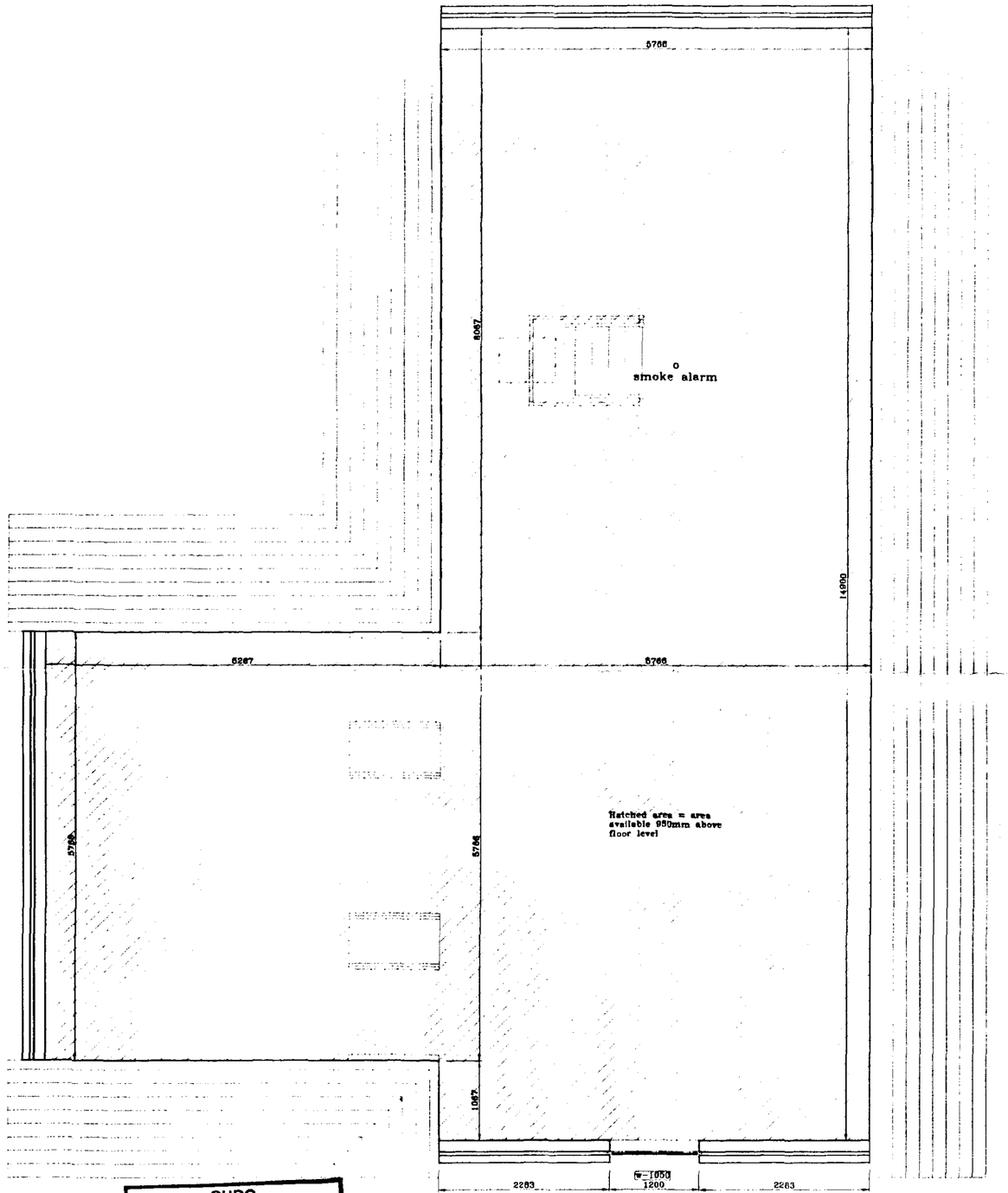
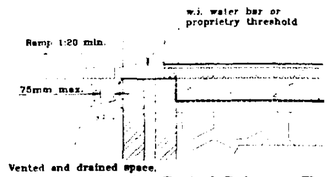


First Floor Plan



Typical Entrance Threshold

APPROACHES AND ENTRANCES
Form new access in accordance with typical layout No. 1 Gate if any to open inwards. Access to be at right angles To county highway. A level or ramped approach shall be provided for people with disabilities, from the point of pedestrian access on the boundary of the plot to the entrance As the driveway will be the normal route to the entrance of the dwelling, the approach will extend from the point where a visitor would be likely to alight from a vehicle, to the entrance of the dwelling. Loose laid materials, such as gravel or shingle, are not suitable for the approach. The gradient of the approach shall be no greater than 1:20, and have a width of no less than 900mm. An accessible threshold shall be provided at the entrance to the dwelling.

