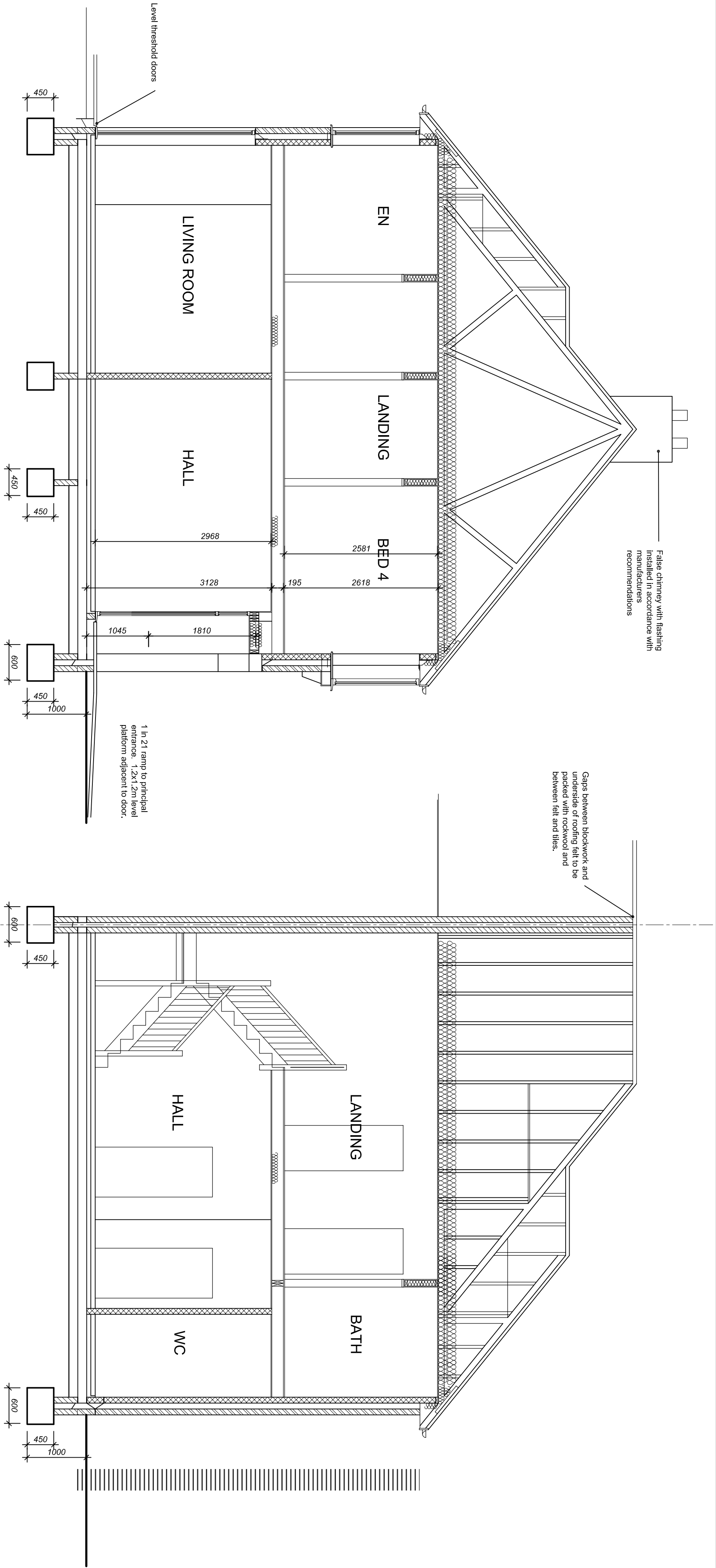
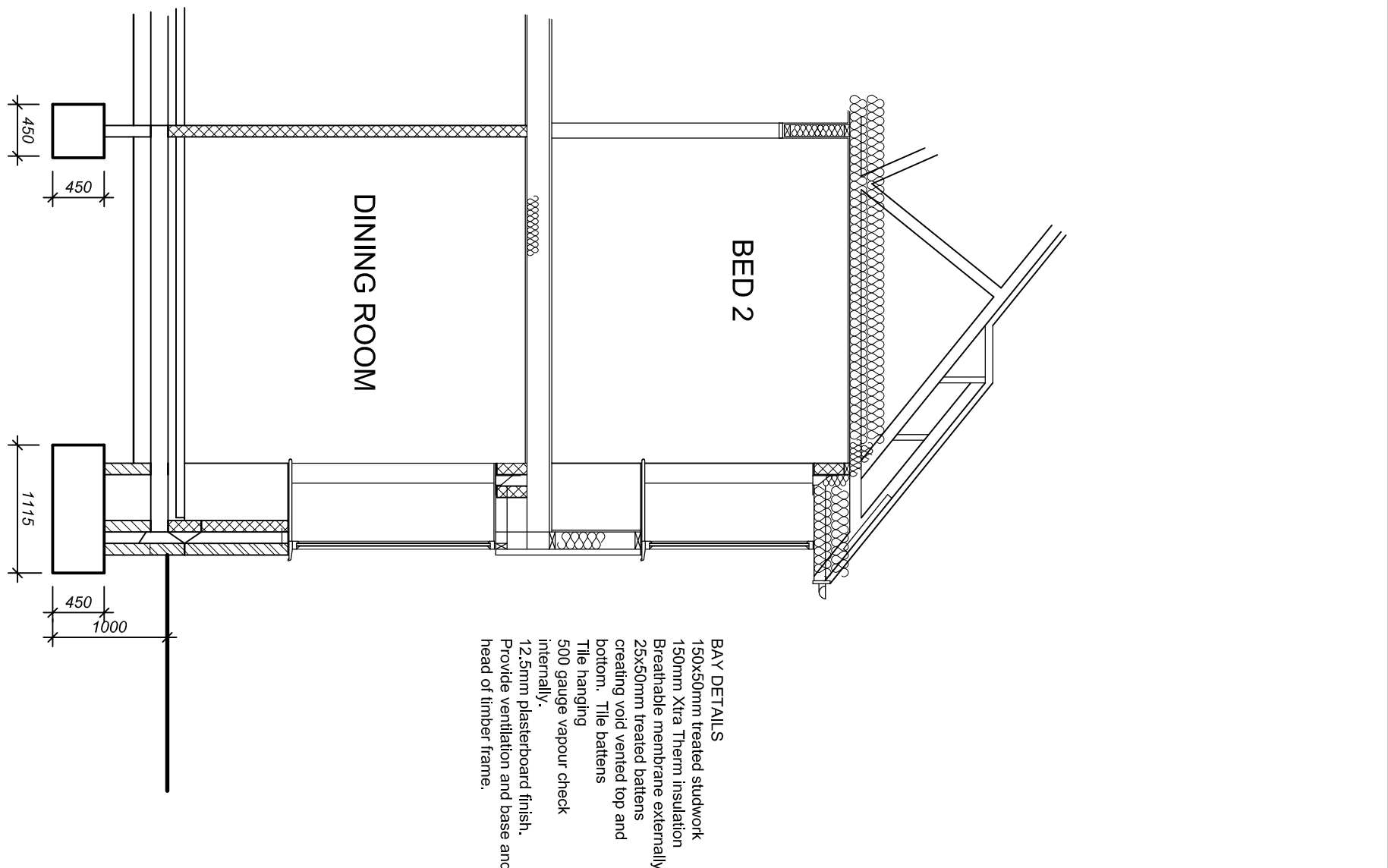
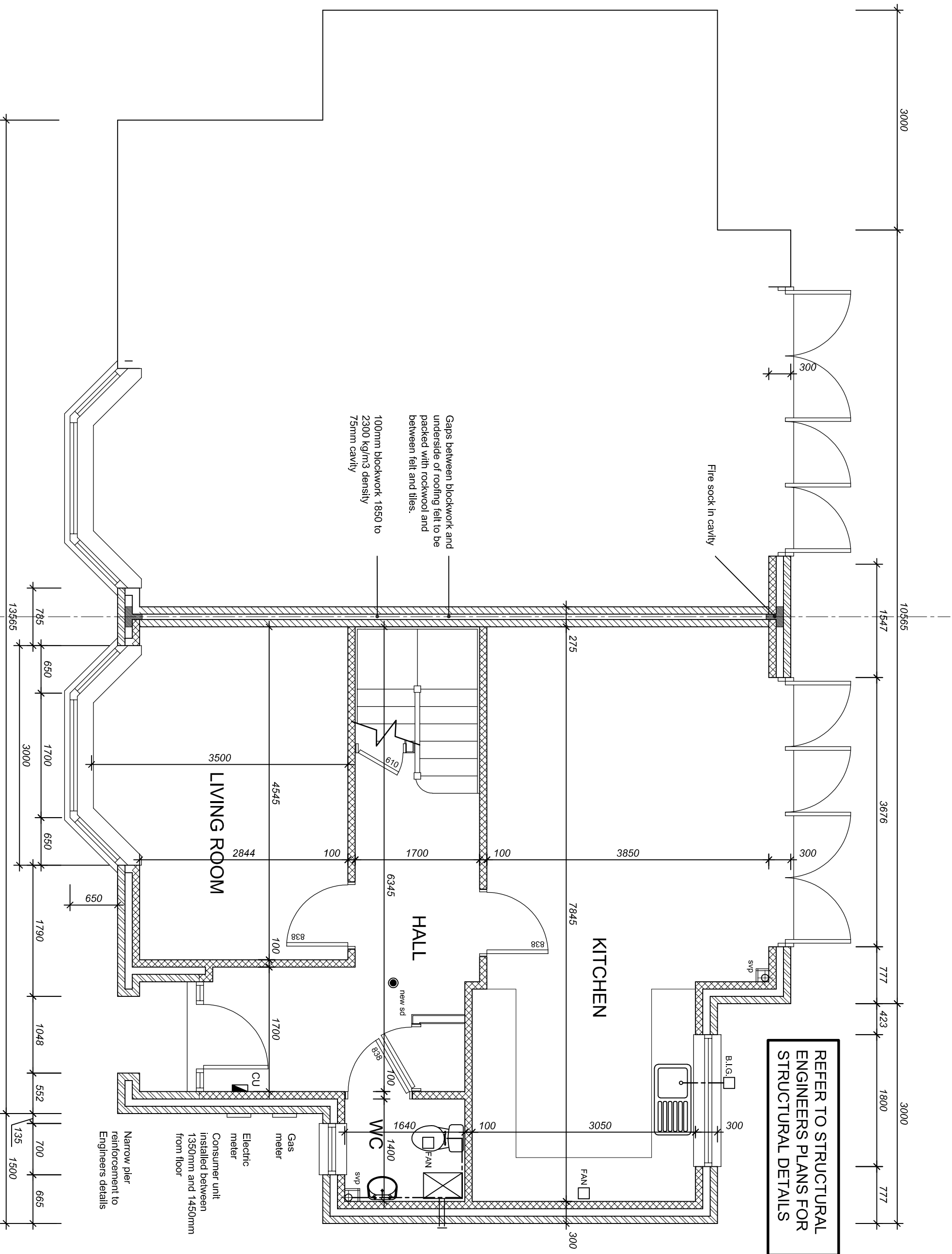




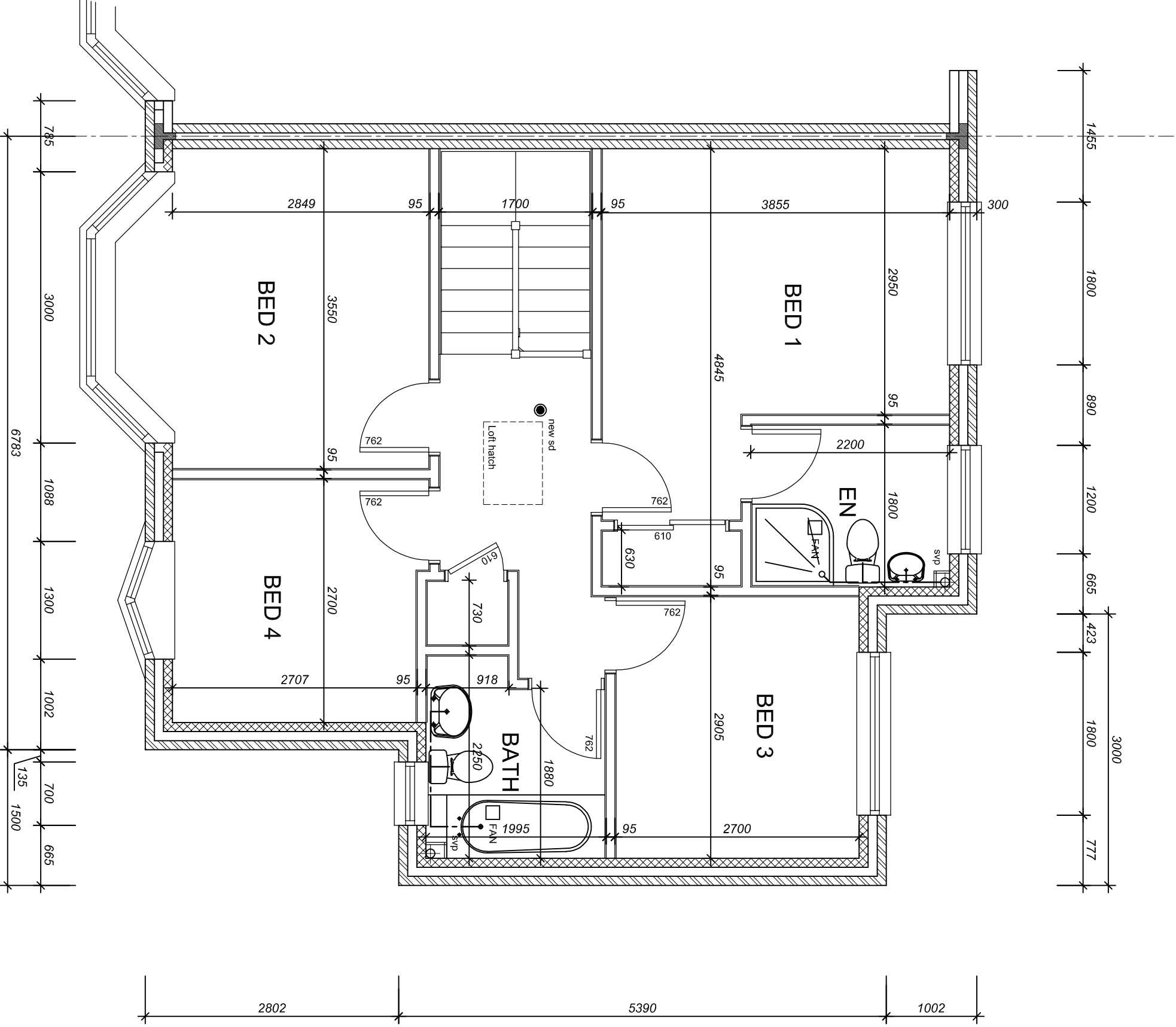
PLOT 2
SECTION 1:50



PLOT 2
SECTION 1:50



PLOT 1

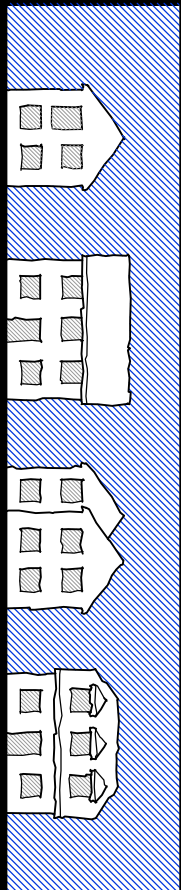


PLOT 2
FIRST FLOOR PLAN

This plan is to be read in conjunction with the specification notes on drawing 10. Do not scale from all plans. Refer to Engineers drawings for structural design.			
C	8/1/20	Bay WINDOW amended	
B	11/7/19	Tender Issue	
A	11/7/19	Building Regulation Approved	
rev	date	details	

20 Chalgrove Way
Emmer Green, Reading, RG4 8SJ

drawing title		drawn	AUS
Plans & Sections		checked	
Plots 1 & 2		drawing ref	A19/742/11
date	16/5/19	scales	As Shown
			C



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CONSTRUCTION NOTES

IMPORTANT - The Home Shop has measured the existing building to their best ability given the limited access that we have on the day of survey. On commencement the Contractor must expose any relevant hidden features such as wall plates and foundations and check they are consistent with the plans. Any variations must be reported immediately to The Home Shop Ltd.

