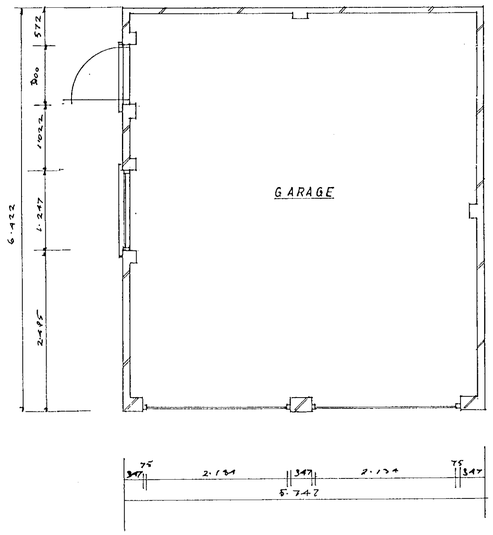
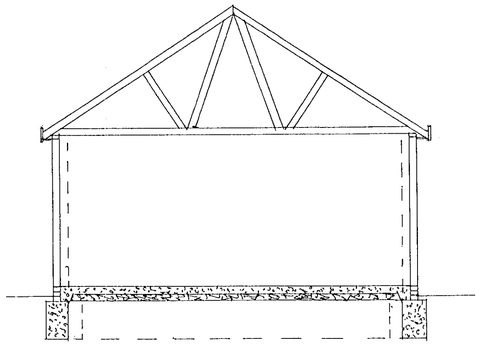


PLAN



SECTION

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 untreated felt to BS 747, 1977 on pre-fabricated trussed rafters at 600mm max. c/ccs and to BS 5260 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 5260 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.

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

Walls - a) 102mm facing brickwork; catnic lintels 150mm bearing (OVER FACING) - 225mm BRICKWORK BACKUP

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.

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.

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. 5m from buildings and constructed in accordance with BRE Digest 151.

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 hardcore or other approved fill. b) Depth of fill not to exceed 600mm.

Electrical Installation

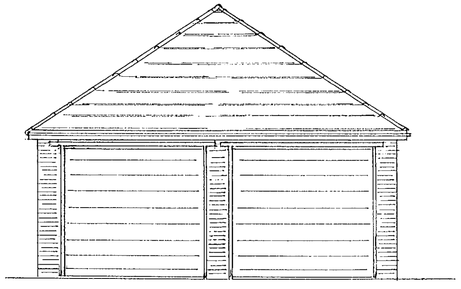
The electrical installation is to be to WHBC standards and Institute of Electrical Engineers Regulations for the Electrical Equipment of Buildings (latest edition).

LINTOL SCHEDULE.
CN 3AC OVER WINDOWS.
CN 3AC OVER SMALL DOORS
CN 4TC OVER LARGE DOORS

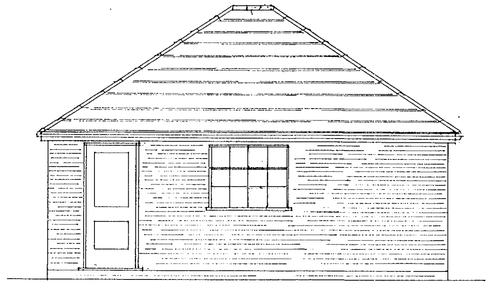
SAFETY GLASS TO B.S. 6206

Notes WHERR APPLICABLE

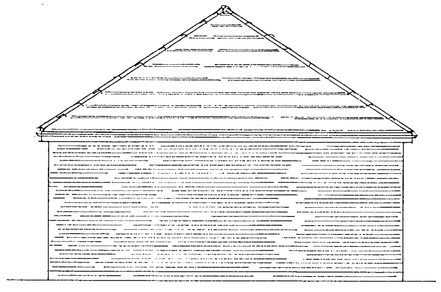
1. All dimensions are to be checked on site and not scaled from this drawing.
2. The contractor to visit site prior to commencement of works to check drains, drawing and all dimensions.
3. All dimensions are in millimetres unless otherwise indicated.
4. All work to be carried out to the satisfaction 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 (G.S.) 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. Adjoining owners written consent to be obtained for work on the boundary line, including foundation encroachment prior to commencing work. Alternatively 600mm wide deep strip foundation to be used eccentrically loaded.



