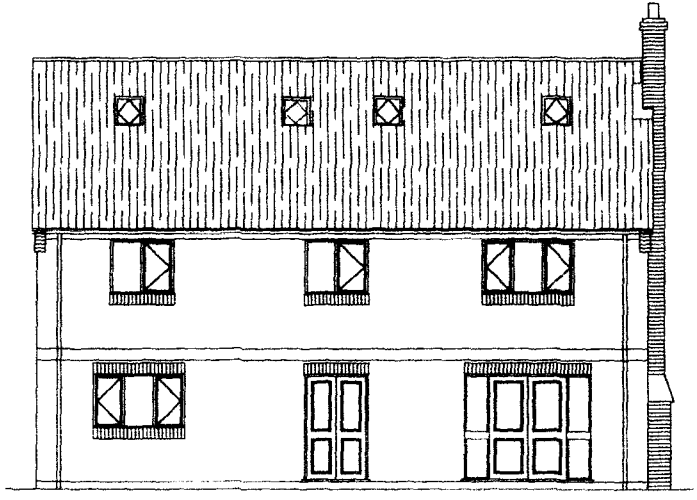
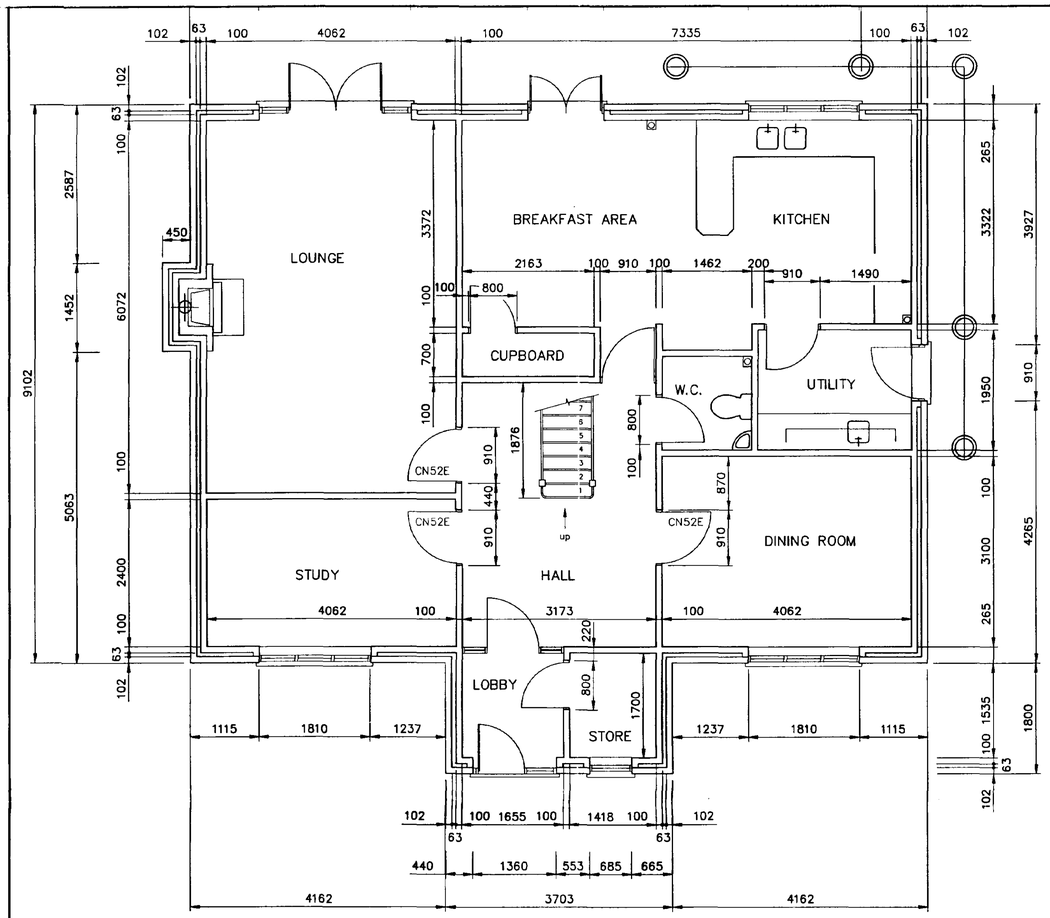
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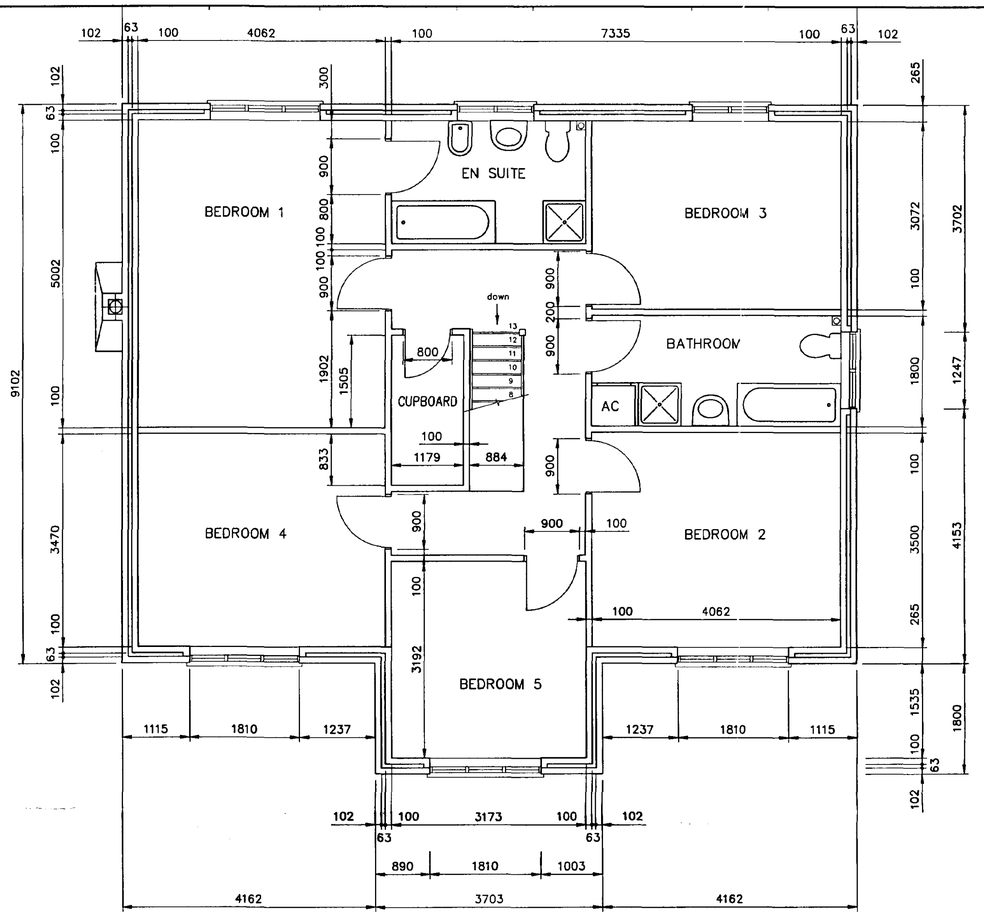


