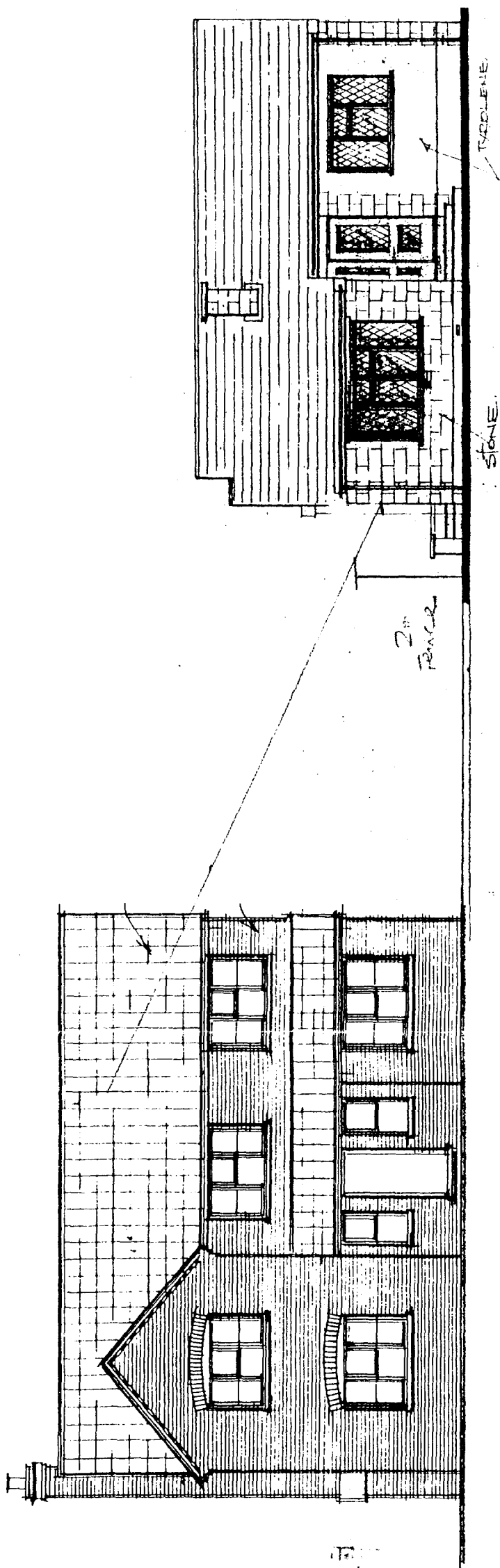
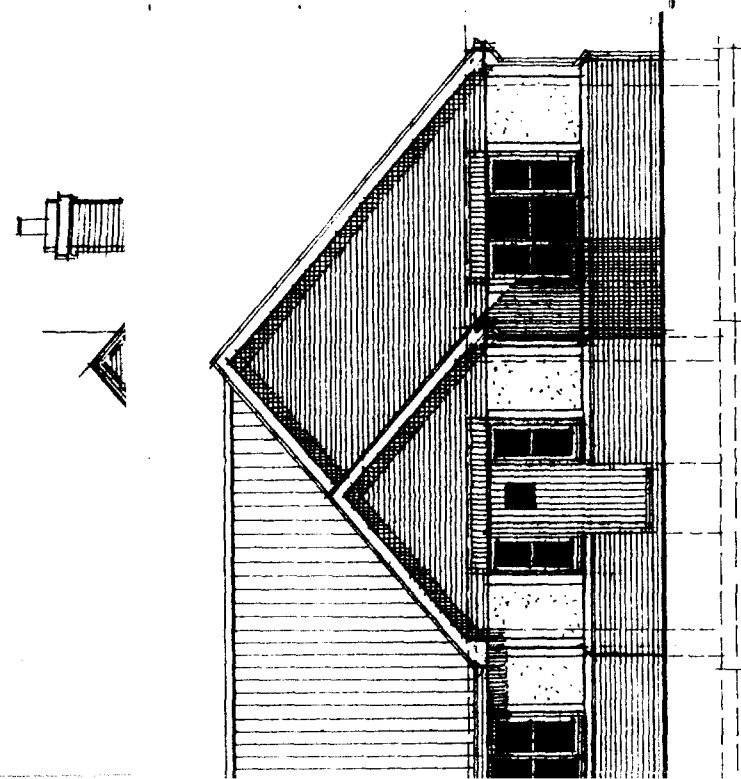
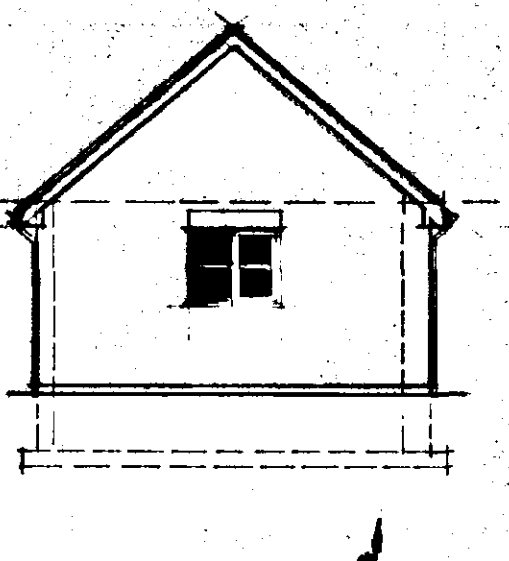
