one to each tile course on sloping abutments. d) Top edge of flashings recessed into mortar joints min. 150mm above roof level and secured with lead wedges and mortar.

Foundations - a) 450mm wide trench fill. b) concrete 1:2:4. c) min. depth 1m below ground level but to suit subsoil conditions (to be proved on site). d) Foundation depths to be such that loads are not transferred to drains (all foundations within 1m of drains are to be taken to invert level). e) Wall between foundation and dpc formed in Thermalite Trenchblocks (or similar) with outer leaf of facing brickwork to cavity walls. f) Cavity filled to within 150mm of dpc with lean mix.

Ground Floor - a) 60mm cement:sand screed on 150mm 1:2:4 concrete oversite on 1000 gauge polythene dpm (lapped and sealed to wall dpc's) on 25mm sand blinding on 150mm consolidated hardcore or other approved fill. b) Depth of fill not to exceed 600mm. 40mm EPS on polythene.

Rainwater Goods - a) 100mm upvc guttering fixed to manufacturers specification with min. 1:200 fall to outlets. b) 64mm upvc down pipes in positions shown on drawings.

Surface Water Drainage - a) All rainwater down pipes connected to underground drainage system as shown on plan. b) Underground drains formed in 110mm dia upvc pipes with flexible joints. c) Full specification for drain laying and manholes as for foul drains. d) Surface water to discharge into soakways min. 4m from buildings and constructed in accordance with BRE Digest 151.

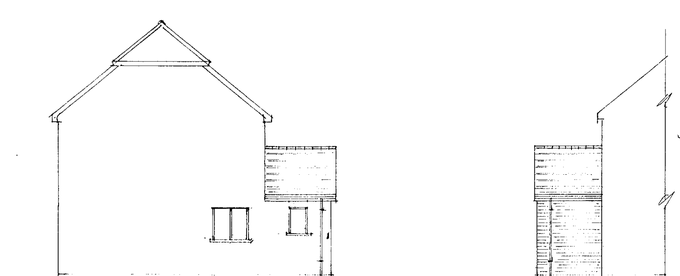
Thermal Insulation to Roof - a) 150mm thick glassfibre wool laid between ceiling joists. b) Insulation not to obstruct eaves vents.

Mechanical Ventilation - Provide mechanical vents to/ TILES (Code 1) giving min. 6 a litres air changes/second, connected to lighting circuit with 15 min overrun and ducted external air. Fans capable of intermittent operation.

Electrical Installation

The electrical installation is to be to WHBC standards and Institute of Electrical Engineers Regulations for the Electrical Equipment of Buildings (latest edition).

NOTE SAFETY GLASS TO BS 6206

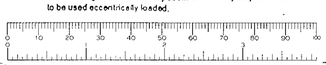


SIDE ELEVATION

25 FEB 2000 C699

Notes

All dimensions are to be checked on site and not scaled from this drawing.
The contractor to visit site prior to commencement of works to check drains, drawing and all dimensions.
All dimensions are in millimetres unless otherwise indicated.
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.
Work to be executed to all current British Standards and Codes of Practices.
All new external finishes to match the existing building in colour and texture.
Final selection of joinery components to be agreed with the client.
All new lintels to have minimum 150mm end bearing at both ends.
All new windows/doors to be a minimum 1/10th of the room floor area with 1/20th openable.
Any drains under building to be encased in 150mm concrete and where passing through walls, to be bridged with reinforced concrete lintels.
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.
All new sanitary fittings to have 75mm deep seal traps with cleaning access provided at bends/joints in waste pipes.
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.
Where stud partitions run parallel to floor joists, the joists are to be doubled up to provide support.
Surface water to discharge into new soakaways which are a minimum 4600mm from building and to be 1000 x 1000 x 1000mm in dimension and to be filled with clean hardcore and covered with a 75mm layer of concrete.
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 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.
Wall ties to be provided to each block course adjacent to reveals in cavity walls.
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.



PLAN No.	REVISIONS	PROPOSED EXTENSION TO GARAGE & UTILITY ROOM AT 11 SIBLEY PARK ROAD EARLEY	DATE	SCALES
PR 2 Y			7·2·00	PLANS 1:50 SECTIONS 1:50 ELEVATIONS 1:100

APPROVED

99/26/00