~~DO NOT SCALE DRAWING~~
(ALL DIMENSIONS TO BE CHECKED ON SITE)



FRONT ELEVATION

SIDE ELEVATION

BRICKS AND BRICKWORK DETAILS TO MATCH EXISTING.

NOTES

FOUNDATIONS: 600mm WIDE x 230mm DEEP CONCRETE STRIP TO CAVITY WALLS AND 450mm WIDE x 230mm DEEP CONCRETE STRIP TO INTERNAL WALLS. DEPTHS AND SIZE TO SUIT SITE AND SOIL CONDITIONS.

WALLS: 260mm WIDE CAVITY WALLS USING 110mm FACING BRICKS, 50mm CAVITY AND 100mm 'CELCON' BLOCKWORK. CAVITIES TO BE INSULATED WITH 50mm THICK ROCKWOOL. CAVITIES TO BE FILLED TO WITHIN 230mm OF D.P.C. WITH LEAN MIX.
STAINLESS STEEL WALL TIES TO BE USED AT 900mm CENTRES HORIZONTALLY, 450mm VERTICALLY AND 300mm VERTICALLY ALONG SIDE OPENINGS. (IN ACCORDANCE WITH BS. 1243 AS AMENDED 1978.) WALLS BELOW D.P.C. TO BE BRICKS OR DENSE CONCRETE BLOCKS TO BS 2028 WITH A STRENGTH NOT LESS THAN 7·0 N/mm². EXPANSION JOINTS TO BE PROVIDED WHERE MAXIMUM RUN OF BLOCKWORK EXCEEDS 6000mm.

INTERNAL STUDDED WALLS: TO BE 12mm PLASTERBOARD ON 75mm x 50mm S/W STUDS AT 600mm CENTRES.

SOLID FLOORS: FLOOR FINISH ON 50mm THICK SAND AND CEMENT SCREED, ON 3 LAYERS OF SYNTHAPRUFE ON 100mm CONCRETE ON 2 LAYERS OF 1200 GAUGE POLYTHENE D.P.C. ON 50mm POLYSTYRENE INSULATION ON 150mm THICK HARDCORE OR REJECTS CONSOLIDATED AND BLINDED OVER WITH SAND.
FLOORS TO BE A DESIGNED REINFORCED CONCRETE SLAB IF GROUND CONDITIONS NECESSITATE.

GARAGE FLOOR: TO BE A MINIMUM OF 100mm FLOAT FINISHED CONCRETE ON 2 LAYERS OF 1000 GAUGE POLYTHENE DPM ON 150mm THICK HARDCORE OR REJECTS CONSOLIDATED AND BLINDED OVER WITH SAND. CONCRETE TO BE THICKENED TO 200mm IN DOOR OPENINGS.

LINTELS: BY CATNIC COMPONENTS LTD. TO BE SELECTED AS INDICATED AND FIXED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS WITH MINIMUM OF 150mm END BEARINGS.

WINDOWS AND DOOR OPENINGS: TO HAVE D.P.C. TRAY AND VERTICAL D.P.C. AT REVEALS. D.P.C. TO BE BITUMEN FELT OR OTHER APPROVED MATERIAL. WINDOWS (DOUBLE GLAZED) BY BOULTON AND PAUL LTD. OR OTHER APPROVED MANUFACTURER. 'THERMABATE' TO BE FITTED AROUND DOOR AND WINDOW OPENINGS TO PREVENT COLD BRIDGING.
ANY GLAZED PANELS SITUATED WITHIN 300mm OF A DOOR OPENING AND 1500mm ABOVE FLOOR LEVEL, ALSO ELSEWHERE WITHIN 800mm OF FLOOR LEVEL TO BE SAFETY GLASS, AND SUITABLY MARKED IN ACCORDANCE WITH BS 6206 SO THAT IT CAN BE CLEARLY IDENTIFIABLE.

HABITABLE ROOMS TO HAVE A MINIMUM OF 8000mm² VENTILATION USING HIT & MISS VENTILATION IN WINDOW FRAMES

BATHROOM AND UTILITY TO HAVE MECHANICAL VENTILATION NOT LESS THAN 30 LITRES/SEC.
KITCHEN TO HAVE MECHANICAL VENTILATION NOT LESS THAN 60 LITRES/SEC. OR 30 LITRES/SEC. IF VIA A COOKER HOOD.

CEILINGS: TO BE 12mm THICK FOIL BACKED PLASTERBOARD WITH ARTEX FINISH AND WALLS TO HAVE 12mm TWO COAT PLASTER.

* AUTOMATIC FIRE DETECTION AND ALARM SYSTEM TO BE INSTALLED IN ACCORDANCE WITH BS. 5839:PART 1 TO AT LEAST L3 STANDARD OR A SUITABLE NUMBER OF MAINS OPERATED SELF CONTAINED SMOKE ALARMS TO BE PROVIDED IN ACCORDANCE WITH BS 5446:PART 1.

