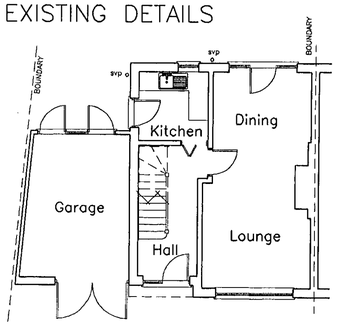
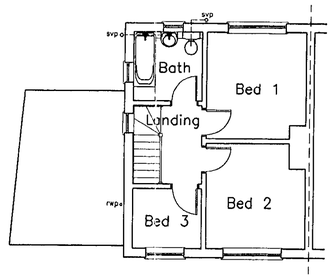
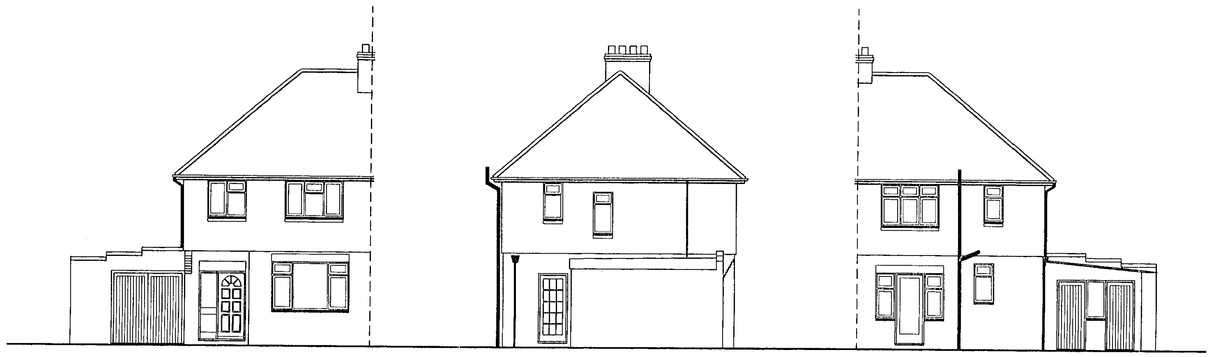
EXISTING DETAILS