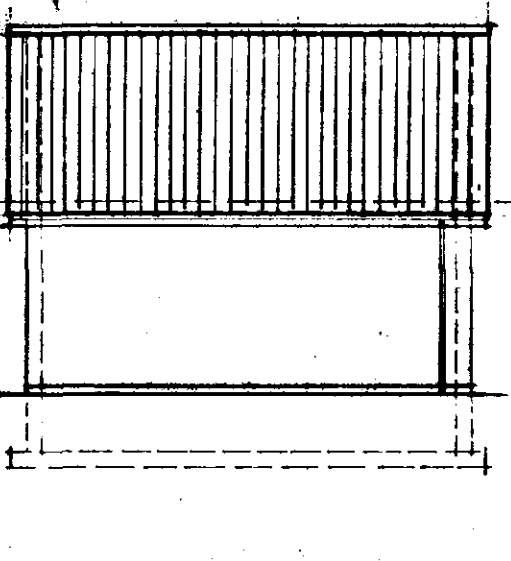
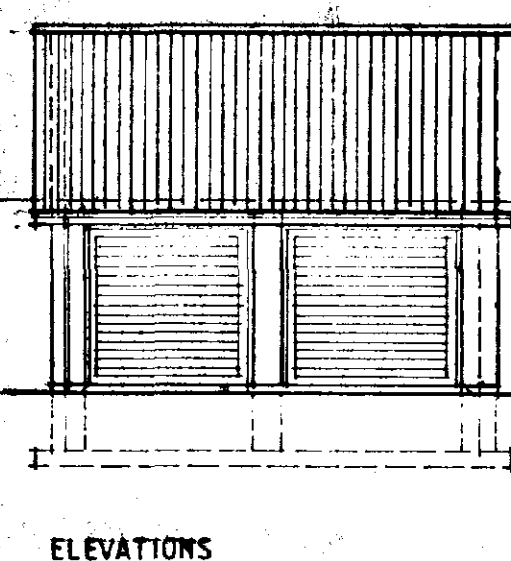
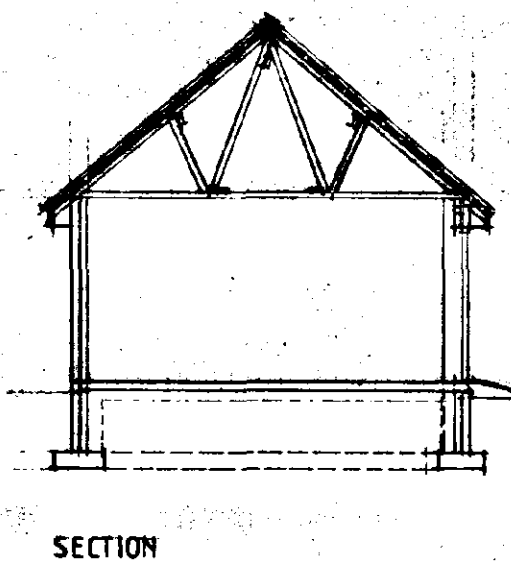
