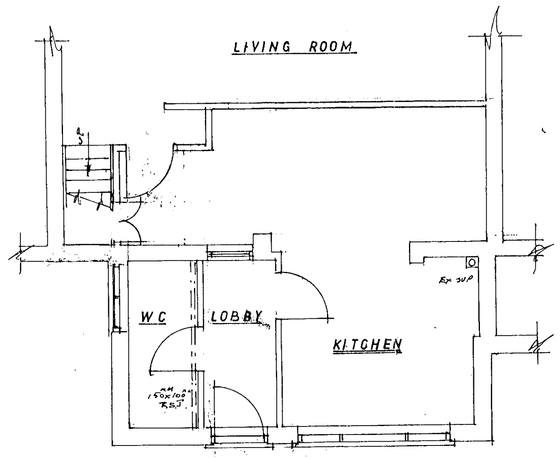
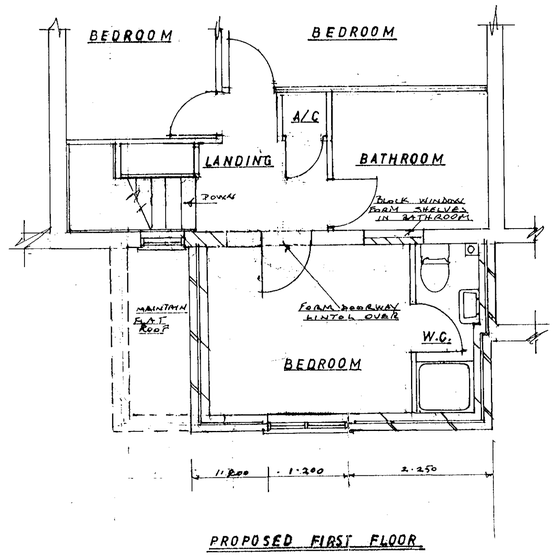
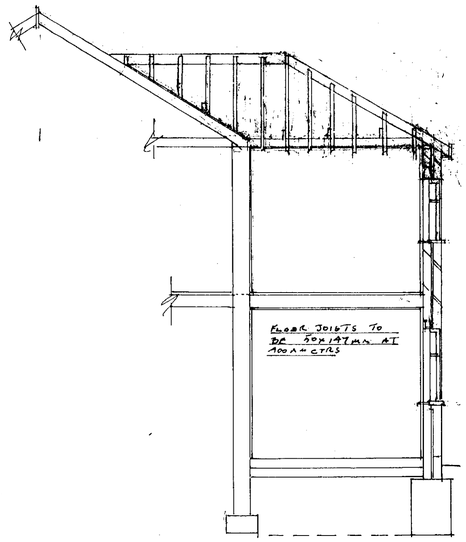


EXISTING GROUND FLOOR



PROPOSED FIRST FLOOR



SECTION

SPECIFICATION

Roof SLATES ON 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.

Roof Structure a) 50 x 125 mm common rafters at 400mm centres: 25 x 150mm ridge board: 38 x 175mm hip boards: 50 x 125 mm ceiling joists at 400mm centres. b) 50 x 100mm wall plates bedded at head of walls and secured by galvanised plate anchor straps at 1200mm centres. c) Lateral restraint to external walls provided by 30 x 5mm Catnic galvanised m.s. straps at max. 1600mm centres fixed at ceiling level and up gable slopes. Straps fixed across min. 3no joists or rafters and supported by solid noggins. 10mm gap at eaves. Fit Willen vents.

100 x 50mm hangers at max. 1600mm centres 9.5 mm tailbacked plasterboard. Pitch as extg. approx 40°. Use 175x38mm layboards.

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

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

Structural Timbers - a) grade SC3 b) 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.

First Floor - 50x197 - joists connected To have 19mm (22mm if spacing of joints greater than 450mm) flooring grade chipboard to BS 5669: 1979 Type II generally. (Type II/III to bathrooms, toilets and kitchens), on timber joists to the grades, (BS 4978) 1975, sizes and spacing shown on the drawings and with herring bone strutting between joists at mid-span where span exceeds 2.5m. CATNIC STRAPS AS FOR ROOF

Internal Stud Walls - a/ 100 x 50mm softwood studs at 400m centres with solid noggins at max. 1200mm vertical centres and sole and head plate framing. b/ Load bearing walls to incorporate diagonal cross bracing. c/ Voids filled with 100mm compressed glass fibre wool. d/ Walls lined with 9.5mm plasterboard with skim plaster finish.

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.

Foul Drainage (Above Ground) - a) All pipework in upvc with patent jointseals. 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
- kitchen sink (& basins/bidet with run exceeding 1700mm) - 40mm dia

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

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.

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. 4m from buildings and constructed in accordance with BRE Digest 151.

