NOTES
All dimensions must be checked on site and not Scaled from this drawing.

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13 JUN 2000* 1731

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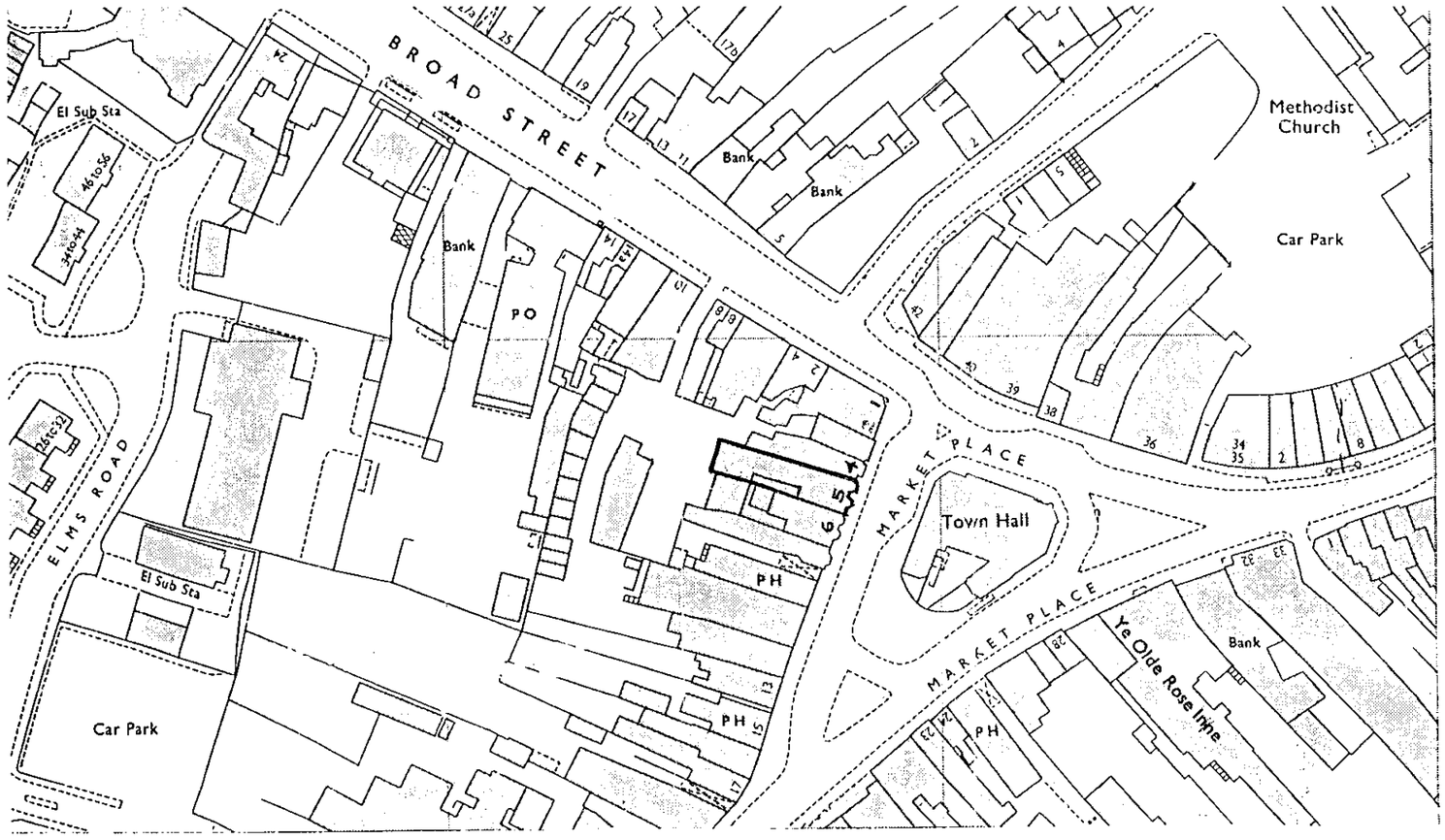

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0 1 2 3

AMENDMENT SCHEDULE		
Date	No.	Description

Client: Total Logistics

Job: Proposed Remedial Works at:
5 & 5A, Market Place,
Wokingham,
Berkshire.
RG40 1AL

Drwg: Location Plan

Date:	May 2000	Drg No.	R3139/1
Scale:	1:1250	Sheet No.	1
Drwn by:	RJM		

Daniels & Associates
Chartered Building Surveyors
28a BROAD STREET,
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BERKSHIRE RG40 1AB
Telephone: Wokingham 01189 790313 / 772430 (3 lines)
Fax: Wokingham 01189 786789

