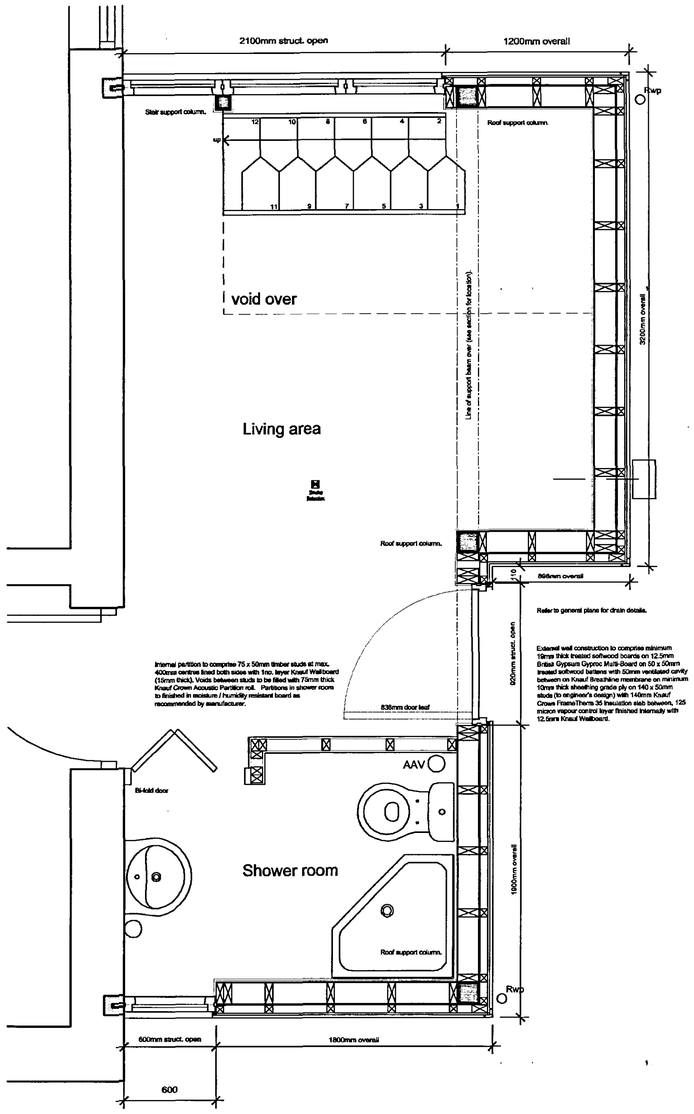
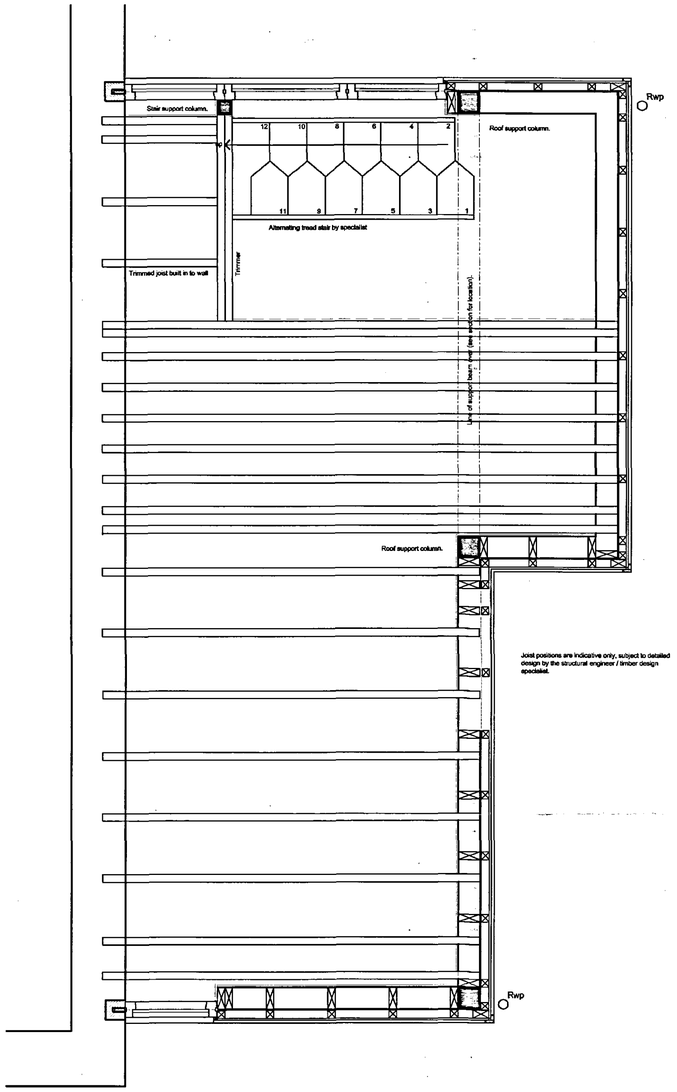
