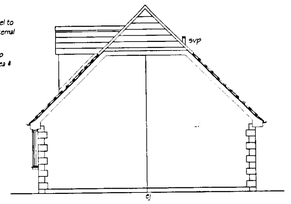


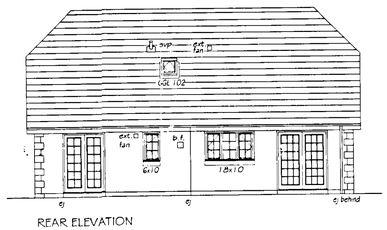
FRONT ELEVATION

Note: All windows to first floor level to comply with BS 8213 for safe internal cleaning.

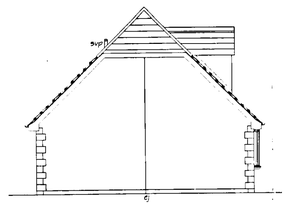
All first floor apartment windows to provide 0.33 m sq min escape area & 450mm min in any direction



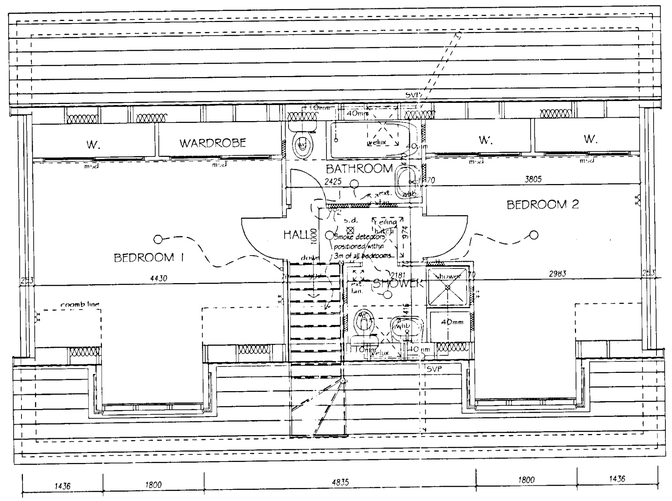
SIDE ELEVATION



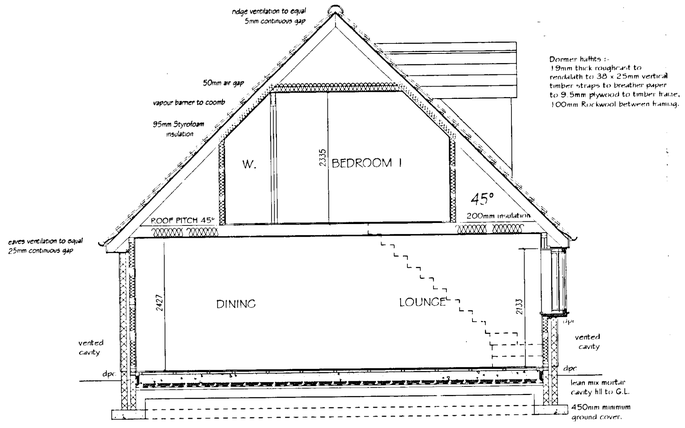
REAR ELEVATION



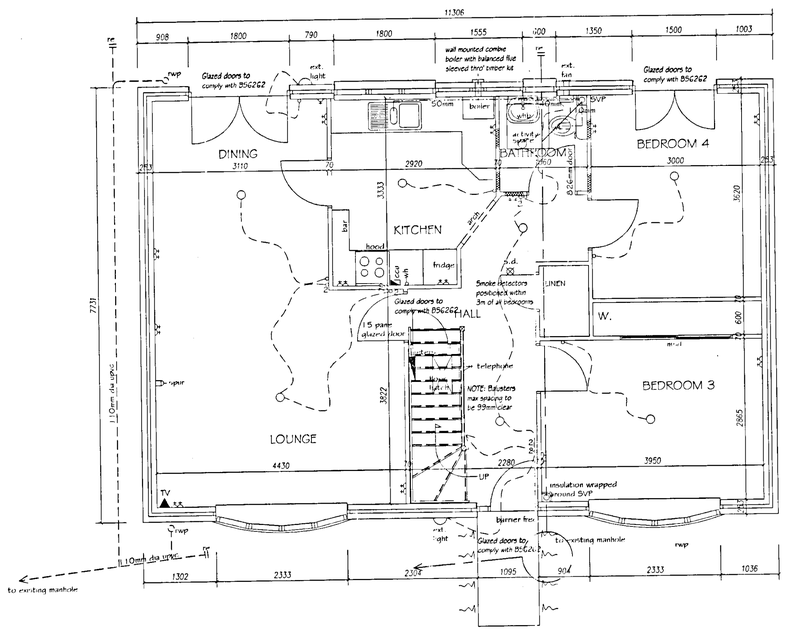
SIDE ELEVATION



FIRST FLOOR PLAN



SECTION



GROUND FLOOR PLAN

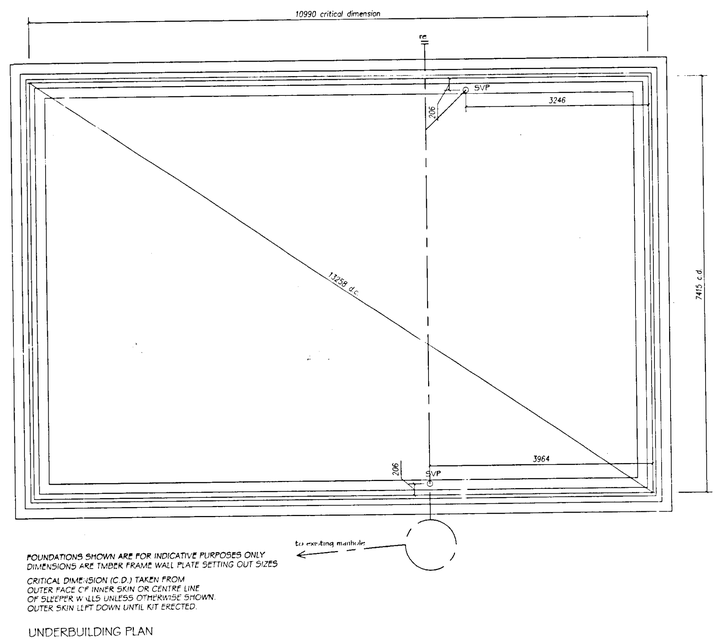
WASTE PIPES: All main pipe runs to be 110mm dia upvc with renderers fitted above floor level.

WHB 40mm dia abs
WC 110mm dia upvc
BATH 40mm dia abs
SINK 50mm dia abs
SHOWER 40mm dia abs
All fitted with deep seal traps.

DRAINAGE NOTES:

re: Rodding eye.
rwp: Rainwater pipe.
svp: Soil vent pipe.
All drainage 110mm dia upvc laid to fall (min gradient 1 in 60) in granular bed.
Drainage to be protected where passing thro walls or under driveway.
Any drain less than 600mm cover to be encased in concrete.

Note:
All pipework to be protected when passing thro walls with lintols over, 50mm clearance around pipework.



FOUNDATIONS SHOWN ARE FOR INDICATIVE PURPOSES ONLY
DIMENSIONS ARE TIMBER FRAME WALL PLATE SETTING OUT SIZES

CRITICAL DIMENSION (C.D.) TAKEN FROM OUTER FACE OF INNER SKIN OR CENTRE LINE OF SLEEPER WALLS UNLESS OTHERWISE SHOWN. OUTER SKIN LEFT DOWN UNTIL KIT ERECTED.

