DRG. REMAINS COPYRIGHT OF THE ARCHITECT.
DIMENSIONAL DISCREPANCIES TO BE REFERRED TO THE ARCHITECT
DO NOT SCALE

DATE REVISION

Nov 00, rev A, wardrobes revised to bed 1

12/12/00 Rev B: General revision following client's comments of 29 November 2000. Ground Floor–Living Room and Kitchen handed, First Floor–corner between Bathroom and Airing Cupboard splayed, all layouts updated

CONSTRUCTION NOTES (1)

DO NOT SCALE FROM THIS DRAWING. All work to be in accordance with the latest British Standards, Codes of Practice & CE Standards.
To be read in conjunction with CONSTRUCTION NOTES (2)

EXTERNAL WALLS 280mm cavity wall comprising 105mm Facing brickwork, 75mm cavity, filled with 'Rockwool' cavity batts in accordance with manufacturer's specification, and 100mm thick 7 N/mm2 blockwork inner skin.
Thros Supablock 7 insulation block – 0.17W/mK. Cavity to be closed at eaves level with blockwork, Polythene or Potent preformed DP trays to be provided with min 600mm and laps over all roof abutments with external wall, either horizontal or stepped to follow above the line of the flashing. Lintols to be fitted with stop ends & weepholes to be inserted in brickwork between them at maximum 450mm c/c. Horizontal DPC to be 0.55mm thick black polythene to BS 743 laid 150mm above ground. 'Thermabate' or similar approved insulated cavity closer at reveals & under windows. 200mm Stainless Steel Butterfly wall ties to be provided at 900mm c/c horizontally, 450mm c/c vert., and staggered, with extra at 225mm c/c at reveals adjacent to cavity closer. Mortar mix 1:1:6 (cement/lime/sand) finished with double struck V-joint pointing. Walls to be finished internally with wet plaster consisting of 11mm thick Thistle Hardwall basecoat finished with 2mm thick Thistle multi finish plaster.
R.C. Lintols over all service entries below ground. Brickwork below ground to be 20.5 N/mm2 Class 3 or Class A blockwork in 1:3 cement mortar.
Pretreated feature timbers as detailed on elevations to be site–coated with 'Sollignum'.
REFER TO SEPARATE DETAILS FOR VERTICAL TILE HANGING WHERE NOTED OF FLOOR PLANS AND DETAILED ON ELEVATIONS

INTERNAL WALLS 7N/mm2 solid concrete blockwork (Class A below DPC) 140 & 100mm to ground floor load–bearing partitions. 100mm aerated (as approved) blockwork (max 75kg/m3) to non–loadbearing blockwork partitions unless otherwise indicated.
Walls to be finished internally with wet plaster consisting of 11mm thick Thistle Hardwall basecoat finished with 2mm thick Thistle multi finish plaster.
Where noted on floor plans, construct non–loadbearing stud partitions out of 75 x 50 softwood stud at maximum 450 centres with noggins for bracing. Line both sides 12.5mm plasterboard and skim finish taked backed plasterboards adjacent to bathrooms. Studs separating bathrooms from habitable rooms to be filled with glass fibre quilt. Where trim span exceeds 1m a soft joint is to be placed at the top of all first floor partitions to avoid load transfer from roof trusses.

STAIRCASE Hardwood staircase 995mm O/A. strings.14 equal risers totalling 2765mm (197.5mm) & 13 equal goings of 225mm. Minimum obstacle headroom to be 2metres. Handrails to be fixed 900mm above pitch line. Balusters max. 99mm apart. Pitch 41.28 degrees. Min. going of tapered treads (where applicable) to be 50mm. Goings of tapered treads measured at centre point of test straight nosing.
Total stair rise to be checked on site prior to manufacture of staircase

WINDOWS 'Howarth' hi–Specification softwood windows.
All glazing to BS6262 Windows to be drained with hermetically sealed double glazed units to BS3713. Laminator' safety glazing to to BS6206 to be provided where required as indicated in critical locations. Frames to be fitted with potent controlaire ventilator to allow secure, draught free background ventilation of min 6000mm2 to each habitable room and 4000mm2 to kitchen. Utility Room, Bathroom or WC. Windows (where provided) to open to give 1/20th room floor area rapid ventilation.
ESCAPE WINDOWS:
ALL HABITABLE FIRST FLOOR ROOM WINDOWS TO BE PROVIDED WITH A WINDOW THAT HAS AN UNOBSTRUCTED OPENABLE AREA OF AT LEAST 0.33m2 AND AT LEAST 450mm HIGH & 450mm WIDE