REAR ELEVATION

A2

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## GROUND FLOOR PLAN

ROOF CONSTRUCTION

Redland Grovebury farmhouse red interlocking concrete roof tiles to BS 473:500 Part 2 1972 on 25 x 38 sof:wood treated battens on untearable roofing felt to BS 747 Type 1F and in all cases to be lapped by 150 both horizontally and vertically.
Tiles to be laid with minimum head lap of 75mm and to be fixed in accordance with regard to wind speed roof pitch and exposure category as detailed in CP3 chapter5: part 2: 1972. Specialist made prefabricated roof trusses to BS 5268 Part 3: 1985 set at 600 centres. 38 x 100 ridge node binder with intermediates as shown.
Provide wind bracing in accordance with Truss Plate Assoc. Tech. Bulletin Sheet 1. Provide additional bracing within the plane of the web. 38 x 100 ceiling ties. 50 x 100 wall plate bedded on sand and cement. Provide 30 x 5 galvanised metal straps to act as anchor (1m long) and lateral restraint straps with solid bridging beneath over min 3 no. members.
All structural timbers to be min SC3 grade. Provide 9mm external grade plywood soffit with 25mm wide continuous air gaps and fly proof screens. Glassfibre insulation quilt to loft space being 100 between joists and 100 over offering U value of 0.19. RV601 eaves ventilator trays 32 x 194 PSE fascia boards. 112 Hunter Hi-flow gutters to 68 downpipes. Ceilings to be 12.5 gyproc duplex plasterboard with artex or 3mm skim finish. Access trap to roof space to be fully draughtproof and fitted with positive latch/bolt. Provide cold water tanks to roof space and fully insulated with sufficient support to truss manufacturers details in accordance with BS: 5268. Manufacturers details of roof trusses to be provided not less than 28 days prior to fabrication/ erection. Provide code 4 lead flashing to stack with min upstand of 150mm. Strapping at max. 2m centres.