The Contractor MUST check all dimensions prior to commencement and satisfy themselves that the necessary work is consistent with the drawings. The Home Shop will not be held responsible for issues which could have been avoided by proper on site setting out, both horizontally and vertically.

It is the responsibility of the Contractor to read and understand the drawings and specification before starting work. The Home Shop will not be held responsible for unidentified building defects that were not visible on the day of the measured survey such as insufficient existing foundations, lintels, drainage or structurally un-sound elements of the building.

The design and information contained within these drawings has been checked and approval by Building Control. No alterations to the design or specification may be made by the Contractor even if directly instructed by the Client without prior written consent by The Home Shop Ltd to protect both the Clients and Contractors interests. Any alterations should be approved by The Home Shop and Building Control before being implemented. The Home Shop will not be held responsible for work or consequences as a result of the works not being carried out in strict accordance with these drawings or Specification.

DO NOT SCALE FROM THIS DRAWING. All work to be in accordance with the latest British Standards, Codes of Practice & CE Standards. Contractor responsible for checking all dimensions prior to commencement of work.

STRUCTURAL DESIGN - The structural design illustrated on The Home Shops drawings is indicative and is superseded by the Structural Engineers drawings. Sizes of structural timbers and steels should not be scaled off the drawings. Sizes of structural elements and layout/directions of joists must only be taken from structural drawings. IF IN DOUBT, ASK.

FOUNDATIONS - Provide 600mm wide x 450mm deep (250mm min) concrete strip foundations under new cavity walls. Reduce to 450mm wide under 100mm wide walls. Foundations to suit site conditions. Foundation to be min 150mm lower than adjacent foul drains. Agree with Building Inspector prior to pour.

Concrete mix GEN1 ready mix concrete unless otherwise stated on the foundation plan. Minimum foundation depth to be 1m below ground level but to be taken down to a suitable load bearing strata and inspected and agreed by the NHBC and Local Authority Building Control. Not withstanding the representations on the drawings, foundation design to comply with the Building Regulations Act 2010. Concrete cavity fill to be within 225mm of horizontal DPC. 7N blockwork to be used below horizontal DPC.

SOAKAWAYS - Brick backfilled pit covered with polythene membrane or Concrete ring soakaways with manhole and access ladder. Pipe runs to be accessible for rodding purposes. Location to be min 5m away from buildings and not under canopies of trees. Size of soakaway to be determined on site subject to a percolation test.

DRAINAGE - Foul and Surface water drains to be constructed of 100mm Ø flexible jointed pipes, laid to a general fall of 1 in 40 or as detailed on the Site Plan and surrounded in Imported granular material to a minimum thickness of 100mm. Provide rodding eyes at base of FWP's or gullies directly below RWP's to ensure drainage is fully accessible for cleaning purposes.

Drains passing under footpaths or in close proximity to surface are to be covered in 50mm paving slabs.

Pipes passing under driveway to be laid in C20 concrete. Drains passing beneath floor slabs or thru walls are to be flexible jointed and bridged using concrete lintels.

Manholes to be constructed from UPVC sections subject to approval by Local Authority. Lightweight galvanized covers and frames generally, with medium duty covers and frames where appropriate in driveways. All underground drainage to comply with EN 752 2008. All drainage to Local Authority approval and to be tested after laying but before covering. Test again after backfilling. Testing to be approved by LA.

NEW GROUND FLOOR - 75mm screed reinforced with chicken wire on polythene vapour check on 80mm Celotex rigid insulation on 1200 gauge radon resistant membrane on Beam & Block floor system with 200mm void between underside of beams and ground. Radon resistance DPM to cross cavity into outer leaf. Additional cavity tray above. Beams to be placed in DPC. Provide alkibicks at 1800mm ctrs and 450mm from corners. Air cross flow to be maintained across internal walls. 25mm thick insulation around perimeter separating screen from external wall to prevent cold bridge. Structural design to be prepared by manufacturer and calculations delivered to Building Control for approval.

EXTERNAL WALLS - 300mm cavity wall comprising 100mm facing brickwork laid with stretcher bond. 100mm cavity with 100mm cavity wall bats. Internal leaf to be 100mm thk 7N lightweight blockwork (Durox, Celcon Standard or equivalent) dry lined with 12.5mm lightweight tapered edge plasterboard. Tape and skim joints and finish whole face with 3mm skim coat finish. All brick/blockwork to be in accordance with BS 5628. All joints/junction & intersections to be full bonded. Blocks/briicks used must meet the requirements of BS5628 for special category. Lintel ends must be completely filled up to give full width, full strength to the supporting masonry.

Cavity to be closed at eaves level with brick/blockwork return which must included Insulated Dancor DPC or 6mm Supalux. Insulated cavity closers to all window/door openings. Polythene or Patent preformed DP cavity trays to be provided with min 600mm end laps over all roof abutments with external wall, either horizontal or stepped to follow above the line of the flashing. G lintels are to be used over all window and door openings with min 150mm and bearing, sized in accordance with manufactures recommendations. Cavity trays incorporated above lintel and are to be fitted with stop ends & weepholes inserted in brickwork above tray at maximum 450mm c/c.

225mm Stainless Steel wall ties to be provided at 750mm c/c horizontally. 450mm c/c vertically, and staggered, with extra at 225mm c/c at reveals adjacent to cavity closures and corners of external wall. Brickwork below ground to be 20.5 N/mm2 Class 3 or 7N concrete blockwork in 1:3 cement mortar. Provide 440x215x100mm thk Concrete padstones under all steels.

D P C 's, & D P M 's - 'Hybrid' pitch polymer B B A approved d p c, minimum 150mm above surrounding ground level. 1200 gauge polythene B B A approved d p m, with joints twice folded to form 100mm welts. Edges of d p m dressed above d p c to form continuous moisture barrier.

INTERNAL WALLS - To be formed in 100x50mm CLS studwork at 450mm vertical centres built off sole plate. Noggin at mid span. 100mm glassibre between studs. Line either side with 12.5mm tapered edge plasterboard (Mass 10KG/m2) . Tape joints and 3mm skim finish.

STAIRCASE - Timber staircases as shown on drawings. Min headroom 2m. Handrails 900mm above pitch line. 1000mm Min. on landing returns. Balusters max. 99mm apart. Maximum pitch 42°. Risers max 220mm. Min going 220mm.

CAVITY TRAYS - In addition to window/door openings provide proprietary cavity trays (stepped or otherwise) with weep holes at roof/wall abutments with min 150mm code 4 lead upstand against wall and code 3 lead soakers below tiles. All lead work in accordance with Lead Development Associations literature.

FIRST FLOOR - 22mm floor grade moisture resistant chipboard screwed at 300mm ctrs to floor joists, centres as specified by the Structural Engineer.

Provide solid or hemihopbone strutting at mid span where joist lengths exceed 2.5m. Provide 30 x 5mm galvanised M.S. lateral restraint straps at maximum 2m. centres. Straps to be secured to inner skin of cavity wall and across minimum 3no. joist with solid timber noggins between.

Calling to be formed in 12.5mm plasterboard (mass 10KG/m2) with scrimmed joints tacked to underside of joists. All joints to be fully supported by timber noggins. Finish plasterboard with 3mm multi-finish skim coat finish.

100mm mineral wool (mass 10KG/m2) insulation installed between joists in main house.

Where first floor partitions run parallel to the floor joists the soleplate is to be built off multiple joists which are to be bolted together.

Where joist run perpendicular to wall provide solid timber noggins between joists.

ROOFS - Large concrete tiles to match existing on softwood tanzitized battens (size and gauge to tile manufacturer's requirements), on reinforced roofing felt to BS 747 (minimum 300mm overlaps) on precast/concrete rafters as supplied by specialist. Ridge tiles to be mechanically fitted in accordance with BS5534 Part 1 2014.

Flat ceilings insulated with 1 layer of 150mm glassfibre quilt insulation, laid between bottom truss chords with second 150mm layer cross lapped at 90° on top. Provide over rafter ventilators at eaves to prevent insulation closing air gap between felt and insulation. Finish with 12.5mm plasterboard (mass 10KG/m3) tape joints and skim.

Install continuous eaves ventilators in eaves of roof to provide equivalent of 25,000mm²/m free ventilation area with integral insect screens to provide cross ventilation to roof void. 5,000mm²/m along ridge. ALL ELECTRICAL CABLES LAID WITHIN OR UNDER INSULATION TO BE DE-RATED TO PREVENT OVER HEATING. All pipework to be lagged/insulated. All timbers to be vacuum or pressure impregnated with preservative to BS 2588 : part 5 : 1977.

All leadwork to be code 4/5 to Lead Sheet Association recommendations.

White Upvc fascias and soffits, to approval, with continuous approved eaves board to prevent 'Felt sag'.

WINDOWS - Upvc windows to style shown on drawings. Opening lights, as indicated on elevations. All window and doors to included anti draught strips. Window opening lights and doors to exceed 1120th of room floor area. Controllable and secure trickle vents incorporated into window heads, to provide 8,000mm² to habitable rooms, and 4,000mm² to kitchens and bathrooms. Habitable rooms should have at least one window which has a CLEAR operable area that is atleast 0.35m² with one clear dimension being a minimum of 450mm wide and high. Therefore minimum dimension to be 450 x 750mm. Lowest clear operable part of window be between 800mm and 1100mm above F.F.L. Windows and doors certified in accordance with PAS 24.

GLAZING - All glazing to be double glazed units with Low-E glass with minimum 16mm argon cavity filled cavity to BS 5713 and CP 152 by specialist manufacturer. Glazing to be obtained only from manufacturer who is providing 10 year guarantee on breakdown of units. All glass to comply with BS 6206 and BS 982. All glazing below 800mm above finished floor levels to be laminated or toughened safety glass to BS 6262, and to a height of 1500mm, and at least 300mm either side of door openings. Obscure glazing to bathrooms and front doors.

FIRE PROTECTION - Structural steel in floor voids to be lined with 2 layers of 12.5mm plasterboard or intumescent paint to provide 0.5 hour fire resistance.

SMOKE DETECTION - When new rooms are added provide smoke detectors positioned 3m from bedrooms and 7m from ground floor rooms. Minimum 300mm from light fittings. Detectors should be inter linked and permanently wired to a separately fused circuit at the distribution board, with all wiring in accordance with current IEE regulations. Detectors to incorporate battery backup. Fire alarms installed in accordance with BS 5839 part 6 and Smoke Detectors in accordance with to BS EN 14604.

TIMBERS - All structural timbers to be C16 unless otherwise stated. All structural timbers forming part of the structure to be pre-treated to BS 4072 : 1974.

HEATING - Fully programmable Gas-fired wall mounted balanced flue CONDENSING boiler with SEDBUK percentage of no less than 90%. Boiler sized by Specialist with external mesh fire guard fitted if below 2.0m. above ground. Wet system with radiators all as shown on plans with Thermostatic radiator valves throughout. Outlet to be sited min 300mm from door/window openings. Hot water supply temperature to bath to be restricted to 48°C

INTERNAL PLUMBING - All wastepipes to formed in UPVC and fitted with 75mm deep seal anti-vac traps to CP 304 and EN 12056 2000. Unless shown otherwise on drawings, wastepipe sizes are to be as follows.

WC = 100mm Ø Bath = 40mm Ø Shower = 50mm Ø Basin = 32mm Ø Sink = 40mm Ø

SVP to be formed in 100mm Ø UPVC pipework to terminate with filavent terminal at roof level. Alternatively SVP to terminate in roof void with air admittance valve, providing manhole to which SVP drains is otherwise ventilated.

Sub stacks to be formed in 100mm Ø pvc unless otherwise stated and to terminate above spill over level of highest connection.

All sanitary pipework is to comply with EN 12056 2000.

SVP to be encased in studwork with 2 layers of 12.5mm plasterboard. Void to be filled with glassfibre quilt as sound insulation.

MECHANICAL VENTILATION - Provide vents direct to external air via insulated flexible ducting to ridge vents.

Kitchen/Utility to be fitted with extract fan at 60 litre/sec. 30 litre/sec if cooker hood is fitted.