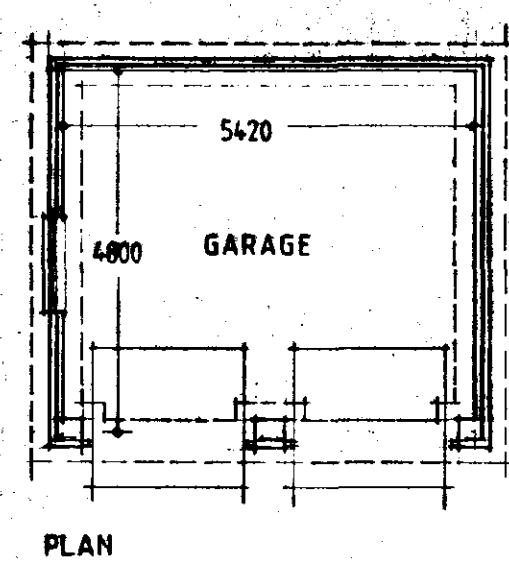
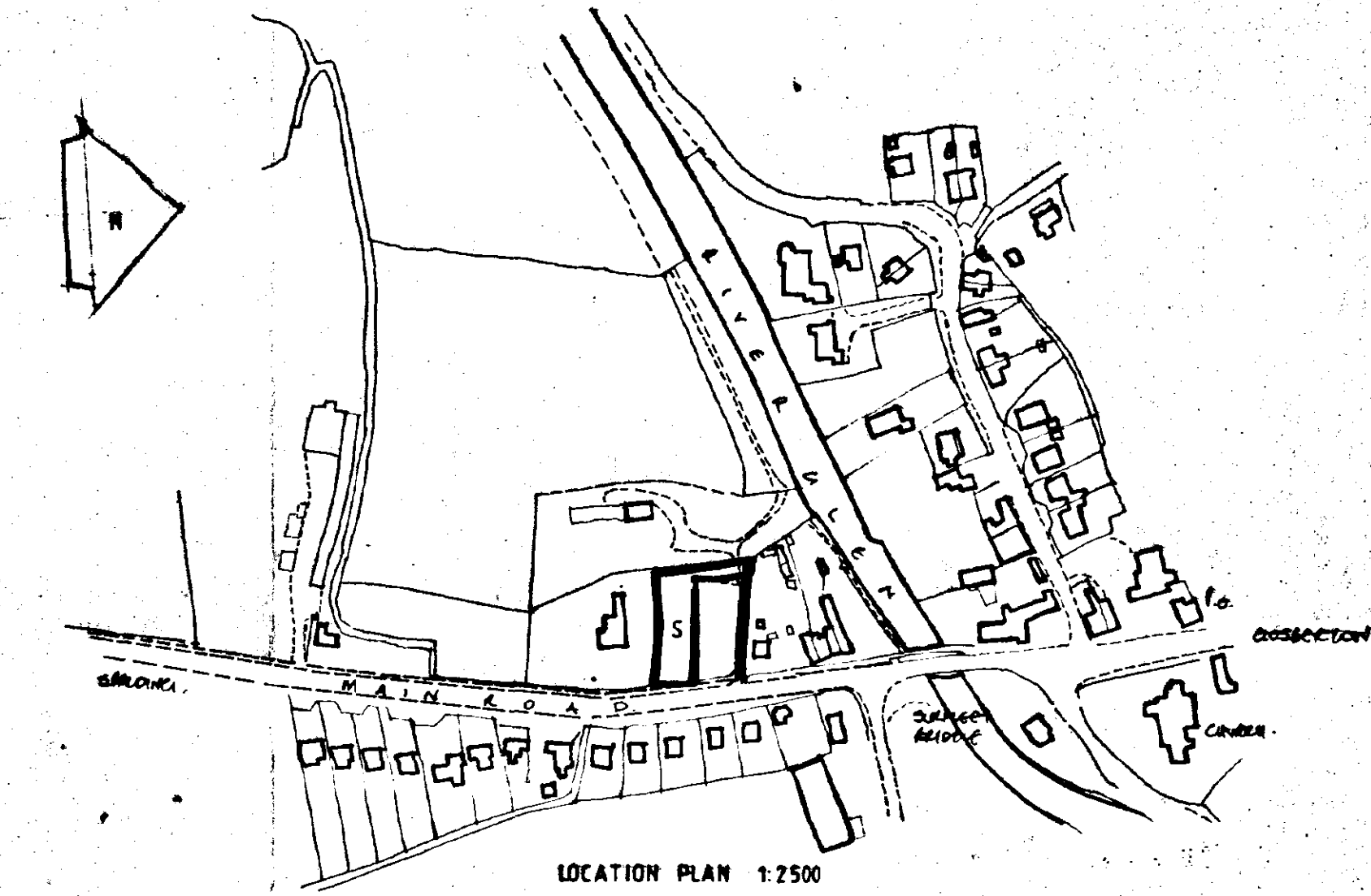
