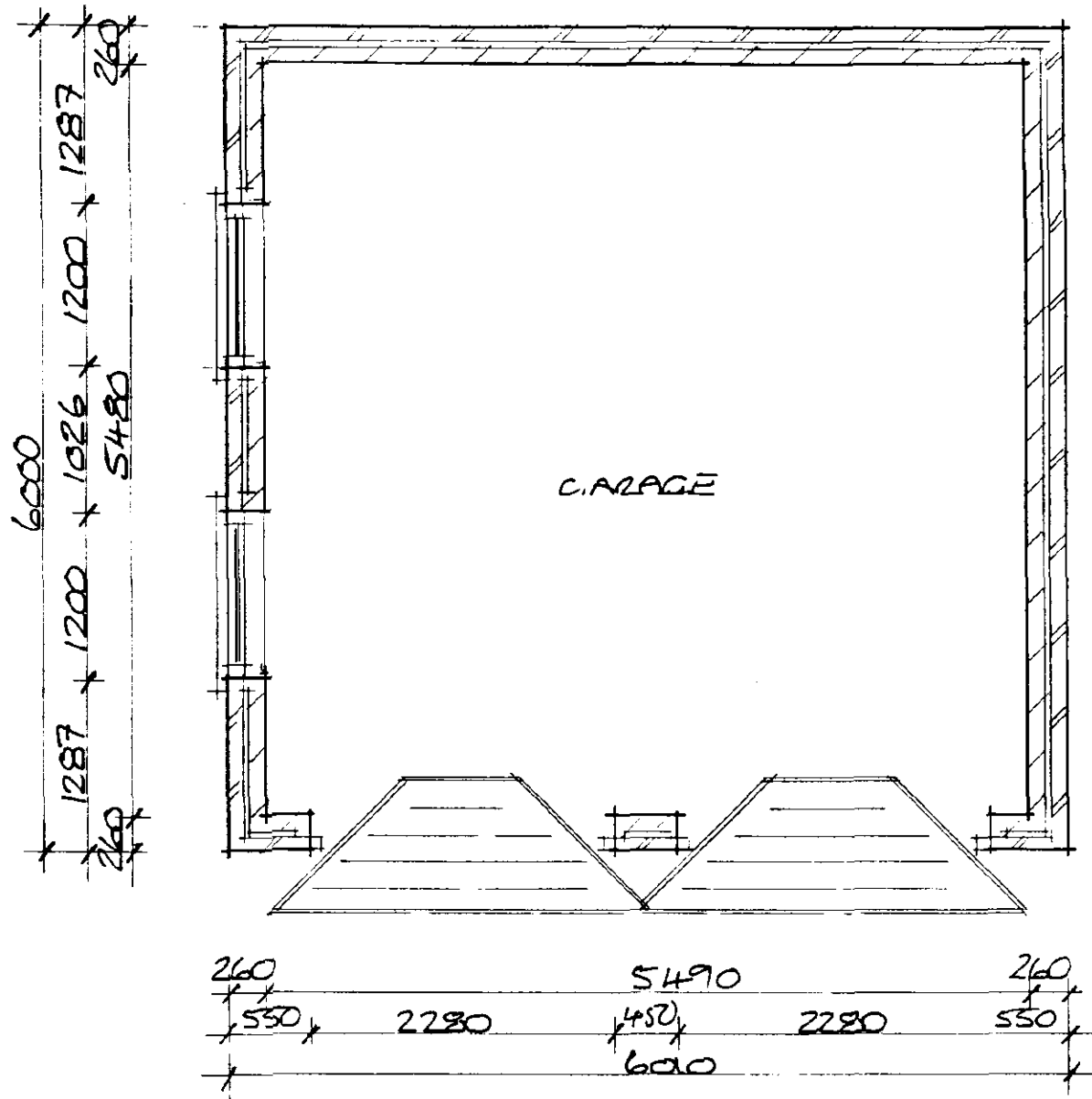
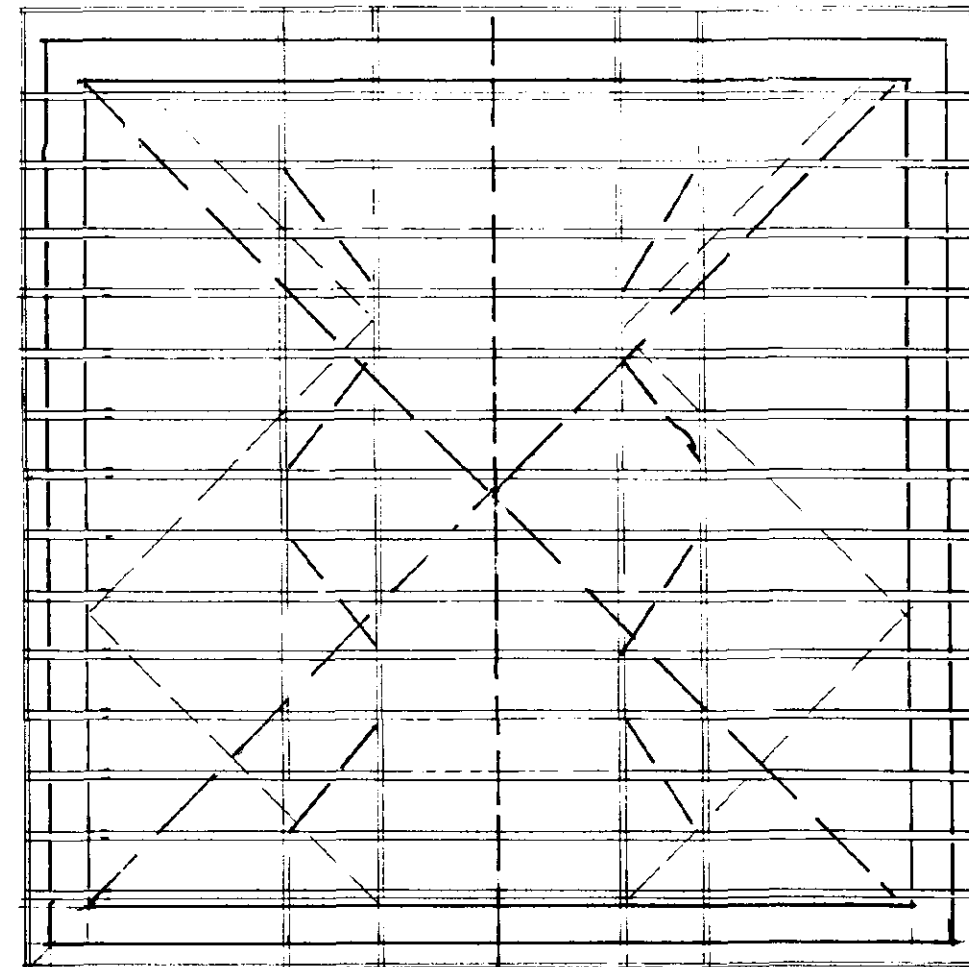
