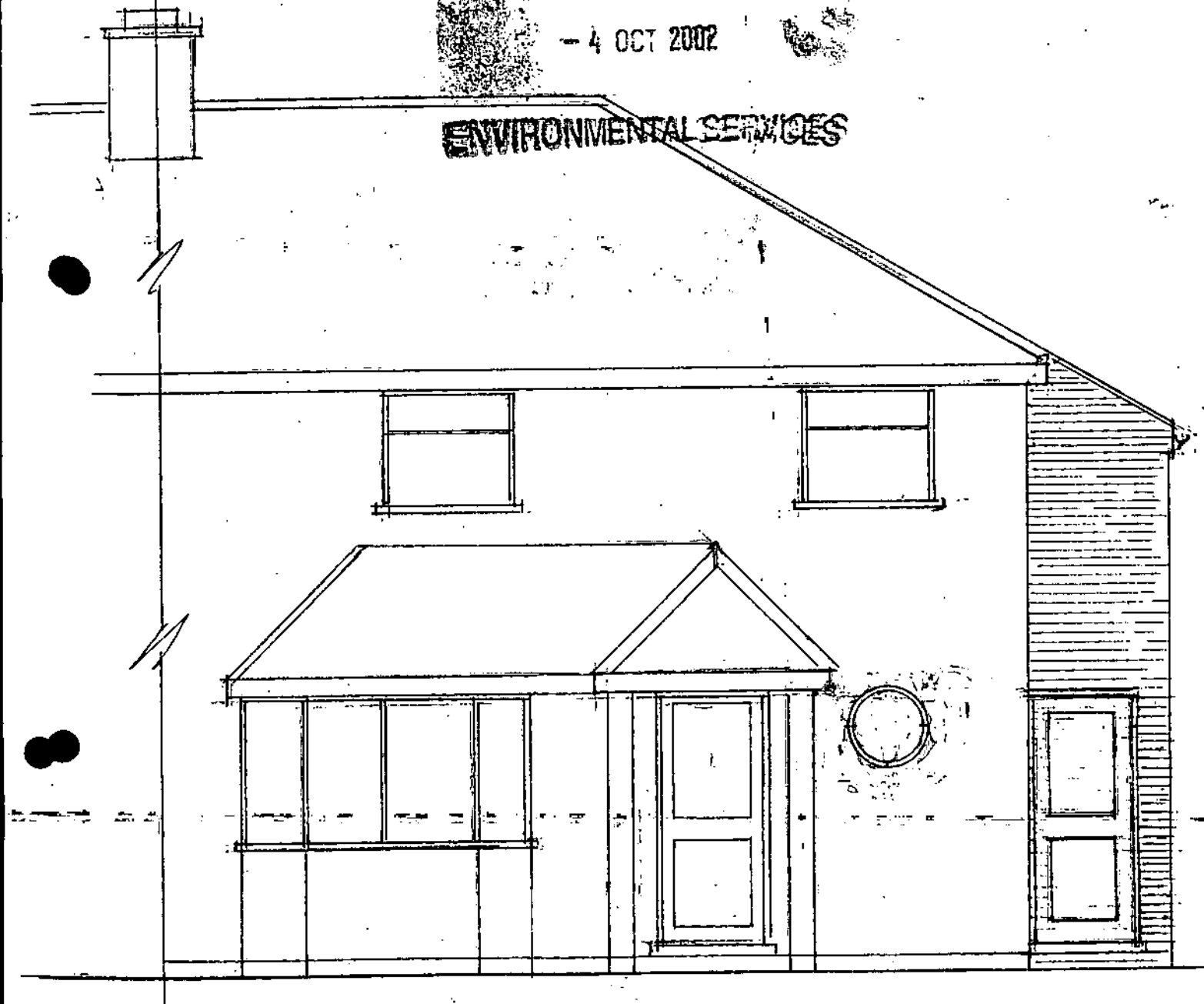


FLOOR PLAN

READING BOROUGH COUNCIL
DATE
- 4 OCT 2002
ENVIRONMENTAL SERVICES



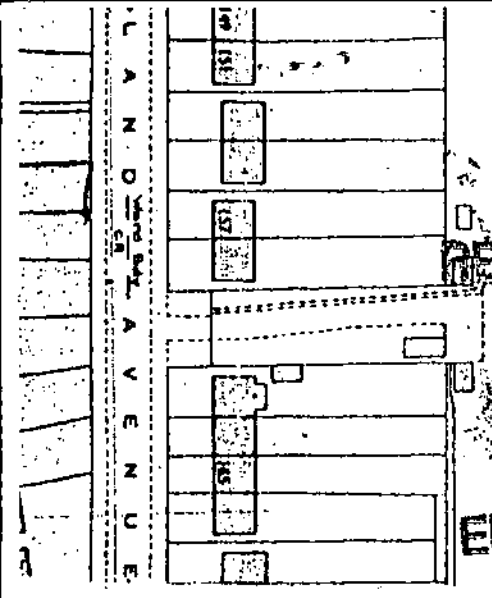
