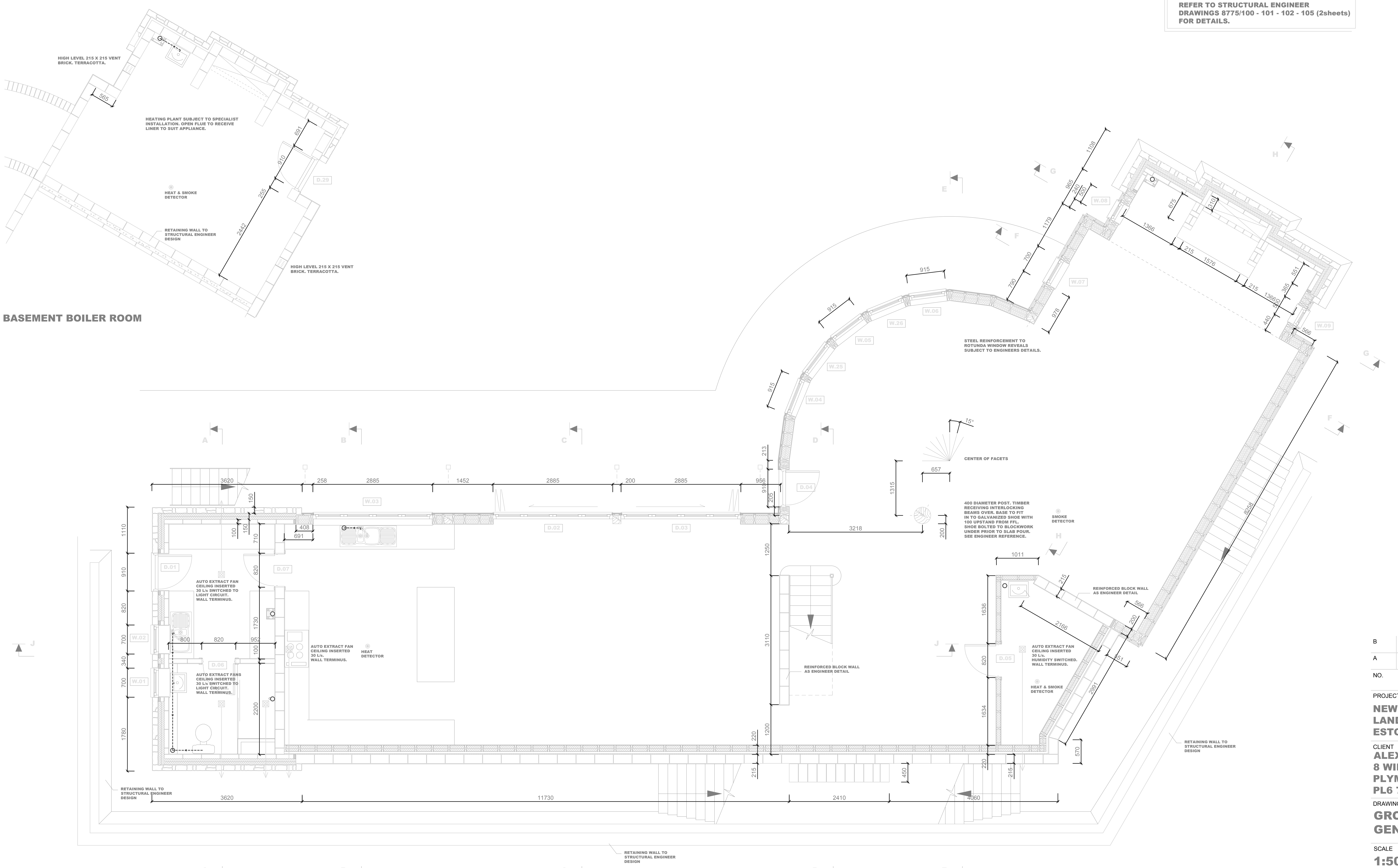
NOTE:

REFER TO STRUCTURAL ENGINEER DRAWINGS 8775/100 - 101 - 102 - 105 (2sheets) FOR DETAILS.



FOUNDATIONS...