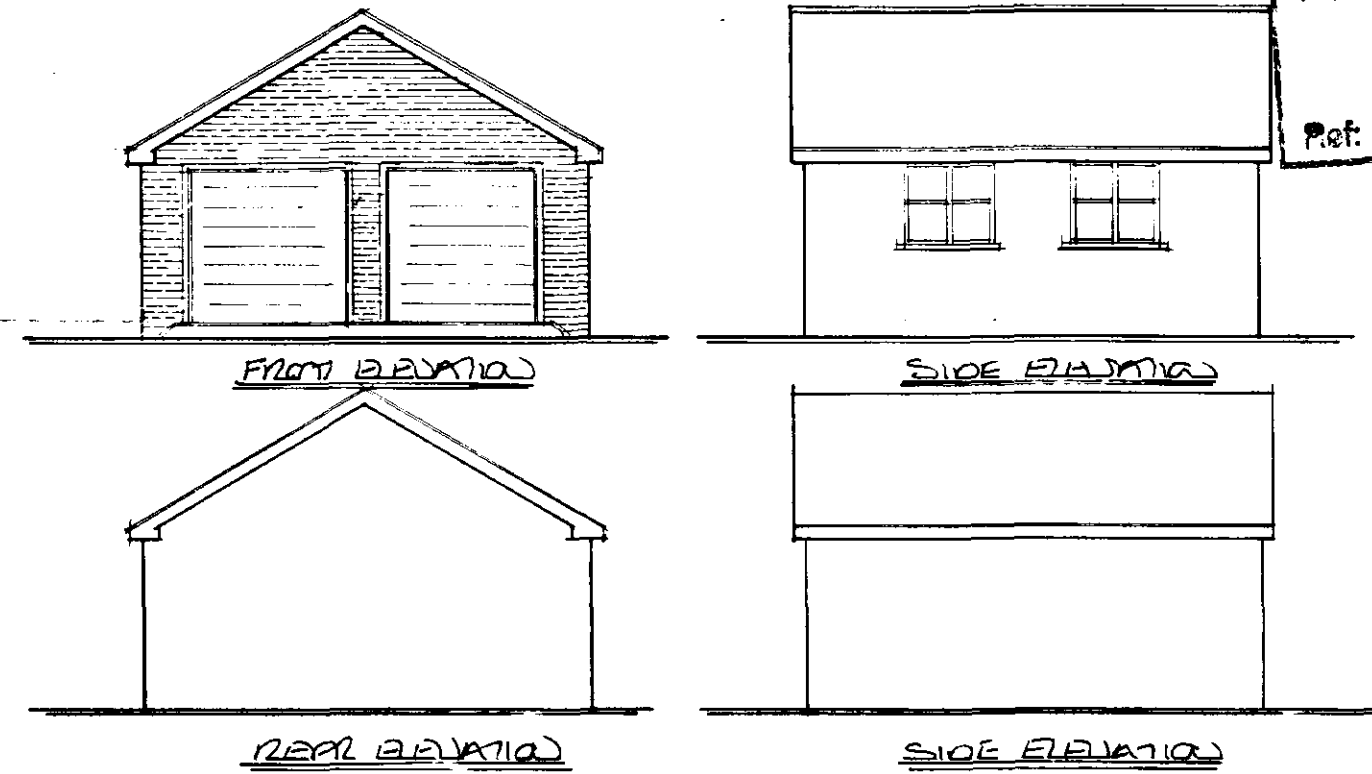




