



Generic Perspective

1:200

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A 1	Sheet Index	<input type="checkbox"/>	
A.01.1	0. Floor Plans	<input type="checkbox"/>	
A.01.2	0. Ground Floor 1:50	<input type="checkbox"/>	
A.01.3	Ground Floor Framing	<input type="checkbox"/>	
A.01.4	1. First Floor 1:50	<input type="checkbox"/>	
A.01.5	Frist Floor Framing	<input type="checkbox"/>	
A.02	3D East	<input type="checkbox"/>	
A.02	3D West	<input type="checkbox"/>	
A.02.2	Elevation 1 & 2	<input type="checkbox"/>	
A.02.4	Elevations 3,4 & 5	<input type="checkbox"/>	
A.02.5.1	Section A-A	<input type="checkbox"/>	
A.02.5.2	Section B-B	<input type="checkbox"/>	

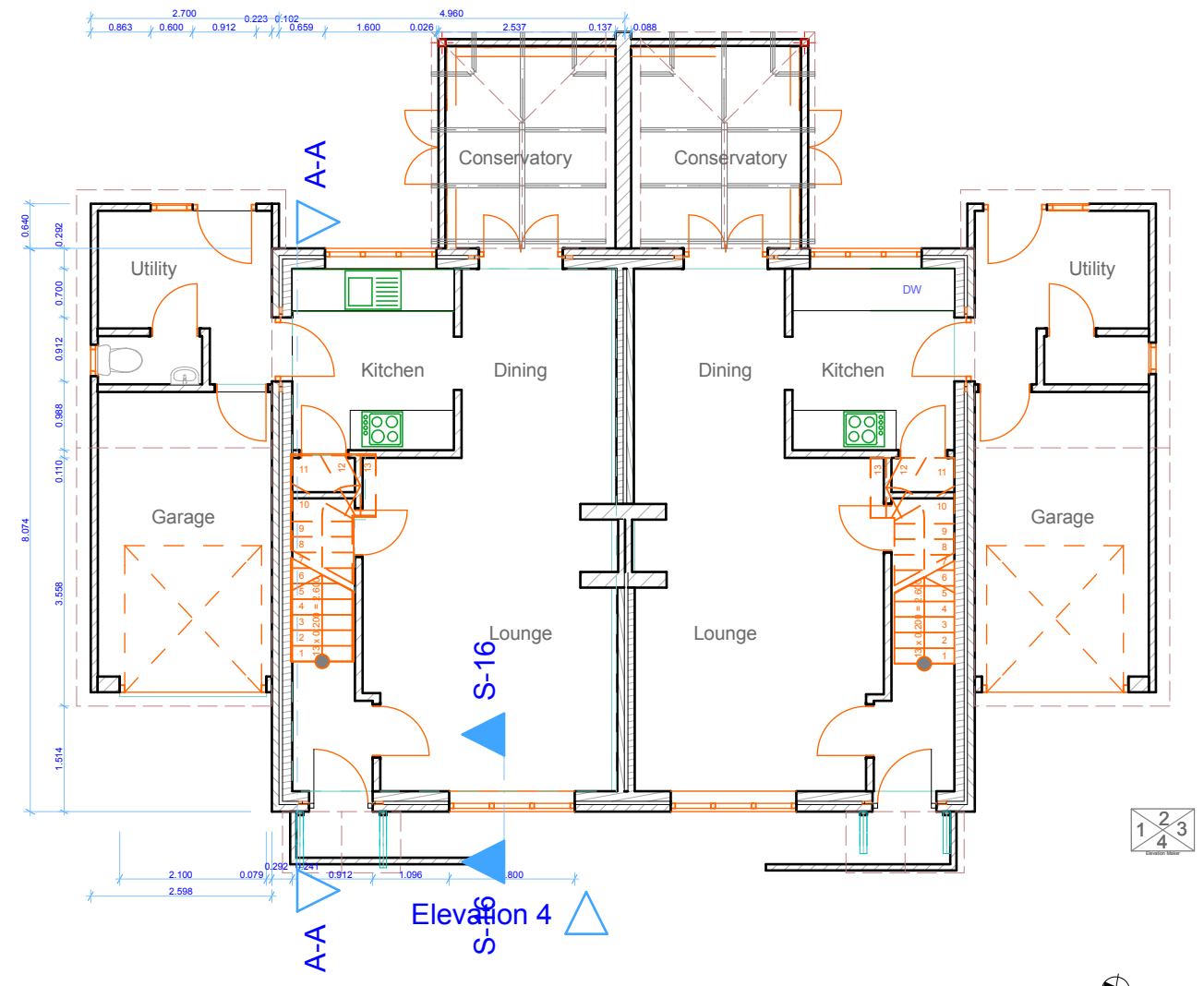
Dark Lane  
Kinton View , Dark Lane,  
Leintwardine, SY7 0LJ,

Pearce & Davies  
Glenhaydan, Donkey Lane  
Sheet Index  
A 1  
1:1.16, 1:200  
04 June 2013

