

All dimensions must be checked on site and not scaled from this drawing.

Revisions

- A 14 SEPT 2011  
ORIGINAL LOG STORE TO BECOME OFFICE WC WITH SANITARY FITTINGS, EXTRACT VEILATION AND DRAINAGE AS INDICATED. ADDITIONAL LEAN-TO CURBOARD AT REAR OF GARAGE ADDED TO BECOME LOG STORE WITH EXTERNAL DOOR.
- QAK POSTS AND BEAMS ADDED TO GARAGE OPENINGS COMPLETE WITH OAK BRACING, STABLE STONES AND PAD FOUNDATIONS TO DETAIL.
- B 22 OCT 2011  
TIMBER FRAMED WALLS TO LOG STORE AND EXTERNAL DOOR TO LOG STORE OMITTED. ROOF SUPPORT POST ADDED IN LEU.
- UTILITY EXTERNAL DOOR AMENDED TO STABLE PATTERN FRAMED, LEDGED, BRACED AND BOARDED DOOR IN JOENERY SOFTWOOD.
- FRONT ENTRANCE DOOR AMENDED TO FRAMED, LEDGED, BRACED AND BOARDED DOOR IN JOENERY SOFTWOOD.
- FARM OFFICE, WC AND GARDEN TOOLS EXTERNAL DOORS AMENDED TO FRAMED, LEDGED, BRACED AND BOARDED DOORS IN JOENERY SOFTWOOD.
- DOG POUND EXTERNAL DOOR AMENDED TO STABLE PATTERN FRAMED, LEDGED, BRACED AND BOARDED DOOR IN JOENERY SOFTWOOD.
- WINDOW AND EXTERNAL DOOR JOENERY DIMENSIONS ADDED TO ELEVATIONS.
- C 21 NOV 2011  
KITCHEN AND UTILITY WINDOWS RAISED 150MM (TWO BRICK COURSES). CHIMNEY STACKS REDUCED TO 552MM (TWO-AND-A-HALF BRICK) SQUARE.

CHIMNEY STACK FLASHINGS AT ABUTMENT WITH ROOF COMPRISING:

