FOUNDATIONS

1.1. 150mm min thick concrete strip foundations to all ground floor external and internal load bearing walls cast at 750mm min below ground level and to project min 150mm either side of supported walls.

EXTERNAL WALLS

2.1. 150mm natural stone, 100mm concrete block backing ,100mm cavity, 50mm Celotex Tuff R insulation and 100mm Thermalite Shield block internal leaf.

Natural stone, 50mm cavity and dense conc blockwork to garage built fairfaced.
Galvanised wall ties at 900mm crs horizontally, 450mm crs vertically and at 225mm crs vertically at openings.
Hyload or other similar and approved damp proof course at 150mm min above external ground level.
Weak mix fill to cavity up to ground level.
Cavities closed off at eaves level with fibre cement board.
150 x 100mm pc concrete lintels built in to external and internal skins below ground level over drain runs and service ducts.
Natural stone external leaf replaced with blockwork in garden room and porch.

CHIMNEY BREAST/FLUE & STACK

2.2 Chimney breast built up in block off foundation and with dpc and plaster finish all as before.
Proprietary fireplace lintel with integral throats built over opening with 225mm dia terracotta flue liners gathered over in sitting room as required. built in with 100mm block surround (lightweight insulating infill between flue pipes and block surround)
Flue run up through bedroom.(sitting room)
Stack built up to 600mm min above roof level in natural stone. Code 4 lead soakers through tray and downstand flashings built in at intersection with roof.
Aga supplied and fitted by Specialist. Complete with enamelled flue connecting into Stainless steel insulated double skin flue taken through garden room roof with standard flashings.
NOTE: FIREPLACE OPENING SIZE AND FLUE DIMENSIONS ARE PROVISIONAL AND ARE SUBJECT TO FIRE APPLIANCE TO BE INSTALLED, TO BE CONFIRMED WITH THE BUILDING CONTROL OFFICER PRIOR TO CONSTRUCTION. EXHAUST FLUE INSTALLED IF NECESSARY.

WINDOW AND DOOR OPENINGS

3.1. Precast concrete or IG galvanised steel insulated lintels to support internal skin of blockwork. Natural stone heads sills jambs and mullions to external skin. Hyload or similar approved cavity trays over lintels, horizontal and vertical insulating dpc's around all openings.

3.2. External doorway to porch ; Level access (max 1 in 20) formed to door opening and proprietary low access threshold fitted.

COMBUSTION AIR

4.1. Air brick built in to external wall complete with cavity liner (cavity tray over) internal ventilation grille to provide combustion air to fire appliances. Size of vent to be in accordance with fire appliance to be installed.

METER BOXES

5.1. Recessed external gas and electricity meter cupboards built into external wall of garage. PC concrete lintel over complete with cavity tray and dpcs. Position to be agreed on site.

STEELWORK

6.1. Garage: 1no 203 x 133mm x 30kg/m UB over garage door opening (internal skin).

6.2. Garage: 3no 203 x 133mm x 30kg/m UB treated wallplate shot fired over. PC cone padstone to each end.

6.4. Garden room: 3no 152 x 89 x 16kg UBs ridge beam and purlins.

6.5. House roof to have 3no 203 x 102 x 23kg UBs, treated wallplates shot fired over.

6.6. 63 x 225mm SC3 timber purlins over landing.

6.7. Steelwork built in over concrete spreaders, all to structural engineer's details and painted with intumescent paint or encased in 12.5mm Gyproc fireline board to provide half-hour fire resistance (not roof UBs).

GROUND FLOOR

7.1. House: 150mm min thick well consolidated hardcore base blinded with sand, 1200 gauge polythene dpm (lapped and taped joints and lapped with dpc /cavity tray to walls to give Radon protection), 100mm Celotex tuff R insulation,upstand to perimeter walls. polythene vapour control layer. 150mm conc slab with power float finish..