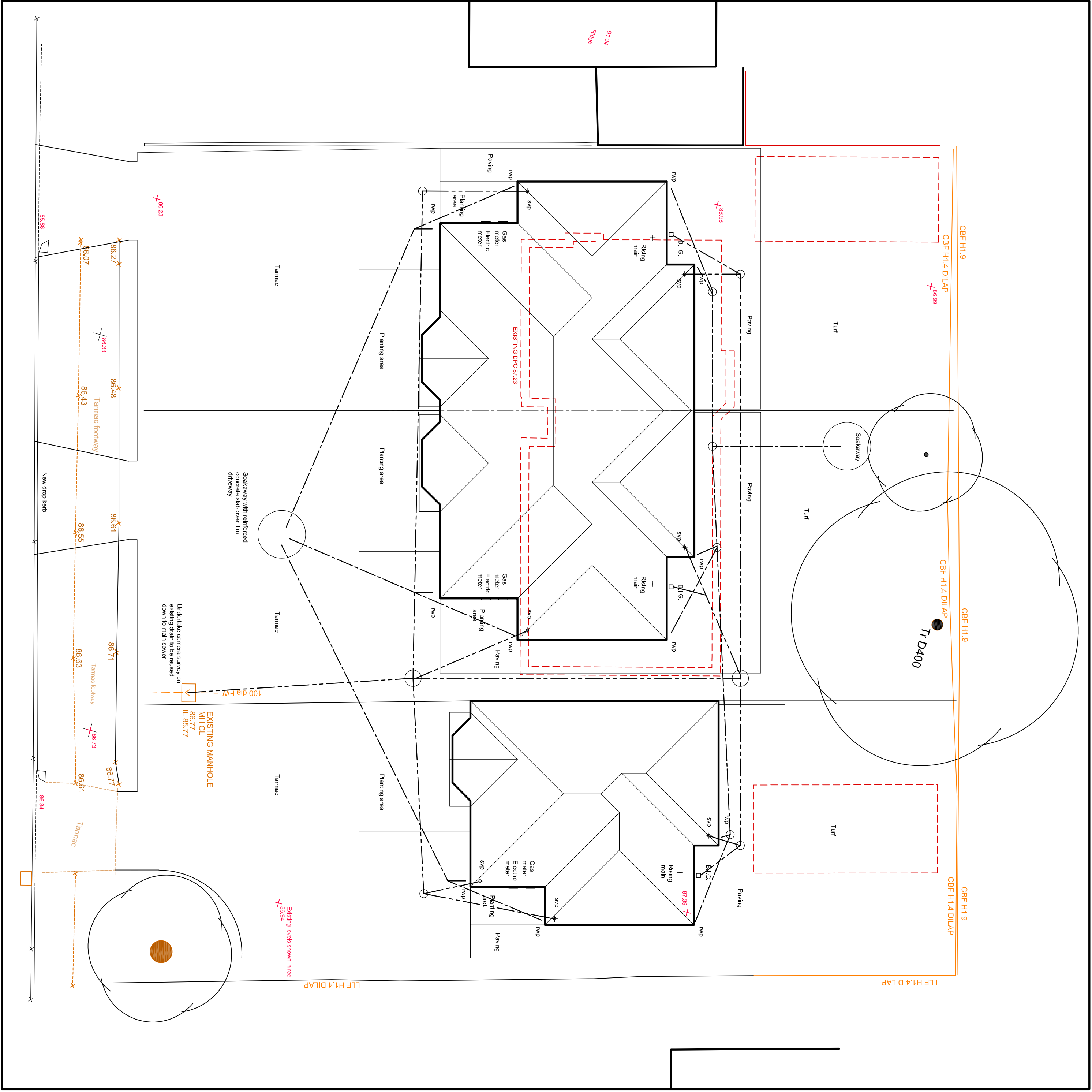
Bathrooms to be fitted with flush fitting electric ceiling fans wired to light switch with 15 minute timed overrun at 15 litres/second extraction. Bathrooms without windows to included 10mm clear gap below door to provided ventilation air. Fans to be wired through isolation switch located in position indicated at 1200mm above floor level corresponding with other light switches).

RAINWATER GOODS - To match existing, laid to a minimum fall of 1:200 discharging into 68mm Ø UPVC downpipes in locations as shown on the drawings. Terminate RWP 50mm above ground level. Provide gully with removable grill directly below wwp, suitable to provide access for rodding below ground drains.

ELECTRICAL INSTALTATIONS - Electrical installation installed and certificated in accordance with 18th Edition of BS 7671. Electrical sockets, BT and TV/FM points are to be installed minimum 450mm above F.F.L. Light switches to be installed maximum 1200mm above F.F.L. in accordance with Section 8 of Part M V1 2016 edition of the Building Regulations. Consumer unit between 1500mm to 1450mm. Extension to include high efficiency light fittings that are only capable of accepting land having a luminous efficacy greater than 45 lumens per circuit-watt, at a rate of 3 per 4 light fittings. Communication Infrastructure installed in accordance with diagram 1 in Approved Document R.

ELECTRICAL SAFETY - All new electrical work is to be designed, installed, inspected and tested in accordance with BS 7671 (I.E. Wiring Regulations 18th Edition). The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control on completion of the works.

U VALUES - Floors - 0.22 W/m²K Walls - 0.28 W/m²K New - 1.6 W/m²K (area weighted average) Semi exposed walls - 0.30 W/m²K Semi exposed Floors - 0.22 W/m²K Flat Ceilings (not void) - 0.16 W/m²K Vaulted ceiling (insulation between rafters) - 0.18 W/m²K Flat Roof - 0.18 W/m²K External Doors - 1.8 W/m²K



SITE PLAN 1:100

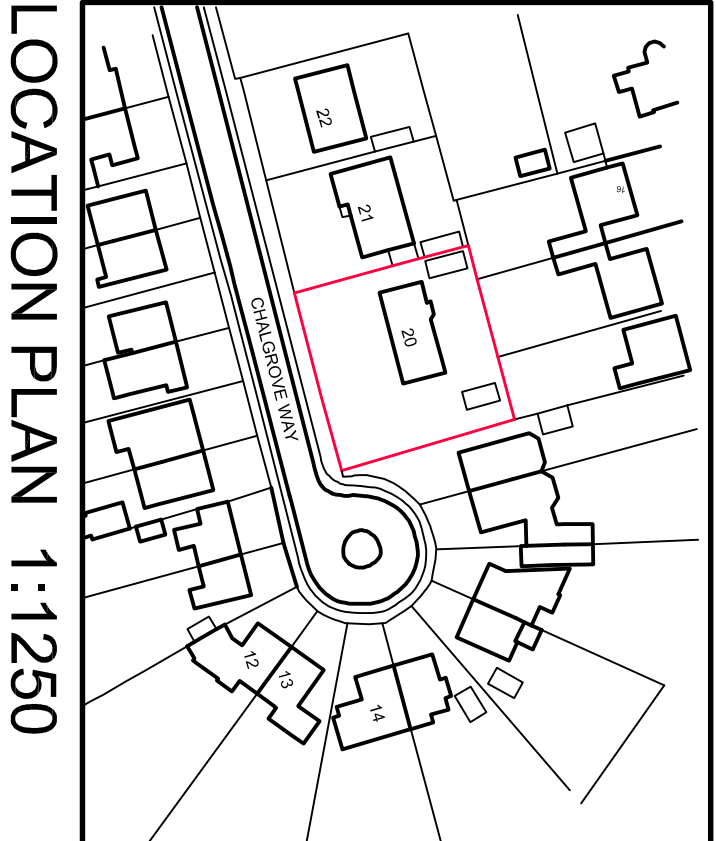
DOORS & LININGS

Internal doors Finish to Clients requirements. 636x1980 doors generally and as stated on the drawings. Door linings to be 32mm thick (or 36mm if the door) with 12x25mm door stop which should be glued and screwed to lining.

CDM REGULATIONS - No substances hazardous to health to be used by Contractor until a full COSHH assessment has been carried out and incorporated with safety data sheets in the Health & Safety plan. The Contractors notice is drawn to the definitions of hazardous substances within the COSHH Regulations 1988.

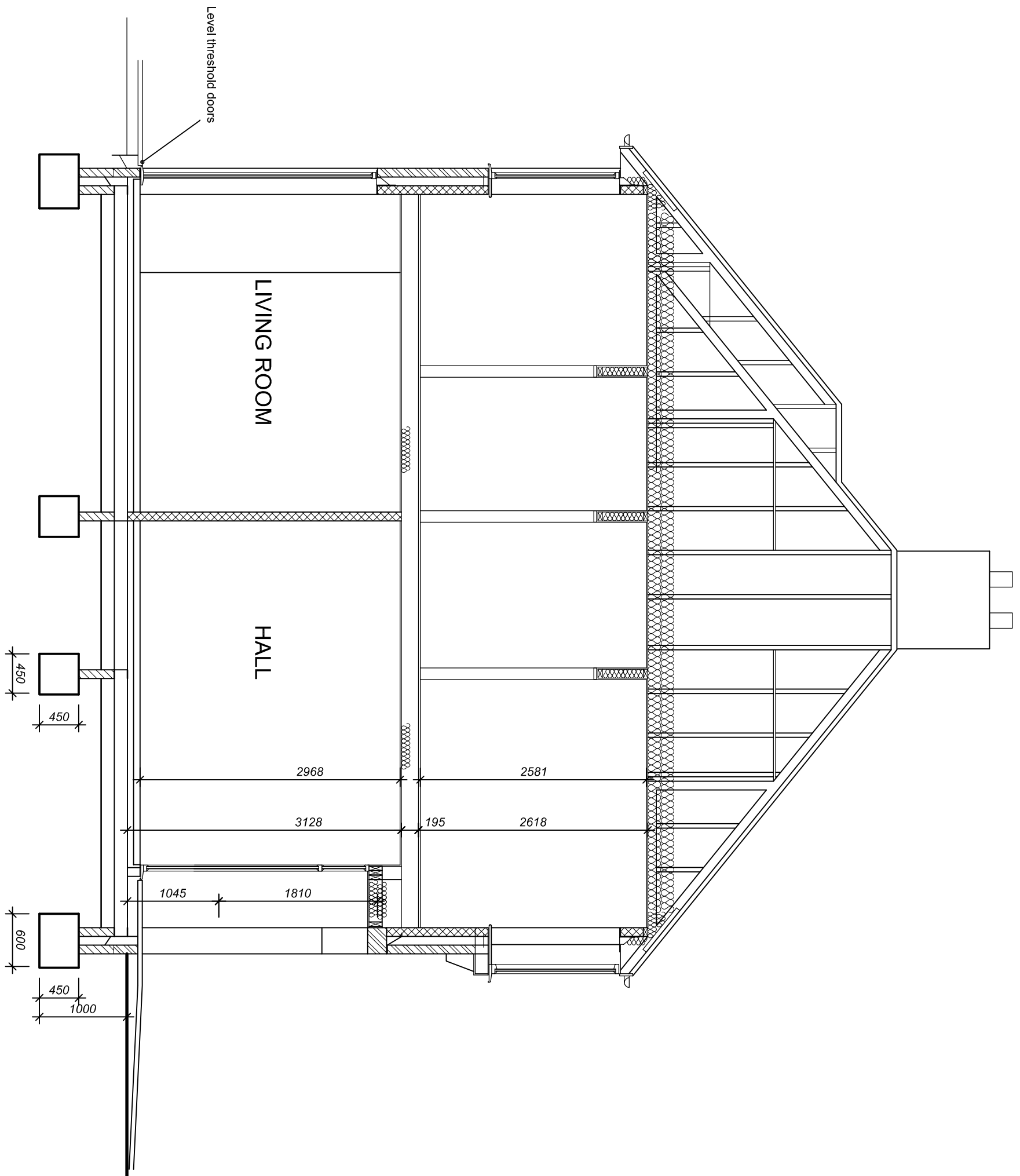
ACCESS FOR DISABLED - Front entrance doors to be 914mm wide, to provide minimum 800mm clear opening. Provide dropped kerbs from footpaths, as necessary. 1 in 21 maximum slopes to enhance paths with 1 in 100 level landings to main entrance doors. Where slopes exceed 1 in 20 they are to have 100mm kerbs at edges with handrails either side. Level door threshold to be incorporated at entrance doors. Maximum 15mm upstand with chamfered edges. None ingratary surface between parking space and front doors.

NETWORK INFRASTRUCTURE (Internal access) - Provision will be made to ensure that the building is equipped with a high speed ready in building physical infrastructure, up to a network termination point for high speed electronic communications networks.