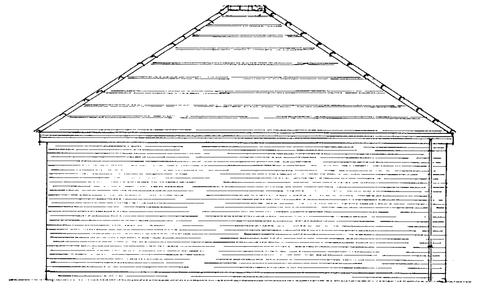
FRONT ELEVATION



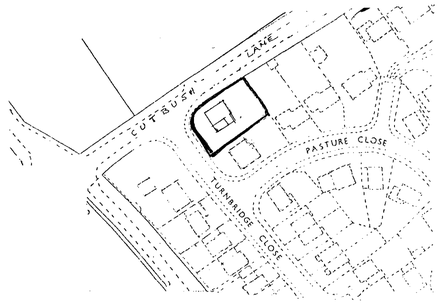
SIDE ELEVATION



REAR ELEVATION

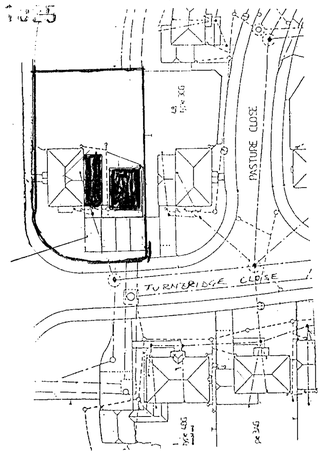


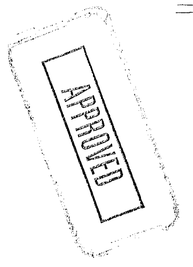
SIDE ELEVATION



SITE LOCATION PLAN
1 250

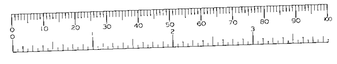
25 MAR 2000 1225



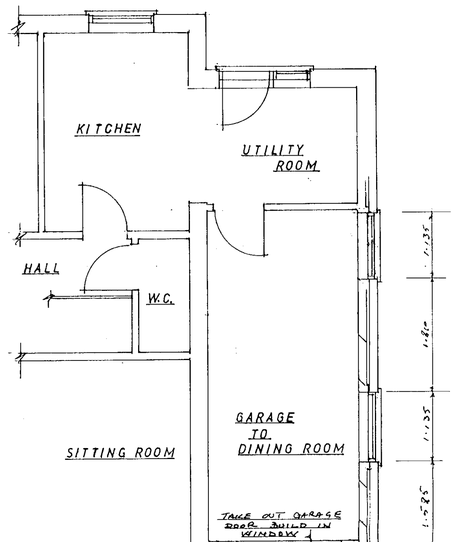


BLOCK PLAN
1 500

SCALE 1 50

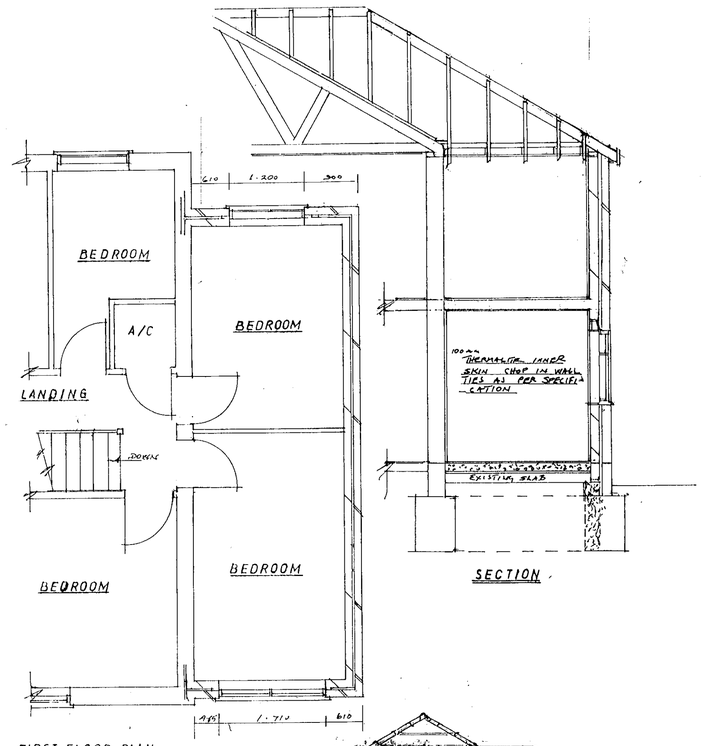


3/8/00



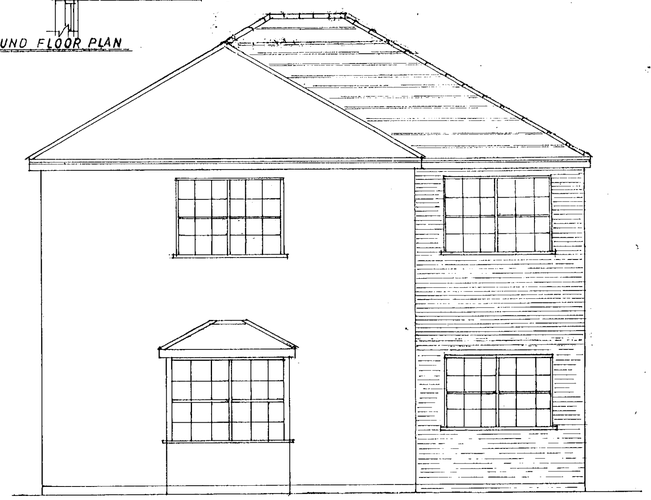
GROUND FLOOR PLAN

INSERT WINDOWS TO SIDE ELEVATIONS
CATNIC LINTOLS OVER
INSERT VENTS

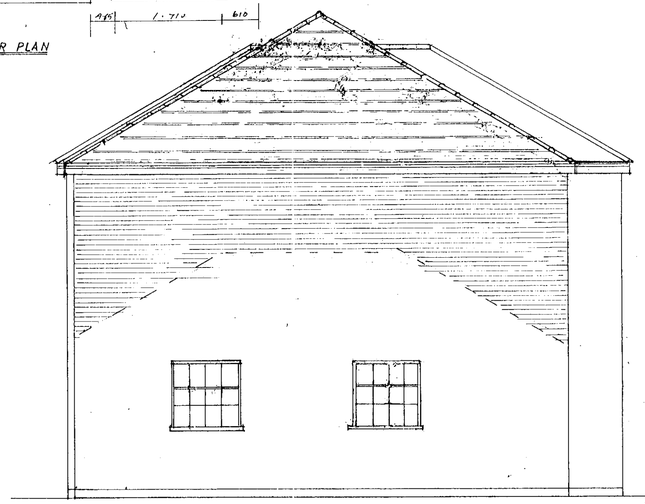


FIRST FLOOR PLAN

SECTION



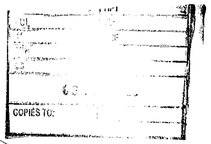
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SITE LOCATION PLAN
(1:1250)

APPROVED



BLOCK PLAN
(1:500)

SPECIFICATION

Roof Interlocking Tiles - a/ Reinforced roofing, felt underlay to BS 747 laid over rafters and lapped 100mm horizontally, 150mm vertically and carried into the gutters. b/ Cross ventilation of roof void provided by 10mm wide continuous vent gaps formed at the eaves soffits and fitted with upvc trim and fly screen.

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 5268 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. . Reinforced roofing, felt underlay to BS 747 laid over rafters and lapped 100mm horizontally, 150mm vertically and carried into the gutters. b/ Cross ventilation of roof void provided by 10mm wide continuous vent gaps formed at the eaves soffits and fitted with upvc trim and fly screen.

