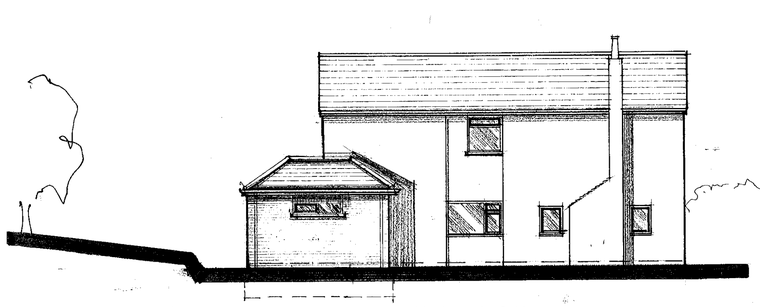
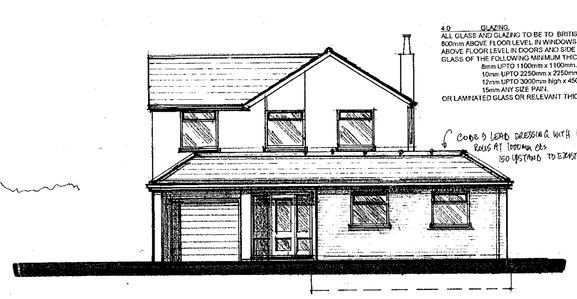
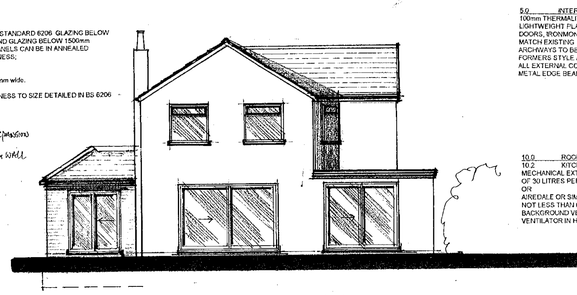


NORTH WEST ELEVATION 1/100



NORTH EAST ELEVATION

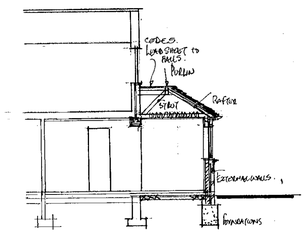


SOUTH WEST ELEVATION

4.0 GLAZING
ALL GLASS AND GLAZING TO BE TO BRITISH STANDARD 6206 GLAZING BELOW 800mm ABOVE FLOOR LEVEL IN WINDOWS AND GLAZING BELOW 1500mm ABOVE FLOOR LEVEL IN DOORS AND SIDE PANELS CAN BE IN ANNEALED GLASS OF THE FOLLOWING MINIMUM THICKNESS;
8mm UPTO 1100mm x 1100mm.
10mm UPTO 2250mm x 2250mm
12mm UPTO 3000mm high x 4500mm wide.
15mm ANY SIZE PANE.
OR LAMINATED GLASS OR RELEVANT THICKNESS TO SIZE DETAILED IN BS 6206

