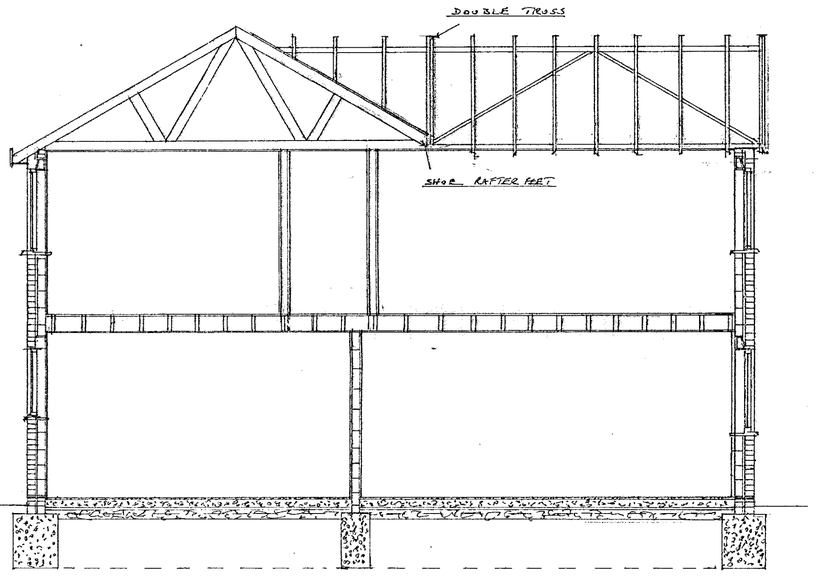
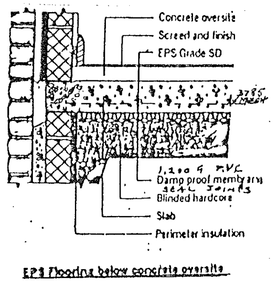
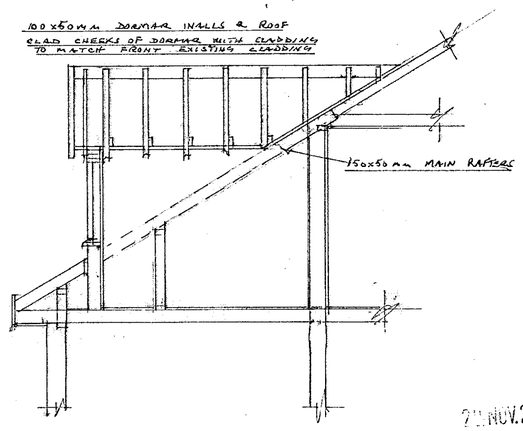


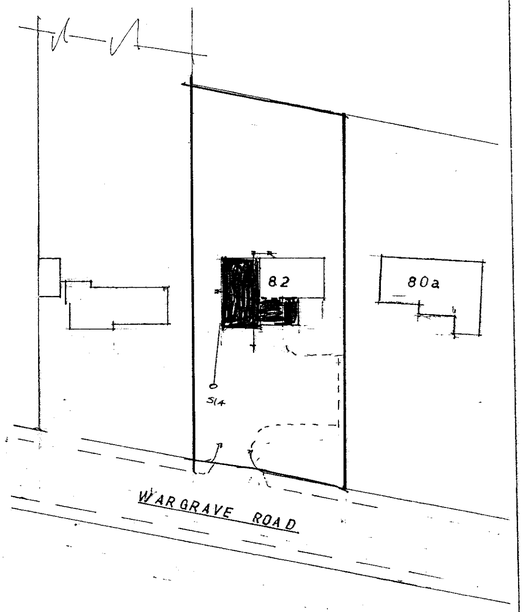
SECTION



EPS Floorins below concrete oversite

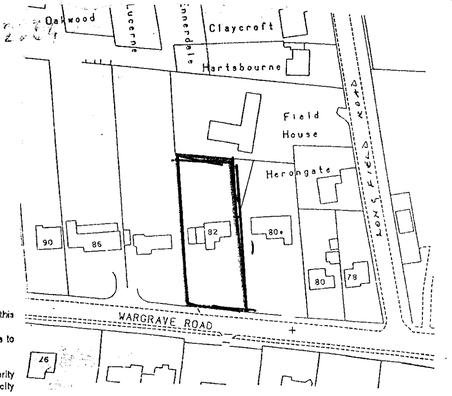


DORMAR SECTION



BLOCK PLAN
(1: 500)

21 NOV 2000



SITE PLAN
(1: 1250)

SCALE 1:50

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 fillo battens on untearable felt to BS 747, 1977 on pro-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. 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 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.