NOTES
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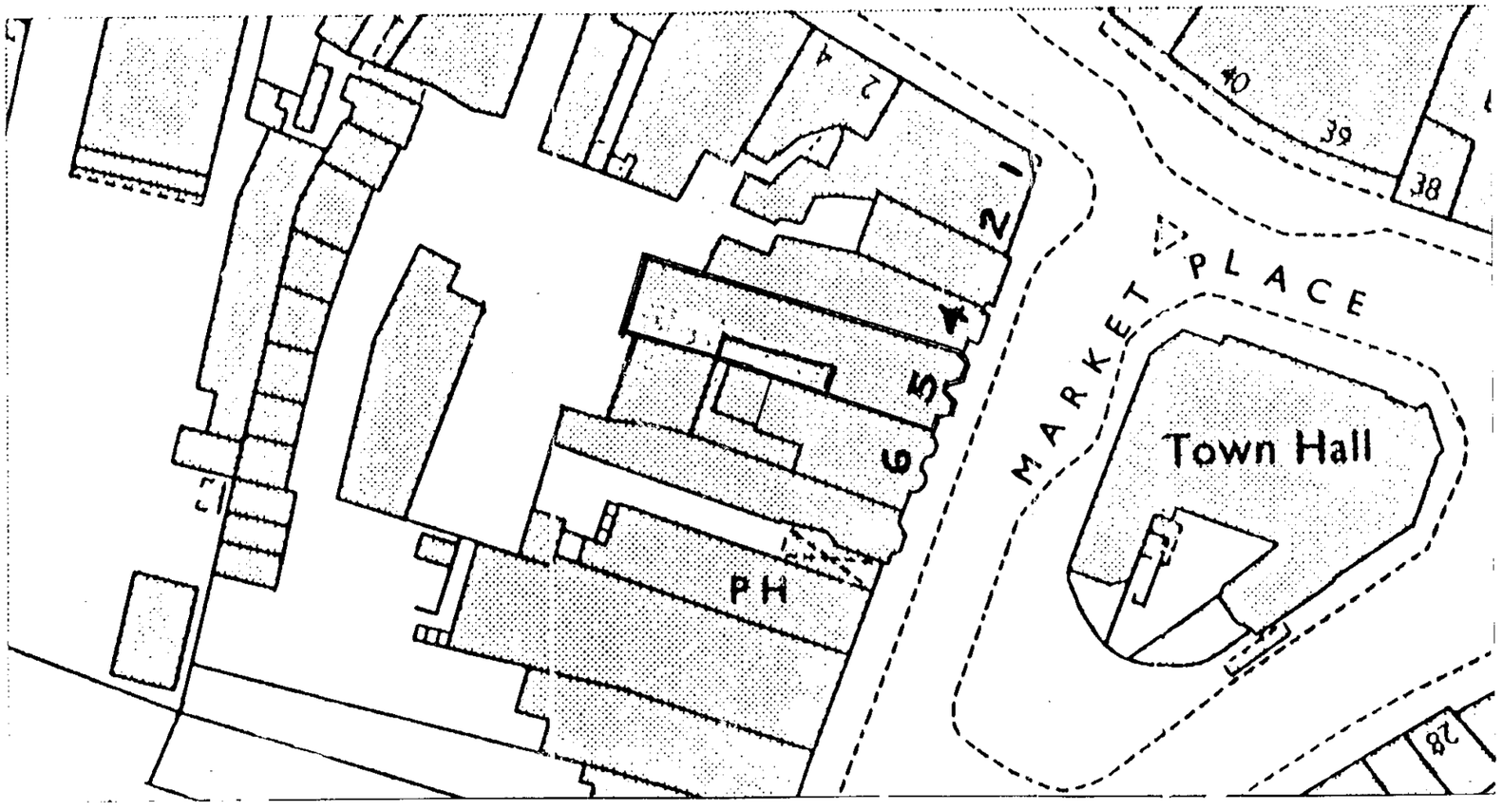



AMENDMENT SCHEDULE		
Date	No.	Description

Client: Total Logistics

Job: Proposed Remedial Works at:
5 & 5A, Market Place,
Wokingham,
Berkshire.
RG40 1AL

Drwg: Block Plan

Date:	May 2000	Drg No.	R3139/2
Scale:	1:500	Sheet No.	2
Drwn by:	RJM		

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NOTES
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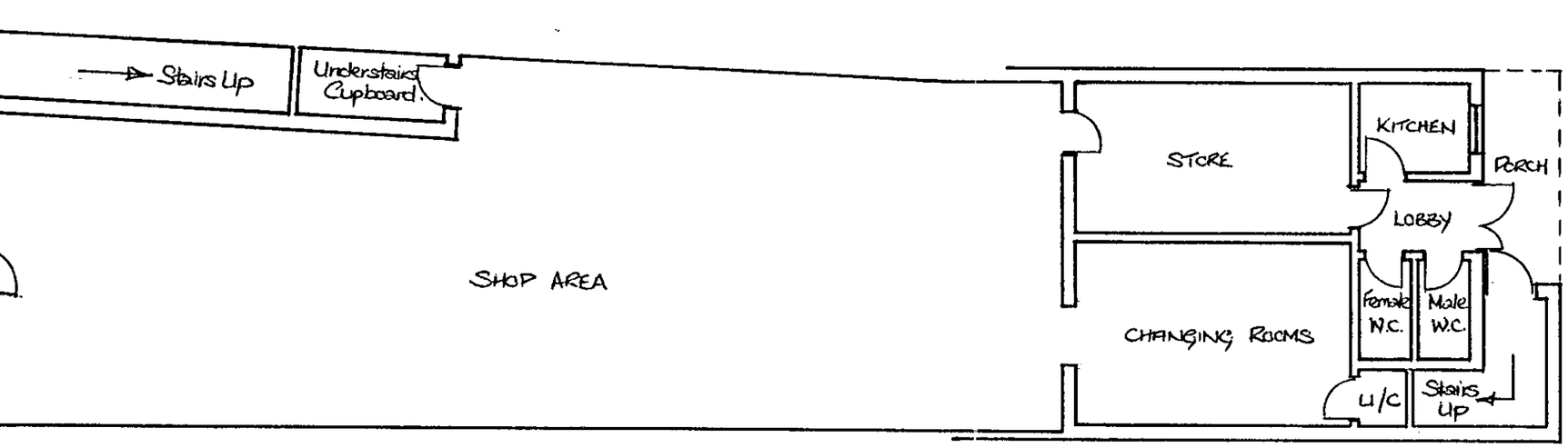

AMENDMENT SCHEDULE

Date	No.	Description

Client: Total Logistics

Job: Proposed Remedial Works at:
5 & 5A, Market Place,
Wokingham,
Berkshire.
RG40 1AL

Drwg: Ground Floor Plan

Date:	May 2000	Drg No.	R3139/3
Scale:	1:100	Sheet No.	3
Drwn by:	RJM		

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NOTES
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13 JUN 2000*

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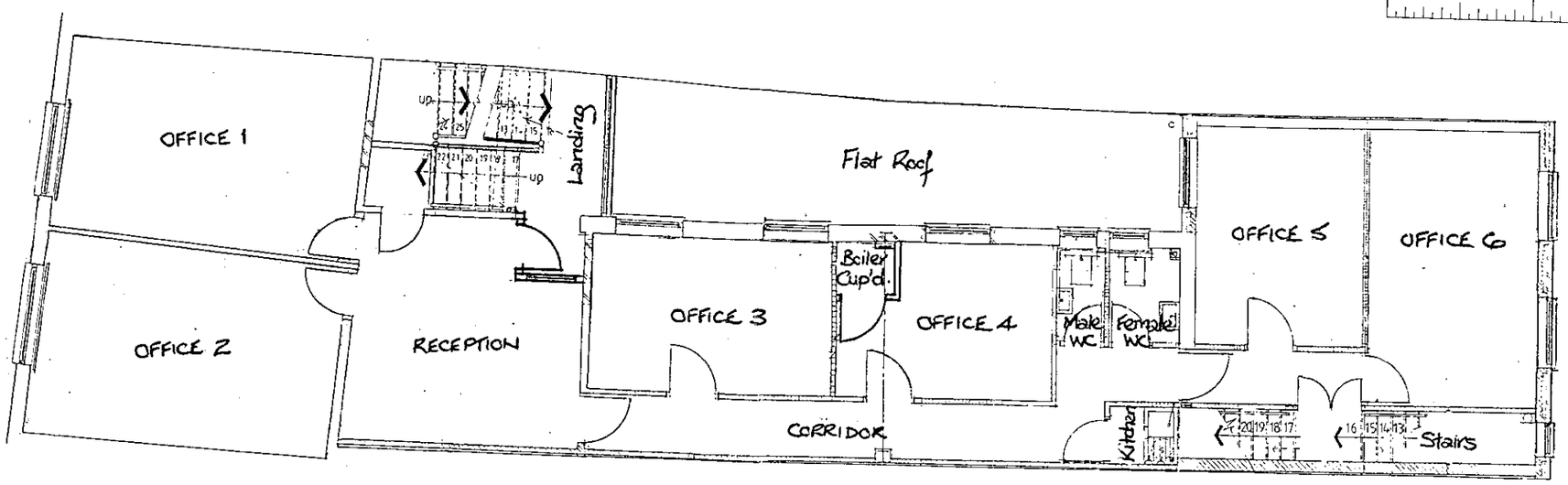