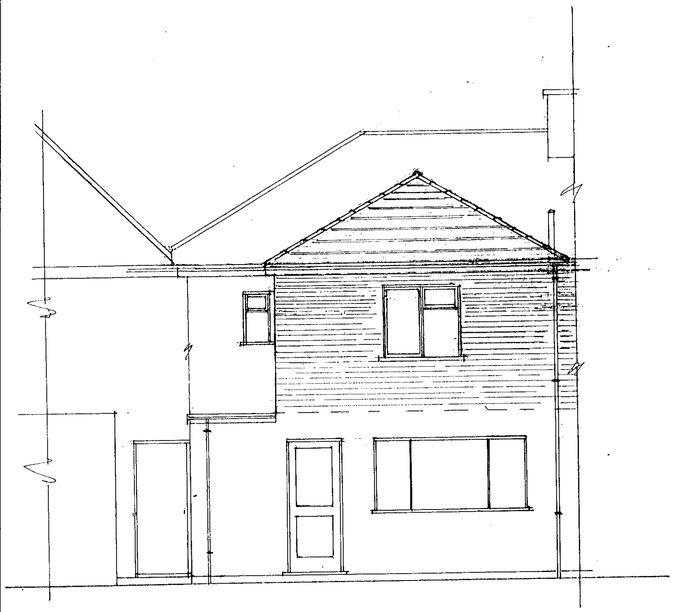
Electrical Installation

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

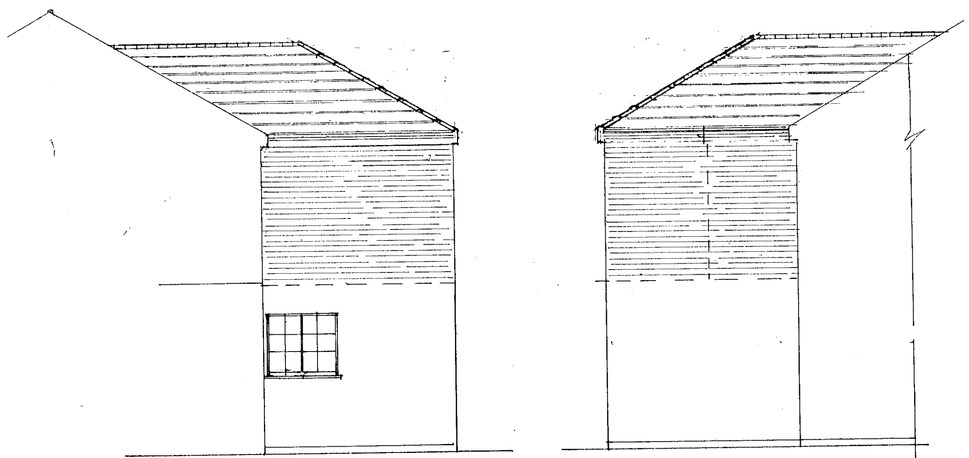
Notes WHERE APPLICABLE

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 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. 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.

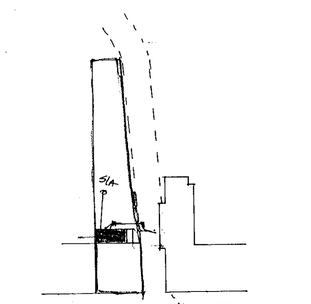
26.MAR2000* 1011



REAR ELEVATION

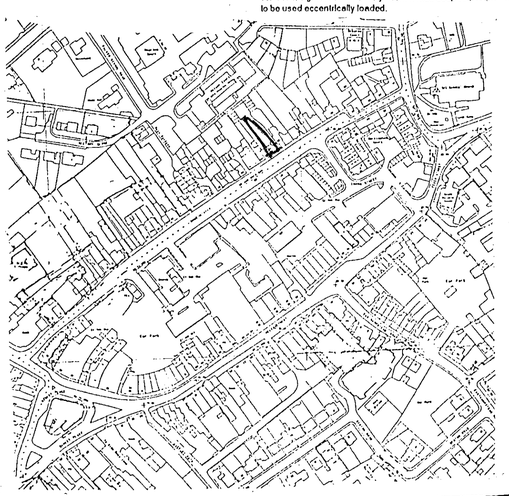


SIDE ELEVATIONS



ROSE STREET

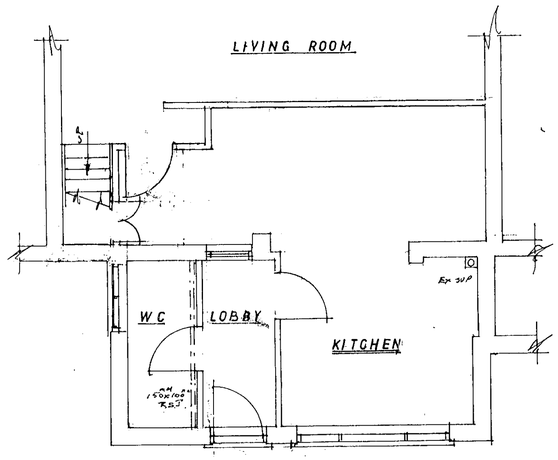
BLOCK PLAN
(1:500)



