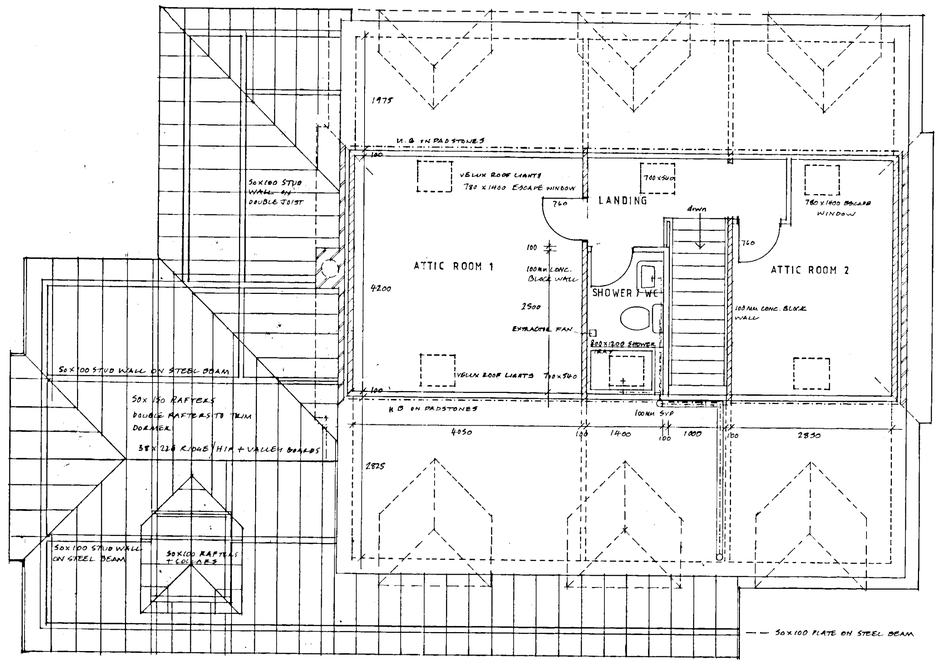
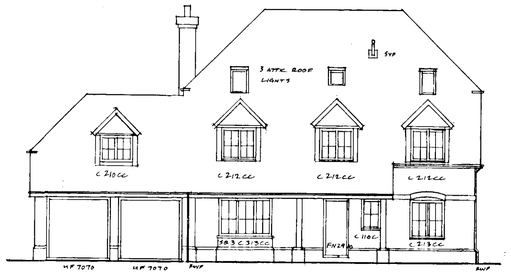


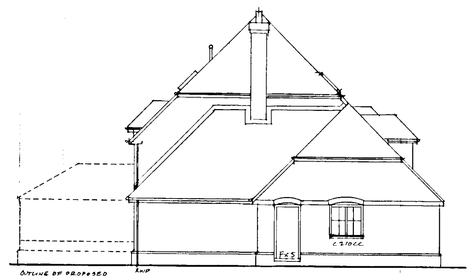
GARAGE ROOF PLAN

ATTIC FLOOR PLAN

MAIN ROOF PLAN

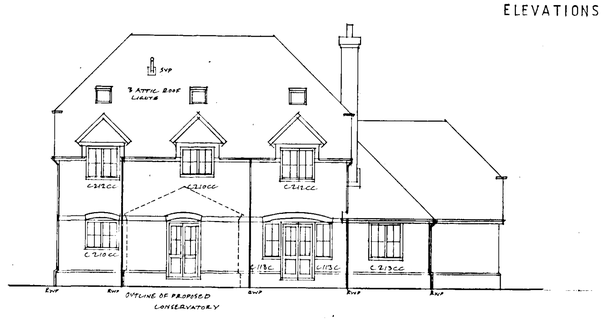


FRONT

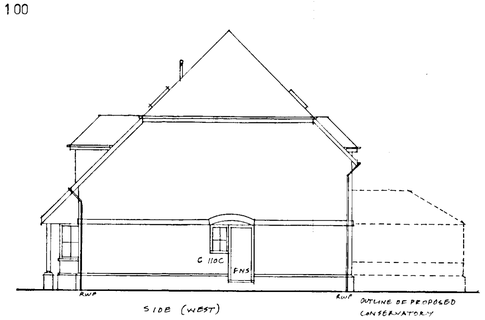


SIDE (EAST)

ELEVATIONS 1·100



REAR



SIDE (WEST)