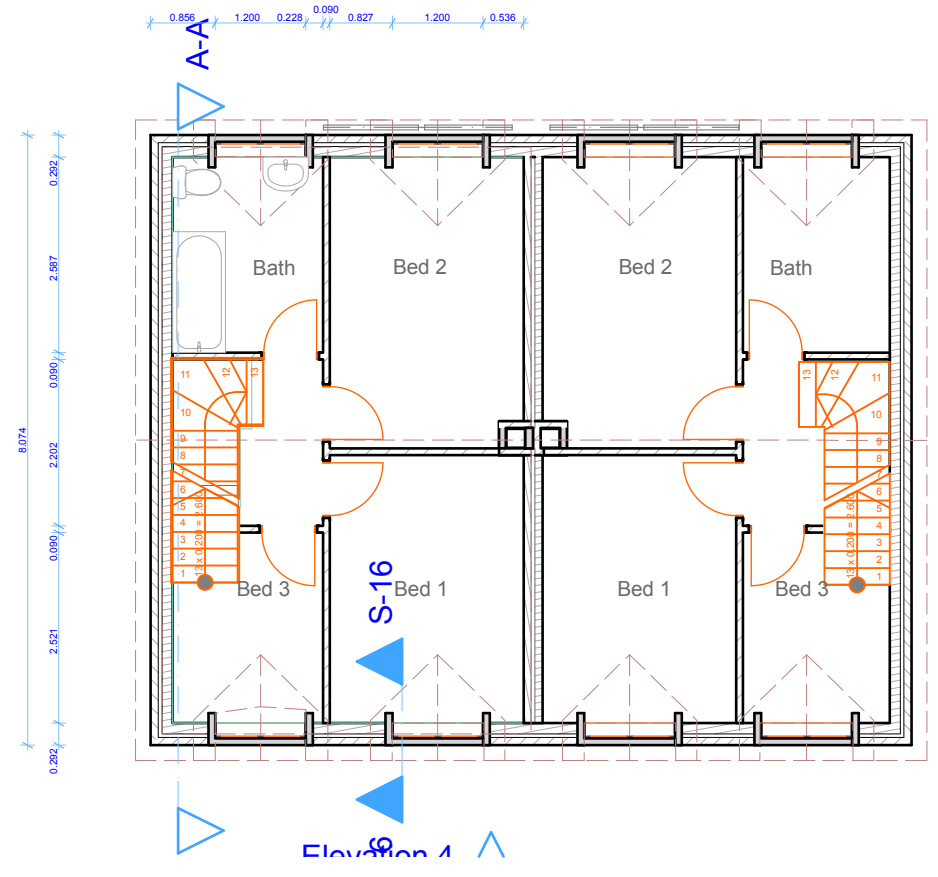
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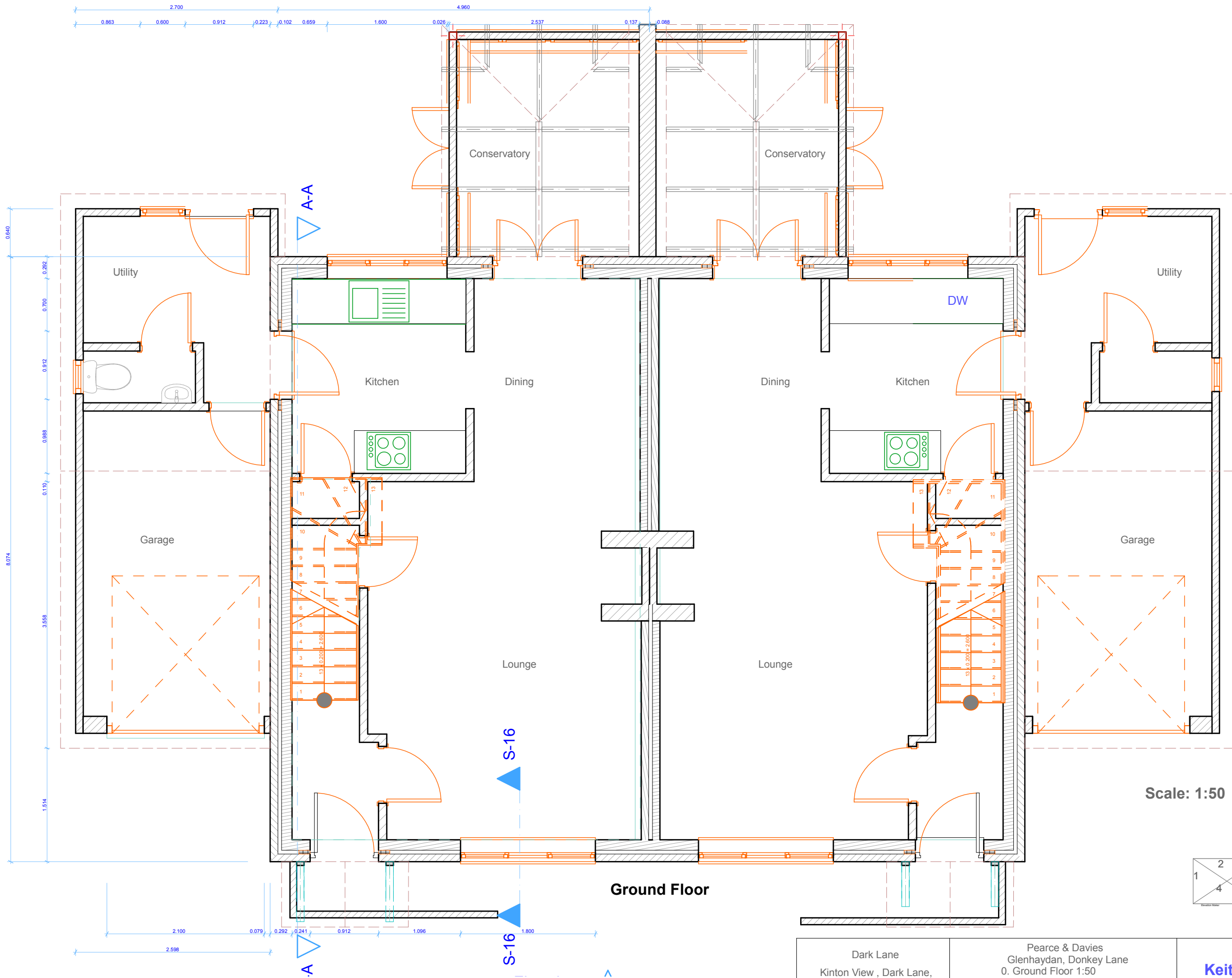
Elevation 1