7.2. Garage: 150mm min thick well consolidated hardcore base blinded with sand, 1200 gauge polythene dpm (lapped joints and lapped with dpc to all walls), 150mm concrete slab.

INTERNAL WALLS

8.1 100mm block walls complete with Hyload or other similar and approved dpc, 150/215 x 100mm pc concrete lintels over openings and 12.5mm plasterboard lining with skim finish.

8.2. First floor partitions: 75 x 50mm timber studs with 50mm Rockwool RW3 insulation slabs in between and 12.5mm plasterboard lining both sides with plaster skim finish.

8.3. Second floor walls: 75x50 mm timber studs with 75mm Celotex tuff R insulation between, 50 mm Gyproc thermal board super with skim finish internally.

FIRST/ SECOND FLOOR

9.1. House: 18mm C4 V313 moisture resistant T & G chipboard with glued joints and ring shank nailed fixings on SC3 joists at 400mm crs – 195 x 75mm over sitting room and kitchen, 150 x 50mm over study and hall areas.
Joists supported via galvanised restraint type hangers on external walls, internal block cross walls and notched into steelwork.
12.5mm plasterboard lining to underside with plaster skim finish.
Joists doubled up under stud partitions, forming trimmer and trimming joists to stairwell (forming 2000mm min headroom) in house and around chimney breast.
50mm solid strutting centrally.
Joists running parallel to walls to be tied to structure at 2.0m max crs with 30 x 5mm galvanised m/s ties. Ties run back over and fixed to 3no joists, solid timber packs between wall and joists and 50mm solid strutting to joists below tie positions.
Rockwall RW3 sound deadening slabs 100mm thick between joists to bedrooms.

ROOFS

10.1. House: natural slate on tanalised battens, 1no layer reinforced sarking felt on 50 x 125mm SC3 rafters at 400mm ctrs. Proprietary dry bedded ventilating ridge (5000mm sq./m).
Insulation on slope to be 75mm Celotex Tuff R between rafters (min 50mm air gap maintained over), 50mm Gyproc thermal board super to underside with skim finish.
100 x 75mm treated softwood wallplates tied to walls with 30 x 5mm galvanised m/s ties.
1no layer 100mm Rockwool Rollbatts between rafter ties/ceiling joists, 1no layer 150mm Rockwool Rollbatts across rafter ties/ceiling joists and 12.5mm foil backed plasterboard ceiling lining with skim finish. Proprietary rafter vents fitted to maintain 50mm air path over insulation at eaves.Natural stone verge copings and corbel detail.
Roof trimmed out to receive Velux roof window fit in accordance with manufactures instructions.

10.2. Garage: slate as before , tanalised battens and 1no layer sarking felt.
100 x 50mm SC3 rafters at 400mm crs fixed to 100 x 75mm wallplates tied to walls and shot fired to steel 203 x 133 x 30kg UB ridge beam and purlins.
Wallplates tied to walls and rafters tied to gables with m/s ties all as before.
Stone copings and corbel detail.

10.3. Garden room: slate, battens and underlay as before. 50 x 125mm SC3 grade rafters at 400mm ctrs. 152 x 89 x 16 kgUB ridge beam and purlins. Steel to be encased in plasterboard with skim finish. Roof trimmed out to receive Velux roof window. Fit in accordance with manufacturer's instructions. 75mm Celotex Tuff R insulation between rafters (min 50mm air gap maintained over) 50mm Gyproc thermal board super to underside with skim finish. Wallplates as before. Cavity trays and code 4 lead flashings to house wall at roof abutment. Natural stone copings and corbels as before.

DRAINAGE

11.1. Marley or other similar and approved underground upvc drainage system. 100mm dia drain pipes, trapped gully assemblies to kitchen wastes and rain water pipes complete with gully grids and sealing plates, rest bends to soil pipes, 250 and 450mm dia polypropylene inspection chambers complete with sealing rings and galvanised frames/covers. Separate foul and surface water drainage installations to connect into mains drainage in road.

