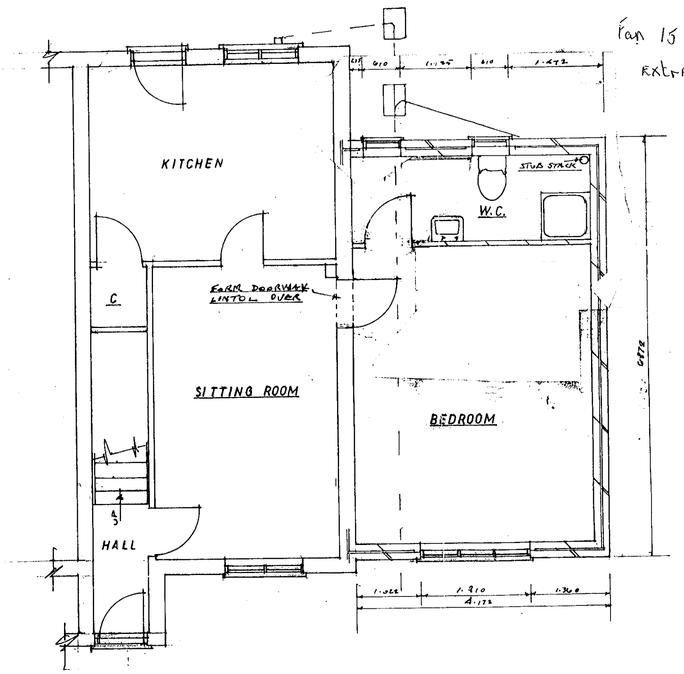
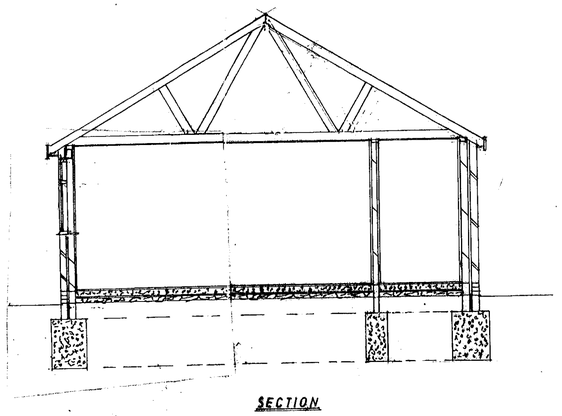
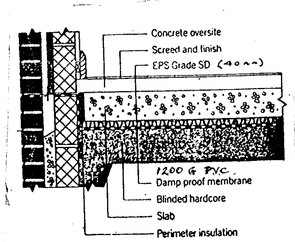


PLAN



SECTION



EPS Flooring below concrete oversite

SPECIFICATION

Roofs - Roofs pitch as shown on drawings. Roof finish to be concrete interlocking tiles unless otherwise stated to BS 473 and 550: 1971 (1980) on 25mm x 38mm treated tile battens on untearable felt to BS 747, 1977 on pre-fabricated trussed rafters at 600mm max. c/cs and to BS 5250 Pt 3: 1985. Calculations to substantiate pre-manufactured trusses will be made available to the Local Authority once an order has been placed with the nominated manufacturer of the roof truss components.

Trussed rafters to be secured to gable walls with galv MS straps in accordance with BS 5250 Part 1 & Part 2 and building Regulations Schedule 1 PtA (Approved Document A1/2 Pt.C) where shown on the drawings. Provide solid blocking between trusses where strapped

Trimmed opening for roof access to be formed in ceiling 800m distance between ceiling joists.

Cavity Walls - a) 102mm facing brickwork; 50mm cavity filled with Rockwool insulation batts; 100mm Thermalite inner leaf. b) Galvanised wire wall ties built in at max. 450mm vertical centres. c) All mortar 1:3 (cement:sand) render coat and Sikapite setting coat (12mm overall). CN8 catric lintels 150mm bearing. Thermabate returns on reveals, cills, lintols.

Damp Proof Courses - a) Pitch polymer dpc's to be used at all openings and cavity closures. b) Horizontal dpc's at the base of walls to be placed min. 150mm above abutting ground surfaces and to be lapped and sealed to all abutting floor damp proof membranes. c) Cavity tray dpc's to be in one piece and to extend 100mm beyond ends of lintels. d) Vertical dpc's at jambs to be one piece lapped behind trey

Structural Timbers - a) grade SC3 b) all structural timbers Tanalised (or similar approved treatment).