FRONT ELEVATION

PROPOSED

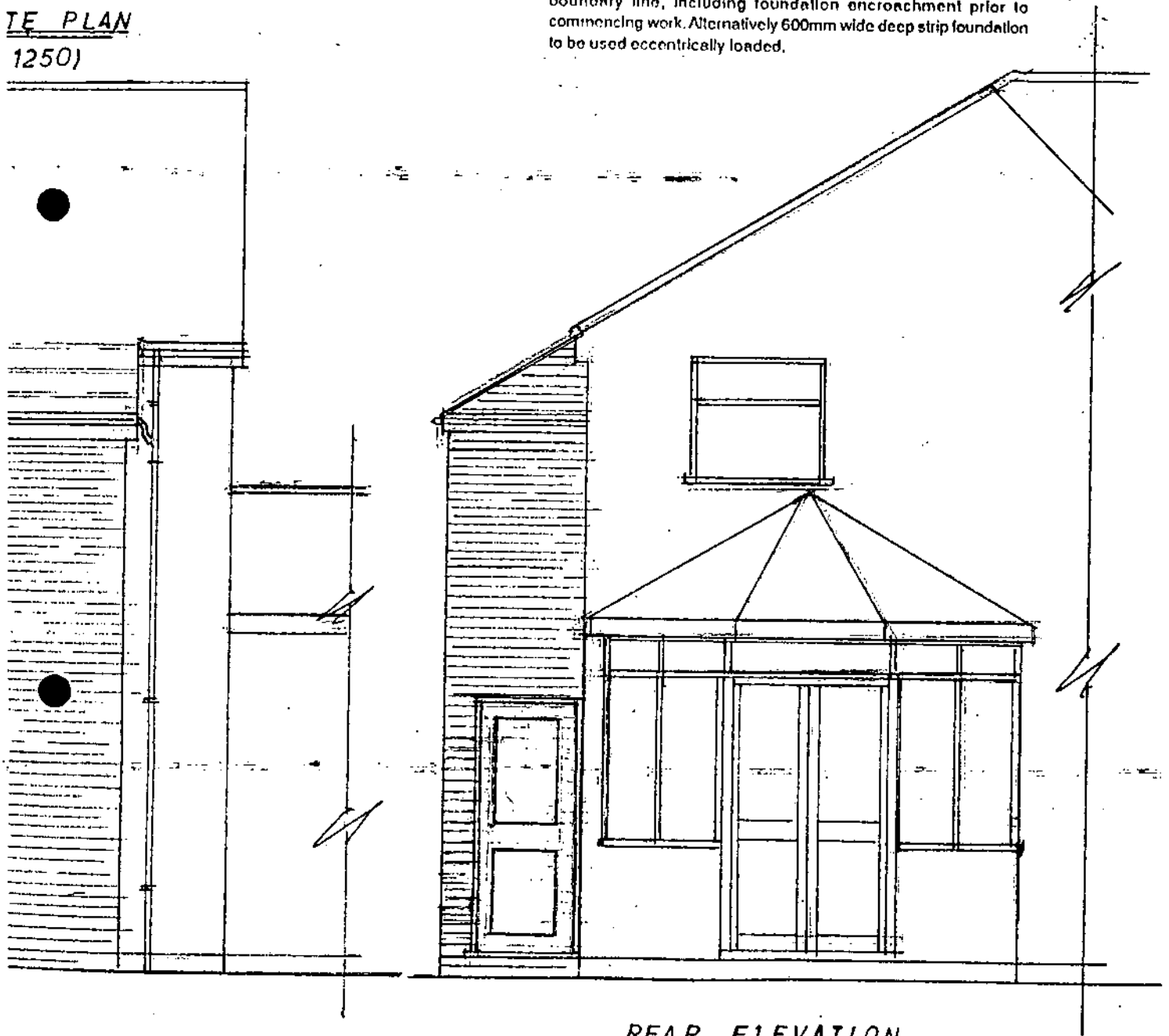
40, with flexible joints, and bed and surround in 150mm pea shingle.