GARAGE

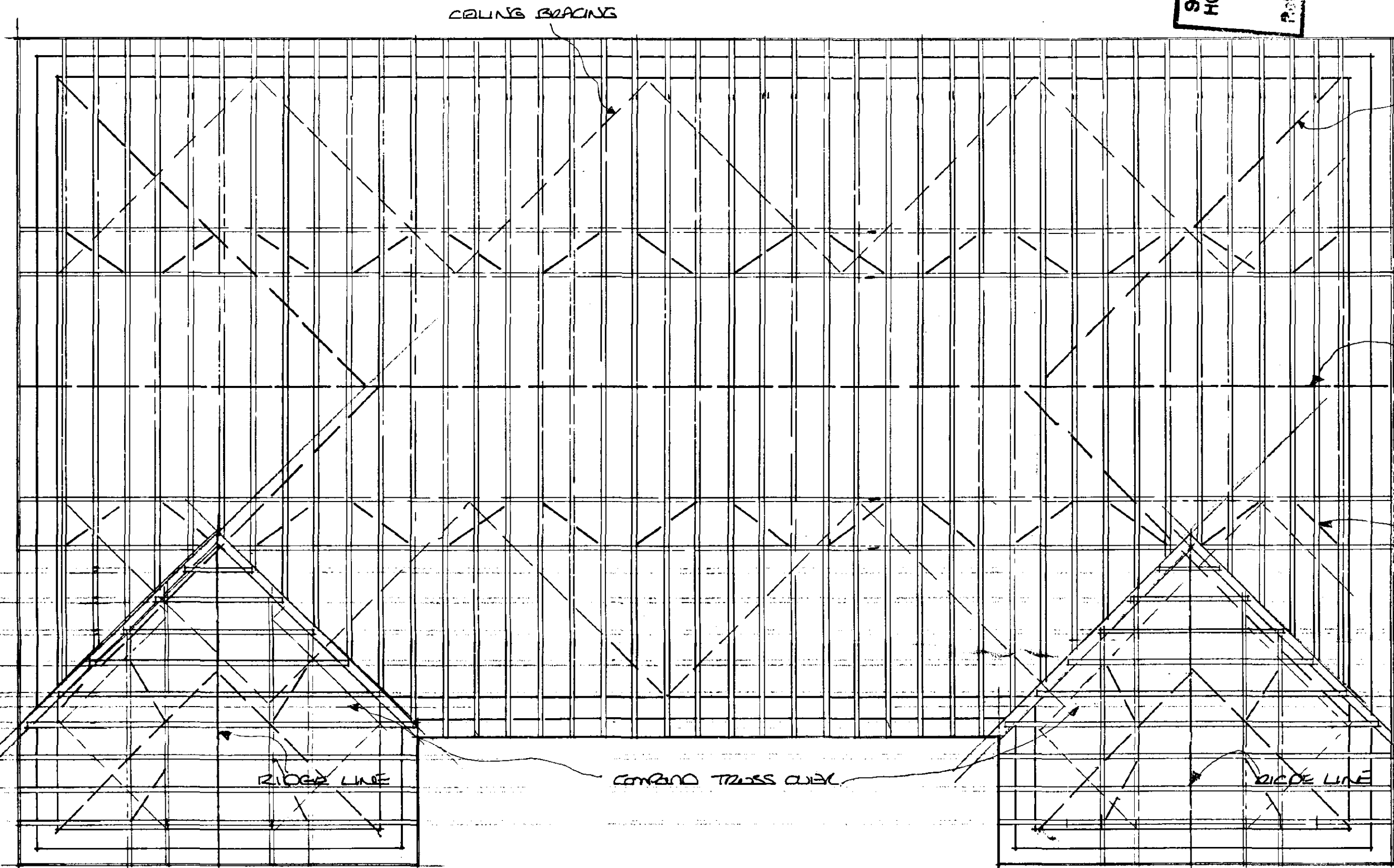
GARAGE FLOOR PLAN
(SCALE 1:50)

ROSE LAYOUT
(SCALE 1:50)