Trussed rafters to be secured to gable walls with galv MS straps in accordance with BS 5268 Part 1 & Part 2 and building Regulations Schedule 1 Pt A (Approved Document A1/2 Pt.C) where shown on the drawings. Provide solid blocking between trusses where strapped.

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 Sirapite setting coat (12mm overall) CN8 catnic lintels 150mm bearing. Thermobate 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 tray.

Structural Timbers - grade SC 3 all structural timbers Tanalised (or similar approved treatment).

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.

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.

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. 5m 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.

Ventilation of Habitable Rooms - a/ All rooms to have opening lights at least 1/20 of floor area and some part of the opening to be at least 1.75mm above floor level. b/ Windows to incorporate total area not less than 4000sq. mm permanent ventilation openings per room (trickle vents).

Ceilings Located Immediately Below Roofs - a/ 9.5mm foil backed plasterboard tacked to joists. b/ Joists scrimmed. c/ 5mm skim plaster finish.

New Floor - (Upper Floor) - a/ 18mm flooring grade t&g chipboard Type II/III. b/ 50 x 205mm SC3 grade softwood joists at 400mm centres. c/ Lateral restraint to external walls provided by 30 x 5mm Catnic galvanised m.s. straps at max. 1600mm centres. d/ Where joists run parallel to wall straps to be fixed across min. 3no joists and supported by solid noggins. e/ Solid noggins or herringbone strutting to be fixed where joist spans exceed 3000mm. f/ All trimmers and trimmed joists connected by galvanised joist hangers. g/ Where partition walls supported by the floor run parallel to the span of the joists beneath the walls are to be doubled up and bolted together at 750mm centres using 12mm diam m.s. bolts and toothplate connectors unless otherwise indicated.

Notes

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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.
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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.
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8. All new lintols to have minimum 150mm end bearing at both ends.
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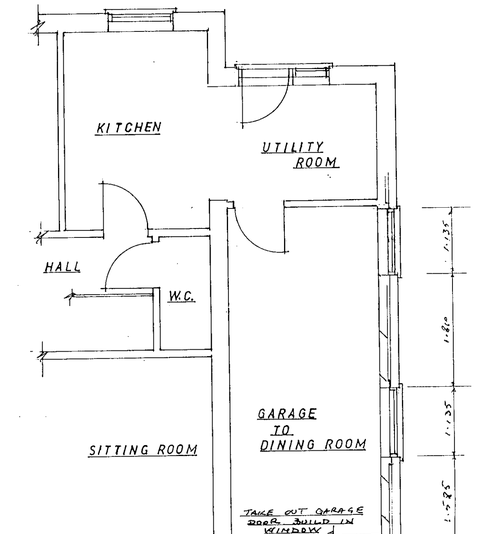
11. All new branch drains to be 100mm salt glazed, laid to a fall of 1 in 40, with flexible joints, and bed and surround in 150mm pea shingle.
12. All new sanitary fittings to have 75mm deep seal taps with cleaning access provided at bends/joints in waste pipes.
13. All new structural timber to be tanalised or similar pressure treated. Structural timbers to be stress graded (G.S.) 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 glazing to B.S. 6206

