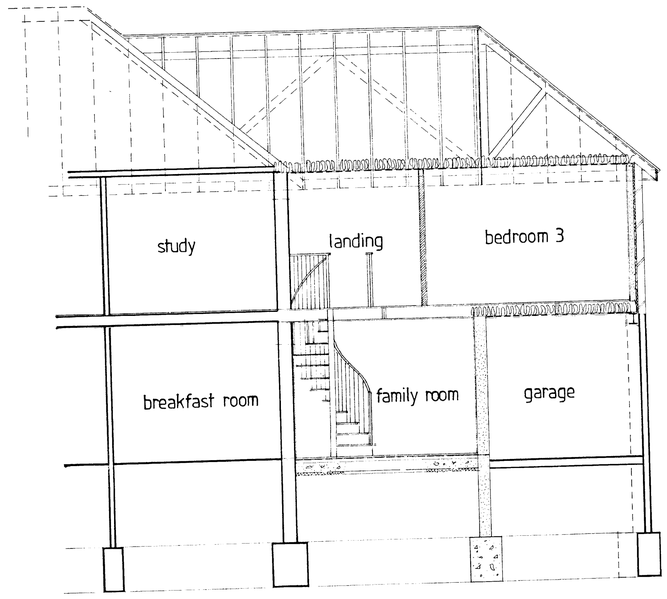


section a-a

roof: Matching tiled roll interlocking tiles 38 x 50 battens Underslate felt. Roof trusses with pitch to match existing. (Contractor to check pitch before ordering) Trusses to be manufactured to comply with BS 5268: Part 3: 1985 and placed at centres as design schedule. 50x100 wall plates. Mild steel anchor restraint straps between plates and walls at 1200 centres. Provide all diagonal and horizontal bracing in accordance with design. Provide 19m boards at existing roof slopes together with fibreglass valley sections. Provide dry cut infill as specified by design schedule 200 thickness of fibreglass quilt insulation between roof trusses. 12.5 tail backed vapour check plasterboard with matching ceiling finishes. Insulation material to be kept clear of ventilation gables of fascia / soffits. Fascia and soffit to match existing with matching guttering and rainwater downpipes. Provide matching 25 wide continuous ventilation gutters to allow free flow of air through roof space. Any vents / supply pipes / flashings etc. situated in roof space to be lagged against frost damage. All roof timbers to be fungicidal treated.

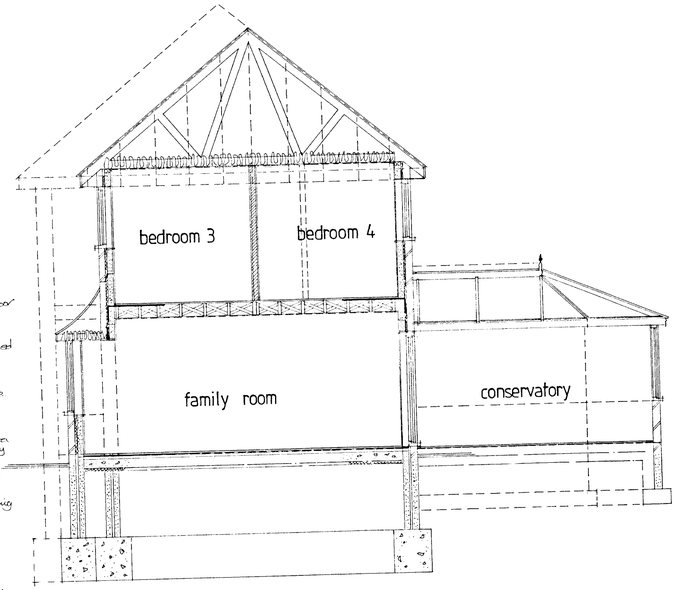
walls: Matching 115 face brickwork with matching treatment to returns and window frames etc.. 50 cavity with 50 Floorglass 'J' cavity insulation batts. Stainless steel wire wall ties at 450 x 900 staggered centres. Install dpc at 150 above ground level and at all cavity closures. All cavity connections between existing and new walls to be kept continuous. 100 internal skin of thermal blocks (Thermalite, etc). Internal finishes to match existing. 200 thick Thermalite Turbo-block wall between groove and Family Room. This wall to be fire stopped at garage ceiling level to provide 1/2 hour fire resistance. Partitions at first floor level to be constructed using 50x100 studding at 400 centres with horizontal and diagonal bracing. 12.5 tail backed vapour check plasterboard with matching dry lined finish. Provide 100 fibreglass quilt insulation between studs. Provide matching double glazed windows and doors. Catnic Lintel C450/100 lintels over all structural openings with 150 cavity trays over. Catnic CH7 lintel over opening between garage / family room. Lintels to have not less than 150 end bearings and are to be encased to give 1/2 hour fire resistance. Concrete block cavity walls below ground level with weak mix concrete fill to cavity to level 225 below dpc level.