GENERAL All bathrooms to be fitted with electric ceiling fan with insulated ducting in roof space to tile vent & wired to light switch with 15 minute timed overrun at 15 litres/second extraction. Cloakrooms without windows are to be wired with electric fan capable of 15 litres/second extraction, wired to light switch with 15 minute timed overrun. All utility rooms are to be wired with electric fan capable of 30 litres/second extraction. Where no window in present, fan wired to light switch with 15 minute timed overrun. Internal door to such rooms to be fitted leaving a 10mm gap underneath to provide air inlet. Kitchen cooker hood capable of 30 litres/sec extraction to be provided and ducted to outside. Where the location is not directly adjacent to an external wall, hood to be ducted through a slimline duct above wall units and behind cornice or within void behind plasterboard to ceiling.

LOUNGE FIRE Provide open fire and surround to client's specification. Chimney constructed as external cavity wall with sealed and rebated clay flue liners (sockets uppermost) to BS 65 1981. Flue in chimney shall make an angle of not less than 60 degrees to the horizontal. Fireplace to have bottom grate capable of burning smokeless fuel only.

REFER TO SPECIFICATION DOCUMENT RELATIVE TO SITE / HOUSE TYPE FOR DETAILS REGARDING FIXTURES & FITTINGS, FINISHES ETC., AND TO THE LATEST MATERIALS SCHEDULE FOR CORRESPONDING QUANTITIES

CONSTRUCTION NOTES (2)

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To be read in conjunction with CONSTRUCTION NOTES (1)

FOUNDATIONS generally to be C20P (C30P when specified) concrete strip size and depth to suit site conditions, but not less than 600mm wide to all cavity walls & 215mm & 150mm block walls, 450mm wide under all loadbearing internal and garage walls. Depth minimum 1050mm. Refer to engineer's soil report, details & calculations for each plot/site.

GROUND FLOOR
Where specified use an approved suspended beam and block floor system, reinforced with coarse blocks as necessary to provide structural top at 100mm below datum, topped with 65mm sand & cement screed, reinforced with galvanised chicken wire, and 35mm extruded (Jablite) polystyrene (as before described) to house, or 50mm min. fine concrete screed laid to fall to front & reinforced with A98 mesh to garage, all installed in accordance with manufacturers details, drawings and specification. Provide insulating skirt at blocks as required to vent sub–floor space. All beam bearings on DPC (see standard detail).
Vapour control layer to be provided between insulation and screed as recommended by insulation manufacturer.

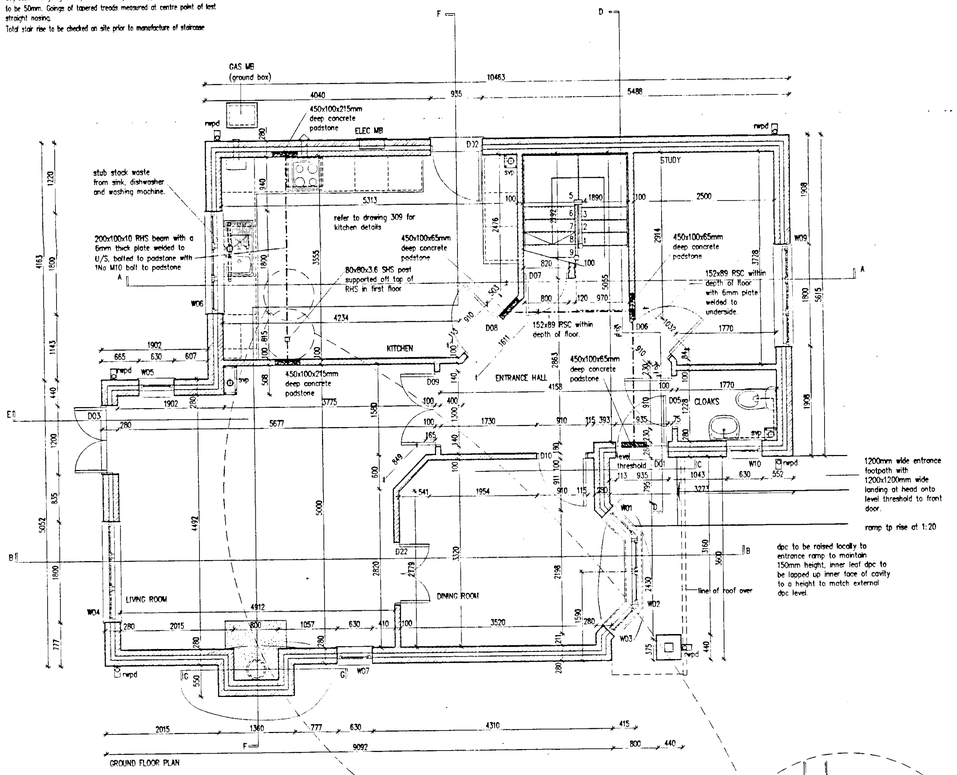
FIRST FLOOR Approved Precast concrete beam and block floor system, nominal thickness 150mm (or 215mm) as specified, topped with 65mm nominal thickness sand & cement screed reinforced with galvanised chicken wire. 47 x 50mm battens fixed to underside at 400mm max. centres with galvanised hangers fixed in accordance with manufacturers instructions and guidance. 12.7mm taper–edged plasterboard fixed to battens with 2mm 'Thistle multi' finish plaster coat. Floor ducting to be used in the screed depth to varying widths dependant on pipework being accommodated. Pipe runs to be designed to minimise the requirement of such ducts and to arrange routing to avoid crossovers/clashes. See also Plumbing and Heating.