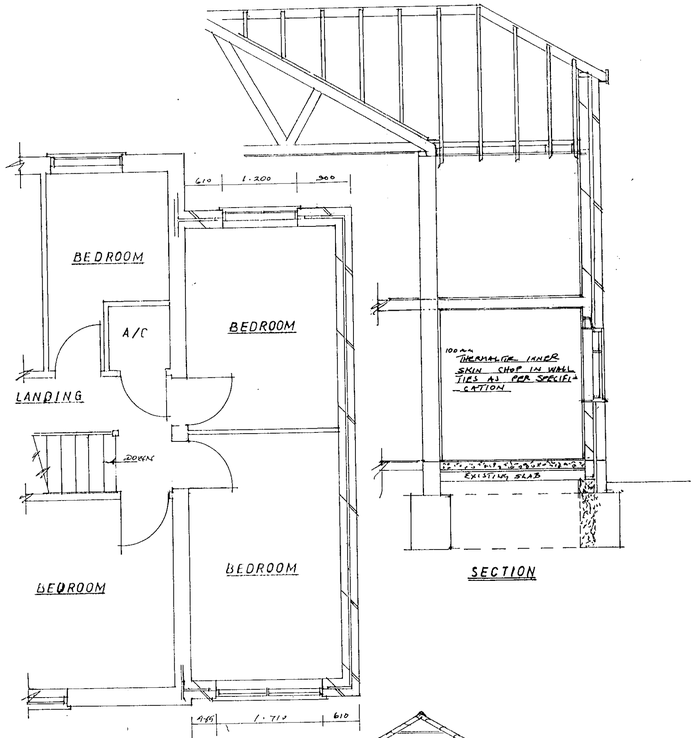
PLAN No	REVISIONS		DATE	SCALES
L.Y.2y.		PROPOSED ALTERATIONS & ADDITIONS AT 1 TURNBRIDGE CLOSE. LOWER EARLEY	7.3.00	PLAN 1:50 SECTION 1:50 ELEVATIONS 1:100

CD 3/8/00.