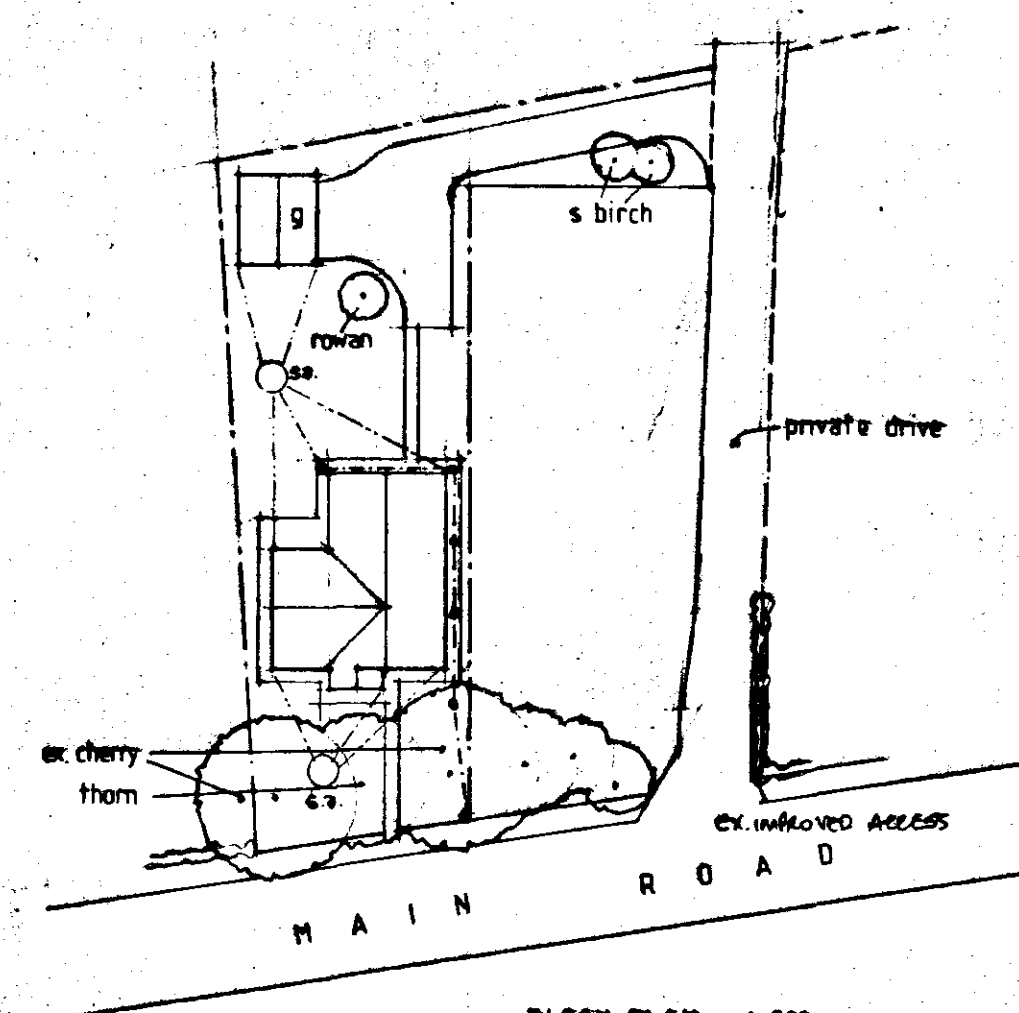
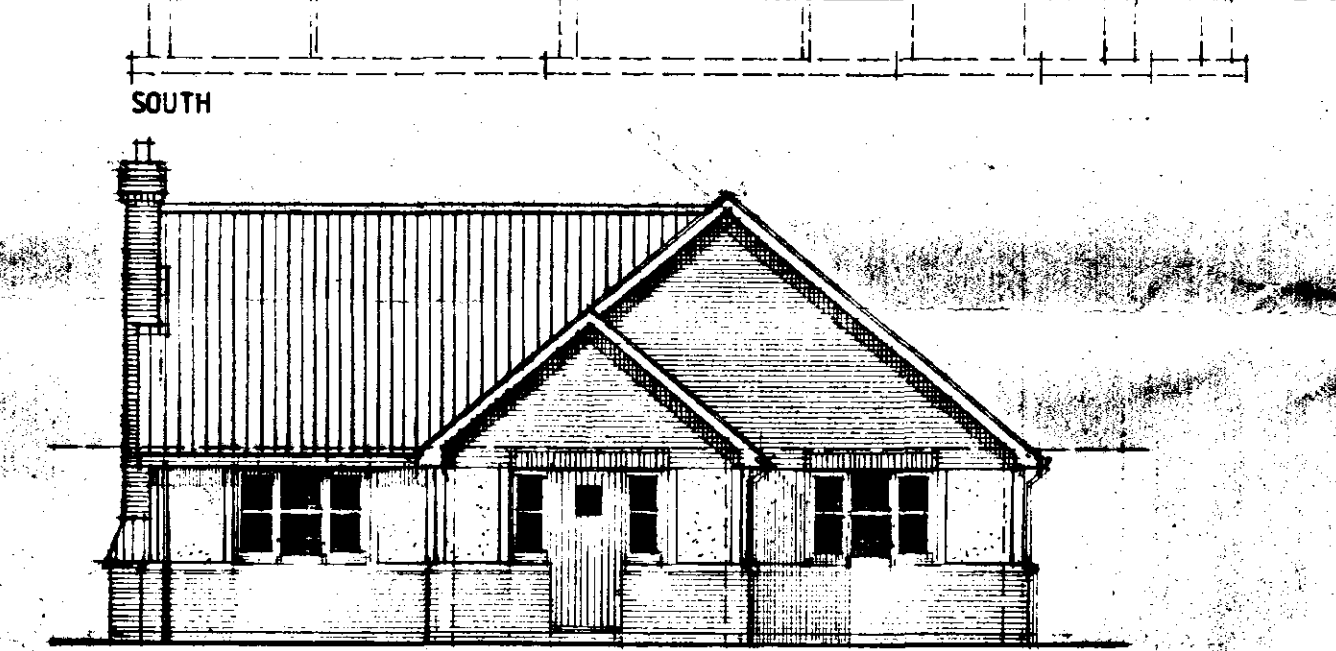
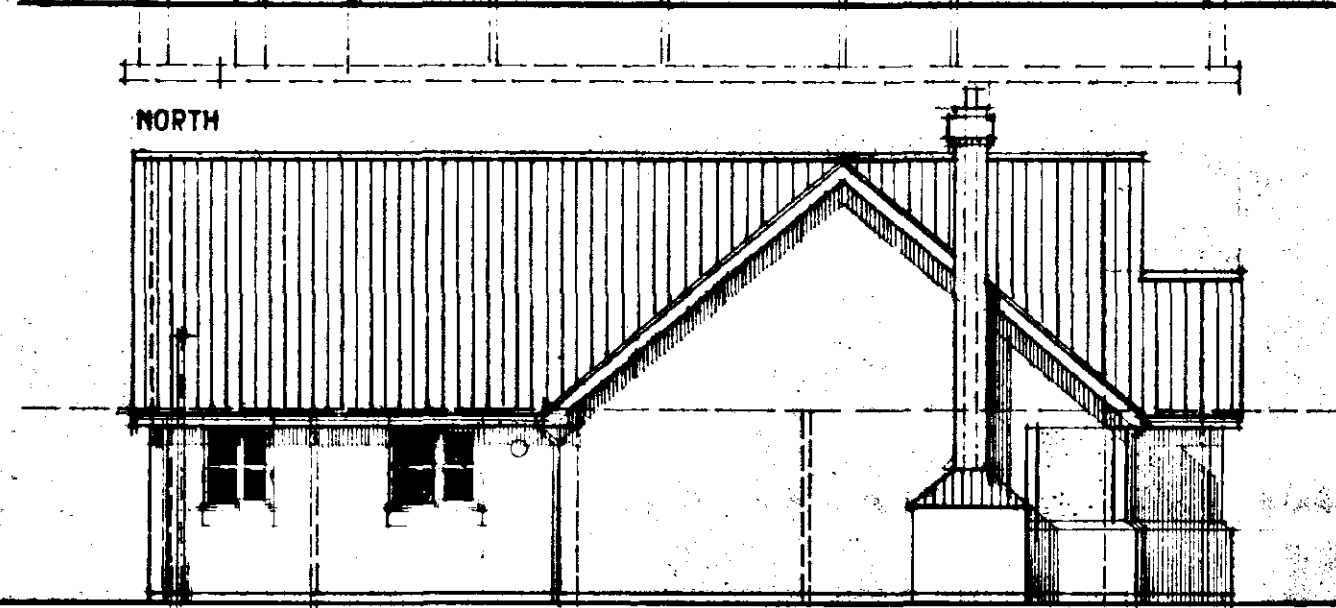
