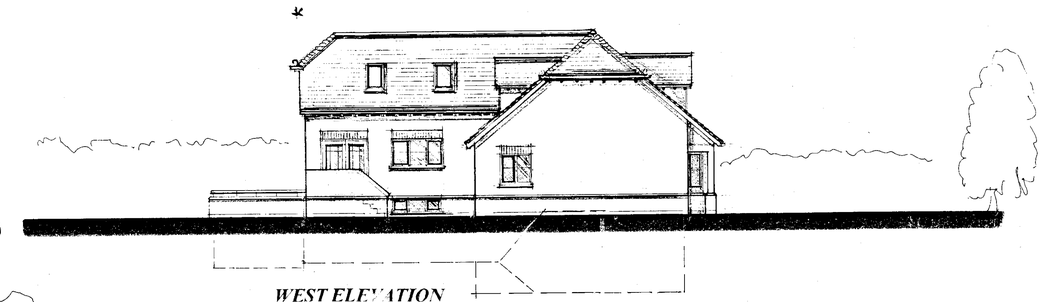


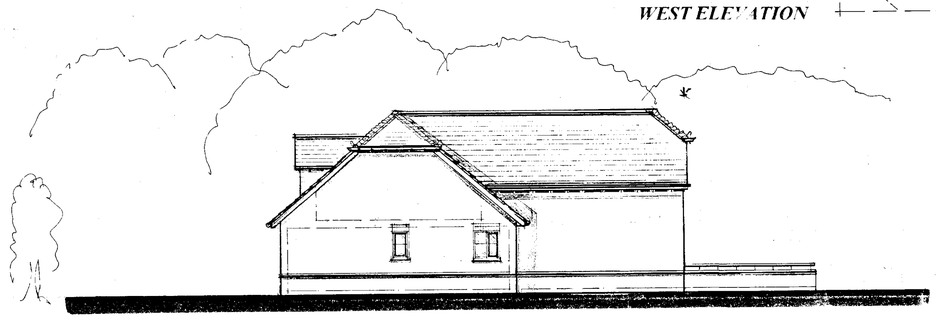
SOUTH ELEVATION



WEST ELEVATION

4.0 _____ GLAZING
ALL NEW WINDOWS TO BE DOUBLE GLAZED WITH PILKINGTON LOW "E" 24mm SEALED DOUBLE GLAZED UNITS (16mm VACUUM GAP)

ALL GLASS AND GLAZING TO BE TO BRITISH STANDARD 6206. GLAZING BELOW 1100mm 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.
19mm ANY SIZE PAIN.
OR LAMINATED GLASS OR RELEVANT THICKNESS TO SIZE DETAILED IN BS 6206



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

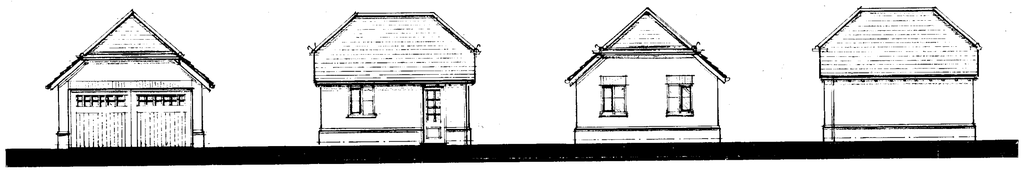
10.2 _____ KITCHEN VENTILATION
MECHANICAL EXTRACTING COOKER HOOD PROVIDING EXTRACTION AT A RATE OF 30 LITRES PER SECOND OPERATED BY INDEPENDENT SWITCHING
OR
AIREDALE OR SIMILAR EXTRACT FAN CAPABLE OF EXTRACTING AT A RATE OF NOT LESS THAN 60 LITRES PER SECOND WITH INDEPENDENT SWITCHING

BACKGROUND VENTILATION TO BE PROVIDED BY CONTROLLABLE TRICKLE VENTILATOR IN HEAD SECTION OF WINDOW OF NOT LESS THAN 4000 sq mm

10.3 _____ BATHROOM VENTILATION
AIREDALE OR SIMILAR MECHANICAL EXTRACT VENTILATION CAPABLE OF EXTRACTING AT A RATE OF NOT LESS THAN 15 LITRES PER SECOND WITH INDEPENDENT SWITCHING

10.4 _____ UTILITY ROOM VENTILATION
AIREDALE OR SIMILAR MECHANICAL EXTRACT VENTILATION CAPABLE OF EXTRACTING AT A RATE OF NOT LESS THAN 15 LITRES PER SECOND WITH INDEPENDENT SWITCHING

10.5 _____ CLOAKROOM OR TOILET VENTILATION. AIREDALE OR SIMILAR MECHANICAL EXTRACT VENTILATION CAPABLE OF EXTRACTING AT A RATE OF NOT LESS THAN 3 AIR CHANGES PER HOUR AND CONTROLLED BY LIGHT SWITCH WITH INDEPENDENT SWITCHING



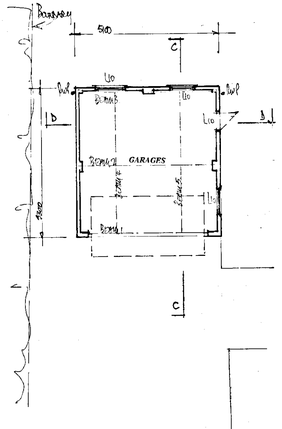
SOUTH ELEVATION EAST ELEVATION NORTH ELEVATION WEST ELEVATION

7.0 _____ SUBSTRUCTURE
NEW FOUNDATIONS TO BE TAKEN DOWN 300mm BELOW TREE ROOT LEVEL AS AGRRED ON SITE WITH BUILDING CONTROL OFFICER