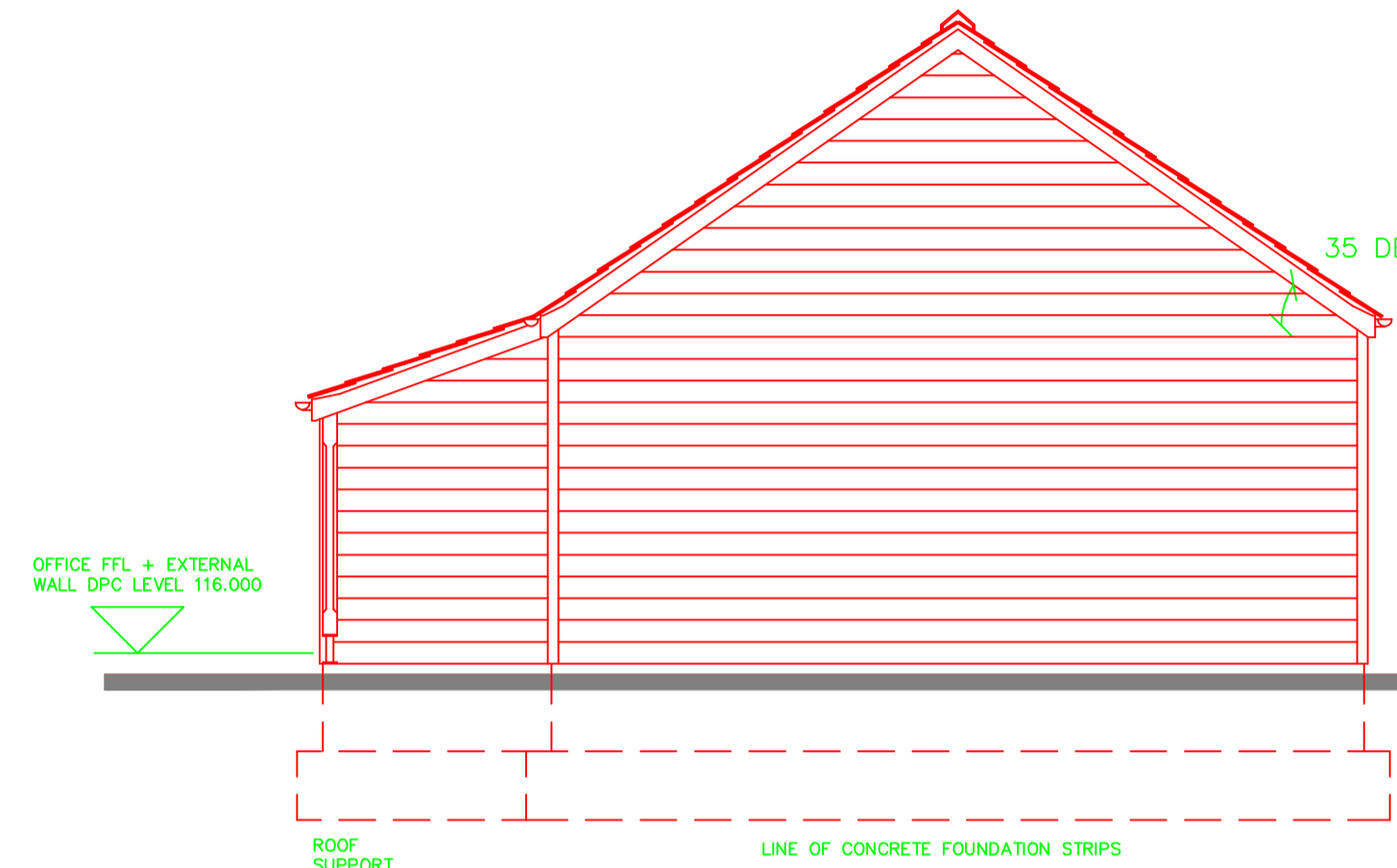
BUILD IN CODE 4 LEAD DPC THROUGH CHIMNEY STACK LEVEL WITH TOP OF FRONT APRON FLASHING LEVEL WITH LEAD DPC TURNED UP 25MM TO FACE OF CHIMNEY STACK MASONRY BELOW AND BEHIND ROOF COVERING.

CODE 4 LEAD FRONT APRON COVER FLASHING WITH LEADWORK DRESSED 25MM BENEATH CHIMNEY STACK LEAD DPC AND LEAD WEDGED AND POINTED AND LEADWORK DRESSED VERTICALLY TO CHIMNEY STACK MASONRY AND DRESSED 150MM ONTO SURFACE OF ROOF TILES DRESSED TO PROFILE OF TILES.

