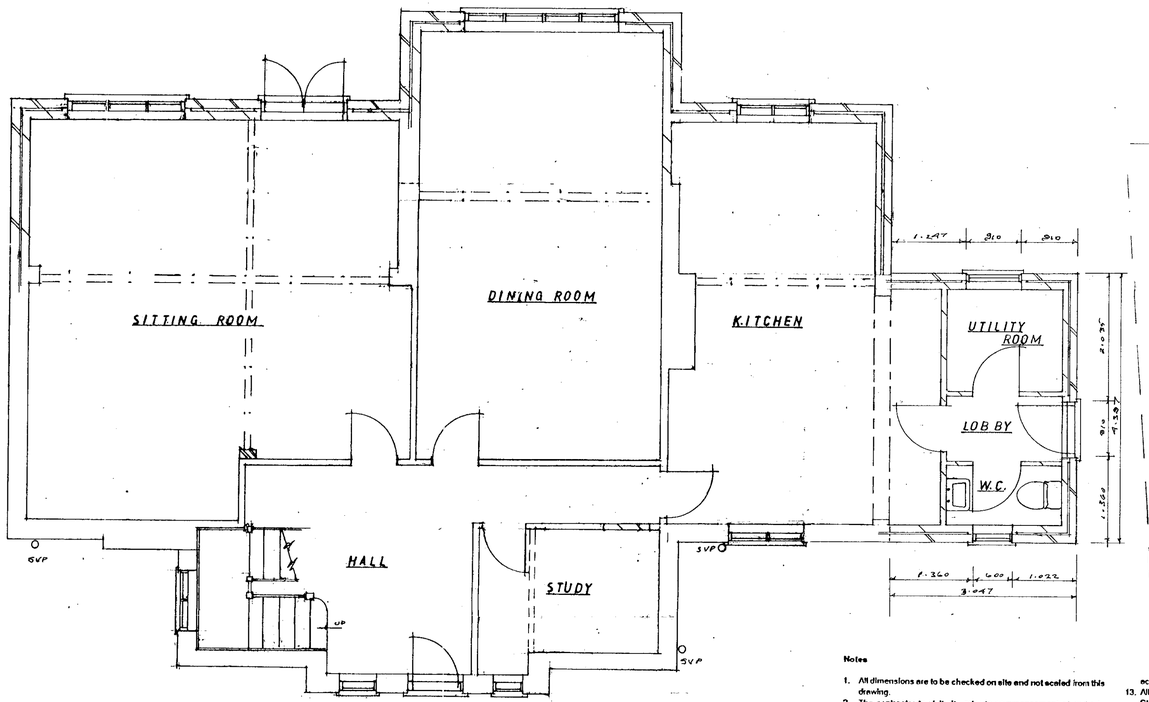
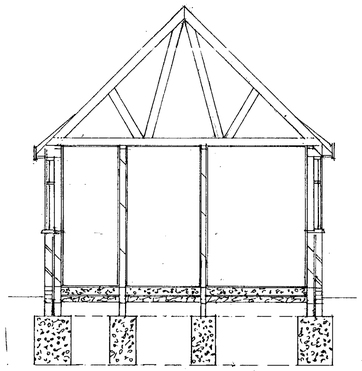


GROUND FLOOR PLAN



SPECIFICATION

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 tile battens on untearable felt to BS 747, 1977 on pre-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.

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 Pt A (Approved Document A1/2 Pt.C) where shown on the drawings. Provide solid blocking between trusses where strapped.

Trimmed opening for roof access to be formed in ceiling 800m x distance between ceiling joists.

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. Thermabate 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 - a) grade SC3 b) **all structural timbers Tar oiled** (or similar approved treatment).

1/2 hour fire resistance to beams achieved by 2 coats of "Nutlifire NGO" basecoat and 1 coat of "Nutlifire Top Sealer", to be sprayed directly on to all exposed beam surfaces - strictly in accordance with manufacturers instructions.

Foundations - a) 450mm wide trench fill, b) concrete 1:2:4. c) min. depth 1m below ground level but to suit subsoil conditions (to be proved on site). d) Foundation depths to be such that loads are not transferred to drains (all foundations within 1m of drains are to be taken to invert level). e) Wall between foundation and dpc formed in Thermalite Trenchblocks (or similar) with outer leaf of facing brickwork to cavity walls. f) Cavity filled to within 150mm of dpc with lean mix.

