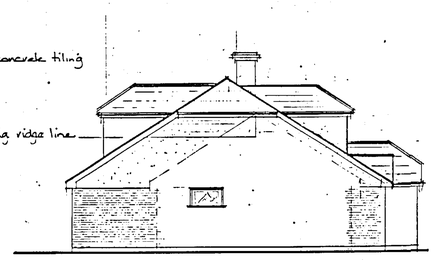
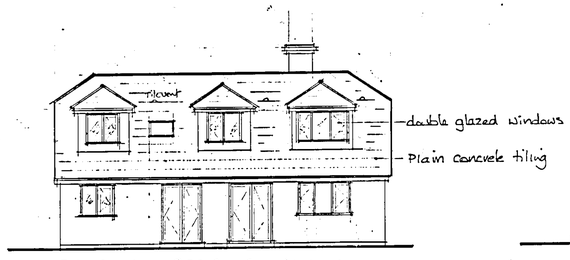


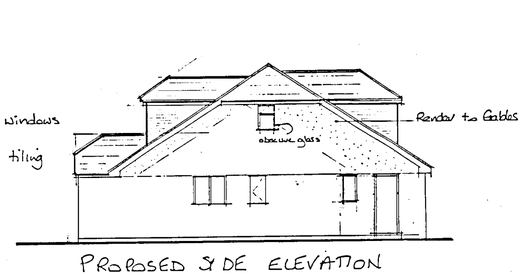
PROPOSED FRONT ELEVATION



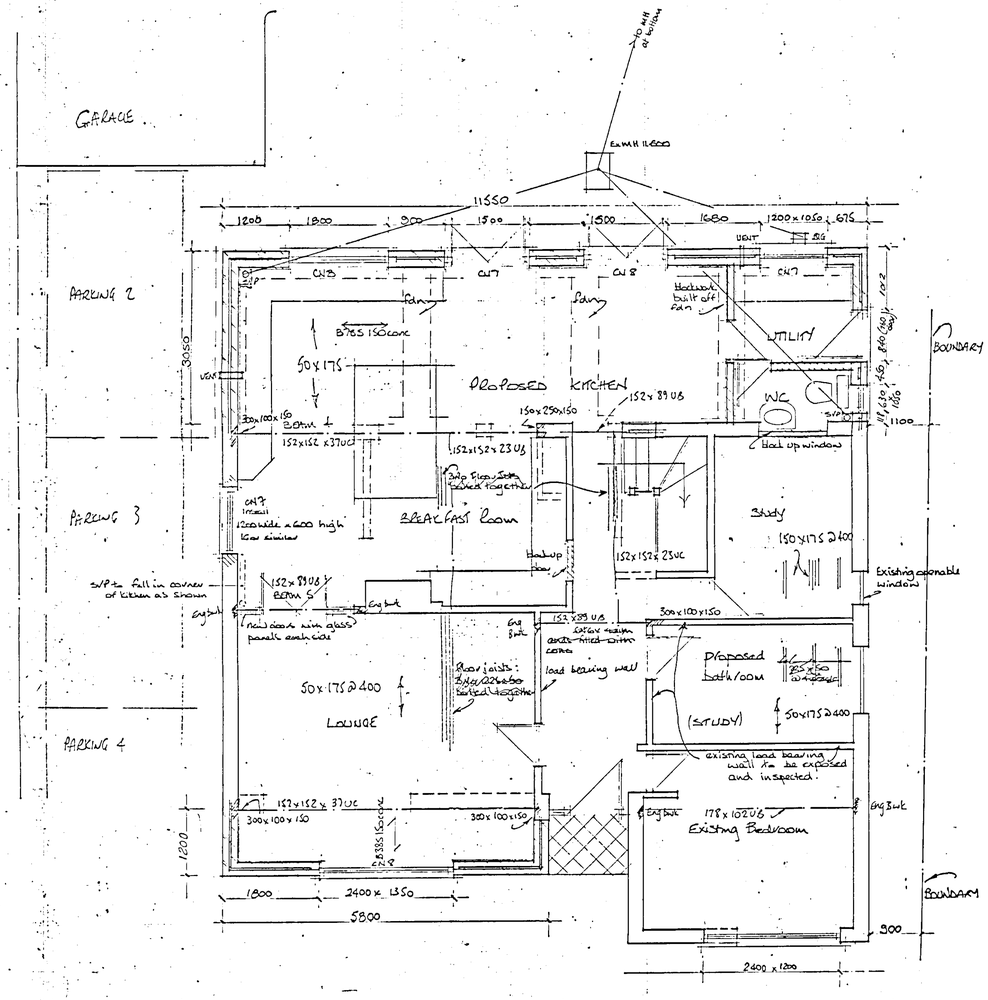
PROPOSED SIDE ELEVATION

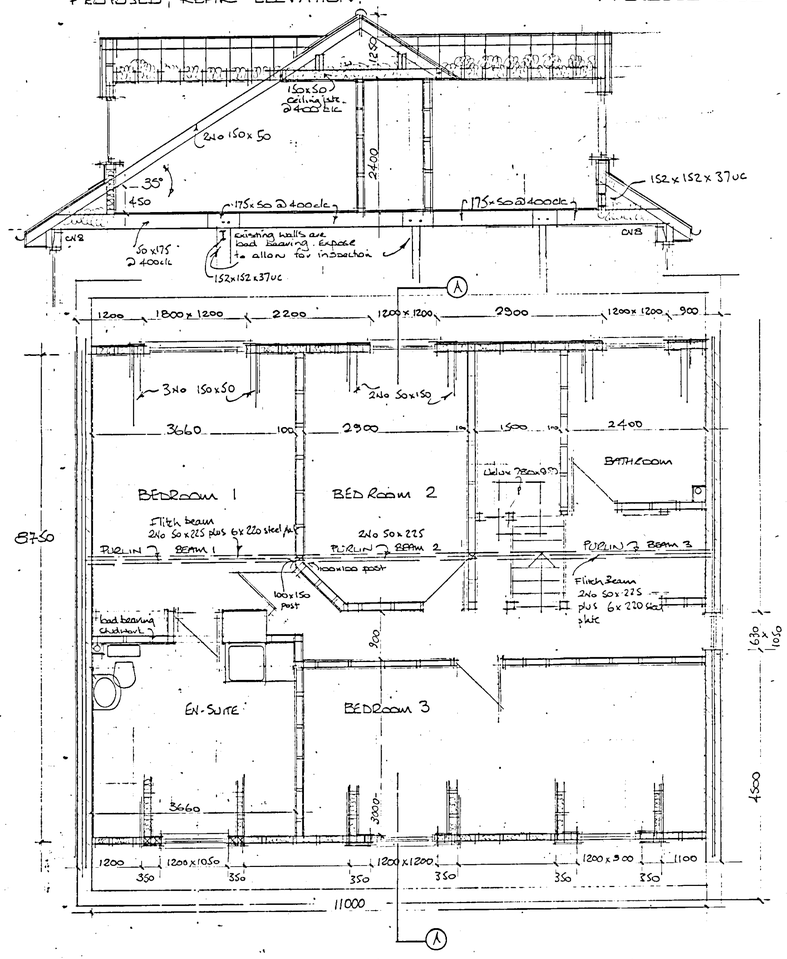


PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

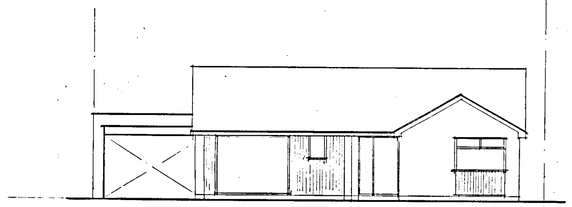




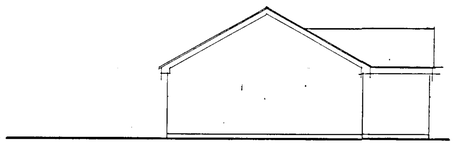
APPROVED

Mr & Mrs Mallon	
3 Windsor Ride Wokingham	
PROPOSED FLOOR PLANS & ELEVATIONS	28.NOV.2001 5431
1:50 1:100	
APRIL 00	nem
A: Jan 00 Roof lowered B: Nov 01 Dormers to front	
M/775/A3	

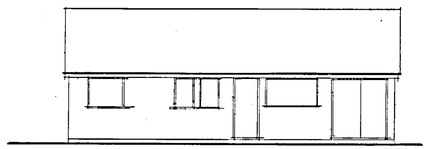
CD 8/1/02



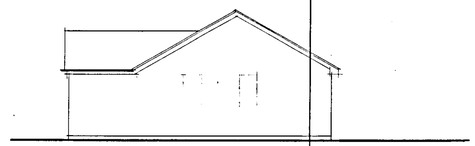
FRONT ELEVATION



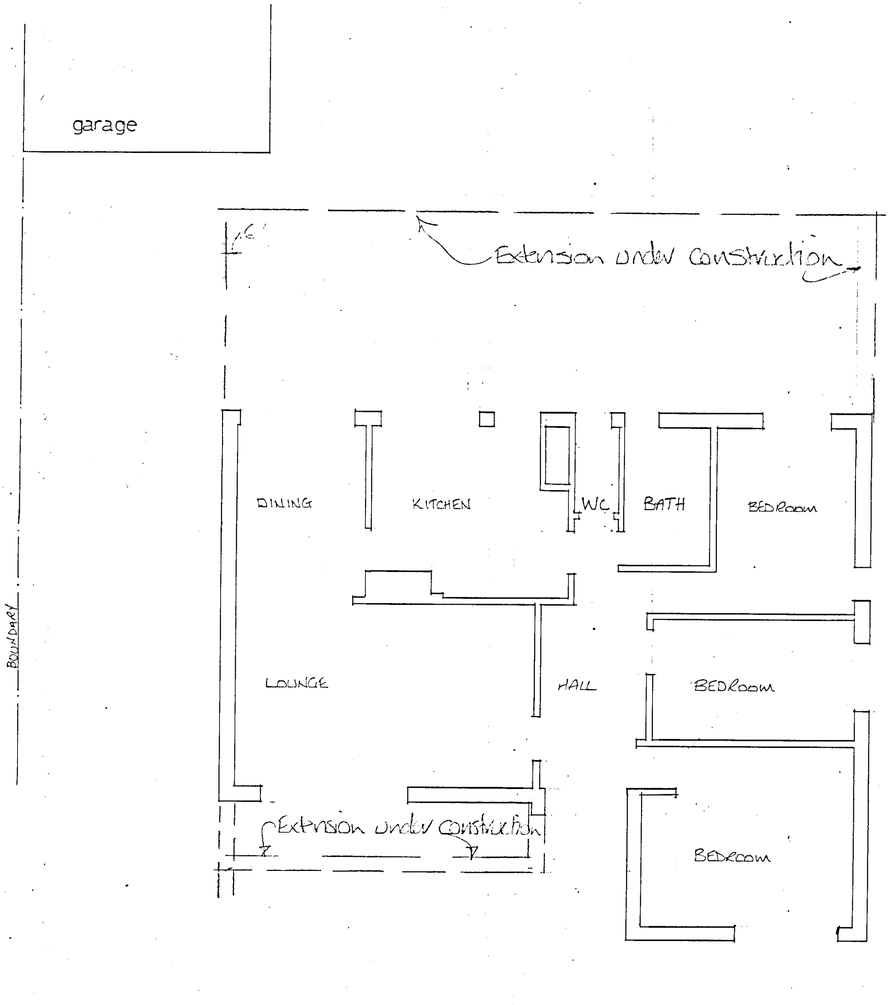
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