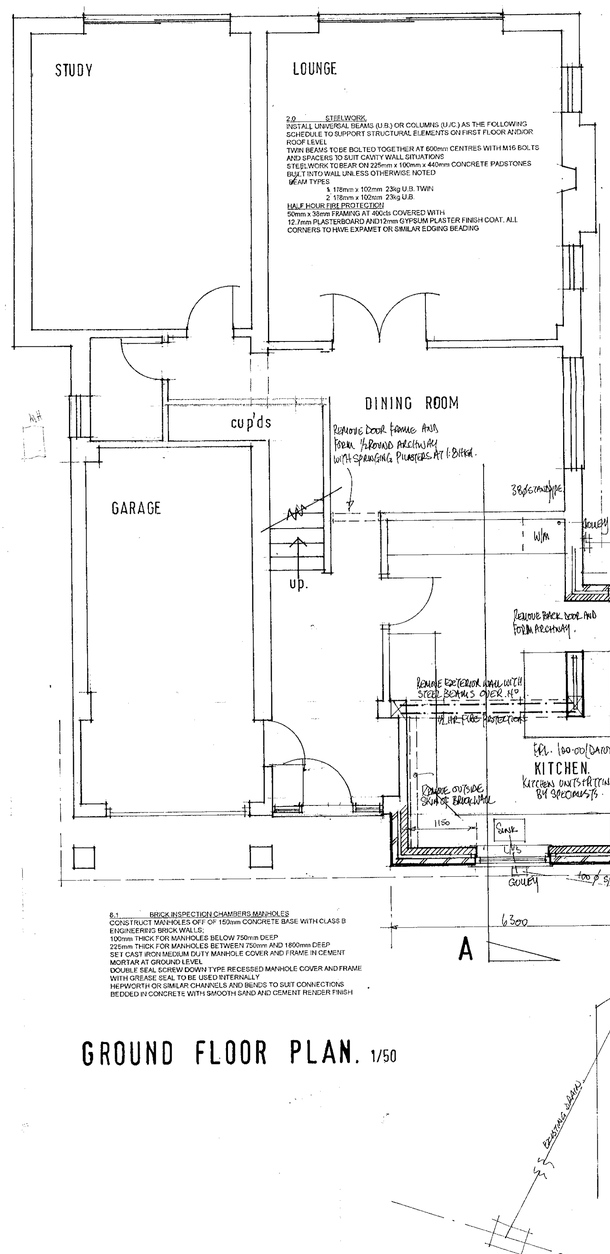
5.0 INTERNAL WALLS
100mm THERMALITE BLOCKWORK ABOVE DPC LEVEL WITH 15mm TWO COAT LIGHTWEIGHT PLASTER FINISH
DOORS, IRONMONGERY LINING/FRAMES, SKIRTINGS AND ARCHITRAVES MATCH EXISTING
ARCHWAYS TO BE FORMED IN TRULINE OR SIMILAR EXPANDED METAL ARCH FORMERS STYLE AS NOTED ON PLANS
ALL EXTERNAL CORNERS FOR PLASTERING TO BE FITTED WITH EXPANDED METAL EDGE BEADING TO GIVE A TRUE EVEN LINE

10.0 ROOM VENTILATION
10.2 KITCHEN VENTILATION
MECHANICAL EXTRACTING COOKER HOOD PROVIDING EXTRACTION AT A RATE OF 30 LITRES PER SECOND OPERATED BY INDEPENDENT SWITCHING
OR
AIRDEALE OR SIMILAR EXTRACT FAN CAPABLE OF EXTRACTING AT A RATE OF NOT LESS THAN 60 LITRES PER SECOND WITH INDEPENDENT SWITCHING
BACKGROUND VENTILATION TO BE PROVIDED BY CONTROLLABLE TRICKLE VENTILATOR IN HEAD SECTION OF WINDOW OF NOT LESS THAN 4000 sq mm



SECTION A

8.3 ABOVE GROUND DRAINAGE.
40mm UPVC WASTE PIPES FROM SINKS
50mm UPVC COMBINED WASTE PIPES WHERE USED WITH ANTI SIPHON TRAPS TO UNITS SERVED
75mm DEEP SEAL P OR S TRAPS TO ALL FITTINGS



GROUND FLOOR PLAN. 1/50

6.1 BRICK INSPECTION CHAMBERS MANHOLES
CONSTRUCT MANHOLES OFF OF 150mm CONCRETE BASE WITH CLASS B ENGINEERING BRICK WALLS;
100mm THICK FOR MANHOLES BELOW 750mm DEEP
225mm THICK FOR MANHOLES BETWEEN 750mm AND 1800mm DEEP
SET CAST IRON MEDIUM DUTY MANHOLE COVER AND FRAME IN CEMENT MORTAR AT GROUND LEVEL
DOUBLE SEAL SCREW DOWN TYPE RECESSED MANHOLE COVER AND FRAME WITH GREASE SEAL TO BE USED INTERNALLY
HEPWORTH OR SIMILAR CHANNELS AND BENDS TO SUIT CONNECTIONS
BEDDED IN CONCRETE WITH SMOOTH SAND AND CEMENT RENDER FINISH

1.0 PITCHED ROOF CONSTRUCTION
PLAIN CLAY OR CONCRETE ROOF TILES TO MATCH EXISTING FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
RIDGE AND HIP TILES TO MATCH BEDDED IN CEMENT MORTAR WITH HIP IRONS AT EAVES LEVEL
32mm x 19mm SOFTWOOD TILE BATTENS TO SUIT PITCH OF TILES USED WHERE RAFTERS ARE AT 400mm
SARKING FELT TO BS 747 WITH MINIMUM 150mm TOP AND BOTTOM LAPS AND ONE RAFTER WIDTH SIDE LAPS.
100mm x 47mm RAFTERS AT 400mm cts
(5 - 75 kN/m2 LOADING)
PITCH ; 30 - 45 deg MAXIMUM SPAN 2450mm
147mm x 47mm CEILING JOISTS AT 400mm cts.
(25 - 50N/m2 LOADING) MAXIMUM SPAN 3110mm
150mm x 50mm PURLINS AT 2100mm CENTRES
100mm x 50mm STRUTS AT 1500mm CENTRES
CODE 4 LEAD SHEET WITH FIXING ROLLS AT 1000mm cts
19mm EXTERNAL QUALITY WBP PLYWOOD DECK LADED ON 47mm TAPERED TIMBER FIRRGS TO FALL MIN 75mm IN 2000mm TO GUTTERS
100mm x 47mm FLAT ROOF JOISTS at 400mm cts.
TO GABLE END ROOFS PROVIDE;
30mm x 5mm x 1830mm LONG GALVANISED MILD STEEL STRAPS AT MAXIMUM 2000mm CENTRES TO SECURE RAFTERS AND CEILING JOIST TO GABLE END WALL, FIXED TO MAINSND. RAFTERS AND CEILING JOISTS
12.7mm PLASTERBOARD TO CEILINGS FIXED AT 300mm CENTRES WITH CROSS NOGGING TO SUIT PLASTERBOARD EDGES AND FINISHED READY TO RECEIVE DECORATIONS
FOIL BACKED PLASTERBOARD TO BE USED IN KITCHENS, TOILETS AND BATHROOMS
200mm FIBREGLASS INSULATION QUILT TO BE LAID BETWEEN CEILING JOISTS WITH GLIDEVALE BV200 OR SIMILAR ROOF VENTILATION CHANNELS NAILED TO RAFTERS TO MAINTAIN CRGSS VENTILATION TO ROOF VOID
150mm x 50mm WALLPLATES SECURED AT 2000mm CENTRES OR 3 TIMES PER STRAIGHT RUN WITH 30mm x 5mm x 1500mm LONG GALVANISED MILD STEEL STRAPS 3 TIMES SCREW FIXED TO WALL
SOFTWOOD FASCIAS TO MATCH EXISTING FIXED TO ENDS OF RAFTERS
10mm EXTERNAL QUALITY PLY MASTERBOARD SOFFITS TO MATCH EXISTING ON SOFTWOOD BATTENS AT RAFTER CENTRES
GLIDEVALE EV404 BLACK CONTINUOUS SOFFIT VENT FIXED TO REAR OF FASCIA GIVING MINIMUM 25mm CONTINUOUS FREE AIR GAP
GLIDEVALE TYPE G2 SLATE AND TILE VENTILATORS SET WITHIN PITCHED ROOF WITHIN 300mm OF RIDGE
TOPSECTION OF ROOF AND ALL FLASHING TO BE IN CODE 5 LEAD SHEET DRESSED TO SUIT SITUATION WITH MINIMUM 150mm UPSTAND TURNED UNDER COVER FLASHING OR SADDLE. EXPANSION ROLLS AT 1000mm CRS.
UPSTAND FLASHINGS TO BE 150mm HIGH AND TURNED IN UNDER CAVITY TRAY FLASHING WHERE ABUTTING WALLS

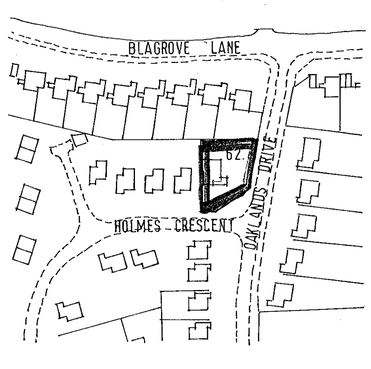
3.0 BRICK/BLOCK CAVITY WALLS;
103mm FACING BRICKWORK IN 1:1:6 CEMENT LIME SAND MORTAR TO MATCH EXISTING.
54mm CAVITIES COMPLETE WITH STAINLESS STEEL WALL TIES AT 900mm CENTRES HORIZONTALLY AND 450mm CENTRES VERTICALLY ALTERNATIVELY STAGGERED
WALL TIES AT 225mm CENTRES VERTICALLY ADJACENT TO WINDOW AND DOOR OPENINGS WITH INSULATED CAVITY CLOSER / DPM.
50mm ROCKWOOL RIGIDED INSULATION BATTS BUILD INTO CAVITY AS WORK PROGRESS AGREMENT CERTIFICATE NO. 79/606
INSTALL GALVANISED MILD STEEL LINTELS OVER OPENINGS AS REFERENCE NUMBERS ON PLANS WITH MINIMUM 150mm END BEARING AND CAVITY DPC OVER. RETURN CELLS IN BRICK/BLOCKWORK OVER CAVITY AND INCORPORATING DPC
LINTELS AS MANUFACTURED BY; "I.G." LINTELS LIMITED, AVONDALE ROAD, CWMBRAN, GWENT NP44 1XY
100mm THERMALITE OR SIMILAR INSULATING BLOCKWORK INNER SKIN TO CAVITY WALLS.
13mm TWO COAT LIGHTWEIGHT PLASTER FINISH WITH ANGLE BEADS TO ALL EXTERNAL CORNERS
DOORS, IRONMONGERY DOOR FRAMES, DOOR LININGS, ARCHITRAVES, COVINGS, AND WINDOWS TO MATCH EXISTING
ALL NEW WINDOWS TO BE DOUBLE GLAZED WITH SEALED DOUBLE GLAZED UNITS
OR FITTED WITH SECONDARY GLAZING UNITS WITH OPENINGS CORRESPONDING WITH WINDOW

6.1 SOLID GROUND BEARING FLOOR CONSTRUCTION;
75 mm SHARP SAND AND CEMENT SCREED WITH CHICKEN WIRE MESH REINFORCEMENT IN THE BOTTOM OF THE SCREED
50mm HIGH DENSITY EXTRUDED POLYSTYRENE UNDER FLOOR BOARD LAYER BUILDING PAPER
THREE COATS OF "SYNTHAPRUFE" OR SIMILAR COLD BITUMEN APPLIED DAMP PROOF MEMBRANE DRESSED UP ALL WALLS MIN. 150mm
100mm GRADE C20 OVERSITE CONCRETE SLAB
A124 MESH REINFORCEMENT OVER DRAINS WHERE RUNNING UNDER BUILDING MINIMUM 1000mm WIDE
25mm SAND BED
150mm WELL CONSOLIDATED HARDCORE OR STONE REJECT BASE
DWARF WALLS