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 salting coat (12mm overall) CN8 calnic lintols 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) Fit 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). MINIMUM OPENING 550 MM x 860 MM SAFETY GLASS TO BS 6206

Ceilings Located Immediately Below Roofs - 12 mm foil backed plasterboard tacked to joists. b/ Joists scrimmed. c/ 5mm skim plaster finish.

Ground Floor - a) 80mm cement:sand screed on 150mm 1:2:4: concrete oversite on 1200 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.

New Floor - (Upper Floor) - a/ 18mm flooring grade t&g chipboard Type WBI 75 x 225mm SC4 grade softwood joists at 400mm centres. c/ Lateral restraint to external walls provided by 30 x 5mm Calnic galvanised m.s. straps at max. 1500mm 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.

Foul Drainage (Below Ground) - a) All drains formed in 110mm dia upvc pipework laid to min. 1:80 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 800mm) 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 joint/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 we 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.

Mechanical Ventilation - Provide mechanical vents to kitchen/ bathroom giving min. 60 litres air changes/second, connected to lighting circuit with 15 min overrun and ducted external air. Fans capable of intermittent operation.

Internal Block Walls - a/ 100mm lightweight blockwork (Thermalite or similar). b/ 12mm cement:sand render base coat and Sirapite plaster finish.

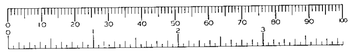
Internal Stud Walls - a/ 100 x 50mm softwood studs at 400m centres with solid noggins at max. 1200mm vertical centres and sole and head plate framing. b/ Load bearing walls to incorporate 15 mm PLYWOOD EACH SIDE. Voids filled with 100mm compressed glass fibre wool. d/ Walls lined with 9.5mm plasterboard with skim plaster finish.

Electrical Installation

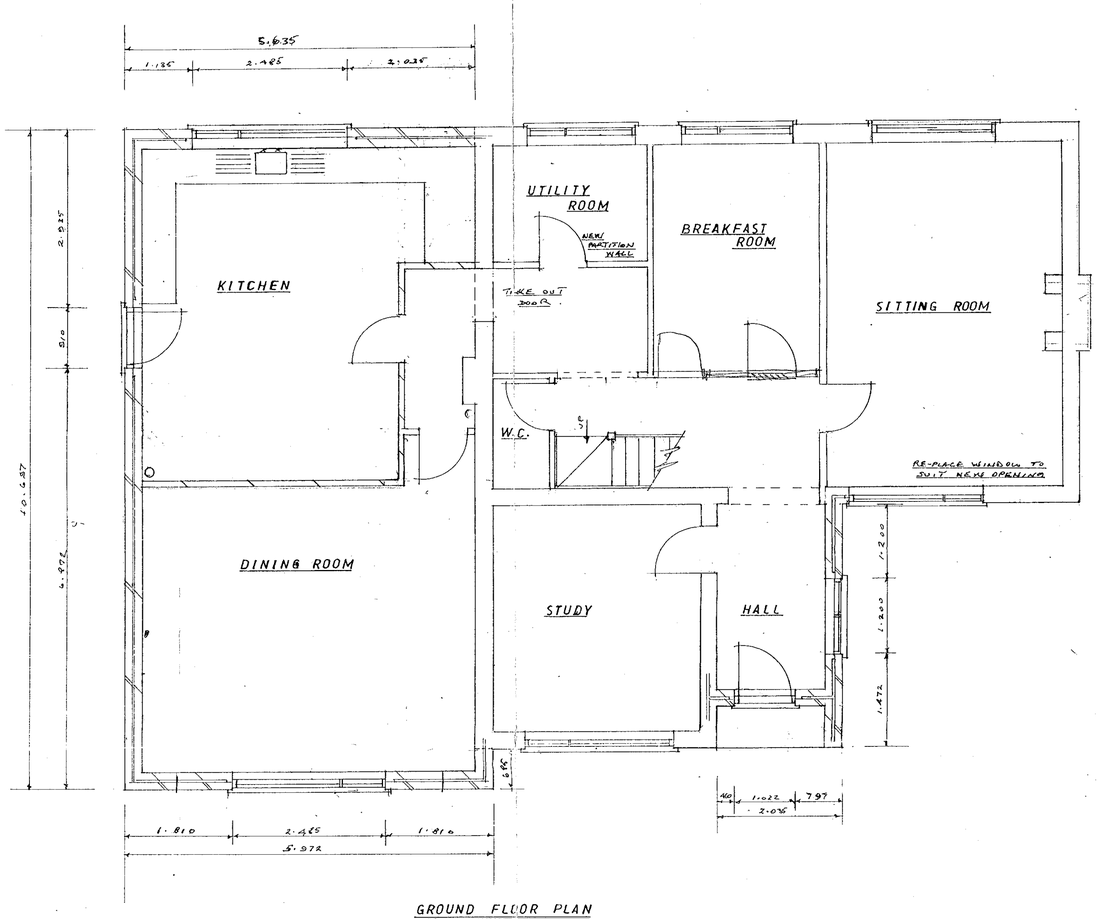
The electrical installation is to be to WHBC standards and Institute of Electrical Engineers Regulations for the Electrical Equipment of Buildings (latest edition).