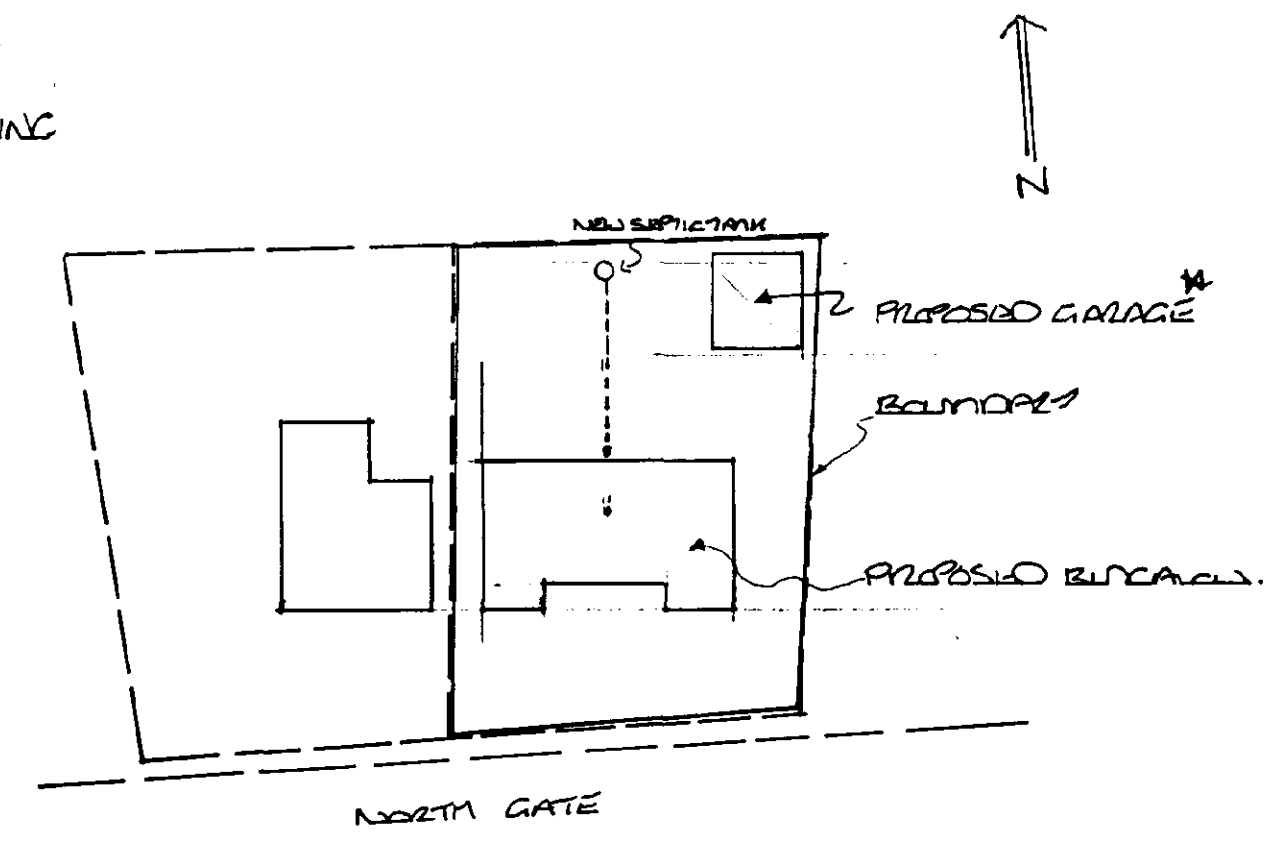


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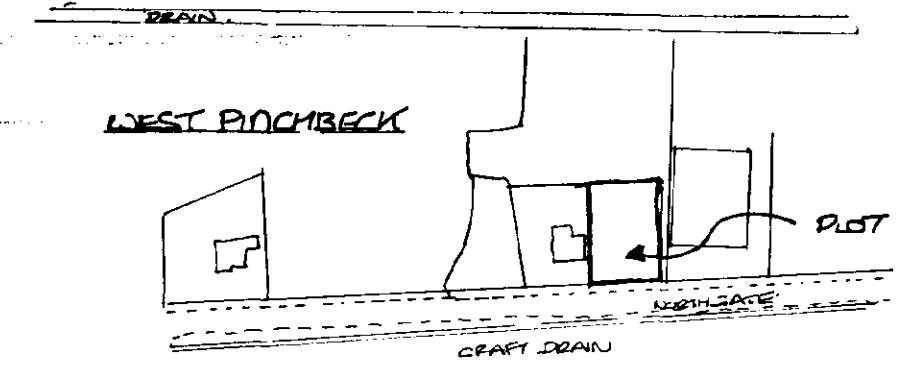
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21 MAY 2001
Plot 124/00



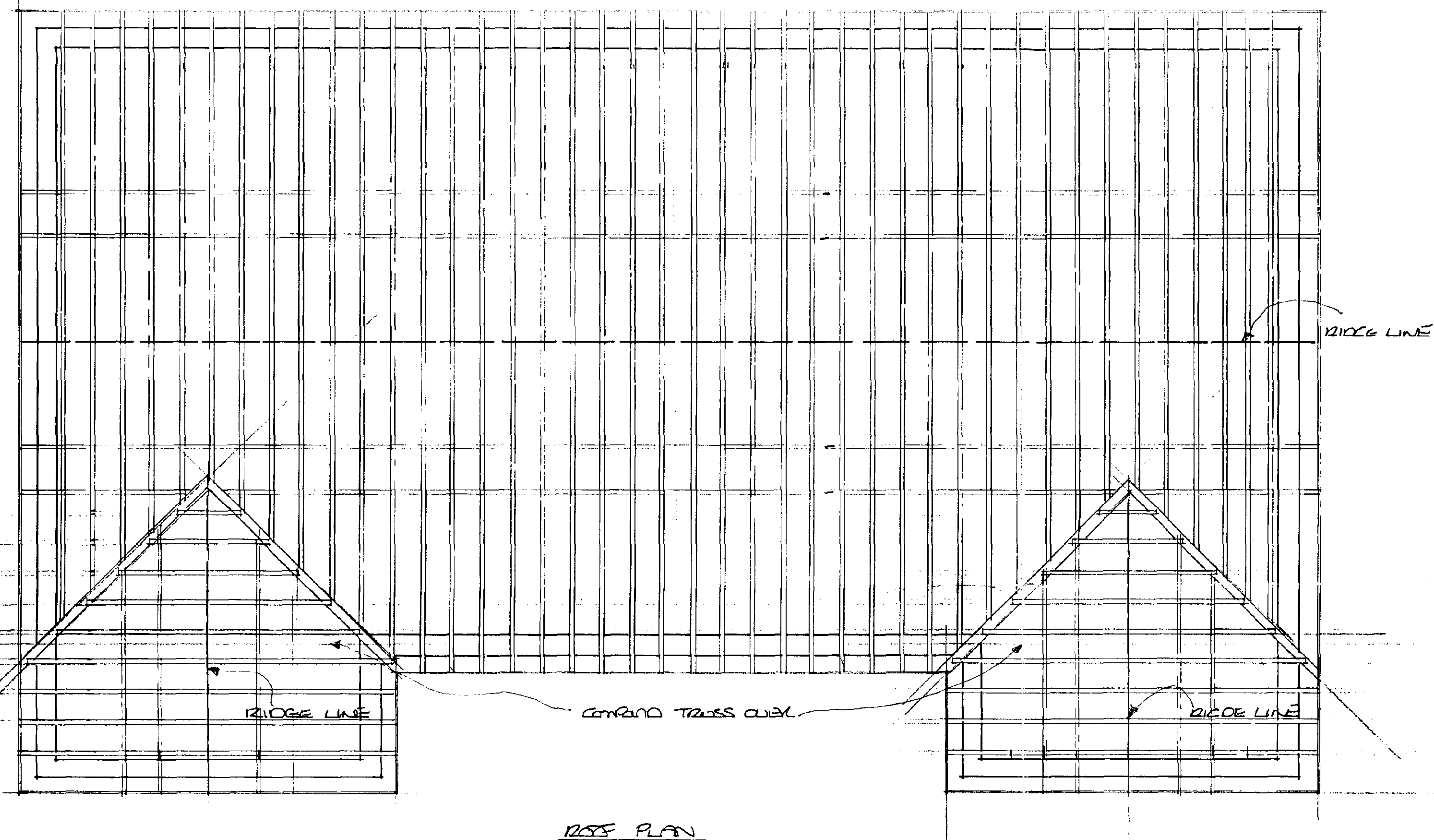
ROOF PLAN
(SCALE 1:50)