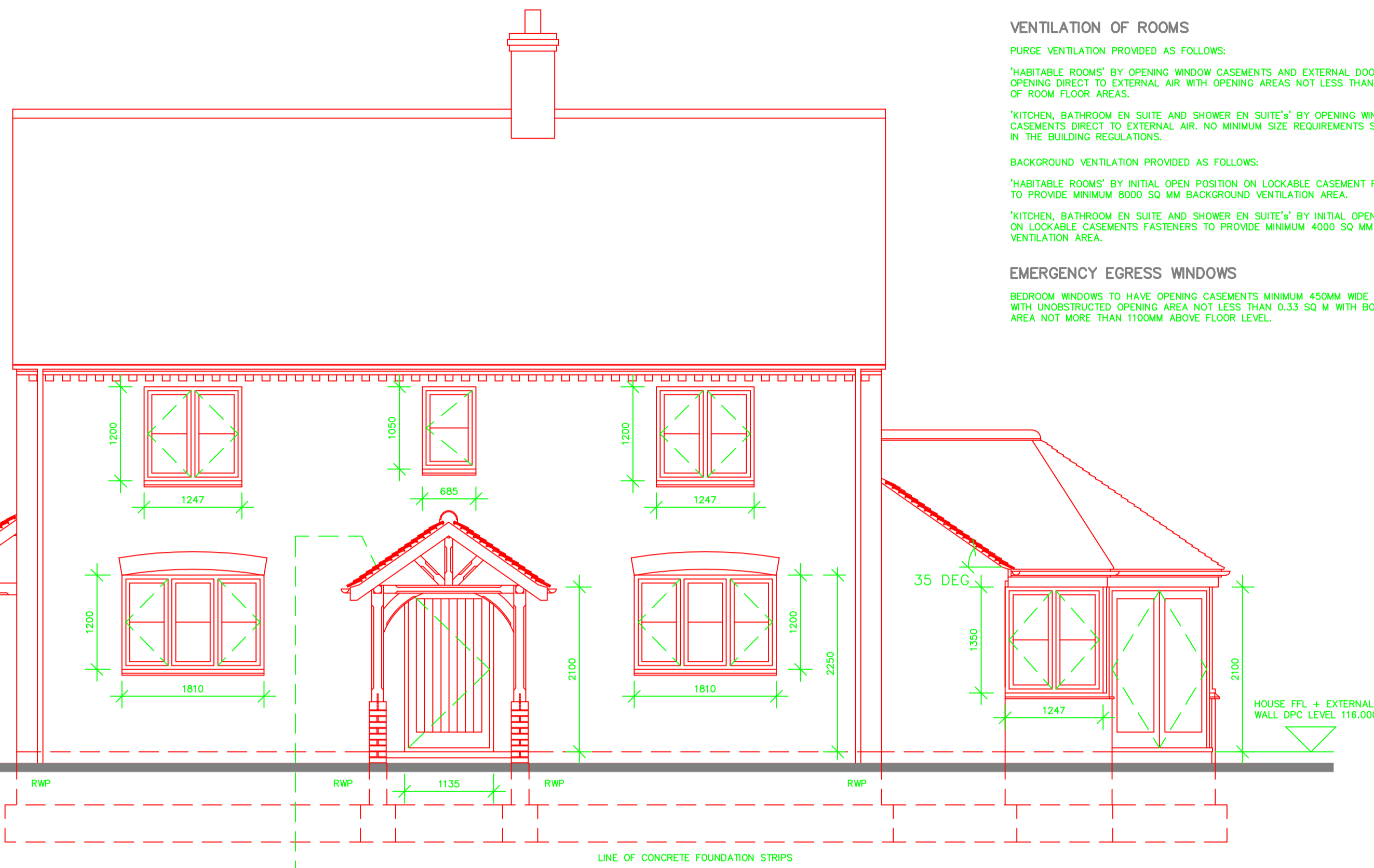
CODE 3 LEAD SOAKERS TO EACH COURSE OF ROOF SLATES AT SIDE ABUTMENTS WITH SOAKER LEADWORK DRESSED OVER TOP EDGE OF EACH SLATE COURSE AND DRESSED VERTICALLY TO CHIMNEY STACK MASONRY.

CODE 4 LEAD STEPPED COVER FLASHINGS AT SIDE ABUTMENTS WITH LEADWORK DRESSED 25MM INTO RAKED OUT BED JOINTS IN BRICKWORK AND LEAD WEDGED AND POINTED. LEADWORK DRESSED VERTICALLY TO CHIMNEY STACK MASONRY TO OVERLAP UPSTANDS OF SOAKER FLASHINGS BEFORE DESCRIBED.

ALL LEADWORK TO BE NEATLY DRESSED AND TRIMMED AND TREATED WITH PATINATION OIL AS IT IS FIXED TO AVOID LEAD STAINING.



ALLOW 5MM TOLERANCE OFF WINDOW AND EXTERNAL DOOR JOENERY DIMENSIONS INDICATED.



ALLOW 5MM TOLERANCE OFF WINDOW AND EXTERNAL DOOR JOENERY DIMENSIONS INDICATED.