GROUND FLOOR PLAN



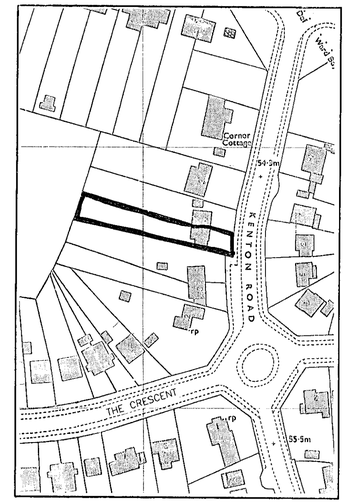
FIRST FLOOR PLAN



FRONT ELEVATION

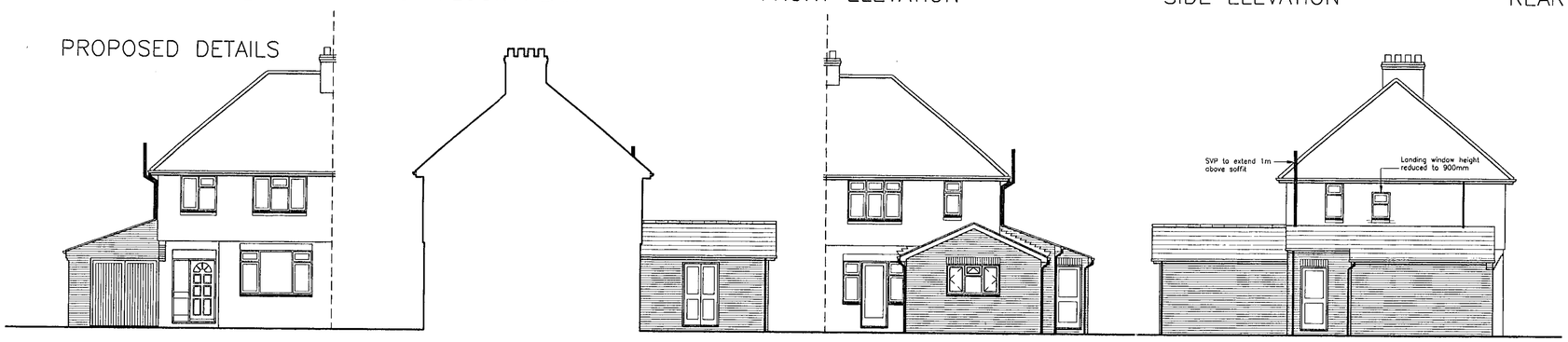
SIDE ELEVATION

REAR ELEVATION



LOCATION PLAN
Scale 1:1250

PROPOSED DETAILS

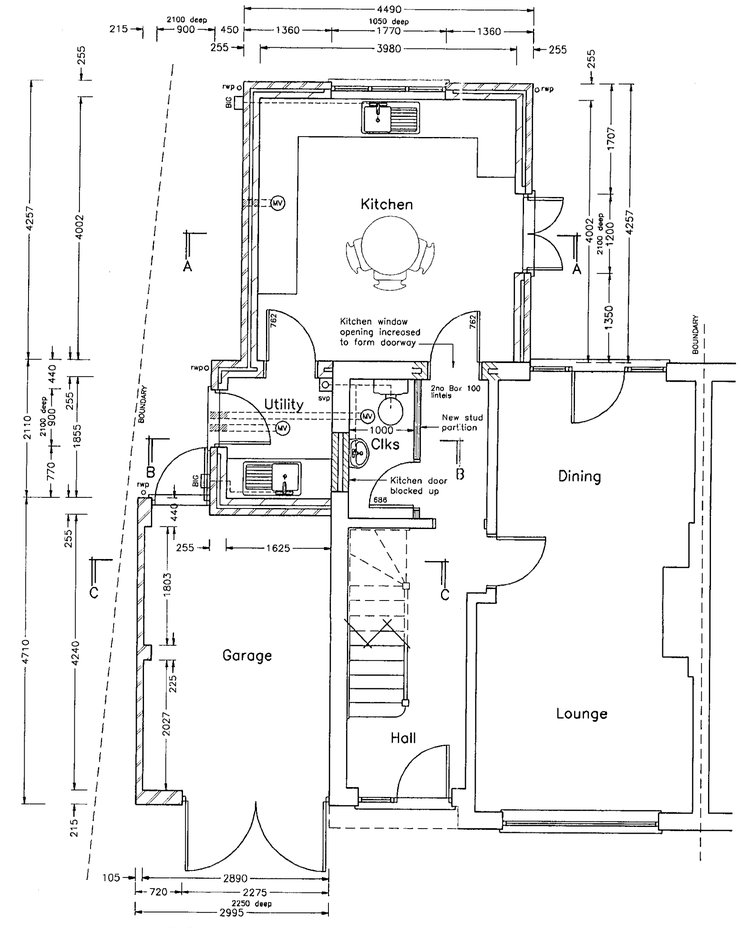


FRONT ELEVATION

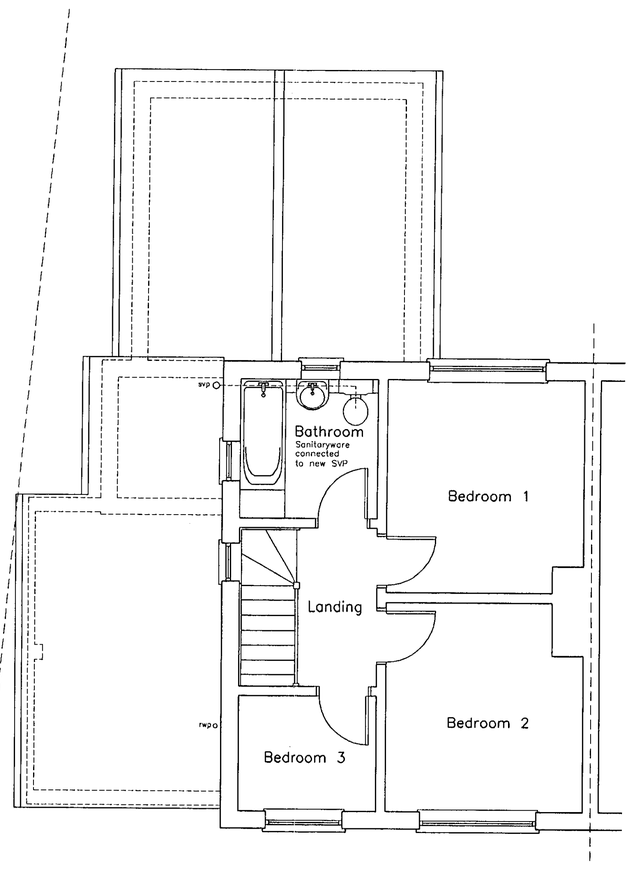
SIDE ELEVATION

REAR ELEVATION

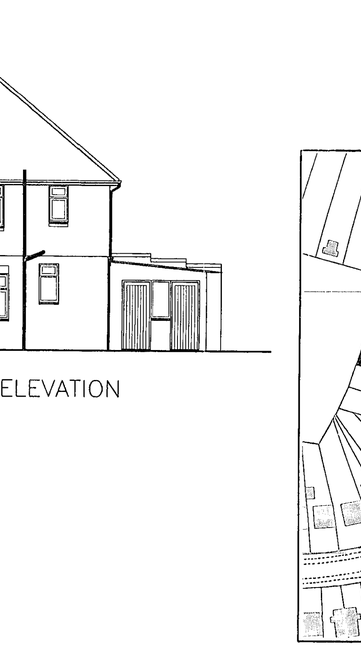
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SITE PLAN
Scale 1:200

29 JAN 2001 * 3.58

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Project
Single storey extensions to
6 KENTON ROAD
EARLEY
