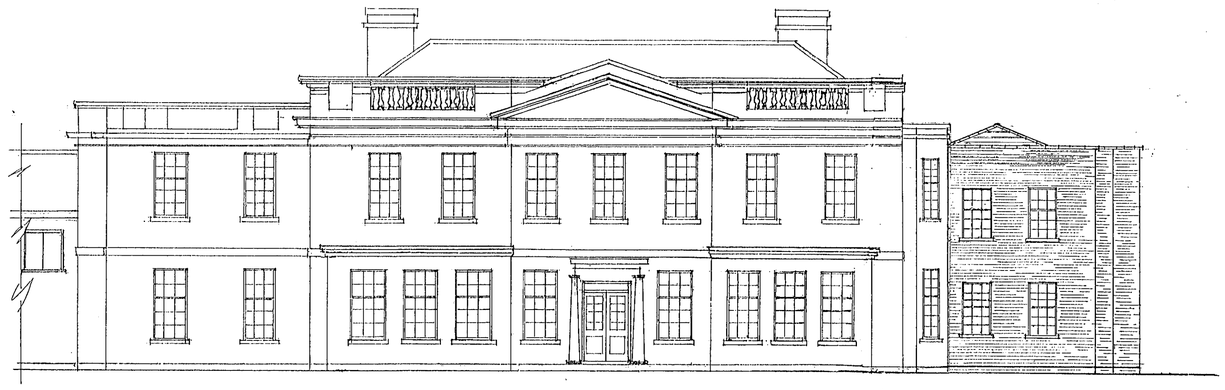
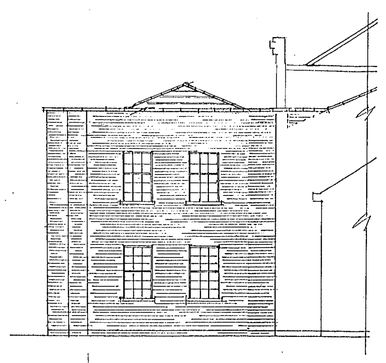


SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

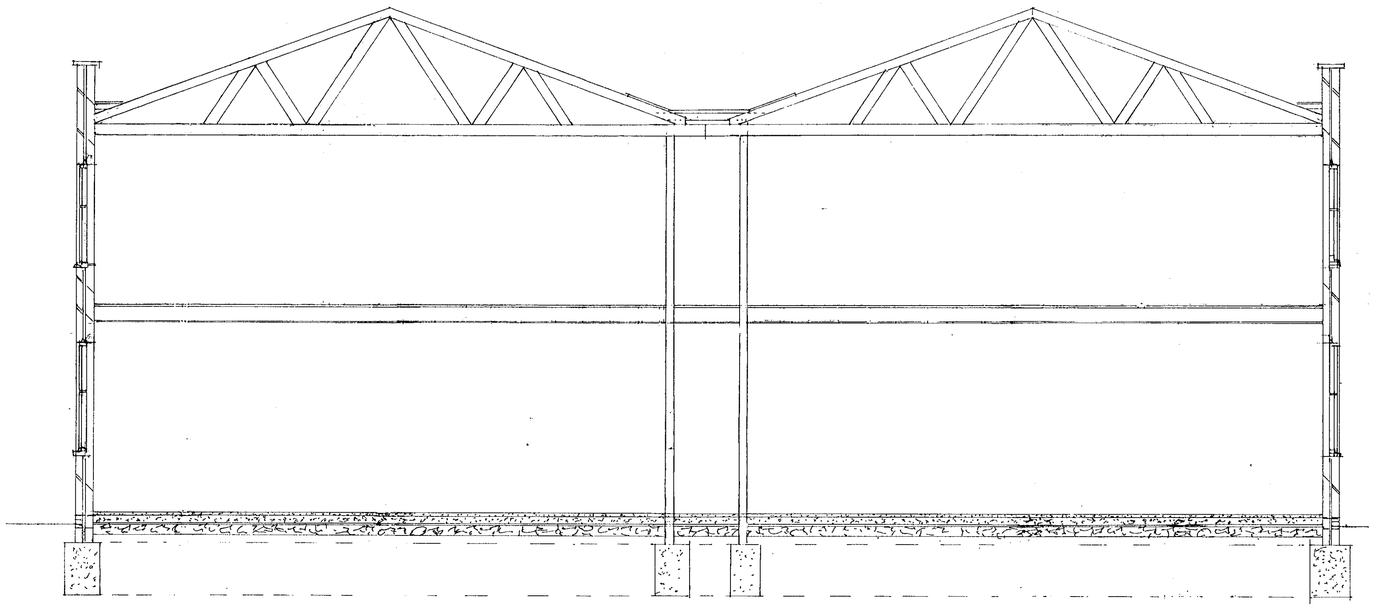
APPROVED

REF No	REVISIONS	PROPOSED ALTERATIONS & ADDITIONS AT THE BERKSHIRE MASONIC CENTRE, MOLE ROAD, SINDLESHAM.	DATE	SCALE
R.T.S.3.P.[illegible]	ROOF		17.5.00.	1:100

