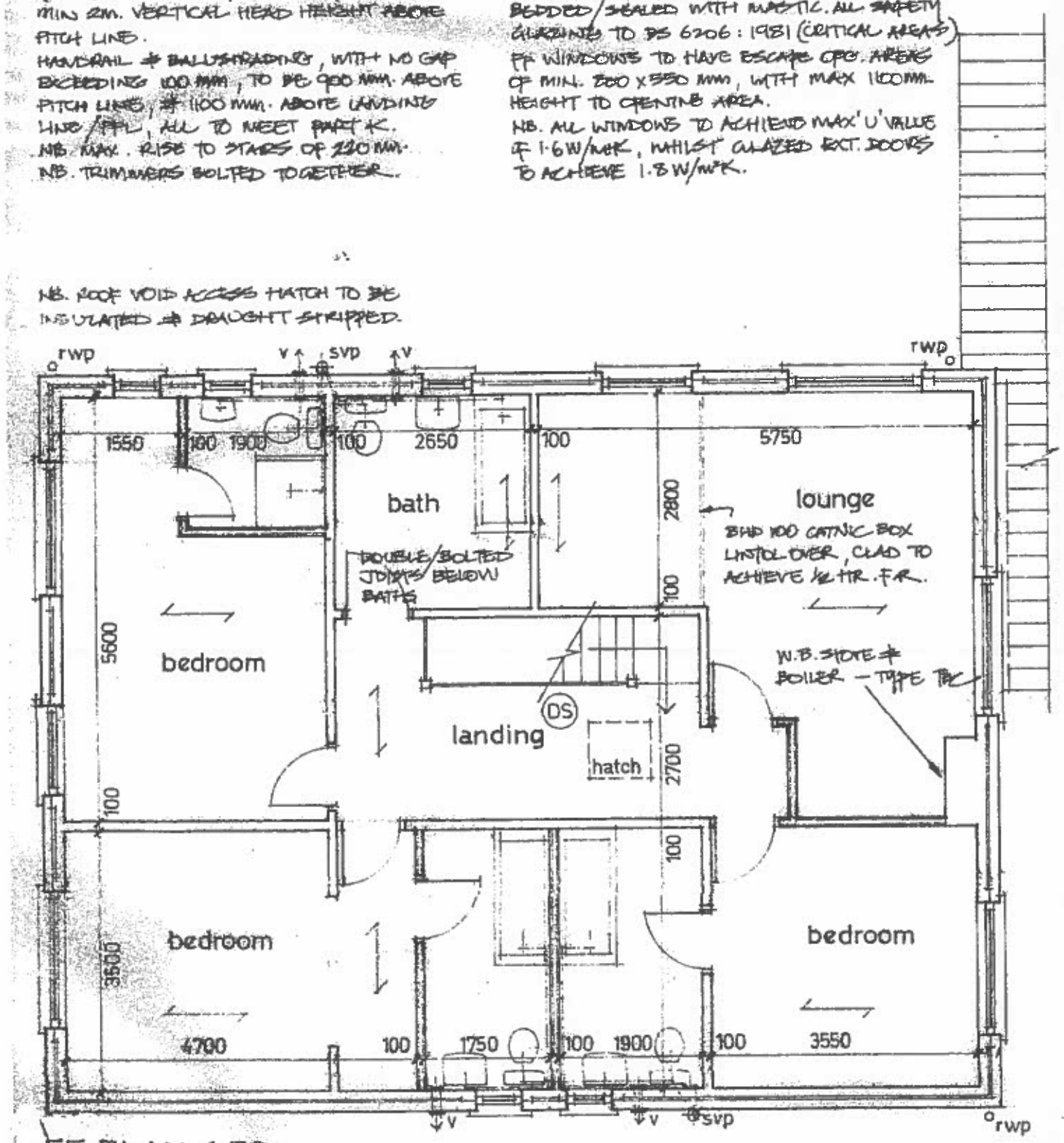
PLOT 1, JULIA DRIVE, SANDWITH
DWELLING and GARAGE for R.FOWLER

MOD SEPTEMBER 2013
NOD NOVEMBER 2013

STAIRWELL TRIMMED WITH 200x100 mm TRIMMERS & STAIRS FIXED WITH 15 NO. EQUAL RISERS (DIMENSIONS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE) & 225 mm TREADS, 42° MAX PITCH & MIN 2m. VERTICAL HEAD HEIGHT ABOVE PITCH LINE.
HANDRAIL & BALUSTRADING, WITH NO GAP EXCEEDING 100 mm, TO BE 900 mm. ABOVE PITCH LINE, & 1100 mm. ABOVE LANDING LINE / FFL, ALL TO MEET PART K.
NB. MAX. RISE TO STAIRS OF 220 mm.
NB. TRIMMERS BOLTED TOGETHER.