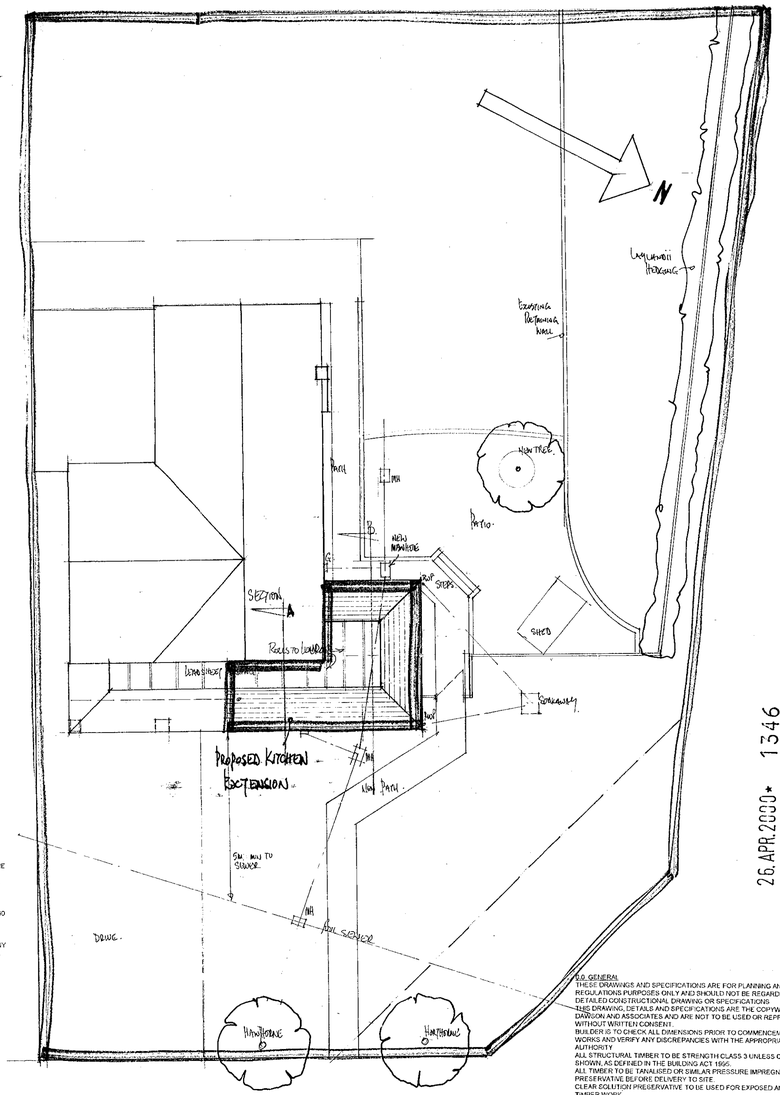
7.0 SUBSTRUCTURE.
EXISTING FOUNDATIONS HAVE BEEN ASSUMED TO BE ADEQUATE FOR THE PROPOSALS HOWEVER TRIAL HOLE EXCAVATIONS ARE TO BE UNDERTAKEN BY THE APPOINTED BUILDER AND THE EXISTING FOUNDATIONS VERIFIED BY THE BUILDING CONTROL DEPARTMENT PRIOR TO COMMENCEMENT OF WORKS
NEW FOUNDATIONS TO BE TAKEN DOWN 300mm BELOW TREE ROOT LEVEL AS DETERMINED ON SITE BY BUILDING CONTROL OFFICER
600mm x 750mm GRADE C20 MASS CONCRETE FOOTINGS 1000mm BELOW GROUND LEVEL ON SUITABLE LOADBEARING SOIL TO LOCAL AUTHORITY APPROVAL
CLASS A LOADBEARING CONCRETE BLOCKWORK IN 3:1 SAND CEMENT MORTAR TO ALL WALLS BELOW GROUND LEVEL
CAVITIES TO BE FILLED TO GROUND LEVEL WITH WEAK MIX CONCRETE
FINISHED 150mm BELOW DPC LEVEL
DAMP PROOF COURSE TO BE LAID MIN. 150mm ABOVE ADJACENT GROUND LEVEL
BUILD IN TO WALL THERE DRAINS OR SERVICES PASSED THROUGH 100mm x 65mm OR 100mm x 140mm PRESTRESSED CONCRETE LINTELS UNDER EACH SKIN WITH MINIMUM 100mm END BEARING
ENCASE PIPES OR SERVICES IN SOFT SAND WHERE PASSING THROUGH