Excavation:
Excavation for foundations to be taken down to a suitable load bearing strata and at least 1m into clay. Mass fill conc in foundations at least 450mm wide and taken up to 150mm from GL. Any drains found to be suitably bridged over. All excavations to be taken down below any root level.
Concrete mix to foundations to be grade 20, 20N/sq mm at 28 days, 20mm max aggregate, 220kg/cu.m min cement content.
If necessary, existing foundations exposed and checked for suitability of sustaining new loads imposed. If unsuitable, underpinning to take place.

Ground Floor:
50mm sand and cement screed onto 150mm conc with B385 mesh onto 1200 guage polythene onto 50mm floor insulation onto compacted subbase. Dpm and dpc to form complete membrane. Steel mesh to have 50mm cover to bottom of concrete. Steel mesh to span as shown onto inside skin of new walls and onto existing foundation.

Walls:
Face brickwork to match with 50 cavity filled with rockwool wall batt or similar
100 mm thermalite inner skin with 13 mm plaster finish.
Blockwork to be 3.5 N/sq.mm unless indicated otherwise set in 1:1:6 mortar.
Walls below ground to be semi engineering brick work or dense blockwork set in 1:3 mortar. 2 coat waterproof render to match existing onto 2no skins thermalite blockwork with cavity as before.
Wall ties to be 450c/evertically and 900c/c horizontally, doubled at reveals, all to BS 1243. Pvc dpc min 150mm above GL. Dpc and dpm to form continuous membrane. Insulated cavity closures. 100 x 50 wall plate bedded in cm and strapped to walls.
New walls to be toothed into existing.
Code 4 lead flashing at wall and roof junctions with a cavity tray behind.
30 x 5 ms straps at 2mc/c secured over 3No joists at first floor and ceiling joist level and turned down the blockwork face of the cavity.
Rafters tied to gables.
Expansion joints to blockwork at 6m c/c and to brickwork at 12m c/c.

Lintels:
Provide suitable galvanised steel lintels, catnic or similar, all to be insulated with 150mm min bearings. Hourncrete or similar concrete lintels internally to block walls where required.

First Floor Partitions:
First floor walls to be 75 x 50 softwood vertical studs at 600 c/c between 75 x 50 header and sole plates, noggins at 900c/c. Install Rockwool or similar mineral wool RW3 semi rigid slabs as acoustic infill where shown. 12.5mm plasterboard both sides nailed at 150mm c/c in both directions with galvanised plasterboard nails and plastered with 5mm finish plaster.

First floor:
New flooring to be 18 mm t.&g chipboard onto 225 x 50 sc3 joists at 400c/c laid alongside existing joists. Ceiling to remain intact where possible. New ceiling to be level with existing but 12.5mm plasterboard below and artex or skim finish to match existing. 50 x 32 herringbone or 150 x 38mm solid strutting to be provided between joists at centre of spans over 2500mm or at third spans over 4500mm. 50mm max gap between floor joist and wall where parallel.
Double joists below first floor partitions.

Surface water:
Guttering to match existing where possible and taken to down pipe as shown.
100mm dia drain to connect to existing sw system or to a soakaway min
5m from buildings and boundaries if no sw system is found. Inspection required.

Foul water:
Bathroom : 100 dia upvc soil pipe to wc, 38mm waste to whb and bath and shower with deep seal traps, all connected to new svp taken up 900mm above highest window opening and fitted with a wire cage to top. "Decktite " or similar flashing where passing through roof structure.
Access points at each change in direction.
38mm waste to utility sink taken through wall as shown, and connect to a BIG.
100mm drain laid 1:40 in 150mm pea shingle and connect to existing foul water system.
Make good.