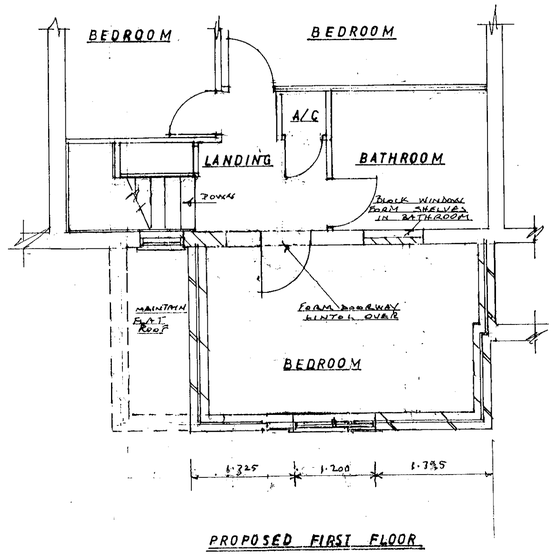
SITE LOCATION PLAN
(1:2500)

SUPERSEDED

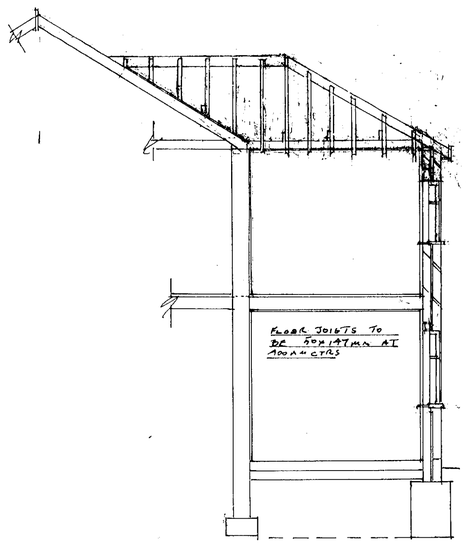
PLAN No.	REVISIONS		DATE	SCALES
T 57z		PROPOSED FIRST FLOOR EXTENSION, AT 64 ROSE STREET, WOKINGHAM, BERKSHIRE. FOR DR.J. WOODFIELD.	7.3.00.	PLANS 1:50 SECTION 1:50 ELEVATIONS 1:50



EXISTING GROUND FLOOR



PROPOSED FIRST FLOOR



SECTION

SPECIFICATION

Roof SLATES ON 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.

Roof Structure a) 50 x 125 mm common rafters at 400mm centres: 25 x 150mm ridge board: 38 x 175mm hip boards: 50 x 125 mm ceiling joists at 400mm centres. b) 50 x 100mm wall plates bedded at head of walls and secured by galvanised plate anchor straps at 1200mm centres. c) Lateral restraint to external walls provided by 30 x 5mm Catnic galvanised m.s. straps at max. 1800mm centres fixed at ceiling level and up gable slopes. Straps fixed across min. 3no joists or rafters and supported by solid noggins. 10mm gap at eaves. Fit Wifen vents.

100 x 50mm hangers at max. 1800mm centres 9.5 mm foilbacked plasterboard. Pitch as extg. approx 40°. Use 175x38mm layboards.

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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.

First Floor - Sound joists to comply to have 19mm (22mm if spacing of joints greater than 450mm) flooring grade chipboard to BS 5669: 1979 Type II generally. (Type II/III to bathrooms, toilets and kitchens), on timber joists to the grades, (BS 4978) 1975, sizes and spacing shown on the drawings and with herring bone strutting between joists at mid-span where span exceeds 2.5m. CATNIC STRUTS AS FOR ROOF

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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.