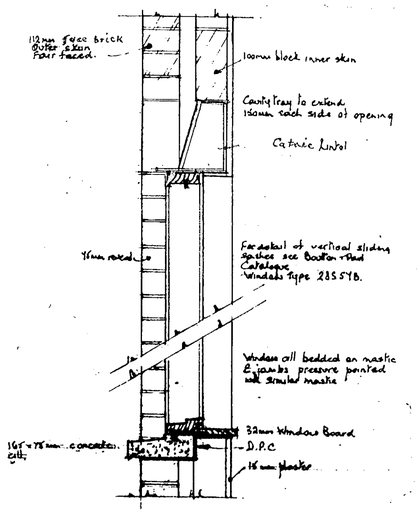
REVISED PLAN

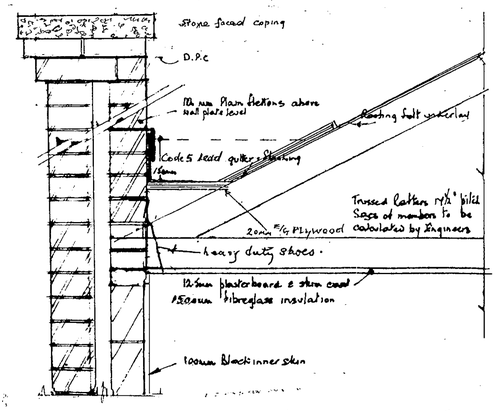
0431
0432

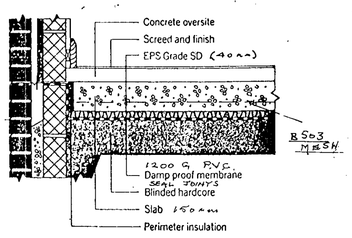
27/9/00



SECTIONS







EPS Flooring below concrete oversite

SPECIFICATION

Asbestos Slating - a) Asbestos slates laid to gauge of between 500mm and 330mm (giving lap of between 100mm and 70mm according to slate size) on 38 x 25mm softwood battens. All slates fixed with two aluminium nails. All works to comply with BS 5534 Part 1 1978. b) Eaves to have double courses of slates throughout using purpose made eave slates to the undercourse. c) Top courses to be single course 225mm long tops slates twice nailed. d) Abutments slated with full slates and slate-and-a-half in alternate courses. e) Ridges and hips covered with segmental ridge tiles edge bedded onto the slating with solid bedding at butt joints. Galvanised hip irons at the foot of each hip. g) Reinforced roofing felt underlay to BS 747 laid over tile rafters and lapped 100mm horizontally, 150mm vertically and carried into the gutters. h) 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.

Trussed rafters to be secured to gable walls with galv MS straps in accordance with BS 5268 Part 1 & Part 2 and building Regulations Schedule 1 PtA (Approved Document A1/2 PLC) 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. 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.

Structural Timbers - a) grade SC 4 all structural timbers Tanalised (or similar approved treatment).

New Stairs - Staircase - a/ Rise 180 mm. Going 225mm. Clear width 900mm. b/ Handrail min. 850mm above pitch line and 900mm above landing. c/ Balustrade members not to permit the passage of a 100mm diam sphere. d/ Guarding to be capable of resisting horizontal force of 0.36kN for each metre of length. e/ Headroom above pitch line 2000mm.

Foundations - a) .50mm 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. 40mm EPS on polythene.

First Floor - 18mm flooring grade t&g chipboard Type IIIH. b/ 75 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.

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.

Rainwater Goods LEAD Code 5 guttering fixed to manufacturers specification with min. 1:200 fall to outlets. b) 64mm upvc down pipes in positions shown on drawings.

Box Gutter gutter as shown Gutter to be formed out of 19mm marine ply set at two levels with fall from front to back and dressed in code 5 lead with length of roll not to exceed 1.8m

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 soakaways 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. 12 M.M PLASTERBOARD CEILINGS & FLOORS CEILING REAR AND SIDE EAVING. 9/FLOOR SOUND PROOFING THROUGHOUT LIBRARY

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.