VENTILATION OF ROOMS

PURGE VENTILATION PROVIDED AS FOLLOWS:

'HABITABLE ROOMS' BY OPENING WINDOW CASEMENTS AND EXTERNAL DOORS OPENING DIRECT TO EXTERNAL AIR WITH OPENING AREAS NOT LESS THAN 5% OF ROOM FLOOR AREAS.

'KITCHEN, BATHROOM EN SUITE AND SHOWER EN SUITE'S' BY OPENING WINDOW CASEMENTS DIRECT TO EXTERNAL AIR, NO MINIMUM SIZE REQUIREMENTS STATED IN THE BUILDING REGULATIONS.

BACKGROUND VENTILATION PROVIDED AS FOLLOWS:

'HABITABLE ROOMS' BY INITIAL OPEN POSITION ON LOCKABLE CASEMENT FASTENERS TO PROVIDE MINIMUM 8000 SQ MM BACKGROUND VENTILATION AREA.

'KITCHEN, BATHROOM EN SUITE AND SHOWER EN SUITE'S' BY INITIAL OPEN POSITION ON LOCKABLE CASEMENTS FASTENERS TO PROVIDE MINIMUM 4000 SQ MM BACKGROUND VENTILATION AREA.

EMERGENCY EGRESS WINDOWS

BEDROOM WINDOWS TO HAVE OPENING CASEMENTS MINIMUM 450MM WIDE X 450MM HIGH WITH UNRESTRICTED OPENING AREA NOT LESS THAN 0.33 SQ M WITH BOTTOM OF OPENING AREA NOT MORE THAN 1100MM ABOVE FLOOR LEVEL.

PORCH / GARDEN ROOM PITCHED ROOF ABUTMENT WITH CAVITY EXTERNAL WALL COMPRISING:

AT PORCH PITCHED ROOF ABUTMENT WITH CAVITY EXTERNAL WALL BUILD IN CAVITY TRAYS LTD. OR EQUAL APPROVED, 'ADVANTAGE RANGE' UNLEADED CAVITY TRAY UNITS, ONE TRAY PER BRICK COURSE, AND COMPRISING BASE CATCHMENT TRAYS WITH WEEPENTS, INTERMEDIATE TRAYS AND RIDGE SADDLE TRAY. BUILD TRAYS INTO BRICK OUTER LEAF OF EXTERNAL WALL SO THAT INNER END OF TRAYS IS 75MM OFF FINISHED ROOF LINE. TRAYS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

ROOF MEMBRANE UNDERLAY DRESSED VERTICALLY TO WALL FACE AT ABUTMENT.

INSTALL CODE 3 LEAD SOAKERS TO EACH COURSE OF ROOF TILES AT ABUTMENT COMPLETE WITH CODE 3 LEAD RIDGE SADDLE SOAKER WITH SOAKER LEADWORK DRESSED OVER TOP EDGE OF EACH TILE COURSE AND DRESSED VERTICALLY TO WALL FACE.

INSTALL CODE 4 LEAD STEPPED COVER FLASHINGS IN MAX. 1.5M LENGTHS LAPPED 150MM BETWEEN LENGTHS AND WITH LEADWORK DRESSED 25MM INTO RAKED OUT BED JOINTS BENEATH CAVITY TRAYS BEFORE DESCRIBED AND LEAD WEDGED AND POINTED. STEPPED COVER FLASHINGS DRESSED TO WALL FACE TO OVERLAP SOAKER UPSTANDS BEFORE DESCRIBED.

ALL LEADWORK TO BE NEATLY DRESSED AND TRIMMED AND TREATED WITH PATINATION OIL AS IT IS FIXED TO PREVENT LEAD STAINING.

CHIMNEY STACK FLASHINGS AT ABUTMENT WITH ROOF COMPRISING:

BUILD IN CODE 4 LEAD DPC THROUGH CHIMNEY STACK LEVEL WITH TOP OF FRONT APRON FLASHING LEVEL WITH LEAD DPC TURNED UP 25MM TO FACE OF CHIMNEY STACK MASONRY BELOW AND BEHIND ROOF COVERING.