Electrical Installation

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Notes WHERE APPLICABLE

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3. All dimensions are in millimetres unless otherwise indicated.
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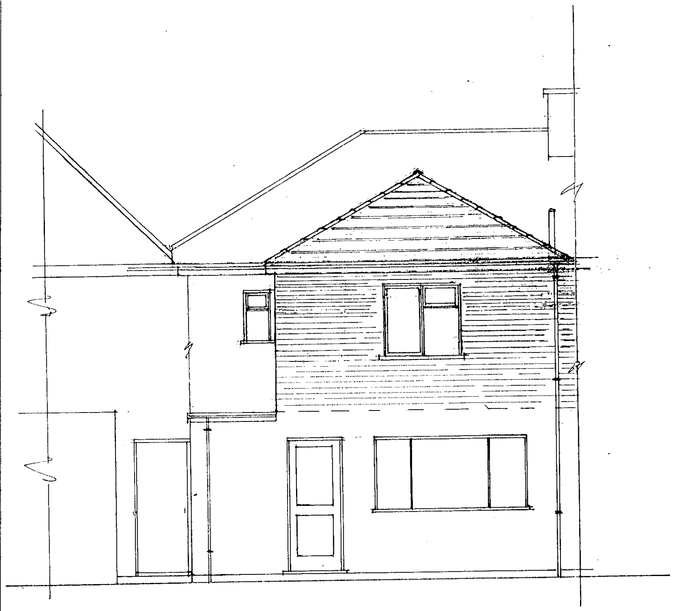
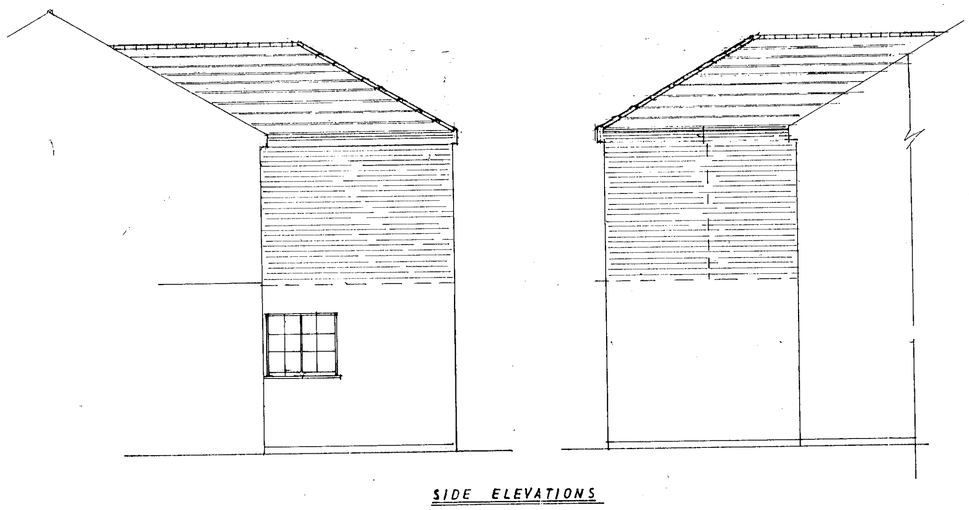
17. Wall ties to be provided to each block course adjacent to reveals in cavity walls.
18. Adjoining owners written consent to be obtained for work on the boundary line, including foundation encroachment prior to commencing work. Alternatively 600mm wide deep strip foundation to be used eccentrically loaded.

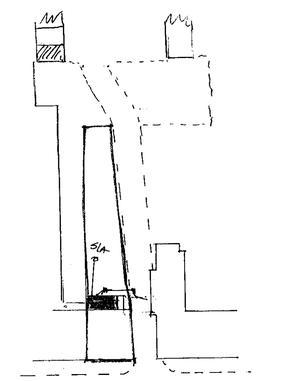
20.MAR2000* 1071



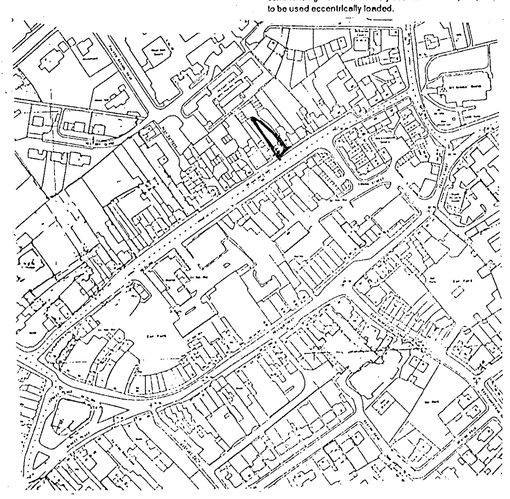
REAR ELEVATION



SIDE ELEVATIONS



BLOCK PLAN
(1:500)



SITE LOCATION PLAN
(1:2500)

APPROVED

PLAN No.	REVISIONS	PROPOSED FIRST FLOOR EXTENSION, AT 64 ROSE STREET, WOKINGHAM, BERKSHIRE. FOR DR J. WOODFIELD.	DATE	SCALES
T 572	1. Window centred on plan 2. Ensuite removed 3. Garage indicated on block plan; we also have requests for an object parking		7.3.00.	PLANS 1:50 SECTION 1:50 ELEVATIONS 1:50