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.

NOTES

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).

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.

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 diagonal cross bracing. c/ Voids filled with 100mm compressed glass fibre wool. d/ Walls lined with 12.5mm plasterboard with skim plaster finish. (2 N-LAYERS) TO OBTAIN ½ HOUR FIRE RESISTANCE

Internal Block Walls - a) 100mm lightweight blockwork (Thermalite or similar). b) 12mm cement:sand render base coat and Stripite plaster finish.

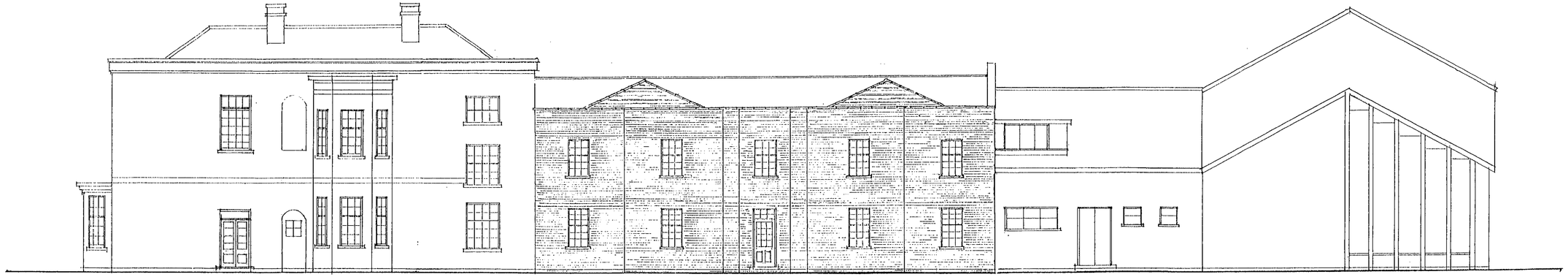
Notes

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 4500mm 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.

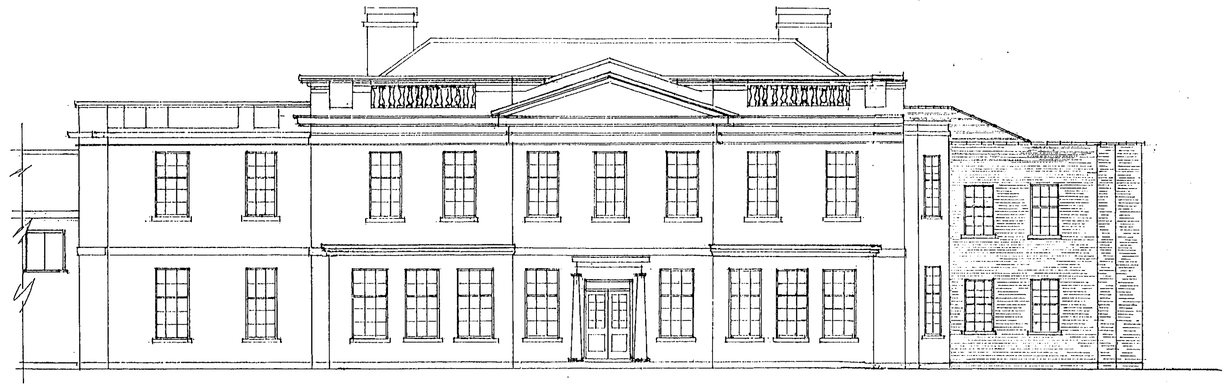
ALL DOORS TO BE ½ Hour SIG FIRE DOORS WITH 25mm STOPS ON FRAMES

Superseded.

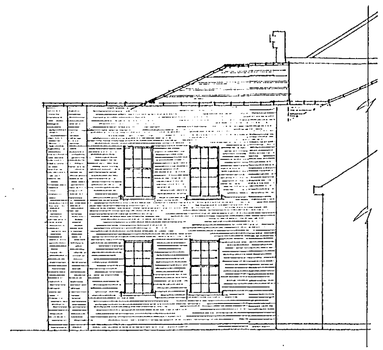
REF No	REVISIONS		DATE	SCALES
R.T.S. 3 L		PROPOSED ALTERATIONS AND EXTENSION TO THE BERKSHIRE MASONIC CENTRE MOLE ROAD SINDLESHAM BERKSHIRE	15.2.	SECTIONS 1:50 DETAILS 1:10