Ground Floor - a) 60mm cement:sand screed on 150mm 1:2:4 concrete oversite on 1000 gauge polythene dpm (lapped and sealed to wall dpc's) on 25mm sand blinding on 150mm consolidated hardcore or other approved fill. b) Depth of fill not to exceed 600mm. 100mm EPS on polythene.

Foul Drainage (Below Ground) - a) All drains formed in **110mm dia upvc pipework laid** to min. 1:50 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 600mm) 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 joints/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 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.

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.

Gas Fired Boiler, Hearth and Flue - a/ Boiler to comply with BS 5258 Part 1 1975 so that a hearth is not required, b/ Balanced flue terminal not to be sited within 300mm of any wall opening which is wholly or partly above the terminal. c/ Terminal fitted with protective guard.

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.

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

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

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.

Mechanical Ventilation - Provide mechanical vents to kitchen, giving min. 60 litres air changes/second, connected to lighting circuit with 10 min overrun and ducted external air. Fans capable of intermittent operation.

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.

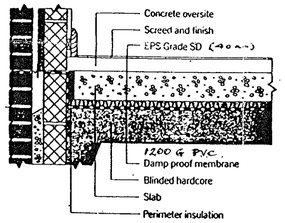
Electrical Installation

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 details, 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 peashingle.
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.

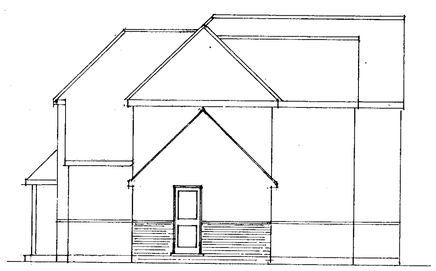
18. SAFETY GLASS TO BS 6206



EPS Flooring below concrete oversite



FRONT ELEVATION



SIDE ELEVATION



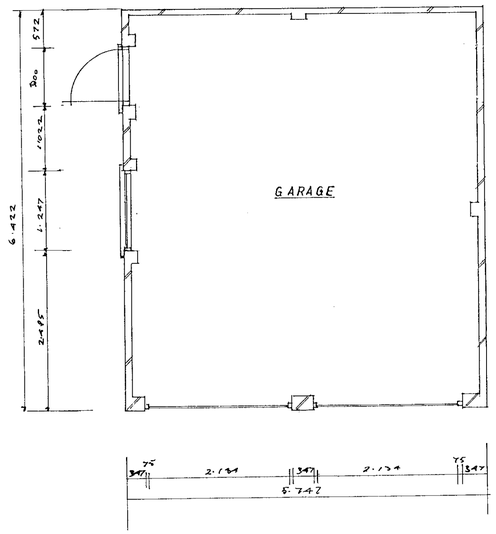
REAR ELEVATION

28 MAY 2008 1375
Rear

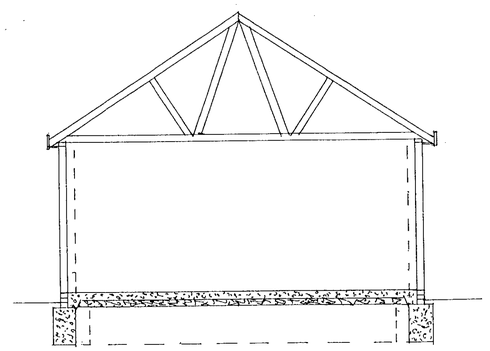


REFUSED

198 READING ROAD
WOKINGHAM
SCALES 1:50 & 1:100



PLAN



SECTION

SPECIFICATION

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 tile battens on untearable felt to BS 747, 1977 on pre-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.

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 P1A (Approved Document A1/2 Pt.C) where shown on the drawings. Provide solid blocking between trusses where strapped.

Structural Timbers - a) grade SC3 b) all structural timbers Tanalised (or similar approved treatment).

Walls - a) 102mm facing brickwork; ~~catnic~~ lintels 150mm bearing (OWN MAKE) - 225mm EACH END

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.**

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. 5m from buildings and constructed in accordance with BRE Digest 151.**

Foundations - a) 450mm wide trench fill. b) concrete 1:2:4. c) min. depth 1m below ground level but to suit subsoil conditions (to be proved on site). d) Foundation depths to be such that loads are not transferred to drains (all foundations within 1m of drains are to be taken to invert level). e) Wall between foundation and dpc formed in Thermalite Trenchblocks (or similar) with outer leaf of facing brickwork to cavity walls. f) Cavity filled to within 150mm of dpc with lean mix.

