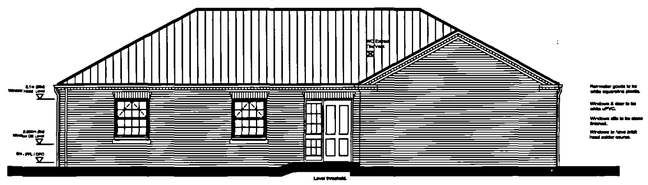
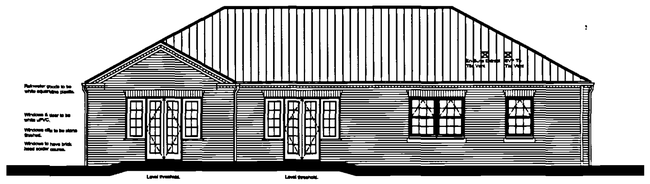
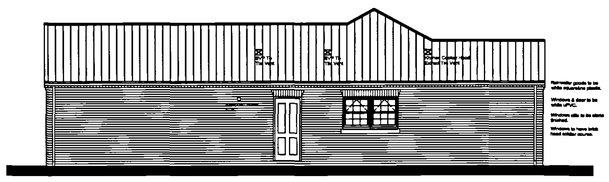
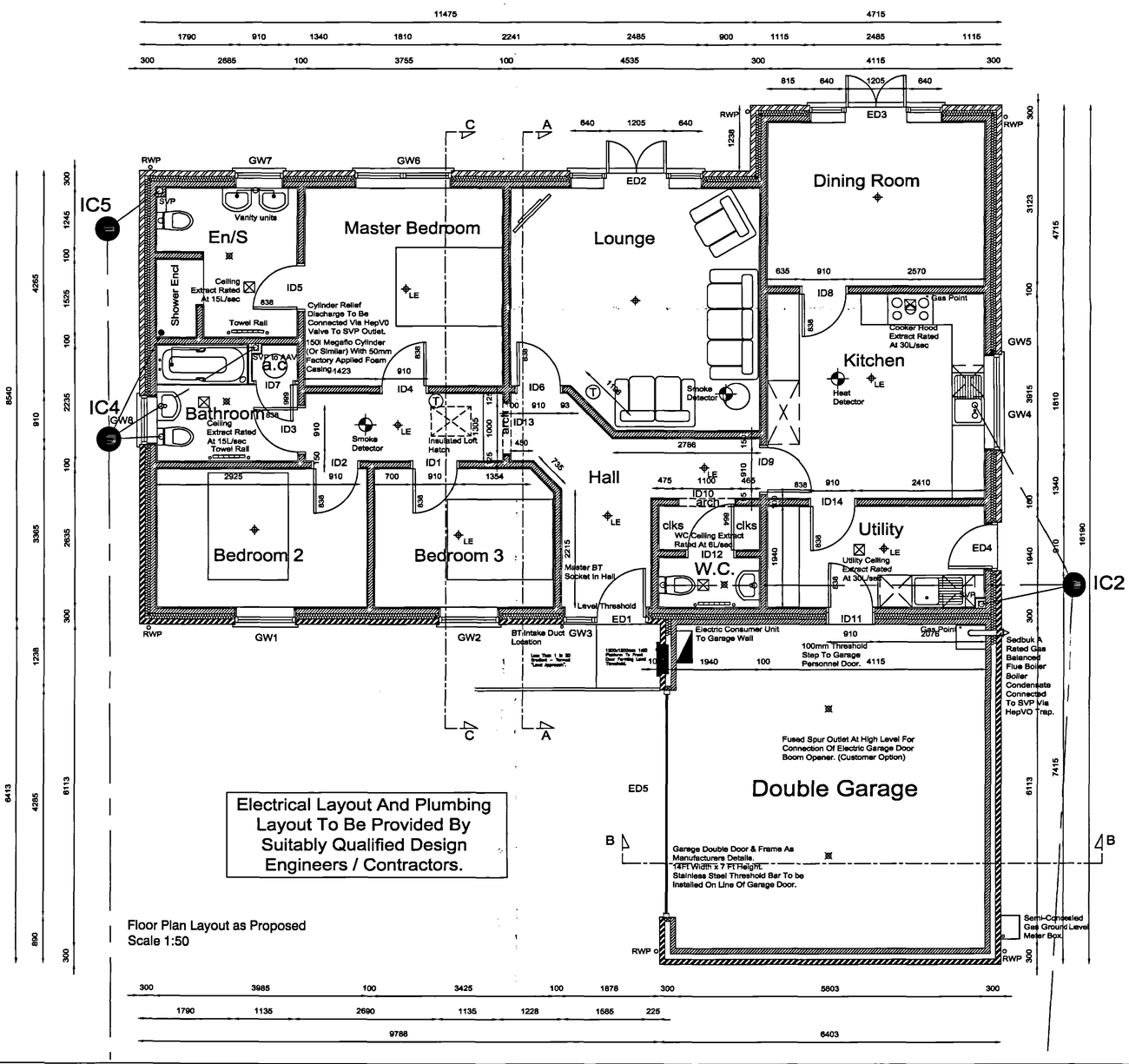
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Floor Plan Layout as Proposed
Scale 1:50