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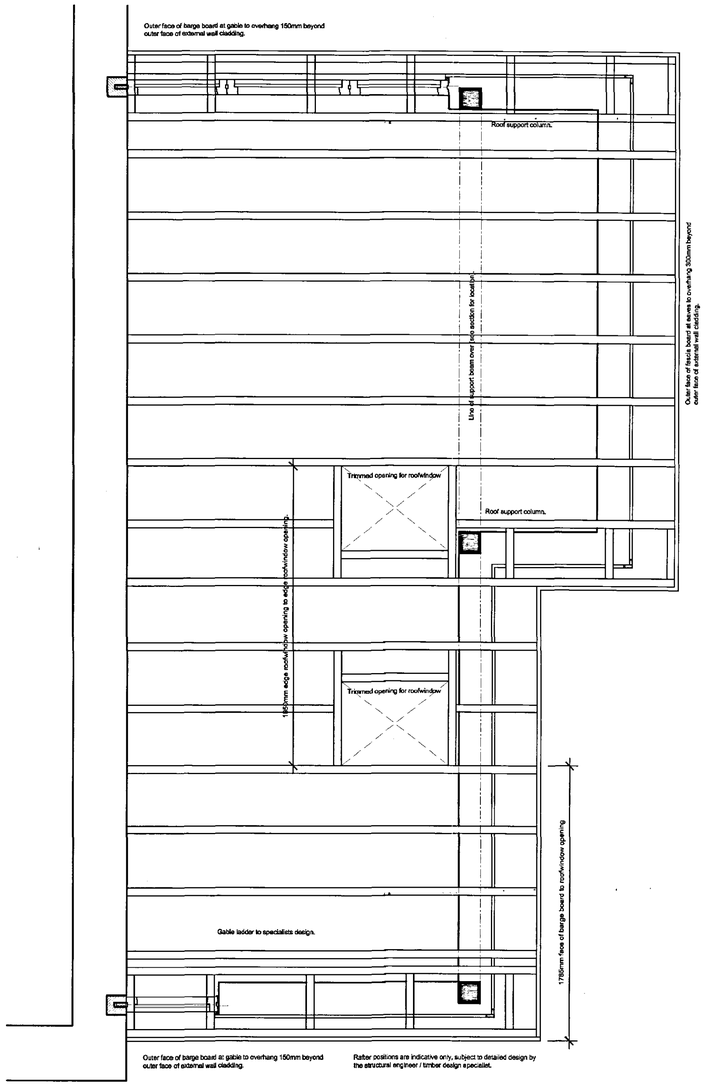
Ground Floor Plan