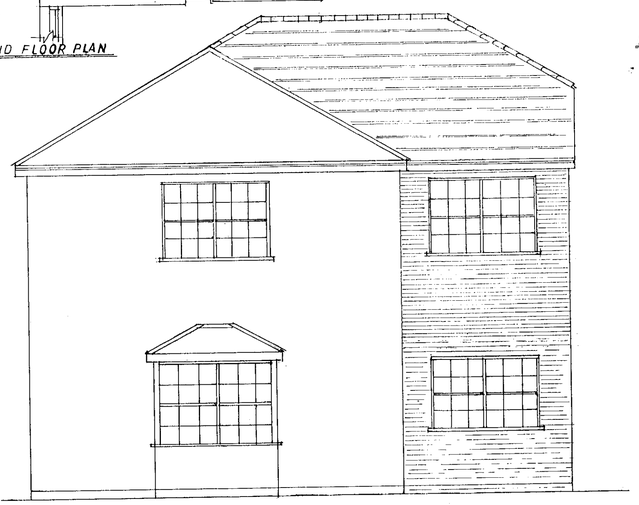
GROUND FLOOR PLAN

INSERT WINDOWS TO SIDE ELEVATIONS CATNIC LINTELS OVER INSERT WINDOWS

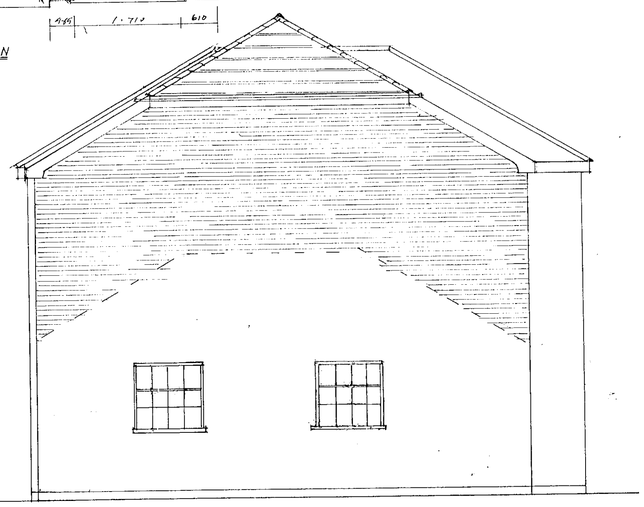


FIRST FLOOR PLAN

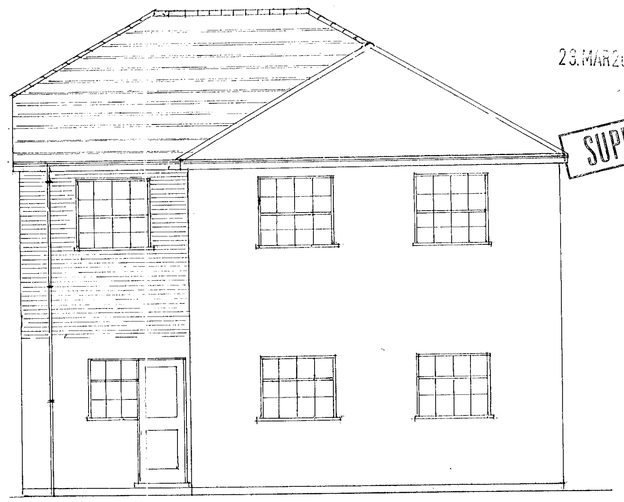
SECTION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

SPECIFICATION

Roof Interlocking Tiles - a/ Reinforced roofing, felt underlay to BS 747 laid over rafters and lapped 100mm horizontally, 150mm vertically and carried into the gutters. b/ Cross ventilation of roof void provided by 10mm wide continuous vent gaps formed at the eaves soffits and fitted with upvc trim and fly screen.

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 undereaible felt to BS 747, 1977 on pre-fabricated trussed rafters at 600mm max. c/ces and to BS 5260 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. Reinforced roofing, felt underlay to BS
747 laid over rafters and lapped 100mm horizontally, 150mm vertically and carried into the gutters. b/ Cross ventilation of roof void provided by 10mm wide continuous vent gaps formed at the eaves soffits and fitted with upvc trim and fly screen.

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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 Sikaplix setting coat (12mm overall) CN8 catnic lintels 150mm bearing. Thermabate returns on reveals, cills, lintels

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 tray.

Structural Timbers - grade SC 3 all structural timbers Tanalised (or similar approved treatment).

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.

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Ventilation of Habitable Rooms - a/All rooms to have opening lights at least 1/20 of floor area and some part of the opening to be at least 1.75mm above floor level. b/ Windows to incorporate total area not less than 4000sq. mm permanent ventilation openings per room (trickle vents).

Ceilings Located Immediately Below Roofs - a/ 9.5mm foil backed plasterboard tacked to joists. b/ Joists scrimmed. c/ 5mm skim plaster finish.

New Floor - (Upper Floor) - a/ 18mm flooring grade t&g chipboard Type III/II. b/ 50 x 205mm SC3 grade softwood joists at 400mm centres. c/ Lateral restraint to external walls provided by 30 x 5mm Catnic galvanised m.s. straps at max. 1600mm centres. d/ Where joists run parallel to wall straps to be fixed across min. 3no joists and supported by solid noggins. e/ Solid noggins or herringbone strutting to be fixed where joist spans exceed 3000mm f/ All trimmers and trimmed joists connected by galvanised joist hangers. g/ Where partition walls supported by the floor run parallel to the span of the joists beneath the walls are to be doubled up and bolted together at 750mm centres using 12mm diam m.s. bolts and toothplate connectors unless otherwise indicated.

Notes

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17. Wall ties to be provided to each block course adjacent to reveals in cavity walls.

18 glazing to BS. 6262

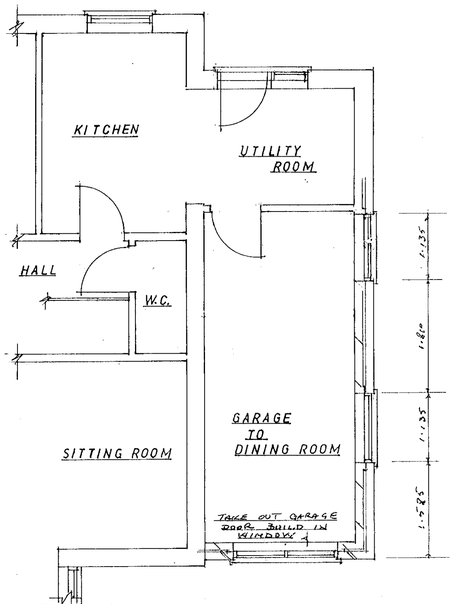
23.MAR2000* 1025

SUPERSEDED

SITE LOCATION PLAN
(1:1250)