CODE 4 LEAD FRONT APRON COVER FLASHING WITH LEADWORK DRESSED 25MM BENEATH CHIMNEY STACK LEAD DPC AND LEAD WEDGED AND POINTED AND LEADWORK DRESSED VERTICALLY TO CHIMNEY STACK MASONRY AND DRESSED 150MM ONTO SURFACE OF ROOF TILES DRESSED TO PROFILE OF TILES.

CODE 3 LEAD SOAKERS TO EACH COURSE OF ROOF SLATES AT SIDE ABUTMENTS WITH SOAKER LEADWORK DRESSED OVER TOP EDGE OF EACH SLATE COURSE AND DRESSED VERTICALLY TO CHIMNEY STACK MASONRY.

CODE 4 LEAD STEPPED COVER FLASHINGS AT SIDE ABUTMENTS WITH LEADWORK DRESSED 25MM INTO RAKED OUT BED JOINTS IN BRICKWORK AND LEAD WEDGED AND POINTED. LEADWORK DRESSED VERTICALLY TO CHIMNEY STACK MASONRY TO OVERLAP UPSTANDS OF SOAKER FLASHINGS BEFORE DESCRIBED.

ALL LEADWORK TO BE NEATLY DRESSED AND TRIMMED AND TREATED WITH PATINATION OIL AS IT IS FIXED TO AVOID LEAD STAINING.

EXTERNAL MATERIALS

FACING BRICK TO EXTERNAL WALLS OF HOUSE TO BE MICHELMERSH BRICK & TILE CO LTD 'HANDMADE RED MULTI' LAD FLEMISH BOND IN LIME MORTAR.

FACING BRICK ARCHES OVER WINDOW AND EXTERNAL DOOR OPENINGS.

OAK LINTEL OVER LOUNGE PATIO DOOR OPENING.

TWO COURSE CLAY PLAIN TILE SUB-CILLS TO WINDOWS.

FACING BRICK DENTIL COURSE WITH ONE COURSE OF OVERSAILING FACING BRICK AT ROOF EAVES LEVELS TO DETAIL.

FINE SAWN FEATHER-EDGE TREATED SOFTWOOD BOARDING TO EXTERNAL WALLS OF GARAGE BUILDING WITH BOARDING STAIN PRIMED AND FINISHED WITH TWO COATS OF DARK STAIN.

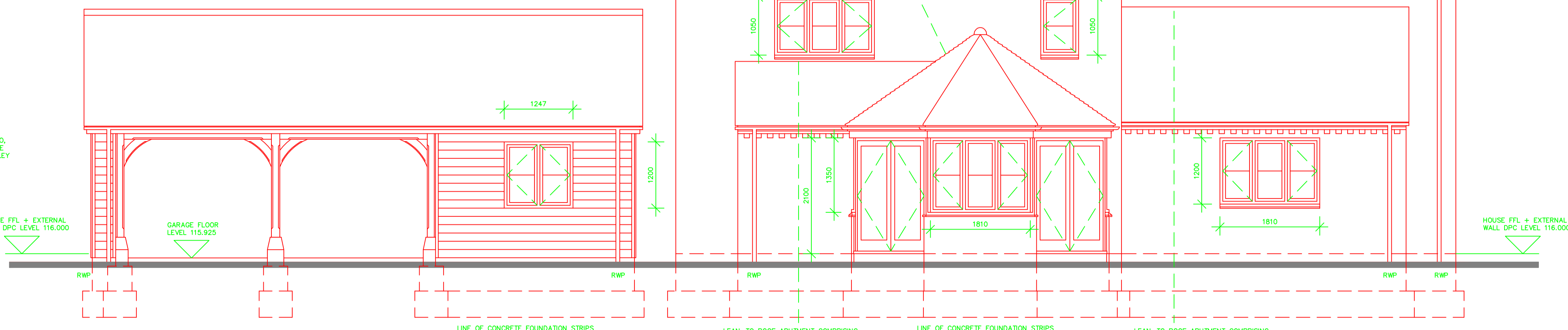
ROOF COVERINGS TO HOUSE AND GARAGE BUILDING TO BE NATURAL BLUE SLATE WITH MITRED VALLES AND RIDGES FORMED WITH ANGULAR CONCRETE RISE TILES TO TONE WITH COLOUR OF ROOF SLATES.

