

North

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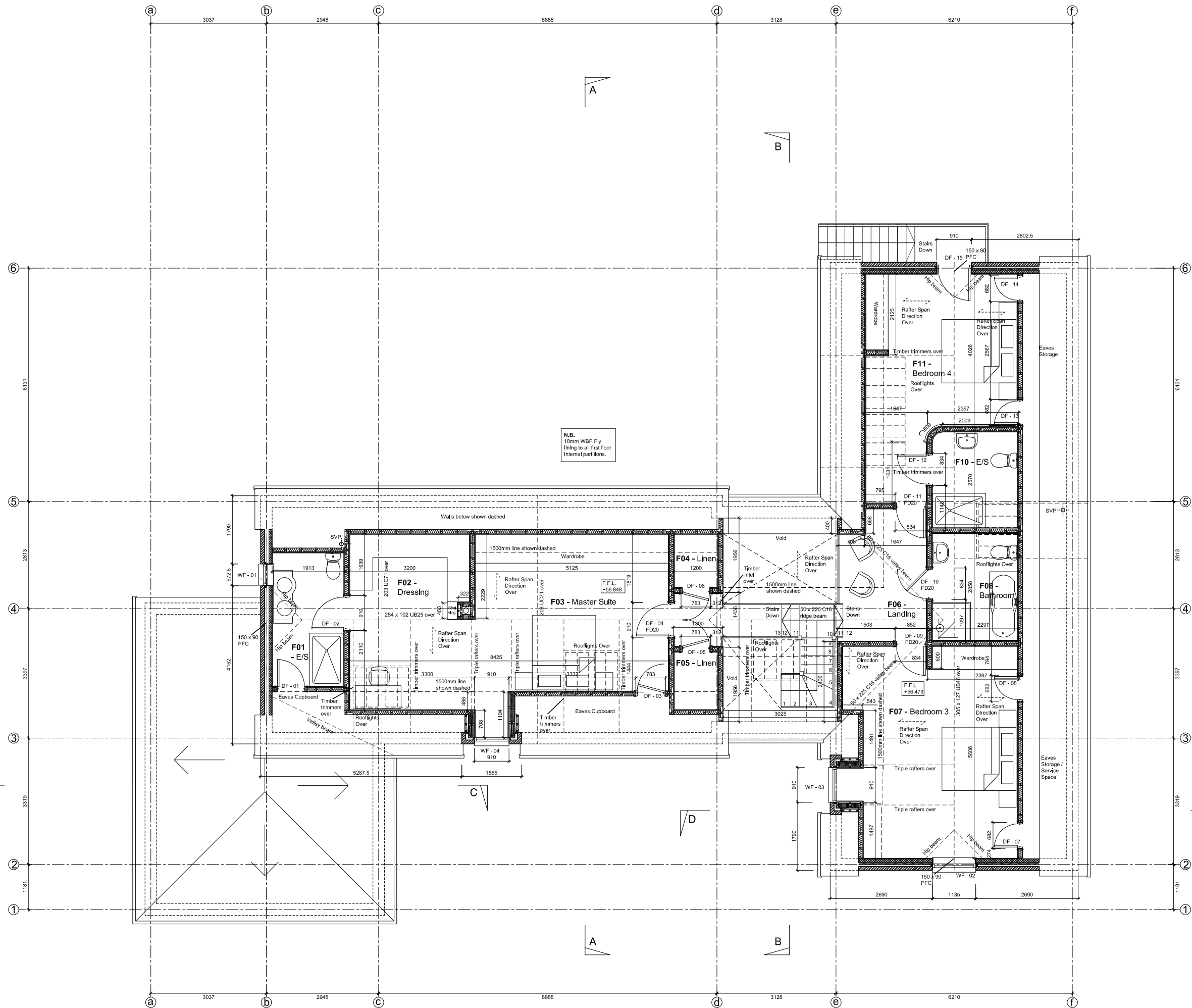
Revisions:
 A 06.06.17 Construction Issue

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Proposed Ground Floor Plan
 Project Name
 New House at Hobbs Barton Farm, Steele Lane, Framfield, TN22 5RY
 Mr & Mrs Clark

Sheet Number	334	Drawings Number	46	Revision	A	Date	June 17	Scale	1:50 (A1)	Phase of Issue	Construction
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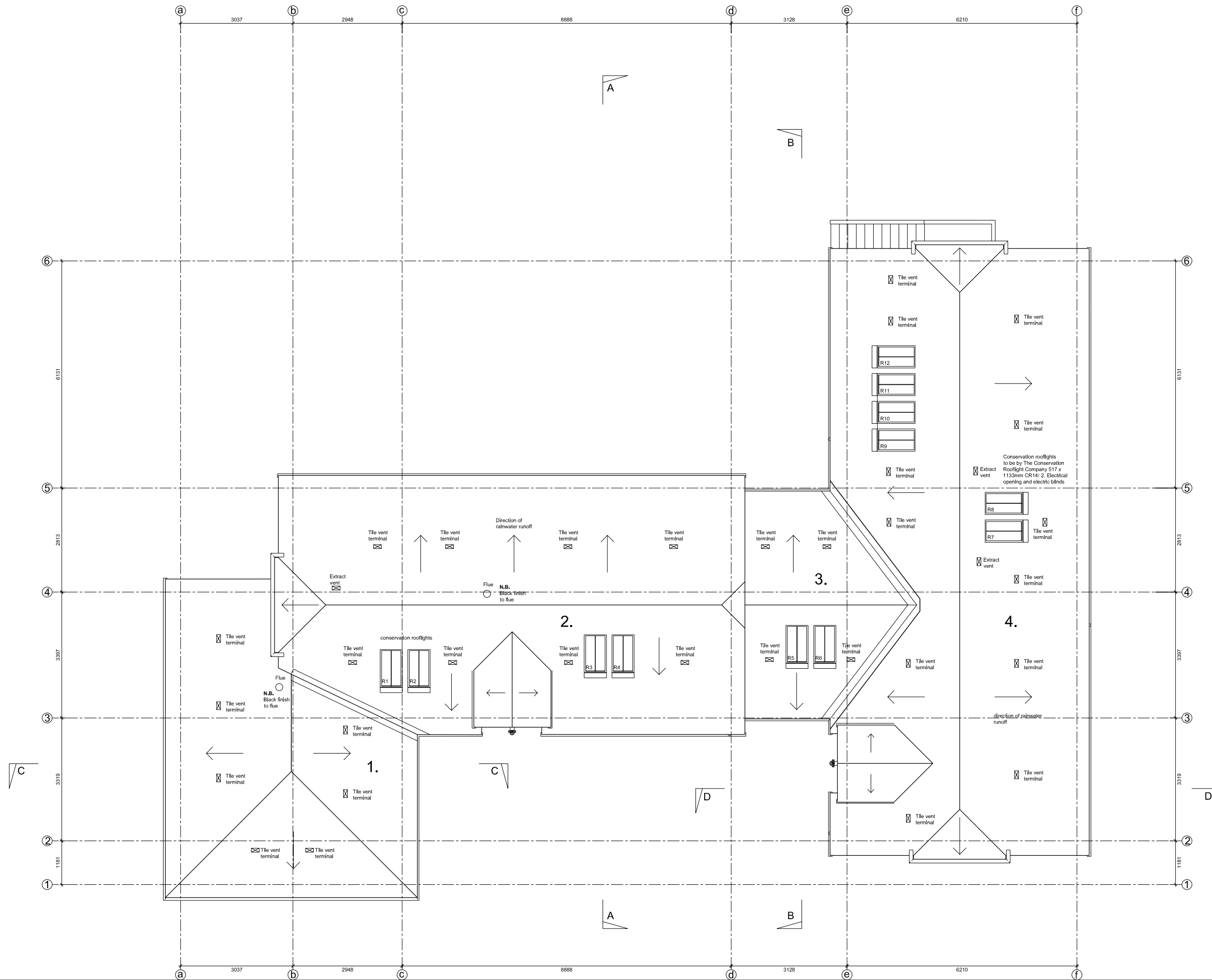
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334	47	A	June 17	1:50 (A1)	Construction

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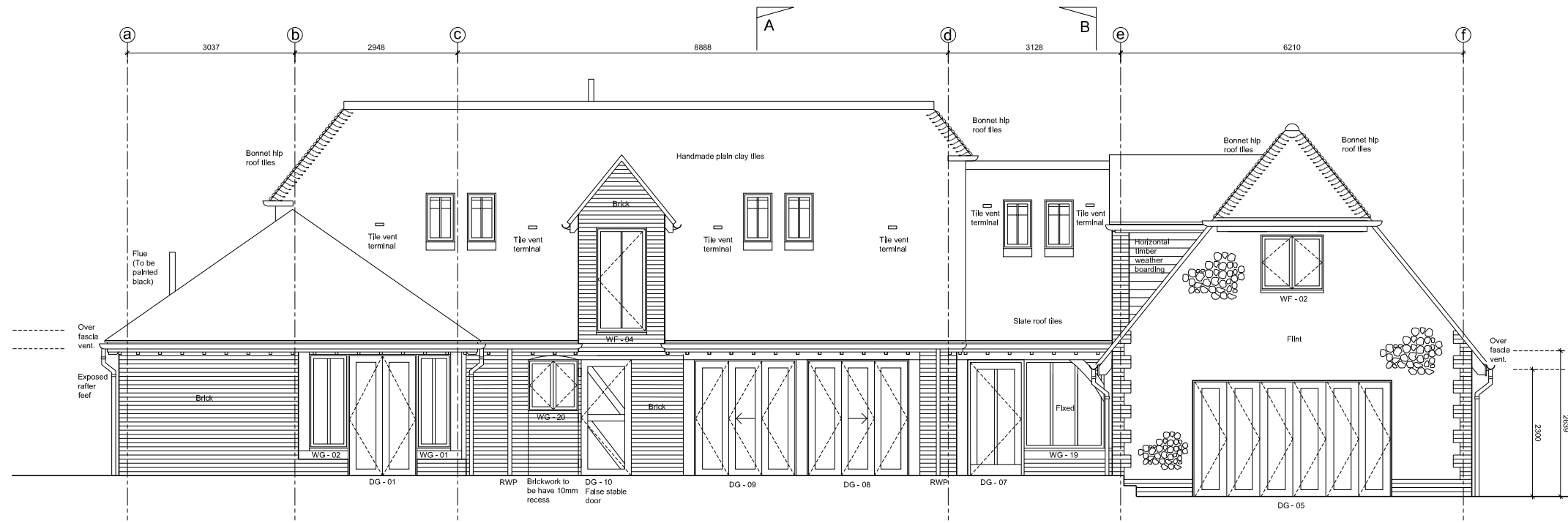
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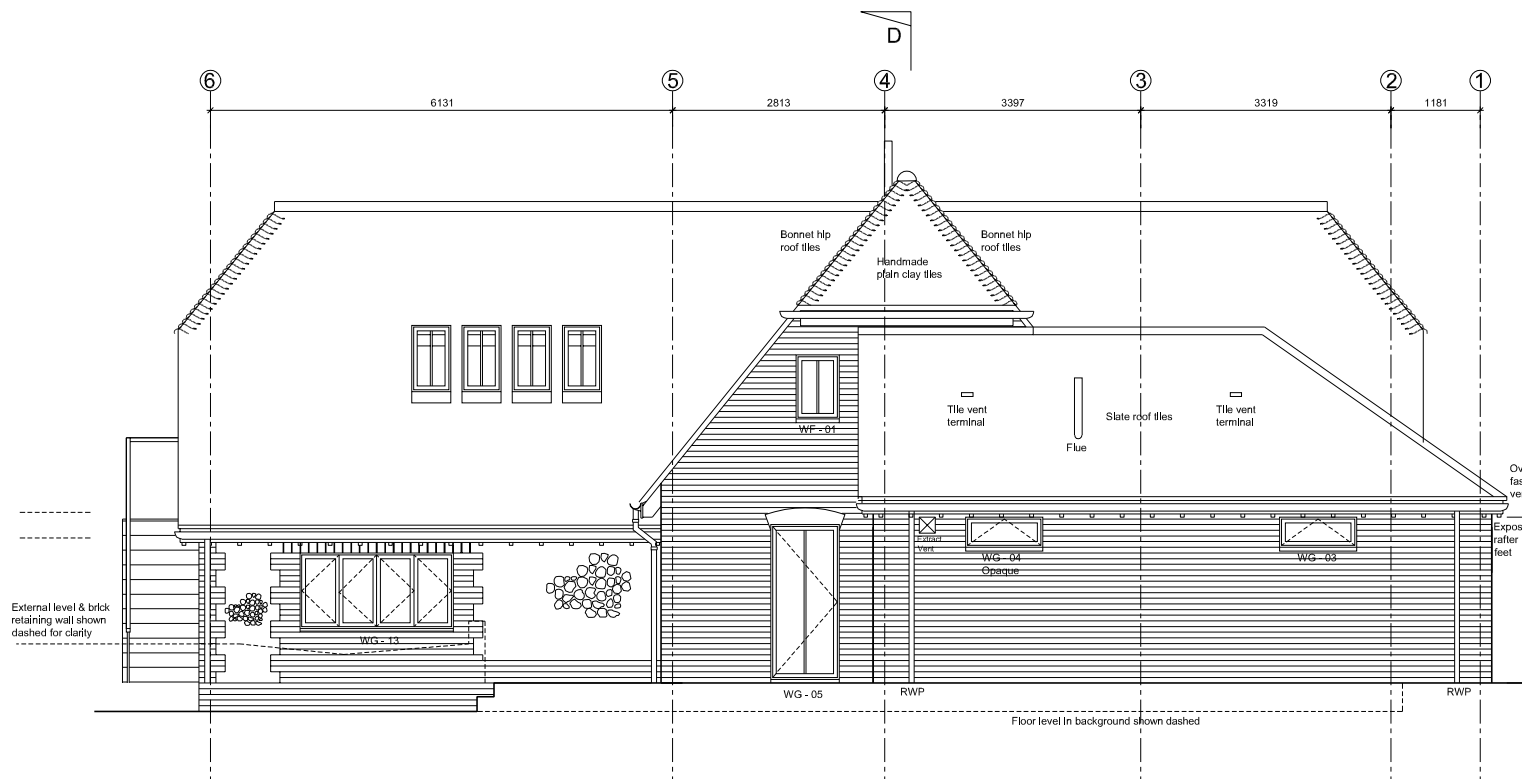
Rev. Number	Drawn Number	Checked	Date	Scale	Purpose of Issue
334	48	A	June 17	1:50 (A1)	Construction

