

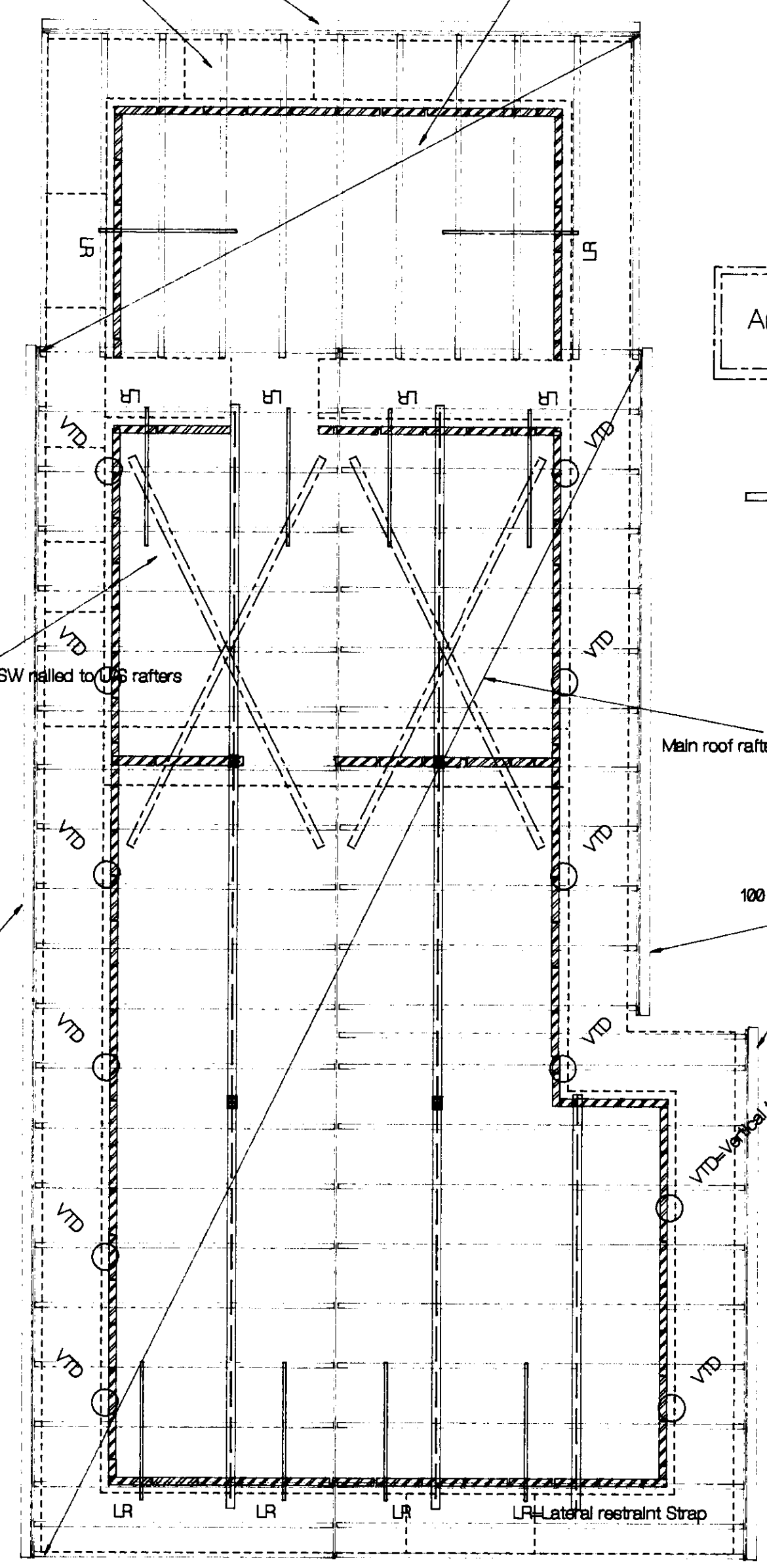
Preliminary

- New wall construction
- a) 150 mm Stained vertical SW weatherboard, on
 - aa) 25x50 pressure treated horizontal battens, on,
 - ab) 25x50 pressure treated vertical battens, back vented,
 - b) Dense conblock 100 mm
 - c) Cavity 100 mm
 - d) 45 mm Celotex CW3045Z or equal, in cavity against inner leaf.
 - e) 100 mm L/W insulating block.
 - f) 13 mm plaster
 - g) Wall ties, double triangle SS with insulation bat retainer, spaced 600 mm H by 250 V, (225 vertically within 150 mm of openings)
 - h) 6 mm Masterboard cavity closers at tops of walls