SANITARYWARE/PLUMBING/HEATING

12.1. All sanitaryware and fittings connected up to hot and cold water supplies as required. Cistern overflows run out through external walls.
Deep seal anti vac traps to fittings with 38mm upvc wastes to baths, showers and sink units and 32mm upvc wastes to wash basins. Wastes to discharge into soil and vent pipes/stub stacks/gullies as required.
100mm connections from wcs into soil and vent pipes/stub stacks as required.

12.2. 100mm upvc soil and vent pipes in ducts taking wastes from bathroom, en-suites, kitchen and utility room. Pipes to discharge over rest bends. 75mm upvc vent pipes to discharge above windows (min 900mm above) or through roof with slate flashing and vent terminal.

12.3. Approved aluminium moulded gutters fixed with brackets. 63mm and 75mm dia upvc rain water pipes to discharge into trapped gully assemblies as before.

12.4. LPG gas fired condensing boiler complete with programmers, thermostats, pumps, valves and temperature controls. Balanced flue outlet complete with terminal guard.
Boiler to provide domestic hot water and space heating to all areas.Boiler to be 90% zebuk rated.200 litre water cylinder.
Panel radiators to all rooms complete with thermostatic radiator valves.
All pipework in the installation is to be fully insulated where not contributing to the heating of the building.
System to be zoned to separate ground and first floor areas.

STAIRCASE

13.1. Timber staircase with risers at max 220mm, goings at min 220mm with max pitch at 42 degrees.
12.5mm plasterboard lining to underside with skim finish.
Standard moulded handrails at 900mm above pitch line of steps and first floor landing with newel posts and balusters at 100mm max spacings.
2m min headroom above pitch line.

INTERNAL DOORS GENERAL

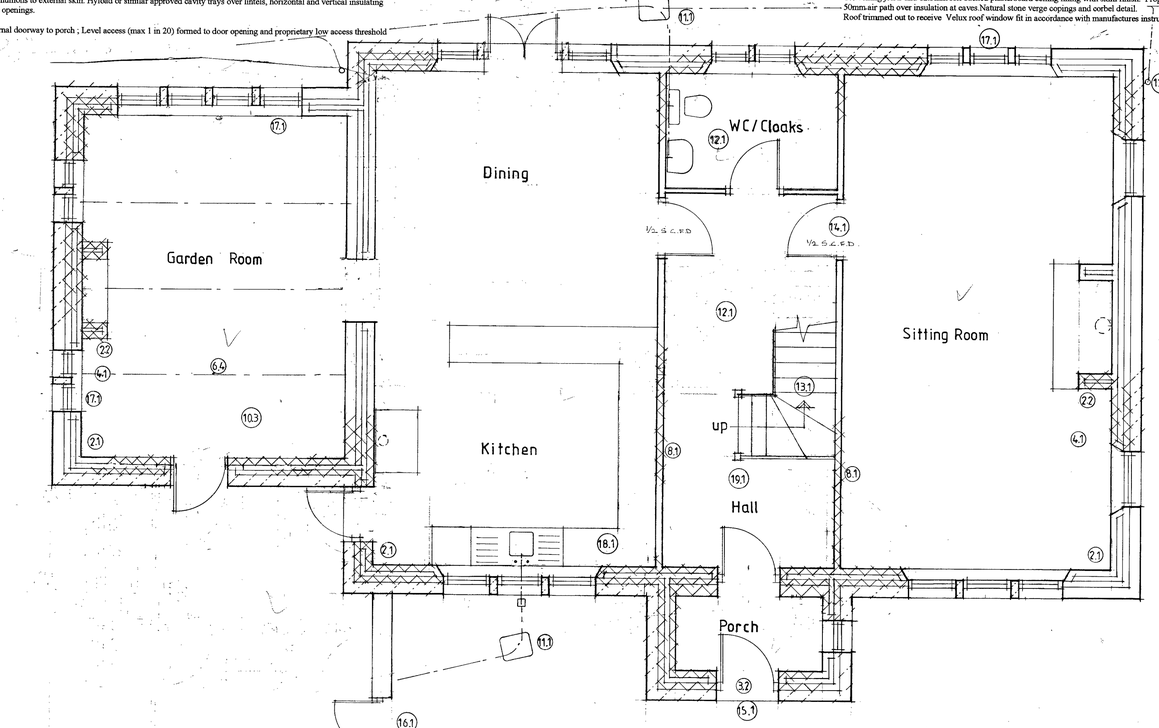
14.1. Rebated door frames with 838mm wide doors to client specification. Half hour fire doors where shown self closing provided by rising butt hinges.

