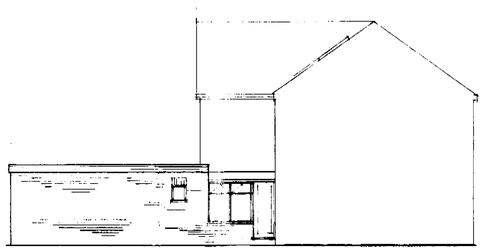
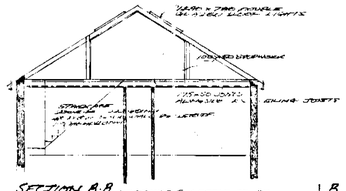


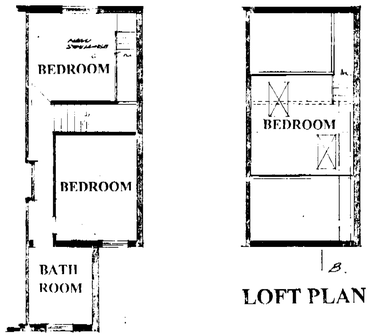
REAR ELEVATION



SIDE ELEVATION

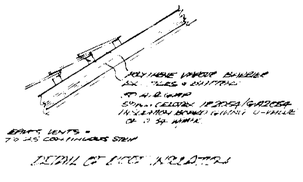


SECTION B.B



FIRST FLOOR PLAN

LOFT PLAN

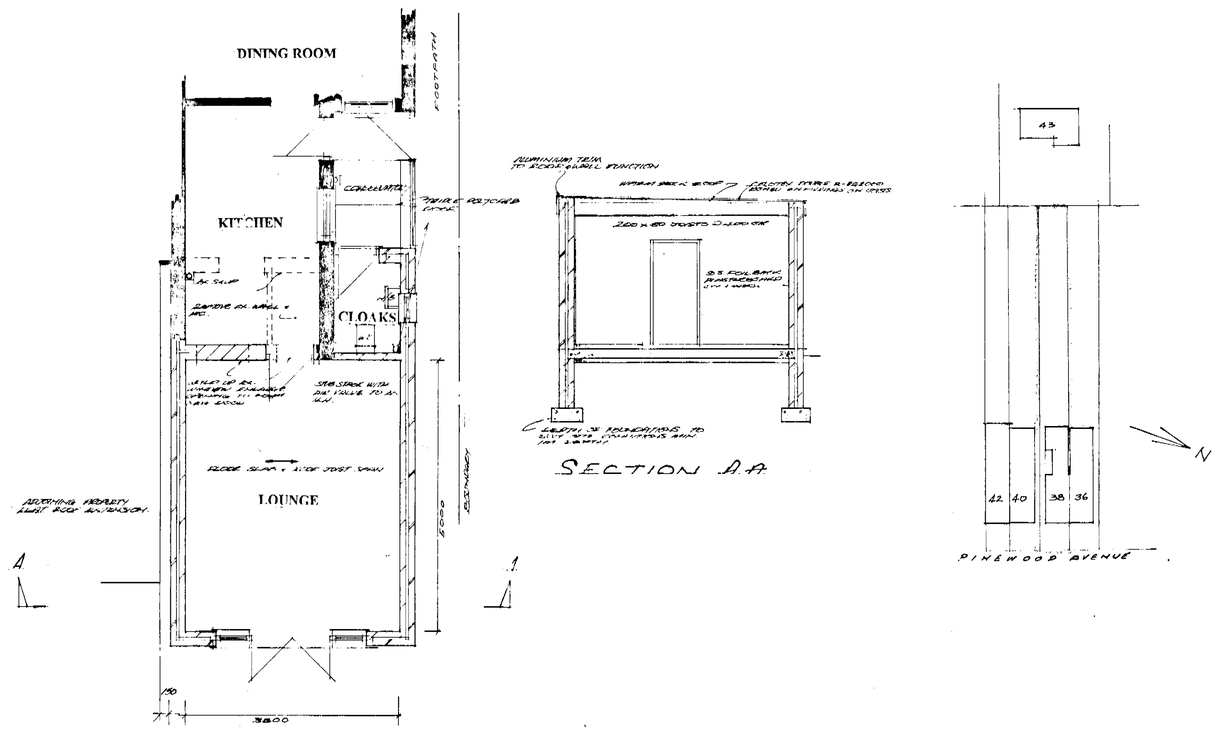


DETAIL OF EAVES / VERGES

Construction and Building Control Notes

Foundations
Depth and size of foundations to suite site conditions but to be not less than 1M deep x 600mm x 266mm
Existing foundations to be checked for any additional loading and reinforced if necessary.
Concrete mix to be 50kg cement 0.1m3 fine aggregate 0.2m3 coarse aggregate i.e. 1:3:6 or better. All brick or block work below ground to be semi engineering bricks or blocks approved for use underground. Any cavity below ground is to be back filled with weak concrete mix to within 150mm of ground level
Solid Ground Floor
25mm Celotex double R FL2025 insulation board
Reinforced concrete slab 100mm thick with 1 layer BS785 mesh fabric reinforcement with a minimum bottom cover of 50mm the main bars shall span the shortest distance between supports Concrete mix to be minimum cement content of 300kg/ M3 i.e. 50kg cement to a maximum 0.08M3 fine aggregate to maximum 0.13M3 coarse aggregate or BS 5328 mix ST4.
3 Coats cold applied bitumen solution or similar damp proof membrane shall be applied to the top of the slab finished with 60mm sand and cement screed *to receive floor finish. New dpm, s and dpc, s shall* line through and marry onto all existing dpm, s and dpc, s. All dpc, s to be set a minimum of 150mm above ground 25 celotex thermal breaks to be provided at junction of floor slab and walls
External walls
External walls to be a cavity wall of two skins 1 x 102mm facing brick 1 x 100mm Celcon Solar blocks and Celcon 7kn high strength blocks to piers and areas taking higher loads. The cavity shall be 50mm and 25mm Celotex tuff-R-CW2000 to give wall thermal value of not less than 0.35W/M2K. built in as the work proceeds to give thermal value of 0.35 or better. All cavities are to be continuous with any existing cavities and any resident cavity to be not less than 50mm. All openings and reveals are to be closed with *approved dpc, s and* all cavities closed with insulated celotex bats or similar closure units.
Cavity walls to have wall ties to BS1243(amended) set 450mm vertically,900mm horizontally and staggered with additional ties at all reveals at 225mm vertically
Internal walls
Internal face of external walls shall be 9.5 foil backed plasterboard on dabs
100mm lightweight blockwork finished with 13mm plaster or 75mm x 50mm timber studwork finished both sides with 12.5mm plasterboard and finish. Loadbearing walls shall be on suitable foundations noted on drawings. First floor partitions to have sole plate or double floor joists under
Lintols
All lintols to be galvanized Catnic insulated lintols generally CN7 unless noted Lintols bridging drains or ducts shall be precast prestressed concrete lintol with the ends painted with bitumen paint
Loft floor
175mm x 47mm joists at 400mm centers
25mm flooring board with 1 row of strutting for joist spans between 2.5M-4.5M, and for 4.5M and above use 2 rows at 2/3rd span points.
Windows and doors