FIRST FLOOR CONSTRUCTION

Min 18mm T&G flooring grade chipboard (impregnated grade to bathroom and en-suite) all joints glued. Over 50 x 195 SC3 grade joists set at 400 mm centres provide solid or herring bone strutting between joist at intervals as shown on plan. Lateral restraint straps at max. 2 m centres hooked over inner leaf of blockwork with solid bridging beneath over min 3 No. members. Provide trimmers in positions shown from 2No. 63 x 195 members. All joist ends where built into external walls to be subjected to suitable preservative treatment. Ceilings to be 12.5 plasterboard with artex or 3mm skim finish.

STUD WALLS

To be formed from 38 x 75 members set at 600 vertical centres with 50 x 75 head and sole plates. Noggins set horizontally at 3rd vertical increments and clad on both sides with 12.5 plasterboard with 3mm skim finish. Glassfibre insulation quilt to voids.

STAIRCASE

Standard flight of stairs 41deg 54 min pitch with go 230mm and equal risers of 200mm 2600 between finished floor levels min 2000 clear headroom stair guarding to be handrail set at min 840 above pitch line and 900 on landing. Guarding to have no gaps greater than would be allow the free passage of a 99mm spherical object.

LINTELS

Lintels to be as specified on drawing and as manufactured by Messrs. Catnic or similar and installed in complete accord with makers instructions complete with min. 150 end bearings and cavity tray DPC's.
Unless specified otherwise lintels over internal openings to be corrugated steel.

SURFACE WATER DRAINS

Rainwater pipes to discharge to 110 underground pipes laid to falls flexibly jointed with bed and surround of 150 pea gravel. Discharge to 1.2m dia. Properly formed soakaways set min 5m from any building.

HOT WATER SYSTEM

Hot water cylinder to be 115 litre with 40 foam insulation complete with immersion heater and to be ventilated to the atmosphere all to the requirements of the regs. Provide room stat and thermostatic radiator valves and thermostat and time switch to hot water vessels. Insulate all pipes not contributing to useful heat output.

HEATING

Heating to be Oil fired boiler being Trianco Eurostar with low level balanced flue kit
Oil tank to be sited above ground behind garage

LEAD FLASHINGS

Lead flashings to all abutments. Code 4 lead with minimum upstand of 150 mm.

FIREPLACE

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 flues and terminating in corbelled out brickwork and clay pot. Weak mix infill around flue as work proceeds. At roof flue intersection provide 2 course engineering bricks with Code 4 lead flashing. Ventilation to fire place to be an air entry opening of at least 50% of throat opening area. Adjustable plastic vents internally. Flue size as 15% of the area of the recess opening. Hearth to be constructed from non combustable material. Min 125mm thick and to project from the wall face by 500mm and past sides by 150mm.

GARAGE CONSTRUCTION

Construction identical to main dwelling excepting insulation.

## FIRST FLOOR PLAN

WALLING
265 cavity wall construction to consist of outer leaf of brickwork Ibstock Bradgate Red to BS: 5628: Part 1: 1992 for clay bricks. 65mm cavity with Rockwool full fill 'Thermobats' with wall construction offering min 0.41 Wmsq.degC. 100 medium insulation blocks Tarmac Topbloc or similar. Cavity walls tied together using galvanised iron twist ties or ties as supplied by insulation manufacturer 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. At all closures of cavity to jambs, lintels and cills provide Rock close insulated DPC meeting the maximum required U value o 1.2W/m2K. Windows to be set back 12mm in reveal to avoid cold bridging. Internal walls to receive set plaster and skim.