Ground Floor 1:100



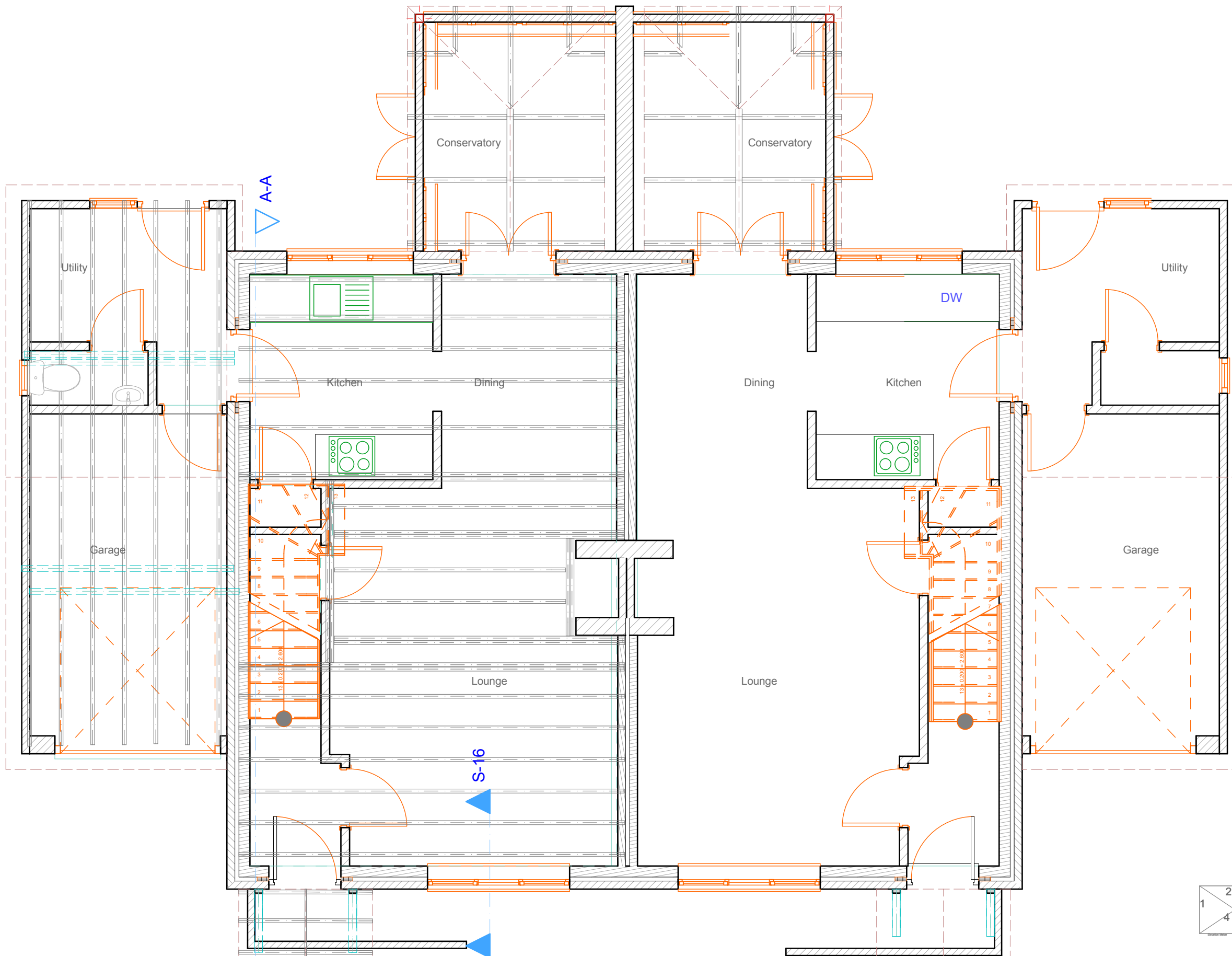
First floor 1:100



**Ground Floor**


**Scale: 1:50**

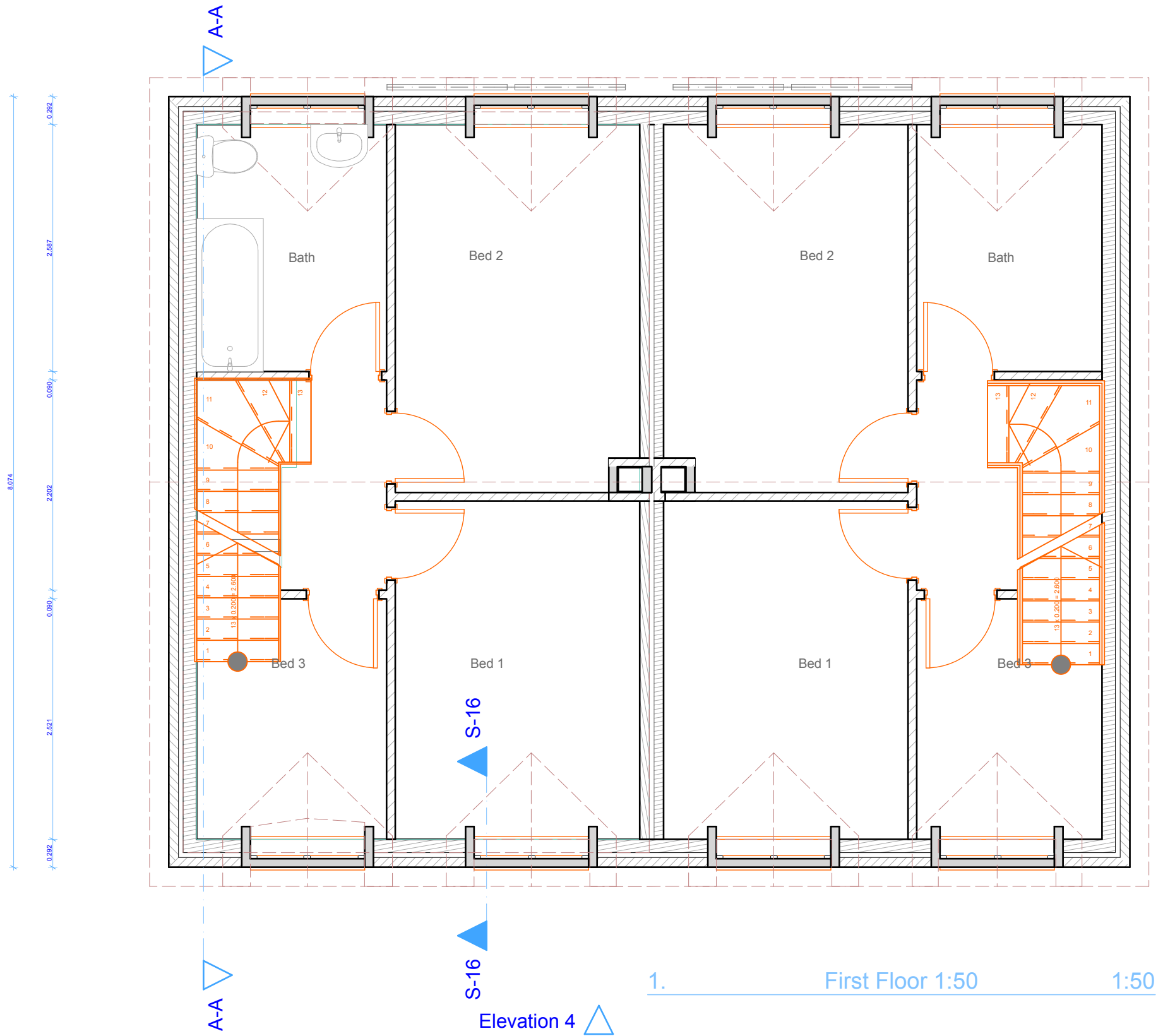




0. Ground Floor Framing  
 Elevation 4

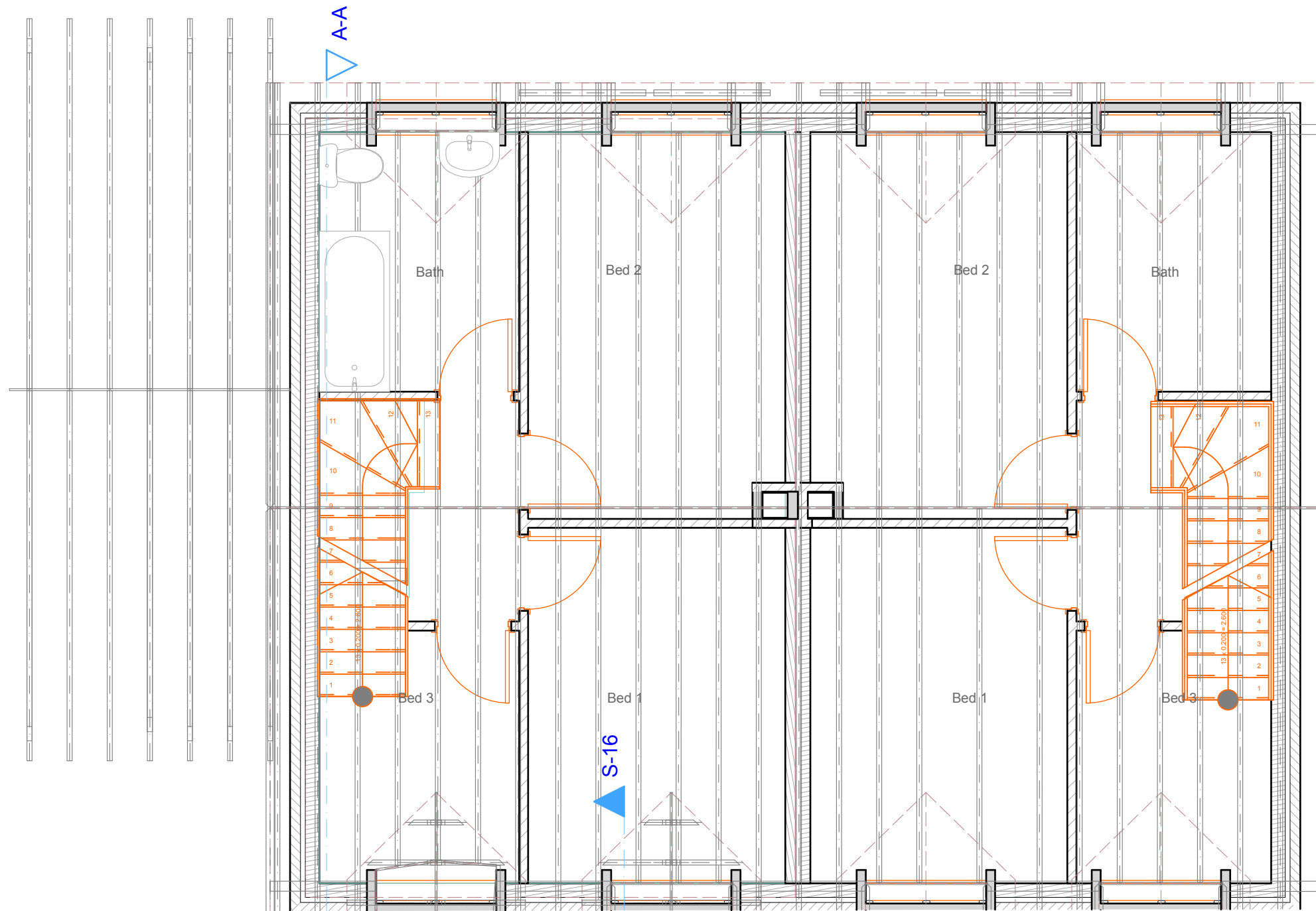
1:50

<p>Dark Lane        Kinton View, Dark Lane,        Leintwardine, SY7 0LJ,</p>	<p>Pearce &amp; Davies        Glenhaydan, Donkey