Notes

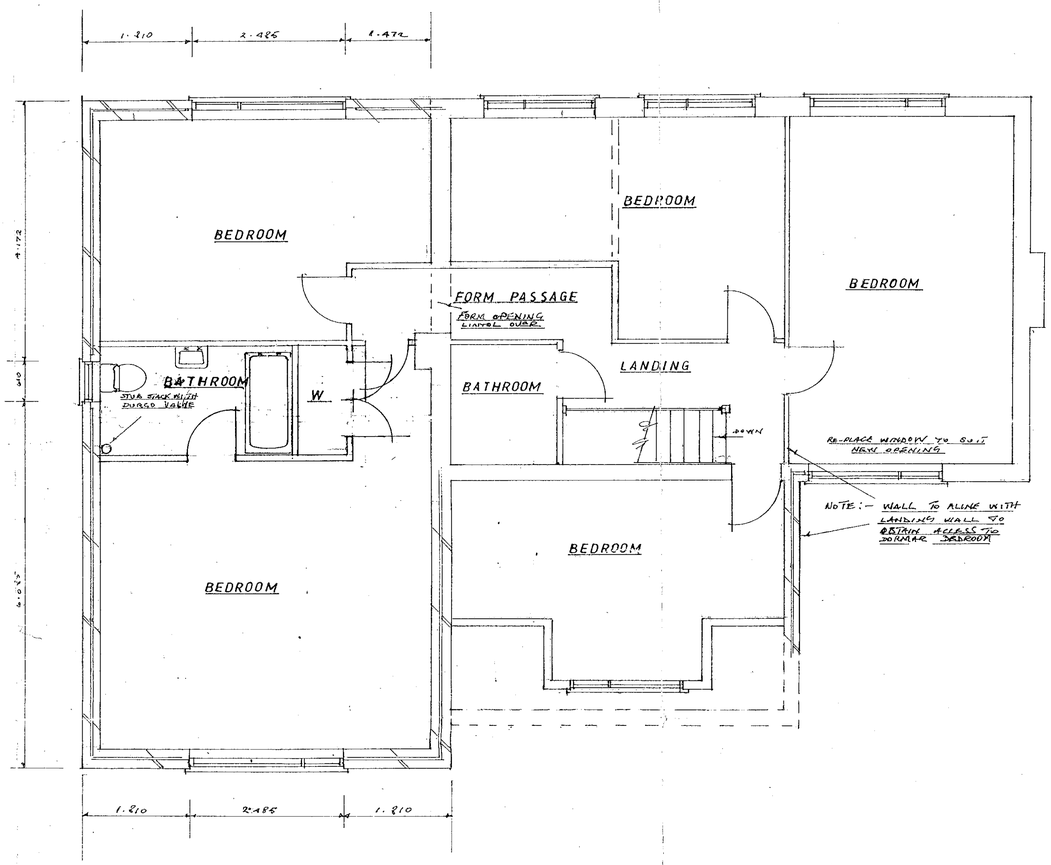
1. All dimensions are to be checked on site and not scaled from this drawing.
2. The contractor to visit site prior to commencement of works to check drains, drawing and all dimensions.
3. All dimensions are in millimetres unless otherwise indicated.
4. All work to be carried out to the satisfaction 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 Practice.
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. SAFETY GLASS TO B S 6026 LOWER THAN 1.500 AA