1/2 hour fire resistance to beams achieved by 2 coats of "Nullifire N60" basecoat and 1 coat of "Nullifire Top Sealer", to be sprayed directly on to all exposed beam surfaces - strictly in accordance with manufacturers instructions.

Foundations - a) 450mm wide trench fill. b) concrete 1:2:4. c) min. depth 1m below ground level but to suit subsoil conditions (to be proved on site). d) Foundation depths to be such that loads are not transferred to drains (all foundations within 1m of drains are to be taken to invert level). e) Wall between foundation and dpc formed in Thermalite Trenchblocks (or similar) with outer leaf of facing brickwork to cavity walls. f) Cavity filled to within 150mm of dpc with lean mix.

Ground Floor - a) 60mm cement:sand screed on 150mm 1:2:4 concrete oversite on 1000 gauge polythene dpm (lapped and sealed to wall dpc's) on 25mm sand blinding on 150mm consolidated hard-core or other approved fill. b) Depth of fill not to exceed 600mm. 40mm EPS on polythene.

Foul Drainage (Below Ground) - a) All drains formed in 110mm dia upvc pipework laid to min. 1:60 fall bedded in peashingle. b) All joints to be flexible. c) Drains under buildings encased in 150mm concrete and bridged through walls with rc lintels. d) Drains within 400mm of ground level to be protected by 150mm thick concrete slab. e) Manholes formed in 102mm engineering brickwork (215mm where invert depth exceeds 600mm) on 150mm thick concrete slab with 1:1 (sand:cement) benching. f) Manhole covers to be double seal, screw down type where located within a building.

Foul Drainage (Above Ground) - a) All pipework in upvc with patent join/seals. b) svp's to terminate min. 1m above highest window opening with durable cage. c) Stub stack to terminate above level of highest window opening with double cage. d) Waste pipe sizes -
- svp, stub stack and wc branches - 110mm dia
- basins (less than 1700mm run) - 32mm dia 38mm
- kitchen sink (& basins/bidet with run exceeding 1700mm) - 40mm dia

All sanitaryware to have min. 75mm deep seal traps.

Rainwater Goods - a) 100mm upvc guttering fixed to manufacturers specification with min. 1:200 fall to outlets. b) 64mm upvc down pipes in positions shown on drawings.

Gas Fired Boiler, Hearth and Flue - a/ Boiler to comply with BS 5258 Part 1 1975 so that a hearth is not required. b/ Balanced flue terminal not to be sited within 300mm of any wall opening which is wholly or partly above the terminal. c/ Terminal fitted with protective guard.

Surface Water Drainage - a) All rainwater down pipes connected to underground drainage system as shown on plan. b) Underground drains formed in 110mm dia upvc pipes with flexible joints. c) Full specification for drain laying and manholes as for foul drains. d) Surface water to discharge into soakways min. 4m from buildings and constructed in accordance with BRE Digest 151.

Thermal Insulation to Roof - a) 150mm thick glassfibre wool laid between ceiling joists. b) Insulation not to obstruct eaves vents.

Ceilings located immediately below roofs - a) 9.5mm foil backed plasterboard tacked to joists. b) Joists scrimmed. c) 5mm skim plaster finish.

Flashings - a) All abutments of the roof slopes with walls weathered with Code 4 lead flashings. b) Lead dressed 100 mm over tiles. c) Lead soakers fitted one to each tile course on sloping abutments. d) Top edge of flashings recessed into mortar joints min. 150mm above roof level and secured with lead wedges and mortar.

Mechanical Ventilation - Provide mechanical vents to kitchen, giving min. 4 c changes/second, connected to lighting circuit with 10 min overrun and ducted external air. Fans capable of intermittent operation.

Opening Window Lights/Ventilation - a/ All room s to have opening lights at least 1/20 of floor area. b) Some part of the opening to be at least 1.75mm above floor level. Fit trickle vents.

Electrical Installation

The electrical installation is to be to WHBC standards and Institute of Electrical Engineers Regulations for the Electrical Equipment of Buildings (latest edition).