Lane        Ground Floor Framing        A.01.3        1:50        04 June 2013</p>	<p><b>Keith Pearce B. Sc.</b>        Design &amp; Surveying</p> 
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1. First Floor 1:50 1:50

Elevation 4



1.

Frist Floor Framing

1:50

Dark Lane  
Kinton View, Dark Lane,  
Leintwardine, SY7 0LJ,

Pearce & Davies  
Glenhaydan, Donkey Lane  
Frist Floor Framing  
A.01.5  
1:50  
04 June 2013

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Generic Perspective

1:100

Dark Lane  
Kinton View , Dark Lane,  
Leintwardine, SY7 0LJ,

Pearce & Davies  
Glenhaydan, Donkey Lane  
3D East  
A.02  
1:100  
04 June 2013

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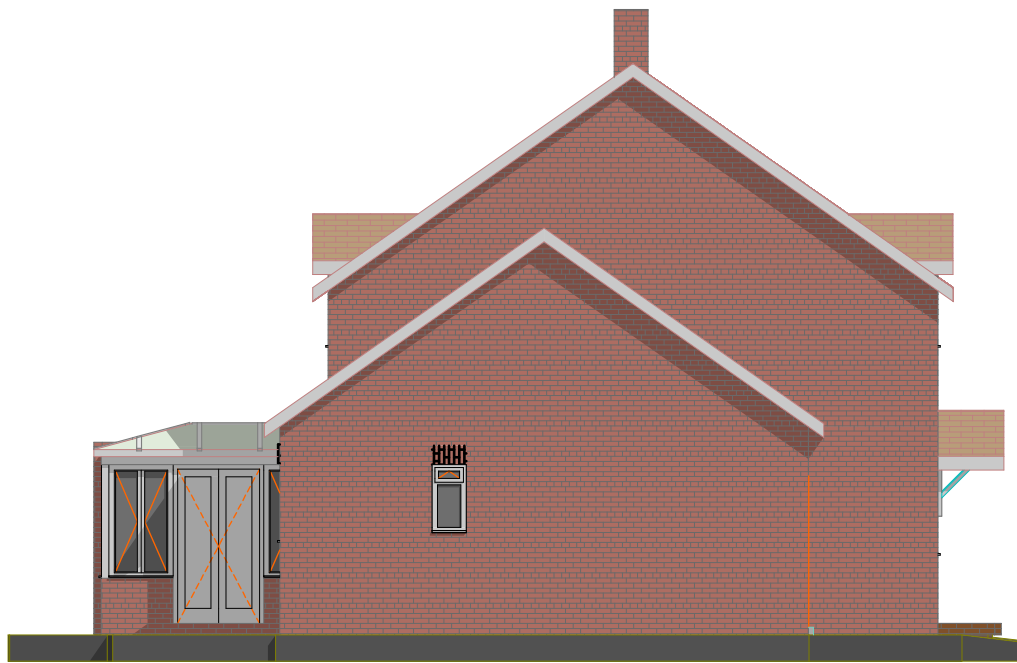