Ground Floor - a) 60mm cement:sand screed on 150mm 1:2:4 **concrete oversite on 1000 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.**

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).

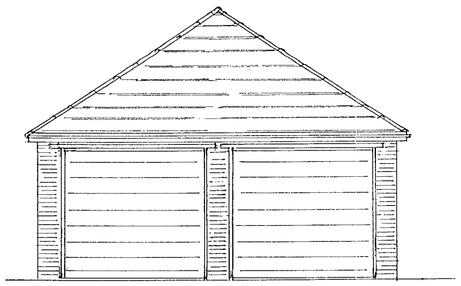
LINTOL SCHEDULE.
CN 3AC OVER WINDOWS.
CN 3AC OVER SMALL DOORS
CN 3TC OVER LARGE DOORS.

SAFETY GLASS TO B.S. 6206

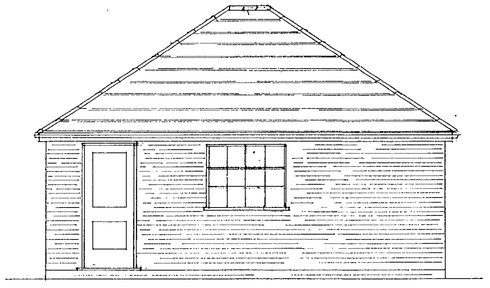
Notes WHERE APPLICABLE

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 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. 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.

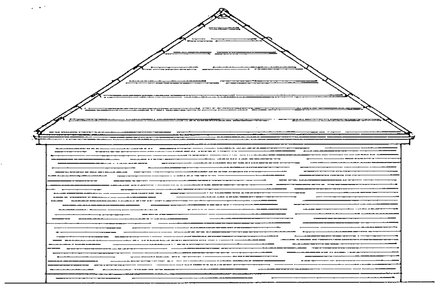
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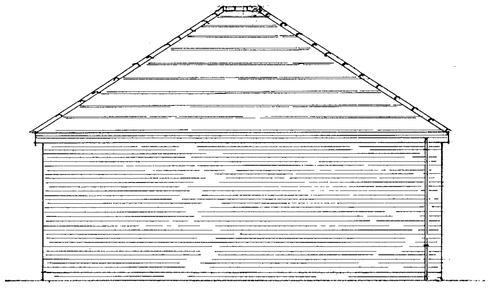
FRONT ELEVATION



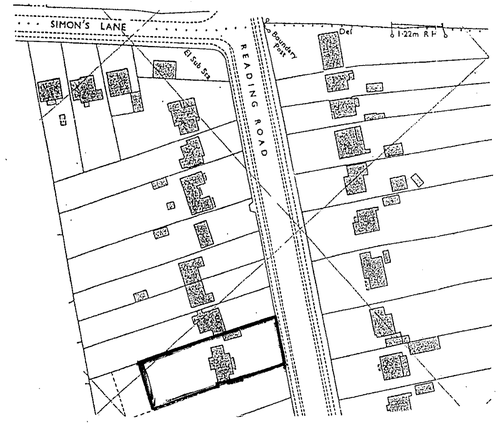
SIDE ELEVATION



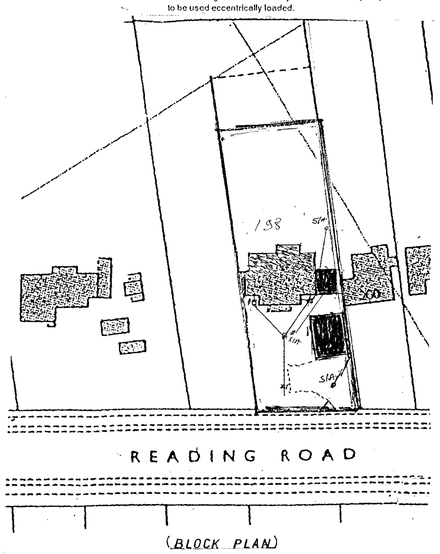
REAR ELEVATION



SIDE ELEVATION



SITE LOCATION PLAN
(1:1250)



(BLOCK PLAN)
1:500

REFUSED



SCALE 1 50