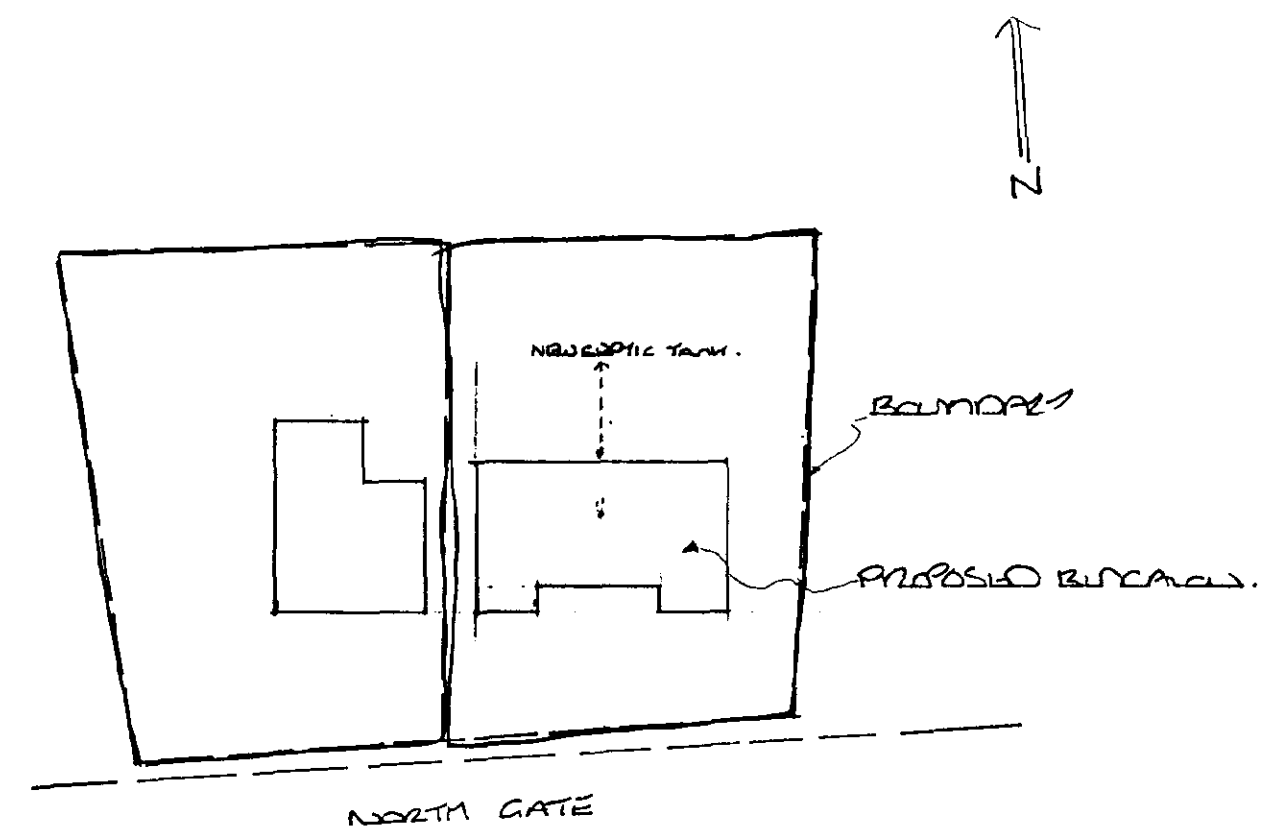
BLOCK PLAN
(SCALE 1:500)



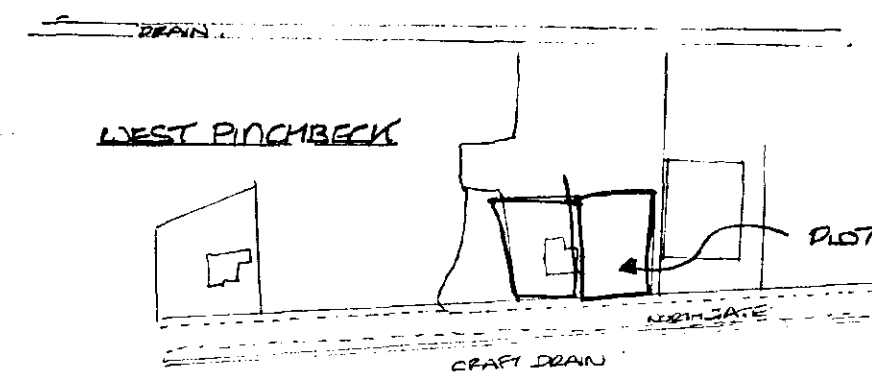
LOCATION PLAN
(SCALE 1:1250)