Elevation 2

1:100



Elevation 1

1:100

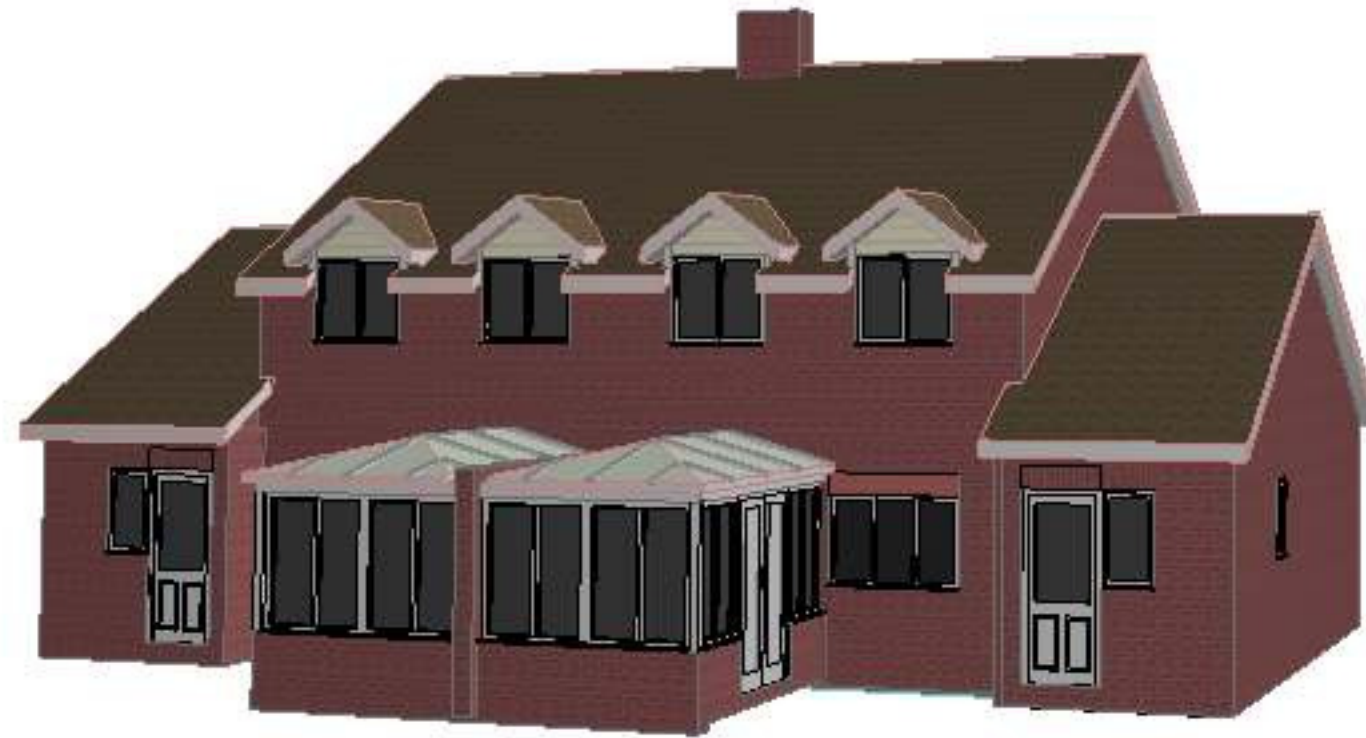
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Kinton View , Dark Lane,  
Leintwardine, SY7 0LJ,

Pearce & Davies  
Glenhaydan, Donkey Lane  
Elevation 1 &2  
A.02.2  
1:100  
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Generic Perspective