New wall footings, generally, are concrete ST4/gen3 150 mm thick 600 wide @ 900 mm below FGL

NB, eley roof lay up is similar to main roof construction see sections

Sley roof rafters 63x175 SC3 @ 600 mm c/c

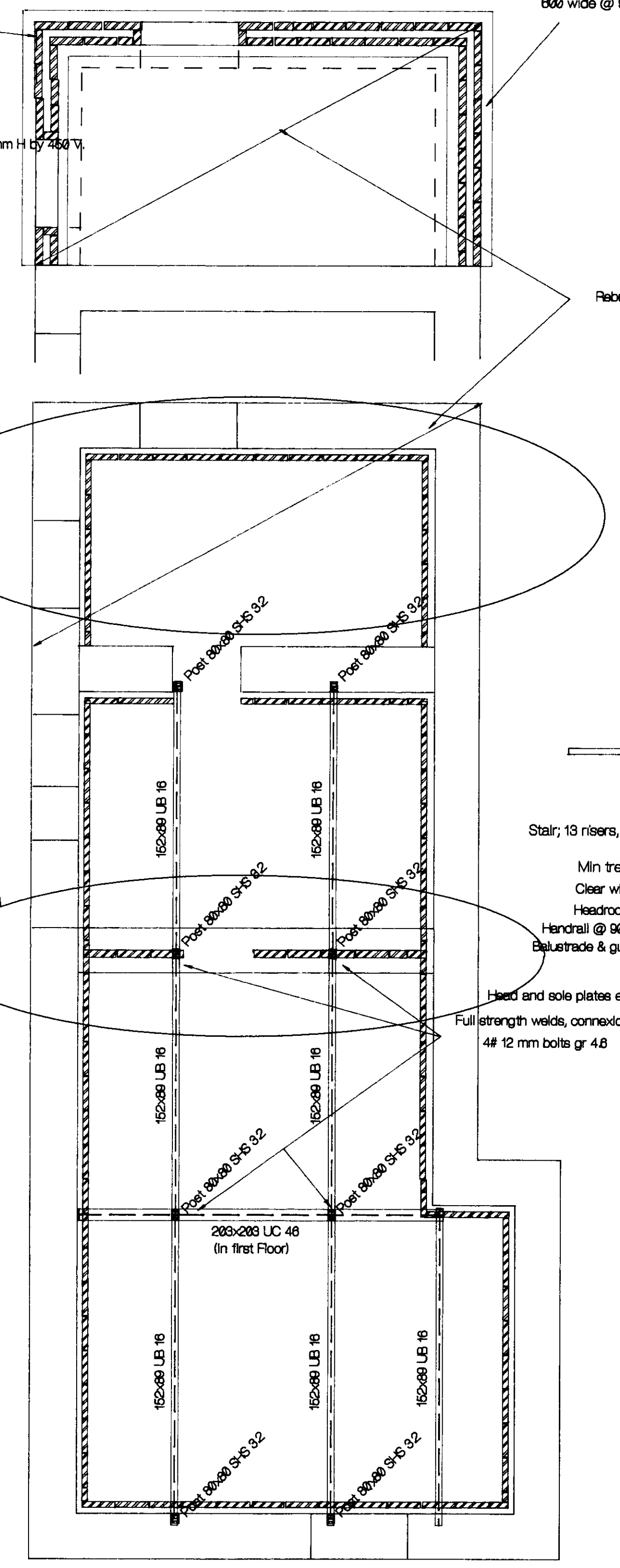


Plan On Rafters

Areas Proposed to be Rebuilt

BB