READING

Drawing title
PLANS & ELEVATIONS

Client
Mr W LAMB

APPROVED

Date	Scale	Drawing number	Rev
24.01.01	1:50 1:100	5118:01:1	

Drawn by: TCG

General notes
1. Dimensions to be checked on site before any work is put in hand or pre-fabricated.
2. All dimensions in millimetres. (unless otherwise stated)
3. This drawing is not a full specification of works or materials to be employed in this project.
4. The drawing and design is copyright of this practice.©

Revisions

Ref	Date	Description

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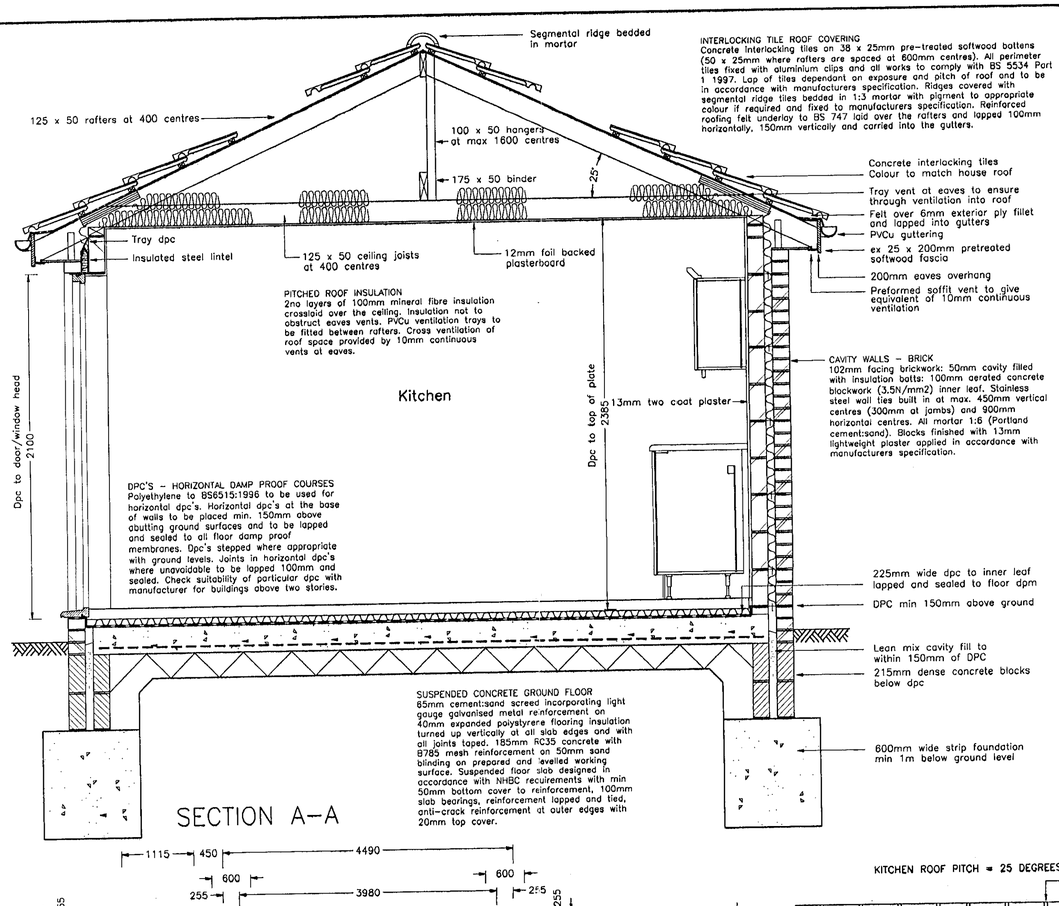
01/03/01