D
13/1/01



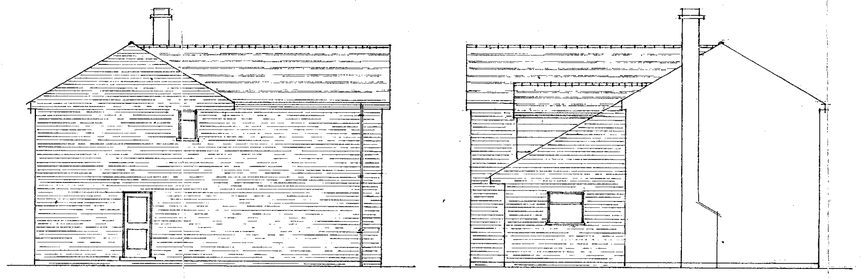
GROUND FLOOR PLAN



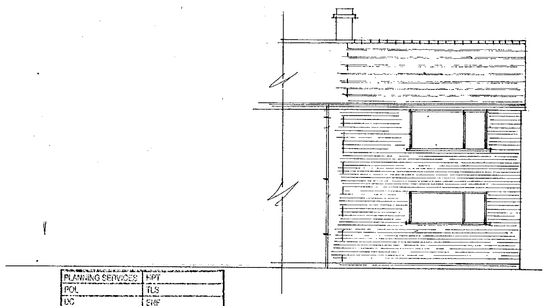
FIRST FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATIONS



REAR ELEVATION

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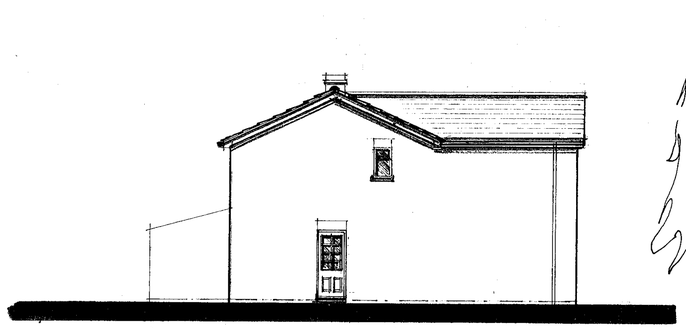
PLAN No.
L.P.2w.

REVISIONS

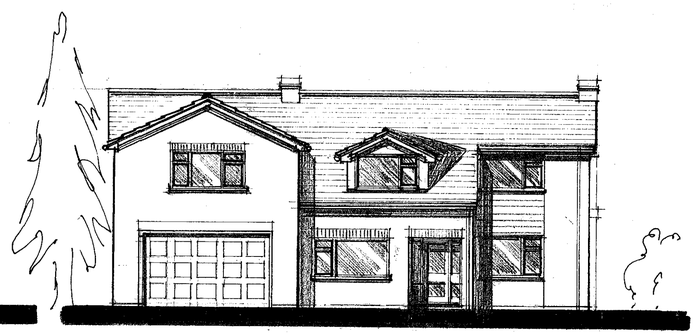
PROPOSED EXTENSION. AT 82, WARGRAVE ROAD. TWYFORD.
BERKSHIRE.
FOR MR&MRS.H.GORDEN.

DATE
17-11-00.

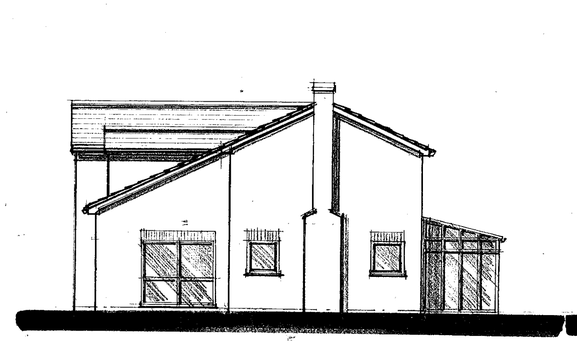
SCALES
PLANS 1:50
SECTION 1:50
ELEVATIONS 1:100