WINDOWS: UPVC, WITH SEALED LOW 'E' COATED DG UNITS (16 mm. AIR GAP) WITH MIN. 8000 mm² TRICKLE VENTS, WITH OPEN. TO HABITABLE ROOMS > 1/20TH FLOOR AREA, WITH DRAUGHT STRIPS, & BEDDED/SEALED WITH MASTIC. ALL SAFETY GLAZING TO BS 6206 : 1981 (CRITICAL AREAS)
FF WINDOWS TO HAVE ESCAPE OPG. AREAS OF MIN. 800 x 550 mm, WITH MAX 1100 mm. HEIGHT TO OPENING AREA.
NB. ALL WINDOWS TO ACHIEVE MAX 'U' VALUE of 1.6 W/m²K, WHILST GLAZED EXT. DOORS TO ACHIEVE 1.8 W/m²K.

NB. ROOF VOID ACCESS HATCH TO BE INSULATED & DRAUGHT STRIPPED.



FF PLAN 1:50

ROOF: GREY MARLEY MODERN COB TILES ON 50x25 mm TREATED SW BATTENS ON TYVEK ON 175x50 mm RAFTERS @ 400 mm. c/s ON 300x100 mm. PURLINS BUILT IN AS SHOWN ONTO 100x75 mm. WALLPLATE WITH M/S ANCHOR STRAPS @ MAX 1200 mm. c/s.
200x50 mm. CEILING JOISTS @ 400 mm. c/s ALSO ONTO WALL PLATE, WITH 150 mm. CELOTEX BETWEEN JOISTS (OR SIM.).
HATCH ACCESS AS SHOWN, WITH LOFT LADDER TO MANUFACTURERS INSTRUCTIONS.
UPVC SOFFITS & FASCIAS, WITH R/W GOODS FIXED, TO HAVE VENT/FLY SCREEN EG 25 mm. CONTINUOUS AIR GAP. FIX RIDGE VENTS TO GIVE ≥ 5 mm CONT. AIR GAP TO COMPLETE VENTILATION OF ROOF VOID
12.5 mm PLASTERBOARD & SKIM CEILINGS TO U/SIDE.
NB. FF/GF CEILINGS TO BE 125 mm PUGBD & SKIM, WITH 100 mm. GF INS. QUILT INLAID FOR SOUND ATTENUATION PURPOSES.

WALLS: CLOSE CAVITIES WITH INSULATION BLOCKWORK TO ALL OPENINGS (WITH INS. BACKS TO ACHIEVE 0.45 W/m²K).

CODE 4 LEAD FLASHING (CAVITY TRAY) @ GARAGE ROOF / GABLE ABUTMENT.