12. All new sanitary fittings to have 75mm deep seal traps 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 of 5.00m from building and to be 1000 x 1000 x 1000mm in dimension and to be filled with clean hardcore and covered with 100mm layer of concrete(1:2:4).
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.

READING BOROUGH COUNCIL
DATE
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ENVIRONMENTAL SERVICES

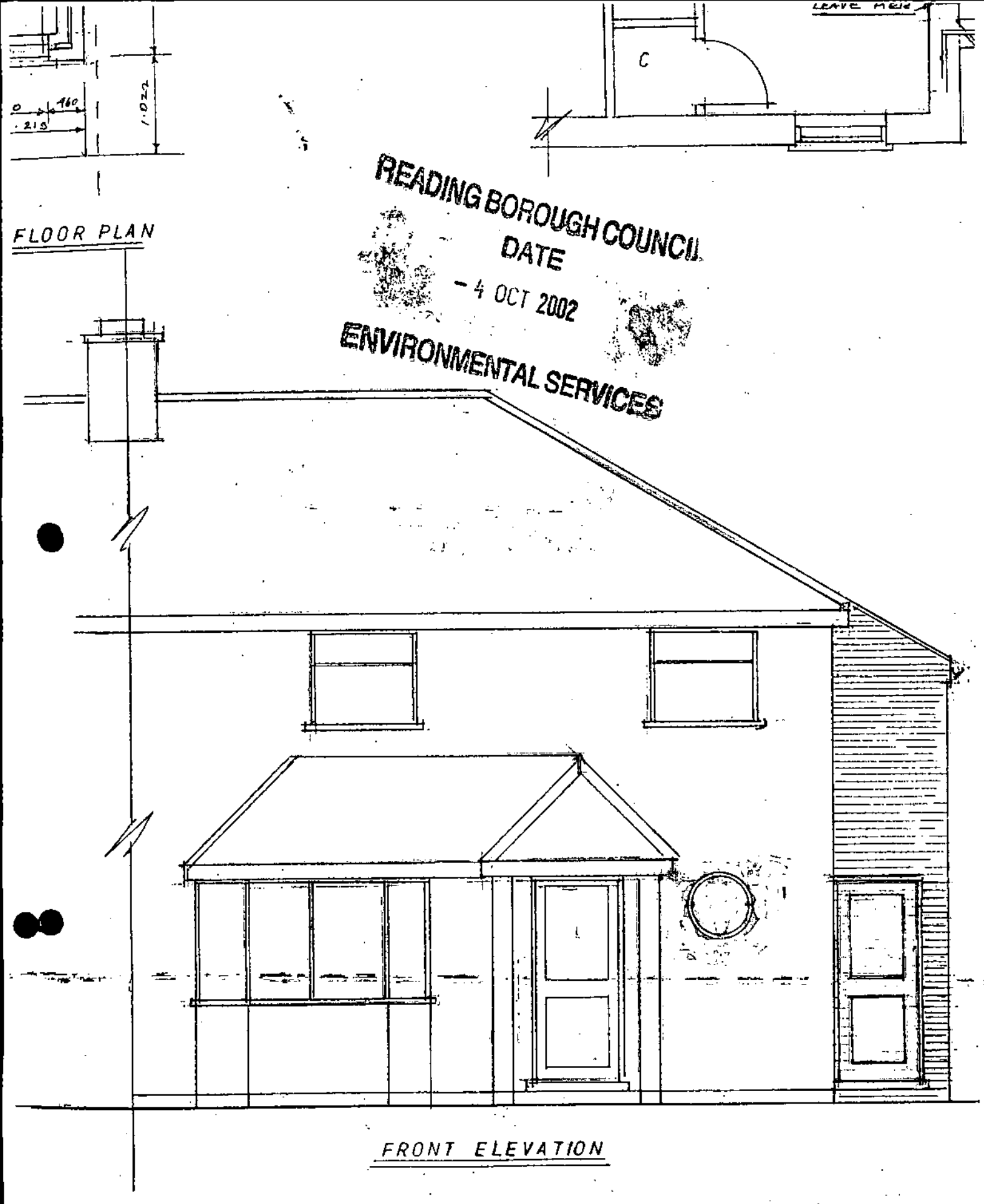


TE PLAN
1250)



REAR ELEVATION

	DATE	SCALE
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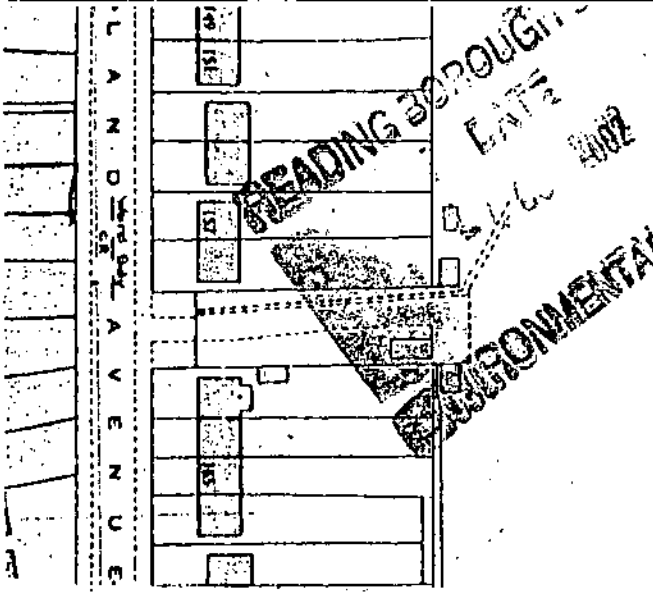