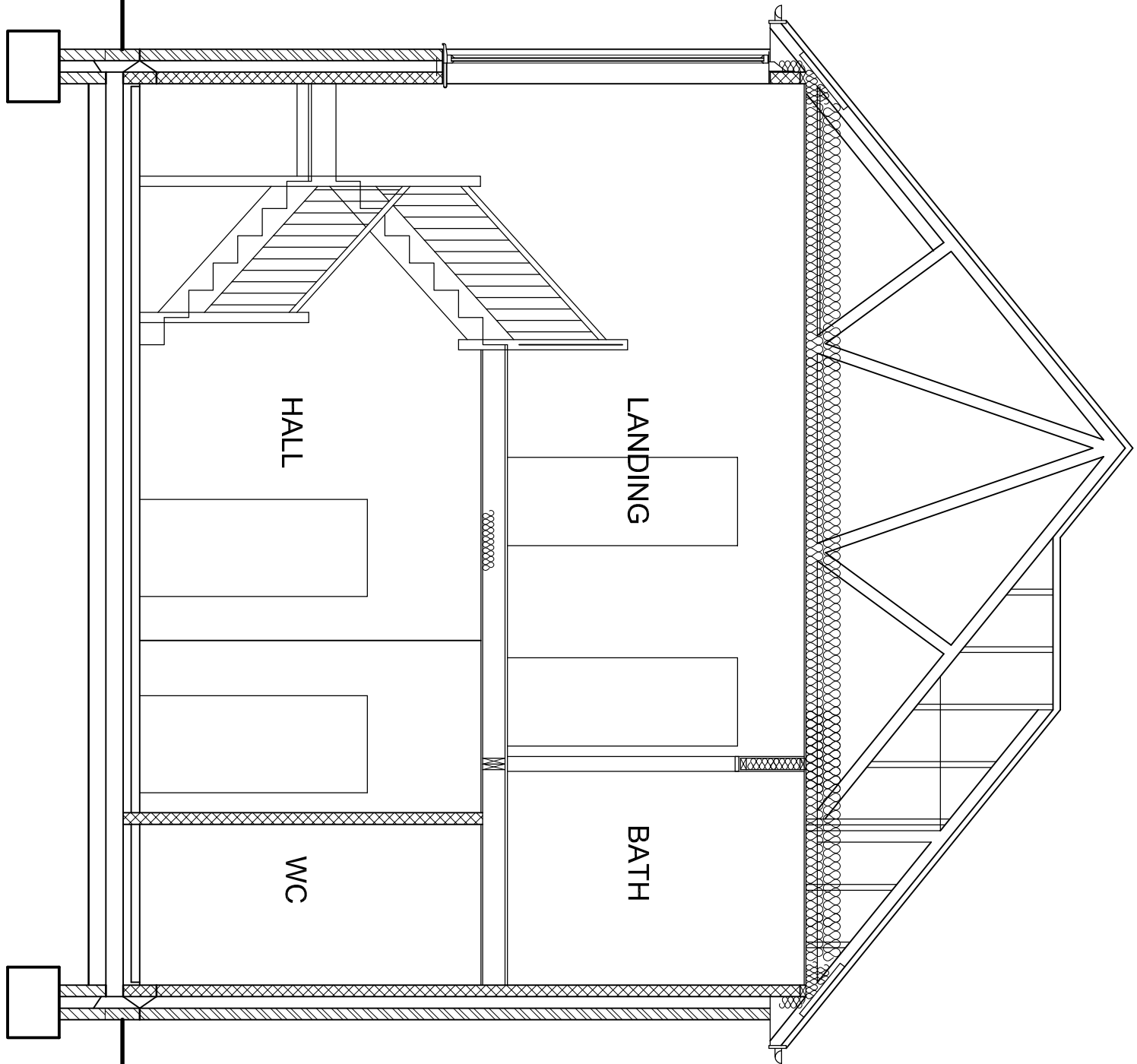


LOCATION PLAN 1:1250

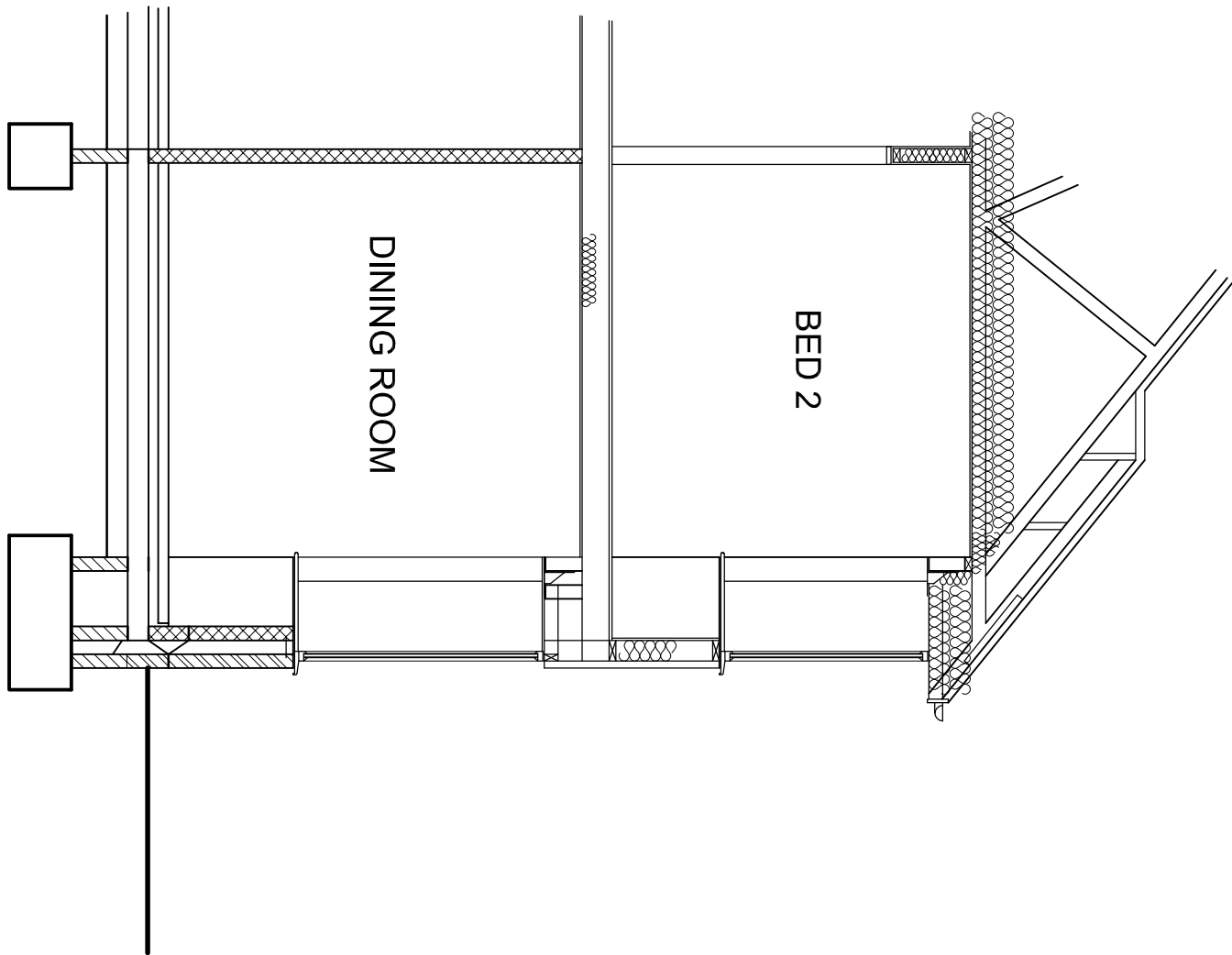
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B		11/7/19		Tender Issue			
C		8/7/20		Bay window amended			
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DB							



PLOT 3
SECTION 1:50

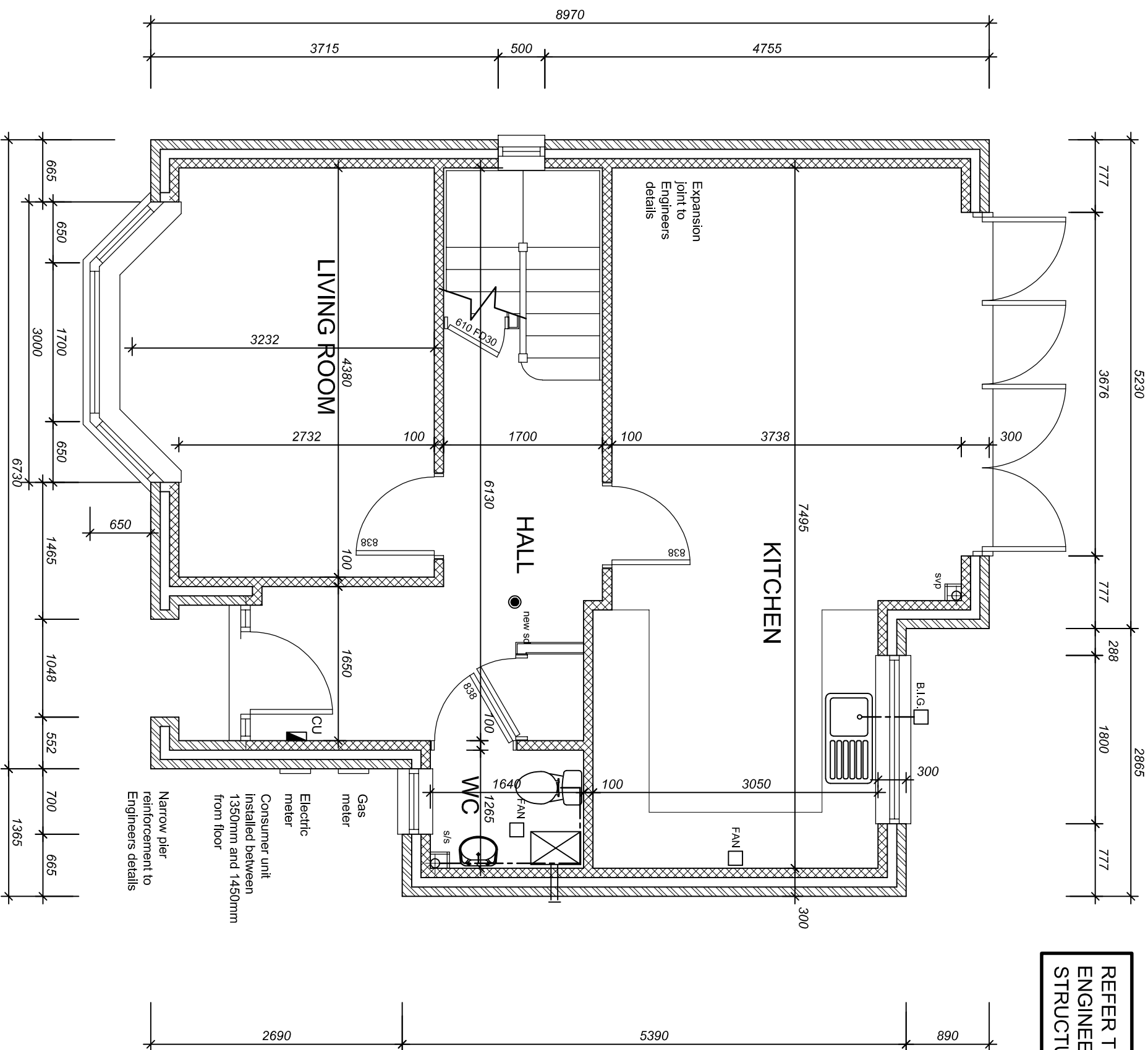


PLOT 3
SECTION 1:50

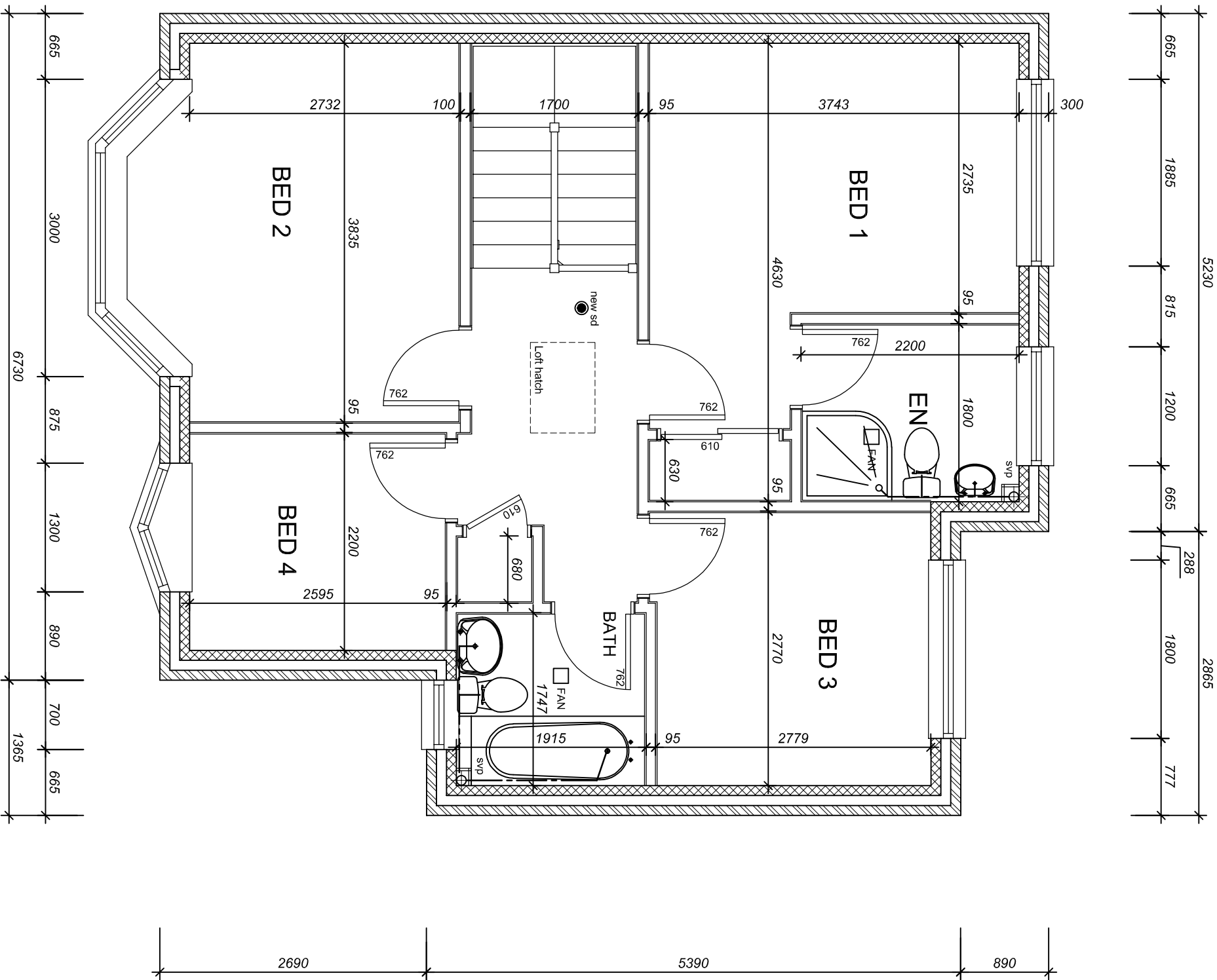


PLOT 3
SECTION 1:50

REFER TO STRUCTURAL
ENGINEERS PLANS FOR
STRUCTURAL DETAILS



PLOT 3
GROUND FLOOR PLAN 1:50

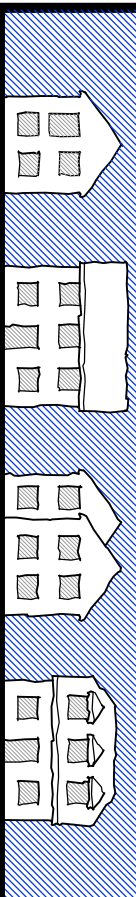


PLOT 3
FIRST FLOOR PLAN

This plan is to be read in conjunction with the specification notes on drawing 10.
Do not scale from all plans. Refer to Engineers drawings for structural design.