Ground Floor Plan

Windows to bedrooms 1 & 2 to have clear opening of at least 0.33m with the opening height and width at least 460mm, 1100 max from floor level

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Planning & Development
13 MAR 2002
Ref 03/0

Note:- Dimensions taken between structural elements unless otherwise stated.

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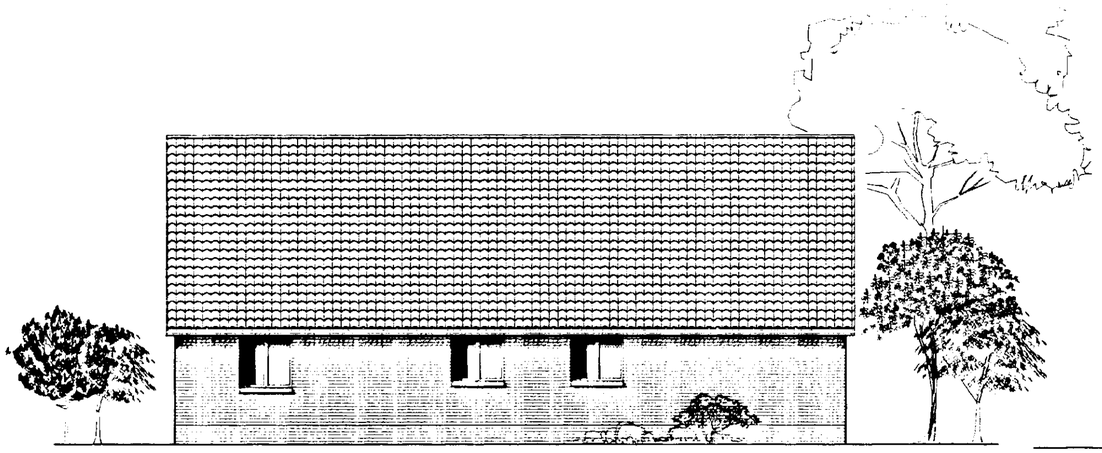
NO.	DATE	AMMENDMENT
A	7:1:2002	Layout changes
B	24:2:2002	Notes extract fan to internal shower, and escape windows to bedrooms 1 & 2 added

NO.	DATE	AMMENDMENT

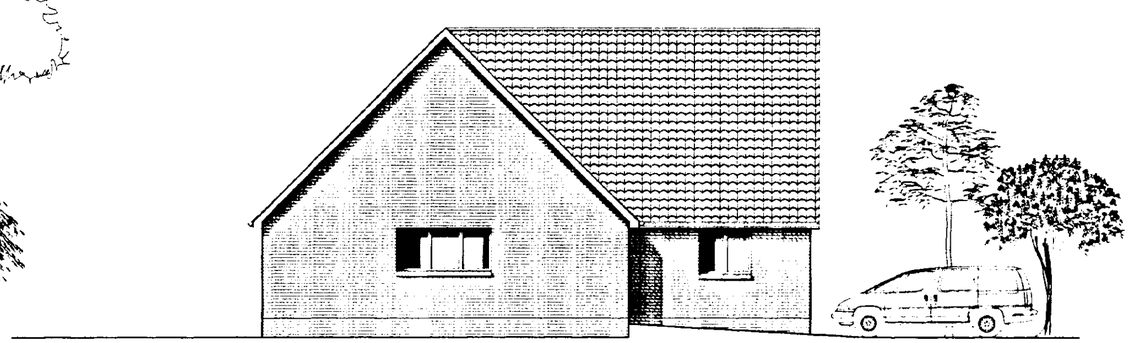
Client
Proposed Dwelling at 48 Northorpe Rd, Donington Spalding. Mr Bruce Pinchbeck