first floor: 19 tad hoarding or 22 chip-board flooring to comply with BS 5268 Type 2/3. 50x170 C16 grade joists at 400 centres (400 centres Junior shower room) Max span of joists 3.6m. Provide all necessary trimming to spiral stair opening. Provide mild steel herringbone strutting at 1200 centres between parallel joists and external walls. Provide double joists below partition at 450 centres with 10 bolts, timber connectors and square plate washers under non-load bearing internal partitions. 12.5 tail backed vapour check plasterboard to ceilings with matching finishes. Area of first floor directly above garage over is to be provided with 200 thickness of fibreglass quilt insulation with ceiling double layer of plasterboard with broken joints. Provide central line of herringbone strutting between joists.

ground floor: Floor finish to Client specification. 150 cement / sharp sand screed (1:3). 3 coat Bituthene or damp-proof membrane tucked with horizontal wall dpc. 150 concrete subfloor on 150 consolidated hardcore. Sand blinding to hardcore with 50 thick Jablite floor insulation board. Should site conditions dictate a fully suspended reinforced concrete floor slab to be used. Concrete 175 thick with B503 fabric mesh reinforcing to be position slab with 40 bottom cover of concrete.

foundations: Existing garage foundations required to receive extra loadings have been inspected by Wokingham District Council Building Control and found to be satisfactory. New foundations to be taken down to firm sub soil strata at level of existing with not less than 1000 depth into clay type sub soils. All load bearing or block constructed walls to be provided with suitable foundations.

drainage: Existing foul water inspection chamber situated within new conservatory to be provided with double seal screw down cover. Sealed rooflight. Provide new 100 dia waste down to foul at 1:40 in bed and surround of shingle with new connection to existing inspection chamber. Provide long radius bend at foot of new SVP. Provide new reinforced concrete lintels over drains passing through walls. Provide new mix concrete bedding beneath lintels to stop ingress of water. New 63 dia rainwater downpipes to discharge to new soakaway not less than 4.5m from buildings.



section b-b

bay window: New bay window to be constructed to match existing. New flat canopy to match exactly with that of existing open bay. Provide stepped damp-proof cavity tray to wall above bay roof area. Provide suitable support with 50x100 C16 grade ceiling joists at 400 centres. 200 fibreglass quilt insulation to roof space.

spiral stairs: New spiral stairway to be used as secondary means of access to first floor. Main staircase to remain unaltered and used as means of escape from first floor level. New stairs to be 800 wide between string lines constructed on central pole. Specialist Manufacturer details to be provided.

heating: Existing heating system to be extended into new extension. Boiler to be checked to show suitability for extended capacity.

glazing: All windows / doors to be double glazed. Glass to doors and windows attached to doors and to any window area situated less than 800mm above finished floor level is to be toughened as toughened glass to comply with BS6206: 1981 Clause 5.3. All such glass to be suitably marked.