Ventilating roof voids

Pitched roof spaces should have ventilation openings at eaves level to promote cross-ventilation. These openings should have an area on opposite sides at least equal to continuous ventilation running the full length of the eaves and 10mm wide

Notes

1. All dimensions are to be checked on site and not scaled from this drawing.
2. The contractor to visit site prior to commencement of works to check drains, drawing and all dimensions.
3. All dimensions are in millimetres unless otherwise indicated.
4. All work to be carried out to the satisfaction of the Local Authority and to the regulations of the local Gas, Water and Electricity Boards.
5. Work to be executed to all current British Standards and Codes of Practices.
6. All new external finishes to match the existing building in colour and texture.
7. Final selection of joinery components to be agreed with the client.
8. All new lintels to have minimum 150mm end bearing, at both ends.
9. All new windows/doors to be a minimum 1/10th of the room floor area with 1/20th openable.
10. Any drains under building to be encased in 150mm concrete and where passing through walls, to be bridged with reinforced concrete lintels.
11. All new branch drains to be 100mm salt glazed, laid to a fall of 1 in 40, with flexible joints, and bed and surround in 150mm pea shingle.
12. All new sanitary fittings to have 75mm deep seal traps with cleaning access provided at bends/joints in waste pipes.
13. All new structural timber to be tanalised or similar pressure treated. Structural timbers to be stress graded (S.G.) in accordance with CP 112, and stress loaded to SC3.
14. Where stud partitions run parallel to floor joists, the joists are to be doubled up to provide support.
15. Surface water to discharge into new soakaways which are a minimum 4600mm from building and to be 1000 x 1000 x 1000mm in dimension and to be filled with clean hardcore and covered with a 75mm layer of concrete.
16. If found necessary the existing foundations are to be underpinned in sections not exceeding 1000mm - minimum width 750mm - and concrete (1:2:4/20) to be left 48 hours before the installation of final pinning mix (1:3) semi-dry which is to be well rammed in. Adjacent sections should not be commenced within 48 hours of final pinning.
17. Wall ties to be provided to each block course adjacent to reveals in cavity walls.

18. SAFETY GLASS TO BS 6206

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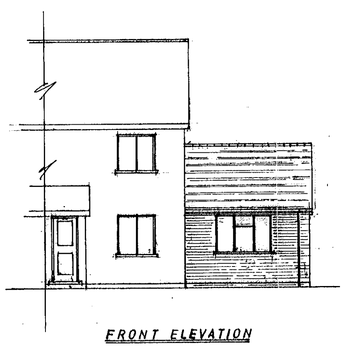
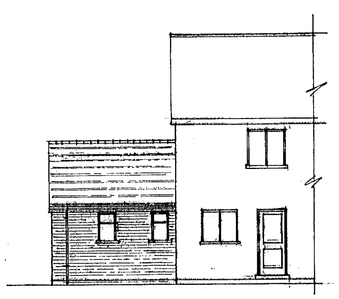
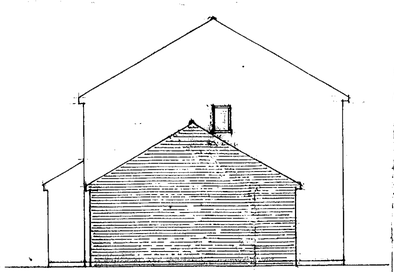


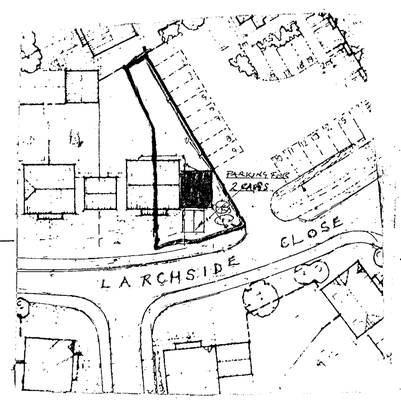
FRONT ELEVATION



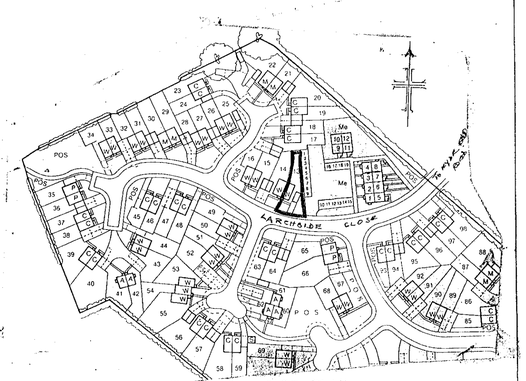
REAR ELEVATION



SIDE ELEVATION



BLOCK PLAN
(1:500)



SITE PLAN
(1:2500)

PLAN No	REVISIONS	PROPOSED EXTENSION AT 26 LARCHSIDE CLOSE SHINFIELD FOR MR & MRS J ENGLAND	DATE	SCALES
RN.25.			23·9·00	PLAN 1:50 SECTION 1:50 ELEVATIONS 1:100

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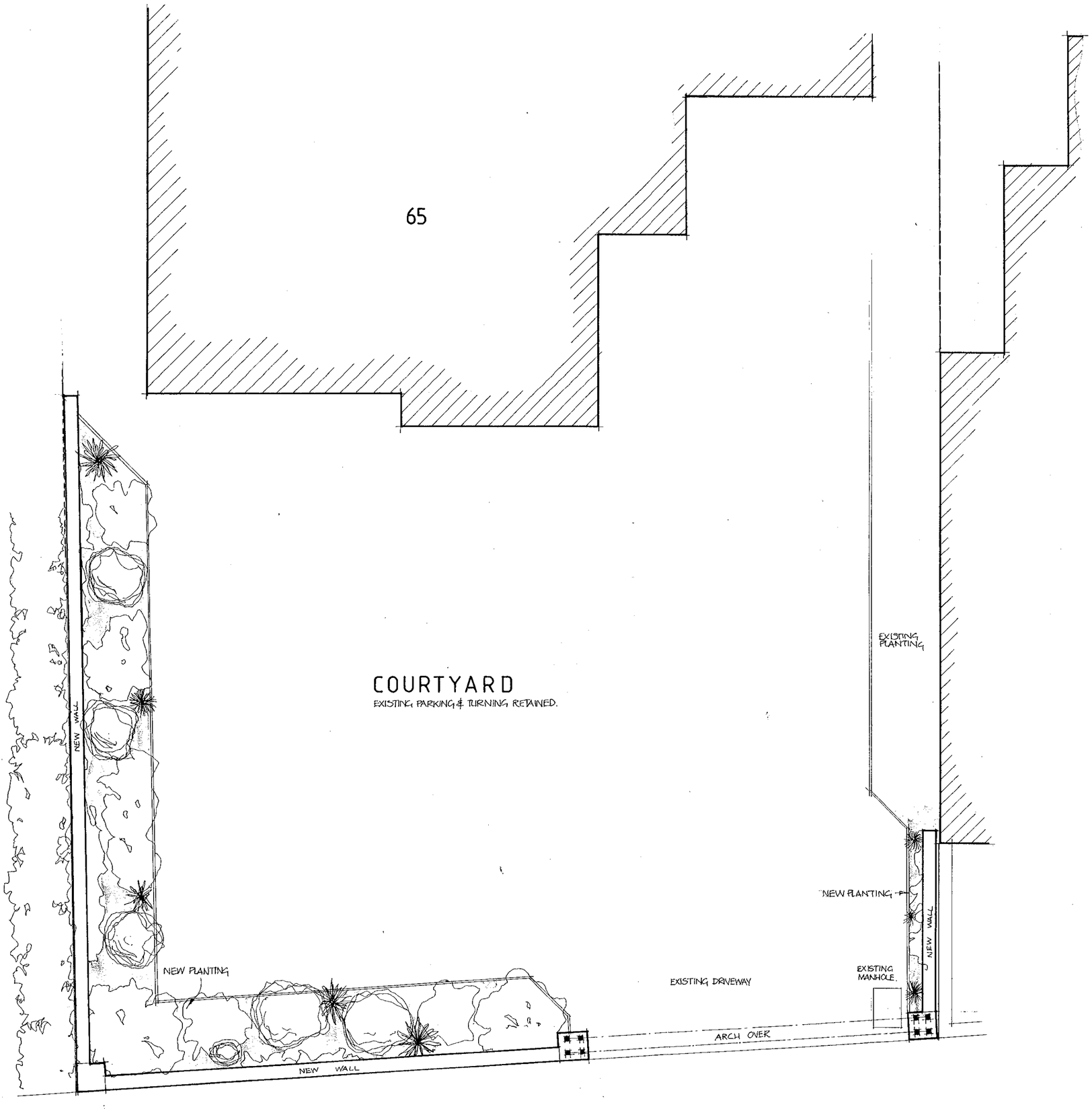

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12.JUN.2000* 1746

LONDON ROAD

REFUSED

DMT
THE • DAY • TANNER

ARCHITECTURE & PLANNING PARTNERSHIP

11-13 DUKES RIDE, CROWTHORNE, BERKSHIRE, RG11 6LZ, 01344 · 777143
5a PROSPECT ST, CAVERSHAM, READING, RG4 8JA, 0118 · 946 1242

CLIENT G Hatton Esq

JOB New Boundary Wall at 65 London Road, Wokingham

DRG PROPOSED PLAN

SCALE 1:50 DRAWN DATE June '00

1561 / 01

TPR 151

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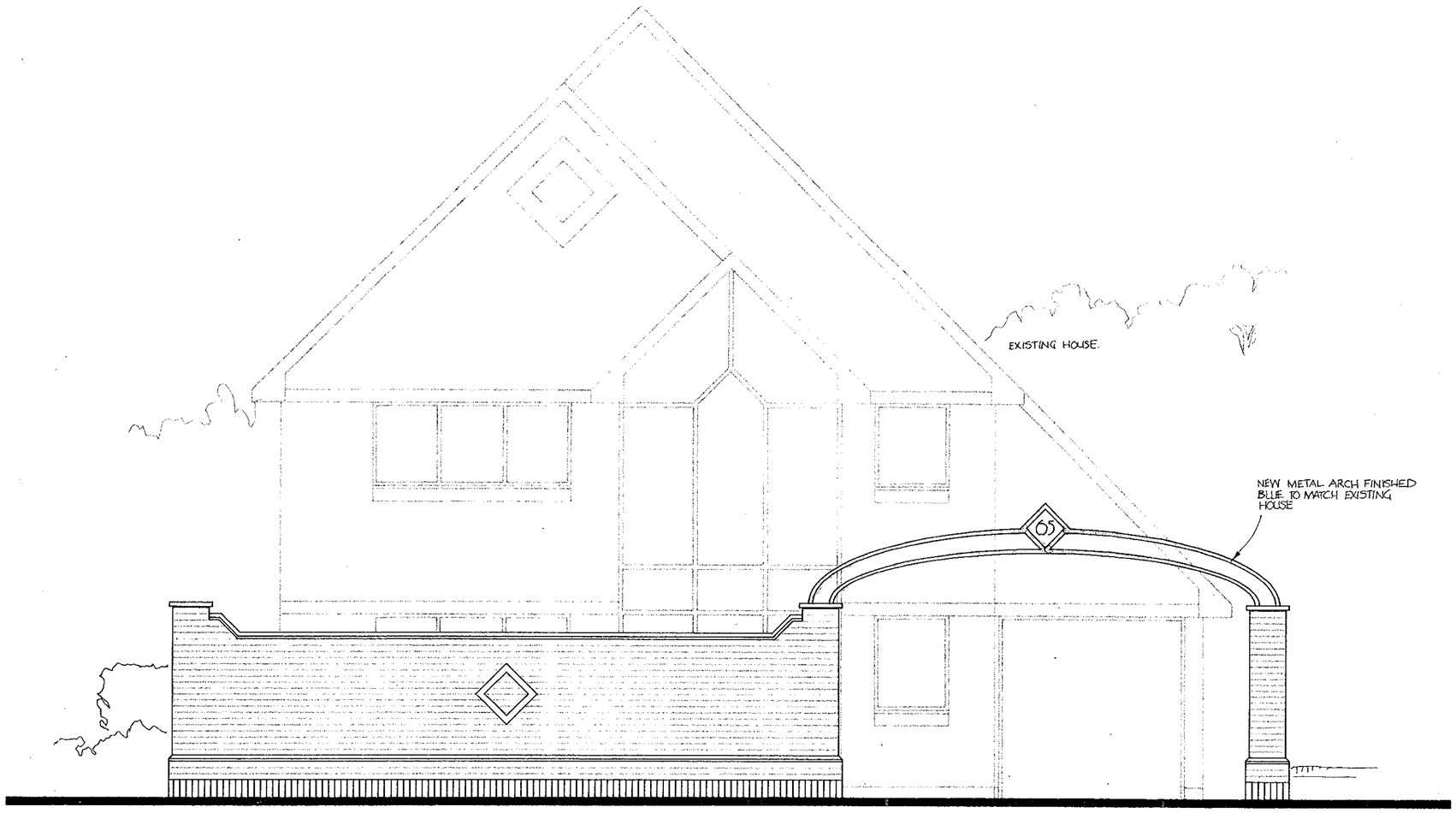