GROUND FLOOR:-

65mm proprietary screed around underfloor heating pipework reinforced with lightweight mesh on 500 gauge slip membrane on 85mm insulation boards by Celotex or similar on, on pre grouted and levelled beam/block flooring on 2000g damp proof membrane, linked to horizontal dpc. All to give a minimum U value of 0.25 W / Msq K. Perimeter upstand insulation 30mm thick to be installed to perimeters of floor slab.

Honeycomb sleeper wall to provide cross ventilation built off foundation and incorporating dpc.

Ventilation to floor void provided by air bricks at maximum 2000 mm centres to give minimum equivalent of 3000 mm sq ventiation per metre run of wall.

100mm oversite concrete on 2000g damp proof membrane, linked to horizontal dpc on proprietary beam/block floor.

DPC:-

Polythene horizontal dpc to suit width of masonary, 150 mm above ground level and 150 mm wide vertical dpc to all openings in external walls, all to comply with BS 743 AMD.

EXTERNAL WALLS:-

100 mm facing brickwork, 100 mm cavity with 100 mm IsoWool CWS Insulation, built in as work proceeds and 100 mm lightweight Durox loadbearing insulating blockwork (0.11 lambda) to comply with Building Regs and to give a U value no worse than 0.26 W / Msq K. All perpends and bed joints to be fully filled.

All cavities are to be closed at eaves and verges with 100mm width proprietary cavity closers giving a min. thermal bridging value of 0.45 W/m K.

Cavity closed at window and door reveals using cavity closer by Thermabate or similar to suit cavity, width insulation to provide min 0.45m2 K/W thermal resistance and incorporating vertical dpc.

225mm length Wall ties at 450 mm centres vertically and 900 mm centres horizontally, staggered and at 225 mm centres around openings.

Cavity trays to be provided above all openings in external walls included over meter boxes etc with weepholes to alternate vertical brick joints.

Cavity trays to project mimimum 75 mm beyond ends of lintels where not protected by eaves overhang.

SEPARATING WALLS

Fire stopping to junction to garage wall and roof provided by fibreglass packing between top of garage wall and underside of breathable membrane and top of breathable membrane and underside of roof tile.

Garage seperating wall to dwelling to be constructed from 215mm blockwork boarded to the dwelling side with plasterboard on dabs. On garage side the wall is to be faced with 55mm BG Thermaline Plus on dabs.

INTERNAL WALLS

100 mm blockwork to ground floor partitions with plasterboard finish dot and dab applied.

50 mm metal stud with 15 mm gyproc wallboard each side to Linen Cupboard partitions.

PITCHED ROOF

Concrete interlocking roof tiles on 25 x 38 mm preservative treated softwood battens on breathable membrane on 28° pitch rafters at maximum 600 mm centres with binders and wind bracing all to comply with BS 5268 part 3 1985. Details of trussed rafters and calculations to be submitted before commencement on site.

25 x 100 mm ridge and ceiling binders and diagonal wind bracing.

50 x 100 mm preservative treated softwood wall plates fastened to inner leaf with 30 x 5 x 1000 mm long galvanised mild steel straps at maximum centres, each with 6 No. fixings into blockwork.