C	8/1/20	Bay window amended
B	11/7/19	Tender Issue
A	11/7/19	Building Regulation Approved details

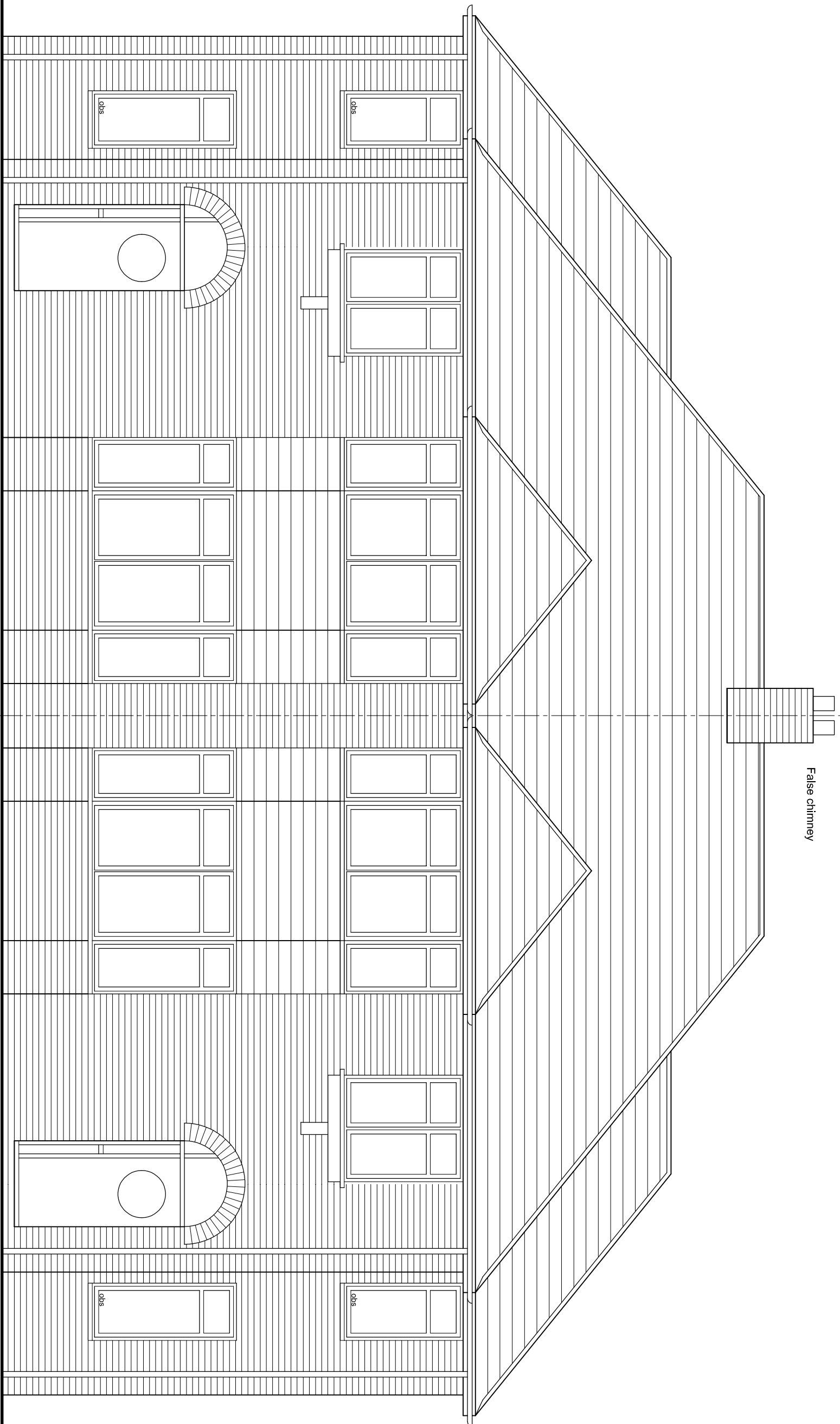
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20 Chalgrove Way		
Emmer Green, Reading, RG4 8SJ		
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scales		rev
As Shown		C



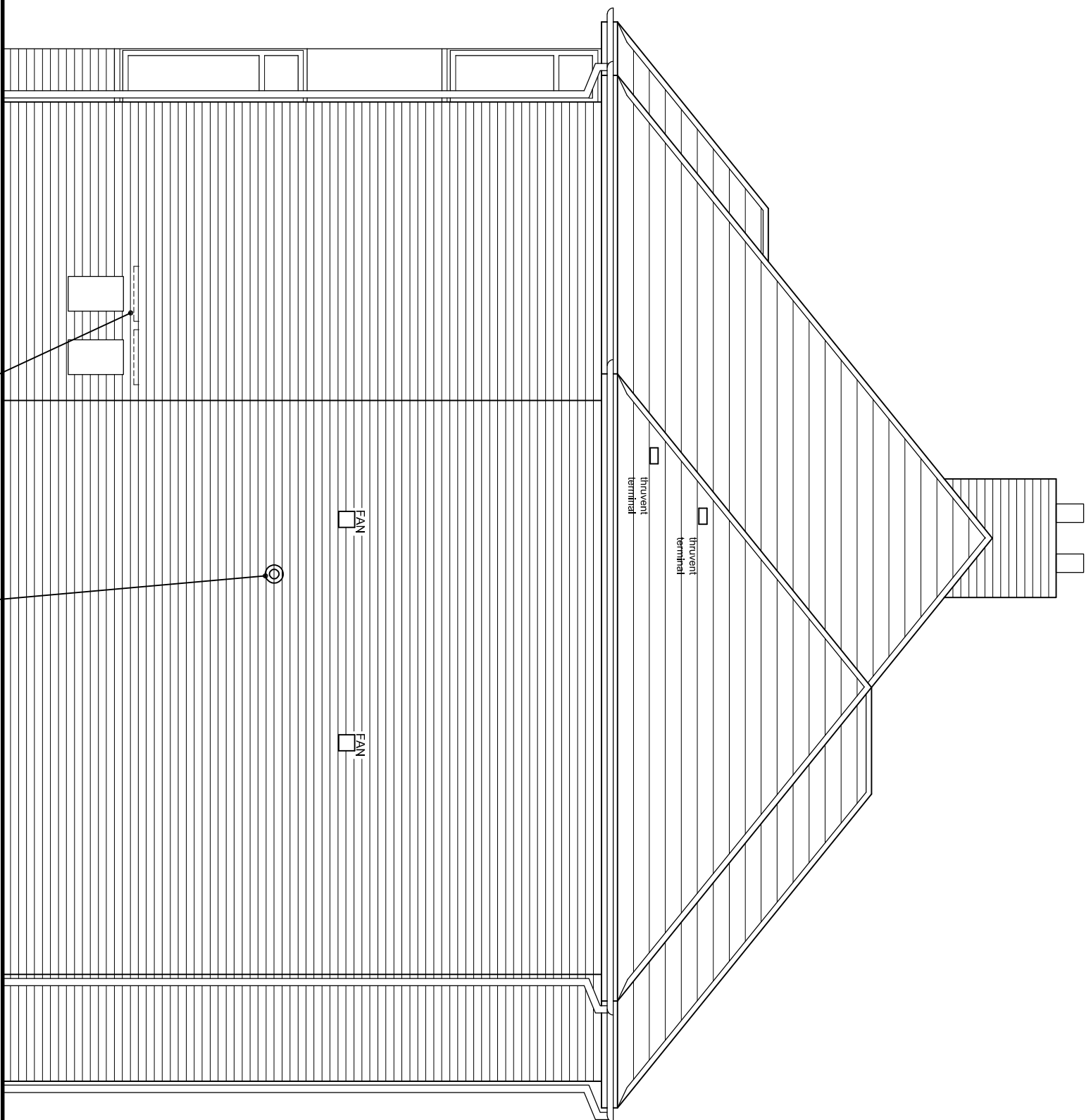
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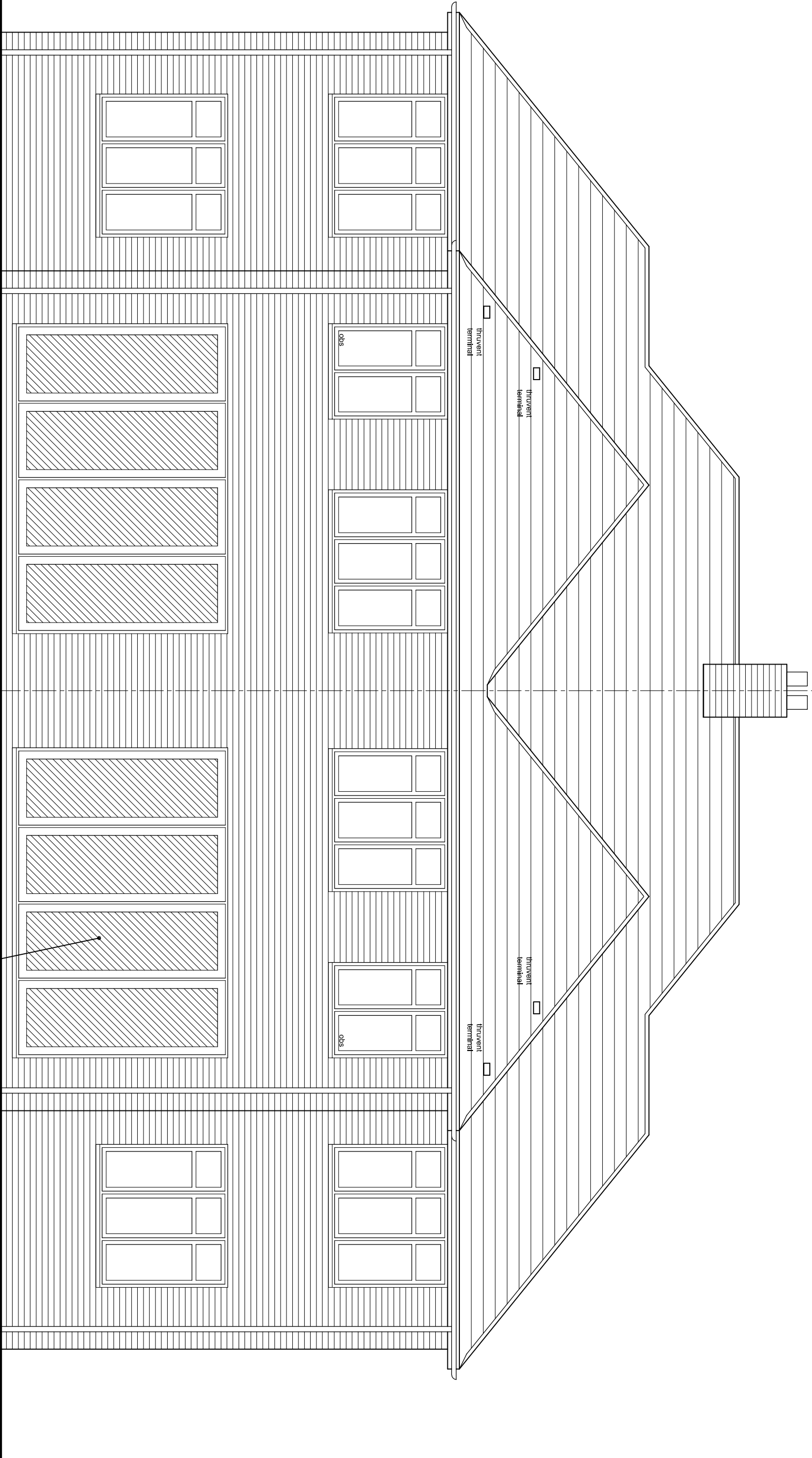
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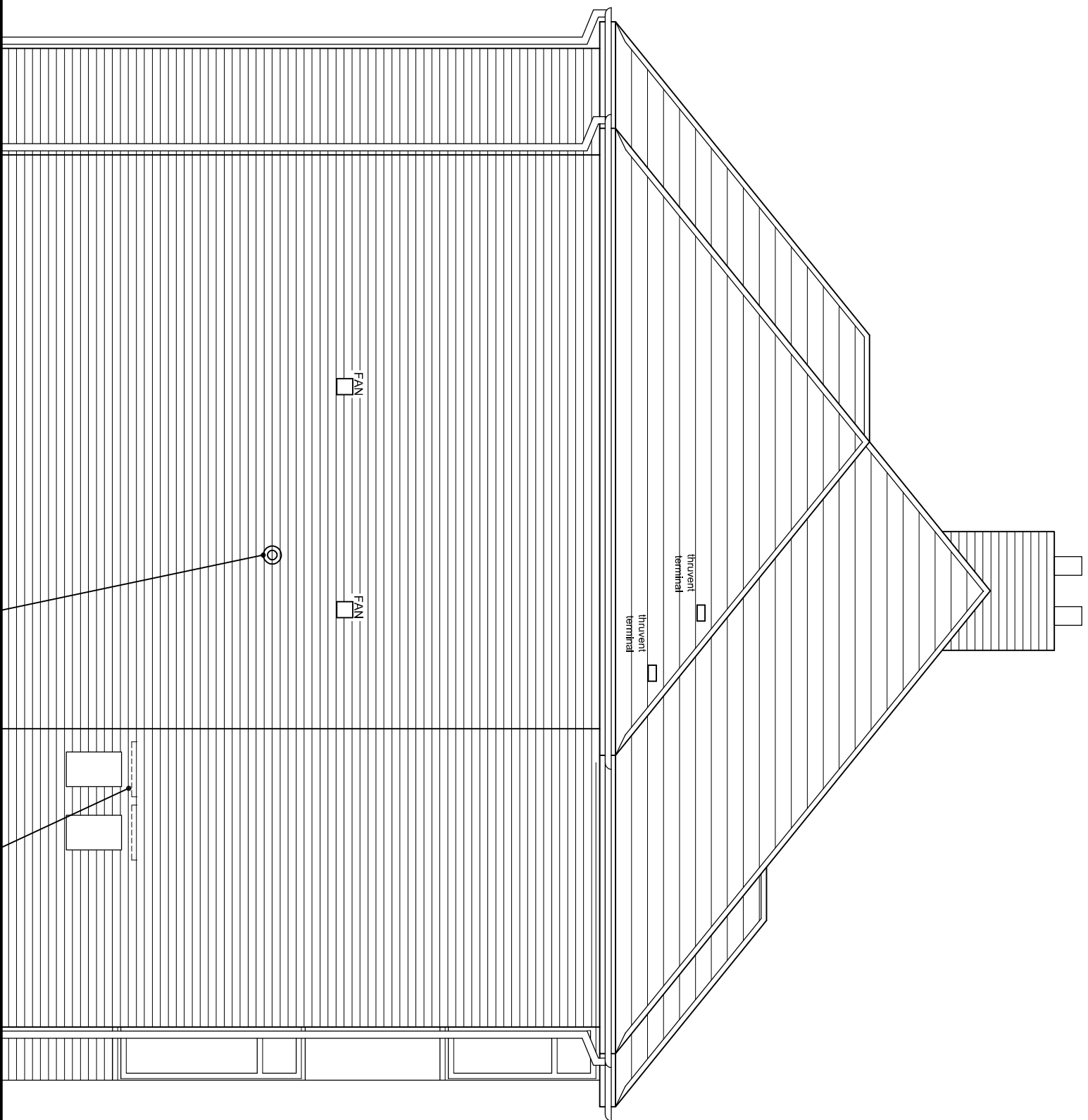
PLOT 1
FRONT ELEVATION 1:50