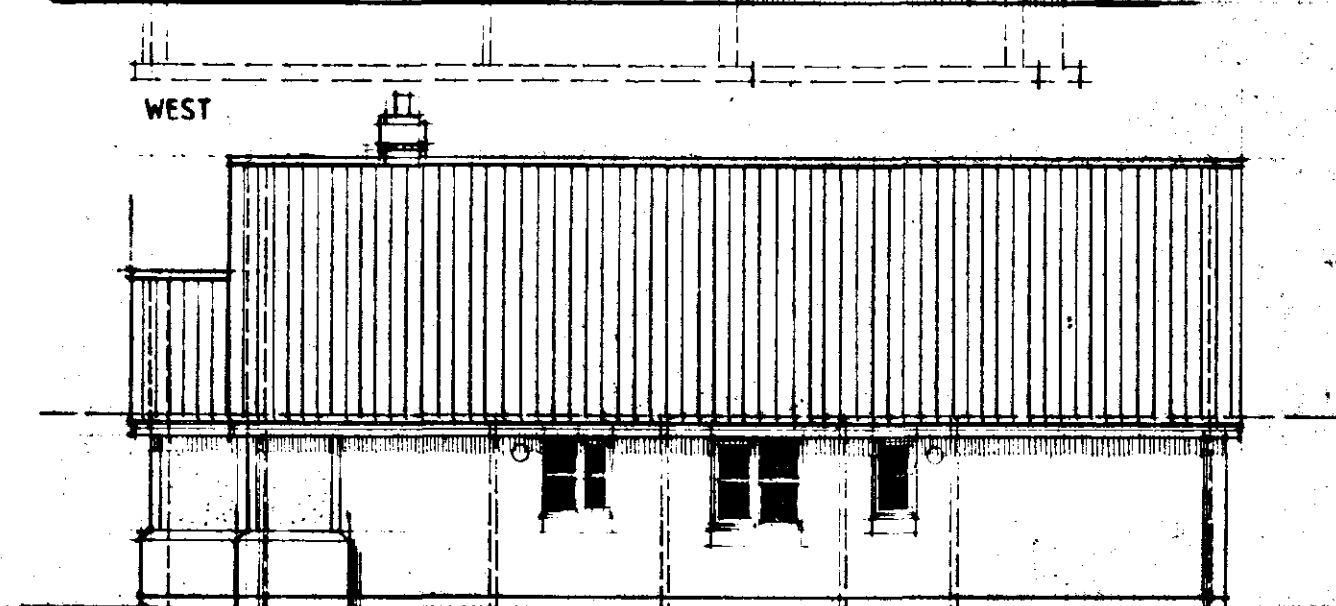
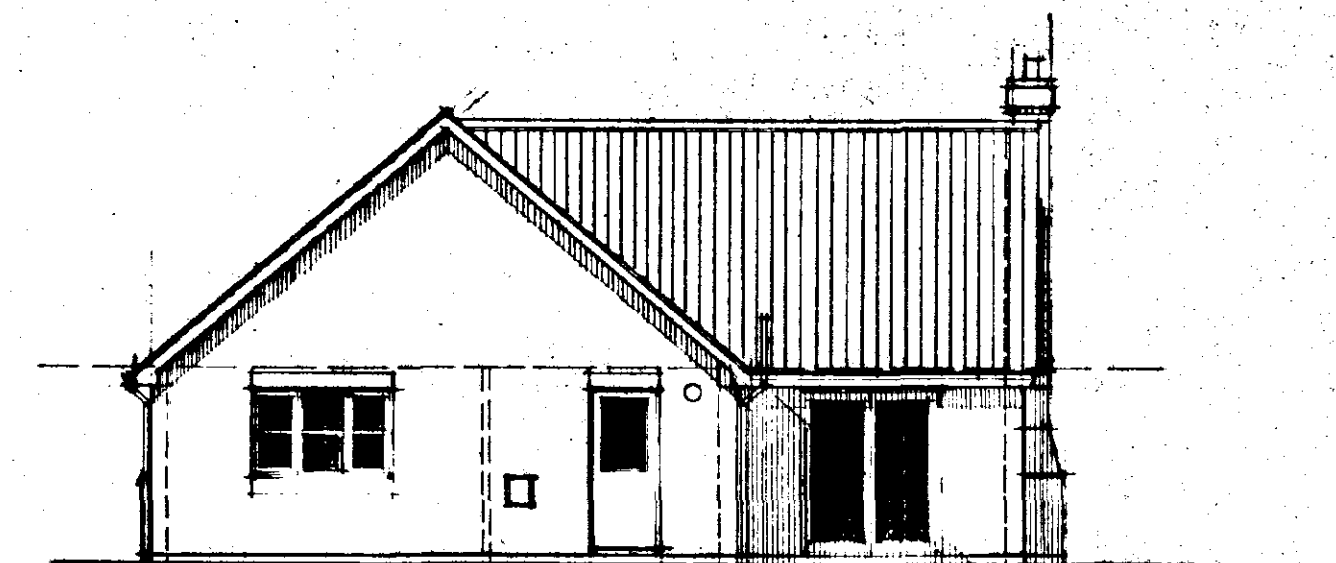
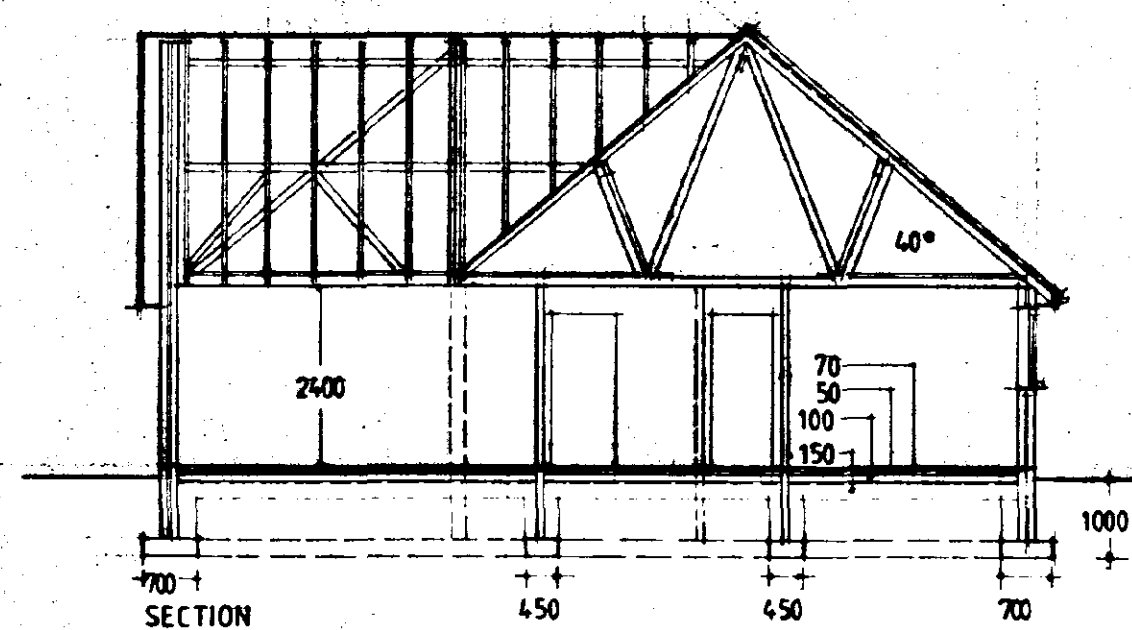