AMENDMENT SCHEDULE		
Date	No.	Description

Client: Total Logistics

Job: Proposed Remedial Works at:
5 & 5A, Market Place,
Wokingham,
Berkshire.
RG40 1AL

Drwg: First Floor Plan

Date:	May 2000	Drg No.	R3139/4
Scale:	1:100	Sheet No.	4
Drwn by:	RJM		

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NOTES
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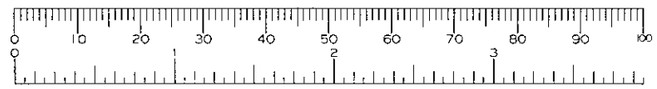

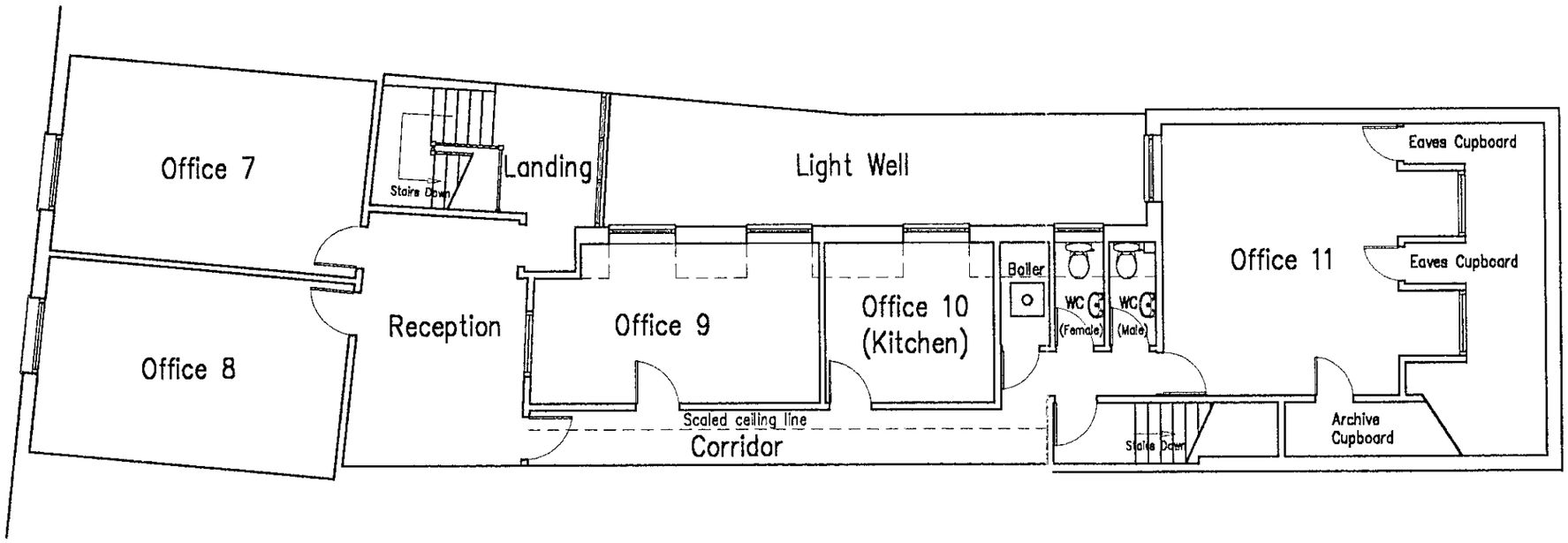

AMENDMENT SCHEDULE		
Date	No.	Description

Client: Total Logistics

Job: Proposed Remedial Works at:
5 & 5A, Market Place,
Wokingham,
Berkshire.
RG40 1AL