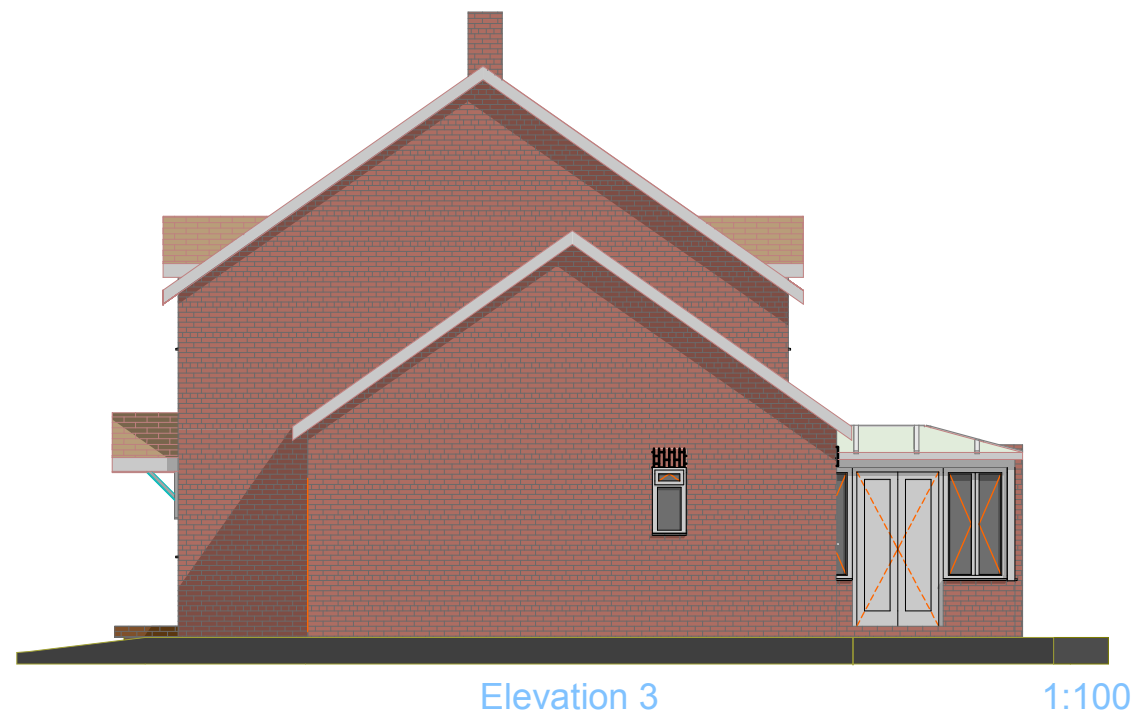
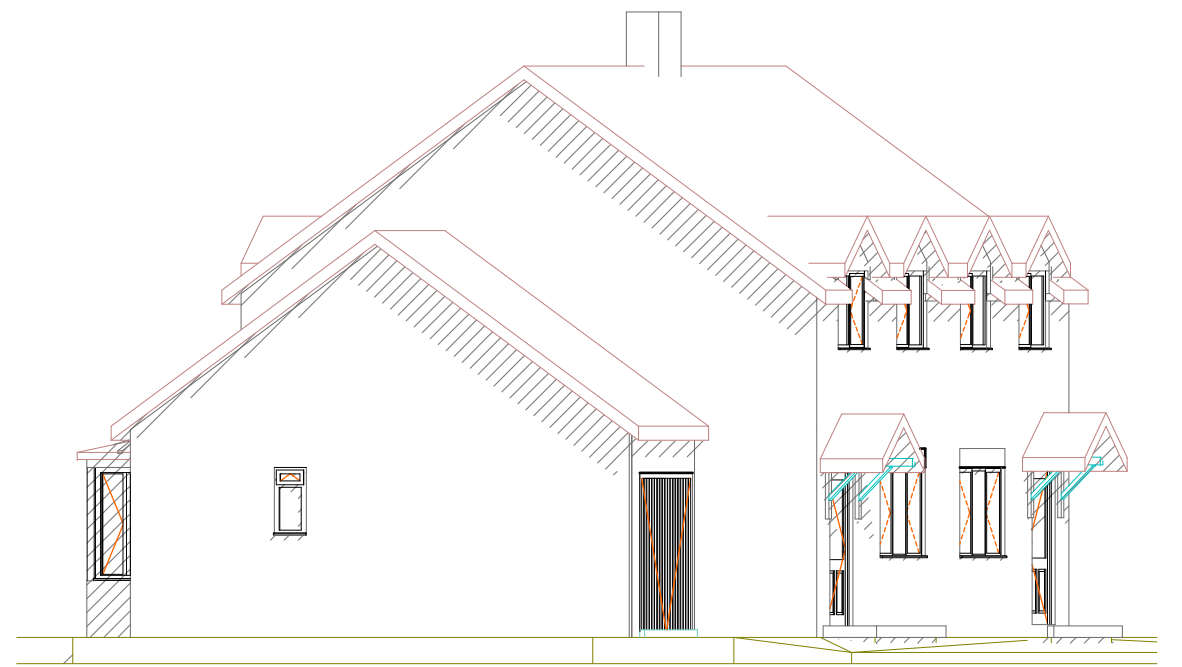
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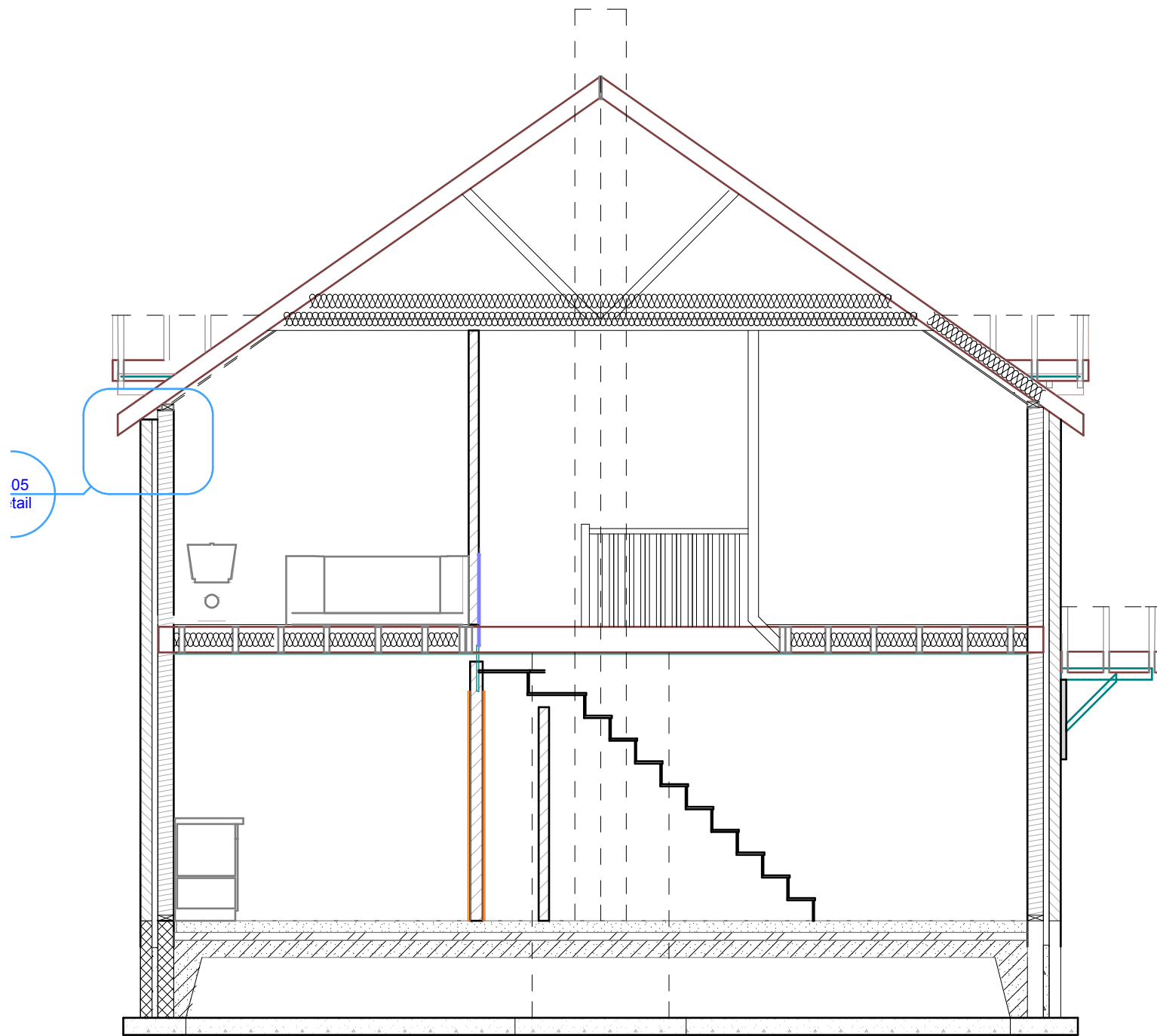
Dark Lane  
Kinton View , Dark Lane,  
Leintwardine, SY7 0LJ,