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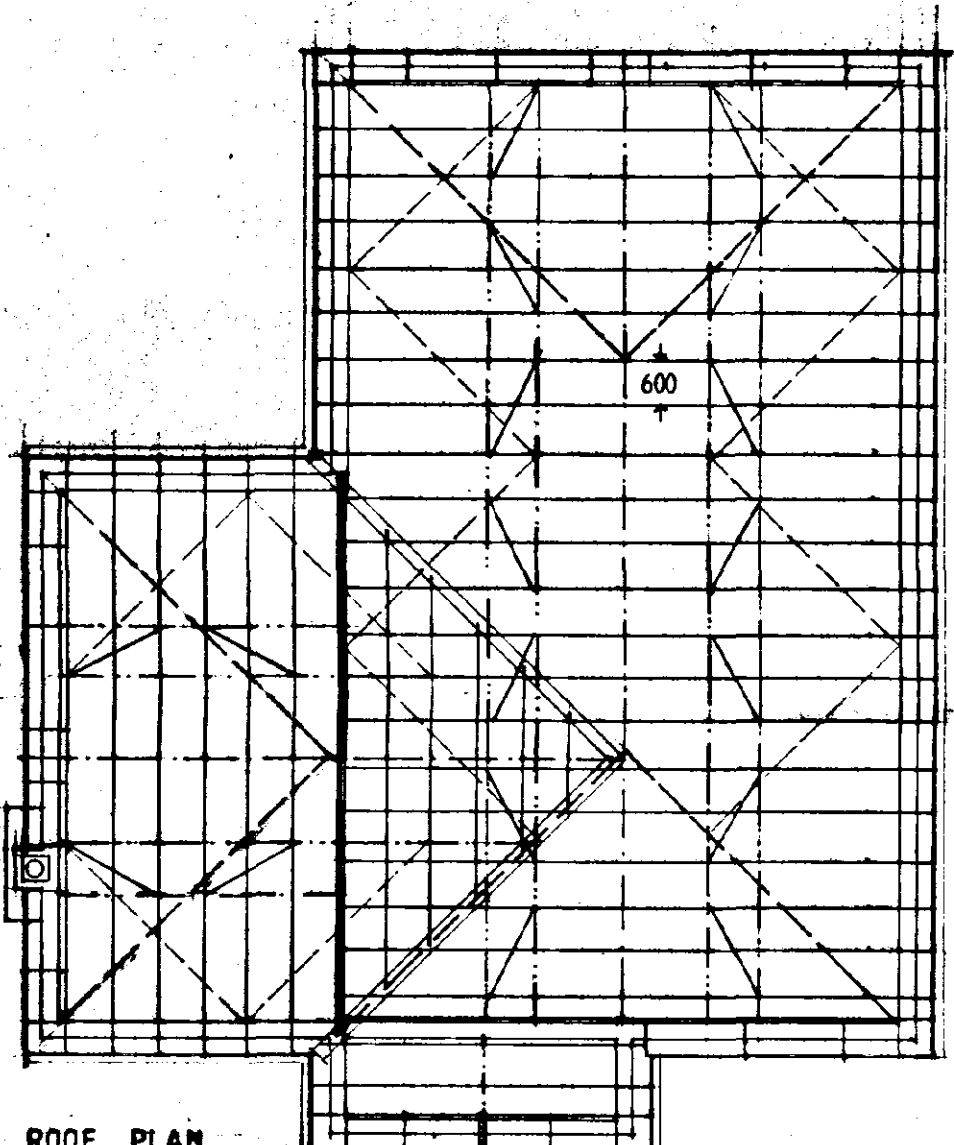




