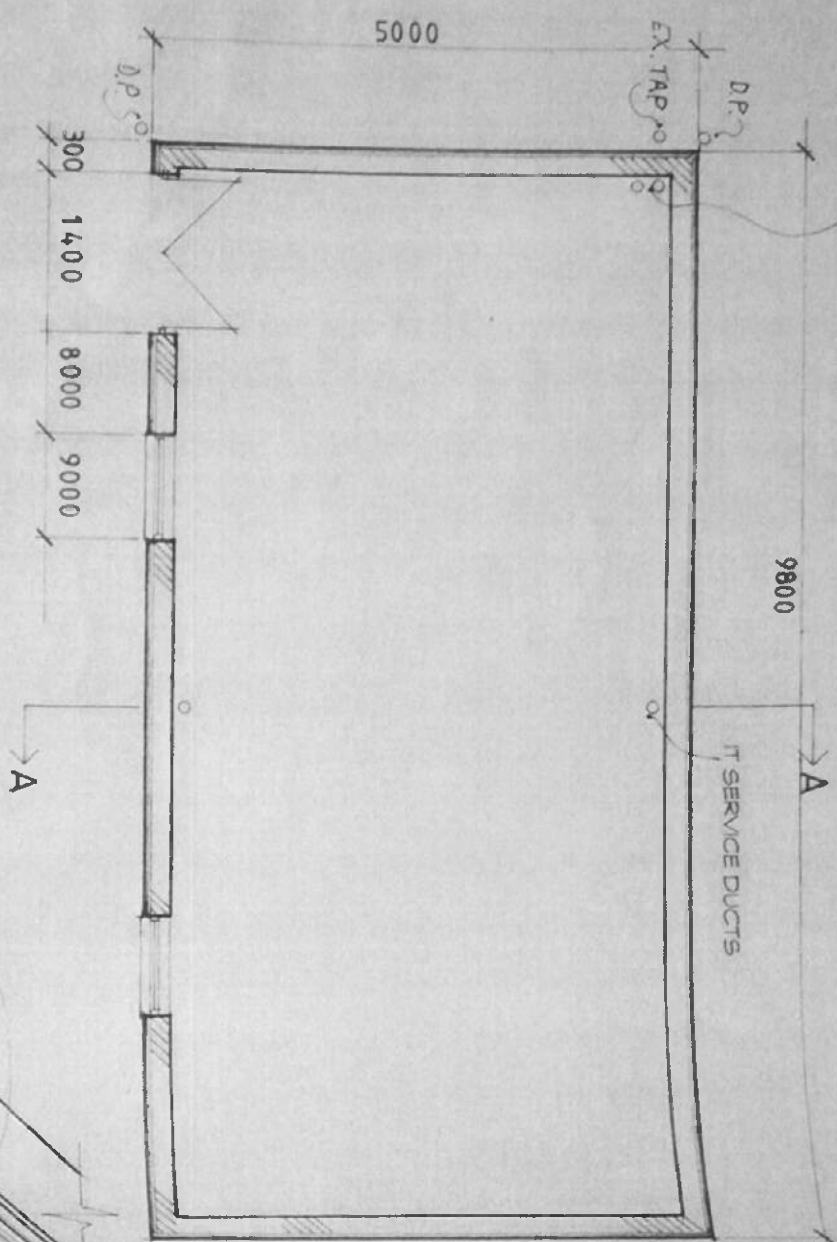


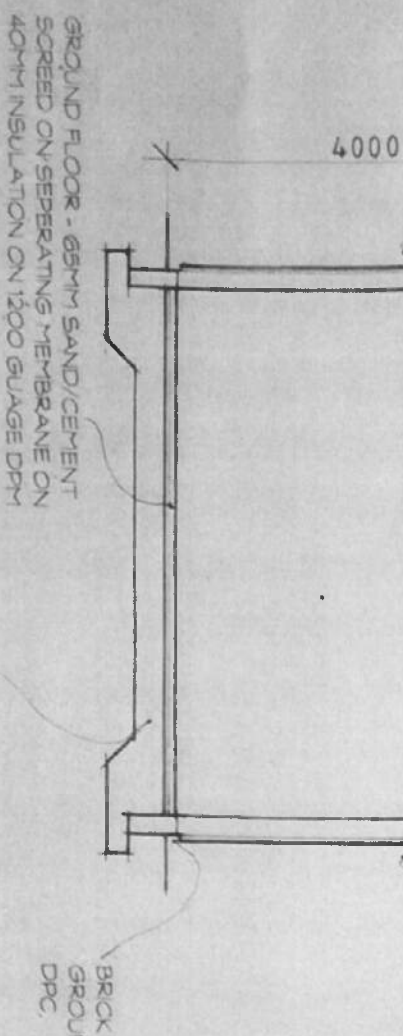
PROVISION FOR 25MM DIA PVC-U WATER MAIN & 100MM PVC-U WASTE PIPE (NOT CONNECTED) WITH CAPPED ENDS