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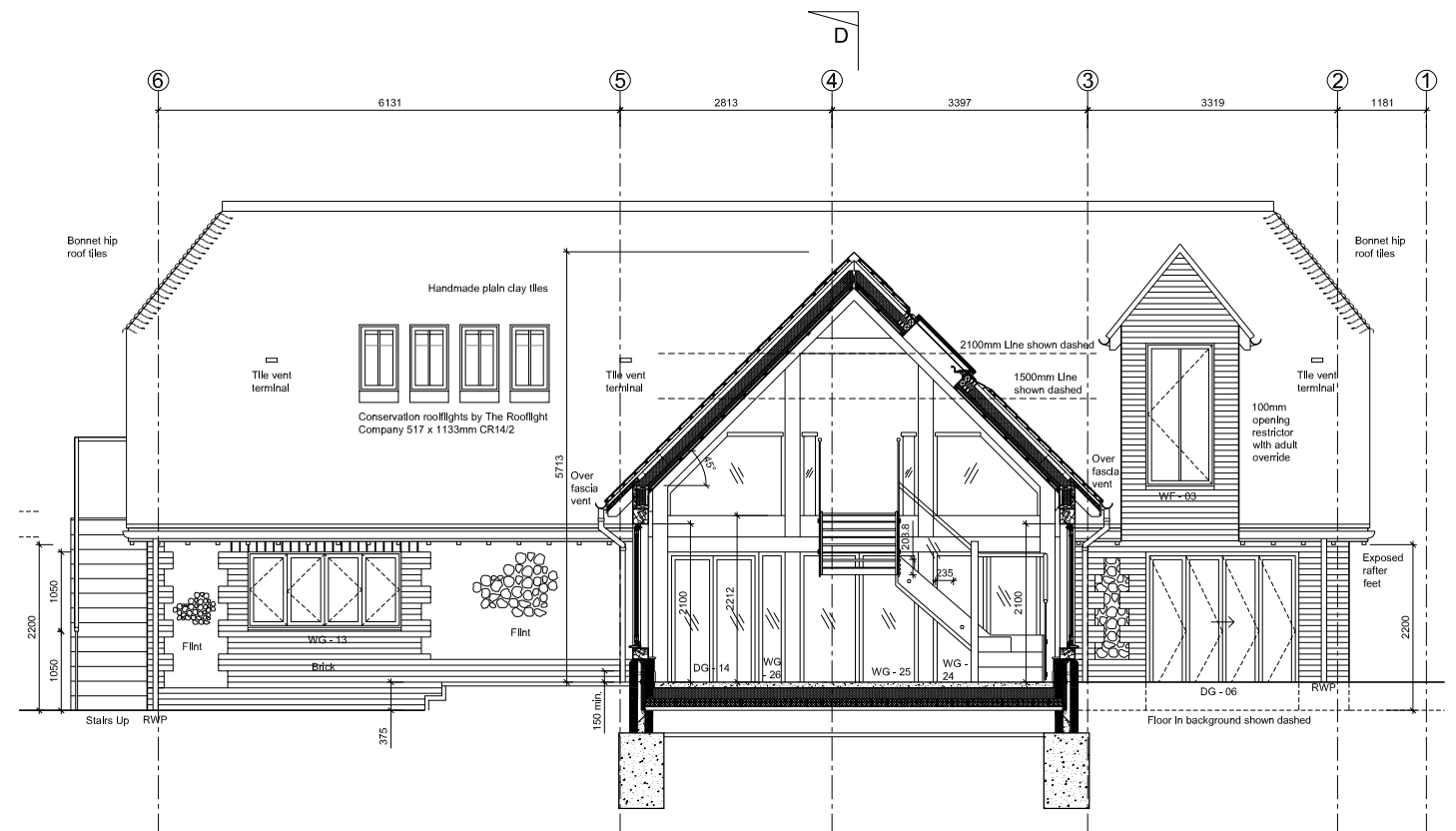
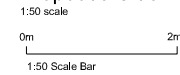




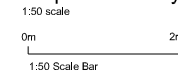
Proposed Rear Elevation (South West)



Proposed Side Elevation (North West)



Proposed Courtyard Elevation (North West)