SUB STRUCTURE WALLING
Walling built up off Trenchfill foundation

GROUND FLOOR CONSTRUCTION
To consist of min. 150 well consolidated hardcore with sand or dust blinding
1200g polythene membrane lapped continuous with DPC by 100mm
100mm concrete laid oversite 60mm Rockwool Rockfloor insulation boards fixed in full accord with makers instructions offering floor U value of 0.35.
70mm sand and cement screed with 1 layer of A98 mesh.

FOUNDATIONS
Foundations to be trenchfill taken down to suitable ground bearing strata

Garage foundation to be of identical mode of construction.

WINDOWS DOORS / GLAZING
All windows to be standard pattern timber as manufactured by Messrs. Boulton and Paul or similar approved complete with 12mm thermal break double glazed panels. Provide toughened or laminated glass to doors and side panels and any window area below 800mm from floor level. All glazing to comply with approved document N and to be to BS: 6206:1981. Provide rapid ventilation equal to 1/20th of floor area part of which is at least 1.75m above floor level and controllable background venting via trickle vents of at least 8000 sq.mm. 100% draughtproofing all round.

MECHANICAL VENTILATION
To Kitchen provide mechanical ventilator with extract rate of at least 60 litres per sec. or 30 litres in a cooker hood. To Bathrooms, WC's etc provide mech. vents offering min 3No air changes per hour with 15min. over run and on extract rate of at least 15 litres per second.

SMOKE DETECTORS
Provide in positions shown smoke detectors interlinked and wired back to main distribution board and fused on a separate circuit.

FOUL DRAINS
Inspection chamber construction to be Bartol or similar installed in complete accord with makers instructions with the internal dia. related to the depth to BS: 8301:1985. Foul pipes to be 100 dia PVC and laid to falls, flexibly jointed with a bed and surround of 150 pea gravel. Provide suitable bridging where pipes pass through walls. Rigid sheet metal to mask 50mm around pipe opening in wall. SVP to be 100 dia PVC to BS: 4514:1983 and to extend min 900 above window heads and terminate with PVC balloon. 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. Gullies to be rodable. 50 dia. waste to shower with tray elevated above floor to facilitate cleansing of trap.
Foul drains to be conected to septic tank with min 25m of irrigation drains. Exact land drainage to be determined by porosity test NRA approval to be obtained before commencement

0115/98

| REV. | DESCRIPTION. | BY. | DATE. |
|---|---|---|---|
| | FOR PLANNING APPROVAL | NMcL | 29/1/98 |

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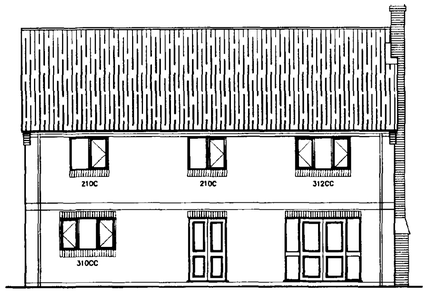
JOB TITLE.
PROPOSED DWELLING HOUSE & DETACHED GARAGE
"MATHESON HOUSE"
AT BUILDING PLOT, OXCROFT BANK ,SHEPEAU STOW

DRAWING NAME.
FLOOR PLANS & SPECIFICATIONS

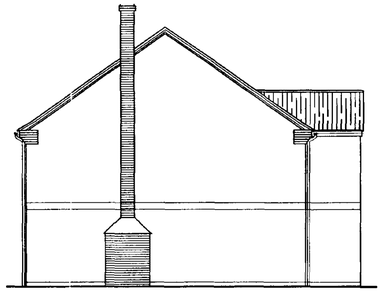
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DRG. No. 80101/01 REV.