ROOF PLAN
(SCALE 1:50)



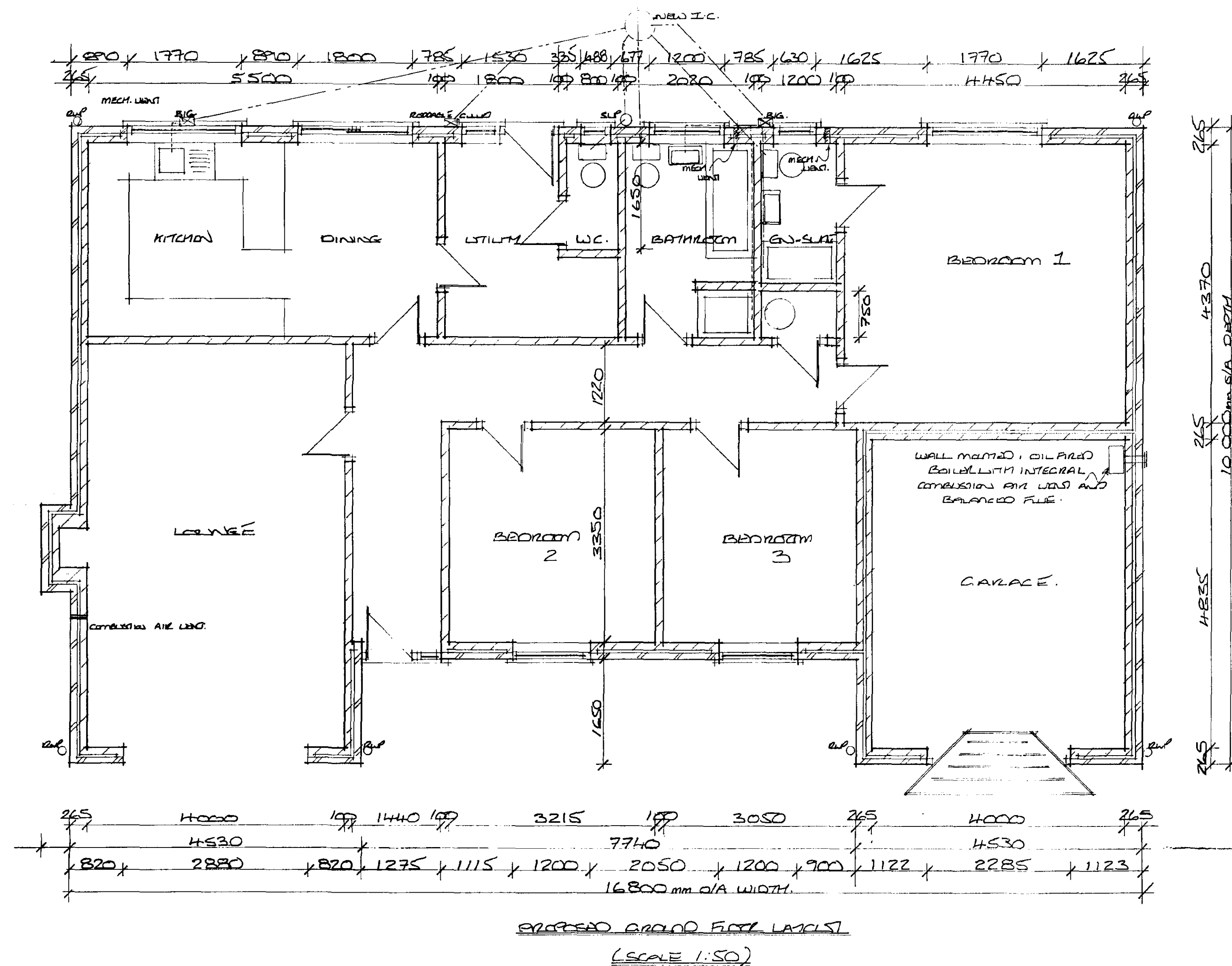
BLOCK PLAN
(SCALE 1:500)



LOCATION PLAN
(SCALE 1:1250)

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DETERMINED
PLAN



FOUNDATIONS

Foundations to be C20P grade concrete
For 265mm walls foundations to be 700x230mm
For 100mm walls foundations to be 450x230mm

Foundations to be taken down to a firm load-bearing strata, min 1.0m if in shrinkable subsoil in accordance with the Local Authority Building Control

FLOOR CONSTRUCTION

18mm Weyroc floor panels
250g polythene separating membrane
50mm flooring grade polystyrene insulation
100mm min C15/P grade concrete oversite
1000g polythene damp proof membrane lapped with DPC in walls
25mm sand blinding
150mm min compacted hardcore
where 100mm internal walls are constructed off the floor slab, the slab to be thickened to 230mm for a min width of 450mm.