ROOF COVERINGS TO ENTRANCE CANOPIES, SINGLE STOREY LOUNGE LEAN-TO, SINGLE STOREY PANTRY LEAN-TO AND SINGLE STOREY GARDEN ROOM TO BE MIXED RED CLAY PLAIN TILES WITH MATCHING BONNET HIP AND SWEEP VALLEY TILES.

WINDOWS TO BE TRADITIONAL TIMBER CASEMENT WINDOWS WITH FLUSH PROFILE AND NARROW INTEGRAL HORIZONTAL GLAZING BARS MANUFACTURED IN DOUBLE VACUUM PRESERVATIVE TREATED SOFTWOOD. FACTORY PRIMED AND PAINTED TWO UNDERCOATS OF MICROPOROUS PAINT FOR SITE APPLIED MICROPOROUS PAINT FINISH TO SELECTED SHADE. WINDOWS DOUBLE GLAZED WITH CLEAR/OBSCURE SEALED DOUBLE GLASS UNITS AS REQUIRED.

EXTERNAL DOORS TO BE TRADITIONAL TIMBER DOORS TO PATTERNS AS INDICATED MANUFACTURED IN DOUBLE VACUUM PRESERVATIVE TREATED SOFTWOOD. FACTORY PRIMED AND PAINTED TWO UNDERCOATS OF MICROPOROUS PAINT FOR SITE APPLIED MICROPOROUS PAINT FINISH TO SELECTED SHADE. EXTERNAL DOORS TO BE DOUBLE GLAZED WITH TOUGHENED CLEAR/OBSCURE SEALED DOUBLE GLASS UNITS AS REQUIRED.

CAST METAL RAINWATER GOODS PAINTED 'BLACK'.



SOUTH (SIDE) ELEVATION

WINDOWS AND EXTERNAL DOORS

WINDOW COMPONENTS COMPRISING:

WINDOWS TO BE TRADITIONAL TIMBER CASEMENT WINDOWS WITH FLUSH PROFILE, STANDARD CILLS AND OPENING CASEMENTS MANUFACTURED IN DOUBLE VACUUM PRESERVATIVE TREATED GOOD QUALITY JOENERY SOFTWOOD AND PAINTED TWO COATS HIGH BUILD MICROPOROUS PAINT UNDERCOAT FOR SITE APPLIED HIGH BUILD MICROPOROUS PAINT FINISHING COAT. MEMBER SECTION SIZES AND PROFILES AS DETAILED AND ALL MEMBERS TO BE MORTICED, TENONED, GLUED AND DOWELLED TOGETHER.

WINDOW FRAMES TO BE FULLY WEATHER-STRIPPED.

WINDOW FRAMES INSTALLED INTO PREFORMED MASONRY OPENINGS COMPLETE WITH SEALANT POINTING EXTERNALLY.

WINDOWS TO BE SITE DOUBLE GLAZED WITH CLEAR/OBSCURE 'SULMITE' 14MM THICK (4/6/4MM) SEALED DOUBLE GLASS UNITS USING LOW-E GLASS WITH CAVITY FILLED WITH INERT GAS PROVIDING A COMPONENT 'U' VALUE NOT EXCEEDING 1.6W/sq m K. GLAZING UNITS TO BE BEDDED IN NON-HARDENING BUTYL GLAZING COMPOUND AND HELD IN POSITION WITH GLAZING SPRINGS AND FORE PUTTY CARRIED OUT USING UNSEED OIL PUTTY IN ACCORDANCE WITH BS6262.