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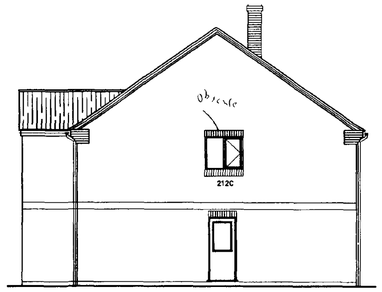

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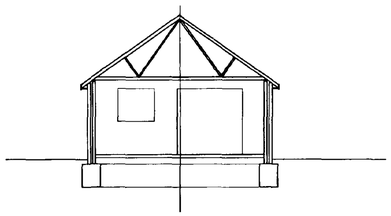
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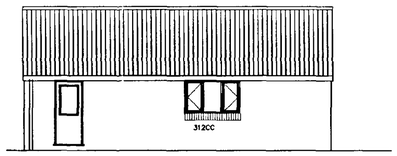

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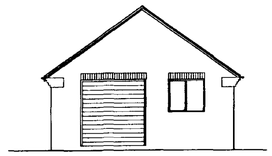

SIDE ELEVATION



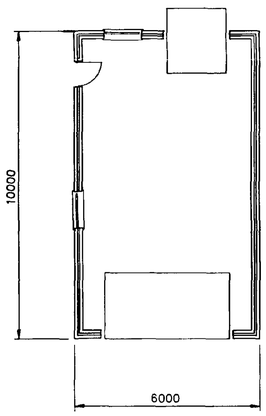
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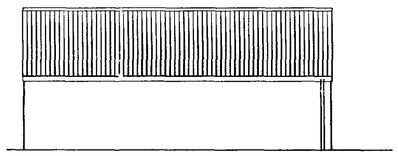

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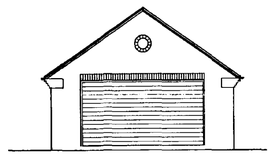
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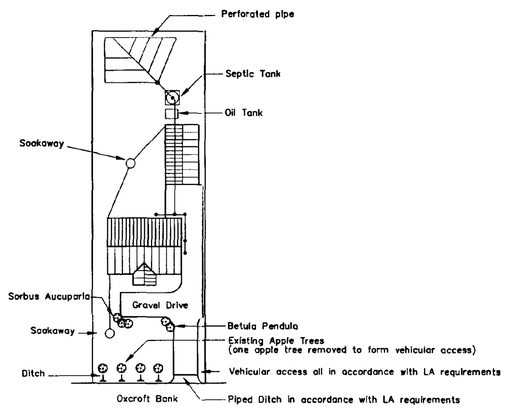

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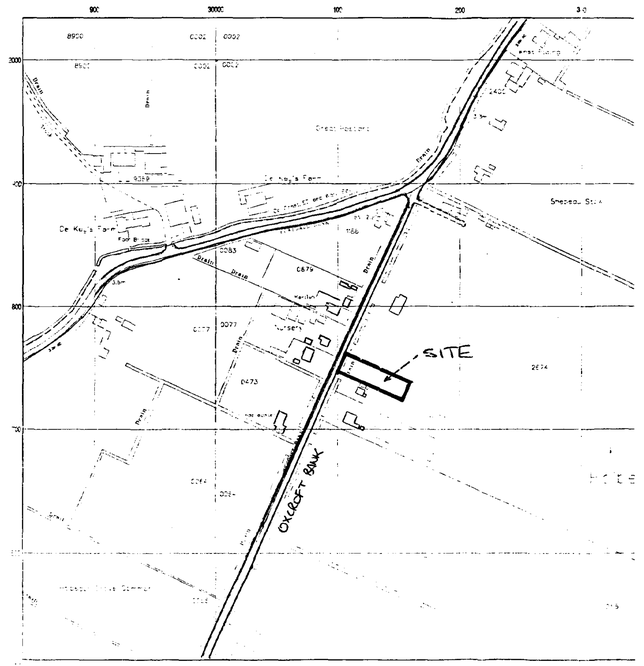
SIDE ELEVATION



FRONT ELEVATION




SITE PLAN
(Scale 1:500)




SITE LOCATION
1:1250

Rec'd 29 JAN 1998
P.P. 0115/98

| REV. | DESCRIPTION. | BY. | DATE. |
|---|---|---|---|
| | For Planning Approval | NMcL | 29/1/98 |

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'MATHESON HOUSE'
AT BUILDING PLOT AT OXCROFT BANK, SHEPEAU STOW

DRAWING NAME.
ELEVATIONS & SITE PLAN

| SCALE. | 1:100 | JOB No. | 80101 |
|---|---|---|---|
| DATE. | JANUARY 1998 | DRAWN. | BF / NMCL |

DRG. No. 80101/02 REV.

DETERMINED
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