PLOT 2
SIDE ELEVATION



PLOT 2
REAR ELEVATION



PLOT 1
SIDE ELEVATION

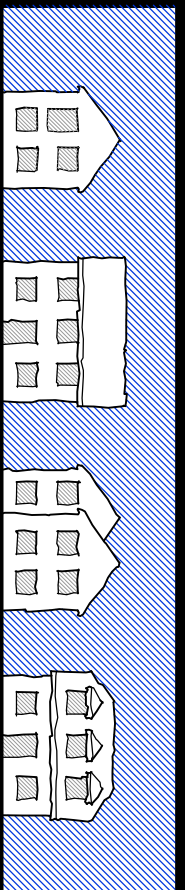
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C	8/1/20	Bay window amended
B	11/7/19	Tender Issue
A	11/7/19	Building Regulation Approved

rev	date	details
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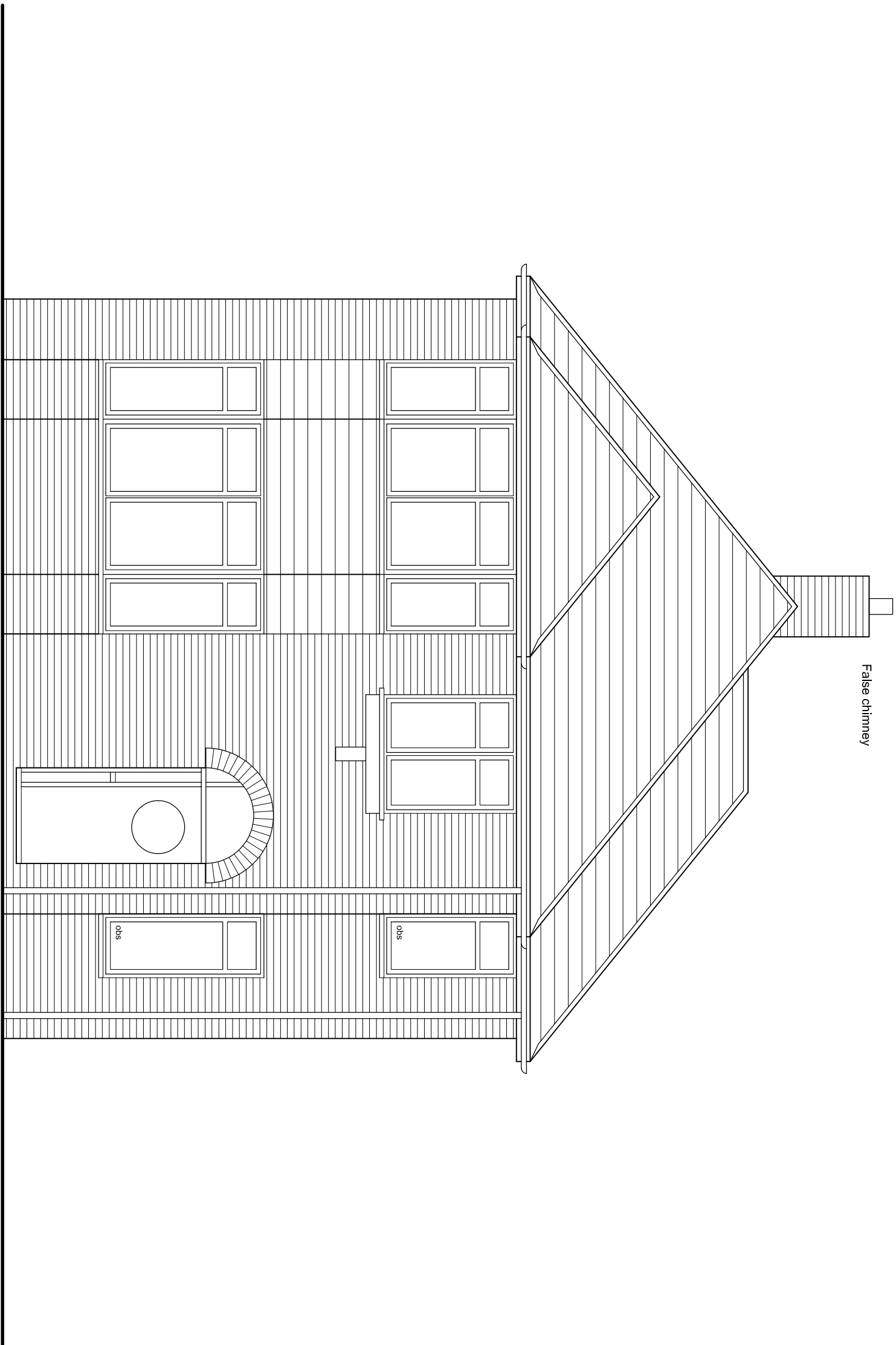
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20 Chalgrove Way
Emmer Green, Reading, RG4 8SJ

drawing title	drawn	checked	rev
Elevations Plots 1 & 2	AUS		
date	scales	drawing ref	rev
16/5/19	As Shown	A19/742/13	C

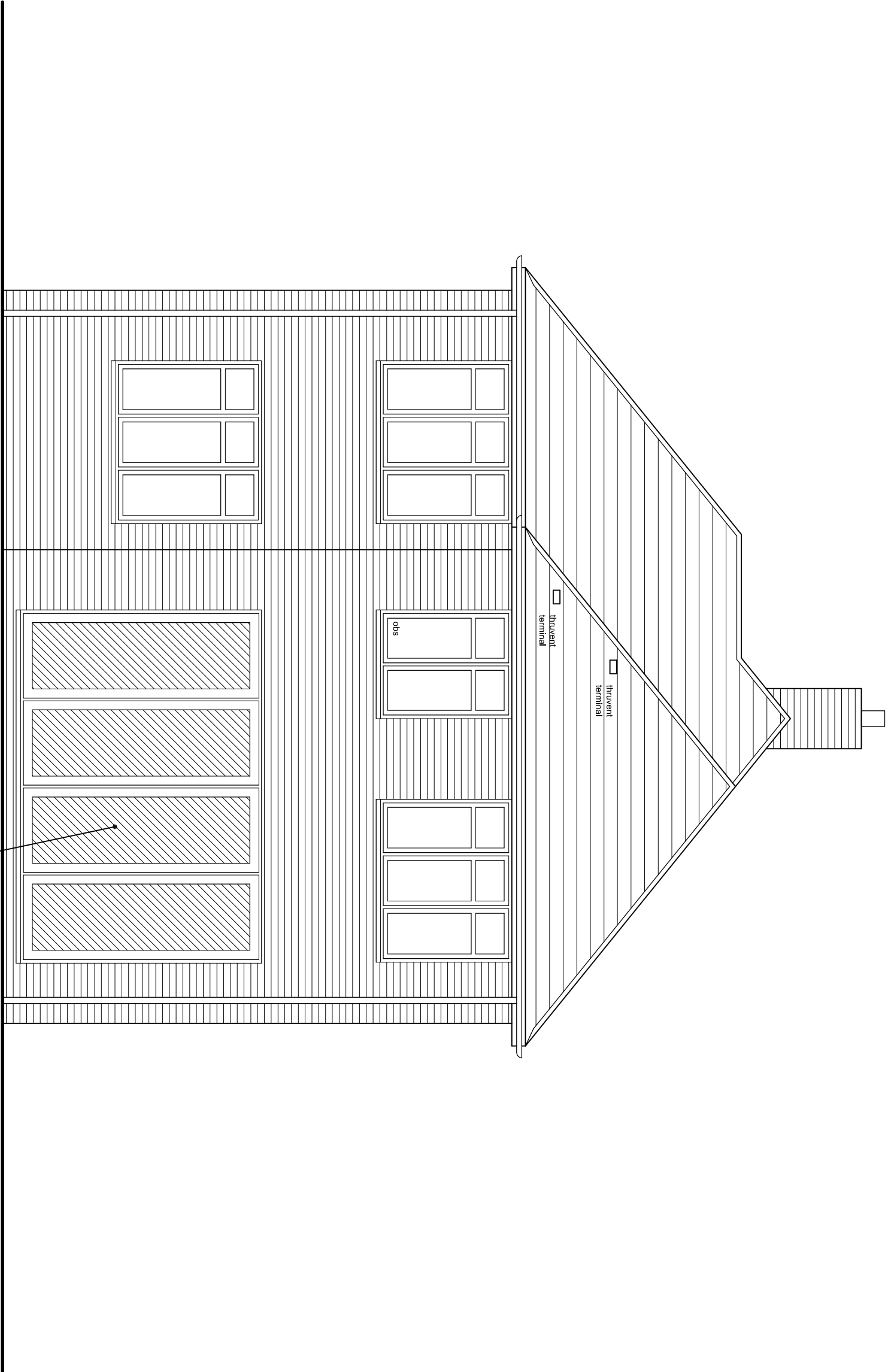


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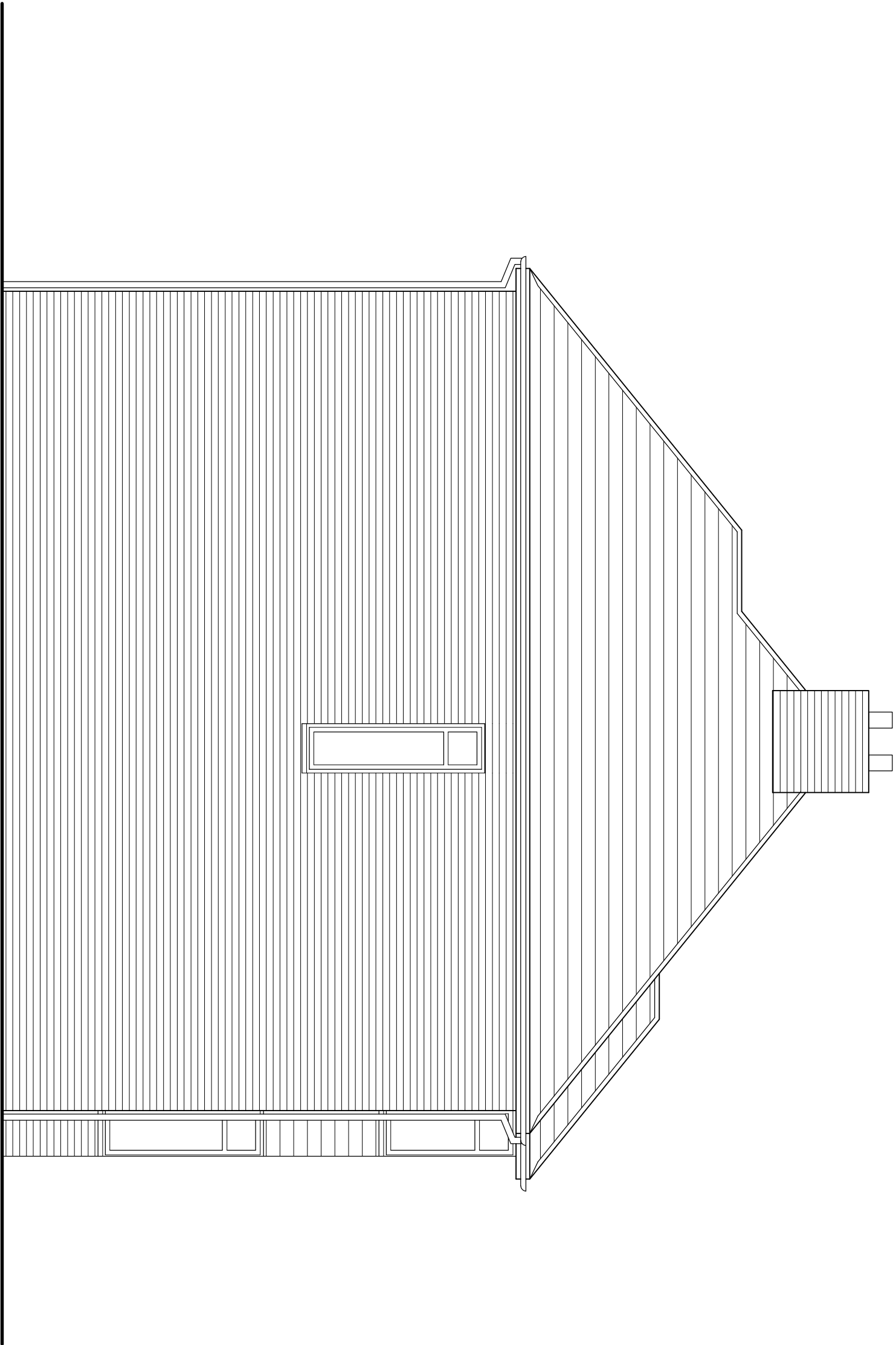
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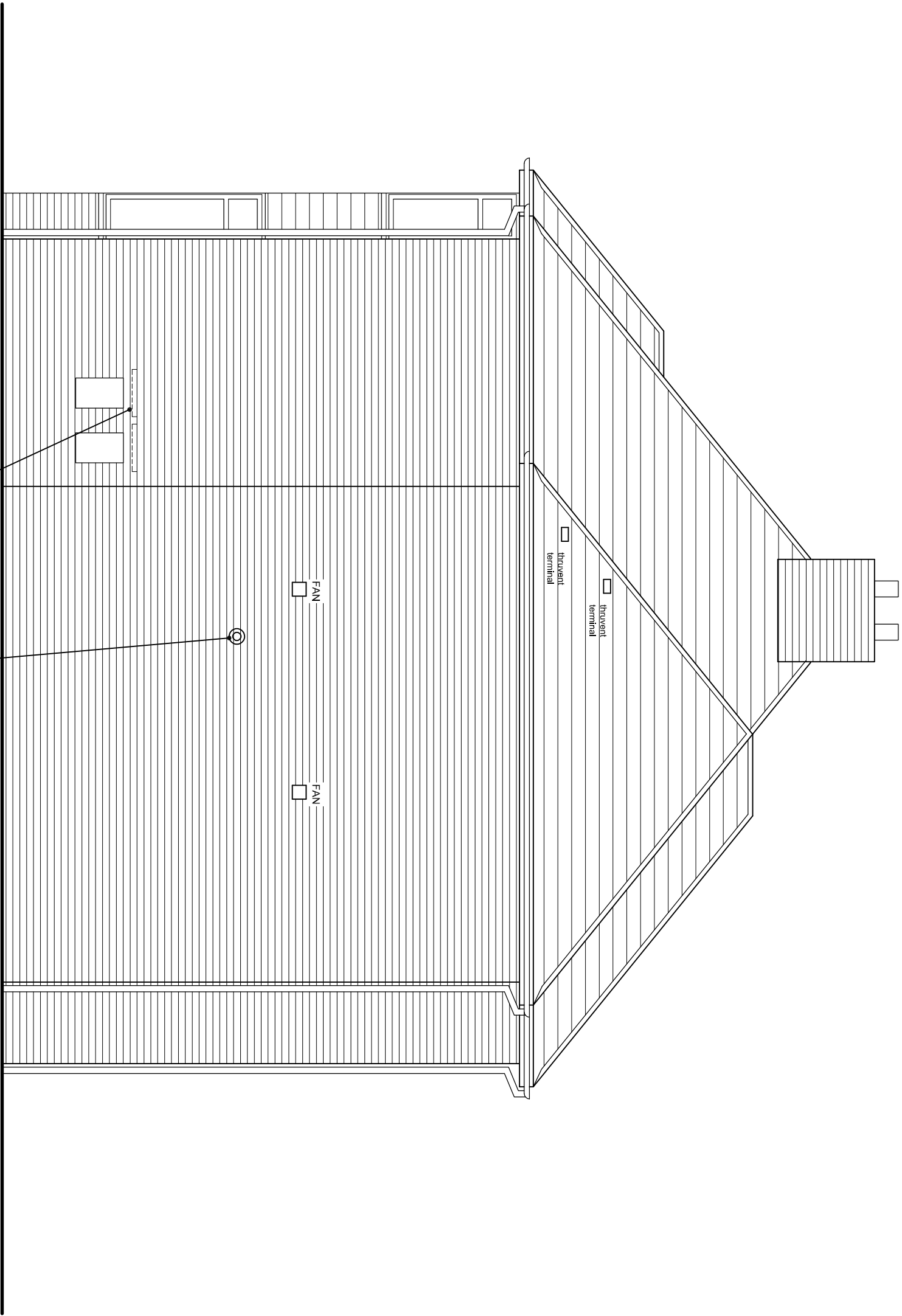
PLOT 3
FRONT ELEVATION 1:50



PLOT 3
REAR ELEVATION



PLOT 3
SIDE ELEVATION



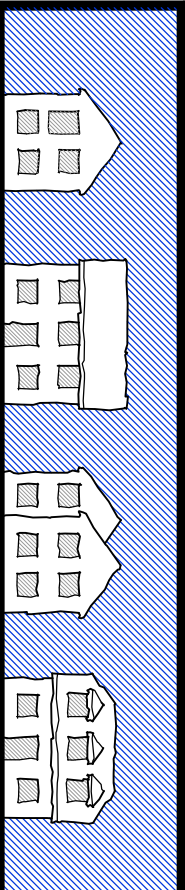
PLOT 3
SIDE ELEVATION

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C	8/1/20	Bay window amended
B	11/7/19	Tender Issue
A	11/7/19	Building Regulation Approved
rev	date	details

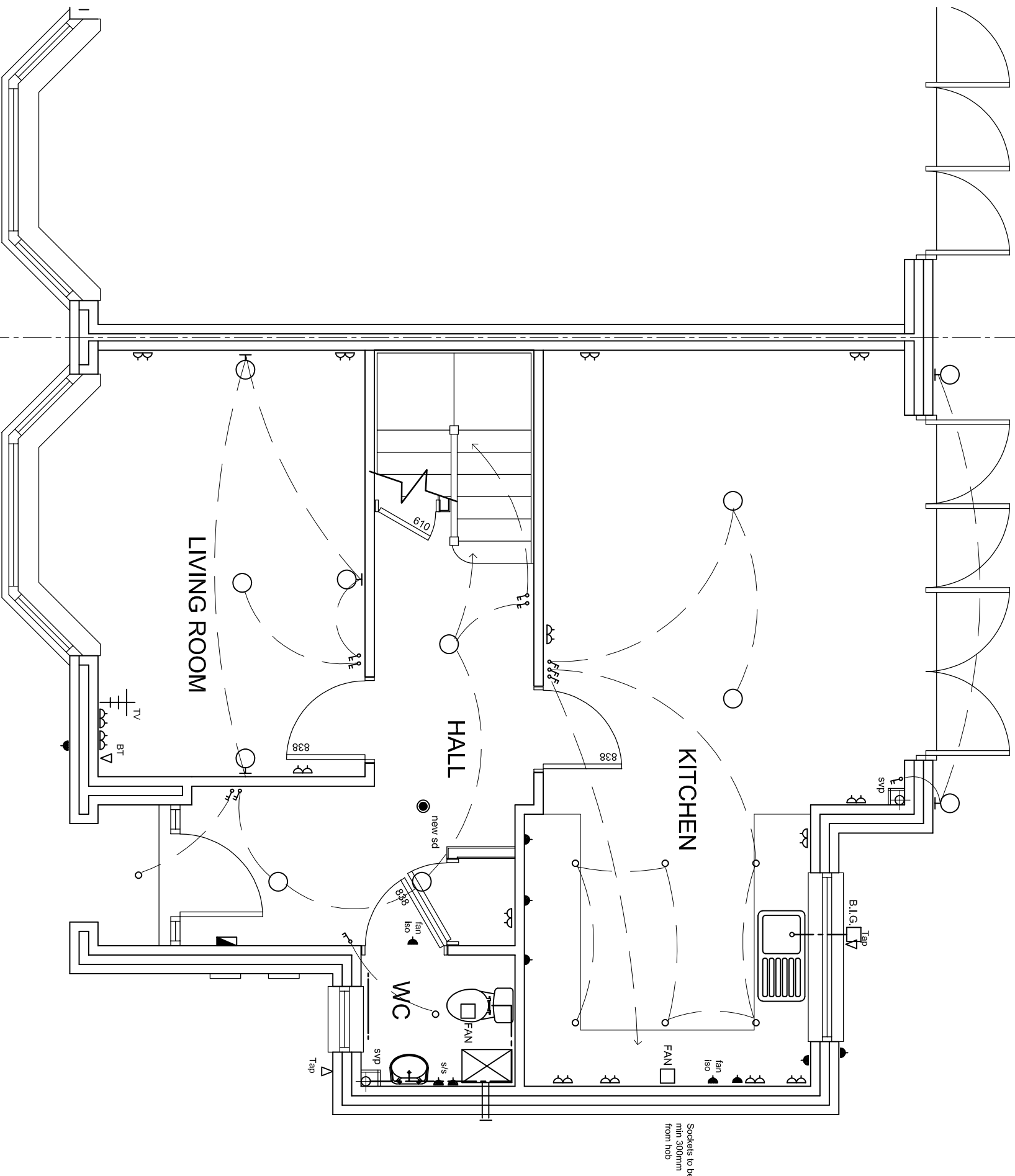
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20 Chalgrove Way
Emmer Green, Reading, RG4 8SJ

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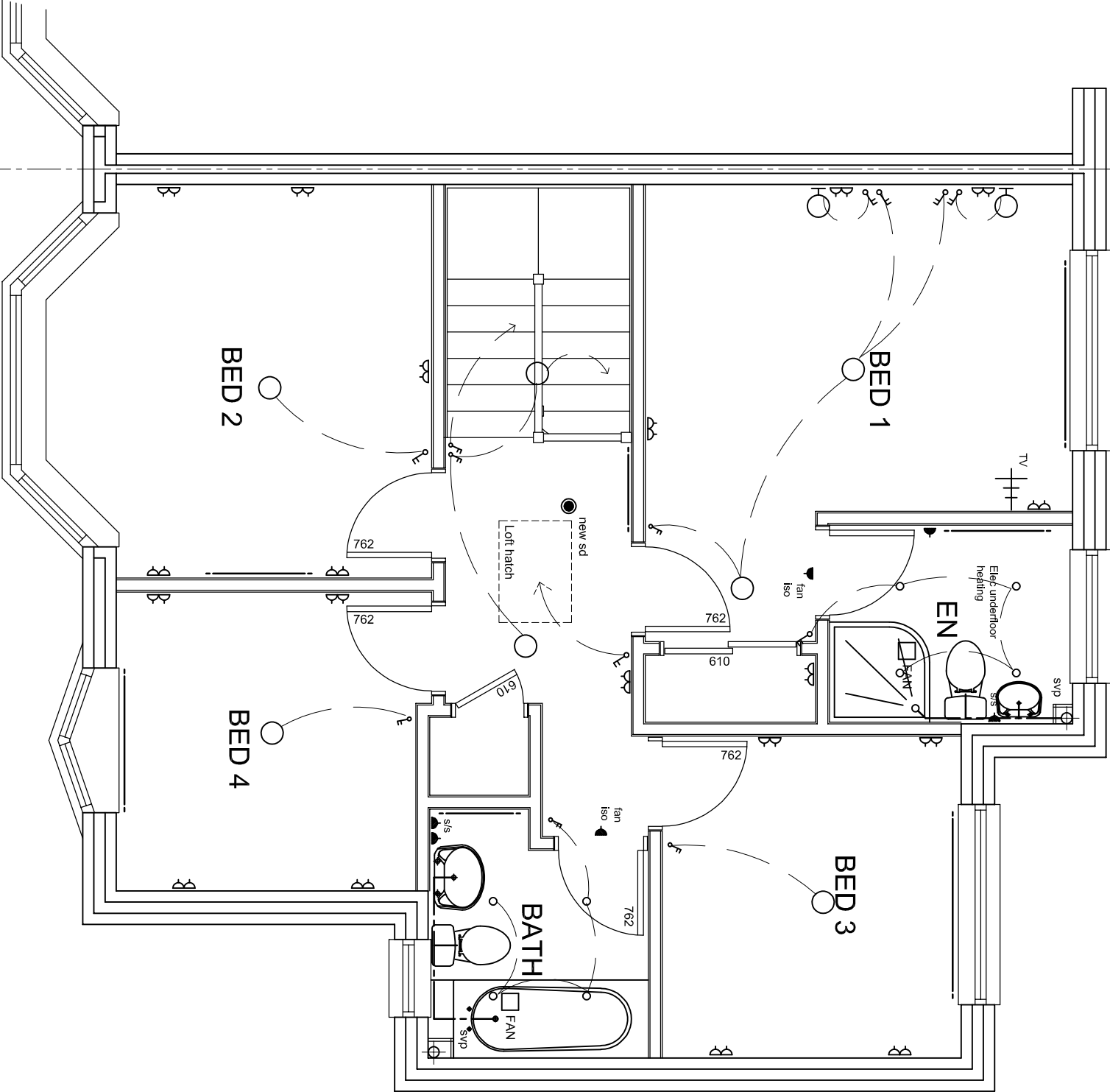


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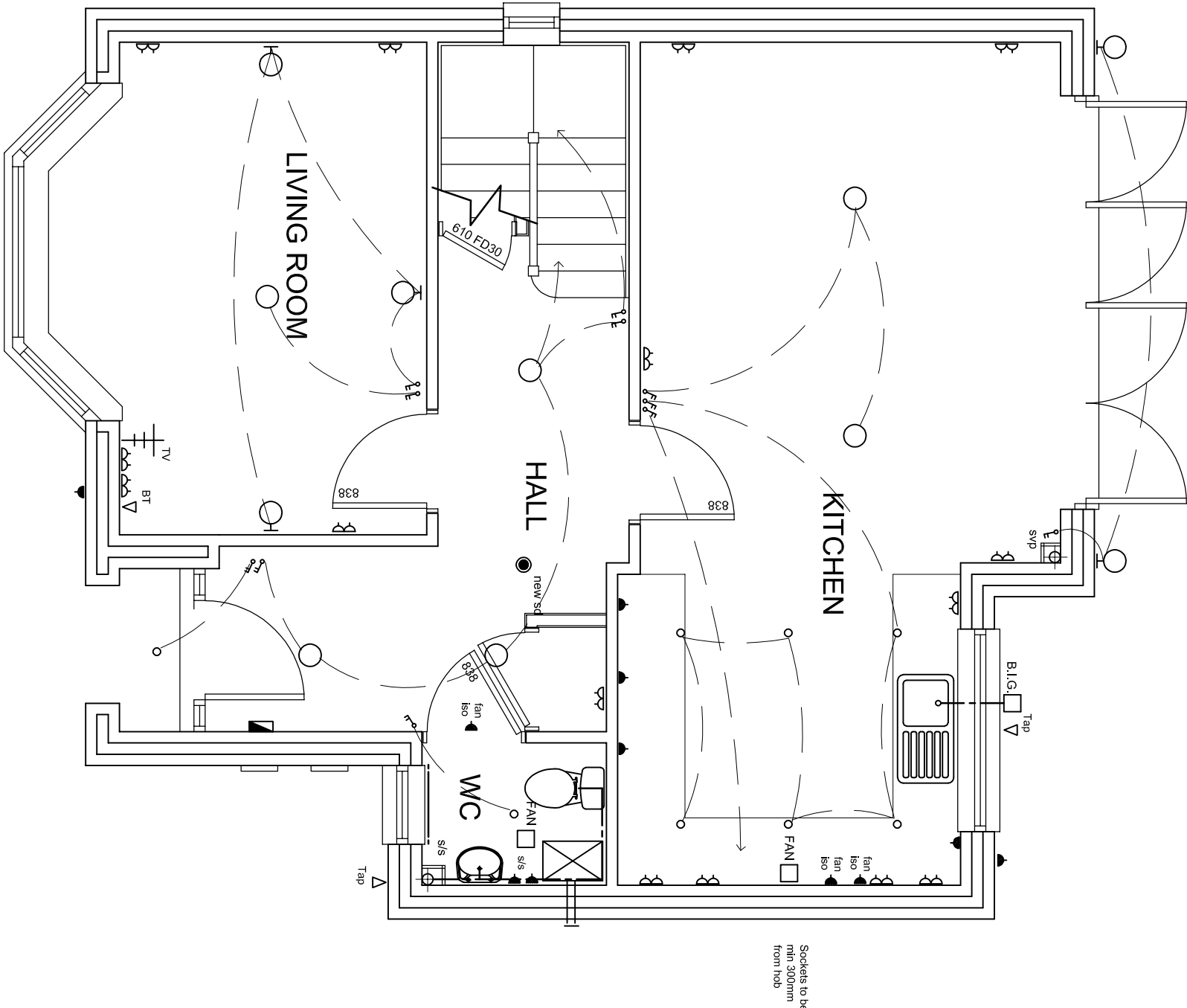
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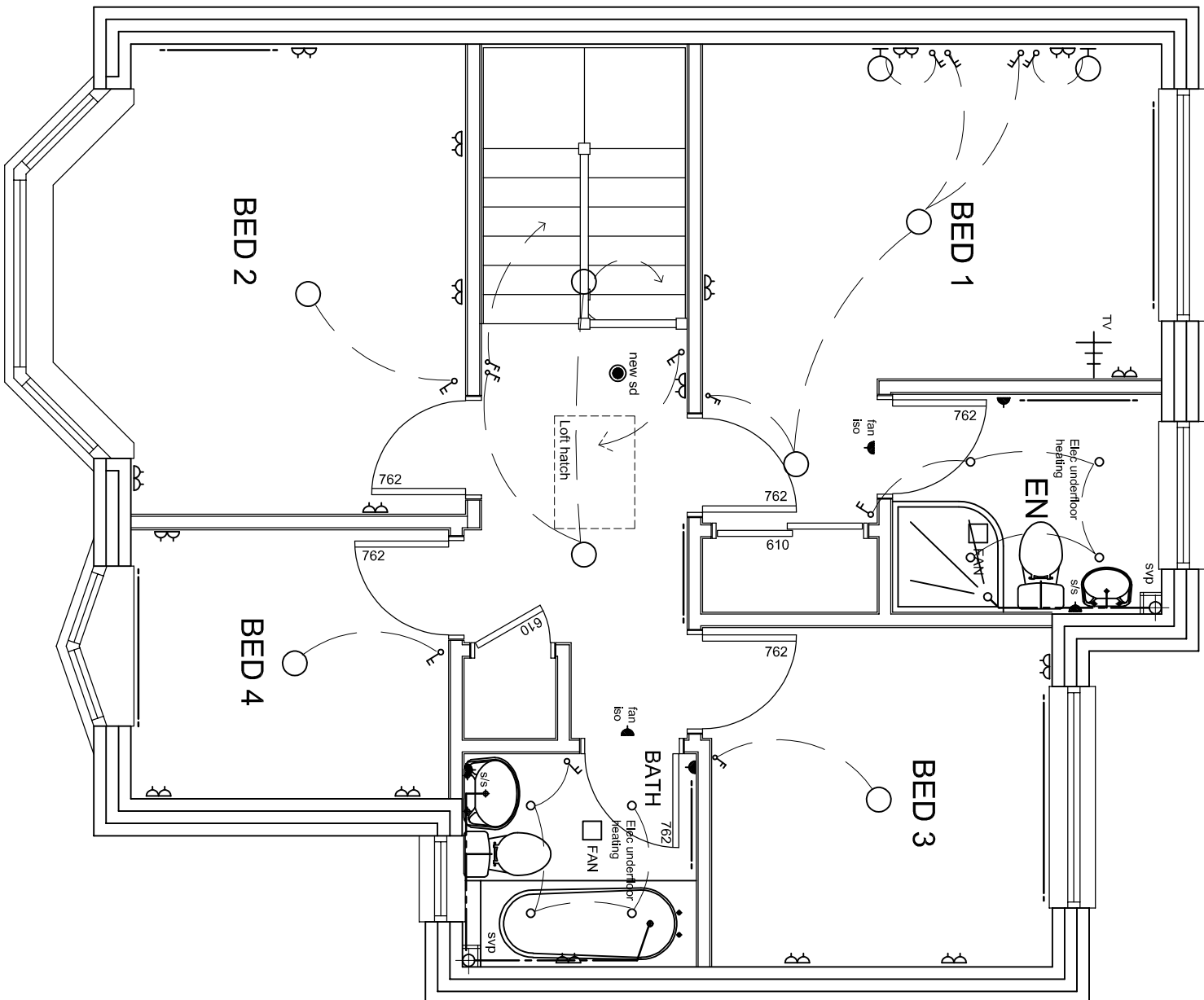
PLOT 2
GROUND FLOOR PLAN 1:50



PLOT 2
FIRST FLOOR PLAN



PLOT 3
GROUND FLOOR PLAN 1:50



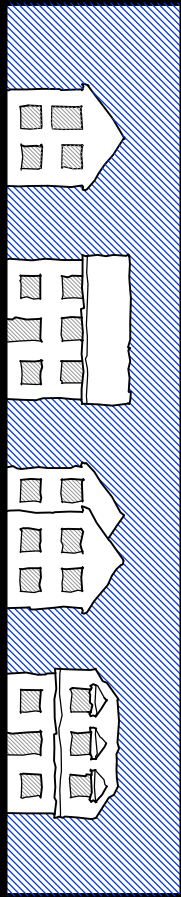
PLOT 3
FIRST FLOOR PLAN

- Electric Legend**
- 13A double socket
 - Fused spur (where spur serves appliance provide switch above worktop and plug outlet below worktop)
 - Light switch (dimmable lights shown in red)
 - Downlighter
 - Pendant
 - Wall light
 - Provide Ethernet cable from BT point in Living Room to Landing on first floor
 - Electric underfloor heating to first floor Bathrooms.
 - Electric spur and heating filaments to all towel rails

This plan is to be read in conjunction with the specification notes on drawing 10. Do not scale from all plans. Refer to Engineers drawings for structural design.			
C	8/1/20	Bay window amended	
B	11/7/19	Tender Issue	
A	11/7/19	Building Regulation Approved	
rev	date	details	

project title
20 Chalgrove Way
Emmer Green, Reading, RG4 8SJ

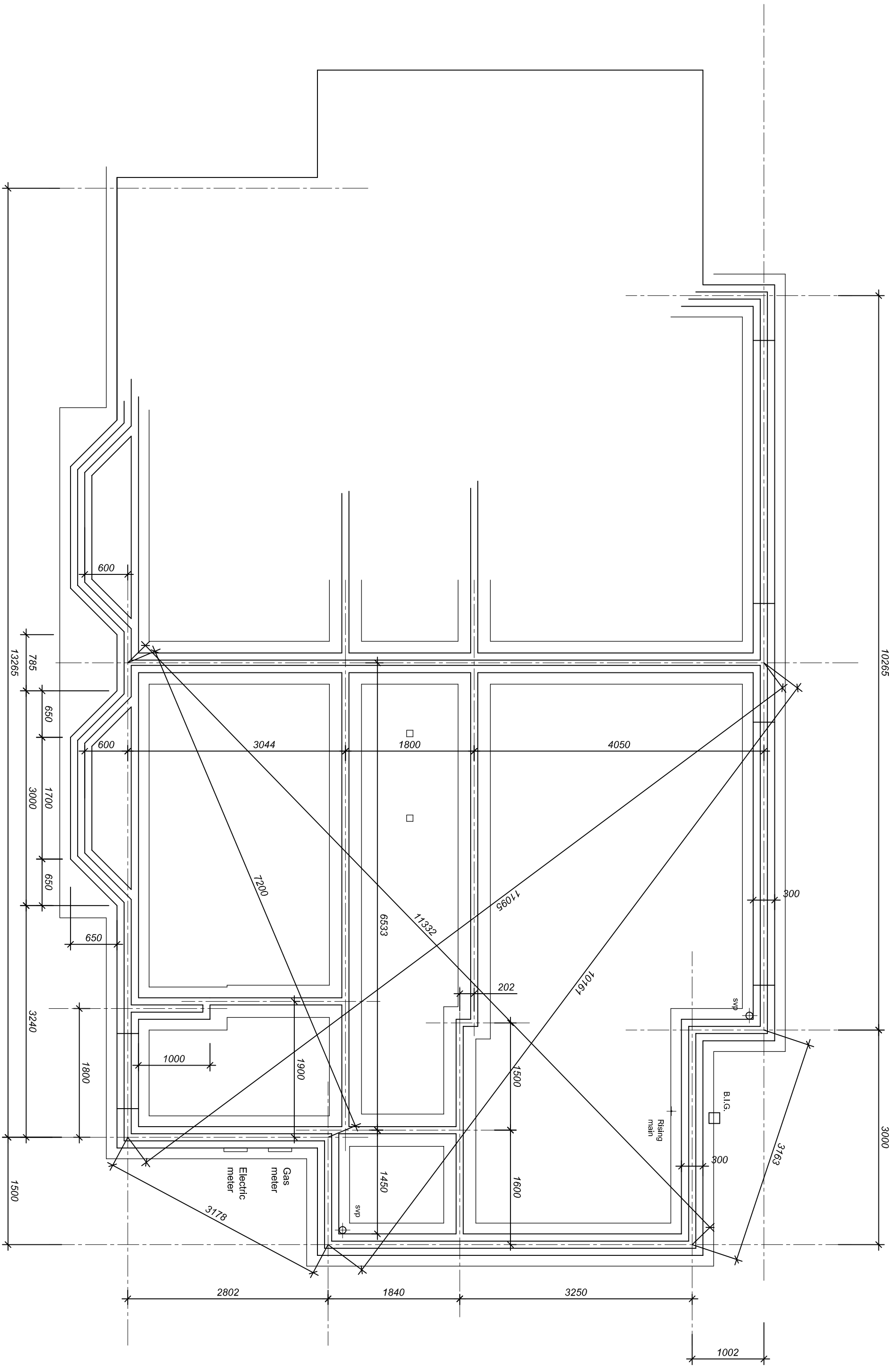
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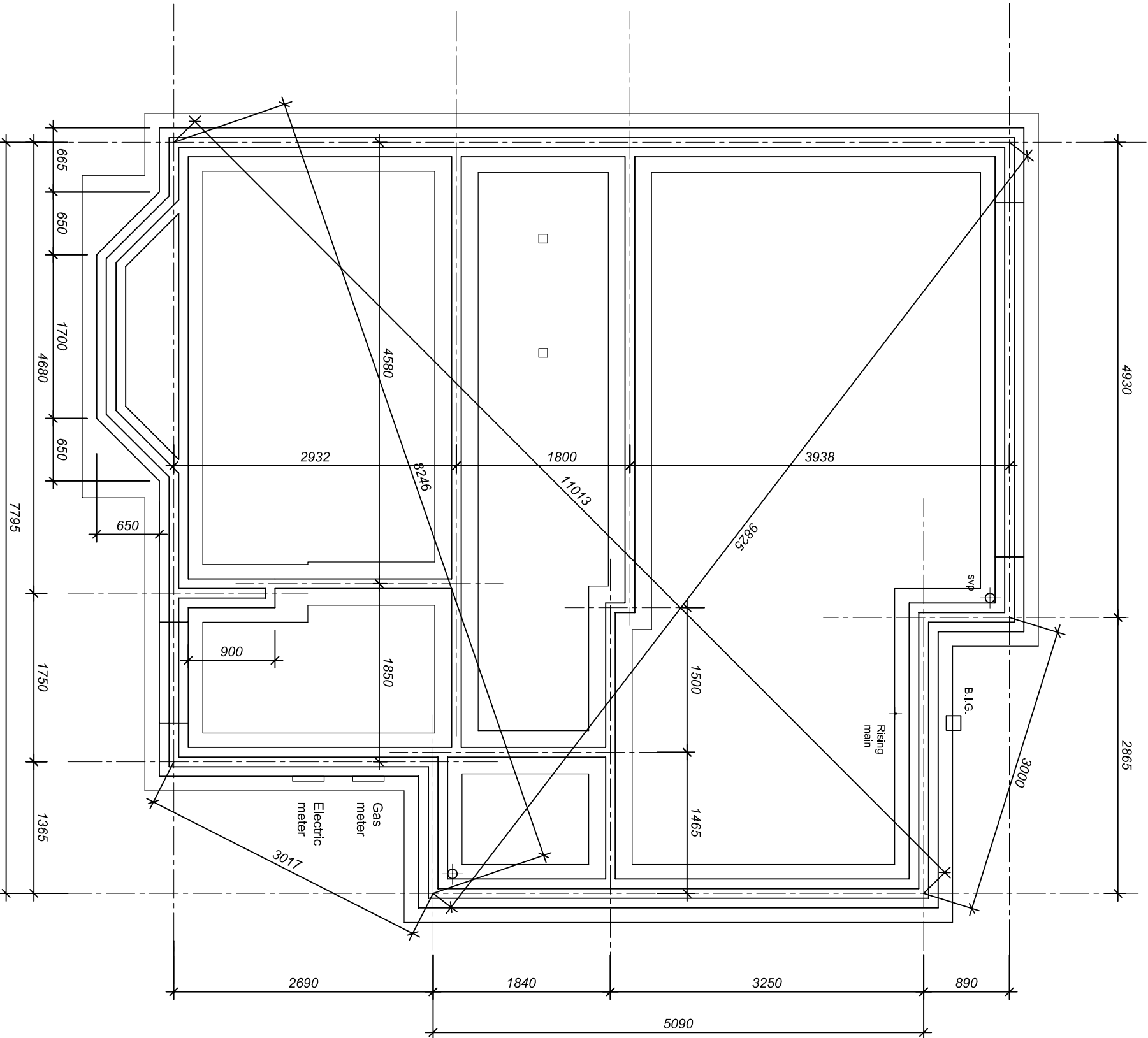
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PLOT 1

PLOT 2



PLOT 3

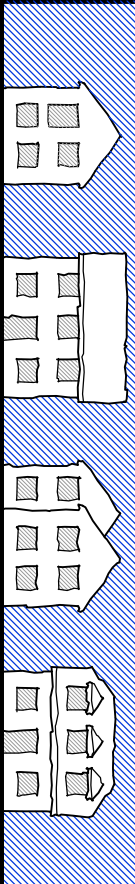
This plan is to be read in conjunction with the specification notes on drawing 10.
Do not scale from all plans. Refer to Engineer's drawings for structural design.

C	8/1/20	Bay window amended
B	11/7/19	Tender Issue
A	11/7/19	Building Regulation Approved

rev	date	details
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project title
20 Chalgrove Way
Emmer Green, Reading, RG4 8SJ

drawing title	drawn
Foundation Plans	AJS
checked	
drawing ref	rev
A19/742/16	C
date	scales
16/5/19	As Shown



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