Above Ground Drainage

Sanitaryware to be drained as follows:–
WC via integral trap to 110mm dia soil pipe, max run 6.0m
Sinks via 75mm deep seal trap to 38mm dia waste pipe, max run 3.0m
Baths via 75mm deep seal trap to 38mm waste pipe, max run 3.0m
Showers via 75mm deep seal trap to 38mm waste pipe, max run 3.0m
Basins via 75mm deep seal trap to 32mm dia waste pipe, max 1.7m
All runs runs over these dimensions to be vented with anti-syphon valves.
SVP's to terminate with tile vents or air admittance valves as indicated

Bathroom & Kitchen Ventilation

Mechanical Extraction to be provided as follows:–
Kitchen 30 litres/second via cooker hood
Bathrooms/Ensuites 15 litres/second
Cloaks 6 litres/second with min 15min overrun
Utility room 30 litres/second
Fans to be wall mounted at high level extracting to integrated airbrick or proprietary terminal
All the above to be have min 4000mm² background ventilation

Below Ground Drainage

Surface water and Foul water drains to be 100mm Hepworth Supasleve with flexible connection joints, bedded and surrounded in material to manufacturers requirements. Backfilled with selected horsfall. Foul water drains to be laid to min 1:60 fall, Surface water drains to be laid to min 1:80 fall. Preformed inspection chambers to be used where invert level less than 900mm otherwise Precast concrete manholes to be constructed with 150mm mass concrete base and precast tops. Steel frame and covers to be provided, grade to suit location.

Below Ground Walls

Cavity construction of dense concrete blockwork in 1:0.25:3 mortar mix. Ties as described elsewhere with lean mix concrete cavity fill to 225mm below DPC level. Precast concrete lintels to bridge over all drain and service runs.

DPC and Lintels

DPC to be pitch polymer to BS743 with 150mm lapped joints. DPC to be min 150mm above finished ground level. Cavity trays over lintels, meter boxes, air bricks etc. DPC to be continuous with DPM. DPC to close all cavities (Thermabate insulated cavity closer or similar) All lintels to be IG Ltd as specified on window schedule.

Fire Protection

Steelwork other than steelwork supporting the roof to be encased in 2 layers of 12.5mm plasterboard & skim to achieve 0.5hr fire protection. Smoke detectors to be located at first floor landing and ground floor hall in accordance with BS5446 Pt. 1. Smoke detectors to be mains operated self contained and linked together.

Rain Water Drainage

Roof areas to drain into 100mm dia half round PVC gutters at eaves which drain into 75mm dia PVC rain water pipes discharging into below ground drains as described elsewhere

Restraint and Ventilation

Galvanised MS straps at 1200mm cts to tie down wall plates. Galvanised MS straps at 1200mm cts to tie floor joists to external walls where they run parallel to span of joists Galvanised MS straps at 1200mm cts to tie roof trusses to gable walls. Eaves ventilation and insulation restraining trays to be provided to give an equivalent of 10mm continuous perimeter and maintain 50mm clear air gap where on sloping ceilings

Roof Construction

Plain tiles laid at 45° pitch on 38x25mm sw treated tiling battens on one layer type 1F roofing felt to B.S. 747 on 150x50mm sw SC3 grade rafters at max 450mm cts. wind bracing (not shown) to B.S. 5268 Pt3 1985. Ceiling joists over bay windows to be 150x50mm sw sc3 grade at max 400mm cts. 200mm fibreglass insulation quilt laid between ceiling joists. 12.5mm plasterboard and skim soffit to underside of ceiling joists. 100mm Rigid polyurethane insulation fixed between rafters where sloping ceilings, maintaining 50mm airgap for cross ventilation. Wallplates to be 100x75mm sw treated tied down as described elsewhere. Code 4 lead apron and abutment flushings and bonnet tiles to be used on hips.

Services

Gas fired balanced flue boiler. Radiator heating system with therostat control HW cylinder with thermastat, lagged all round. Open fireplace to be constructed with a non-combustible hearth, brick chimney to be lined with clay flue liners to BS 1181:1971. Chimney to terminate 600mm above ridge or 2300mm above pitch line of roof. All electrical installations to current IEE regulations. CPD CW lagged tank in roof space on 25mm WBP plywood deck on sw bearers spread over 4/5 roof trusses all to TPA regulations. Provide combustion air to fireplace equivalent to 10,000mm² via air brick as indicated.

Stairs

To be constructed from softwood 900mm wide with handrails as shown on plan min 900mm above pitch line of stair. Stair to have 13# risers of 200mm each with 250mm goings to give total rise of 2600mm. Min 2000mm headroom to be maintained at all times above pitch line of stair. Balustrades to be positioned so no opening will allow the passage of a 100mm dia sphere between

Timber Treatment

All roof and carcasing timbers are to be treated to BS 4072.