FLOOR PLAN

ROOF - CLAY PEG TILES WITH ALUMINUM FINISHES ON 38 X 25MM SW TREATED BATTENS ON B5747 TYPE 17 SARKING FELT. MATCHING RIDGE AND HIP TILES. ROOF TRUSSES TO SPECIALIST MANUFACTURES DESIGN

EXTERNAL CLADDING - 35MM STYROFOAM WALL MATE BETWEEN 38 X 38MM VERTICAL SW TREATED BATTENS FIXED AT 450MM CC/S C/W B5747 TYPE 17 SARKING FELT C/W HORIZONTAL SW TREATED BATTENS FIXED AT 450MM CC/S C/W 150 X 15MM OAK STAINED SHIP LAP BOARDING FIXED AT 250MM



SECTION AT AA

RC RAFT FOUNDATION TO STRUCTURAL ENGINEERS DESIGN

WALL SECTION

WALLS - 100MM SMOOTH FACE THERMALITE BLOCKWORK

BRICK PLINTH 150MM ABOVE FINISHED GROUND LEVEL INCORPORATING HT LOAD DPC

NOTES

ALL TIMBER TO BE GRADED SC3, UNLESS NOTED OTHERWISE IN THE CALCULATIONS.
FOUNDATIONS - TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAIL SHEETS NO. 27935/01/05.

GROUND FLOOR - 65MM SAND CEMENT SCREED (3%) REINFORCED WITH CHICKEN WIRE ON SEPARATING MEMBRANE OF 500 GAUGE POLYTHENE ON 40MM JABLOTE ON 1200 GAUGE POLYTHENE DAMP PROOF MEMBRANE ON RC RAFT FOUNDATION TO THICK INSULATION BOARD DETAILS. 20MM AROUND THE PERIMETER OF THE EXTERNAL WALLS FOR THICKNESS OF SCREED. U VALUE OF NEW GROUND FLOOR CONSTRUCTION - 0.45 W/M²K

EXTERNAL WALLS - 100MM THERMALITE SMOOTH FACE BLOCKWORK CONSTRUCTION (116) CLAD EXTERNALLY WITH 35MM STYROFOAM WALL MATE BETWEEN 38 X 38MM VERTICAL SW TREATED BATTENS FIXED AT 450MM CC/S WITH 38 X 38MM SW TREATED COUNTER BATTENS FIXED AT 450MM CC/S WITH 150 X 15MM SHIP LAP BOARDING FIXED AT 250MM CC/S WITH DARK OAK PRESERVATIVE STAINED FINISH. FIX FLY SCREEN TO EXPOSED LOWER EDGE OF CLADDING. HT LOAD DPC TO BE PROVIDED TO FACING BRICKWORK PLINTH 150MM ABOVE FINISHED GROUND LEVEL. USE CLASS B ENGINEERING BRICKS BELOW GROUND. DPCS FITTED TO DOOR AND WINDOW JAMBS. CODE 4 LEAD FLASHINGS FITTED TO WINDOW CILLS CAPPED 200MM UP JAMBS. INSULATE DOOR WINDOW JAMBS AND CILLS WITH EXTERNALLY WITH 15. 20MM STYROFOAM TO SUIT LAPPED UNDER CLADDING & FLASHINGS. U VALUE OF EXTERNAL CONSTRUCTION - 0.45 W/M²K

WINDERS - 6 STEEL LINTELS OVER DOOR & WINDOW OPENINGS TO SUIT 100MM SOLID BLOCKWORK. MIN 150MM END BEARING ON A MORTAR BED.