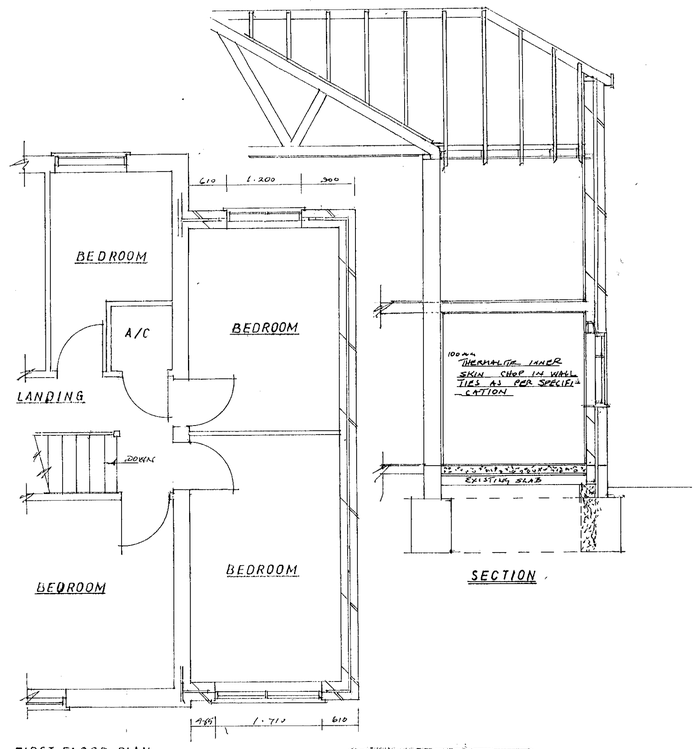
BLOCK PLAN
(1:500)

PLAN No	REVISIONS		DATE	SCALES
L.Y.2y.		PROPOSED ALTERATIONS & ADDITIONS AT 1 TURNBRIDGE CLOSE. LOWER EARLEY	7.3.00	PLAN 1:50 SECTION 1:50 ELEVATIONS 1:100



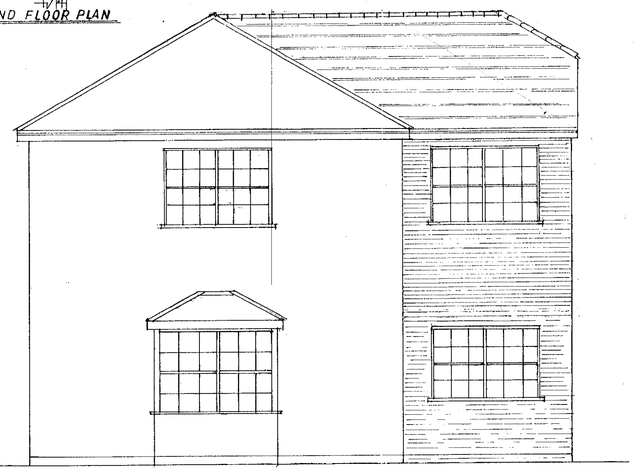
GROUND FLOOR PLAN

INSERT WINDOWS TO SIDE ELEVATIONS CATNIC LINTOLS OVER INSERT V.GRGS.