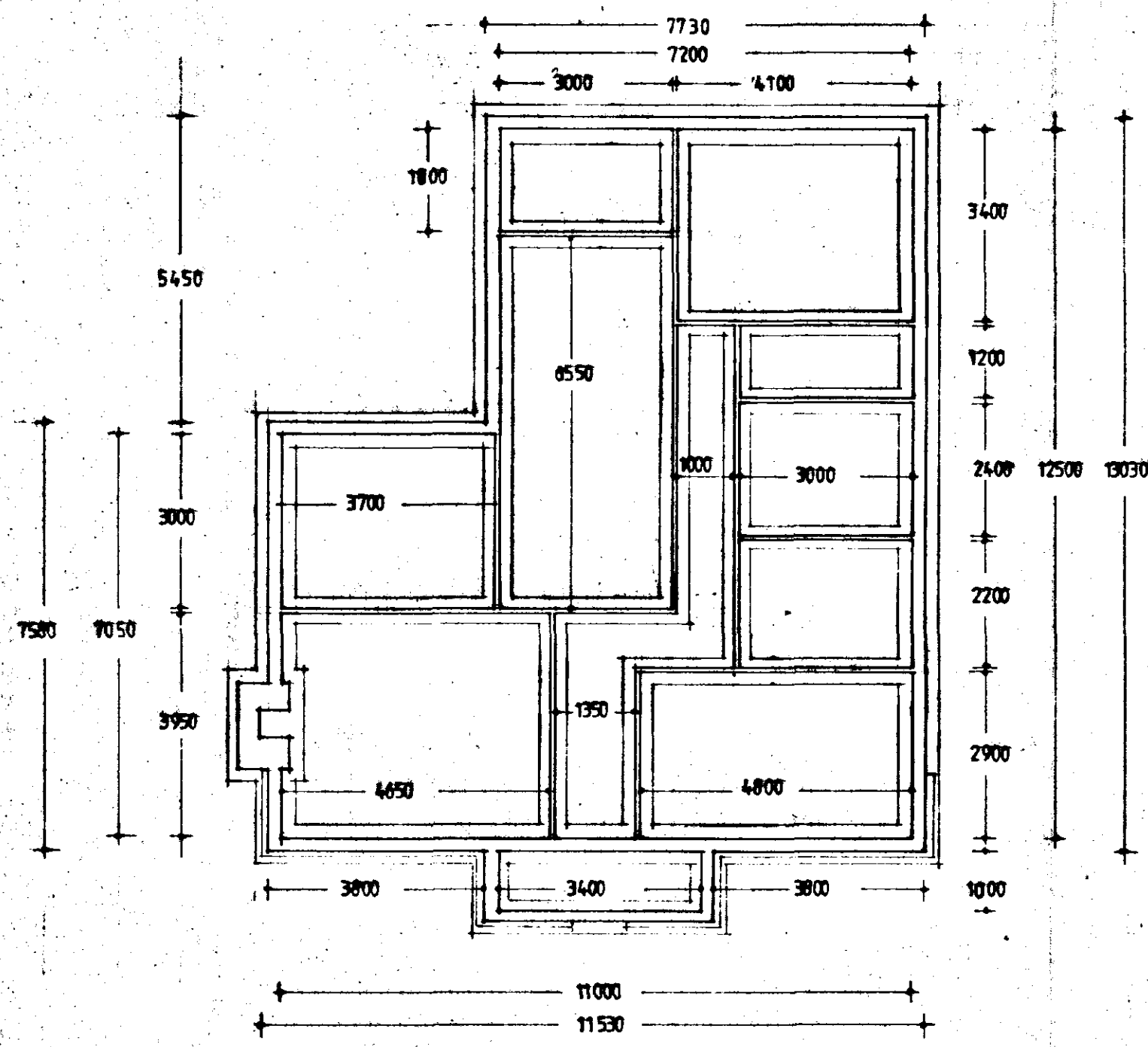
PLAN

SECTION

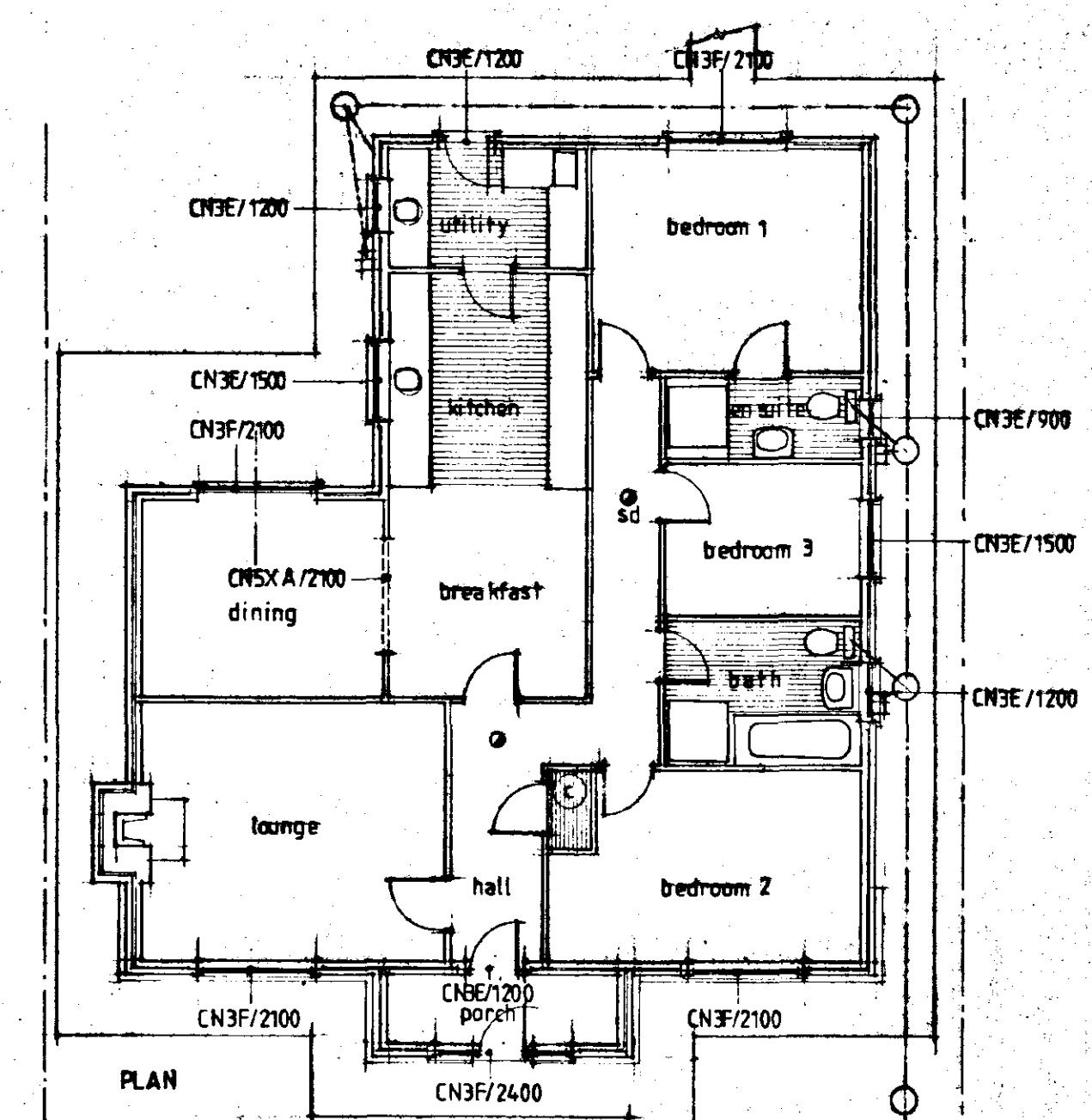
ELEVATIONS



ROOF PLAN



FOUNDATION PLAN



PLAN

ROOF CONSTRUCTION:
Merley Mendip Int. lock. cond. roof tiles Farnhouse Red. to BS:473-300 PT.2 1972 on 25.30 softwood treated battens and underfelt to BS:747 Type 1F and in all cases lapped by 150 both horiz. and vert. Tiles to be laid with min head lap of 75mm and fixed with regard to wind speed roof pitch and exposure cat. to CP3 cl. Spt.2 1972. Specialist made prefabricated roof trusses to BS:5268 PT.5 1995 set at 600 cs. 38x100 ridge node and intermediate binders. Wind bracing to Truss plate ass. tech. bulletin st.1. Additional bracing within the plane of the web 38x100 ceiling ties 53x100 wall plate bedded on sand and cement. 30x5 galv. metal straps to act as anchor and lateral restraint straps at max. 2M cs. solid bridging beneath straps over 3No. members 38x150 lay boards. Vulcanal fibreglass trough valies. All structural timber min. SC3 grade 9mm ext. g. ply soffits with continuous 25mm air gap and fly proof screens 200 insulation quilt U value 1.8. RV601 eaves vents. 112 Hunter Hflow gutters 88 downpipes. 12.5 Gyproc Duplex plasterboard Artex finish. Compound truss at roof intersection sufficient support to truss makers details for cold water storage tanks. Makers details to be supplied not less than 28 days prior to erection on site. Lead flashings to be code 4 with min upstand of 150mm cavity tray DPC at intersection of porch to dwelling.