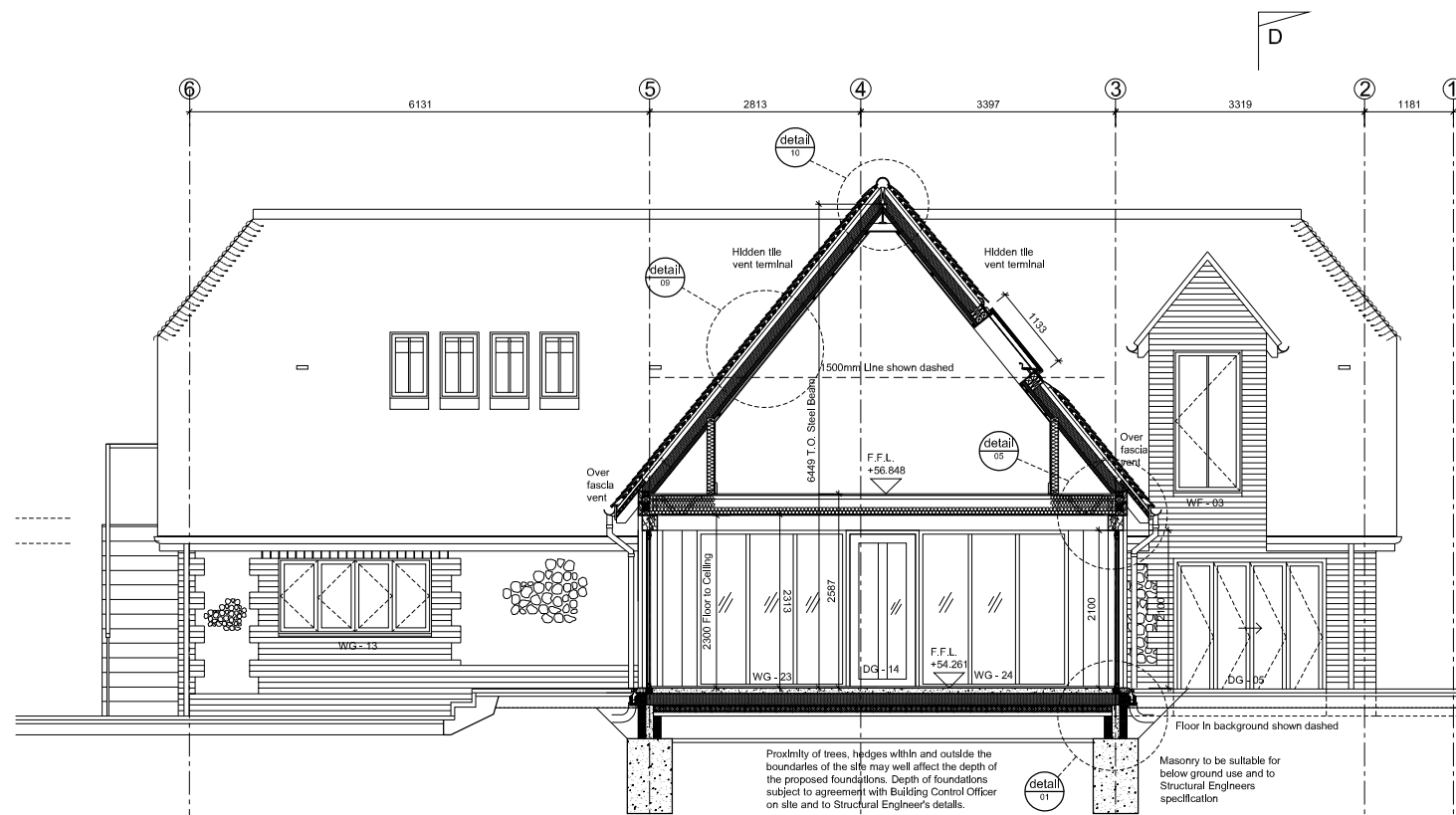


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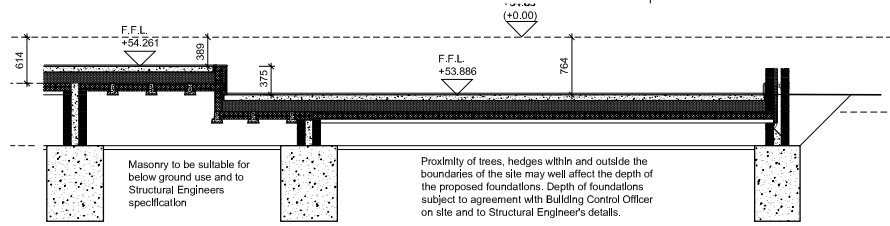
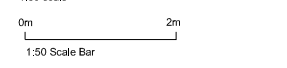
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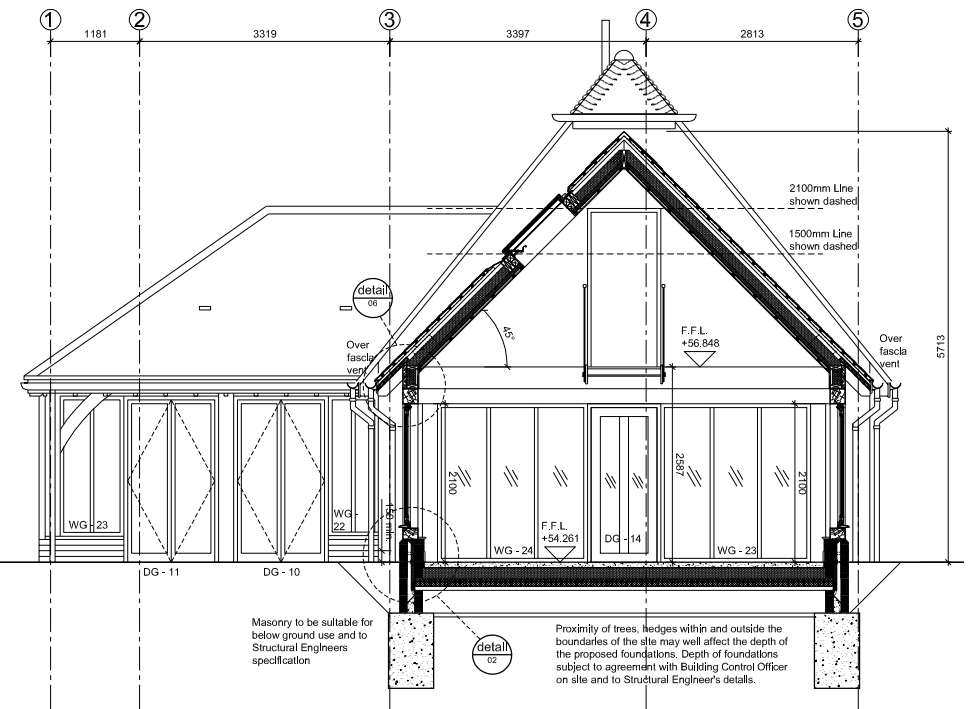
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334	50	A	June 17	1:50 (A1)	Construction



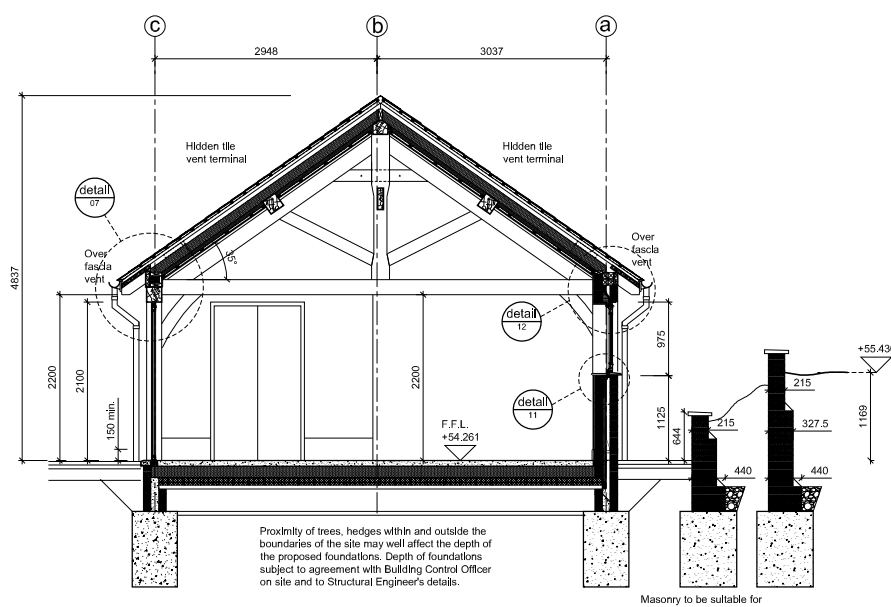
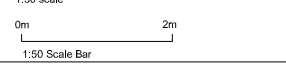
Proposed G.A. Section A - A
1:50 scale



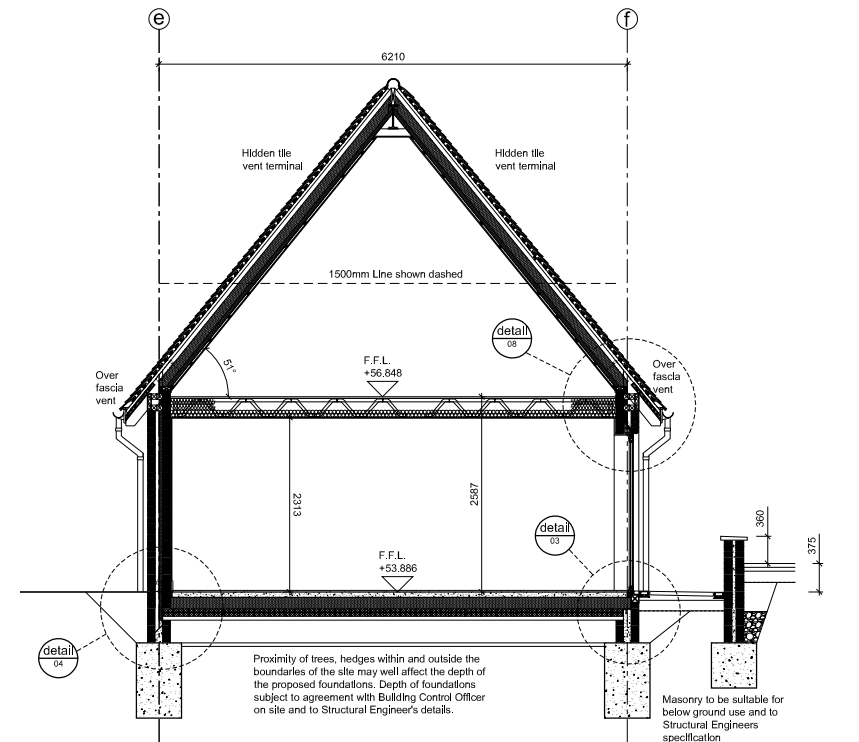
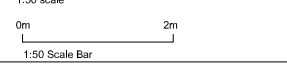
Proposed Section Through Change In Level
1:50 scale



Proposed G.A. Section B - B
1:50 scale



Proposed G.A. Section C - C
1:50 scale



Proposed G.A. Section D - D
1:50 scale



Roof Construction to Handmade Clay Tile Areas (0.14 m²/KW U Value)

Handmade plain clay roof tiles to Planners' Client approval.
25 x 38mm treated softwood battens, gable to eave line.
Rubbermaid Pro weather membrane with 15mm drap gap beneath.
38 x 33mm treated softwood rafters @ 400mm c/c's.
Roof ventilation via Rytons over fascia vents with Integral Insect mesh, Rytons rafter roll ventilator and hidden tile vent terminals.
175 x 20mm C24 treated softwood rafters @ 400mm c/c's to Structural Engineer's specification.
50mm vent space over insulation.
120mm Celotex FR5000 insulation fitted between rafters with joints foam sealed.
50mm Celotex FR5000 insulation fitted underneath rafters with lapped and taped joints to act as VCL.
25 x 47mm T treated softwood battens fixed through to rafters.
1 No. layer of 12.5mm plasterboard (moisture resistant to wet areas).
3mm plaster skim coat.
Paint finish to Client approval.