READING BOROUGH COUNCIL
DATE
- 4 OCT 2002
ENVIRONMENTAL SERVICES

FLOOR PLAN

FRONT ELEVATION

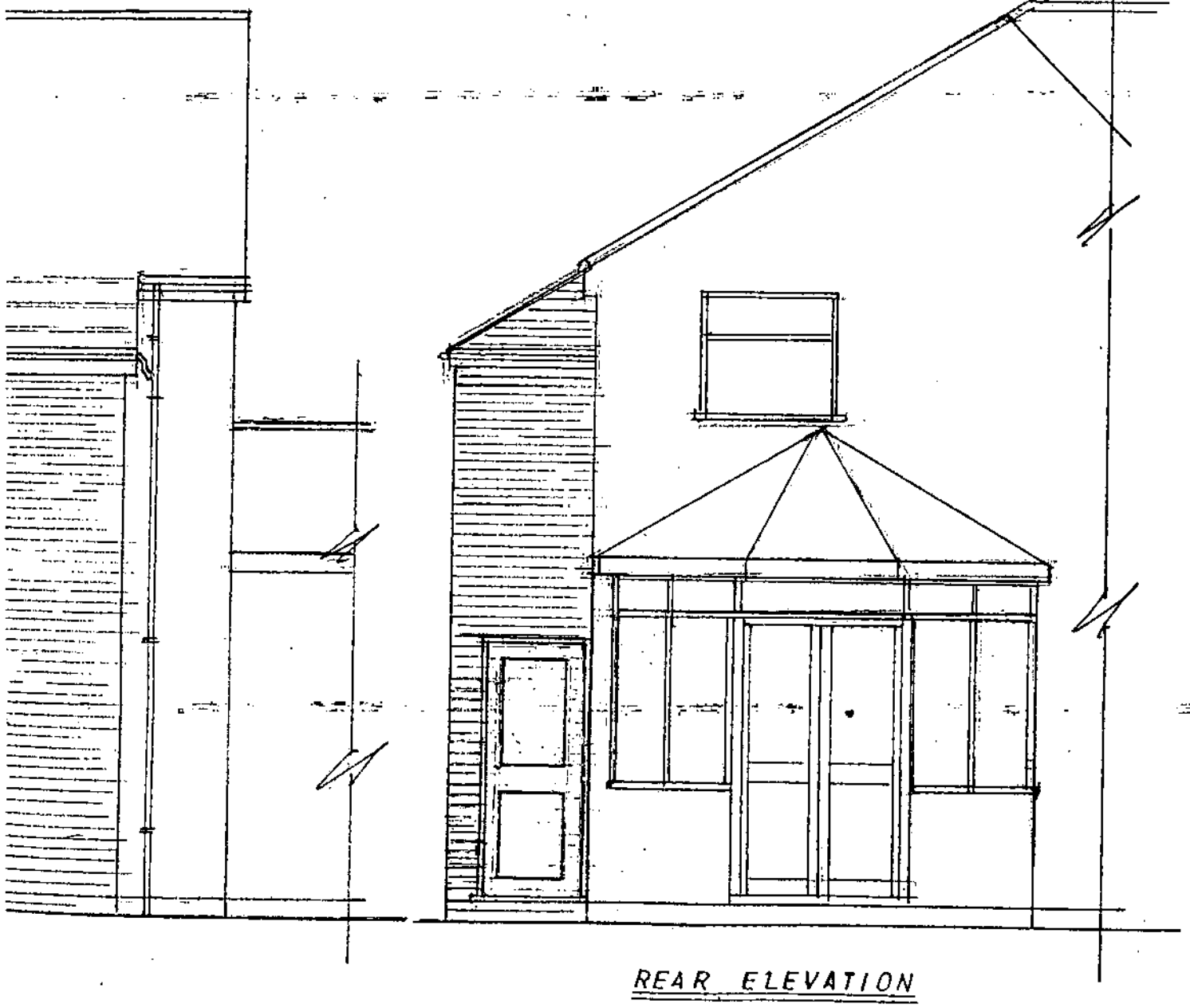
PROPOSED



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.
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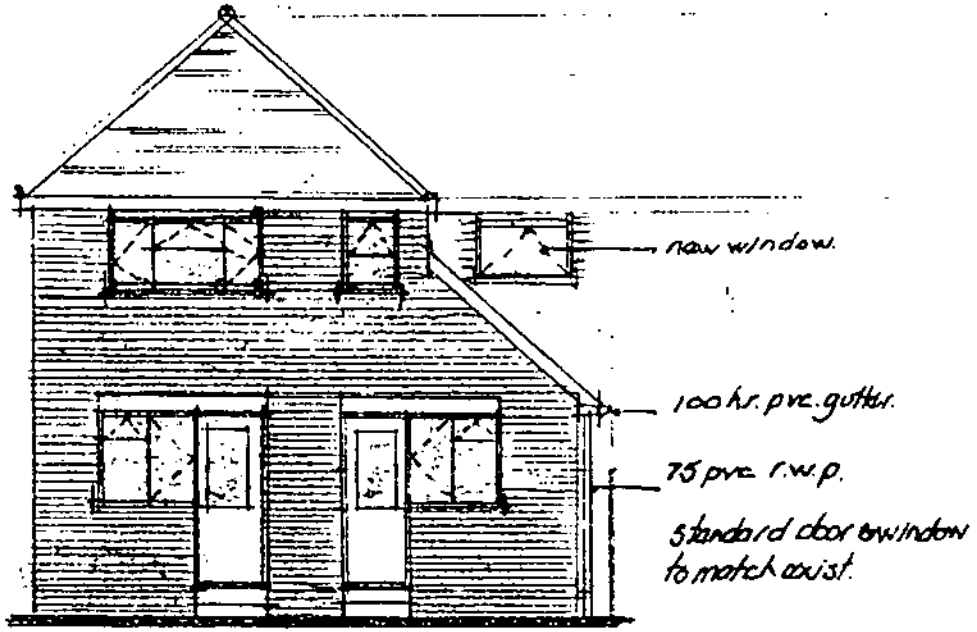
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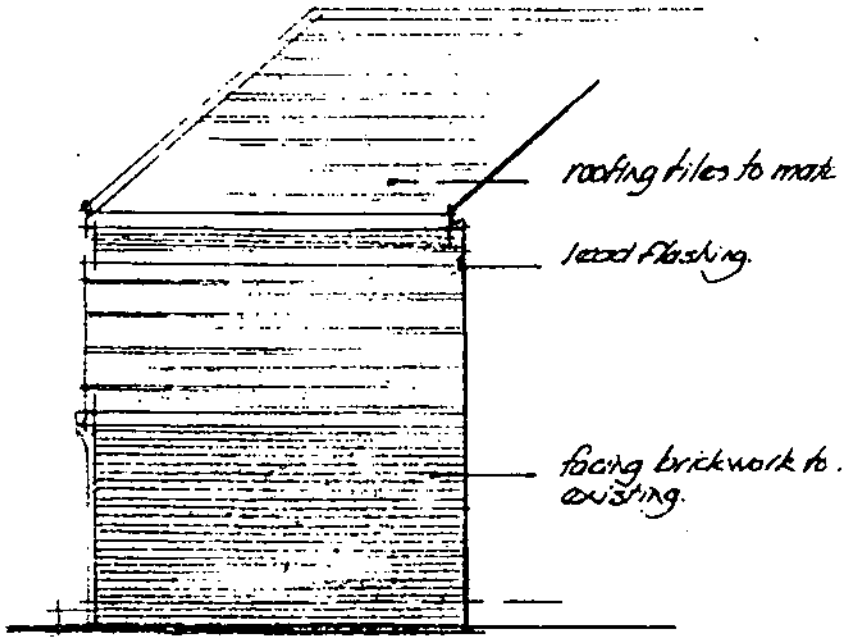
REAR ELEVATION

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