WALLING:
265 cavity wall construction to consist of red face brick to BS:3921:1974 for clay bricks 65 cavity with full fill DI-therm insulation batts inner leaf of 100 solid insulation blocks Yarnoc Topblock or sim. Cavity walls tied together using galv. iron twist ties set at 900 horizontally and 450 vertically to BS:1243:1978. wall ties to be positioned at 225 vertical centres at all unbonded closures of cavity U value 0.45. At all closures of cavity to jambs lintels and cills provide Thermabate or similar to makers inst. Set plaster and skim to all walls except garage.

SUBSTRUCTURE:
Walling to be 100mm class A dense concrete blocks to BS:6703 pt. 1:1981. dpc set min 150 above finished G.L. weak mix infill to bases of cavity no closer to dpc than 225. dpc's to BS:6398/8215:1991.

GROUND FLOOR:
150 well consolidated hardcore with sand or dust blinding. 1200g poly membrane lapped continuously with dpc by 100. 100 conc. laid oversite. 500g membrane. 50mm Rockwool flooring insulation U value 0.35. 70mm sand and cement screed with light mesh reinforcement.

FOUNDATIONS:
225x700 and 225x450 strip concrete foundations taken down and placed on suitable load bearing strata deemed to be 1M.

STUD WALLS:
88x75 members at 600 vert. cs. clad on both sides with 12.5 plasterboard with 3mm skim. ins. quilt to voids.

WINDOWS/DOORS/GLAZING:
Standard pattern joinery all double glazed with 12mm thermal break. Toughened or laminated glass to windows and doors below 800 from floor. Glass to BS:6208:1981 and to app. doc. part N. provide 100% draught proofing. Rapid ventilation equal to 1/20th of floor area part of which is at least 1.75M above floor level. Controllable background ventilation via trickle vents of at least 8000 sq. mm.

MECHANICAL VENTILATION:
To Kitchen provide mech vent with extract rate of at least 60 litres per sec. or 30 litres in a cooker hood. To Bathroom Utility Room etc. provide mech. vents offering min 3No. air changes per hour with 15 min. over run. and an extract rate of at least 15 litres per sec.

SMOKE DETECTORS:
Provide in positions shown smoke detectors, interconnected and wired back to dial. board on a separate circuit and fused.

FIREPLACE:
To be capable of burning smokeless fuel. Redbank throat unit and lintel 225 int. dia. rebated clay flue liners to BS:1181:1971. laid sockets uppermost. 100 face brick surround to flue terminating in corbelled out brickwork and clay pot. weak mix infill around flue as work proceeds. At flue roof intersection provide 2 course eng. bricks and code 4 lead flashing. Ventilation to fireplace shall be an air entry opening of at least 50% of throat opening area. adjustable plastic vents internally. Flue size 15% of the area of the recess opening. Hearths to be min. 125 thick and constructed of non combustible material and project from face of wall by 500 and passed sides by 150mm. Provide gas fire subject to client requirement.

LINTELS:
As manufactured by Messrs. Calvic complete with 150 end bearings and cavity tray dpc. corrugated steel internally.

FOUL DRAINS:
Inspection chamber construction to be Bartol or similar to makers inst. with the internal dia. related to the depth to BS:8301:1985 pipes to be 100 dia plastic laid to falls and flexibly jointed to BS:4660:1983 with bed and surround of 150 pea gravel. Provide suitable bridging where pipes pass through walls with rigid sheet metal to mask 50mm around pipe opening in wall. SVP to be 100 dia. PVC to BS:4514:1983 and to extend 600 above any window head and terminate with pvc bottom. Waste pipes to be 38mm int. dia. to BS:3943:1979. complete with rodding eyes at changes of direction. 75mm deep seal traps to appliances. 50mm waste to showers, gullies to be rodable. Final discharge to main sewer in road.

SURFACE WATER DRAINS:
To be 110 underground pipes laid to falls and flexibly jointed with bed and surround of 150 pea gravel discharging to property formed soakaways. 1.2M dia. and 5M from any building.

HOT WATER SYSTEM:
Hot water cylinder to be 115 litre with 40mm foam ins. and ventilated to the atmosphere to the requirement of the regs. Provide room stat or thermostatic radiator valves and thermostat and time switch to hot water vessels. Insulate all pipes not contributing to useful heat output.

HEATING:
Provide gas fired boiler in suitable position, suggested Baxi BOILO 50FF heat input 18.32KW max 15.02KW min. heat output 14.65KW max 12.02KW min. BTUH 62500 max 51250 min. BTUR 50000 max 41000 min. provide durable metal guard to flue.

GARAGE: As detail S2. N1: No insulation N2: No plaster. Airbrakes.

* ACCESS TO BE LEFT CLEAR TO BE USED BY OTHERS. WHEN WORKING TO BE SERVED. MUST BE LEFT CLEAR TO BE REACHED WHEN WORKING. FURNITURE MUST BE REMOVED.

* WORKING TO BE LEFT CLEAR 25mm IN REVER. TO AVOID COLLISIONS.

* NEW TREE PLANTING: 10m x 10m IN REVER. 10m x 10m TO BE MAINTAINED.

DETERMINED PLAN

SOURCE: 100% AND DC HOUSEHOLD 100% 30 JAN 1997 Ref: 0108/97

CLIENT	MRS. PEARSON - R1221
PROJECT	PROPOSED BUILDING CONSTRUCTION AND DETACHED GARAGE INCLUDING MEANS OF ACCESS. AT. Plot N. 2 MAIN ROAD SURFECT SANDHILL
SCALE	1:100
DATE	JAN 97
REV:	

ROGER WILLIAMS
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