Ground Floor Construction (0.11 m²/KW U Value)

Floor finish to Client approval.
75mm Acoustic 'K-Screed' sand/cement fibre reinforced screed to manufacturer's details.
500 Gauge separating DPM beneath screed.
150mm Celotex FR5000 insulation to manufacturer's details.
20mm Celotex T-Break TB3000 edge insulation.
1200 Gauge DPM with lapped & taped joints.
Any service penetrations sealed.
150mm beam and block floor to structural engineers details.
300mm air space beneath floor.
50mm oversite concrete to falls for moisture run-off.
Drain run to soakaway from oversite.
Telescope vents to allow for air flow to use of beam and block.
Vent between compartments beneath floor.

Intermediate Floor Construction

Floor finishes (TBC) onto 22mm T&G chipboard underlay on 235mm Post floor joists @ 400mm centres to be confirmed by Structural Engineer.
100mm acoustic mineral wool (minimum density 10kg/m³) between joists.
12.5mm plasterboard (moisture resistant to wet areas) with 3mm skim finish beneath.

External Ground Floor Wall Construction To Brick/ Fibre blockwork Areas (0.24 m²/KW U Value)

102.5mm Facing brickwork/ Fibre blockwork to Client/ Planners' approval.
50mm clear cavity.
50mm Celotex C5000 insulation.
100mm Celcon standard blockwork to manufacturer's details and Structural Engineer's specification.
The resistant proprietary cavity centre to centre of walls (m.u. value 0.49m²/KW).
Wall ties to be set at 450mm vertical centres and at 600mm horizontal staggered centres to suit cavity insulation, with maximum 225mm vertical centres at opening levels.
100 x 50mm timber wall plates.
12.5mm Plasterboard (moisture resistant to wet areas) with 3mm skim coat plaster.
Paint finishes to match existing.

Asker Wall Construction

3mm skim coat plaster and paint finishes to client approval.
12.5mm plasterboard to either side of stud (moisture resistant to wet areas).
Vapour control layer with lapped and taped joints to improve airtightness.
100 x 50mm treated site studs @400mm c/c's.
100mm acoustic mineral wool (minimum density 10kg/m³) between studs.

Intermediate Wall Construction To Ground Floor Areas

12.5mm plasterboard to either side of stud (moisture resistant to wet areas), with 3mm skim coat plaster and paint finishes to client approval.
100mm Celcon standard blockwork to manufacturer's details and Structural Engineer's specification.

Intermediate Wall Construction To First Floor Areas

12.5mm plasterboard to either side of stud (moisture resistant to wet areas), with 3mm skim coat plaster and paint finishes to client approval.
100 x 47mm Treated regulated site studs @400mm c/c's.
100mm acoustic mineral wool (minimum density 10kg/m³) between studs.

Windows/ Door Construction (1.5 U m²/KW U Value)

Windows to be double glazed windows/ doors to match existing.
Windows installed to manufacturer's details.
All to be double glazed with 16mm argon filled cavity and low E glass.
Safety glazing to critical locations as per Approved Doc Part K.
Insulated cavity glaziers with Integral DPC's to perimeter.
DPC beneath sill and to head with weep holes.
Mastic pointing to all perimeters to stop air leakage.
Internal painted timber window boards where required.
All windows and doors to be like mark.

All new external doors, installation and fittings are to comply with PAS24:2012

Softwood internal window sill.
Rytons Ryline vents to openings (minimum 2 No.) with Hyload cavity trays over installed to manufacturer's details.

Window/Door frames fixed to adjoining masonry in accordance with BS8000 Part 5: 1990. All brickwork below dpc to be constructed using F1 quality bricks to match existing. Mortar mixes 1:1:6.

D.P.C.'s

All D.P.C.'s to have an appropriate BBA certificate. Horizontal D.P.C.'s to be positioned in external walls at minimum 100mm above adjacent finished ground level. All cavities to be closed using Thermabate Cavity Closer or similar approved.

Wall ties in external wall

Wall ties to be BS DD 140 Type 4 classification, stainless steel.
Steelwork.
1 Hour fire protection to all steelwork to be Millitec or similar approved.

All finishing and detail needs to be clean and simple using flat edges.
Concrete K-screed to be installed to chosen manufacturer's details with movement edge strip and any other components as required.
Floor Finish (TBC) to be installed to suppliers details with underlay and edge movement gap.
All relevant Health & Safety policies set out under the CDM Regulations and advised by the HSE must be adopted.
The Planning Approval for the project should be referenced throughout the construction to confirm adherence to the drawings and importantly any attached Planning Conditions.

Building Control should be involved with the project throughout and the Contractor is responsible for contacting the required Officer to arrange for visits and Inspections at the relevant construction stage. The Building Control and Warranty will be Jointly Inspected by BES Building Control who should be consulted throughout to maintain approval of the construction process.

All Architects drawings and information must be read in conjunction with other specialists details, specifically the Structural and Civil Engineers drawings and specifications.

Generic Mechanical, Electrical and Drainage layouts have been provided by the Architect and these need to be checked and confirmed as suitable by a specialist in the field. All installations should be carried out by appropriately qualified and certified tradespeople.

All elements of the construction (such as masonry, carpentry, finishing etc) together with specific components (windows & doors etc) and other equipment and sanitary goods are to be installed to manufacturer's recommendations and by suitably qualified tradespeople.

All new windows to be double glazed to the appropriate 'U' value. Safety glass to be fitted to any areas below 800mm or in critical locations within doors or windows in accordance with Approved documents. Opening restrictors to be attached to windows opening below 800mm from FFL to avoid children falling through. Importantly note the requirement for windows in aluminium to be suitably finished with regard to be installed near to the sea within a saline environment.

All windows and doors are to comply with Approved Document Q and PAS 24:2012.

Fire escape from the first floor is to be via protected corridor.
Careful sealing of annex external envelope to allow for air pressure testing requirement of 10 m³/h/m² at 50Pa.

Construction to be in accordance with Approved Document M1, sections 6-8. Low thresholds to front door with spacing to allow for slot drainage. Front doors to have minimum clear opening width of 775mm. Switches and sockets as per diagram 29 of Approved Document Part M.

Compliance with Robust Details: Limiting Thermal Bridging & Air Leakage to be complied with and relevant forms and certification carried out throughout construction. Careful attention is to be made to sealing of all plasterboard edges at voids and joints. Sealing should be carefully carried out at floor to wall and wall to roof junctions to avoid air leakage.

All items used within the build need to be installed so that the manufacturer will provide a suitable Warranty for the items, and cover the replacement if product failure occurs. Prior to material purchase ensure that the specification of items allows for the Warranty.

Dimensions are to structure or grid unless otherwise noted.

Galvanic Action: where metals of differing sorts will corrode one another needs to be considered throughout construction. Separating membranes and dips must be used to maintain a gap between differing metals, predominantly zinc and lead/steel.