A A

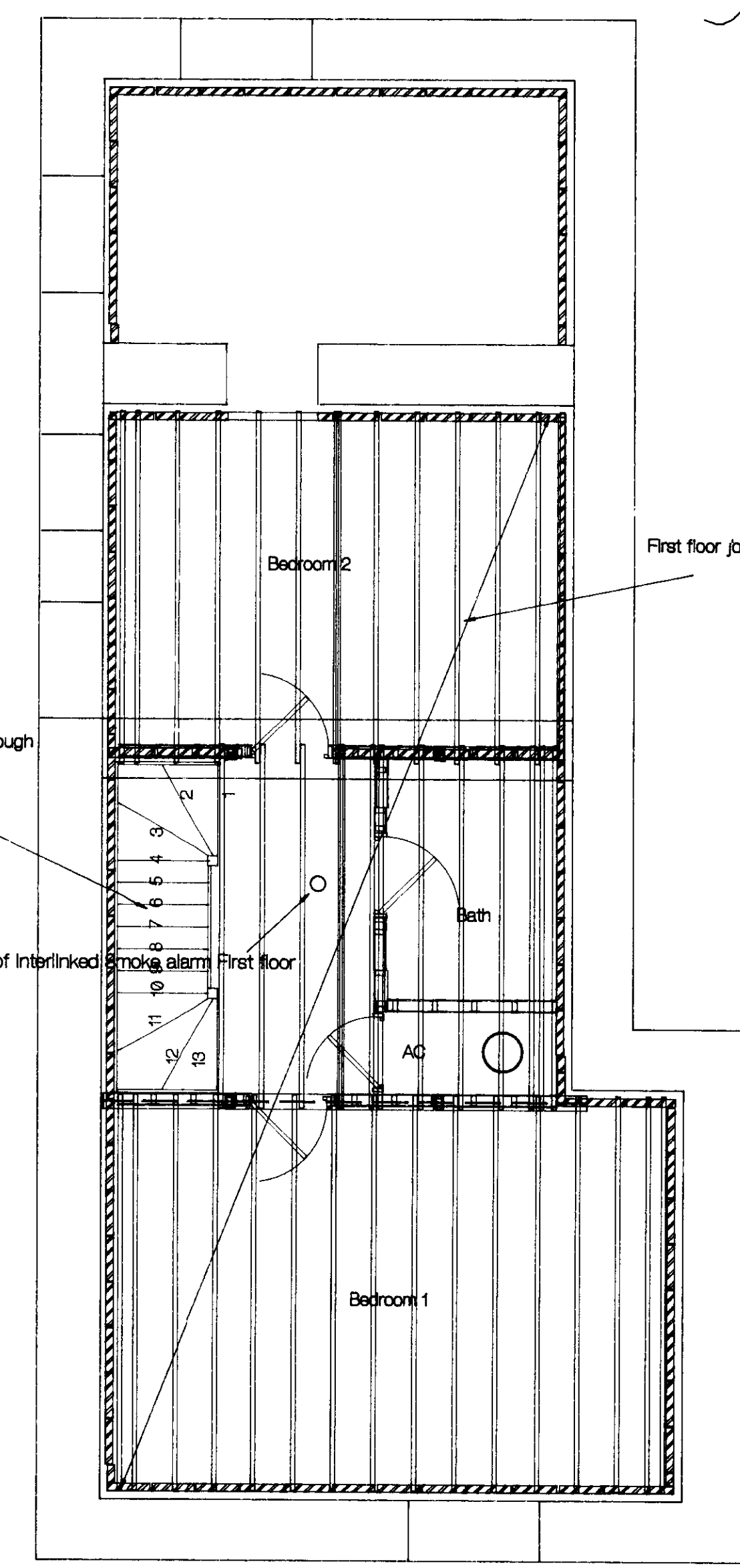


Plan Roof Steelwork

Stair; 13 risers, Rise=184.62, Going=205.04
2R+G=574
Min treadwidth at winders 75 mm
Clear width nit 800 mm
Headroom min 2000 mm
Handrail @ 900 mm above clutch line
Balustrade & guarding such that 100 mm sphere cannot pass through