* INTEGRAL GARAGE: CEILING TO HAVE 2 LAYERS OF 12mm PLASTERBOARD LAID BROKEN BOND.

* FIRST FLOOR: TO HAVE 19mm THICK T & G CHIPBOARD. 38mm x 50mm HERRINGBONE STRUTTING IN CENTRE OF SPANS EXCEEDING 3000mm. WHERE FLOOR JOISTS RUN PARALLEL TO WALLS, STRAP ACROSS MINIMUM OF 3 JOISTS WITH 6mm x 30mm SECTION GALVANISED MILD STEEL STRAPS AT MAXIMUM OF 2000mm CENTRES. DOUBLE JOISTS TO BE PROVIDED UNDER BATH SUPPORTS.

PITCHED ROOF: FABRICATED TIMBER TRUSSES DESIGNED BY SPECIALIST MANUFACTURER TO CP 112 PART 3. CONCRETE ROOF TILES ON FELT AND BATTONS.
ALL ROOF TIMBERS TO BE TANALISED. INSULATE ROOF SPACE WITH A MINIMUM OF 200mm THICK FIBREGLASS QUILT. VENTILATE ROOF SPACE USING "GLIDEVALE" ROOF AND SOFFIT VENTILATORS.
STRAP RAFTERS TO WALLS AT GABLE ENDS USING 6mm x 30mm SECTION GALVANISHED STEEL STRAPS ACROSS A MINIMUM OF 3 RAFTERS AT A MAXIMUM OF 2000mm CENTRES.

FLAT ROOF: TO BE IN ACCORDANCE WITH C.P. 144 AS AMENDED 1978 PART 3. TO HAVE 3 LAYER FIBREGLASS BASED ROOFING FELT TO BS. 747 WITH 12mm CHIPPINGS LAID SHOULDER TO SHOULDER, BITUMEN BEDDED, ON 22mm BS. 5669 GRADED TYPE III CHIPBOARD ON FIRRINGS LAID TO FALL 50mm IN 3000mm ON G.S. STRESS GRADE TIMBER JOISTS, STRAP JOISTS AT A MAXIMUM OF 2000mm CENTRES WITH 6mm x 30mm MILD STEEL STRAPS IN ACCORDANCE WITH SCHEDULE 7.
INSULATE ROOF SPACE WITH 200mm THICK FIBREGLASS QUILT. 150mm FELT UPSTAND AND FLASHING AT WALL JUNCTION. ALL ROOF TIMBERS TO BE TANALISED. ~~VENTILATE ROOF SPACE BY LEAVING FACIA BOARD 25mm FROM WALL AND REMOVING A HALF BRICK AT 400mm CENTRES.~~

* STAIRS: TIMBER, 13 RISERS OF APPROXIMATELY 197mm, 230mm GOING. HEAD CLEARANCE TO BE 2000mm MEASURED VERTICALLY FROM PITCH LINE.
HANDRAIL TO BE A MINIMUM OF 900-1000mm HIGH ABOVE PITCH LINE. BALLUSTRADE TO BE A MINIMUM OF 900mm HIGH. MAXIMUM GAPS BETWEEN BANNISTER AND BALUSTRADE RAILS TO BE 100mm. TAPERED TREADS TO HAVE A MINIMUM OF 50mm GOING.

ALL STRUCTURAL TIMBER TO BE STRENGTH CLASS 3, BS. 5678 PART 2 1984 AND TANALISED.

* CHIMNEY: FOR CLASS 1 APPLIANCE TO HAVE A MINIMUM 225mm SQUARE REBATED LINING TO BS. 1181:1989. PERMANENT COMBUSTION AIR TO BE DUCTED FROM OUTSIDE TO HEARTH, AMOUNTING TO A MINIMUM OF 50% OF THE CROSS SECTIONAL AREA OF THE THROAT OPENING. CHIMNEY TO BE BUILT IN ACCORDANCE WITH PART 'J' OF THE BUILDING REGULATIONS. HEARTH TO BE MINIMUM OF 125mm THICK.

FOUL DRAINAGE: 100mm FLEXIBLE JOINTED VITRIFIED CLAY PIPES LAID TO FALL 1:40, TO BE BEDDED AND SURROUNDED IN 150mm OF PEA SHINGLE AND IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. WHERE DRAINS PASS THROUGH FOOTINGS, BRIDGE WITH CONCRETE LINTELS. WASTES TO BE PVC WITH SIZES AS SHOWN WITH 75mm DEEP SEAL TRAPS AND IN ACCORDANCE WITH BS. 5572 1978.

