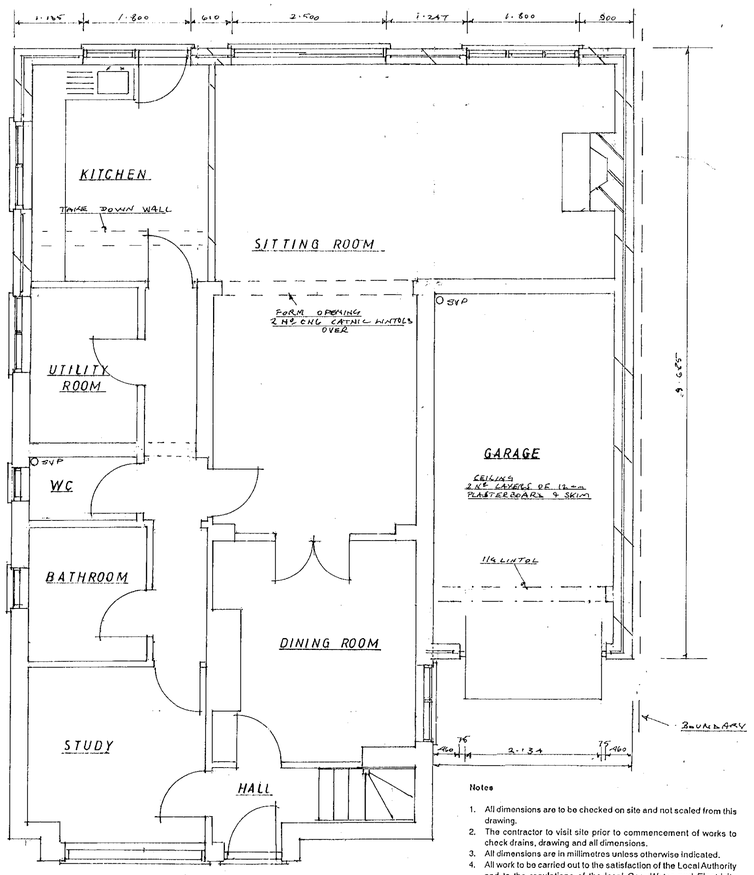
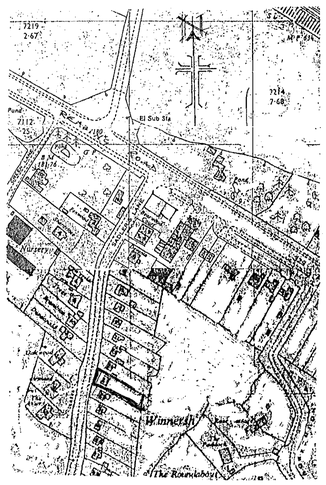


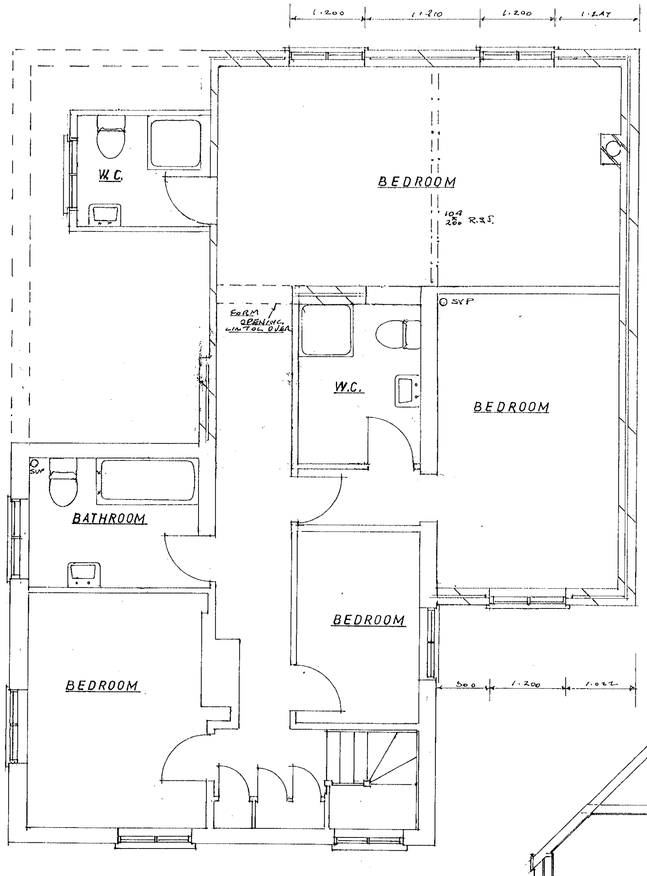

BLOCK PLAN (1:500)




GROUND FLOOR PLAN




SITE PLAN (1:2500)




FIRST FLOOR PLAN

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 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.

02 MAY 2006

1:100

## 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.

**Roof Structure a)** 50 x 150mm common rafters at 400mm centres: 25 x 150mm ridge board; 50 x 150mm 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 Wilken vents.

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

**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.

**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.

**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 Sinpite 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.

**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)** 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 II/III*. **b/** 50 x 225mm SC3 grade softwood joists at 400mm centres. **c/** Lateral restraint to external walls provided by 30 x 5mm Catnic galvanised m.s. straps at max. 1600mm 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.

**Rainwater Goods - a)** 100mm upvc guttering fixed to manufacturers specification with min. 1:200 fall to outlets. **b)** 64mm upvc down pipes 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.

**Foul Drainage (Below Ground) - a)** All drains formed in 110mm dia upvc pipework laid to min. 1:60 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 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 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.