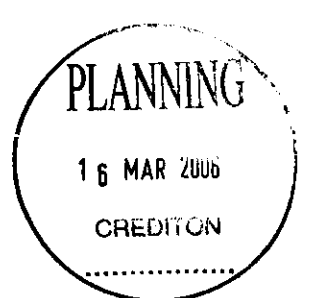
BB

A A



Plan On First Floor

Drg No SpenceBR 1



for Mr & Mrs J Spencer

Gosse's Farm

Bridge Reeve, Chulmleigh

Building Regulation Drawing-1

scale 1:50

W H Badger, C. Eng, M I C E, A C I Arb

Consulting Engineer

The Corner House
Top of Searle Street

Crediton

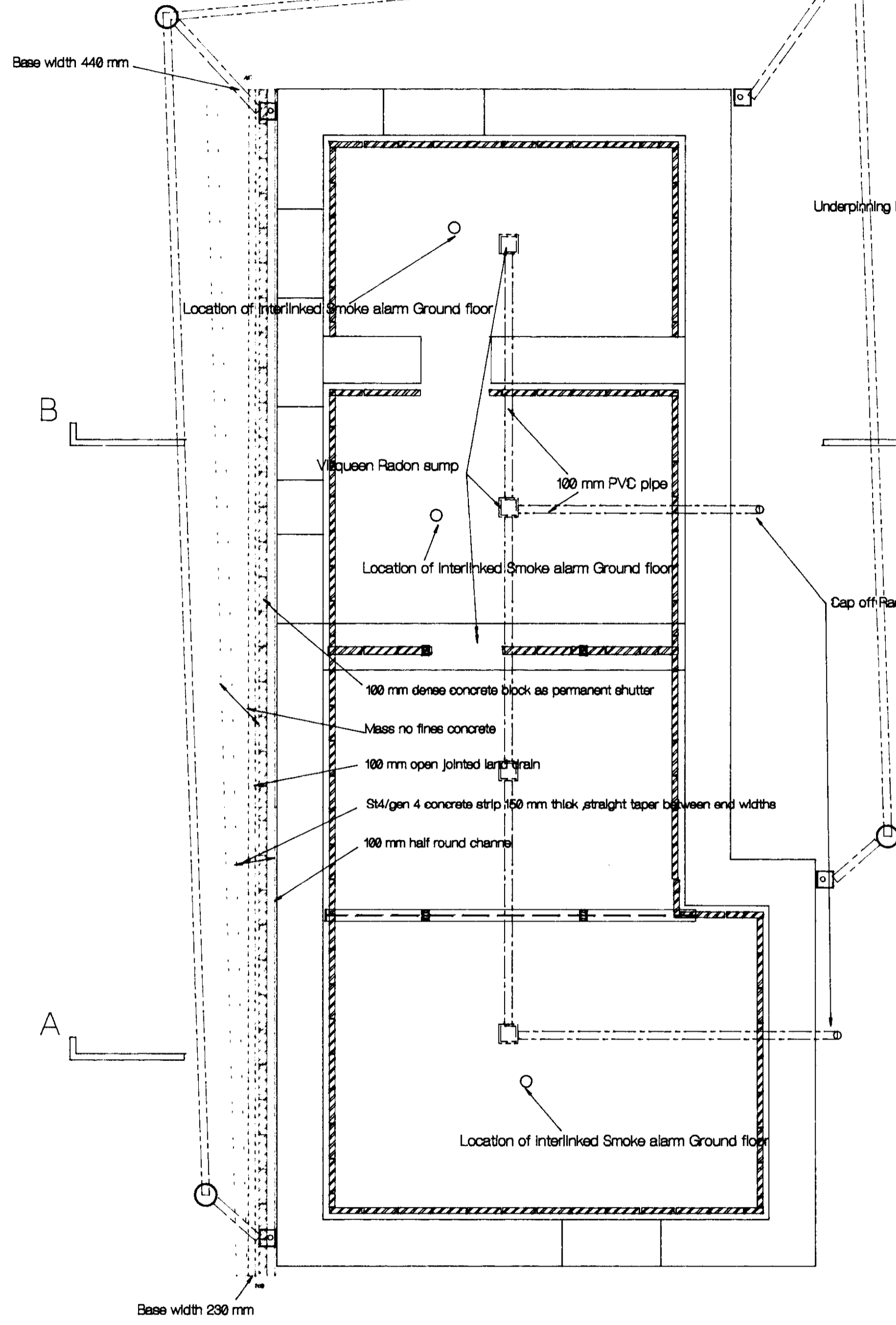
Devon EX17 2DB

tel (01363) 774975