INTERLOCKING TILE ROOF COVERING
Concrete interlocking tiles on 38 x 25mm pre-treated softwood battens (50 x 25mm where rafters are spaced at 600mm centres). All perimeter tiles fixed with aluminium clips and all works to comply with BS 5534 Part 1 1997. Lap of tiles dependant on exposure and pitch of roof and to be in accordance with manufacturers specification. Ridges covered with segmental ridge tiles bedded in 1:3 mortar with pigment to appropriate colour if required and fixed to manufacturers specification. Reinforced roofing felt underlay to BS 747 laid over the rafters and lapped 100mm horizontally, 150mm vertically and carried into the gutters.

PITCHED ROOF INSULATION
2no layers of 100mm mineral fibre insulation crosslaid over the ceiling. Insulation not to obstruct eaves vents. PVCu ventilation trays to be fitted between rafters. Cross ventilation of roof space provided by 10mm continuous vents at eaves.

DPC'S – HORIZONTAL DAMP PROOF COURSES
Polyethylene to BS6515:1996 to be used for horizontal dpc's. 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 floor damp proof membranes. Dpc's stepped where appropriate with ground levels. Joints in horizontal dpc's where unavoidable to be lapped 100mm and sealed. Check suitability of particular dpc with manufacturer for buildings above two stories.

SUSPENDED CONCRETE GROUND FLOOR
65mm cement:sand screed incorporating light gauge galvanised metal reinforcement on 40mm expanded polystyrene flooring insulation turned up vertically at all slab edges and with all joints taped. 185mm RC35 concrete with B785 mesh reinforcement on 50mm sand blinding on prepared and levelled working surface. Suspended floor slab designed in accordance with NHBC requirements with min 50mm bottom cover to reinforcement, 100mm slab bearings, reinforcement lapped and tied, anti-crack reinforcement at outer edges with 20mm top cover.

SECTION A–A

GLAZING.
All glazing within 800mm of floor level; within 1500mm of floor level at doors and within 300mm horizontally of doors to be either laminated or toughened in accordance with BS6206:1994. All safety glazing shall be marked. All new windows and doors to be provided with sealed unit double glazing.

FLASHINGS – STEPPED FLASHING
All abutments of the roof slopes with walls weathered with Code 4 lead flashings. Stepped flashing to be maximum 1500mm in length with 100mm lap. Flashing to provide 85mm vertical upstand from the surface of the roof covering. For single lap profiled tiles cover 150mm and provide code 4 lead clips on every other course. For single lap flat tiles or slates cover 150mm as above and provide secret gutter. Top edge of flashings recessed 25mm into mortar joints and secured with 25mm wide lead wedges and mortar (one for every step). Where appropriate link lead flashings with stepped cavity tray dpcs. All work in accordance with Lead Development Association details.

VENTILATION OF KITCHEN (In addition to opening window or door).
Room to have mechanical extract ventilation capable of extracting at a rate of
1. not less than 30 litres per sec. where ventilator is incorporated within the cooker hood.
2. not less than 30 litres per sec where ventilator is located near the ceiling but within 300mm of the centreline of the space for the hood and is under humidistat control.
3. not less than 60 litres per sec elsewhere.
All mechanical ventilators to extract direct to external air. Total area not less than 4000 sq.mm permanent ventilation openings per room (trickle vents).

VENTILATION OF ROOMS CONTAINING SANITARY FITTINGS (with no opening window).
Room to have mechanical ventilation capable of extracting at a rate of not less than 6 litres per sec. Mechanical ventilator to extract direct to external air and to have a 15min overrun. The ventilator should be controlled automatically via humidistat or manually by switch or via light switch. Provide 10mm gap under the door for air inlet purposes.