30 x 5 x 1500 mm long galvanised mild steel lateral restraint straps with 100 mm turned down fixed to blockwork and fastened to rafters and ceiling joists of 3 No. trussed rafters at gable walls at maximum 2m centres, 50 x 100 noggings beneath straps between rafters and joists or fixed to binders.

Proprietary ventilation strips to brick corbel eaves fixed in accordance with manufacturers instructions to give equivalent 10mm width ventilation to comply with building regulations.

100mm Isowool Spacesaver mineral wool insulation quilt laid between ceiling joists and 200mm Isowool Spacesaver mineral wool insulation laid 90 degrees perpendicular over to give min U value of 0.13 W / Msq K Insulation to have a minimum 50 mm clearance at eaves for ventilation. Proprietary trays to be used as required.

Closure of wall insulation abutting 100mm ceiling joist level insulation to abut and knit together to provide a min. thermal bridge detail rating of 2.33m2 K/W in accordance with the accredi...

15 mm Gyproc tapered edged wallboard ceilings supported on all edges. All join...

Stepped cavity trays and Code 4 lead flashings to be provided at abutment of low walls with weepholes at appropriate levels, stop ends and proprietary perpend fille...

GRP valley gutter fixed to fully supported lay boards at valley intersection of roof sl...

Hatch to roof space to be insulated with high performance insulation and will incorp... ...y air tight seals.

STEELWORK

Structural steelwork to comply with BS 449 AMD, BS 4360 and CP 3 Chapter V Part 2 and BS 5950. Calculations to be submitted and approved by local authority prior to commencement on site.

Galvanised and coated steel lintols to all openings in external walls by Corus "Catnic Ltd" or other approved (See lintel schedule & refer to engineers appraisal for further details.

Joist hangers to be galvanised steel, manufactured by Simpson or other approved.

Wall ties to be 225mm length stainless steel wire ties in accordance with BS EN 845-1:2003 and BS 5628-1:2005. Wall ties to be Ancon Staifix RT2 type wall ties (or similar), NHBC Approved / BBA Certified.

DOORS AND WINDOWS

Door and window frames to be uPVC by Veka (Or Similar). Frames to be installed to lap cavity by 30mm min.

Principle front entrance door to have a level threshold and to have a minimum clear width of 775mm for Part'M compliance.

Garage door between dwelling and garage to have a min of 30 mins fire rating and shall be fitted with a suitable self closing device to maintain the manufacturers fire certificate integrity rating of the door.

All internal doors within the principle access storey shall have a min clear width of 750mm for Part'M compliance with exception to the WC door which has a side approach and thus requires 800mm min clear width.

All windows to be glazed with sealed double glazed units with an inner pane coated with low'E soft coating and a suitable glazing spacer to achieve the min required whole window unit Uvalue of 1.8 W/m2 K. (Refer to design SAPCalc for Minimum compliance requirements).

All full height glazing is to comply with BS 6262.

All glazing is to comply with Part N1 of the Building Regulations.

DRAWING AMENDMENTS SUBJECT TO PLANNING APPROVAL.

E	25-01-08	Alteration To Garage Wall To Form Cavity.	CDA
D	15-11-07	Kitchen Window increased, Bed 2 window centralised to room and fitted w/drobes removed from Master Bedroom.	CLS
C	09-11-07	Utility Added Back In And Window Heights revised To 1350mm Top Hung So Glazed Part Of Window Is Above 800mm AFFL. + Rev_B Planning Dwg.	CLS
B	June'07	Internal Layout Amended	CLS
A	May'07	RWP and additional detail added	CLS
Ref:	date:	Description:	by:

Revisions

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Client:
Stepford Homes

PLOT 1
AS PROPOSED

Project:
Proposed Residential Development
Land off Woolram Wygate,
Spalding

Drawing Title:
Plot 1
Floor Plans, Elevations And Construction Notes

FULL PLANS APPLICATION

Date:	Mar.2007	Scale:	1:50 and 1:1
Drawn by:	CLS	Checked by:	AJO.

Drawing Number: A0482-21
Rev: E

SHDC
Planning & Development
29 FEB 2008
Ref: 0273/08