WINDOW IRONMONGERY TO BE SELECTED BY EMPLOYER AND COMPRISE SECURITY LOCKING SYSTEM WITH LOOKING HANDLES, WINDOW CASEMENT STAYS, HINGES AND BOLTS AS REQUIRED.

FRENCH DOORS COMPRISING:

TRADITIONAL TIMBER FRENCH DOOR FRAMES MANUFACTURED IN DOUBLE VACUUM PRESERVATIVE TREATED GOOD QUALITY JOENERY SOFTWOOD WITH PROJECTING HARDWOOD CILL. ALL SOFTWOOD TO BE SHOP PRIMED AND PAINTED TWO COATS HIGH BUILD MICROPOROUS PAINT UNDERCOAT FOR SITE APPLIED HIGH BUILD MICROPOROUS PAINT FINISHING COAT. MEMBER SECTION SIZES AND PROFILES AS DETAILED AND ALL MEMBERS TO BE MORTICED, TENONED, GLUED AND DOWELLED TOGETHER.

DOORS TO BE SITE DOUBLE GLAZED WITH CLEAR 'SULMITE' 14MM THICK (4/6/4MM) SEALED DOUBLE GLASS UNITS USING LOW-E TOUCHENED GLASS WITH CAVITY FILLED WITH INERT GAS PROVIDING A COMPONENT 'U' VALUE NOT EXCEEDING 1.8W/sq m K AND TO COMPLY WITH BUILDING REGULATIONS PART 'N'. GLAZING UNITS TO BE BEDDED IN NON-HARDENING BUTYL GLAZING COMPOUND AND HELD IN POSITION WITH GLAZING SPRINGS AND FORE PUTTY CARRIED OUT USING UNSEED OIL PUTTY IN ACCORDANCE WITH BS6262.

DOOR IRONMONGERY TO BE SELECTED BY EMPLOYER AND COMPRISE SECURITY LOCKING SYSTEM WITH LOOKING HANDLES, WINDOW CASEMENT STAYS, HINGES AND BOLTS AS REQUIRED.

DOOR FRAMES TO BE FULLY WEATHER-STRIPPED.

DOOR FRAMES INSTALLED INTO PREFORMED MASONRY OPENING COMPLETE WITH SEALANT POINTING EXTERNALLY.

TRADITIONAL TIMBER FRENCH DOORS WITH REBATED MEETING STILES MANUFACTURED IN DOUBLE VACUUM PRESERVATIVE TREATED GOOD QUALITY JOENERY SOFTWOOD. ALL SOFTWOOD TO BE SHOP PRIMED AND PAINTED TWO COATS HIGH BUILD MICROPOROUS PAINT UNDERCOAT FOR SITE APPLIED HIGH BUILD MICROPOROUS PAINT FINISHING COAT. MEMBER SECTION SIZES AND PROFILES AS DETAILED AND ALL MEMBERS TO BE MORTICED, TENONED, GLUED AND DOWELLED TOGETHER.

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DOOR IRONMONGERY TO BE SELECTED BY EMPLOYER AND COMPRISE SECURITY LOCKING SYSTEM WITH LOOKING HANDLES, DOOR LIMITING STAYS, HINGES AND BOLTS AS REQUIRED.

EXTERNAL DOORS COMPRISING:

TRADITIONAL TIMBER EXTERNAL DOOR FRAMES MANUFACTURED IN DOUBLE VACUUM PRESERVATIVE TREATED GOOD QUALITY JOENERY SOFTWOOD WITH PROJECTING HARDWOOD CILLS. ALL SOFTWOOD TO BE SHOP PRIMED AND PAINTED TWO COATS HIGH BUILD MICROPOROUS PAINT UNDERCOAT FOR SITE APPLIED HIGH BUILD MICROPOROUS PAINT FINISHING COAT. MEMBER SECTION SIZES AND PROFILES AS DETAILED AND ALL MEMBERS TO BE MORTICED, TENONED, GLUED AND DOWELLED TOGETHER.

DOOR FRAMES TO BE FULLY WEATHER-STRIPPED.