All windows and external glazed doors shall be upvc double-glazed low E en 0.15 with 16mm gap The supplier to provide FENSA certification. Any glazing in doors and panels shall be safety glass and all individual panes marked as safety glass in accordance with BS6206 1981 Glass shall be safety in areas up to 1500mm above floor level in the case of panels within 300mm of doors
Means of escape
Any habital room that does not open directly onto a hall or stairway leading to an outside entrance shall have an minimum unobstructed window opening 450high x 450 min unobstructed area of 0.33m2mm wide The bottom of the window opening shall not be more than 1100mm and not less than 800mm above floor level, if the window is a loft light then the opening must not be less than 600mm above the floor level Opening areas of windows to equal 1/20th of floor area and have [illegible]
Drainage
All gutters to discharge through rwps and gullies via 100mm plastic flexible jointed pipes surrounded in a minimum of 150mm pea shingle to pvc bowl inspection chambers and to existing services Storm water soakaways shall be constructed min 4500mm from any building 1.5M dia. and 1.5M deep subject to a soakaway test. Drains less than 600mm deep shall have a concrete cover
Flat roof
3 Layers of polyester mineral felt onCelotex boarding on firrings and joist as per drawing notes
All joists shall have lateral support and restraint in the form of galvanized mild steel straps with a minimum cross section of 30mm x 5mm strapped to walls at 2M centers.

Flat roof joists fixed to walls at 1500mm ctrs with 30mm x 5mm x 600mm restraint straps
All structural timbers shall be Protomised or similar treated
All soffits and fascias and barge boards to be in pvcu or to match existing Eaves to have ventilators equal to 25000mm2 by way of a continuous strip in a min 25mm run If the roof is a Mono pitch equal abutment or profile tile vents shall be used
Flashings
All flashings and soakers shall be in code 4 lead and all upstands shall be a minimum of 150mm and dressed into the wall. All new openings shall have lead cavity tray
Heating
Heating shall be by hot water radiators from gas fired boiler All new radiators shall have thermostatic valves
Electrical
All electrical work to be agreed between client and Contractor
Mechanical ventilation
Bath or shower room shall have a mechanical ventilator giving an air change of 15ltrs per second with background ventilation of 4000mm2
Kitchens extract ventilation 30ltrs per second via cooker hood otherwise 60ltrs intermittent and background ventilation of 4000ltrs per second
The above is applicable when there is an opening window of any size within the room, If this is not the case the mechanical ventilators shall be linked to the light switch with a 20minute run on and 10mm gap shall be left beneath the door
Wastes and vents
Wastes hand basins 32mm,baths,sinks and showers 38mm all with 75mm sealed traps
Soil waste and vent pipes to 100mm plastic drain pipes
NOTE THE CONTRACTOR IS TO CHECK ALL SITE DIMENSIONS AND DETAILS BEFORE COMMENCING ANY WORK AND REPORT ALL DISCREPANCIES ALL WORK TO BE CARRIED OUT BY SUITABLE COMPETENT QUALIFIED PERSONNEL



GROUND FLOOR PLAN

14.JUN.2002 08:17

APPROVED

BRACKNELL FORESTBOROUGH COUNCIL
ENVIRONMENT DEPARTMENT
RECEIVED
15 MAY 2002
Pass To:

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CLIENT Mr & Mrs G Lightfoot

Proposed extension and loft conversion to
38 Pinewood Avenue Crowthorne Berkshire RG45 6RP

Drg No 1354 Scale 1:50 & 1:100 April 2002

15/8/02