EXTERNAL DOORS AND FRAMES

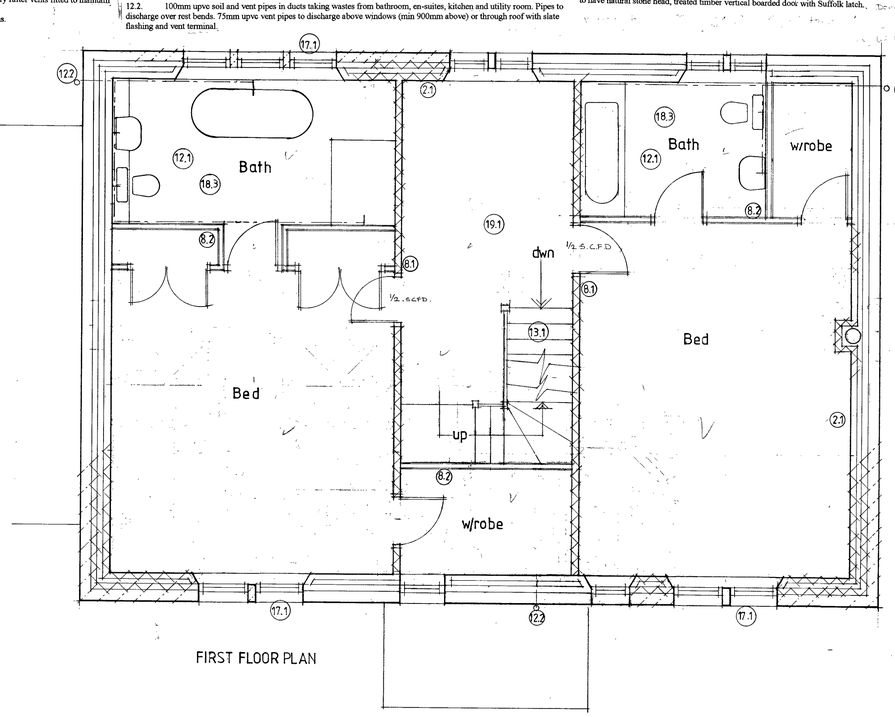
15.1. Double vac s/w treated frames complete with weather seals and thresholds (low level access type to porch).
Treated timber framed doors with solid panels/sealed double glazed panels (double glazed units to incorporate 16mm cavities and Low E glass internally, all glass to be toughened safety).
NOTE: EXTERNAL ENTRANCE DOOR AND FRAM TO HALL MANUFACTURED TO PROVIDE MIN CLEAR OPENING WIDTH OF 775MM FOR WHEELCHAIR ACCESS.

GARDEN WALL

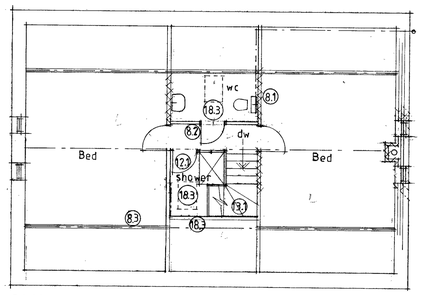
16.1. Natural stone, built up to approx 2.5m high off conc strip foundation. Natural stone weathered coping. Door opening to have natural stone head, treated timber vertical boarded door with Suffolk latch.