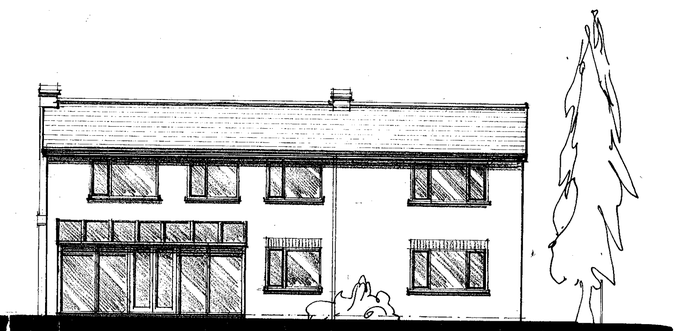
NORTH ELEVATION



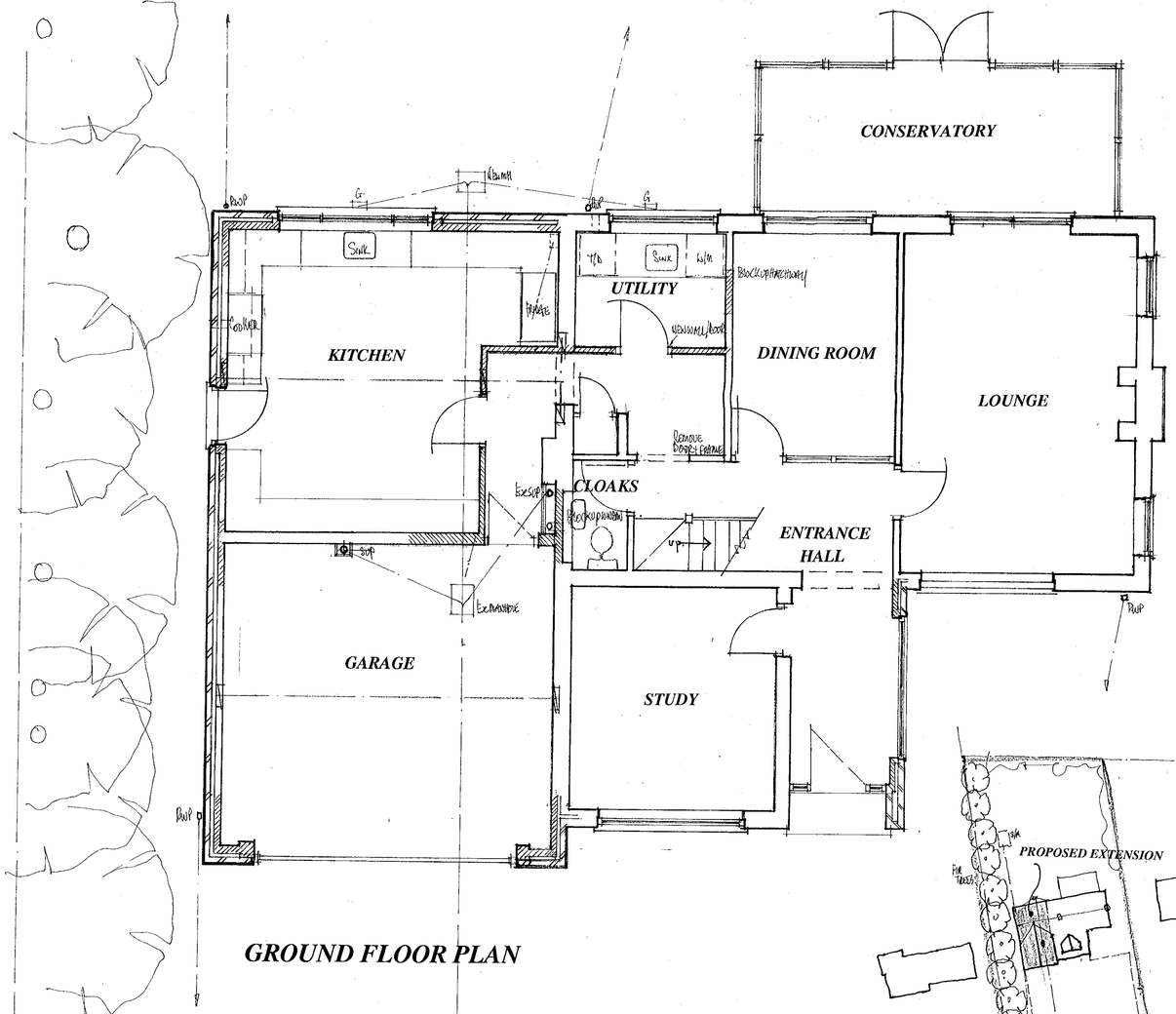
WEST ELEVATION



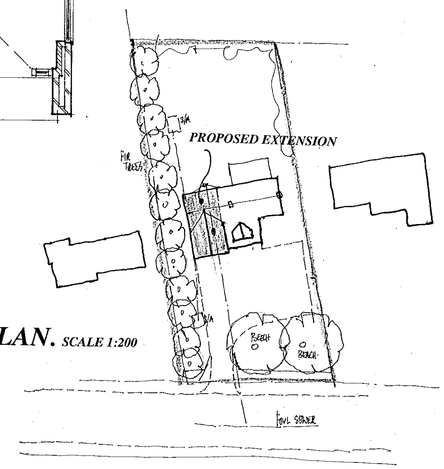
SOUTH ELEVATION



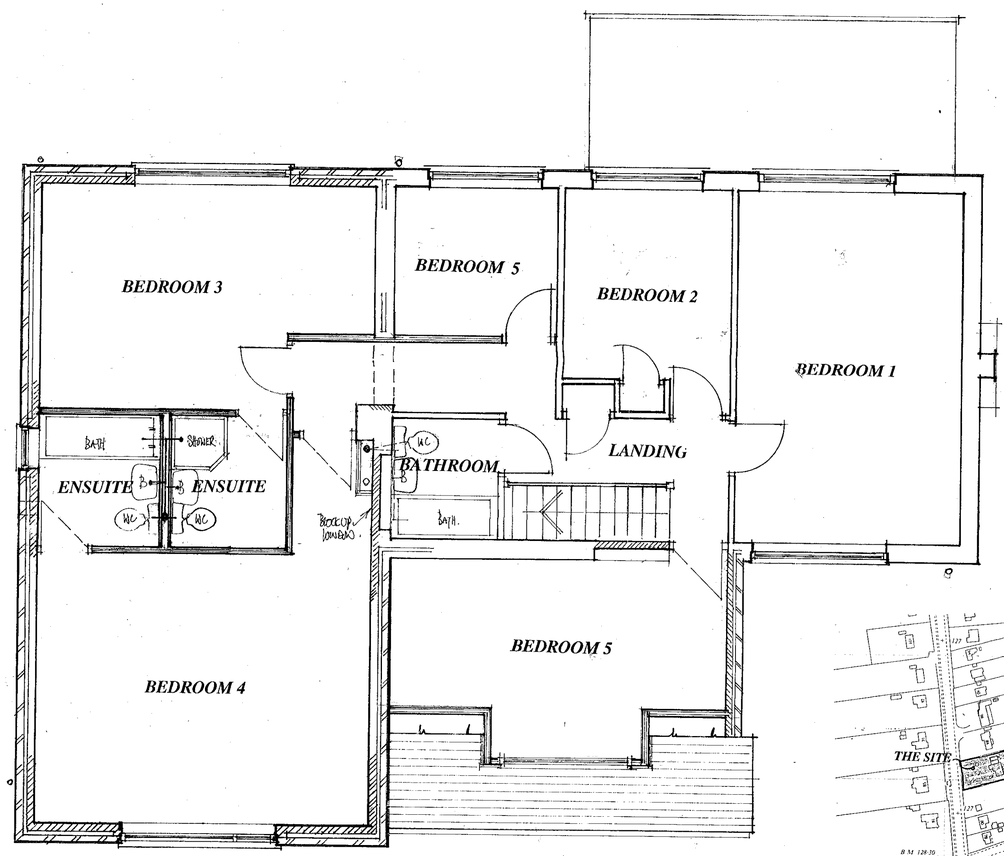
EAST ELEVATION



GROUND FLOOR PLAN

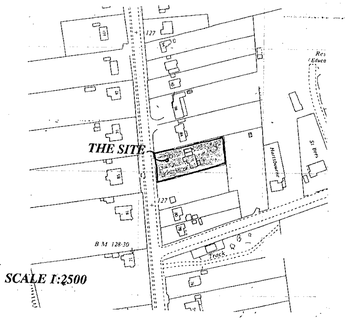


SITE PLAN. SCALE 1:200



FIRST FLOOR PLAN

PLANNING SERVICES	INPT
PCK	TLS
DC	ENF
APP	
GS	
06 MAR 2002	
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LOCATION PLAN SCALE 1:2500

Proposal: PROPOSED EXTENSION.

Drawing: PLANNING PROPOSALS

Site: 82 WARGRAVE ROAD TWYFORD BERKSHIRE

Date 28 February, 2002 Scale 1:100 &1:50 Drawing No D649-01

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