Pearce & Davies  
Glenhaydan, Donkey Lane  
3D West  
A.02  
1:100  
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A-A

Building Section

1:50

**Building Regs**

**Roof**  
Clay tiles on 25x38mm treated battens, Tyvek membrane, Manu roof trusses at 450mm centres designed to BS 5268 - Part 3 and produced to BS EN1059. braced to manu spec. Diminishing trusses at roof intersection of dormer roof. 30x 6 mm galv. straps built into gable at 1.2 m centres over last 3 rafters with 100x 50mm noggins in between. Special valley tiles at roof intersection Code 4 lead soakers at intersection with dormer cheeks, code 5 lead to dormer cheeks and gable.

**Dormer Window construction**  
Form dormer off double rafters using 100x 50mm timber framing, 100x 50mm rafters at 400mm centres (insulation as per sloping roof) Code 5 lead sheeting to cheeks

**Second floor escape windows**  
Bedroom fitted escape window to have an opening of 500mm wide 800mm high, between 600- 1100mm above floor level

**Wall Plates**  
100x 50mm timber fixed using 30 x 6mm steel straps 1.2 long at 2 m centres.

**First Floor**  
To timber frame manufacturers specification  
**Ceiling**  
12.5 mm plaster board and skim

**Stairs**  
880mm wide o/a strings, 200mm rise 223mm go 42 degree angle, hand rail 900mm vertically above pitch line and landing balustrade at max. 98mm centres. Minimum headroom of 2 metres measured vertically above pitch line.

**Rain water Goods**  
100mm half round gutter with 68mm down pipes connected into collection tanks to be recycled for outside taps and toilets

**Drainage**  
Over spill from collection tanks into soakaways located min 5m from building /road

**Glazing**  
24mm double glazing units Pilkington K low E glass with U value of > 1.8 w/m2k toughened safety glass below 900mm, 1500mm in doors

**Smoke detectors**  
Positioned as plan ( mains operated with battery back up, interconnected.)

**Insulation**  
Roof space, ( flat) 100mm Rock wool laid between joists, and 170mm laid in opposite direction  
Walls : 140mm semi rigid fibreglass batts ( U value of 0.3 w/m2K )  
Ground Floor: 80 mm Cellotex thermal floor, with 25mm up stands around the external perimeter  
Sloping ceilings, 100mm cellotex plus 30mm under rafter

**Sound Insulation**  
Between first floor and party walls to Robust Details  
90mm semi rigid fibreglass batts between stud partitions, 12.5mm plasterboard and skin

**Chimney**  
Foundations as main walls, constructed in dense 7 nmm concrete blocks, PCC lintel over opening, flue formed using Clay liners to Class A1 N2 Bs EN 1457 1999 with rebated joints. DPC at intersection of roof, Code 4 lead soakers and flashings, max. free standing height above roof not exceeding 4.5 x width. Hearth extending 300mm wide and 1200mm long from non combustible material.

**Ventilation**  
Roof continuous 10mm eaves strips with felt tray to maintain ventilation passed insulation  
Back ground 8000mm2 to inhabited rooms  
New Kitchen mach vent to the exterior. 30 lts. Sec  
Utility 30 lts /sec  
Ground floor toilet and bathroom mach vent 15 lts. sec  
Combustible air supply for wood burner provided by 150 x225mm air brick to the exterior  
**Foundations**  
Excavate min 1 meter below ground level 600mm wide trenches, cast footing 225mm deep with concrete 6:3:1 mix back fill interior with clean compacted stone.

**Walls below DPC**  
Dense 7 nmm concrete blocks ( 150mm inner leaf, 100mm outer leaf) and Face bricks in 5:1 cement mortar, fill cavity below DPC with lean concrete mix.

**Walls above DPC**  
102mm face brick, 60mm clear cavity 5 stainless steel wall ties /m2, 900mm hor. 450mm vert. 140mm timber frame. Build in Cavity trays at the intersection of garage roof with external lead flashings

**Timber frame**  
Will be supplied and erected by Low field Timber frames who supply calculations to show compliance with the following.  
The building regs Ap. Doc. A 2004  
BS6399 part 1 1996 Dead and imposed loads  
BS6399 part 3 1998 imposed roof loads  
BS 6399 part 2 1997 Wind loads  
BS 5268 part 2 2002 permissible stress design  
BS 5268 part 3 1998 trussed rafters  
BS 5268 part 4 section 4.12 1989 fire resistance of timber  
BS 5268 1968 89 preservative treatments  
BS 5268 part 6 section 6.1 1996 dwellings not exceeding four storeys  
BS 648 1964 weights of materials  
BS 4978 1996 timber grade for structural use  
Timber frame housing -structural recommendations TRADA 3rd edition  
Current NHBC standards Volume 1& 2

**General construction :** fabricated from 140x38mm treated CLS softwood framing with studs at max. 600mm centres clad with 9mm BBA-3 OSB board, Glidevale TF200 breather paper fixed with SS staples at stud position. 140mm semi rigid fibreglass insulation, 125mu vapour barrier to internal studs 12.5mm plasterboard and skim. Internal partitions 90x38mm at 600mm centres,

**Party Wall**  
Designed to Robust Detail EWT-2

Dark Lane  
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Pearce & Davies  
Glenhaydan, Donkey Lane  
Section A-A  
A.02.5.1  
1:50  
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