mobile 07968 033039

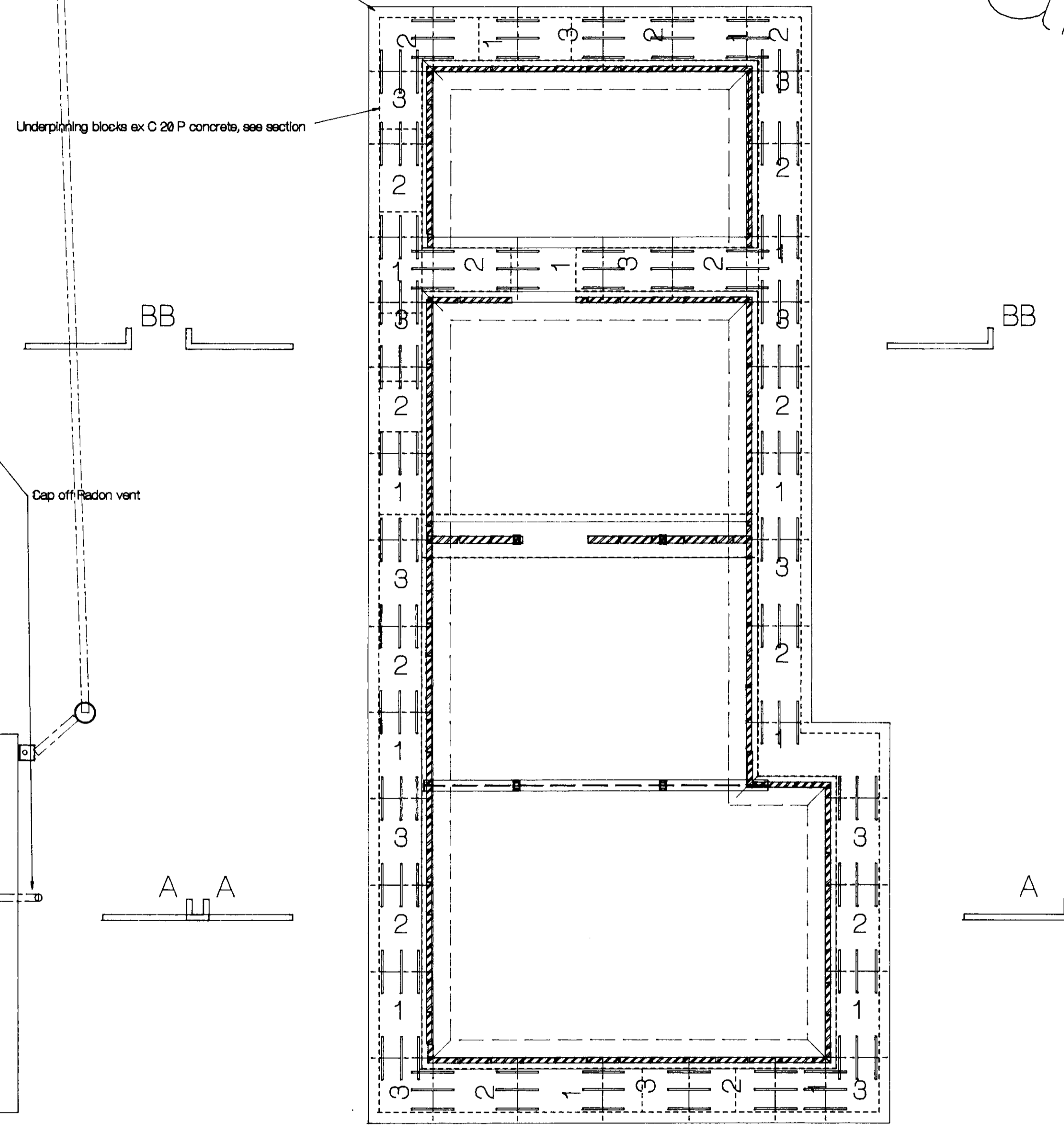
e mail billbadger@eclipse.co.uk

Preliminary

- Underpinning sequence
1. Excavate sequence 1 pits.
 2. Drive steels into side of excavation.
 3. Cast blocks.
 4. Allow to set, 24 hours
 5. Build up sub wall as necessary.
 6. Wedge and pack to U/S ex wall
 7. Repeat 1-6 for sequence 2 blocks.
 8. ditto sequence 3.