Title
Floor Plans

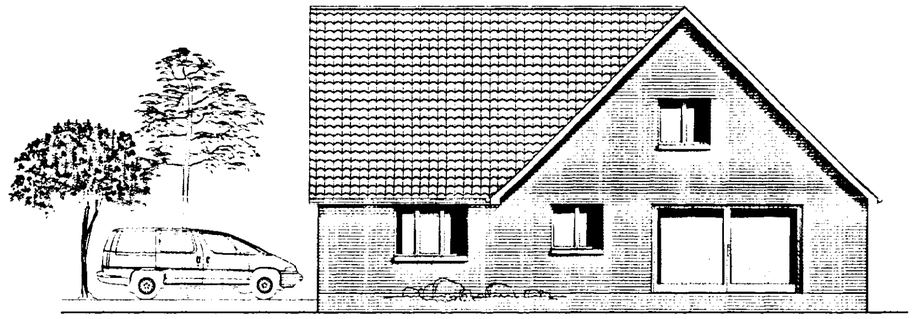
DO NOT SCALE FROM THIS DRAWING | Date 6:12:2001 | Scale 1:50 | Drawn By B. Collins | Drawing No. 948/1B



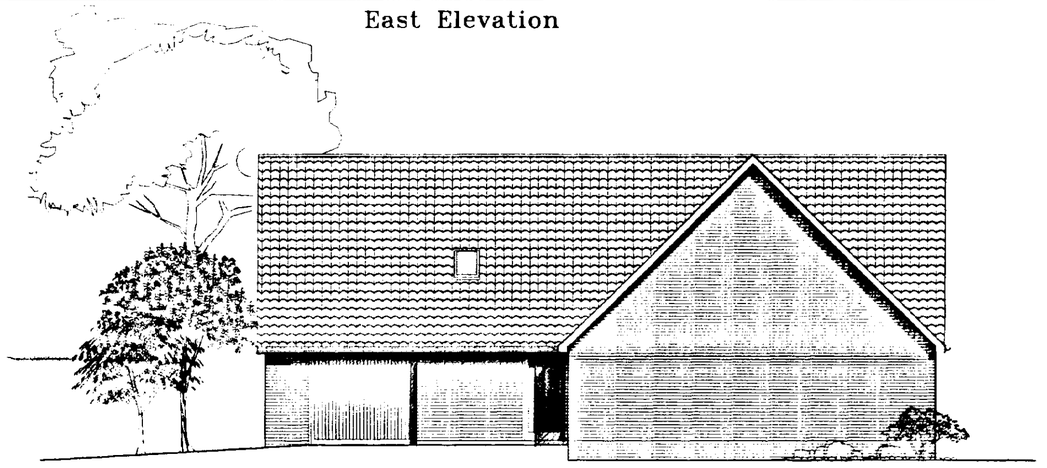
South Elevation



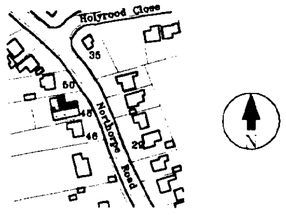
East Elevation



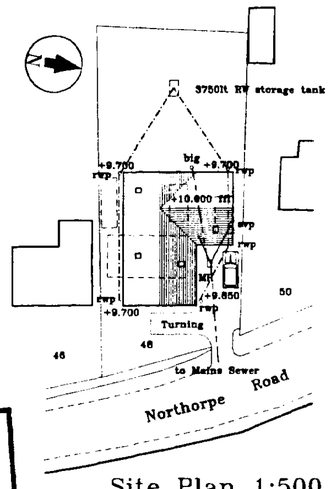
West Elevation



North Elevation



Location Plan 1:2500



Site Plan 1:500

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Ref a300/a

DRAINS.
Connect drain to existing drainage system. If manhole is to be replaced:-
Construct manholes of 225 semi-engineering bricks. Manhole size 900x675 with 150mm concrete base, waterproof haunching etc. Or proprietary inspection chamber cover and frame. Manhole covers to be Grade B Class A in driveways.
100mm Upvc drains laid min 1 in 40 fall to mains sewer. Drains to encased in granular material in full accordance with manufactures instructions.
Where drains are within 1m of and below foundations - concrete fill trench to underside of foundation on the instruction of the supervising officer. Where drains run under the building surround with granular fill - ensure there is 75mm of granular material between pipe and concrete. Provide lintels over pipes where they pass through walls. Leave 20mm clearance above crown of pipes. Manhole covers to be Grade B Class A in driveways.