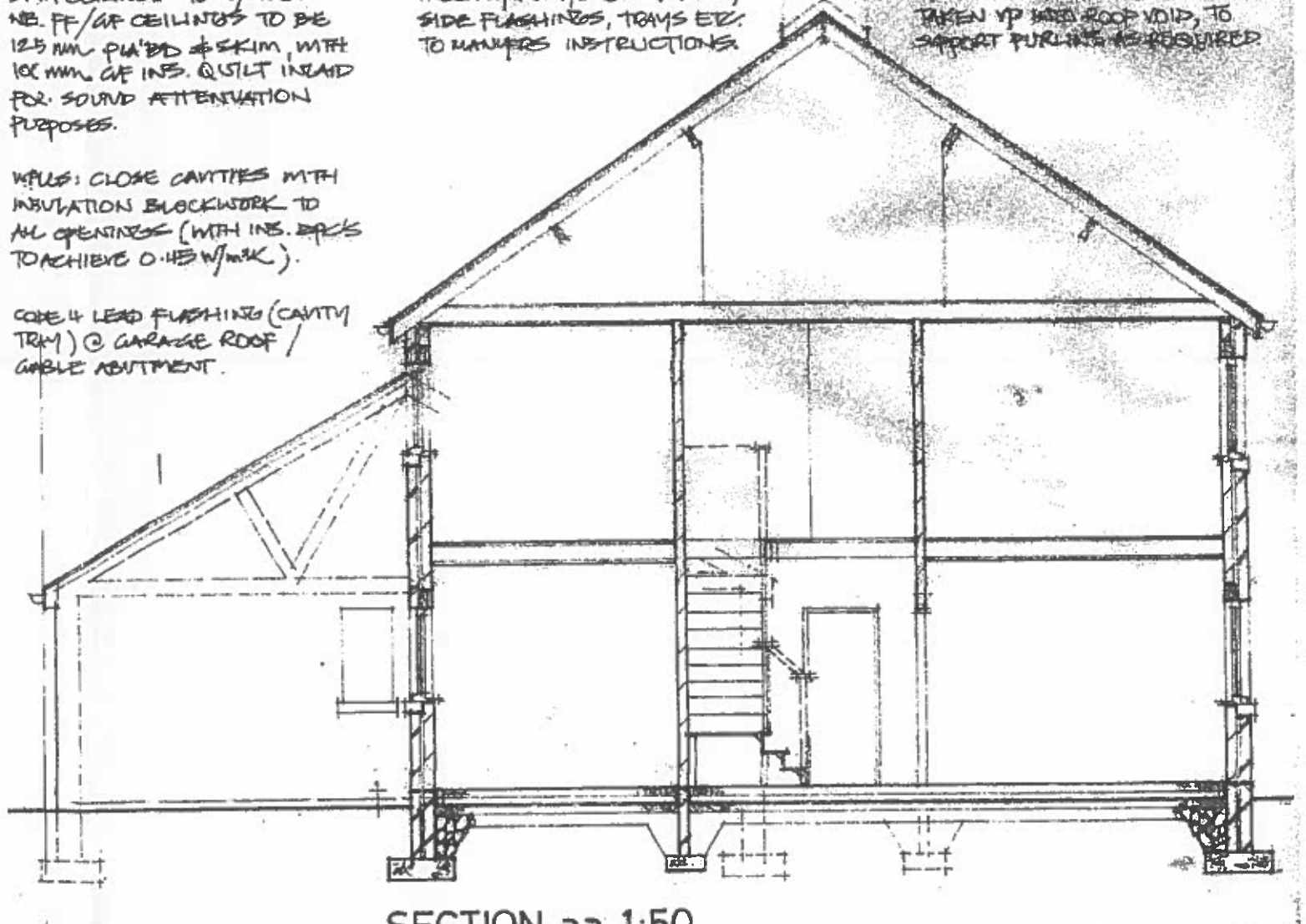
WALLS: CAVITY CONSTRUCTION WITH FACING BRICK (PLANNING DEPT. APPROVED) & SANDSTONE QUOINS, WITH 110 mm. CAVITY WITH 60 mm. CELOTEX CW 3060 BOARD & INNER LEAF OF CELCON SOLAR BLOCK OR SIM, WITH WALL TIES @ 450 mm. VERTICAL & 750 mm. HORIZ. c/s. & EVERY COURSE AROUND OPGS. WITH BRICKWORK TO HALF LOAD BRG. MIN 225 mm. ABOVE EXT AGL. ONTO 700 x 200 mm. CONCRETE STRIP FOUNDATIONS.
INTERNAL WALLS IN 100 mm. SOLID COBZ BLOCKWORK ON 450 x 150 mm. FDNS AS BEFORE DESCRIBED
PARTITIONS, WHERE SHOWN, IN 100 x 75 mm. STUDDING WITH 12.5 mm. PLASTERED & SKIM, WITH QUILT INSULATION INFILL
CLOSE CAVITIES @ HEAD WITH 6 mm. CEMENT PARTICLE BOARD.

CAVITY TRAYS LTD 'STACK PACK' TO ROOF/CHIMNEY JUNCTION, INCL. APRON, BACK GUTTER, SIDE FLASHINGS, TRAYS ETC. TO MANUFRS INSTRUCTIONS.

FLOORS: TF - 22 mm. T&G. BOARD ON 200x50 mm. JOISTS @ 400 mm. c/s, NO STRUTS @ 2000 mm. c/s MAX & STRUTTED @ MID-SPAN DOUBLE JOIST UNDER PARALLEL PARTITIONS.
LATERAL RESTRAINT STRAPS @ 2m. c/s MAX. TO FF JOISTS & RAFT. RUNS WHERE PARALLEL.
WHERE JOISTS BUILT IN TO FACE WALLS, PROVIDE SEALANT TO PREVENT AIR LINKAGE.
GF - 125 mm. CONCRETE ON 50 mm. XPS BOARD ON 1200 GAUGE POLYTHENE ON 25 mm. SAND BLINDING ON 75 mm. CLEAN CONCRETE ON MIN 150 mm. LAYER OF HARDCORE.

WALLS: LINTOLS - INSULATED CAVITY TYPES, OR SIM. APPROVED, TO MANUFRS RECOMMENDATIONS WITH ASSOC. DPC'S.
INT. WALLS - 150 x 100 ⌀ RF CONC. LINTOLS, MIN. 150 mm. BRG BEARINGS.

NB. INTERNAL 100 mm. SOLID CONCRETE BLOCKWORK WALLS TAKEN UP INTO ROOF VOID, TO SUPPORT PURLINS AS REQUIRED.



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