Plan On Lining walls



Plan On Foundations & Drainage

- Internal partition walls and floors between bathroom/WC, bedrooms, habitable rooms, and between bedrooms (where there is no door inwall or floor) to achieve airborne sound transmission insulation of 40db Rw
 - Internal Partitions: timber studs, 50x100 SW @ max 600 mm c/c, 125 mm Gyproc Wallboard Ten each side (Duplex vapour barrier type in bathroom) plus 25 mm Isovol Acoustic Roll 1200 In cavity
 - Internal floors: timber joists/ beams or steel beams (as size as shown on the drawing) floor decking 18 mm t & g Egger Weyroc moisture resistant chipboard (max n l t 15 kg/m²), 100 mm Isovol General purpose roll, close fitting in cavity, 125 mm Gyproc Wall Board Ten plasterboard ceiling.
 - Above ground drainage and water design and construction to BS EN 12056 & BS EN 12100, LPVC pipework to BS EN 1329, and to water company regulations.
Pipe diameters/seals:-
Bath/bidet 32 diameter/35 mm seal
Bath Shower 40 diameter/50 mm seal
Sink/washmachine, waste disposal unit 40 diameter/75 mm seal
WC 75-100 diameter/50 mm seal, 19 mm overflow to cistern discharging in visible location, max 6 l. cistern.
 - Below ground drainage
Drains; Fou-100 mm Hepworth clay Super Steve
Drains; Surface water-110 mm Hepworth Plastidrain
Chambers FWH & SWM-; Hepworth PPIC chambers (500 mm diam, max 1.0 m deep)
FWH covers to be BS EN 124 D400L (Burdens Estate M3041) 600 mm dia ductile iron on 200 mm ST4/Gan4 concrete surround.
SWAC; surface water mini access chamber Hepworth SDAC 1/1 (300 mm dia max 600 mm deep)
 - Drainage pipes and fittings/ manholes at less than 1200 mm below track level to be surrounded by 100 mm concrete Gan3 with 10 mm flexible board insert at pipe joints
 - Rainwater gutters: Marley Deepflow 100 mm black PVC, with 63 mm dia downpipes
 - Controlled services and fittings to comply with Approved Document L1:2:3
 - Electrical systems installation to current EE Regulations
Smoke alarms to BS 5446 run from separate mains circuit, located in circulation space not more than 3.0 m from bedroom doors and 7.5 m from habitable room doors, alarms to be interconnected.
All switches and socket outlets positioned between 450-1350 mm above floor level.
- All electrical work is to comply with Part P (Electrical safety), i.e. designed, installed and tested by a competent person. Prior to completion, either:- a) An electrical installation certificate issued under competent person scheme has been issued, or An appropriate electrical installation certificate has been issued for the work, signed by a competent person. Energy efficient light fittings are to be installed in one third of the rooms in accordance with BR AD L1, cl 1.54-1.57.
- Hot water to be from electric immersion heater in hot cylinder, each unit, located in airing cupboard (AC).
 - Space heating (Client to confirm):-
Electric storage heaters with auto charge control/or solid fuel room heaters/boiler with thermostatic controls on radiators*
Separate zone controls between bedrooms and other areas.
 - Hot water and space heating to be in accordance with BR AD L1:-
Hot water: clause 1.42-1.45, cylinder factory insulated 35 mm PU foam.
Commissioning and O & M instructions:- Cl 1.47-1.51.
Insulation of pipework; cl 1.52-1.53, thickness equal to OD of pipe.
- * Solid fuel room heater/boiler (if required) in accordance with BR AD J1/2:-
Air supply; cl 1.2 & 2.2
Flue: cl 2.2-2.9, 2.18-2.17
Hearth and adjacent construction; cl 2.18-2.21
Location of appliance: cl 2.2
Room heater/boiler capacity under 15 kW.
- Kitchen area to be vented with 60 l/sec fan on light switch overrun
Bathroom ditto 15 l/sec.
- A SAP rating is to be provided to LA before the building is occupied.