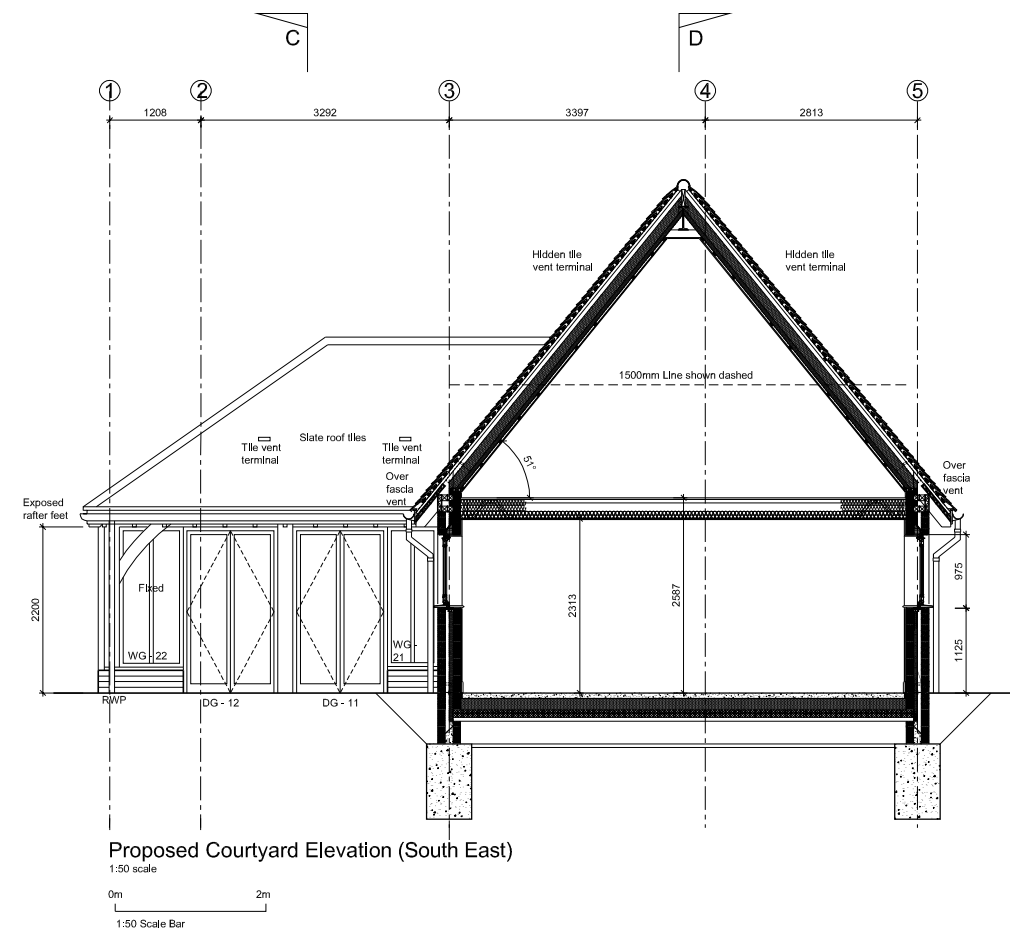
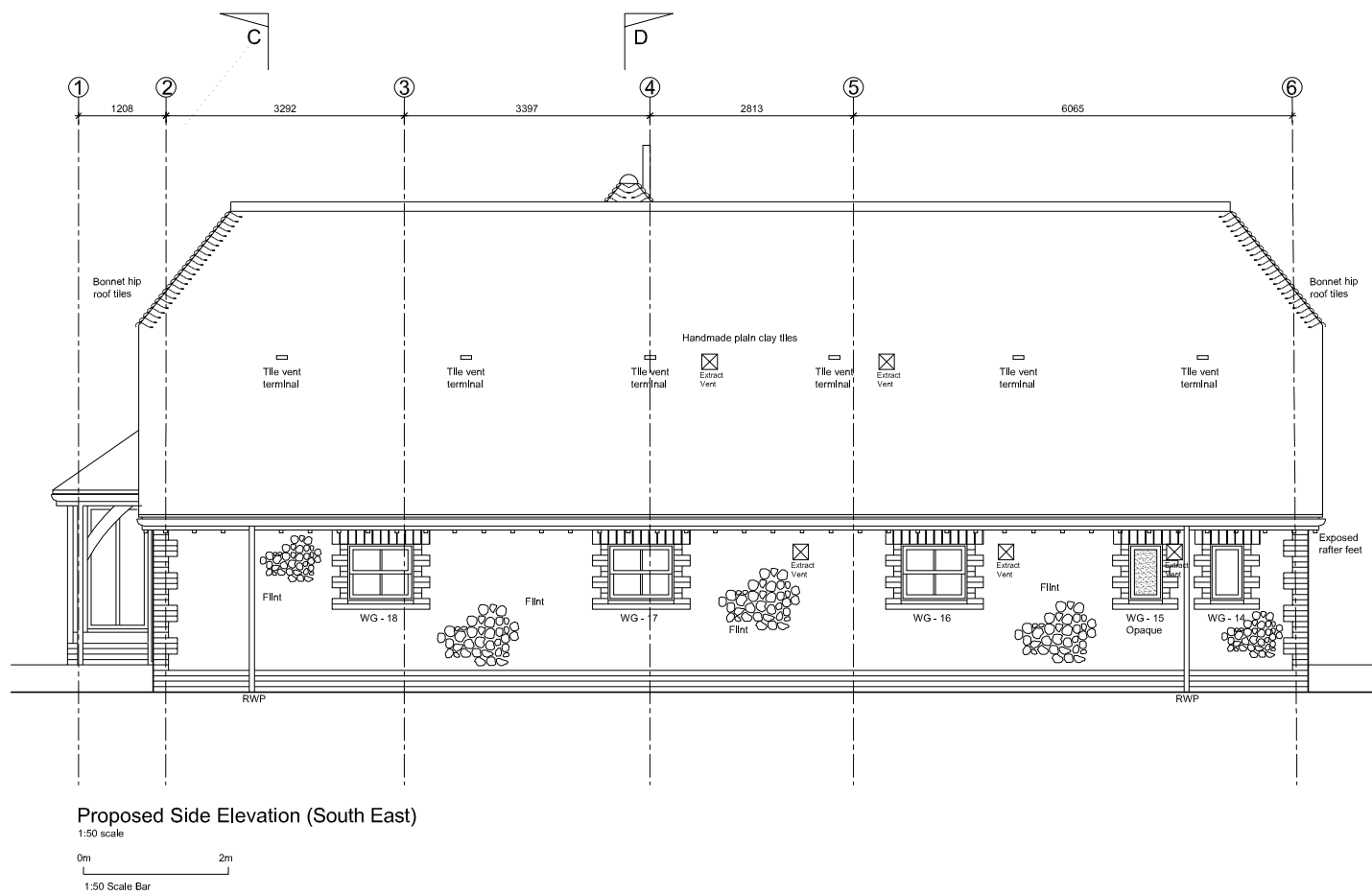
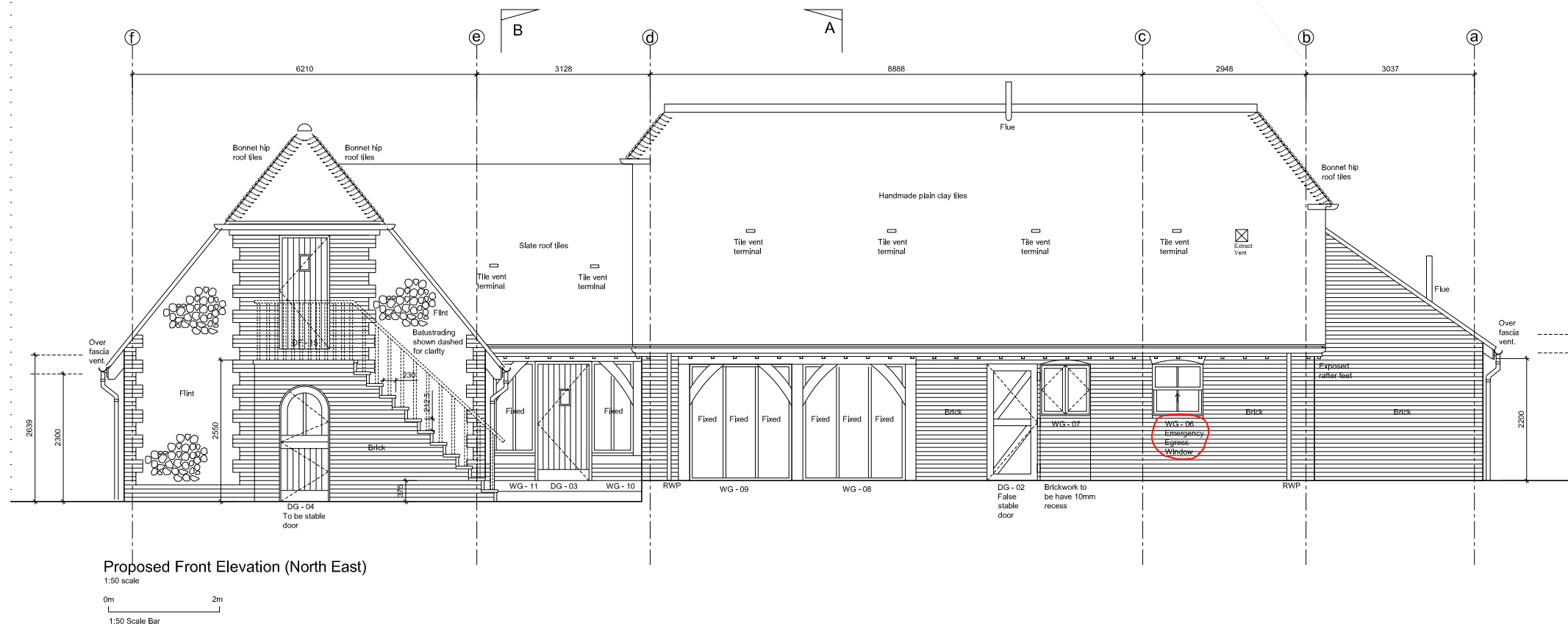
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A	06.06.17	Construction Issue