New manholes to be constructed of 215mm class B engineering bricks in English bond in cement/sand mortar 1:3 treated with water proofer with flush joints on 150mm concrete base 1:2:4. Bed cover and frame directly on to top of brickwork.
Main drain run in open half round channel with branch bends discharging into the main channel in the direction of flow. Channel and branch bends bedded in concrete. Benching as required with smooth finish.

Automatic smoke detection:
Provide battery operated smoke detection system, fitted in accordance with manufacturers recommendations. Position shown on drawing.

Main Roof:
Roof tiling to match existing onto battens onto untearable roofing felt to BS 747 onto 150 x 50rafters at 400c/c and 147 x 50 ceiling joists at 400c/c. 200mm glass fibre insulation draped over as before. Tile vents to roof as shown and continuous soffit vent at eaves. 175 x 25 ridge boards. Fibre glass valleys to dormers.

Scant ceiling to have 54mm Celotex double R insulation secured between the Underside of the rafters. 50mm air flow maintained above the rafters. Build up Above the steel beams to support rafters as shown.

Structural timber to be grade C16 except where indicated.
Multiple timber beams to be bolted togs ther at 600c/c with 12 dia bolts plus tooth plate Connectors.
Rafters and ceiling joists to be bolted together with 12 dia bolts plus tooth plate connectors.
Concrete mix to padstones to be grade 30, 30 N/sq mm at 28 days, 20mm max aggregate, 275 kg/cu.m min cement content

Dormer Walls:
Tile hanging onto battens onto breather paper onto 12.5 marine ply onto 100 x 50 Studs at 400c/c with 100mm glass fibre insulation between studs and 12.5 foil backed plasterboard and skim finish.
Dormer cheeks built off triple rafters bolted together at 600c/c. Dormer fronts Built off stud walls below.

Dormer roof:
Tiling all as before, with 100 x 50 rafters at 4ooc/c and 100 x 50 ceiling joists at 400c/c. 200mm glass fibre insulation draped over joists

Stairs:
2m clear headroom above pitch of stairs. Handrail 900 mm above the pitch line of stairs. 13 risers and 12 treads. 265mm rise and 230 going. Min width of stairs to be 800mm. Trimmers as shown. 100mm max gap between balusters.

Glazing :
All new units to be double glazed. Safety glass to BS6206 to all doors. Safety glass To all windows where glazing is 800mm below the finished floor level.

Ventilation:
Trickle vents to top of window frames to allow 8000mm sq or 4000mm sq additional ventilation in non habitable rooms with mechanical ventilation to utility.
Mechanical ventilation to utility to have extraction unit capable of extracting 30 litres/sec and vented to the outside with a separate on/off switch. Vent taken through wall. Vent to bothroom room capable of extracting 15 litres per second. All vent to outside as shown.

Steel beams:
All steel beams clad in 2No 9.5 mm plasterboard and 7mm skim finish.
Structural steel to be grade 43, blast cleaned and treated with two coats zinc phosphate primer.
All double steel beams to be bolted together with 12 dia bolts plus barrel spacers at 600c/c.
Steelwork beam connections to be 15mm thick welded end plates plus 4No 16 dia bolts or 2No 90 x 90 x 6 web cleats per leg. Welds to be 6mm fillet full profile throughout and bolts to be grade 4.6.

Heating:
The existing heating system is to be extended into the new work. The capacity of the existing boiler is to be checked and upgraded if found to be of insufficient size.

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Notes:
All dimensions must be checked on site and not scaled from this drawing.

A		
	Date	Revisions

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28.NOV.2001 5431

Client
Mr & Mrs Mallon

Job Title
3 Windsor Ride
Finchampstead
Wokingham

Drawing Title
Existing Floor layout & Elevations

Scale 1:50 1:100

Date OCT 99 Drawn by hcn

Drg. No. M/775 Rev.

(ARCH.)

594 x 841mm A1