Roof Trusses

The design and layouts shown are general arrangements only and subject to specialist manufacturers design and drawings to comply with B.S. 5268 pt3 including bracing not shown on this drawing.

Windows

Windows to be standard softwood items from Roulton and Paul Ltd to give 1/20th floor area ventilation. Background ventilation of 8000mm² per habitable room to be provided via trickle vents incorporated within the frame. Glazed areas between finished floor and 800mm above are to be safety glass in accordance with BS6206 Safety glass to 1500mm above finished floor to doors

05.FEB.2002* 5682

job

ST BRELADES
LONGWATER LANE
FINCHAMPSTEAD
BERKS

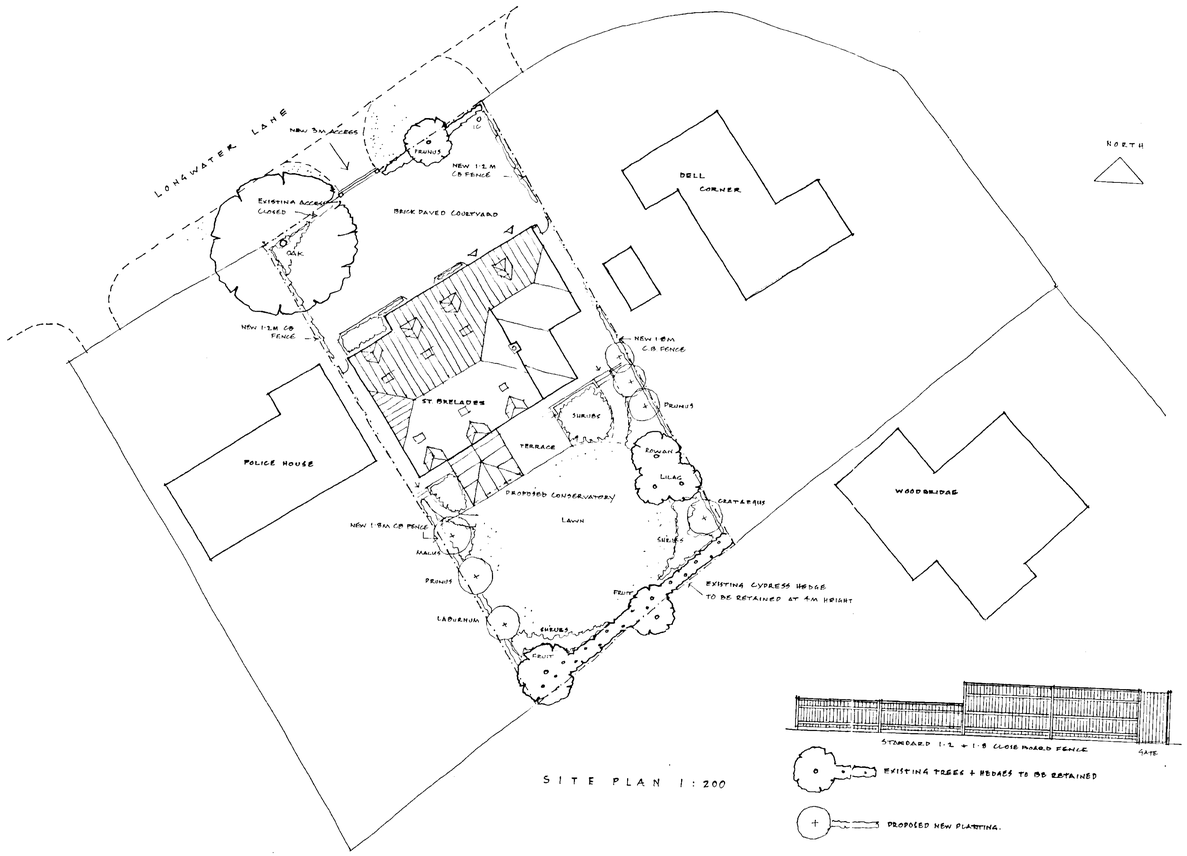
title

ROOF AND ATTIC DETAILS

APPROVED

scale	drwg no
1·50	LL 04
	10 1 02

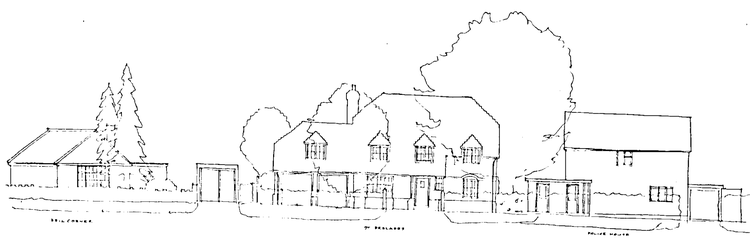
REC
ROBERT EVANS CONSTRUCTION
Little Orchard The Village
Finchampstead Berkshire RG40 4JN
Tel/Fax: 01189 734772