WALL CONSTRUCTION

Below ground

To be chain concrete blocks
Cavity filled to 225mm below lowest DPC level

Cavity walls

To be 265mm constructed as follows:-
100mm facing brick
65mm mineral wool insulation
100mm load-bearing insulation blocks

All to be tied together using galv m.s. wall ties positioned at max 900mm horizontally and 450mm vertically and staggered
To be positioned at every block course vertically at all returns and reveals
Internal finish to be 12mm render with gypsum plaster skim finish to achieve U value of 0.45m² c
Cavity to be closed at eaves

Internal walls

To be 100mm load-bearing insulation blocks

DPC in walls

To be min 150mm above ground level
A vertical DPC at all cavity closures
A DPC cavity tray is to be built into the cavity walls immediately above an abutment

CHIMNEY/HEARTH CONSTRUCTION

Chimney to be lined with clay flue liners to BS1181:1971

Liners to be a min 200mm int dia and laid socket uppermost.

Weak mix concrete is to be used to fill voids between the brickwork and liner.

LINTELS

Lintels to be 1G with min end bearing of 150mm

Lintels over openings in 100mm block walls to be Spanlite pcc lintels

100x65 with equiv of 3 courses of brickwork above

Lintels to be protected with 13mm gypsum plasterboard to achieve

½ hour fire resistance

VENTILATION

All habitable rooms to contain opening vents equal to 1/20th floor area

Kitchen to have mechanical extractor direct to external air with a minimum extraction rate of 60l/second

All bathrooms/en-suites to have mechanical extractor direct to external air with Minimum extraction rate of 15l/second

DRAINAGE

Surface

Excavate for and lay 100mm dia flexible jointed PVCu drains on 100mm

Pea gravel bed from 100mm dia upturned bend at base of downpipe to soakaway

Form soakaways min 5m from building.

To be 1200x1200x120 and backfilled with brick rubble to 300mm below

ground level, lay in sheet polythene and top with soil.

Foul

Supply and install PVCu inspection chambers on 100mm pea gravel bed.

Excavate for and lay 100mm dia flexible jointed PVCu drains on pea gravel

Bed to a 1:70 gradient

Supply and install 100mm dia soil and vent pipe jointed to 100mm upturned bend at base

Finish at top with PVCu cage min 900mm above window head

Supply and install trapped roddable gullies, waste pipes to discharge below

grading level and above water level

Supply and install 40mm waste to sinks and showers

Supply and install 32mm waste to hand basins with 75mm traps

Supply and install 40mm waste to bath with combined trapped waste and overflow

All waste pipes to have rodding access at each change of direction

Above ground drainage to comply with BS5272:1978

Below ground drainage to comply with BS8301:1985

HOT WATER SYSTEM

The hot water system is to be vented

A 3kw immersion heater is to be fitted to an insulated hot water cylinder and fitted