**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 Sinpite plaster finish.

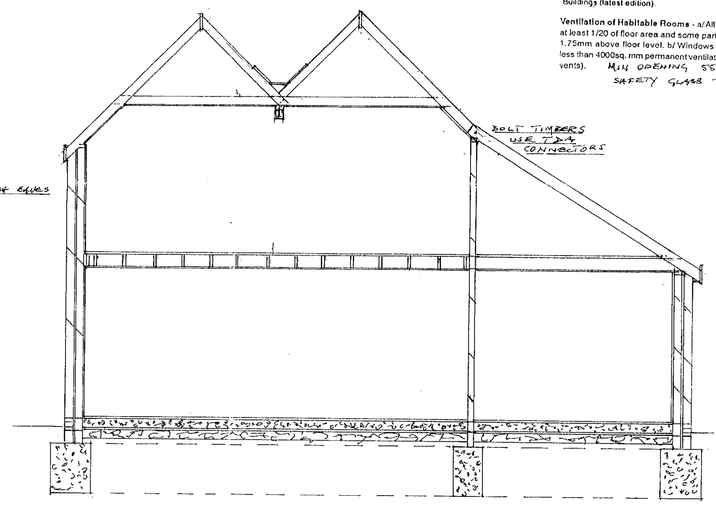
**Internal Stud Walls - a/** 100 x 50mm softwood studs at 400m centres with solid noggins at max. 1200mm vertical centres and sole and head plate framing. **b/** Load bearing walls to incorporate 18 mm PLYWOOD EACH SIDE. Voids filled with 100mm compressed glass fibre wool. **c/** Walls lined with 9.5mm plasterboard with skim plaster finish

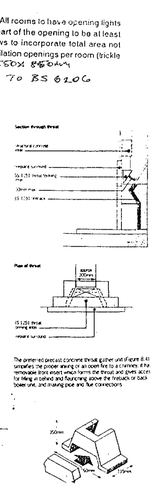
**Electrical Installation**

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

**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). MIN OPENING 550X 450MM

SAFETY GLASS TO BS 6206



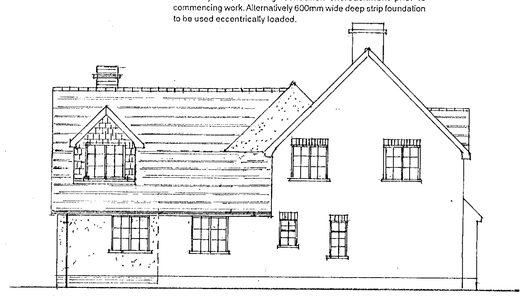

CHIMNEY DETAILS

**Open Fireplace and Chimney Stack - a/** Hearth to be min. 125mm thick and to extend min. 150mm each side of, and 500mm in front of, jambs. **b/** Recess and surround built in brickwork. **c/** Jambs not less than 200mm thick. **d/** Back of fireplace recess not less than 100mm thick (200mm of solid internal wall) **e/** Fireguard anchorage points to be provided. **f/** Stack built in brickwork and lined with 225mm internal diam. clay liners laid with sockets uppermost to BS 1181:1971. **g/** Stack built to a height of not less than 1000mm above highest point of contact with roof and at least 600mm above ridge level where stack is within 600mm horizontally of ridge. **h/** Combustible material not to be placed nearer than 40mm from the outer surface of the chimney or fireplace recess. **i/** Metal fixings in contact with combustible material to be not less than 50mm from flue. **j/** Room containing the fireplace to have permanent ventilation openings of not less than 5500sq. mm.

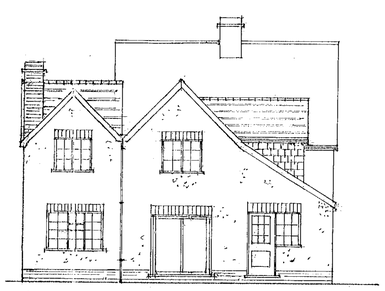
**Rendered Cavity Walls** - External rendering to be two coats 1:1:5 (cement:lime:sand) 25mm thick. **b/** 100mm Thermalite blockwork outer leaf: 50mm cavity filled with Rockwool Insulation batts: 100mm high strength Thermalite inner leaf as specified by engineers drawings no. 7690/1 and 2. **c/** Galvanised wire wall ties built in at max. 450mm vertical centres (300mm at jambs) and 900mm horizontal centres. **d/** All mortar 1:3 (Portland cement:sand). **e/** Internal finish 1:3 (cements :sand).



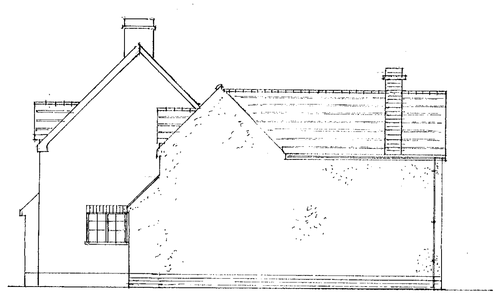
FRONT ELEVATION



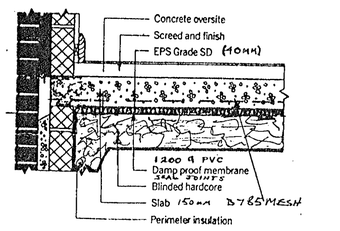
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION




**EPS Flooring below concrete oversite**

Superseded

| PLAN No | REVISIONS | | DATE | SCALES | |
|---|---|---|---|---|---|
| V.T.17.y | | PROPOSED EXTENSION & ALTERATIONS AT 29, SADLERS LANE, WINNERSH, BERKSHIRE. FOR MR & MRS. M. DRUCE. | 25.4.06. | PLANS | 1:50 |
| | | | | SECTION | 1:50 |
| | | | | ELEVATIONS | 1:100 |