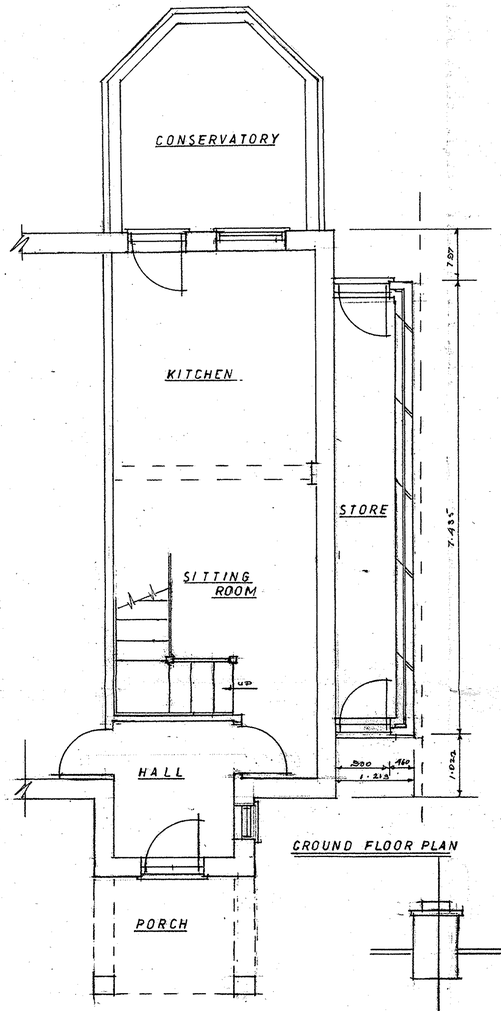
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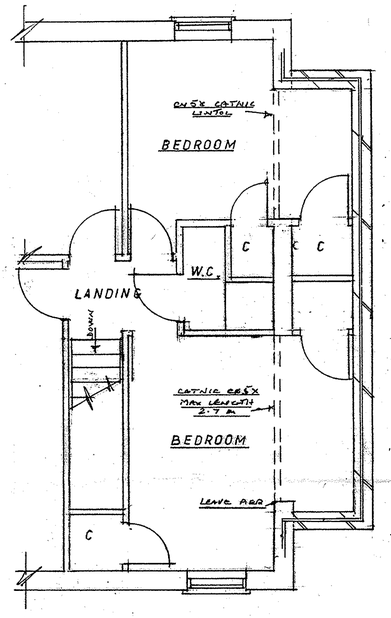
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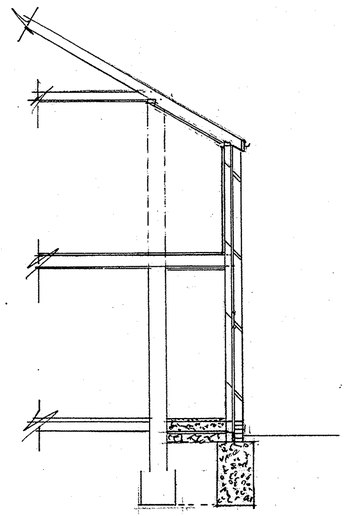
SOUTH.