SIDE ELEVATION



FRONT ELEVATION

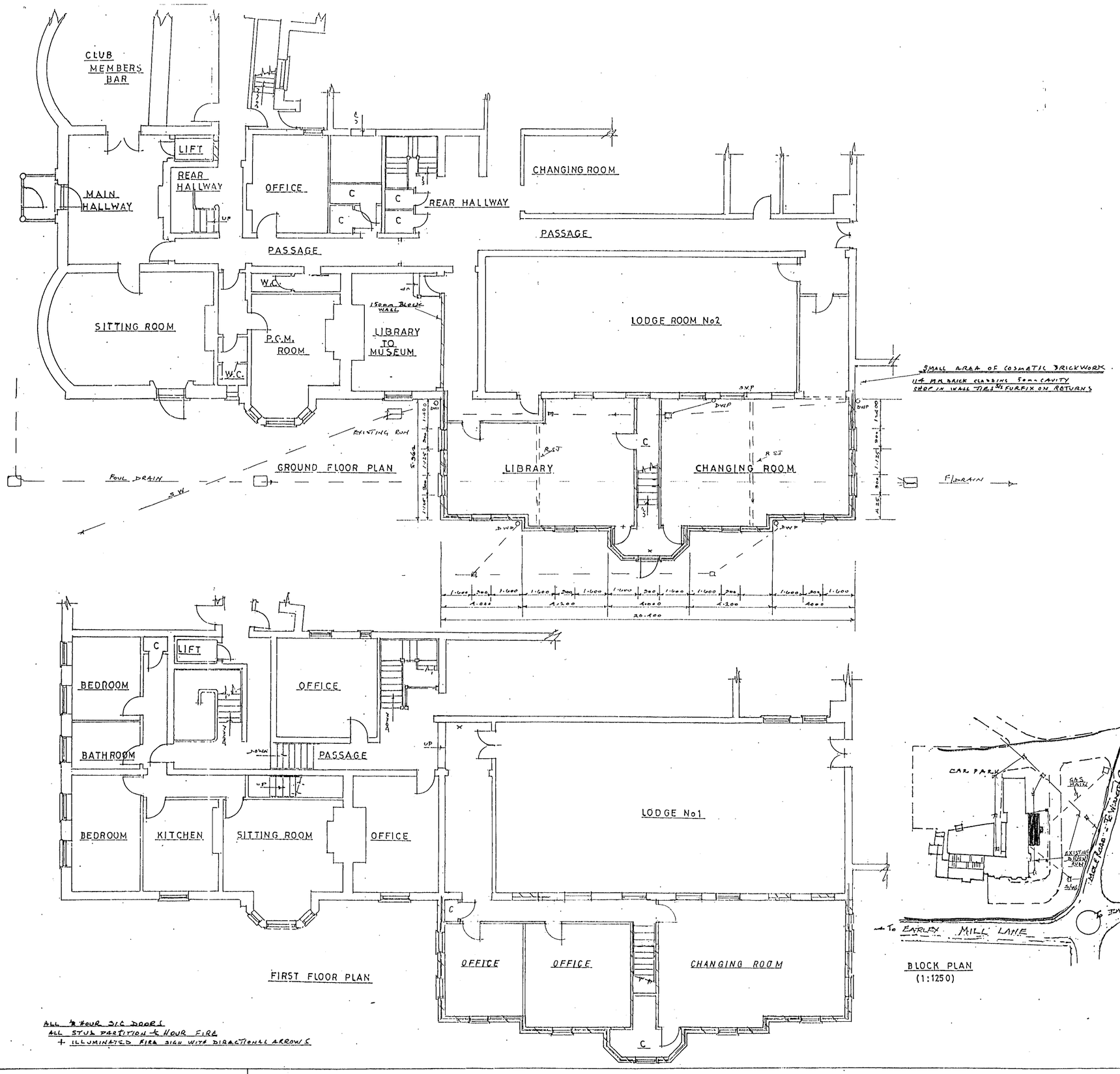


REAR ELEVATION

Superseded

26 JAN. 2000* 0432

REF No	REVISIONS		DATE	SCALE
R.T.S.3.P[A]		PROPOSED ALTERATIONS & ADDITIONS AT THE BERKSHIRE MASONIC CENTRE, MOLE ROAD, SINDLESHAM.	17·11·99.	1:100



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R.T.S. J.W.			17 11 99	PLANS 1:100 ELEVATIONS 1:100

9/9/00