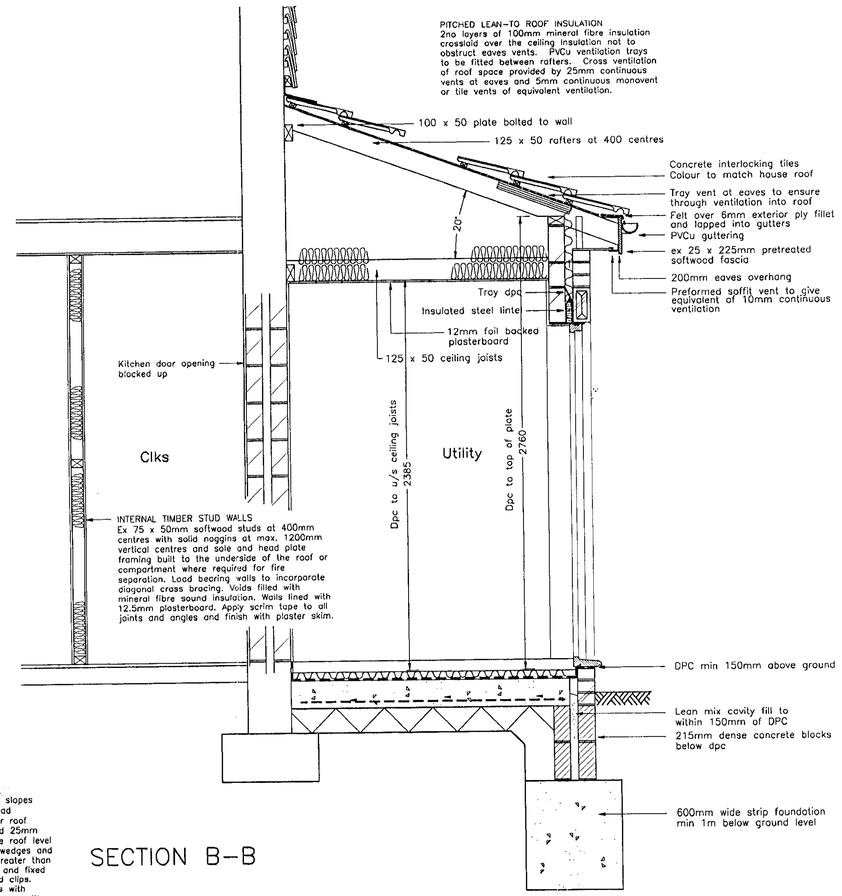
VENTILATION OF UTILITY ROOM (with no opening window or door).
Room to have mechanical extract ventilation capable of extracting at a rate of not less than 30 litres per sec. Mechanical ventilator to extract direct to external air and to have a 15min overrun. The ventilator should be controlled automatically via humidistat or manually by switch or via light switch. Provide 10mm gap under the door for air inlet purposes.

RAINWATER GOODS.
110mm PVCu guttering fixed to manufacturers specification with min. 1:200 fall to outlets. 64mm PVCu down pipes in positions shown on drawings.