DRAINAGE 38mm dia. waste from sink, bath, shower and bidet, 32mm dia. from basin. All fittings to have 75mm deep seal traps & nodding access (irremovable traps where run exceeds 1.7m). 100mm dia. uPVC SVP, soared–in with min 75mm dia vent at head of run, to terminate through a potent roof ventilator tile (Redland 'Thrivent' or similar) min 900mm above any opening window. Other stacks to be fitted with a potent relief valve min.1000mm above highest connection. Soil stacks passing through habitable rooms to be insulated (see detail).
Waste pipework in uPVC to BS 4514. Installations to BS 5572. External drains generally to be flexible jointed 100 dia. with imported granular bed and surround to a minimum thickness of 100mm or as shown on site specific engineering drawings. Refer to Engineers layout and specification for detailed depand of foul & surface water. Where drains pass through walls, lintols shall be provided with minimum 50mm all round clearance (or other suitable provision to allow for movement). Inspection chambers to be 450mm square or circular and should not exceed 1.0m in depth to invert. Blankvie sizes to suit depth of invert, refer to engineers drawings. Grade of cover to suit location and proposed use, generally Grade C or, Grade B if accessible by motor vehicles. Soakaways to be located min. 4.5m from all buildings. 112mm half round guttering laid to 1:600 fall with 68mm circular downpipes

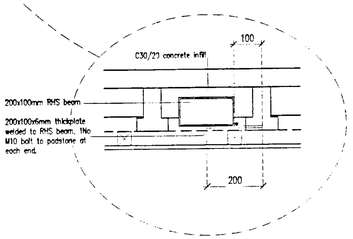
HEATING Gas–fired, wall–mounted balanced flanned flue boiler, sized on design with external flue guard fitted if below 2.0m above ground. Mains pressure well system with radiators all as shown on heating and water services drawings with detailed design & specification.

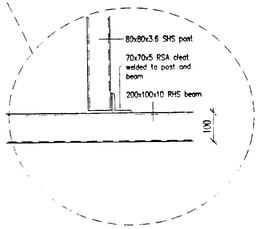
Sanitaverre by Messrs Ideal Standard or Saltiki to be generally used
Pipework to be concealed within vanity units, bowings or associated Bathroom furniture. Shower trays to specification. Shower doors to be by "Daryl" (see detailed trade specification)