Drwg: Second Floor Plan

Date:	May 2000	Org No.	R3139/5
Scale:	1:100	Sheet No.	5
Drwn by:	RJM		

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NOTES
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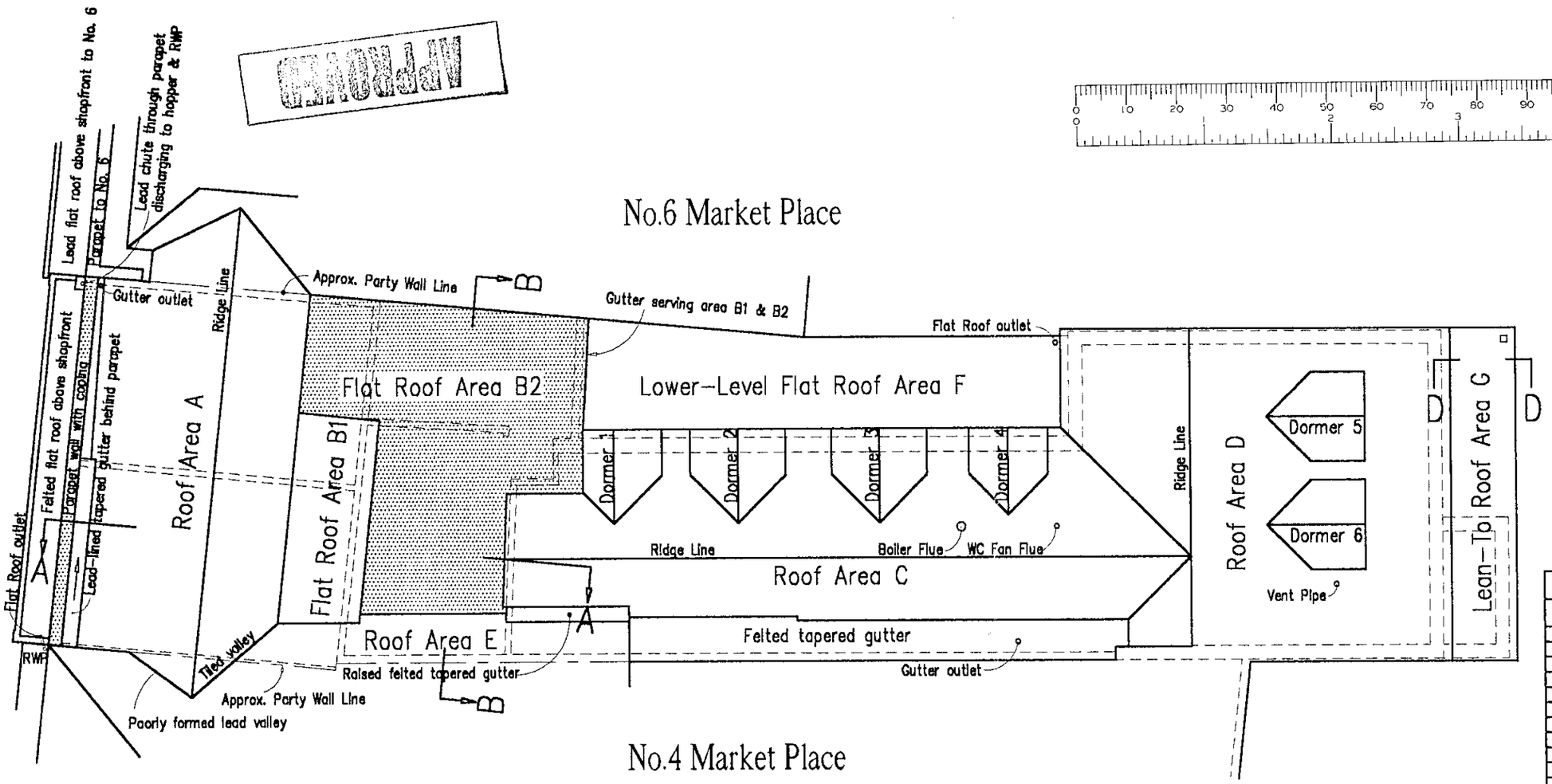
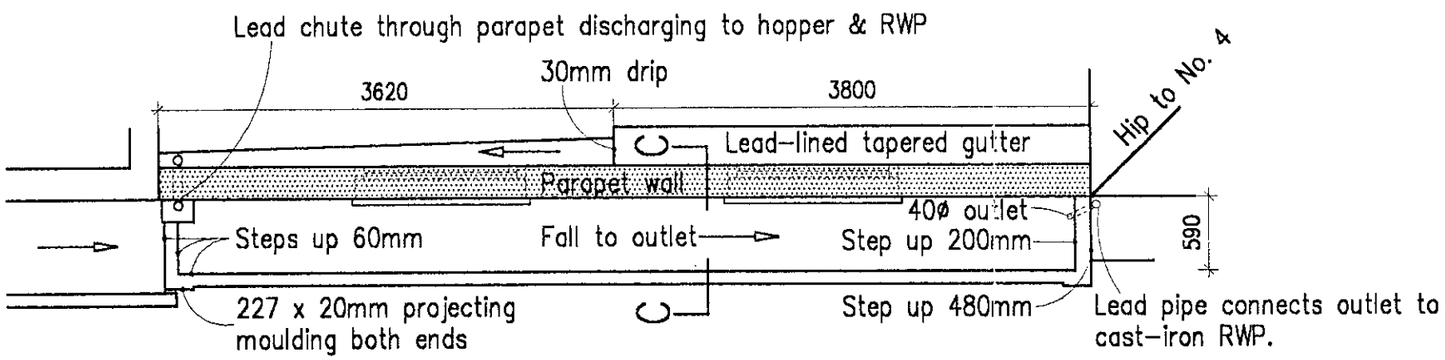


1:100 Roof Plan



1:50 Plan of Parapet Gutter & Shopfront Flat Roof

AMENDMENT SCHEDULE

Date	No.	Description

Client: Total Logistics

Job: Proposed Remedial Works at:
5 & 5A, Market Place,
Wokingham,
Berkshire.
RG40 1AL

Drwg: Roof Plans As Existing

Date:	May 2000	Drg No.	R3139/6
Scale:	1:100 & 1:50	Sheet No.	6
Drwn by:	RJM		

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BERKSHIRE RG40 1AB
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NOTES
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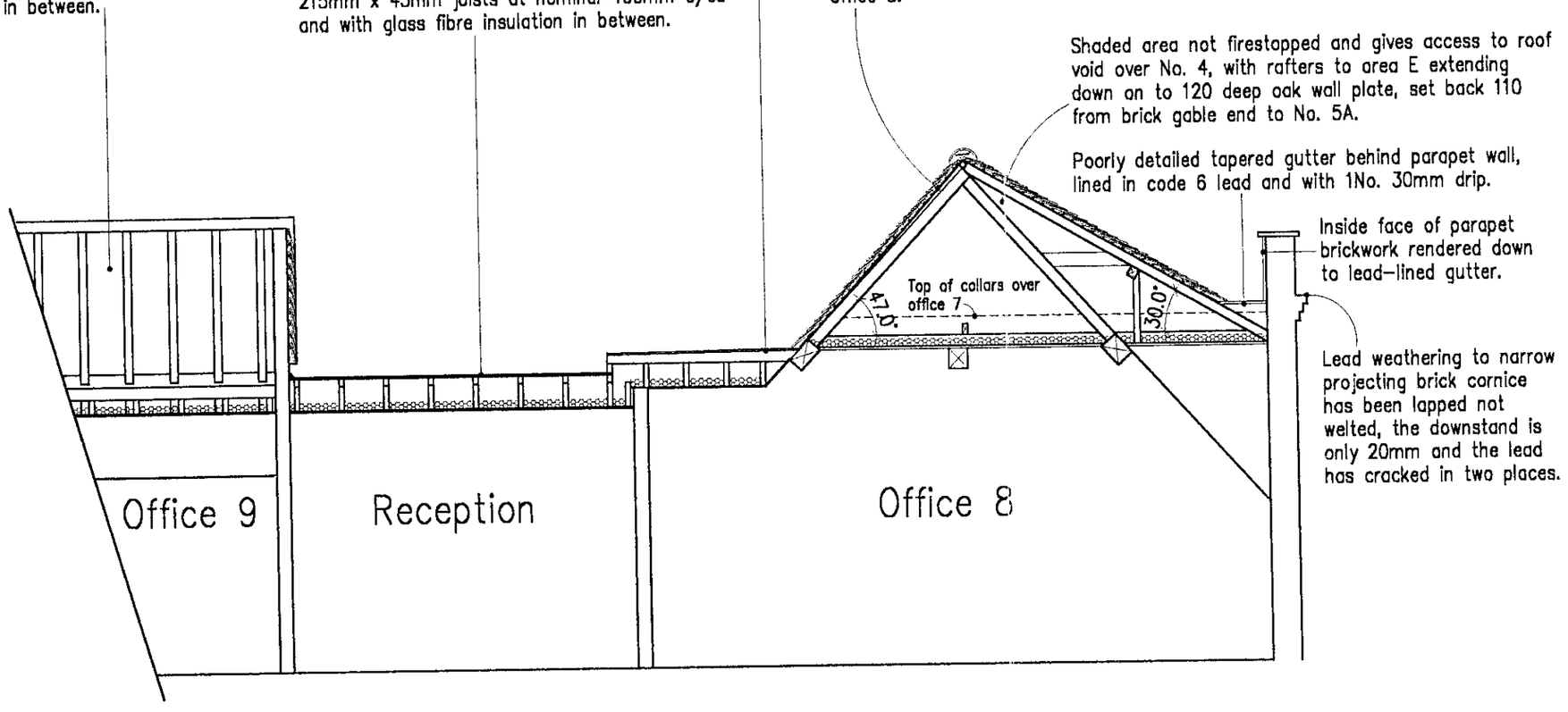
ROOF AREA C: Plain clay peg tiles to area C in poor condition with pegs hooked over 25mm x 19mm battens on type 1F undertile felt on old, irregular-sized (nom. 120 x 70) oak rafters at approx. 45° pitch and at nom. 400c/cs jointed into top of 170 x 50 oak purlins. 127 x 50 machined collars introduced between old oak collars of irregular size and with 100mm glass fibre insulation in between.