CONCRETE TRENCH FILL STRIP BEAMS NOT LESS THAN 800 WIDE CENTRALLY LOCATED UNDER CAVITY WALLS AND MASONRY PLINTH TO TIMBER FRAME. DEPTH TO BE DETERMINED ON SITE TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER. GROUND IS KNOWN TO BE DENSE MUDSTONE AND COMPRESSED SILTS. ROCK CUT TO PRESENT LEVELS FOR TRENCH FILL WITH DESIGNED STEELWORK IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS.
CONCRETE FILL FINISH LEVEL NO HIGHER THAN INDICATED ON DRAWINGS. MINIMUM MASONRY OVER CONCRETE WILL BE SINGLE COURSE DENSE CONCRETE BLOCKS WITH FOUR COURSE STOCK BRICK OVER AT CAVITY CONDITION. TIMBER FRAME PLINTH MAY USE 215 X 215 TRENCH BLOCK OR TWO CONCRETE BLOCKS ON EDGE TO FORM THE SAME WITH FOUR COURSE OF 215 STOCK BRICK OVER STRETCHER - HEADER BOND.

CONCRETE FOR FOUNDATIONS TO BE GRADE ST1 TO BS 5328: PART 2, IN PROPORTION 50 Kg CEMENT TO .1M.cu OF FINE AGGREGATE AND .2 OF COURSE AGGREGATE.

PIPES AND DUCTS MAY PASS THROUGH CONCRETE RING BEAM. SET LEVELS AS APPROPRIATE AND PROVIDE 150mm SPIGOT EITHER SIDE OF BEAM FOR FLEXIBLE CONNECTIONS. WHERE PIPE LEVELS COINCIDE OR ARE CLOSE TO TOP OF CONCRETE THE FINISH LEVEL IN THESE AREAS MAY BE DROPPED BY NEATLY SHUTTERING TO ALLOW 100mm PEAS SHINGLE TO FULLY SURROUND PIPES. PRE-STRESSED CONCRETE LINTELS WILL SPAN OVER WITH MINIMUM END BEARING OF 150mm. NO SPAN GREATER THAN 900mm.

MASONRY...

TOPBLOCK STANDARD 100mm DENSE CONCRETE BLOCKS TO CAVITY CONDITION AND TIMBER FRAME PLINTH WITH OPTION TO USE TRENCH BLOCKS WHERE APPROPRIATE BELOW GROUND. FOUR COURSE FACE BRICKS TO BE IBSTOCK GROVSNER RED STOCK. MORTAR MIX TO CONCRETE BLOCKS TO BE 4 PART SAND TO 1 PART CEMENT. MORTAR TO FACE BRICKS TO BE 5 PART YELLOW SAND, 1 PART HYDRATED LIME AND 1 PART CEMENT. JOINT FINISH TO BE IRONED NEATLY AND SOFT BRUSH WHEN PART DRY. DO NOT USE PUTLOG SCAFFOLDING AND ENSURE ALL PERPS FULLY FILLED. DO NOT RAISE LIFT ANY GREATER THAN 1200mm IN ANY ONE DAY.

CAVITY SECTION RAISED ABOVE FLOOR LEVEL TO HAVE INNER LEAF OF 100mm THERMALITE SHIELD BLOCKS. ALL INTERNAL BLOCKWORK TO BE PLASTERED WITH PAINT FINISH. ALL JOINTS TO BE NEATLY FORMED WITH PERPS ALIGNED, IRONED AND BRUSHED TO FINISH AT EXPOSED CONDITIONS. ALL CAVITY WALLING ABOVE FLOOR LEVEL TO RECEIVE STAINLESS STEEL WALL TIES AT 750 CENTRES STAGGERED EVERY 450 HEIGHT. ALL INSULATION TO CAVITY ABOVE DPC AND CAVITY TRAY TO BE ISOWOOL 150mm FULL FILL HI-CAV 32. (2 X 75mm)

EXTERNAL LEAF MASONRY IN LOCAL MUDSTONE MINIMUM 150 WIDTH. NOTE BATTING DETAIL AT SUB LEVEL.

GROUND FLOOR CONSTRUCTION...

PREPARE GROUND TO LEVEL AND LAY 215mm DEPTH CLEAN HARD CORE OVER, COMPACT AND SOFT SAND BLIND 25mm. LAY OVER BLINDING 1200 G VISQUEEN MEMBRANE AS MOISTURE AND GAS BARRIER. MEMBRANE TO PASS THROUGH PERIMETER MASONRY TO EXTERNAL FACE APPLICABLE TO MASONRY PLINTH UNDER TIMBER FRAME SECTION AND ACCROSS CAVITY TO RAISED MASONRY SECTION. BUILD OVER IN STOCK BRICKS FOUR COURSE AND NOTE CAVITY TRAY TO CAVITY SECTION AND BACK UPSTAND TO 215 SECTION. MEMBRANE TO LAP 900mm AT JOINTS ACCROSS SLAB AND FIX WITH PROPRIETARY TAPE TO RETAIN.