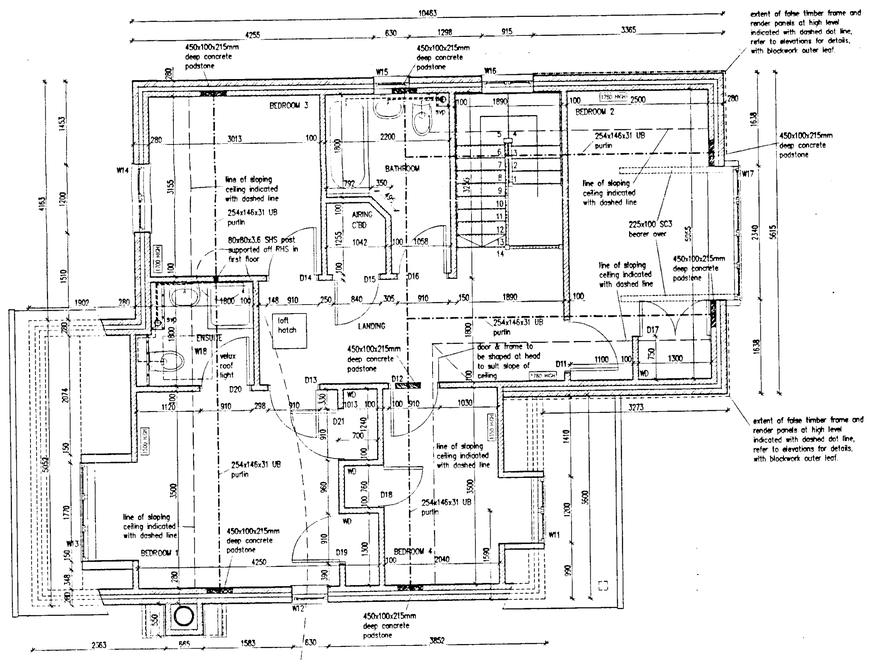
ROOF Plain clay roof tiles, (as specification) on softwood battens on antisarrable roofing felt, or prefabricated trusses at 600mm c/c by specialist. 100x50mm wallplates. All roof timbers to be "protim" treated ONLY when in required locality. Continuous ventilation to be provided at eaves equivalent to a 10mm continuous gap on pitched roofs, and 25mm on flat roofs and in skirting ceilings.
Provide a continuous slit gap equal to 5mm at ridge when skirting ceilings in accordance with NHBC requirements, when the roof pitch is 35° or greater or when the span exceeds 10m, it is recommended to provide high level ventilation equal to a continuous 5mm opening in addition to eaves ventilation.
Roof to be insulated with 100mm mineral wool quilt insulation laid between the ceiling joists, and additionally a further 100mm laid across and perpendicular to the ceiling joist (total thickness 200mm).
Approved proprietary insulated and draughtstripped loft access hatch to be installed in location indicated on drawing. 12.7mm plasterboard ceiling finished with 2mm thick Thistle multi finish plaster to give a flat finish. Plasterboard to be 'Y' jointed and fixed completely back to ceiling joists.
Provide 30 x 5mm M.S. anchor straps, Catnic HL1400/T50 or similar at 2m max c/c to tie truss to gable walls at the rafter and ceiling joist level.
Roof to be braced in accordance with BS 5268 Pt 3, and in accordance with details and specification provided by Specialist Roof designer. See ITPA Technical Handbook for principles of cold water storage tank support if required.
REFER TO SEPARATE DETAILS FOR DORMER CONSTUCTION WHERE APPLICABLE ON FLOOR PLANS & ELEVATIONS
REFER TO SPECIFICATION DOCUMENT RELATIVE TO SITE / HOUSE TYPE FOR DETAILS REGARDING FIXTURES & FITTINGS, FINISHES ETC., AND TO THE LATEST MATERIALS SCHEDULE FOR CORRESPONDING QUANTITIES

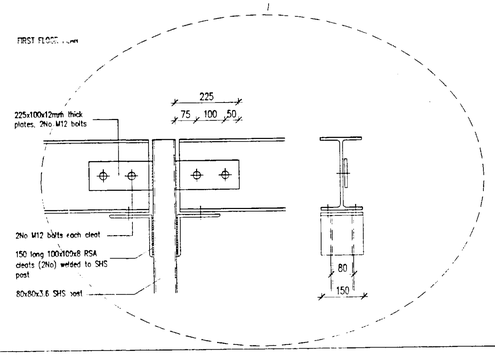


refer to structural engineers details and calculations for steelwork, padstones and foundations.









TOTAL NET. INTERNAL FLOOR AREA = 1715ft²

PLANNING	
BUILDING REGS	
13 MAR 2001	
PROJECT NO.	DRG. NO.
	TITLE

13/MAR/2001 3558

COMPTON LACEY
architecture planning landscape

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CLIENT
MILLGATE HOMES
–

JOB TITLE
Proposed residential development
Oxford Road
Wokingham
APPROVED

DRG TITLE
Plot 3
Ground & first floor plans
–

DATE	SCALE	DRN. BY	CHK. BY
Sept 00	1:50	–	
JOB No. 105/ARCH/2481	DWG No. 300	REV. B	

2481arch/plot3 working drawing