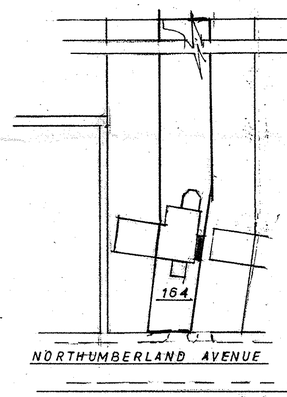
GROUND FLOOR PLAN

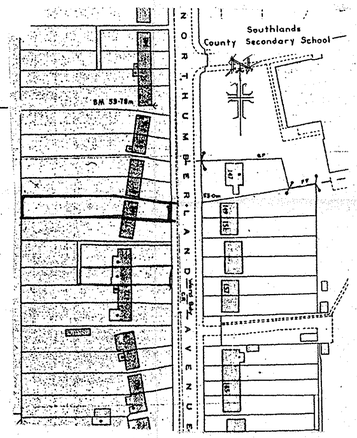


FIRST FLOOR PLAN



SECTION





SITE PLAN
(1:1250)

BLOCK PLAN
(1:500)

SPECIFICATION

Roofs - Roofs pitch as shown on drawings. Roof finish to be concrete interlocking tiles unless otherwise stated to BS 473 and 550: 1971 (1980) on 25mm x 38mm treated tile battens on untearable felt to BS 747, 1977

Roof Structure a) 50 x 150mm common rafters at 400mm centres: 25 x 150mm ridge board: 38 x 175mm hip boards: 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 eave. Fit Wilen vents.

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 SC3 b) all structural timbers Tanalised (or similar approved treatment).

Beam Protection - a) All steel beams and unprotected steel lintels (except those supporting only parts of the roof structure) to have half hour fire protection provided by 9.5mm plasterboard with 1.6mm wire binding at 100mm pitch and 12.5mm gypsum plaster finish.

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 Stud Walls - a/ 100 x 50mm softwood studs at 400m centres with solid noggins at max. 1200mm vertical centres and solo 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 9.5mm plasterboard with skim plaster finish.

Foundations - a) 650mm 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 EF 5 on polythene.

First Floor To have 19mm (22mm if spacing of joints greater than 450mm) flooring grade chipboard to BS 5669: 1979 Type II generally. (Type II/III to bathrooms, toilets and kitchens), on timber joists to the grades, (BS 4978) 1975, sizes and spacing shown on the drawings and with herring bone strutting between joists at mid-span where span exceeds 2.5m.

Rainwater Goods - a) 100mm upvc guttering fixed to manufacturers specification with min. 1:200 fall to outlets. b) 64mm upvc down pipes in 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. 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. 50 MM CELOTEX BETWEEN RAFTERS OF SLOPING PORTION OF ROOF

Ceilings located immediately below roofs - a) 9.5mm foil backed plasterboard tacked to joists. b) Joists scrimmed. c) 5mm skim plaster finish.