9.0 RAINWATER GOODS;
115mm HALF ROUND/SQUARE LINE/OG UPVC GUTTERS TO MATCH AND LINE THROUGH WITH EXISTING FIXED TO FALL TO OUTLETS
64mm UPVC ROUND/SQUARE SECTION DOWNPIPES SECURED AT 1800mm CENTRES AND CONNECTED TO UNDERGROUND DRAINS WITH SEALED COLLAR
9.1 SURFACE WATER DRAINS
100mm OGMA OR SIMILAR UNDERGROUND PLASTIC DRAINS TO FALL AT 1:80 SURROUNDED IN 150mm PEASHINGLE TO CONNECT TO EXISTING MAIN SURFACE WATER DRAIN OR SOAKAWAY
9.2 SOAKAWAYS
EXCAVATE SOAKAWAY TO SIZES SHOWN ON PLANS MIN. 4500mm FROM ANY BUILDING FILL WITH CLEAN BROKEN BRICK AND COVER WITH 1000 GAUGE POLYTHENE SHEET 600mm BELOW GROUND LEVEL MAKE GOOD TO SUIT EXISTING MAKEUP

6.0 FOUL DRAINS
100mm SUPERSLEVE OR SIMILAR DRAIN PIPES WITH FLEXIBLE JOINTS TO FALL A MINIMUM 1:40 AND LADED ON MIN. 100mm OF PEA SHINGLE TO HALF THE PIPE DEPTH AND COVERED WITH SELECTED FILL FREE FROM STONES LARGER THAN 40mm, LUMPS OF CLAY OVER 100mm, TIMBER, FROZEN MATERIAL OR VEGETABLE MATTER (CLASS B BEDDING).
HEPWORTH OR SIMILAR GULLIES AND EASY BENDS TO CONNECT TO SOIL PIPES TO BE ENCASED IN CONCRETE WITH FLEXIBLE JOINT CONNECTIONS TO DRAINS



LOCATION PLAN.
1/1250



BLOCK PLAN. 1/100

0.0 GENERAL
THESE DRAWINGS AND SPECIFICATIONS ARE FOR PLANNING AND BUILDING REGULATIONS PURPOSES ONLY AND SHOULD NOT BE REGARDED AS DETAILED CONSTRUCTIONAL DRAWING OR SPECIFICATIONS
THIS DRAWING, DETAILS AND SPECIFICATIONS ARE THE COPYWRITE OF COLIN DAWSON AND ASSOCIATES AND ARE NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.
BUILDER IS TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS AND VERIFY ANY DISCREPANCIES WITH THE APPROPRIATE AUTHORITY
ALL STRUCTURAL TIMBER TO BE STRENGTH CLASS 3 UNLESS OTHERWISE SHOWN, AS DEFINED IN THE BUILDING ACT 1995.
ALL TIMBER TO BE TANALISED OR SIMILAR PRESSURE IMPREGNATED WITH PRESERVATIVE BEFORE DELIVERY TO SITE.
CLEAR EGLUTION PRESERVATIVE TO BE USED FOR EXPOSED AND STAINED TIMBER WORK.

APPROVED

PROPOSED KITCHEN EXTENSION
62 HOLMES CRESCENT WOKINGHAM

DATE APRIL 1997 SCALES 1/100 1/50 1/1250 D 356 - 01 D

26.APR.2000* 1346

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