Rainwater storage tank 4500Lt sited minimum of 5m from building (All as Planning Condition)

Fix 100mm diameter U.p.v.c. soil and vent pipe with balloon cage terminal and Upvc weathering slate.

Wastes:- Shower and bath 40mm with deepseal resealing trap.
Sinks 40mm with bottle trap.
Basins 32mm with deepseal resealing trap.

Rainwater goods:- Gutter 112mm pvc, and 63mm downpipes. 200x22 fascias and 250x22 soffites to provide for 25mm continuous eaves ventilation to roofspace. Fly mesh to be fitted to air gap. uPVC fascia boards etc. are to be external quality ply backed.

Note:- Dimensions taken between structural elements unless otherwise stated.

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NO.	DATE	AMMENDMENT	NO.	DATE	AMMENDMENT
A	7:1:2002	Ground level now 300mm below ffl.			
B	25:2:2002	First floor gable window moved to West elevation			

Client
Proposed Dwelling at 48 Northorpe Rd, Donington Spalding. Mr Bruce Pinchbeck

Title
Floor Plans

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TIMBER FRAME KIT

For details with regards to floors, lintels or any other details please refer to structural calculations supplied for timber frame kit.

ROOF CONSTRUCTION
Lay Red/Brown pantiles (to be approved) on 50x25 battens gauged to suit on reinforced roofing felt, on trussed rafters to BS5268 PL3 at max. 600 crs. Longitudinal bracing 100x25 at all node points, with diagonal bracing 100x25 extending to wall plates.
Where ceiling line follows rafter, bracing wall plate to collars to be 12mm ply sheet.
All work to Manufacturer's design and recommendations. Insulation to be fibre quilts 150mm between ceiling joists and 50mm over to achieve 0.25w/m²k 'U' value, on 1000g polythene vapour barrier. Valley:- 12mm external quality ply valley board, min. 200mm wide. 19x38 fillets, gutter lining 400mm wide No. 5 lead Roof/wall junctions fitted with cavity tray. No.4 lead flashings. Where ceiling line follows the roof line fit ridge vents equal to a 10mm continuous ridge gap, and 50mm Celotex insulation board. Provide 25mm wide continuous ventilation gap to soffit complete with fly screen. Ensure that a 50mm air gap is maintained over insulation at eaves.

TIMBERS
All structural timbers group GS treated with Tanalith C or similar pressure impregnation. Structural stability of new timbers:- fit rafters, ceiling and floor joists with galvanised steel restraining straps 30x2.5x1800mm at not more than 2000 crs. Sole plates to be securely anchored to walls with 30x2.5x600mm galv. steel straps or proprietary fixings.

RAINWATER GOODS
Gutter 112mm pvc, and 63mm downpipes. 175x25 fascias and 6mm ply soffites to provide for 25mm continuous eaves ventilation to roofspace. Fly mesh fitted to air gap. uPVC fascia boards etc. are to be external quality ply backed.

INTERNAL PARTITIONS.
Stud partitions to be of 89x38mm studs at 400mm cts, fixed to 89x38mm sole plate and braced with 89x38mm noggins. Sole plates to be shot fired to the concrete with dry dpc between sole plate and concrete. Fix 12.5mm plasterboard sheets to studs and give skim finish.
Lintel and cripple studs (as required by structural engineer) 9.5mm plywood sheathed

CEILINGS
12.7mm Gypsum plasterboard laid staggered, tapered edges, galvanised nailed, filled joints finished flush. Artex top coat skim. 12.7mm Gyproc Fireline plasterboard laid staggered over garage.