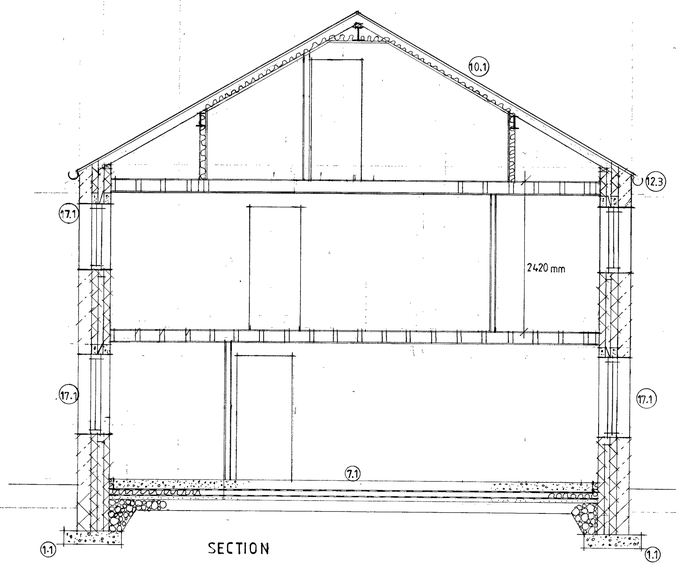

GROUND FLOOR PLAN




FIRST FLOOR PLAN




SECOND FLOOR PLAN




SECTION

WINDOWS

17.1. Double vac treated windows complete with weather seals, side hung opening lights, trickle ventilators to heads of openings (8000mm sq. to sitting room, dining room, study and bedrooms, 4000 sq.m. to kitchen, bathroom and en-suites), stormproof hinges, brass casement openers and stays and sealed double glazed units incorporating 16mm cavity (argon filled) is and Low E glass internally (all glazing within 800mm of floor/external ground levels to be toughened safety glass).

NOTE: Design of windows to bedrooms to incorporate opening lights providing min clear openings of 0.33 sq.m. with a min dimension of 450mm x750mm in accordance with building regulation requirements.

MECHNICAL VENTILATION

18.1. Kitchen: standard external wall grille with upvc duct through wall to accommodate extract fan/cooker extractor.

18.2. Cloakroom: ceiling mounted extract fan (min 15 litres/sec ventilation) ducted through study to wall terminal. Fan to operate on light circuit and have delayed action switch off. Plasterboard and stud duct around vent pipe through study.

18.3. Bathroom and ensuites: Low voltage extract fans with remote transformers (min 15 litres/sec ventilation) ducted through walls.with standard wall grille.

SMOKE ALARMS

19.1. Self contained smoke alarms to be provided in hall and landing. Alarms fixed a min of 300mm away from any wall or any light fitting, within 3m of any bedroom door, within 7m of any living room or kitchen door, alarms on different storey levels to be interconnected and be connected back to the mains on a permanently fused circuit.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This will require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competeqt to do so.

D - AMENDED 4/12/06
C - AMENDED 31/10/06
B - AMENDED 19/6/06
A - AMENDED 2/6/06

**Client**

Mr N. WHITE

**Job Title**

LYNWOOD
RIBCHESTER

**Drawing Title**

PROPOSED PLANS

| Scale | Date | Drawn |
|---|---|---|
| 1:50 | APR 06 | LKR |


Sunderland Peacock & Associates Ltd.
Chartered Architects
Stanley House, Lowergate,
Clitheroe, Lancashire BB7 1AD.
Tel: 01200 423178 Fax: 01200 427328
E-mail: enquiries@spanda.co.uk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