ROOF - CLAY PEG TILES WITH ALUMINUM FINISHES ON 38 X 25MM SW TREATED BATTENS ON B5747 TYPE 17 SARKING FELT. MATCHING RIDGE & HIP TILES (14) WITH GALVANISED HIP RONS. ROOF TRUSSES TO SPECIALIST MANUFACTURES DESIGN. CEILING CLAD WITH 95MM FOL BACKED GYPROC WALLBOARD WITH TAPED AND FILLED JOINTS TO RECEIVE DECORATIONS DIRECT

LATERAL & VERTICAL RESTRAINT - WHERE CEILING JOISTS RUN PARALLEL TO THE EXTERNAL WALL STRUCTURES 30 X 5MM GALVANISED MILD STEEL STRAPS ARE TO BE FITTED. STRAPS TO BE PLUGGED & SCREWED INTO EXTERNAL WALLS & EXTENDED OVER FIRST THREE JOISTS. SW TIE RODS TO BE TIGHTLY FIXED BETWEEN JOISTS WHERE STRAPS PASS OTHER STRAPS TO BE TO BE FITTED AT MAXIMUM 20M CC/S. WALL PLATE SECURING RAFTERS TO BE STRAPPED DOWN USING 30 X 5MM GALVANISED MILD STEEL STRAPS AT 1500MM CC/S PLUGGED & SCREWED INTO EXTERNAL WALLS.

NOTES

ROOF INSULATION - 200MM ROCKWOOL INSULATION LAD OVER JOISTS MAINTAINING 50MM AIR GAP TO EAVES FOR CROSS VENTILATION. FORM LOFT ACCESS WITH INSULATED HATCH AND DRAUGHT SEALS TO OPENING. U VALUE OF ROOF CONSTRUCTION - 0.25 W/M²K

CROSS VENTILATION - FACIA VENTS. PV250 BY GLIDEVALE TO BE FITTED TO THE EAVES TO PROVIDE VENTILATION AT LEAST EQUAL TO A CONTINUOUS STRIP 25MM WIDE.

NATURAL VENTILATION - ALL WINDOWS TO BE FITTED WITH TRICKLE VENTILATORS TO PROVIDE 8000M³ BACKGROUND VENTILATION.

WINDOWS - DOUBLE GLAZED SOFTWOOD CASEMENTS WITH TOP HUNG PAN LIGHTS AND LOCKING HANDLES. CODE 4 LEAD FLASHING TO CILL & JAMB.

DOORS - 2NO. 686 X 1961 TREATED SW LEDGED & BRACED DOORS WITH WEATHER BARS, INSET SINGLE GLAZED PANES ON 1/4 BRASS BUTT HINGES WITH INO. BS 5 LEVER LOCK AND NIGHT LATCH WITH 2NO. INTERNAL BARREL BOLTS, SLOT AND FURNITURE FOR LETTER PLATE.

ACCESS - FORM ACCESS RAMP UP TO WIDTH OF FRONT DOORS WITH C10 CONCRETE ON COMPACTED HARDWARE SUB-BASE 112 GRADIENT IN ACCORDANCE WITH PART M REGULATIONS FOR DISABLED ACCESS AND FLUSH THRESHOLD.

HEATING - PROVIDED BY ELECTRIC STORAGE HEATERS.

RAINWATER GOODS - 100MM HALF ROUND BLACK PVC-U GUTTERS SET TO A SELF CLEANSING FALL CONNECTED TO 68MM DIA RAINWATER PIPES WHERE DENOTED VIA SWAN NECK CONNECTIONS TO SUIT EAVES PROTECTION. DOWNPIPE TO EXISTING SURFACE WASTE CONNECTION.

PLUMBING - 25MM DIA POLYPROPYLENE WATER PIPE FROM EXISTING DOMESTIC SUPPLY CONNECTED TO EXTERNAL TAP FITTED WITH NON-RETURN VALVE. PROVIDE 25MM DIA POLYPROPYLENE WATER PIPE (NOT CONNECTED) WITH CAPPED ENDS FOR PROVISION OF INTERNAL SUPPLY AT A LATER DATE, AS SHOWN.

DRAINAGE - 100MM DIA PVC-U SOIL PIPE (NOT CONNECTED) WITH CAPPED ENDS FOR PROVISION OF INTERNAL CONNECTION AT A LATER DATE, AS SHOWN.

IT SERVICE DUCTS - 2 NO. 50MM DIA PVC-U PIPES THROUGH THE SLAB WITH CAPPED ENDS, AS SHOWN.

OFFORD DATA

Property
ROCK LODGE COTTAGE
SCAYNES HILL EAST SUSSEX
Subject
NEW DOMESTIC OUTBUILDING

Client
B. MATTHIAS ESQ.

Scale
1:50
Date
OCT 2001
Site
699/5

Chartered Surveyors,
Valuers, Estate Agents, Auctioneers,
Planning & Development Advisers,
Business Transfer Agents,
Building Surveyors

Albion House
Albion Street
Levens

East Sussex BN7 2NF
Tel: (01223) 477022
Fax: (01223) 480745

Also at
Hove, Brighton &
London