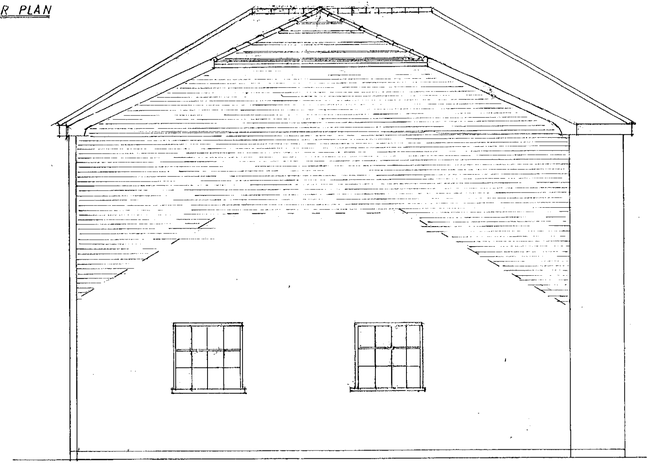


FIRST FLOOR PLAN

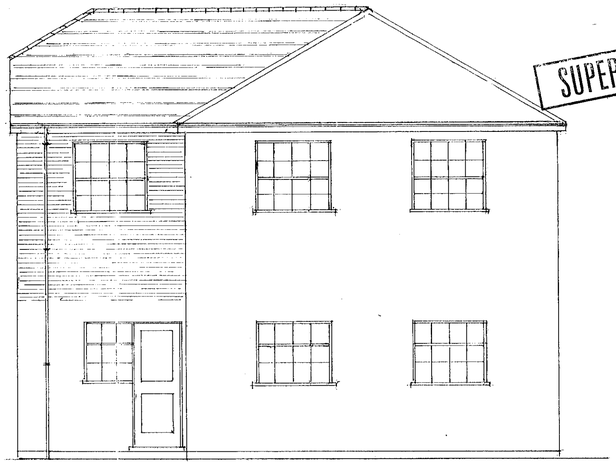
SECTION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

SPECIFICATION

Roof Interlocking Tiles - a/ Reinforced roofing, felt underlay to BS 747 laid over rafters and lapped 100mm horizontally, 150mm vertically and carried into the gutters. b/ Cross ventilation of roof void provided by 10mm wide continuous vent gaps formed at the eaves soffits and fitted with upvc trim and fly screen.

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 5260 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. . Reinforced roofing, felt underlay to BS 747 laid over rafters and lapped 100mm horizontally, 150mm vertically and carried into the gutters. b/ Cross ventilation of roof void provided by 10mm wide continuous vent gaps formed at the eaves soffits and fitted with upvc trim and fly screen.

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 Pt A (Approved Document A1/2 Pt.C) where shown on the drawings. Provide solid blocking between trusses where strapped

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 Sirapite setting coat (12mm overall) CN8 catnic lintels 150mm bearing. Thermobate 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 tray.

Structural Timbers - grade SC 3 all structural timbers Tanalised (or similar approved treatment).

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.

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.

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. 5m 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.

Ventilation of Habitable Rooms - a/All rooms to have opening lights at least 1/20 of floor area and some part of the opening to be at least 1.75mm above floor level. b/ Windows to incorporate total area not less than 4000sq. mm permanent ventilation openings per room (trickle vents).

Ceilings Located Immediately Below Roofs - a/ 9.5mm foil backed plasterboard tacked to joists. b/ Joists scrimmed. c/ 5mm skim plaster finish.

New Floor - (Upper Floor) - a/ 18mm flooring grade t&g chipboard Type II/III. b/ 50 x 205mm SC3 grade softwood joists at 400mm centres. c/ Lateral restrains to external walls provided by 30 x 5mm Catnic galvanised m.s. straps at max. 1600mm centres. d/ Where joists run parallel to wall straps to be fixed across min. 3no joists and supported by solid noggins. e/ Solid noggins or herringbone strutting to be fixed where joist spans exceed 3000mm f/ All trimmers and trimmed joists connected by galvanised joist hangers. g/ Where partition walls supported by the floor run parallel to the span of the joists beneath the walls are to be doubled up and bolted together at 750mm centres using 12mm diam m.s. bolts and toothplate connectors unless otherwise indicated.

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 tape 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 (G.S.) in accordance with CP 112, and stress loaded to BC3.
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 founcations 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. Glazing to BS. 6206

SITE LOCATION PLAN
(1: 1250)

BLOCK PLAN
(1: 500)

PLAN No	REVISIONS		DATE	SCALES
L.Y.2y1		PROPOSED ALTERATIONS & ADDITIONS AT 1 TURNBRIDGE CLOSE, LOWER EARLEY	7.3.00	PLAN 1:50 SECTION 1:50 ELEVATIONS 1:100