CAVITY WALL CONSTRUCTION.
Facing brickwork Red/Brown (to be approved) outer skin as shown on the elevations drawing. stainless steel cavity ties, a 50mm clear cavity and the inner skin constructed of 140x36mm studs at 600mm cts, with cavity sidelined with breather paper stapled to 9mm OSB treated "Sterling" board sheathing. Internal face of studs lined with polythene vapour barrier, infill between studs with 150mm glassfibre insulation quilt. Lined with 12.5mm Duplex plasterboard sheets and skim finish.
Internal skin built off d.p.c. With 2 No. 89x38mm sole plate, tied down using galvanised mild steel straps at 1200mm cts. 89 x38mm bottom plate built off sole plate. All sole plates to be pressure impregnated with preservative. Seal top of cavity with 50x50mm softwood cavity closer, with dpc against outer skin, to achieve 0.35w/m²'U' value.
Stainless steel timber to brick wall ties to comply with B.S.1243.

STAIRS
Pitch not to exceed 42 CHECK SITE DIMENSIONS PRIOR TO FABRICATION
12 goings at 223mm and 13 risers at 200mm. Minimum headroom 2000mm above pitch line. handrail 900mm high with baluster gap of no more than 100mm.
Stair trimmers:- double 220x63 joists.

LINTELS.
To all openings in cavity walls fix either I.G. or Catnic lintels with min. 150mm End bearing, with damp proof tray over. Timber lintels to inner skin as designed by engineer. Weep holes to be in place over lintels for moisture resistance purposes.

FIRE STOPS.
Fix 50 x 50mm Firestop at eaves level and around all openings. Fix Mineral wool filled polythene sleeves to gable ends.

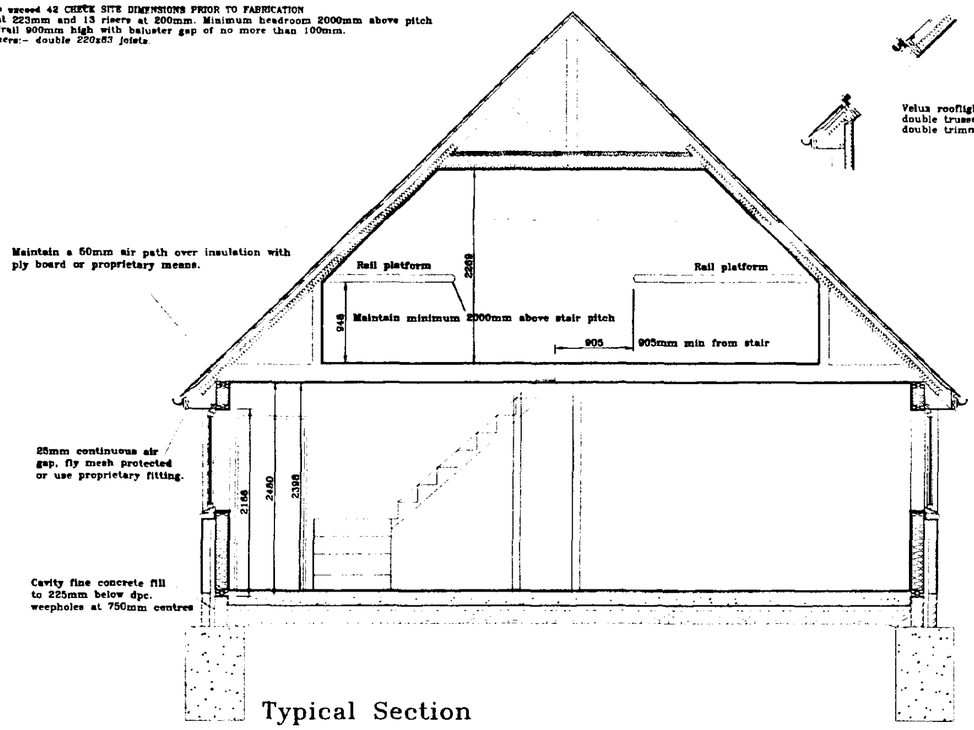
WINDOWS AND DOORS
Windows d/g with a min. 50% openable area, with 4,000mm² trickle vents, where there is only one window to a habitable room, fit two 4000 sq.mm trickle vents. Glazing below 800mm from ground level, and all glazing to doors and door side panels to be toughened or laminated safety glass to BS6206.
All windows and doors to be fully draughtproofed. Windows to first floor and beds 1&2 to have a clear opening of at least 0.33m with the opening height and width at least 450mm, 1100 max from floor level

VENTILATION
Habitable rooms to have 4000²mm trickle vents. (see window and doors)
Fit 60L/sec extract fan to kitchen, 15L/sec light switch operated extract fan to WCs and Bathrooms. Shower extract ducted to external air
Roof provided with 25mm continuous eaves ventilation gap, fly mesh protected, or proprietary eaves venting system fitted in accordance with the manufacturers instructions.