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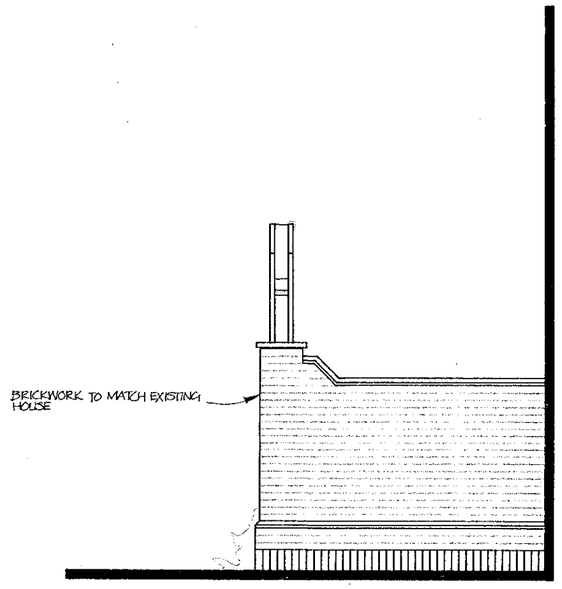
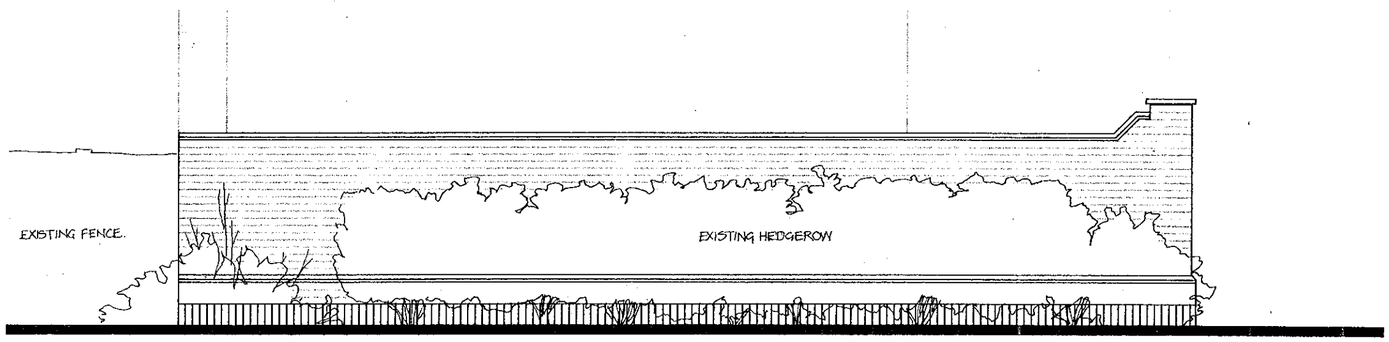


SIDE



SIDE

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DAY · TANNER PARTNERSHIP
ARCHITECTURE & PLANNING

CLIENT G Hatton Esq

JOB New Boundary Wall at 65 London Road, Wokingham

DRG PROPOSED ELEVATIONS

SCALE 1:50 DRAWN DATE June 2000

11-13 DUKES RIDE
CROWTHORNE
BERKSHIRE
RG11 6LZ
01344 . 777143

55 CHURCH ST
CAVERSHAM
READING
RG4 8AX
0118 . 946 . 1242

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12 JUN 2000* 1/46

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ARCHITECTURE & PLANNING PARTNERSHIP

G HATTON ESQ

NEW WALL, 63/67 LONDON RD
WOKINGHAM

SITE PLAN

1561/03

1:200 JUNE '00