Drawn	Checked	Issue	Date	Scale	Phase / Rev
334	53	A	June 17	1:50 (A1)	Construction

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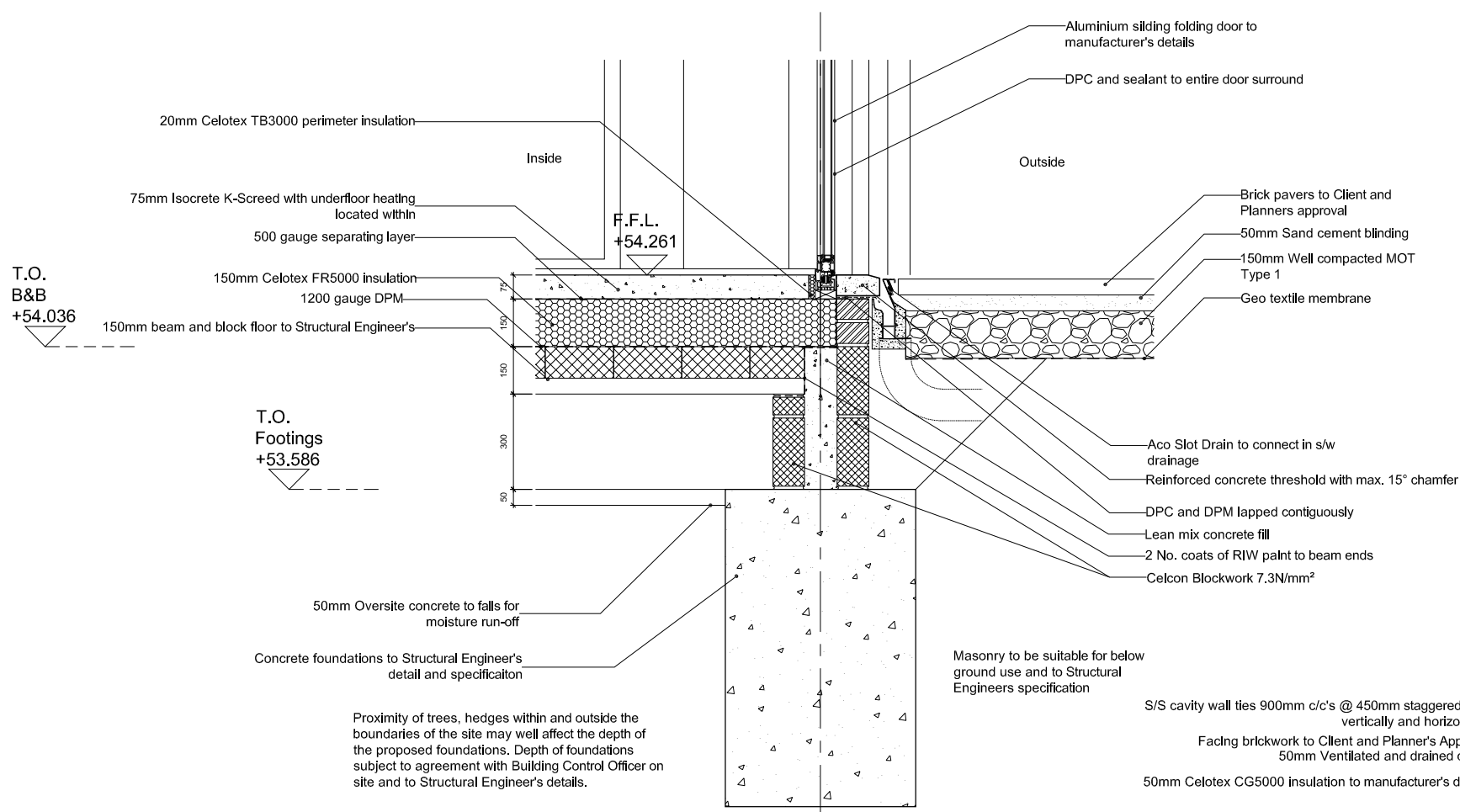
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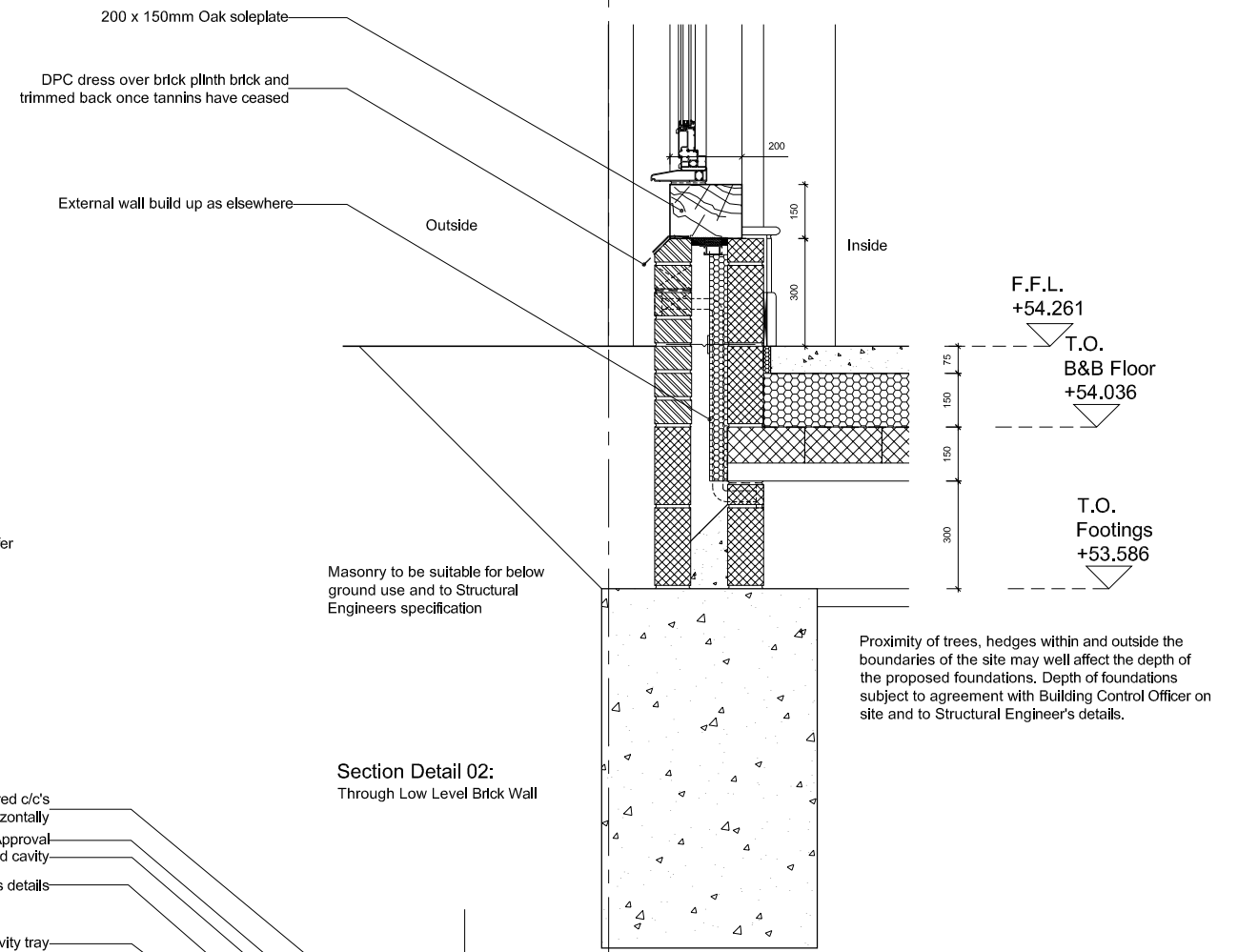
Drawing
Proposed Elevations Sheet 2
Project Name
New House at Hobbs Barton Farm, Steede Lane, Framfield, TN22 5RY
Mr & Mrs Clark
No. 334
Drawing Number 51
Date June 17
Scale 1:50 (A1)
Purpose of Issue Construction