SMOKE DETECTORS
Self-contained smoke alarms with battery back up permanently wired to a separately fused circuit at the distribution board operating at a low voltage via a mains transformer.
Cable for the power supply to, interconnection of, self-contained smoke alarms need to have no special fire-survival properties.
The wiring installation should conform to I.E.E. wiring regulations.
The method of fixing should be in accordance to manufacturer specification.

SWITCHES, SOCKETS, ETC.
All light switches, electric sockets, T.V. sockets and telephone jack points are to be positioned between 450mm and 1200mm above floor level. External facilities such as doorbells and entry phone systems should be positioned no higher than 1200mm above the external entrance level.

BOILER
Boiler flue:- Balanced flue set a minimum of 600mm from any opening, or Metalbestos or similar insulated flue to BS4543. Flue between boiler and insulated chimney CI to BS41.
No combustible materials to be within 305mm of boiler casing. The boiler is to be a room sealed type. Central heating system oil/gas fired with boiler manager, TRVs and programmer.



Typical Section

Velux rooflight and flashings double trusses each side and double trimmers top and bottom

FOUNDATIONS
All foundations beneath cavity walls of mass concrete trench fill. Build off trench fill concrete in solid 7N/mm² blockwork, with lean mix cavity fill to 225mm below dpc. Where foundations are stepped the overlap is to be equal to 2 x depth of step, with a minimum overlap of 450mm.
Concrete BS5328 C20 or similar approved.

RADON
Check geological survey on the likely requirement for Radon Protective Measures to determine whether Basic or Full Protection is required. Any Barrier is to comply with the 'Approved Document to Part C of the Building Regulations' as well as BRE Guidance Document BR211.

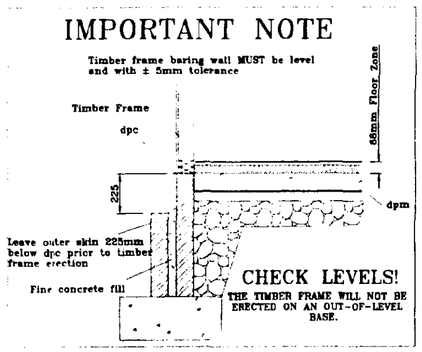
GROUND FLOOR CONSTRUCTION
Lay 18mm t&g moisture resistant flooring grade chipboard on 1000g dpm on 50mm polystyrene insulation sheets (0.3w/m²k total), on 100mm concrete slab on 50mm sand blinding on minimum 150mm of well consolidated hardcore.
At all junctions of walls with floor slab tuck dpm under dpc.
Where fill exceeds 800mm, floor slab to be reinforced with B785 mesh in 150 slab on 150mm sleeper wall for spans up to 2.4m. Or 200mm slab with B1131 mesh for the larger spans. Garage floor 150mm concrete slab. Concrete BS5328 C20 or similar approved.

Alternative construction:-
Timber suspended floor. Max sleeper wall span 4000mm
Build honeycomb sleeper wall off 600x250strips, lay 75x100 wall plate on HL dpc. Joists 200x50mm CS grade @ 400crs with herringbone strutting at mid span.
150mm Rockwool Rollbatts on plastic netting.
Provide 2 No. air bricks per bay. Sleeve air bricks



IMPORTANT NOTE

Timber frame baring wall MUST be level and with ± 5mm tolerance



CHECK LEVELS!

THE TIMBER FRAME WILL NOT BE ERECTED ON AN OUT-OF-LEVEL BASE.

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Setting Out

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Client
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Title
Section, Setting Out

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	6:12:2001	1:50	B. Collins	948/3