LAY 140mm THICKNESS ECOTHERM GROUND INSULATION BOARD OVER MEMBRANE. NEAT TAPED JOINTS AND LEVEL. ALL ABOUT PERIMETER AT ALL CONDITIONS PLACE 50mm THICKNESS JABLITE POLYSTIRENE UPSTAND WITH CLEAN CUT TOP LEVEL WITH MASONRY. PROTECT UPSTANDS AND TOP OF MASONRY DURING CONCRETE POUR WITH SCAFFOLD BOARDS OR SIMILAR.

SLAB TO BE POURED IN SECTIONS AS INDICATED ON DRAWING. PROVIDE ANTI CRACK MESH ON PROPRIETARY 50mm RISERS AND DO NOT SPAN ACCROSS SECTION LINES. PROVIDE 300 CLEAR. INSTALL AT SECTIONS AND TO COORDINATE WITH CONTRACTORS METHOD OF POUR CONCRETE EXPANSION JOINT BETWEEN EACH FILLER FOAM HY-TEN XL 10/150.

CONCRETE SLAB IS TO BE HEATED. PROPRIETARY SYSTEM SUBJECT TO SPECIALIST SUB-CONTRACTORS SPECIFICATION. POLYTHENE HEATING PIPES TO BE WIRED IN TO POSITION OVER ANTI-CRACK MESH. DETAIL LAYOUT TO MANUFACTURERS INSTRUCTIONS WITH RISER FITTINGS TO MANIFOLD. PIPES WILL PENETRATE FOAM EXPANSION JOINT.

FINE TAMP FINISH TO SLAB. DO NOT FLOAT. FLOOR FINISH WILL BE APPLIED WHEN FULLY CURED WITH MECHANICAL ADHESIVE. PROTECT SLAB DURING CONSTRUCTION UNTIL FINISH IS READY TO BE APPLIED. EXPOSED JABLITE TO PERIMETER TO BE KEEP CLEAN AND FREE OF ANY DEBRIS LIKLY TO PENETRATE IT.

DRAINAGE...

ALL DRAINAGE PIPES TO BE 100MM PLASTIC (HEPWORTH) FULLY SURROUNDED BY MINIMUM 100MM IN INCOMPRESSIBLE MATERIAL (PEAS SHINGLE OR PROPRIETARY PIPE BEDDING)

NEW PROPRIETARY PLASTIC INSPECTION CHAMBERS SET ON CONCRETE BASE GENERALLY. DOUBLE SEAL COVERS TO FOUL DRAINS. RW I.C's 300 DIAMETER & FOUL MINIMUM 450.

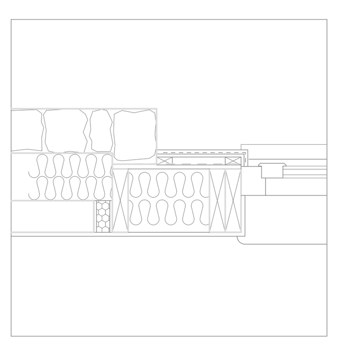
FOUL SEWER TO CONNECT TO KLARGESTER BA BIO DISC UNIT WITH HERRING BONE OVERFLOW DISCHARGE AND REED BED WITH POND NOT WITHIN 20M OF ANY WATER COURSE.

RAINWATER TO STORAGE TANK AND OVER FLOW TO SOAKAWAY.

EXTERNAL MASONRY STEPS...

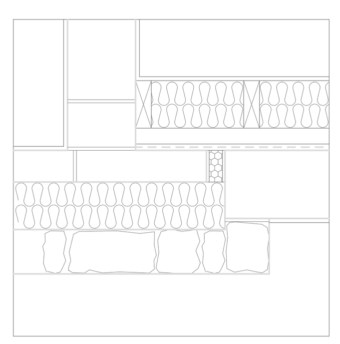
SET OUT WHEN LANDSCAPE LEVELS ESTABLISHED. TO MEET AMBULANT REQUIREMENTS. FINISH TREADS WITH NOSING AT 270. RISE BETWEEN 170 AND 190.

PROVIDE GALVANIZED STEEL HANDRAIL TO ONE SIDE 900 VERTICALLY ABOVE NOSING LINE.