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Section Detail 01:
Through Level Access Threshold

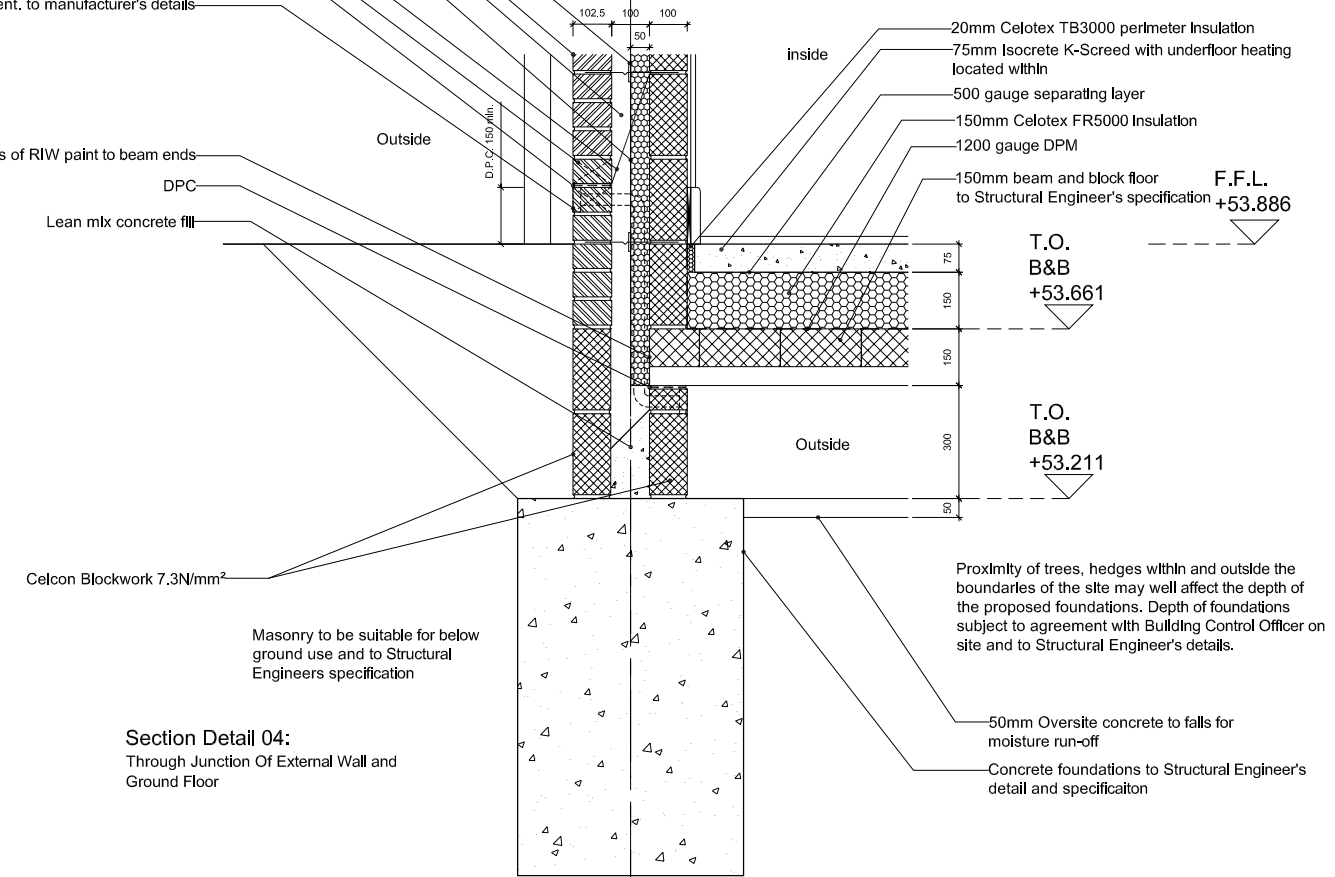


Section Detail 02:
Through Low Level Brick Wall

- S/S cavity wall ties 900mm c/c's @ 450mm staggered c/c's vertically and horizontally
- Facing brickwork to Client and Planner's Approval
- 50mm Ventilated and drained cavity
- 50mm Celotex CG5000 insulation to manufacturer's details

- Hyload cavity tray
- Rytens Rytweep cavity weep vents
- DPC/ DPM lapped contiguously
- Rytens periscope vent. to manufacturer's details

- 2 No. coats of RIW paint to beam ends
- DPC
- Lean mix concrete fill



Section Detail 04:
Through Junction Of External Wall and
Ground Floor

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Proposed Construction Details Sheet 1				Richardson Architecture Limited			
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