SURFACE WATER TO SOAKAWAYS MINIMUM OF 5000mm FROM BUILDINGS VIA 100mm H/R PVC GUTTER, 65mm DIA. PVC DOWN PIPE AND 100mm VITRIFIED CLAY FLEXIBLE JOINTED PIPES.
SOAKAWAYS TO BE 1200mm DIA. x 1000 DP CLEAN BRICK FILLED, 75mm CONCRETE ON 1200 GAUGE POLYTHENE SHEET AND 230mm SOIL ON TOP.

STEELWORK TO BE PAINTED WITH 2 COATS OF PROTECTIVE PAINT AND ENCASED IN TWO LAYERS OF 12mm PLASTERBOARD, STAGGERED BOND.

READ DRAWINGS IN CONJUNCTION WITH ENGINEERS CALCULATION AND DETAIL SHEETS.

* NOT APPLICABLE

LEGEND

- GAS METER
- ELECTRIC METER
- WALL BRACKET LIGHT
- ONE WAY SWITCH
- TWO WAY SWITCH
- PULL CORD SWITCH
- SWITCHED SOCKET OUTLET 150mm ABOVE WORKTOP.
- TWIN SWITCHED SOCKET OUTLET 150mm ABOVE WORK TOP
- GAS POINT
- TV AERIAL OUTLET
- RADIATOR POSITION
- CEILING PENDANT LIGHT
- CEILING BATTON HOLDER LIGHT
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- SWITCHED SOCKET OUTLET AT SKIRTING LEVEL
- TWIN SWITCHED SOCKET OUTLET AT SKIRTING LEVEL
- COOKER CONTROL PANEL WITH INTEGRAL S.S.O.
- COOKER SPUR
- LIGHT WITH SHAVER SOCKET OUTLET
- TELEPHONE POINT
- SMOKE DETECTOR AND ALARM

REFUSED

FRIMLEY DESIGNS & Surveys
CAMBERLEY 65578

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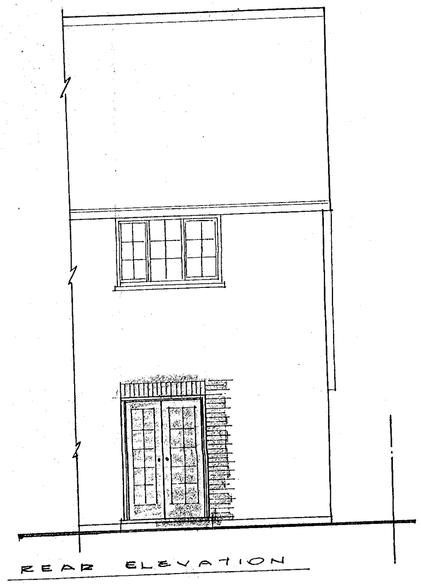
NOTE: IT IS THE OWNERS' RESPONSIBILITY TO NOTIFY THE ADJACENT NEIGHBOURS WITH REFERENCE TO "THE PARTY WALL ETC. ACT 1996". ALSO IT IS THE OWNERS RESPONSIBILITY FOR ANY COSTS OCCURED.

PROPOSED GARAGE AND PORCH WITH ASSOCIATED INTERNAL ALTERATIONS AT ST. HILDA NINE MILE RIDE, CROWTHORNE BERKS FOR MR & MRS C. DEWE

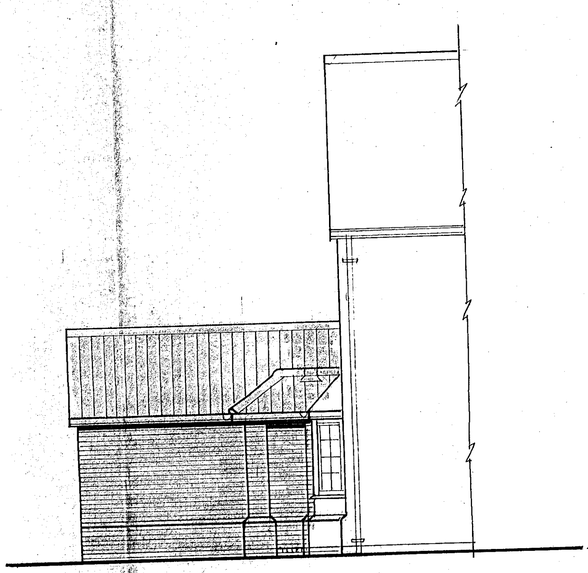
SCALES 1:50 | DATE JAN 2001 | ISSUE 3 | DRG. No. 2102/1

AMI SUPPLIES 1014

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REAR ELEVATION



SIDE ELEVATION

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FRIMLEY DESIGNS & Surveys
CAMBERLEY 65578

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PROPOSED GARAGE AND PORCH WITH ASSOCIATED INTERNAL ALTERATIONS AT 'ST. HILDA' NINE MILE RIDGE, CROWTHORNE, BERKS FOR MR & MRS C. DOWE

SCALES 1:50 DATE JAN 2001 ISSUE 1 DRG. No. 2102/2

AMI SUPPLIES 1014