Flashings - a) All abutments of the roof slopes with walls weathered with Code 4 lead flashings. b) Lead dressed 150 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.

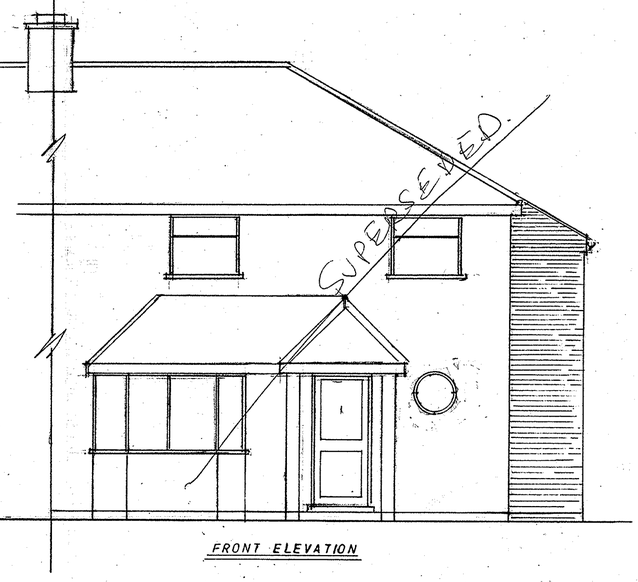
Electrical Installation

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

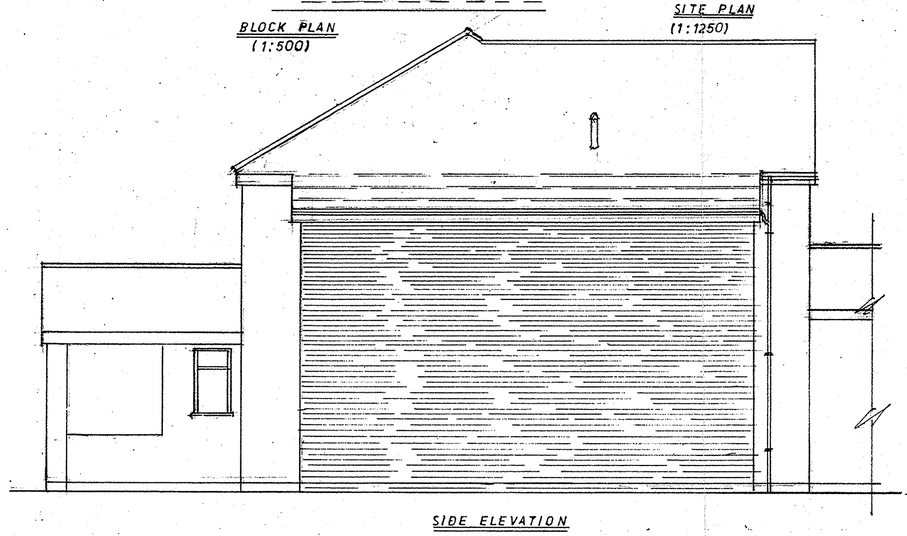
Notes WHERE APPLICABLE

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 traps 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.
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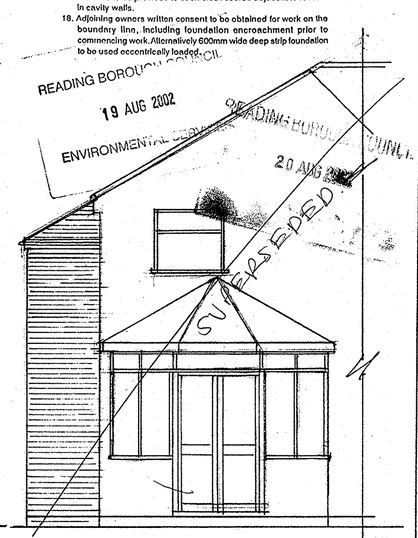
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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

021055

PLAN No	REVISIONS		DATE	SCALE
RH-11		PROPOSED SIDE EXTENSION AT 164 NORTHUMBERLAND AVENUE READING BERKSHIRE	25-2-02.	1:50