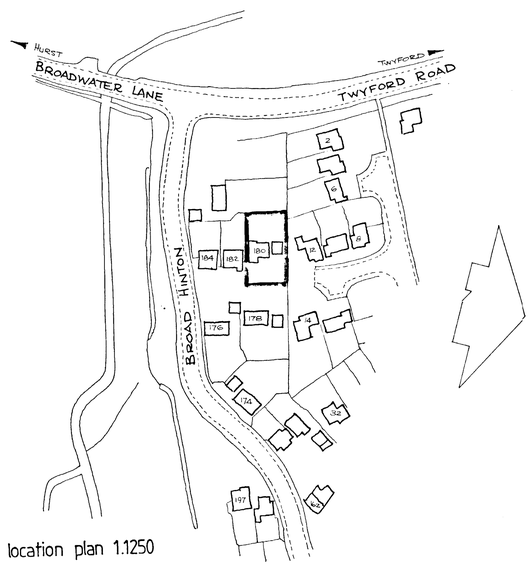
fire safety: Existing smoke alarm system to be extended to include new smoke alarm on new extended landing area.

ventilation: Habitable Rooms: Provide opening window giving 1/20th of floor area in ventilation opening together with 8000mm² background ventilation via Window Head trickle vents. Kitchen and Utility Room: Ventilation of these areas not altered. Shower Room: Provide opening window (no min size) with Trickle vent of 4000mm² and mechanical extract to external air of 15 litre / second.

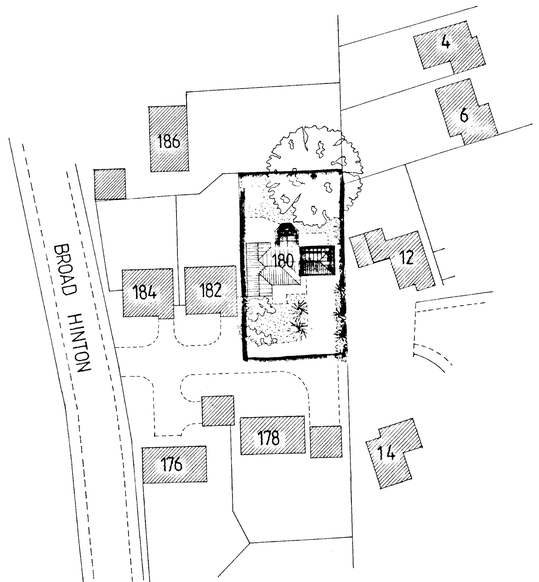
plumbing: New 100 dia single stack SVP plumbing system to be provided for waste water. Proposal: New 100 dia connection for WC. 38 dia waste discharge for shower. 32 dia waste discharge for hand basin. All appliances to be fitted with 75 deep seal traps. SVP to project into new roof space and be fitted with air admittance valve. (Note: Valve only permitted if existing system has vented open end).

steel beams: All steel beams to be provided in accordance with Structural Engineer Calculations. Beams to be encased to give full 1/2 hour fire resistance. Provide 12.5 thick plasterboard on timber cradles with wire bonding at 100 pitch. Finish ceiling with 10mm skim coat of Carpenus plaster. Any variations to design to be notified to Structural Engineer.

conservatory: New conservatory being less than 30m² floor area is totally exempted from Building Regulations. Contractor erecting conservatory should make provisions for suitable thermal details and structural elements to satisfy Client.



location plan 1.1250



site plan 1.500

Notes:

No.	Date	Revisions
A		

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APPROVED

15.AUG.2001 • 4654

Client
Mr and Mrs R Hall

Job Title
Proposed Alterations and Additions to form First Floor Extension and Conservatory
180 Broad Hinton
Twyford Berkshire RG10 0XH

Drawing Title
Sections
Site Plans

Scale 1.50 1.500 1.1250

Date August 2001 | Drawn by

Org. No. 01-Hall-002 | Rev.

594 x 841mm A1

SD 4/4/02