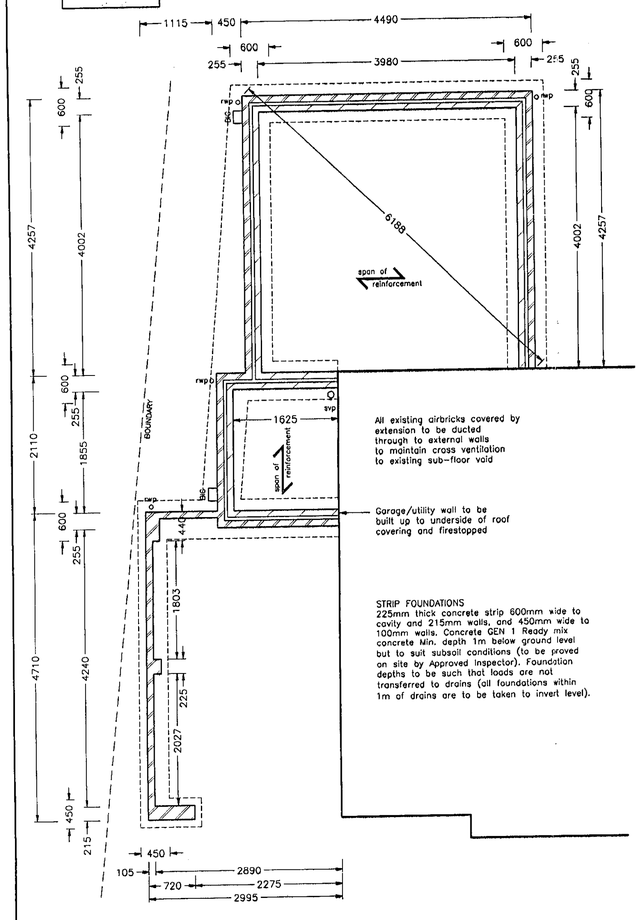
FOUL DRAINAGE – ABOVE GROUND
All pipework and fittings in PVCu with patent joint/seals. Where indicated svp's to terminate in tile vents or taken through the roof slopes and fitted with appropriate lead flashing and leaf grating. All other svp's above the ground floor to be fitted with an approved air admittance valve. SVP's generally to be positioned 900mm above window openings within 3000mm horizontally. Stub stacks to terminate above level of highest waste trap connected to it. Waste pipe sizes: Svp and stub stack – 110mm dia. WC branch pipes – 110mm dia. (min 9mm/m fall) Basin & bidet (less than 1.7m run). – 32mm dia. Kitchen sink and bath (and basins & bidets with run exceeding 1.7m) up to 3m run – 40mm dia. (18–90mm/m fall) Baths up to 3m run, kitchen sink and bath with run up to 4m – 50mm dia. (18–90mm/m fall) All sanitaryware to have min. 75mm deep seal traps. All sanitary pipework and building drainage to comply generally with BS 5572:1994 and Building Reg. Doc. H1. Where stack pipe passes through habitable room wrap pipe with 25mm mineral wool sound insulation.

DRAINAGE – FLEXIBLE PIPES BELOW GROUND
These are general notes only and should be read in conjunction with the relevant drawing. Drains formed in PVCu pipework (BS 4660 & BS 5481) and bedded in suitable material to BS5955:Part 6:1980 Appendix A depending on subsoil conditions. All joints to be flexible. Pipes bridged through walls with rc lintels or sleeved, with min. 50mm clearance all round the pipe and masked with rigid sheet material to prevent the ingress of vermin or fill. Drains within 600mm of ground level in garden areas to be protected by 75mm thick paving slab. Manholes formed in polypropylene for inverts up to 1000mm or engineering brickwork or concrete rings as indicated on the drawings. Manhole covers to be double seal, screw–down type where located within a building. All underground drainage to generally comply with Building Reg. Doc. H2.

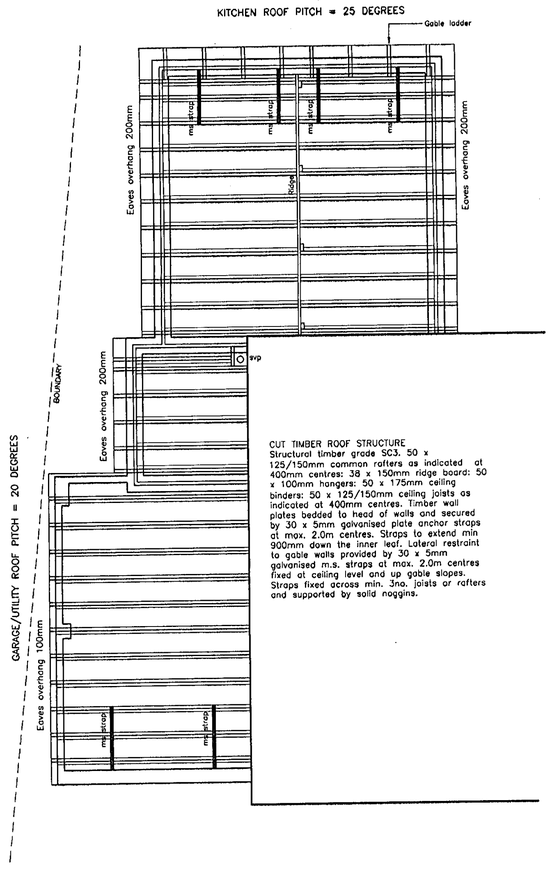
DRAINAGE – SOAKAWAYS
Prior to the works commencing the Contractor is to establish the permability of the subsoil to assess the suitability of soakaways as a means of surface water disposal. For small works the size of the soakaway will be dependant on advice from the Building Inspector. In general provide a rubble filled soakaway with a minimum size of 1cu.m. Generally all soakaways to be a min of 5000mm from any building.