DOOR FRAMES INSTALLED INTO PREFORMED MASONRY OPENINGS COMPLETE WITH SEALANT POINTING EXTERNALLY.

EXTERNAL DOORS TO FRONT ENTRANCE, UTILITY, FARM OFFICE, LOG STORE, DOG POUND AND GARDEN TOOLS TO BE SELECTED BY EMPLOYER INCLUDING DOOR IRONMONGERY COMPRISING SECURITY LOCKING SYSTEM WITH LOOKING HANDLES, HINGES, BOLTS, LETTER PLATE, ETC AS REQUIRED.

ANY GLAZING TO EXTERNAL DOORS TO BE FACTORY GLAZED WITH SEALED DOUBLE GLASS UNITS AS REQUIRED USING LOW-E TOUCHENED GLASS TO PROVIDE A COMPONENT 'U' VALUE NOT EXCEEDING 1.8W/sq m K AND TO COMPLY WITH THE BUILDING REGULATIONS PART 'N'.

LOUNGE TRADITIONAL TIMBER EXTERNAL DOOR FRAME MANUFACTURED IN DOUBLE VACUUM PRESERVATIVE TREATED GOOD QUALITY JOENERY SOFTWOOD WITH PROJECTING HARDWOOD CILL. ALL SOFTWOOD TO BE SHOP PRIMED AND PAINTED TWO COATS HIGH BUILD MICROPOROUS PAINT UNDERCOAT FOR SITE APPLIED HIGH BUILD MICROPOROUS PAINT FINISHING COAT. MEMBER SECTION SIZES AND PROFILES AS DETAILED AND ALL MEMBERS TO BE MORTICED, TENONED, GLUED AND DOWELLED TOGETHER.

DOOR FRAMES TO BE FULLY WEATHER-STRIPPED.

DOOR FRAME INSTALLED INTO PREFORMED MASONRY OPENING COMPLETE WITH SEALANT POINTING EXTERNALLY.

EXTERNAL DOORS TO FOUR DOOR BI-FOLD DOORS AT INDICATED MANUFACTURED IN DOUBLE VACUUM PRESERVATIVE TREATED GOOD QUALITY JOENERY SOFTWOOD AND SHOP PRIMED AND PAINTED TWO COATS HIGH BUILD MICROPOROUS PAINT UNDERCOAT FOR SITE APPLIED HIGH BUILD MICROPOROUS PAINT FINISHING COAT. MEMBER SECTION SIZES AND PROFILES AS DETAILED AND ALL MEMBERS TO BE MORTICED, TENONED, GLUED AND DOWELLED TOGETHER.

DOORS TO BE SITE DOUBLE GLAZED WITH CLEAR 'SULMITE' 14MM THICK (4/6/4MM) SEALED DOUBLE GLASS UNITS USING LOW-E TOUCHENED GLASS WITH CAVITY FILLED WITH INERT GAS PROVIDING A COMPONENT 'U' VALUE NOT EXCEEDING 1.8W/sq m K AND TO COMPLY WITH BUILDING REGULATIONS PART 'N'. GLAZING UNITS TO BE BEDDED IN NON-HARDENING BUTYL GLAZING COMPOUND AND HELD IN POSITION WITH GLAZING SPRINGS AND FORE PUTTY CARRIED OUT USING UNSEED OIL PUTTY IN ACCORDANCE WITH BS6262.

DOOR IRONMONGERY TO BE SELECTED BY EMPLOYER AND COMPRISE SECURITY LOCKING SYSTEM WITH LOOKING HANDLES, DOOR LIMITING STAYS, HINGES AND BOLTS AS REQUIRED.

Client  
A. P. HUES Esq

Project  
REPLACEMENT DWELLING WITH DETACHED GARAGES, 'WHATCOMBES', THE STREET, CONOCK, DEVIZES, WILTSHIRE.

Drawing Title  
WORKING DRAWING. ELEVATIONS. SHEET 1.

Scale  
1/50

Date  
JULY 2011

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