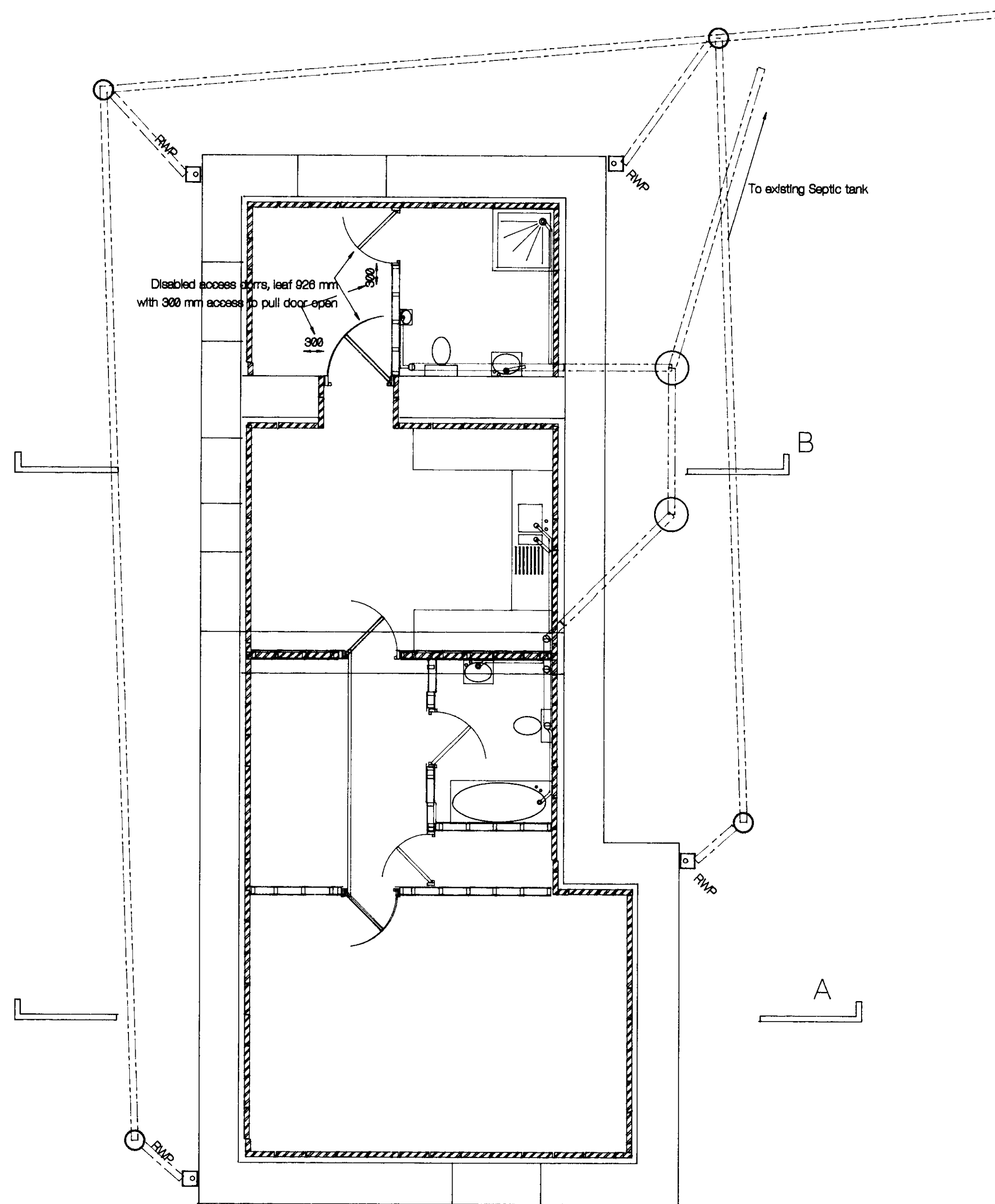
Drg No SpenceBR 2

for Mr & Mrs J Spencer
Gosse's Farm
Bridge Reeve, Chulmleigh
Building Regulation Drawing-2

W H Badger, C. Eng, M I C E, A C I A r b
Consulting Engineer
The Corner House
Top of Searle Street
Credton
Devon EX17 2DB
tel (01363) 774975
fax (01363) 774030
mobile 07968 033039
e mail billbadger@eclipse.co.uk

scale 1:50

Preliminary



Plan On Sanitary Fittings & Drainage



Drng No SpenceBR 3

for Mr & Mrs J Spencer

Gosse's Farm

Bridge Reeve, Chulmleigh

Building Regulation Drawing-3

scale 1:50

W H Badger, C. Eng, M I C E, A C I A r b

Consulting Engineer

The Corner House

Top of Searle Street

Crediton

Devon EX17 2DB

tel (01363) 774975

fax (01363) 774030

mobile 07968 033039

e mail billbadger@eclipse.co.uk