SITE PLAN 1:200



LOCATION PLAN 1:1250



SKETCH VIEW 1:200



08.FEB.2002- 5082

REVISIONS
A PENCING DETAILS 13/11/01
B CONSERVATORY 12/1/02

Address

ST BRELADES
LONGWATER LANE
FINCHAMPSTEAD
BERKSHIRE

Project

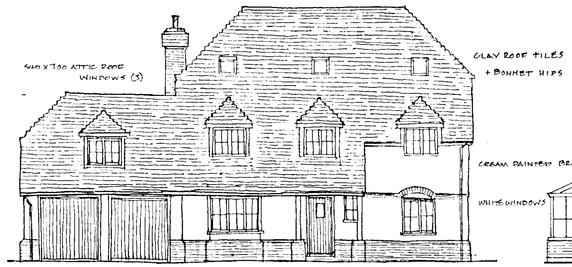
CONSERVATORY TO APPROVED
NEW DWELLING
Ref. F/2001/5257

Scale

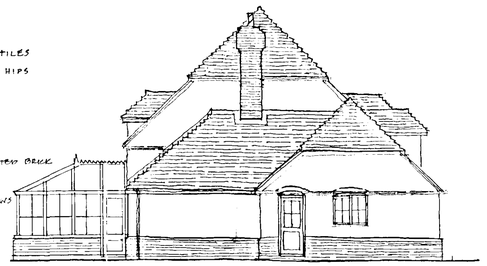
SITE PLAN 1: 200

APPROVED
CD 5/4/02

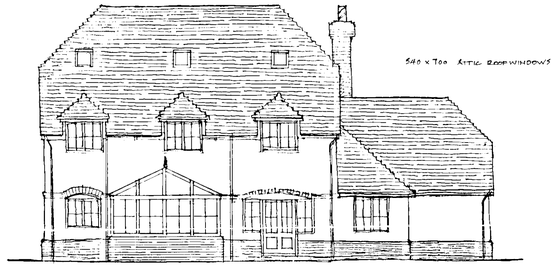
REC
ROBERT EVANS CONSTRUCTION
Little Orchard The Village
Finchampstead Berkshire RG40 4JN
tel: 01189 734772



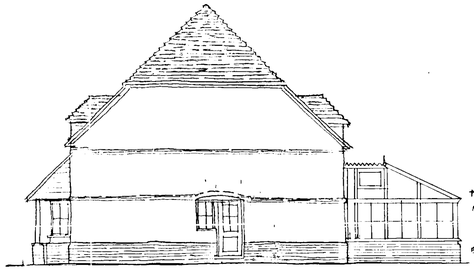
FRONT ELEVATION



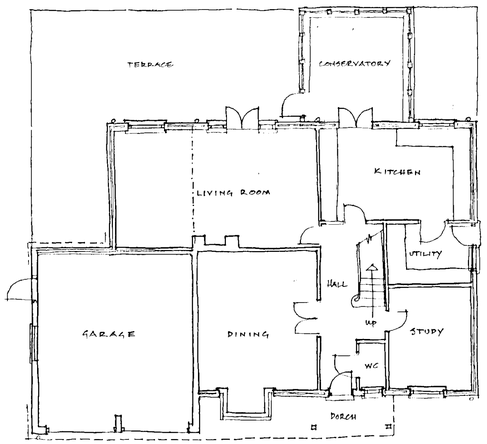
SIDE ELEVATION (EAST)



REAR ELEVATION

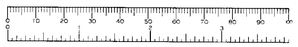


SIDE ELEVATION (WEST)



GROUND FLOOR ELEVATION

FIRST FLOOR ELEVATION



06.FP.2002- 5682

A. CONSERVATORY DETAILS ADDED JAN. 02.
ATTIC ROOF LIGHTS

Address

ST BRELADES
LONGWATER LANE
FINCHAMPSTEAD
BERKSHIRE

Project

CONSERVATORY TO APPROVED
NEW DWELLING
Ref. F/2001/5257

Scale
1-100

Dwg. No. 1.1. 01

APPROVED

ROBERT EVANS CONSTRUCTION
Little Orchard The Village
Finchampstead Berkshire RG40 4JN
tel: 01189 734772

D 25/4/02