Scale 1:20



First Floor Structure Conceptual Plan

Scale 1:20



Roof Structure Conceptual Plan

Scale 1:20

External walls

Sole Plates
Sole plates to be provided at foot of all walls. Plates to be double vacuum organic solvent treated. Sole plate to be fixed securely to top of sub-structure brick walls using 4.0mmØ ballistic or masonary nails to give minimum 30mm penetration into brick (fixing method to be verified or advised otherwise by structural engineer).

Skirtings
Skirting noggin to be provided between studs at low level as indicated to provide secure fixing for skirting board. Similar noggin to be provided immediately above intermediate floor level to serve same purpose. Softwood skirting to be installed to clients requirements.

Studs
Studs to be erected broadly in accordance with this concept drawing. Specification for timber to be used is to be provide by the structural engineer who is also to be responsible for the detailed design of the main roof support columns, beam, bracing and all strapping. Stud depth indicated (140mm) is the minimum required to achieve the required thermal peformance under the building regulations.

Top and Bottom Rails
These will normally be of the same size, section and specification as the studs. These provide top and bottom fixings for the wall sheathing and lining panels. Additional head binders to be installed as required by the engineer (to transfer joist and rafter loads through the full wall frame panel).

All structural timber is to be treated in accordance with BS 5268 Part 5 'Code of practice for the preservative treatment of structural timber'. Double vacuum organic solvent being the preferred treatment.

Noggins
Noggins to be installed as recommended by the structural engineer / timber frame specialist.

External Sheathing
To be sheathing grade plywood (as listed in BS 5268 Part 2).
Thickness of 10mm is indicated on these drawings but is subject to verification by the structural engineer. Joints between boards to occur only in line with centre line of studs.

Vapour Control Layer
Vapour control layer (vcl) to be provided between the internal wall lining (Knauf Wallboard) and the warm side of the insulation - i.e. across the inner surface of the studs. VCL to be 125 micron polythene sheet or equal. Care is to be taken to ensure that the membrane is not torn, punctured or damaged and that all joints are completely lapped and sealed fully. Penetrations for services etc should be avoided where possible, where they do occur care must be taken to ensure that the vcl is sealed completely around the penetrating element. The vcl sheet should overlap at studs by minimum 100mm and should overlap similar vcls in insulated ground floors and ceilings.

Breather Membrane
Knauf Breathrine breathable membrane to be fitted to outer face of sheathing in strict accordance with manufacturer's recommendations. Ensure that joints are kept to a minimum and where they occur they must be lapped (in the appropriate order and direction) and fixed as recommended by the manufacturer. Ensure that tears, punctures and other damaged is avoided. The breather membrane is to be continued over the angled noggin at the base of the panel to ensure that any cavity-borne moisture is shed to the building exterior.

Thermal Insulation
Knauf Crown Frame Thermal Slab 35 insulation, 140mm thick is to be fitted to the voids between all studs. Ensure that this is fitted in strict accordance with the manufacturer's recommendations and that cold bridges are avoided.

Openings in timber frame walls
Where openings occur (doors and windows) structural timber lintels are to be incorporated to allow secure fixing of the frames and to transmit loads to the flanking studs and cripple studs. The design is to be the responsibility of the structural engineer / timber frame specialist.

External Cladding
To be softwood boards laid in horizontal configuration as indicated on the elevations. Maximum board height to be 150mm, minimum board thickness to be 19mm. Joint cover should be minimum 15mm to avoid opening-up during seasonal changes. Boards should employ a simple overlapped joint if over 100mm deep.
Moisture content of timber on delivery to site should be between 13% and 19%. Timber to be straight grained, free from open knot holes or splits which could permit water penetration.
Timber to be either of a durable species (in accordance with BS 1186 Part 3) or preservative treated. Sapwood should not be used.

Nailing of Cladding
Nails used for fixing cladding should be hot dipped galvanised steel, stainless steel, copper or silicone bronze. Annular ring shank nails should be used if possible for improved holding. Nail length is to be 2.5 x board thickness (19 x 2.5 being 47.5mm) although this can be reduced to 2 x board thickness (38mm) if annular ring shank nails are used. Double nailing across the board width is not recommended as the board tendency to split is increased during moisture movement. With opaque finishes, nail heads should be punched below the surface and a suitable filler should be used before finishing. Board ends should be jointed only over battens.

DETERMINED PLAN

Ref: Date: Description: By:

Revisions

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Mr J Bowser

PLANNING DEPARTMENT
30 JAN 2006
Ref: 0126/06

Project:
Extension to dwelling
Former Methodist Church
Station Road, Surfleet

Drawing Title:
General Arrangement Plans
BUILDING REGULATIONS APPLICATION ISSUE

Date:	Jan 2006	Scale:	As shown
Drawn by:	AJO	Checked by:	DAL

Drawing Number: A0440 - 14
Rev: