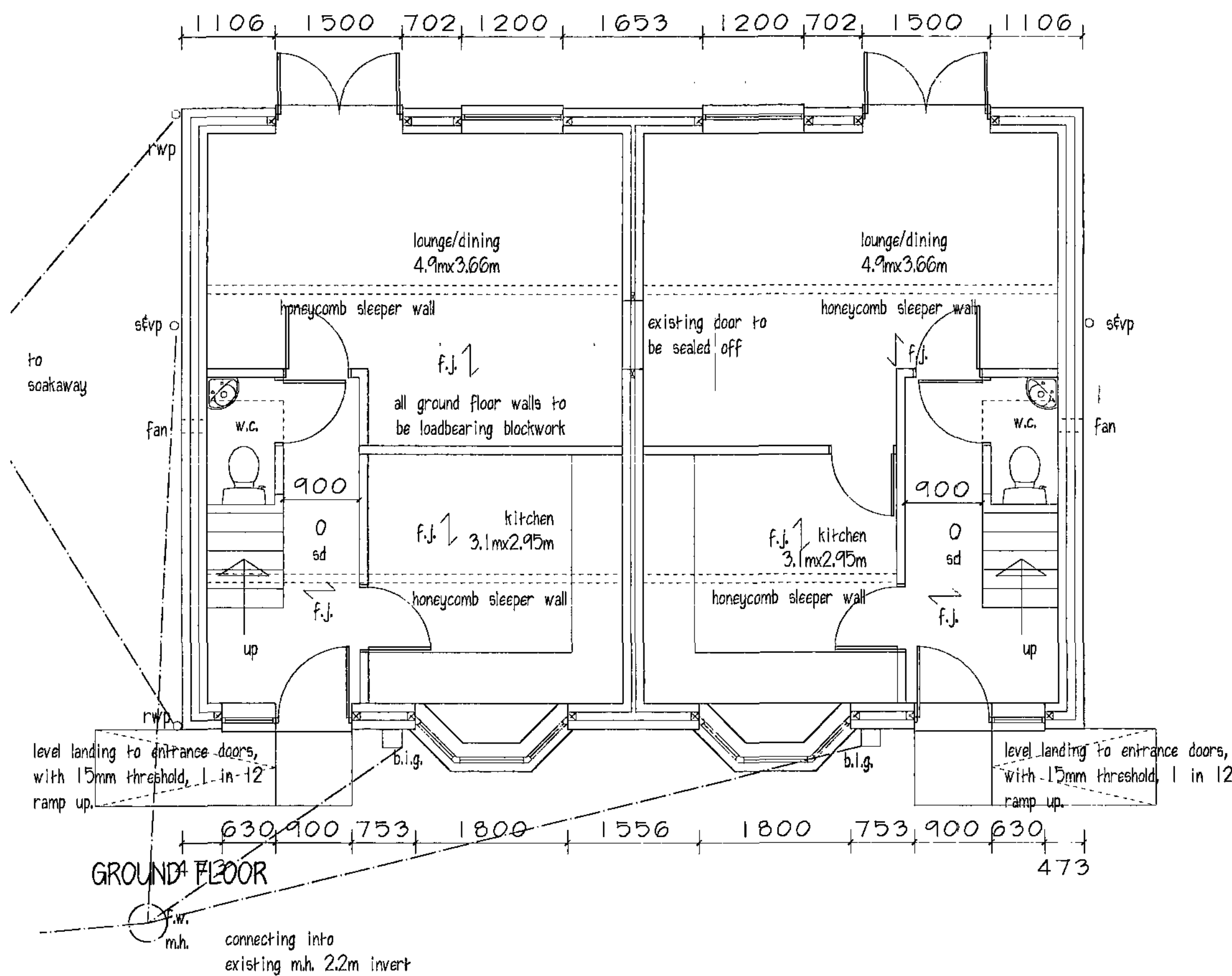




WALL CONSTRUCTION

walls to be 103mm brickwork, with 100mm cavity, filled with 50mm kingspan kodtherm K8 cavity board with 100mm med. dense block o.e.a. with p/b dabs & skim finish, 250mm s.s.butterfly wall ties @ 450mm c/c's vertically & 750mm c/c's horizontally, staggered with ties @ every block course @ reveals, cavity closed @ openings & eaves with dpc & insulation. Catnic CGH90/100 type lintels to be used over door & window openings with tray dpc over. Internal walls to be 100mm blockwork, @ g.f. to be loadbearing lintels to be 150x100 p.c.c. 1st floor stud walls to be 100x50 sw studding with 100x50sw uprights @ 450mm c/c's with 100x50sw sole & head plates, 100mm insulation quilt laid between, with 12.5mm p/b & skim both sides. dwarf walls to be insulated with 100mm kingspan thermapitch TP10 dpc to wall to be min. 150mm above g.l. tray d.p.c. to be installed at ground level where landing & ramp will occur. air leakage to be limited by the use of robust construction details i.e. the cavity wall insulation must be taken down below damp course level, finishing at same level as the underside of the floor slab insulation. the cavity insulation & roof insulation must meet at the top of the wall. (detail used must also allow ventilation to be maintained if appropriate) cavity wall insulation must be carried up the full extent of gable walls. floor joists ect. must be set on joist hangers. a 25mm upstand of insulation must be provided around the perimeter of floors, incl. where the floor slab touches outside wall. all cavity closures must be insulated. 150x225 airgrates @ 1.8m c/c's at ground level, boxed thro cavity with tray dpc over

GROUND FLOOR

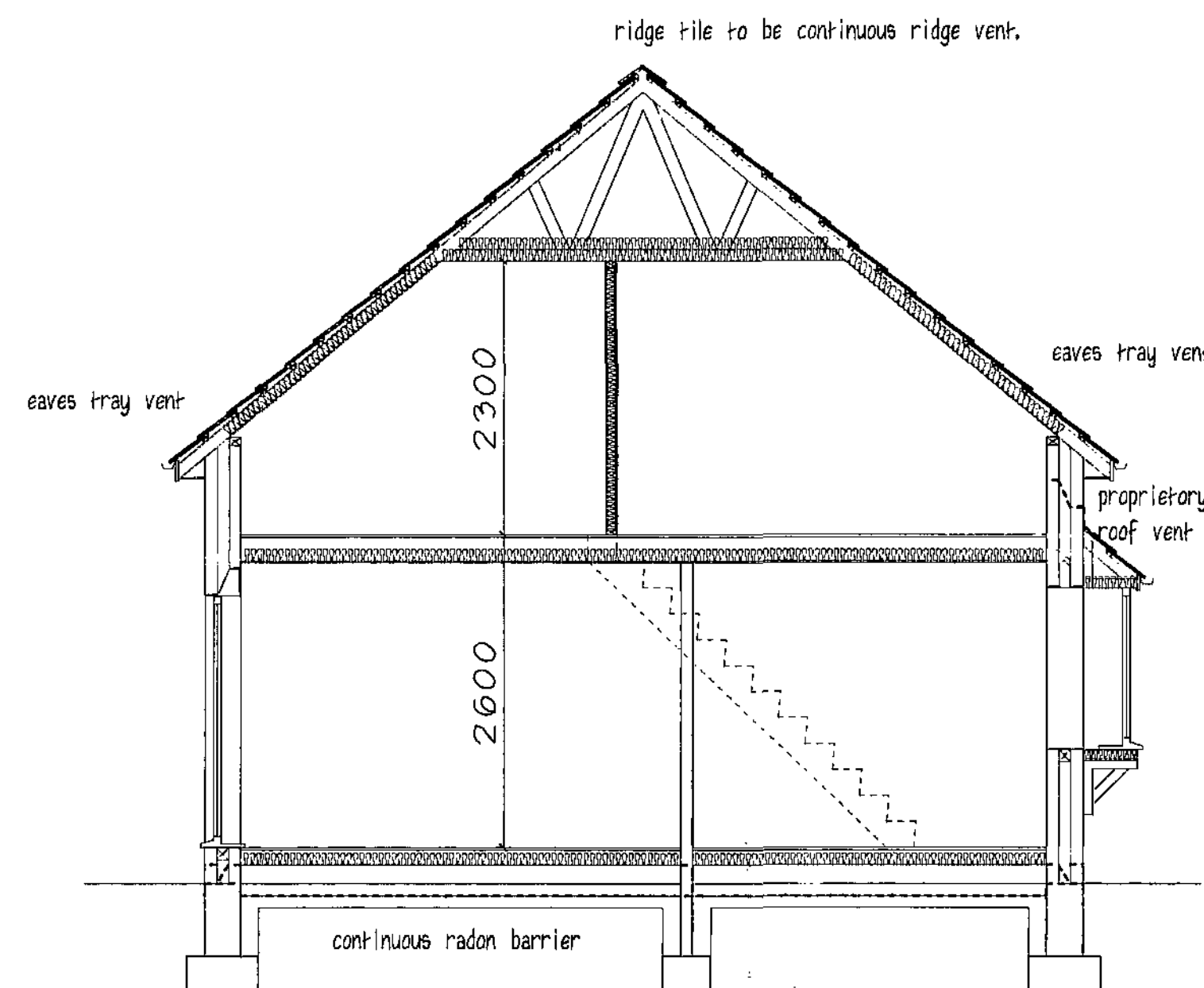
18mm t & g flooring grade 2/3 chipboard on 50x125sw floor joists @ 400mm c/c's with 70mm kingspan kodtherm K3 laid between joists min. 150mm air gap to 100mm oversite concrete on methane/radon barrier to be continuous thro cavity walls, all joints taped & vented to external, on 100mm min. well consolidated, sulphate free, hardcore.

STAIRS & LANDINGS

overall width of stairs & landings to be 900mm, with max. riser of 200mm & min. going 225mm, 75mm on tapered treads handrail 900mm high with balustrading max. gap 99mm, min. headroom on pitch line 2m. stairwell to be trimmed with 2No sw trimmers

SLOPING ROOF

sloping roof to be insulated with 115mm kingspan thermopitch TP10 laid between rafters & 37.5mm kingspan kodtherm K18 under rafters, with 12.5mm foilbacked p/b & skim, min. 50mm air gap between insulation & roof tiles, cross ventilation to be maintained with ridge vent tiles full length, 25mm proprietary eaves vents fitted to eaves.



ROOF CONSTRUCTION

Main Roof to be concrete interlocking tiles, every tile nailed on 38x25 sw battens on untrearable sarking felt to BS 747 on proprietary roof trusses with dormers @ 40° pitch & @ 600mm c/c's with 25x100 sw horizontal bracing @ ceiling joists, ridge & node points, diagonal bracing from ridge to eaves on all sides. Trusses fixed to 100x75 sw wallplate held down with m.s. holding down straps @ 1.8m c/c's, built into wall, min. 1m down blk. m.s. holding down straps fixed over end 3No rafters & ceiling joists @ 1.8m c/c's & built into wall. All bracing to BS 5266, 200mm insulation quilt laid over @ 90° & 100mm between ceiling joists with 12.5mm p/b & skim ceiling, min. 50mm clear air gap required at eaves with 25mm gap to soffit, covered with flyproof mesh, full length of all eaves, 175x25 sw fascia board, 10mm ply soffit board, 115mm dia. pvc guttering, discharging into 65mm dia. pvc RWP. internal valley gutters to be pre-formed GRP on ply lining Conditional Approval required for roof trusses, calcs to be provided prior to erection on site.

FIRST FLOOR

18mm t & g flooring grade 2/3 chipboard on 50x200sw joists @ 450mm c/c's, end 3No joists to have galv. holding down straps @ 1.8m c/c's fixed over & built into wall, 12.5mm p/b & skim ceiling herringbone strutting to mid-span of joist, 150mm insulation quilt laid between joists

FOUNDATIONS

600x300 conc. strip footings min. 900mm deep or below drain invert 7KN fnd blocks up to g.l. internal walls & sleeper walls to have 450x300 conc. strip footings all excavations to satisfaction of B.C.O.

All windows to be double glazed with 20mm air gap & Pilkington K low E coating, to give min. 1.80W/m²K U value. & 8000mm sq background ventilation opening lights to equal 1/20th floor area min. 850x500, safety glazing to doors, side panels & glazing below 800mm from fl. f.f. windows to have escape windows 750x450 clear opening thro 90° floor to opening part of window to be between 800mm & 1100mm

DOORS
main entrance door, lounge & g.f. w.c. to have clear opening of 800mm, all other doors to have clear opening of 750mm.

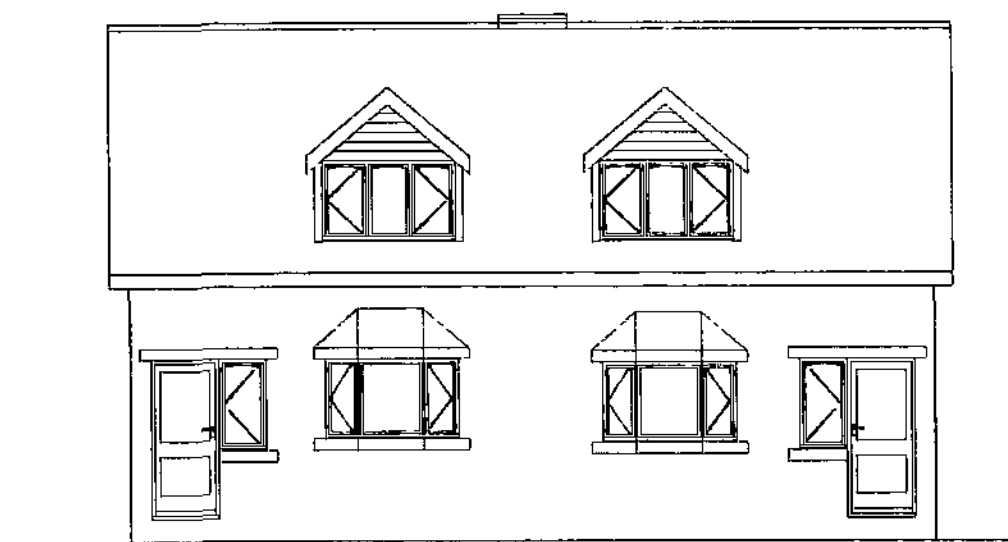
MECHANICAL VENTILATION

All bathrooms & w.c.s to have mechanical extractor fans, ducted to external air to give 15 l/sec air change, connected to lightswitch with 15min. overrun. Kitchen to have 60 l/sec air change, utility room to have 30 l/sec air change

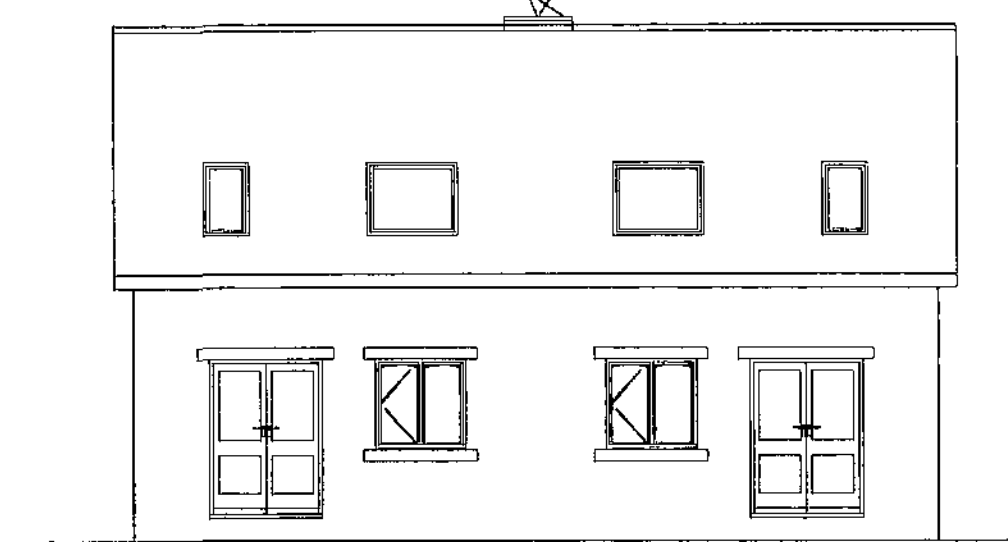
HEATING

Wall mounted gas fire Condensing boiler (with interlock fitted) with balanced flue in kitchen, radiators to have t.r.v., wall mounted heating controls to be full zone gas fire with balanced flue in lounge. all balanced flues to have protective wire cages, boiler to achieve a SEDBUK rating of min. 86.7% commissioning certificate required on completion, by qualified person installing system. SAP calcs to be provided prior to commencement on site.

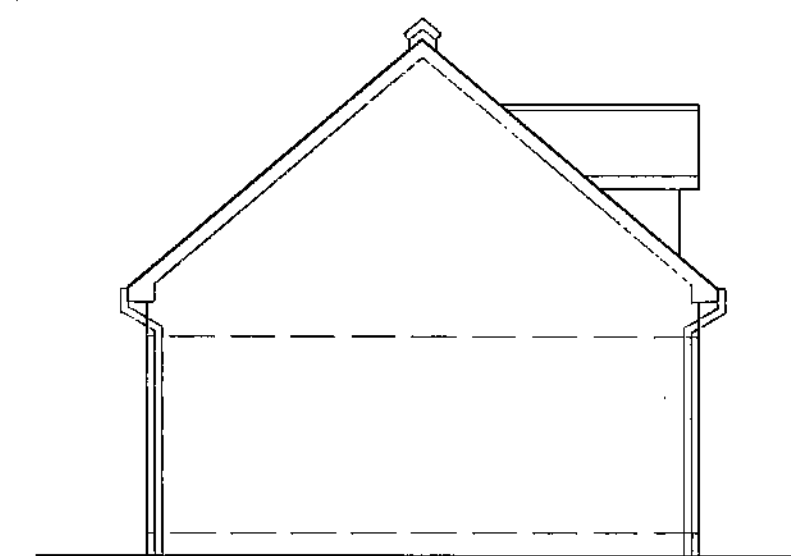
O denotes smoke detectors wired directly to mains sd with battery back up, & interlinked to BS 5446 part 1 All sockets & switches to be between 450mm & 1200mm high level landing to entrance door with 15mm threshold ramp min. 900mm wide, max. 1 in 12 gradient, with dpm between wall & ramp. min. 1No low energy light fittings per 4 with sockets that can only be used with lamps having a luminous efficiency greater than 40 lumens per circuit-watt any external lights to have automatic cut-off at daylight & socket not capable of accepting screw or bayonet type bulb. all electrical work to be carried out under 'Competent Person' scheme for design, installation, testing & certification, to comply with Part P of Building Regs.



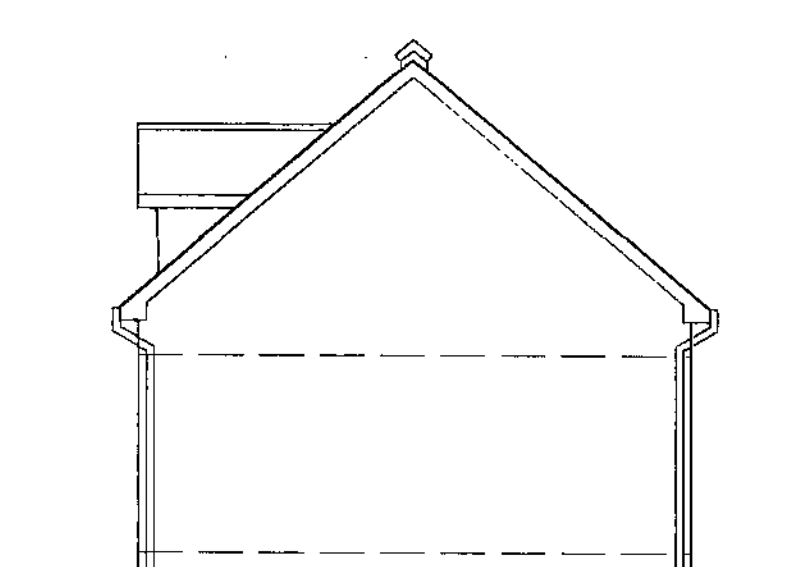
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

GENERAL NOTES

All existing dimensions, sizes, & drain invert to be checked on site prior to commencement. All work to comply with current B. Regs. & B.S.C.P. whether or not specified on dwg.

Mr J JONES

PROPOSED SPLITTING OF
BUNGALOW TO FORM
2No BUNGALOWS
179 KING ST., HOYLAND

PLANS, SECTION & ELEVATION

1:50, 1:100 NOV. 10

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