FLAT ROOF AREAS B1 & B2: Higher level flat roof area B1 covered in three-layer felt with mineral surfaced cap sheet, on plywood decking on cross-firrings on nominal 215mm x 45mm softwood joists at max. 356mm c/cs with glass fibre insulation in between.

Lower level flat roof area B2 covered in felt, with at least one additional layer of felt applied in more recent years, but with no solar protection. Felt laid on plywood decking on firrings on nominal 215mm x 45mm joists at nominal 400mm c/cs and with glass fibre insulation in between.

ROOF AREA A: Plain clay peg tiles to area A in poor condition with pegs hooked over 25 x 19 battens on type 1F undertile felt on old, irregular-sized (nom. 100 x 80) oak rafters at nom. 400c/cs. Older rafters at 47° pitch jointed into tops of oak purlins. Rafters to front slope at 30° pitch extend up to 50 x 50 ridge board and gain intermediate support from 90 x 75 purlin, strutted off central partition and with 4 No. angled struts extending from walls up to mid-span of purlin. 1 No. rafter to front slope, running down to 110 x 35 layboard on northern lead-lined valley line, has split. Rear rafters packed up with firrings up to 45mm thick to even out deflections. 100 x 47 machined collars at nom. 400c/cs with approx. 100mm glass fibre insulation in between and with central 95 x 47 binder above. Collars above office 7 160mm higher than those above office 8.



AMENDMENT SCHEDULE

Date	No.	Description

Client: Total Logistics

Job: Proposed Remedial Works at: 5 & 5A, Market Place, Wokingham, Berkshire. RG40 1AL

Drwg: Section A-A As Existing

Date:	May 2000	Drg No.	R3139/7
Scale:	1:50	Sheet No.	7
Drwn by:	RJM		

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NOTES
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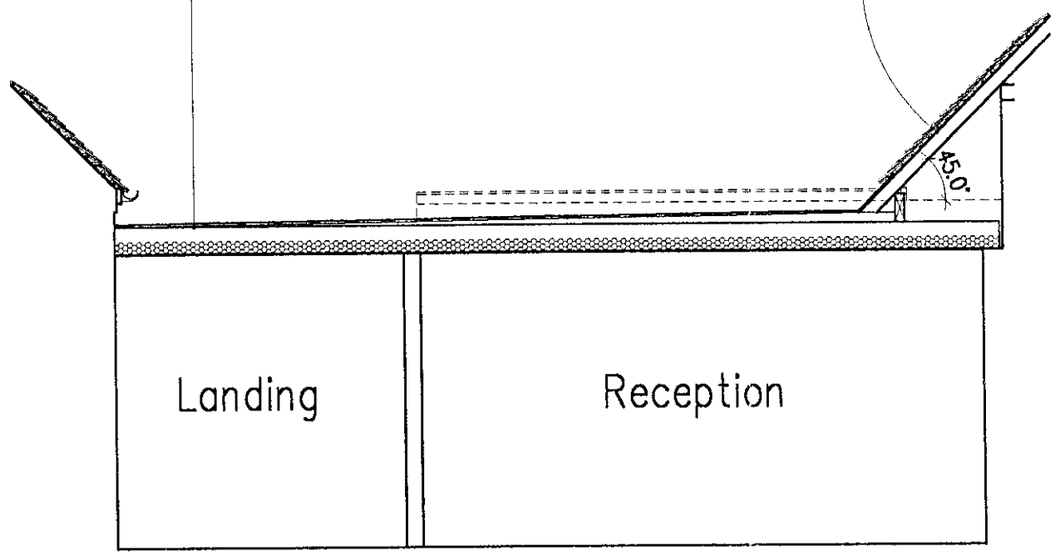
FLAT ROOF AREA B2: Lower level flat roof area B2 covered in felt with at least one additional layer of felt applied in more recent years, but with no solar protection. Felt laid on plywood decking on firrings providing inadequate cross-fall and allowing ponding nearer southern side of roof. Broken leather textured finish to landing ceiling damaged below this roof at plasterboard joint nearer the rear.

ROOF AREA E: Plain clay peg tiles to area E in poor condition with pegs hooked over 25 x 19 battens on type 1F undertile felt on 100 x 50 machined rafters at 45° pitch. Rafters take support from 100 x 45 softwood beam above higher-level joists to flat roof area B1 and from nominal 220 x 75 softwood beam above lower-level joists to flat roof area B2.





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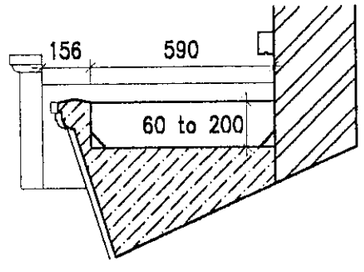
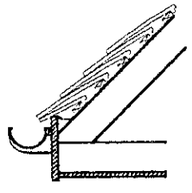
1:50 Section B-B

FLAT ROOF OVER SHOPFRONT & PORCH ABOVE ENTRANCE TO 5A: This roof is covered in felt with mineral-surfaced cap sheet, laid to fall to outlet at northern end and receives rainwater from lead flat to front of No. 6. Lead cover flashings at wall abutment are splitting, lead capping to timber cornice above deep, sloping fascia has been lap jointed, not welted, is buckling and the free edges have been nailed, not clipped. RWP serving parapet gutter runs across top of this flat roof to discharge nearer outlet and obstructs flow.



1:20 Section C-C

LEAN-TO ROOF AREA G: Plain clay nibbed tiles on 38mm x 19mm battens on type 1F undertile felt on machined rafters at nom. 45° pitch. The undertile felt lacks support behind the 203 x 19 fascia, sags down creating a water trap and is starting to break off. The section of roof over the fire escape staircase has a scaled ceiling and lacks ventilation. The PVC gutter leaks at sagging stop-end to northern end, at the jointing bracket and where the gutter has become disjointed near the centre.



1:20 Section D-D

AMENDMENT SCHEDULE

Date	No.	Description

Client: Total Logistics

Job: Proposed Remedial Works at: 5 & 5A, Market Place, Wokingham, Berkshire. RG40 1AL

Drwg: Sections As Existing

Date:	May 2000	Drg No.	R3139/8
Scale:	1:50 & 1:20	Sheet No.	8
Drwn by:	RJM		

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NOTES
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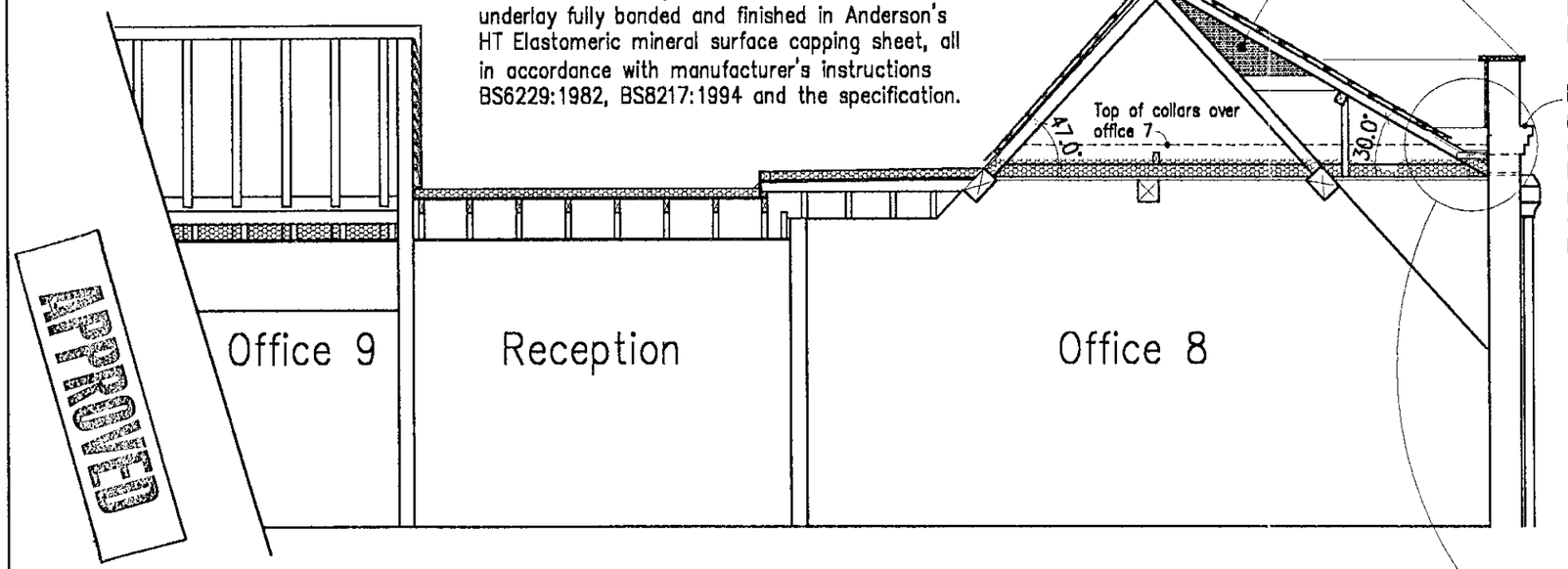
ROOF AREA A: Following recovering of flat roofs B1 & B2 to enable felt to extend up beneath eaves slating, provide temporary protection to roof areas, as specified, carefully remove segmental clay ridge tiles to area A and set aside for reuse. Strip clay tiles to area A and adjoining roof areas above valley lines, clearing away all spalling and defective tiles, but salvaging any remaining sound tiles from area A to replace some of the defective tiles to area C. Remove existing 25 x 19 battens and type 1F felt and clear away. Carefully adjust/replace the firrings fixed above the existing rafters to achieve a reasonably horizontal line for the new slate battens. Strip valley tiles and lead-lined valleys to either side of area A and remove and replace split rafter to eastern slope, running down to valley on northern side. Supply and fix new min. 225 x 19 ply gutter lining boards down each valley line between the rafters and then line these boards with 4mm ply to extend over the rafters, fixing softwood tilt fillets such that the tops of the fillets are approx. level with the slating/tiling battens on either side. Supply and fix Klober Permo Forte vapour permeable undertile/underslate membrane to the rafters in accordance with manufacturer's instructions and BS5534:Part 1. Initially provide min. 1m wide strip of Permo Forte vertically up each valley line and the membrane laid horizontally over the rafters following the laying of Code 5 lead lining to valleys to LSA details. Secure Permo Forte at each rafter position with 25mm copper clout nails to BS1202:Pt 2 such that the membrane drapes between the rafters not more than 25mm, but sufficient to allow any moisture to drain out below battens. Provide 450mm strips of Ruberoid Hyload at eaves to dress out into tapered gutter and over flat roof felt, to extend beneath Permo Forte. Recover roof area A with Ffestiniog blue/grey natural Welsh slates, 500 x 250, to BS680:Pt 2, ISO 9002, kitemarked and county grade, nom. thickness 6.5mm, obtained from Alfred McAlpine Slate Ltd., fixed on min. 50 x 25 treated battens at 212.5mm gauge and with min. 75mm headlap. Slate fixing nails to be min. 30mm x 3.35mm ø copper clout nails to BS1202:Pt 2 and batten nails to be 75mm x 3.35mm ø smooth round galvanised steel nails to BS1202:Pt 1. All slating to be strictly in accordance with BS5534:Pt 1 and the specification. Rebed salvaged clay ridge tiles to a true line with edges and joints solidly bedded in mortar, neatly struck off flush as work proceeds.

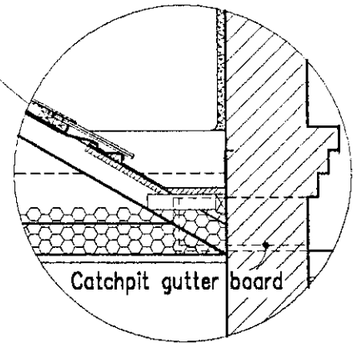
ROOF AREA C: Following stripping roof, replacement of fascia returns on either side of the 4 dormers and relining of higher level tapered gutter in code 7 lead, as specified, introduce 200 x 19 ply valley boards between rafters down each valley and introduce ply tilt fillets behind fascias as for area G, as indicated in section D-D on drwg. sheet 11. Provide 450mm strips of Ruberoid Hyload at eaves, as for area A and supply & fix Klober Permo Forte vapour permeable undertile membrane to rafters as area A. Recover area C with salvaged sound tiles from areas A & C of matching size to maintain adequate headlap, on 38 x 25 treated battens, at gauge to match front slope of area D, all to BS5534:Pt.1, NFRC Tech. Bulletin 7 & the specification. All peg tiles are to be secured as specified, with double battens provided every 5th course.

FLAT ROOF AREAS B1 & B2: Remove felt, decking, firrings and all insulation between joists to flat roof areas B1 & B2 and clear away. Form box gutter to southern side of area B2 and introduce firrings and ply, all as detailed in the specification and drawing No. R3090/11. Introduce 100 – 75 x 50 softwood cross-firrings above joists to area B1, as indicated, to give min. fall of 1 in 80, followed by 18mm marine ply decking with max. moisture content of 15%. Tape joints in new plywood decking and supply and fully bond Anderson's Vapourbar vapour control layer over all the decking and extend up at roof edges in accordance with BS8217:1994, fig. 7. Install Celotex Double-R roofing grade RG20/70 insulation board and fix ply layboards between rafters to rear slope of area A and to area E, to support min. 150 vertical felt upstand at the junctions between the flat roofs and rafters. Fix timber tilt fillets to layboards to support tiles/slates in correct plane as shown. Supply and bond 50 x 50 cork angle fillets to Celotex at abutments and recover areas B1 & B2 and new box gutter with Anderson's Thermovent base layer (type 3G to BS747) bonded at perimeters for 500mm, followed by Anderson's HT Elastomeric underlay fully bonded and finished in Anderson's HT Elastomeric mineral surface capping sheet, all in accordance with manufacturer's instructions BS6229:1982, BS8217:1994 and the specification.



Shaded area to be firestopped by constructing studwork framework between roof pitch and wall plate comprising 100 x 50 treated sw studs at max. 400 c/cs, filling frame with 100 Rockwool and lining with 12.5 Gyproc Fireline board with no joints.

Replace lead weathering to narrow projecting brick cornice in code 5 lead in max. 1.5m lengths on specified geotextile underlay. Joints in lead to be welted and free edges clipped to LSA details.



PARAPET GUTTER: Construct new lead-lined tapered gutter in 18mm marine plywood, min. 150 wide at northern end, supported on nom. 32 x 60 treated softwood bearers fixed to parapet wall and horizontal noggings at each rafter position. Ply to be laid to fall of 1 in 80 and with 2 No. 60mm drips formed across the fall to subdivide the overall gutter length into three equal sections, max. 2.5m each. Form catch pit min. 150 deep at northern end of width equal to gutter sole and of length to fall in between last pair of rafters. Form chute outlet nom. 200 wide and two brick courses high through parapet wall below cornice, to serve catch pit. Run ply gutter board through the wall with outer edge well rounded, to discharge to new cast iron hopper and RWP. Provide 6 x 215 stainless steel plate lintel with 50 bearing to support parapet brickwork above new outlet. Provide ply between each pair of rafters to carry lead min. 150 up the slope, to carry timber fillet and to support welted edge of lead, as shown. Fix 4mm ply above this plywood to even out any discrepancies in level over rafter positions and fix sw fillet with slightly angled top surface to ensure run off and with vertical height to hold slates in the correct plane as shown. Provide nom. 45mm sw roll to centre of highest gutter bay to reduce the girth of the lead to below the max. 900mm allowed and line gutter in Code 7 lead on Led-Trak Trevira spunbonded non-woven polyester geotextile underlay, all to LSA details. Cut back render to inside face of parapet and party walls to above level of new Code 4 lead cover flashings and terminate render with stainless steel bell-mouth drips.

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AMENDMENT SCHEDULE

Date	No.	Description

Client: Total Logistics

Job: Proposed Remedial Works at:
5 & 5A, Market Place,
Wokingham,
Berkshire.
RG40 1AL

Drwg: Section A-A As Proposed

Date:	May 2000	Drg No.	R3139/10
Scale:	1:50 & 1:20	Sheet No.	10
Drwn by:	RJM		

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28a BROAD STREET,
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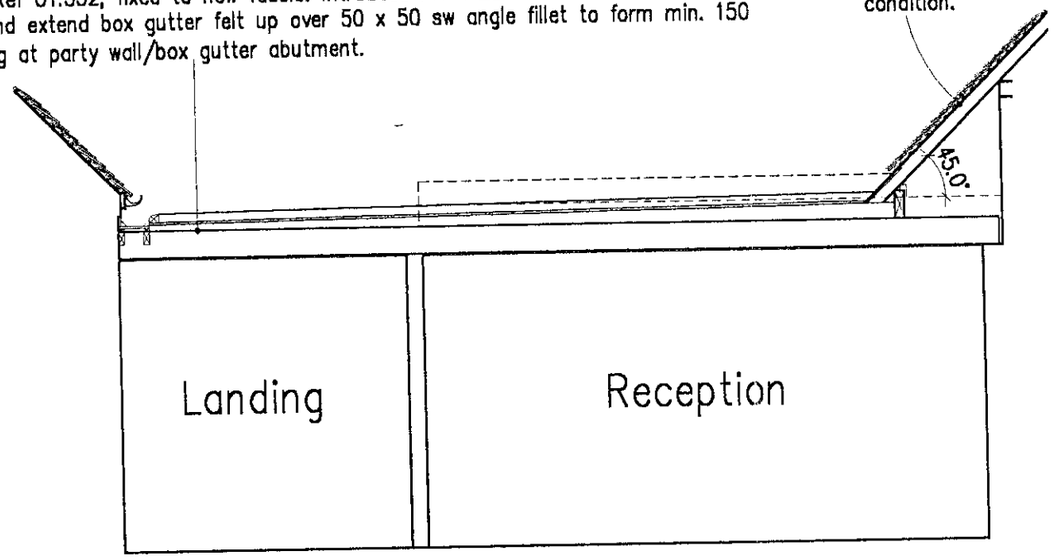
BERKSHIRE RG40 1AB
Telephone: Wokingham 01189 790313 / 772430 (3 lines)
Fax: Wokingham 01189 786789

NOTES
All dimensions must be checked on site and not Scaled from this drawing.

FLAT ROOF AREA B2: Remove felt, decking, firrings and insulation between joists and construct box gutter adj. southern party wall. Gutter to be formed with 70mm to zero cross firrings on 100 x 50 noggings between joists, finished in 18mm ply. Lay 150 Rockwool between joists, but only below box gutter area where no Celotex insulation is to be provided above ply. Provide sw firrings above extg. joists to give min. fall of 1 in 80 into box gutter (nom. size 125mm to min. 50mm) and lay 18mm marine ply decking above with max. m.c. of 15%. Tape joints in ply and lay vapour control layer as detailed on sheet 10. Replace fascia to western side to accommodate increased roof ht. and watercheck detail, provide 75 x 65 sw chamferred fillet alongside box gutter to terminate Celotex and install Celotex insulation board as specified. Cover roof and line box gutter with Anderson's 3-layer high performance felt system, as detailed on sheet 10 and dress box gutter felt into new black Osma PVC hopper, 254 wide, Ref OT.332, fixed to new fascia. Introduce nom. 25mm wide sw filler to accommodate 25 brick corbel to party wall and extend box gutter felt up over 50 x 50 sw angle fillet to form min. 150 vert. upstand. Provide Flashband cover flashing at party wall/box gutter abutment.



1:50 Section B-B

ROOF AREA E: Remove tiles to just above level of area A ridge intersection and from base of front valley up to rear verge, set aside sound tiles and clear away defective ones. Remove and clear away 25 x 19 battens and lower-level undertile felt. Install 450mm Ruberoid Hyload at eaves to dress out over flat roof and tapered gutters. Supply and fix Klober Permo Forte vapour permeable undertile membrane to exposed rafters as for area A, to extend min. 150 up beneath the remaining type 1F felt and to dress out over Hyload. Recover area E with salvaged sound tiles on 32 x 19 treated battens at a nom. 89mm gauge to maintain min. 65mm headlap if peg tiles reused. Secure tiles as for area C, provide fibre-cement undercloak to rear verge to achieve 38mm-50mm overhang beyond bargeboard rafter and prepare and redecorate rafter. Allow for replacing 40% of the tiles with matching second-hand peg tiles of sound condition.

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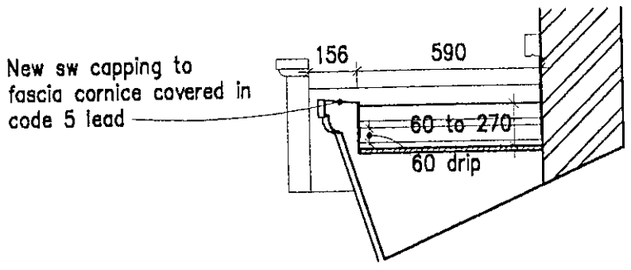
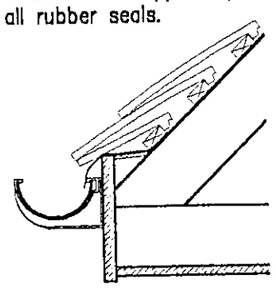
FLAT ROOF OVER SHOPFRONT & PORCH ABOVE ENTRANCE TO 5A: Strip lead cornice weathering, felting to flat roof area and cover flashings and clear away. Remove flat roof decking and existing firrings. Lower joists as necessary to accommodate min. fall of 1:80 and 2 No. 60mm drips across fall to subdivide gutter into three equal lengths. Provide cross-firrings, min. 50 deep to give fall and install 18mm marine ply decking above. Replace sw capping above fascia cornice with capping of width to match cornice (approx 105mm) and with top sloping into flat roof with depth at front of 25mm and at rear 12mm. Increase width of capping at each end to extend out above projecting mouldings, thereby increasing height of capping at front to about 27.5mm. Line flat roof and fascia cornice with geotextile underlay, cover flat roof in Code 7 lead and weld lead spigot to sole of flat roof/box gutter at N end to connect to extg. C.I. RWP as detailed on sheet 9. Provide wire grating over outlet. Provide Code 4 lead cover flashings and Code 5 lead cornice weathering, as detailed on sheet 9.



1:20 Section C-C

LEAN-TO ROOF AREA G: Remove tiles and battens above entrance lobby nearer N side, together with eaves tiles and battens above open porch and set aside. Install 6mm ply tilt fillets behind fascia at slight angle to ensure run off and chamferred to sit tightly against top surface of rafters. Replace insulation between rafters to scaled ceiling area with 59mm Celotex Double-R GA2059 insulation board. Insert 450mm strips of Ruberoid Hyload at eaves level to dress into gutter and insert Klober Permo Forte vapour permeable undertile membrane above rafters over lobby to lap Type 1F felt vertically by 300mm and to dress out over Hyload, just behind fascia. Replace battens prev. removed with new 38 x 19 battens at matching gauge, reform N verge to give max. 50 overhang on fibre cement undercloak and reposition tiles previously removed, securing tiles with 2 No. aluminium alloy nails, as specified. Relocate lead apron flashing, seal with Calder lead sheet sealant and clip front edge with 50mm copper clips, all as specified. Properly refix gutter and replace all rubber seals.



1:10 Section D-D

AMENDMENT SCHEDULE

Date	No.	Description

Client: Total Logistics

Job: Proposed Remedial Works at: 5 & 5A, Market Place, Wokingham, Berkshire. RG40 1AL

Drwg: Sections As Proposed

Date:	May 2000	Drg No.	R3139/11
Scale:	1:50/20/10	Sheet No.	11
Drwn by:	RJM		

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