with a thermostat and timer control unit

Thermostatic radiator valves to be provided

All pipes not contributing to useful heat requirements to be insulated

ROOF CONSTRUCTION

Provide cone interlocking tiles on 25x38mm SW battens

Roofing felt to be type 11+ to BS747

Fibreglass valleys to be used

Gangnail trusses at 400mm centres to be designed, fixed and braced in

accordance with BS5268 part 3:1985 and secured with galv m.s. anchors to

50x100 wallplates

Insulation to be min 200mm

Provide 10mm continuous gap at eaves with fly-proof mesh over to provide

cross ventilation of the roof void

Rainwater goods to be 103mm PVCu gutters and 64mm PVCu downpipes

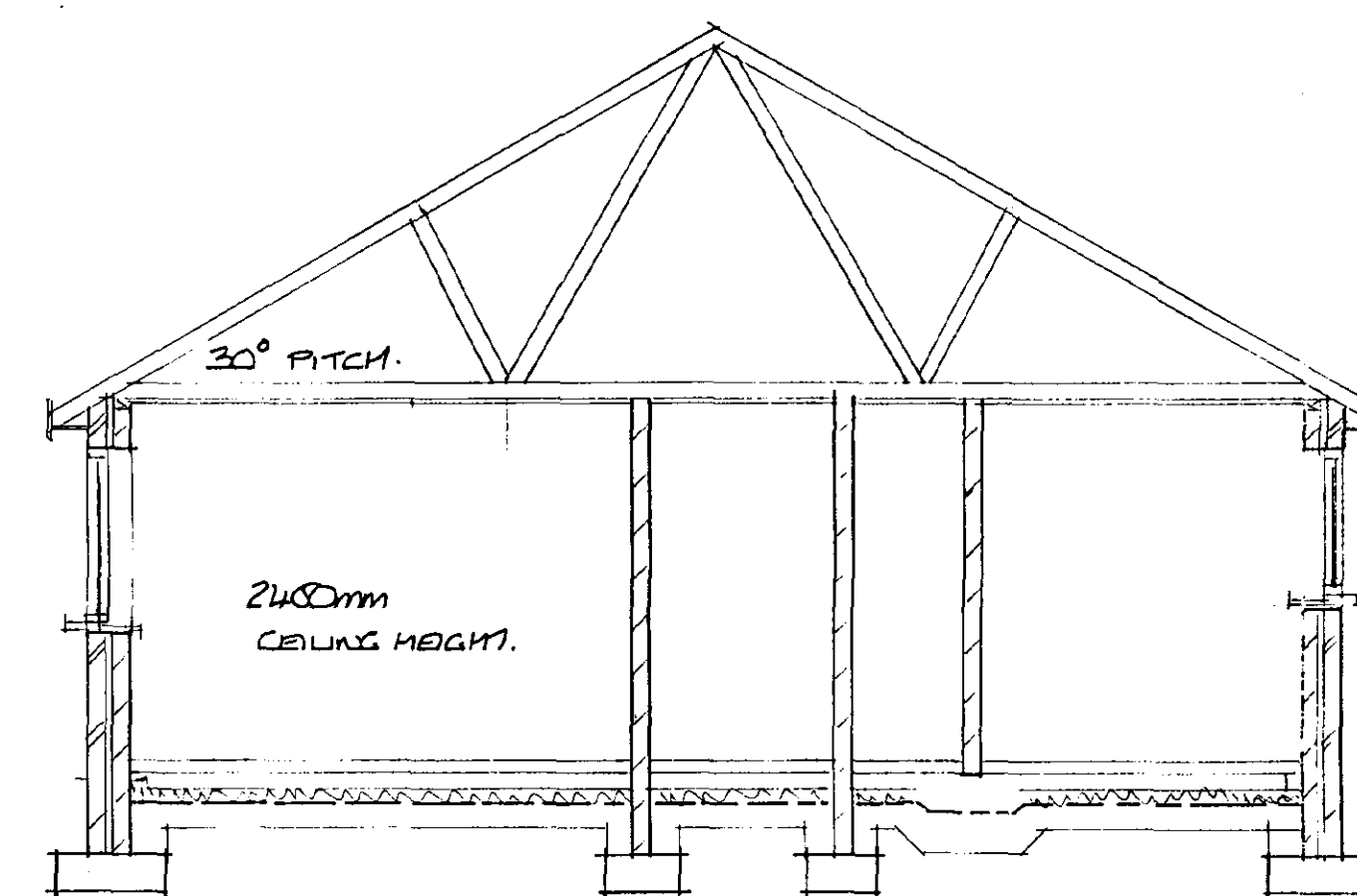
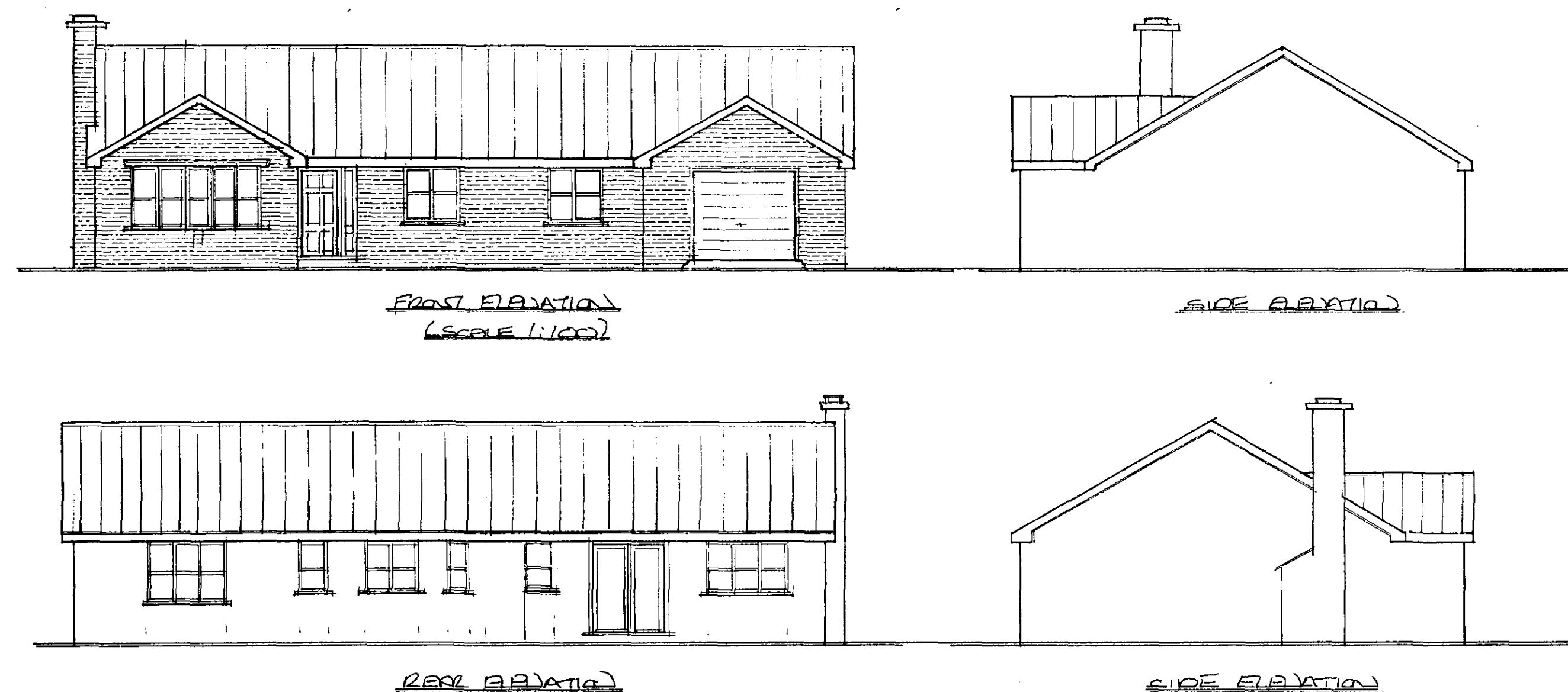
Coils to be 12.7mm foil backed plasterboard with 3mm skim of artex finish

WINDOWS AND DOORS

All windows and doors to be purpose made white PVCu double glazed frames

All frames weather stripped

Critical glazing areas to conform to BS6206a



**DETERMINED
PLAN**

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