SECTION B–B

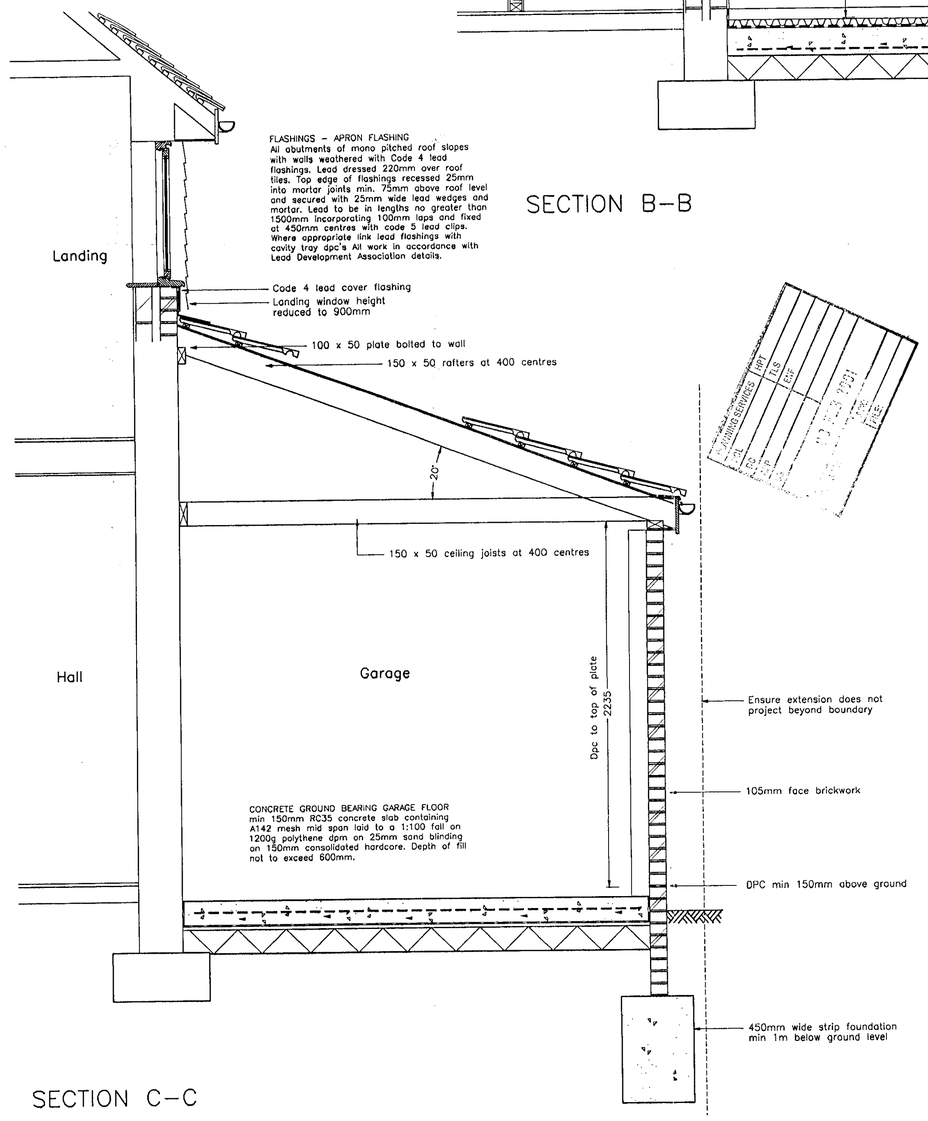


FOUNDATION PLAN



ROOF CARCASS PLAN

FLASHINGS – APRON FLASHING
All abutments of mono pitched roof slopes with walls weathered with Code 4 lead flashings. Lead dressed 220mm over roof tiles. Top edge of flashings recessed 25mm into mortar joints min. 75mm above roof level and secured with 25mm wide lead wedges and mortar. Lead to be in lengths no greater than 1500mm incorporating 100mm laps and fixed at 450mm centres with code 5 lead clips. Where appropriate link lead flashings with cavity tray dpc's All work in accordance with Lead Development Association details.



SECTION C–C

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Project
Single storey extensions to
6 KENTON ROAD
EARLEY
READING

Drawing title
CONSTRUCTION PLANS & SECTIONS

Client
Mr W LAMB

Date	Scale
24.01.01	1:50 1:20
Drawn by: TCG	Drawing Number: 5118.01.2 (APPROVED) Rev

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Revisions

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