500mm x 750mm GRADE C20 MASS CONCRETE FOOTINGS 1000mm BELOW GROUND LEVEL ON SUITABLE LOADBEARING SOIL TO LOCAL AUTHORITY APPROVAL

CLASS A LOADBEARING CONCRITE BLOCKWORK IN 3:1 SAND CEMENT MORTAR TO ALL WALLS BELOW GROUND LEVEL
DAMP PROOF COURSE TO BE LAID MIN. 150mm ABOVE ADJACENT GROUND LEVEL

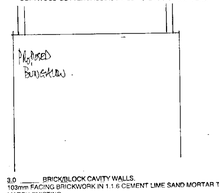
BUILD IN TO WALL THERE DRAINS OR SERVICES PASSED THROUGH 100mm x 65mm PRESTRESSED CONCRETE LINTELS UNDER EACH SKIN WITH MINIMUM 100mm END BEARING
ENCASE PIPES OR SERVICES IN SOFT SAND WHERE PASSING THROUGH



1.0 _____ PITCHED ROOF CONSTRUCTION
PLAIN ROOF TILES TO MATCH ADJACENT HOUSE 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.

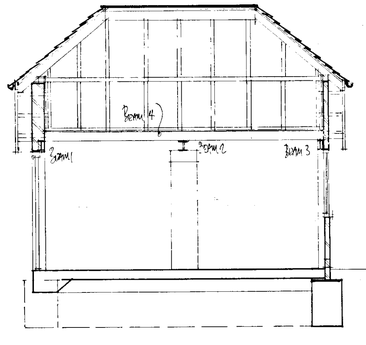
100mm x 47mm RAFTERS AT 400mm cts.
LS - 75 kN/m2 LOADING
PITCH - 30 - 45 deg MAXIMUM SPAN 2450mm
97mm x 47mm CEILING JOISTS AT 400mm cts.
LDS - 50kN/m2 LOADING MAXIMUM SPAN 1840mm
STRUCTURAL STUDWORK WITH VERTICAL MEMBERS DIRECTLY UNDER RAFTERS
2No 50 mm x 225mm SC4 TIMBER BEAMS (4& 5) WITH 100 x 50mm 100mm x 50mm WALLPLATES SECURED AT 2000mm CENTRES OR 2 TIMES PER STRAIGHT RUN WITH 30mm x 5mm x 1500mm LONG GALVANISED MILD STEEL STRAPS 3 TIMES SCREW FIXED TO WALL

SOFTWOOD GUTTER FASCIAS FIXED TO ENDS OF RAFTERS

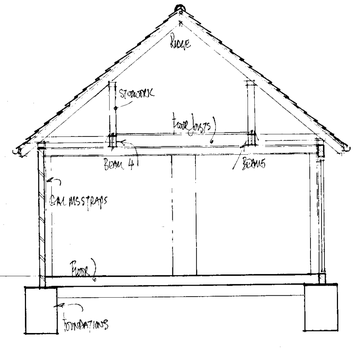


3.0 _____ BRICK/BLOCK CAVITY WALLS.
100mm FACING BRICKWORK IN 1:1:6 CEMENT LIME SAND MORTAR TO MATCH EXISTING
440mm x 100mm BRICK WORK PIERS AT MAXIMUM 3.000m cts TO STABALISE EXTERIOR WALLS
INSTALL GALVANISED MILD STEEL LINTELS OVER OPENINGS AS REFERENCE NUMBERS ON PLANS WITH MINIMUM 150mm END BEARING
AND CAVITY DPC OVER. RETURN CILLS IN BRICK/BLOCKWORK OVER CAVITY AND INCORPORATING DPC
LINTELS AS MANUFACTURED BY: "I.Q." LINTELS LIMITED. AVONDALE ROAD, CWMBRAN, GWENT NP44 1XY

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



SECTION CC



SECTION DD

6.5 _____ GARAGE FLOOR CONSTRUCTION.
300mm GRADE C20 CONCRETE OVERSITE SLAB WITH 450mm x 300mm DEEP FRONT EDGE BEAM FOR WIDTH OF GARAGE DOOR
A142 MESH REINFORCEMENT OVER DRAIN RUNS 1000mm WIDE
25mm SAND BED
150mm WELL CONSOLIDATED HARDCORE OR STONE REJECT BASE

General specification of finishes
Red /Orange plain clay tiled roof
Red facing brick external walls Double cant brick plinths
Dark stained oak posts to entrance porch.
White painted windows and general woodwork

Proposal
PROPOSED NEW DWELLING.
Site
LAND ADJACENT TO ORCHARD COTTAGE, THE VILLAGE, FINCHAMSTEAD, BERKSHIRE.

Date **September 00** *Scale* **1:100** *Drawing No* **D 490-02** E

COLIN DAWSON & ASSOCIATES
Architectural Design & Building Surveying.
MALVERN HOUSE
3 MALVERN WAY
WOKING
READING, BERKSHIRE RG10 9PY
Tel: (0118) 9343322 Fax: (0118) 9343322

PLANNING SERVICES
24 SEP 2002