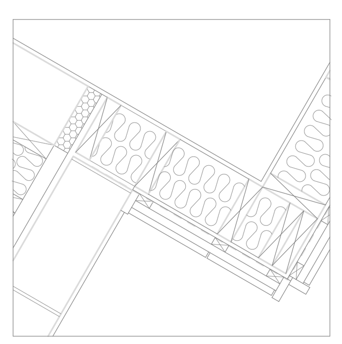
1:20 DETAIL...

GROUND FLOOR TIMBER FRAMING FACED WITH 10mm WBP PLY AND BREATHABLE MEMBRANE WITH VERTICAL BATTON OFFSET 25mm TO RECEIVE 10mm FACING WBP PLY AND ARMANET GALVANIZED WELD MESH. SAND AND CEMENT RENDER TO SMOOTH FINISH WITH CHEMBOND FIBRES. PAINT FINISH. NOTE RETURNS AGAINST FRAMES.
ABUTMENT BETWEEN INNER LEAF THERMALITE SHIELD AND TIMBER FRAME TO BE THERMABATE CAVITY CLOSER.



1:20 DETAIL...

PROVIDE THERMABATE CAVITY CLOSER AT JUNCTION BETWEEN THERMALITE SHIELD AND 215 DENSE CONCRETE BLOCK. PAINTED RENDER TO FACE OF CONCRETE BLOCKS. INNER FACE TO RECEIVE DELTA MS20 HIGH DENSITY MEMBRANE ADHESIVE JOINED TO DPM AS MANUFACTURERS GUIDANCE.
INSULATION ZONE SET 50 FROM MS20 AS 150 SW TREATED AND FULLY FILLED WITH KNAUF EARTHWOOL 40.
APPLY VAPOUR BARRIER, GYPROC BOARD AND SKIM.



1:20 DETAIL...

PROVIDE PIR INSULATION OR THERMABATE CLOSER TO SEPARATE INNER BLOCK WALL FROM EXTERNAL FRAME.
BIRDS BEAK OUTER CORNER DETAIL TO CLADDING.

NO.	REVISIONS	DATE	INITIAL
B	ENGINEER COORDINATION	7.4.14	AS
A	TWO EXTRA ROTUNDA WINDOWS	4.9.13	AS

PROJECT
NEW DWELLING
LAND ADJ' COMMONWOOD COTTAGE
ESTOVER

CLIENT
ALEX KEELING & BETH ROBERTS.
8 WIDEWELL ROAD,
PLYMOUTH,
PL6 7DN.

DRAWING
GROUND FLOOR
GENERAL ARRANGEMENT

SCALE	DATE	DRAWN	CHECKED
1:50	27.6.13	AS	-

ASA architects
Architecture Masterplanning Conservation

Island Cottage
Tamar Street, Torpoint, Cornwall, PL11 2AW.
e-mail: andystrange@btinternet.com
Tel: 01752 814004. 07770 421624
www.andystrangearchitects.com

DRAWING NO. **1398-AA-015** REV **B**
CAD NO. C:\DRAWINGS\1398\015

DO NOT SCALE FROM DRAWINGS, WORK TO FIGURED DIMENSIONS ONLY UNLESS OTHERWISE INDICATED. VARIATIONS TO EXISTING FABRIC MAY GIVE RISE TO INCONSISTANCIES AND MUST BE REPORTED TO THE AUTHOR. CHECK ALL DIMENSIONS PRIOR TO ANY PREPARATION OR CONSTRUCTION. INFORMATION TO BE READ WITH SUPPORTING DETAILS AND CHECKED AGAINST LATEST REVISIONS OF ALL STRUCTURAL AND OTHER SPECIALIST DRAWINGS, SPECIFICATIONS ETC. BY BEST ENDEAVOUR ALL INFORMATION IS CORRECT AND APPROVED BY THE EMPLOYER. CONTRACTOR/BUILDER IS TO SATISFY THEMSELVES THAT DRAWINGS ARE APPROVED. ALL WORK TO BE COMPLIANT WITH CURRENT AND RELEVANT BUILDING REGULATIONS AND PLANNING PERMISSION IS IN PLACE IF APPLICABLE. ALL PRODUCTS, ELEMENTS, APPLIANCES, FIXINGS ETC ARE TO MEET RELEVANT BRITISH STANDARDS INCLUDING WORKMANSHIP. THE AUTHORS AGREED SCOPE OF WORK MAY BE LIMITED.