UNDERBUILDING PLAN

APPROVED

NOTES

All drainage to be to the satisfaction of the Local Authority
All sizes checked on site prior to commencement of work

SPECIFICATION

SOLUM
50mm sand cement screed on 1000g visqueen d.p.m., on well compacted sand blinded hardcore base, 100mm thick

FOUNDATIONS
Foundations to be designed by independant engineer
Foundations shown are for indicative purposes only

OUTER WALLS
100mm concrete blockwork outer skin with 19mm dry dash render, or 100mm facing brick, or 100mm stonework, with 50mm wide vented cavity (firestopped as required), with breather membrane, on 9.5mm plywood or O.S.B. sheathing, on 95x47mm treated framing at 600mm ctrs. with 100mm thick rockwool insulation between framing, on GT25MU vapour barrier, on 12.5mm taper edge plasterboard

PARTITIONS
70x47mm treated framing at 600mm ctrs. with 12.5mm taper edge plasterboard both sides. 60mm rockwool insulation between framing in Bathroom & Toilet area

GROUND FLOOR
22mm V313 chipboard flooring with glued tongue & groove joints on treated timber floor joists at 600mm ctrs., with 100mm rockwool insulation laid between joists supported by netlon

FIRST FLOOR
22mm V313 chipboard flooring with glued tongue & groove joints on treated manufactured timber roof trusses at 600mm ctrs.

CEILINGS
12.5mm taper edge plasterboard with 200mm rockwool insulation between ceiling ties in roof space

ROOF
Concrete interlocking roof tiles on 38x25mm treated tile battens, on 38x10mm counterbattens, on 1 layer of bituminous roofing felt, on 9.5mm sheathing plywood sarking or O.S.B. sarking, on manufactured roof trusses at 600mm ctrs.

D.P.C.
P.V.C. damp proof course under wallplate, windows cills & outer perimiter 150mm above ground h.w.m. d.p.c. cavity tray over all windows & doors

MECHANICAL VENTILATION
Mechanical extract fans fitted in :-
Kitchen extraction rate not less than 60 litres per second switched separately from cooker hood.
Bathroom / En-Suite extration rate not less than 15 litres per second switched from light with delayed cut off

SHOWER
Anti-scald valve provided. Shower area to be ceramic tiled to ceiling level, on moisture resistant plasterboard

GENERAL
Expansion joints provided at 6m min. ctrs. fitted to manufacturers instructions
1.0 cubic metre of kitchen storage accomodation provided
Structural timber to be preservative treated
All electrical work to comply with current I.E.E. regulations
All plumber work to comply with current water Byelaws
Windows to comply with daylight & ventilation requirements
Glazing to comply with B.S. 6262
Trickle Ventilators fitted to every window (8000 sq. mm)
All upper floors windows to be cleanable from the inside
Roof ventilation to equal 10mm continuous gap at eaves
3kw fixed electric fire provided in Lounge when no central heating installed
Cavity Vents (slim vents with insect barrier) at 1200mm ctrs. fitted high & low between horizontal firestops

CAVITY BARRIERS
Continuous horizontal cavity barriers fitted to the top of each wall section
Vertical cavity barriers fitted to the top of each corner and not more than 8m ctr
Smoke detectors hard wired and linked with battery back-up to BS 5446: part 1. 1990

STAIR NOTES

Rise	205.5mm (13No.)
Going	229mm
Pitch	41.9 degrees
Width	915mm clear width
Handrail	900mm above pitch line
Guardrail	900mm above landing
Balusters	99mm clear (max)
Headroom	2050mm (min.)

06.DEC.2001 5416

DO NOT SCALE

IF IN DOUBT - ASK!

NOTE

THE DETAILS AND SPECIFICATION SHOWN MAY CHANGE BUT ONLY AT THE PRIOR DISCRETION AND APPROVAL OF THE DESIGNER AND ADDITIONALLY THE LOCAL AUTHORITY WHERE THE BUILDING REGULATIONS APPLY.

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DATE	REVISION	SIGNED	INDEX
30/08/01	Clients alterations	AM	A
03/10/01	Building control notes	AM	B

TITLE

Modified L.H. Loch Tarbet House Type
For Paul Goddard

At Plot Adjacent to 85 Arbor Lane, Winnersh, Wokingham.

ARCHITECTURAL LAYOUT

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Drawn by	Checked by
AM	TB
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Revision	A B

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