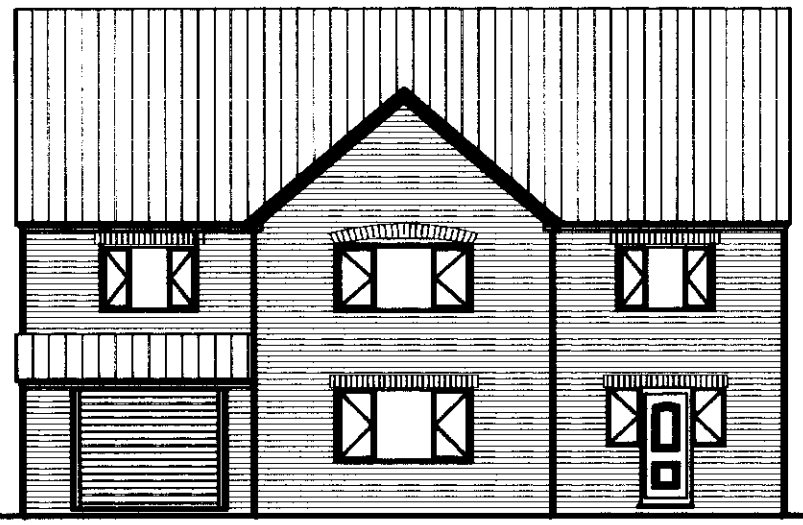
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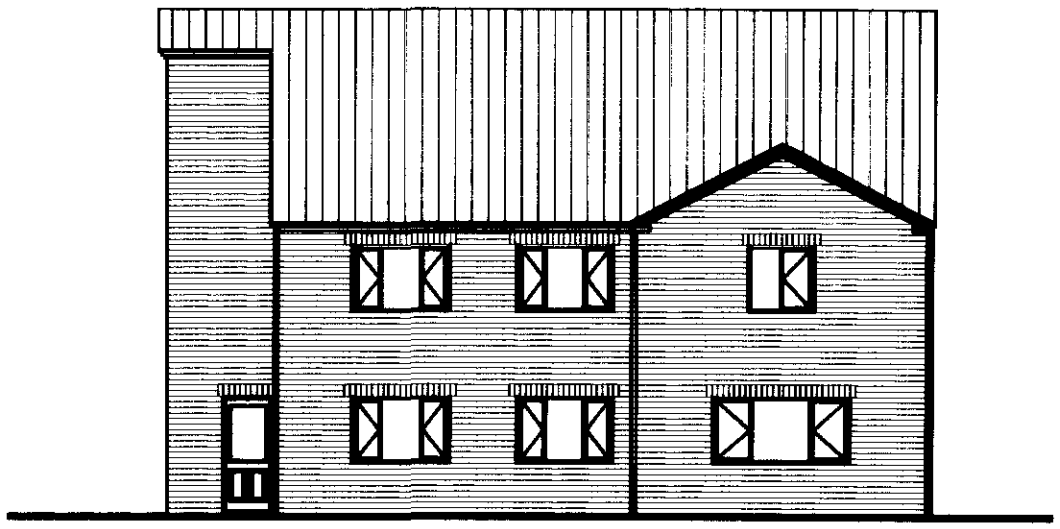
All details shown are based on typical site conditions for that area, any abnormal conditions such be brought to the attention of the client and Local Authority immediately.

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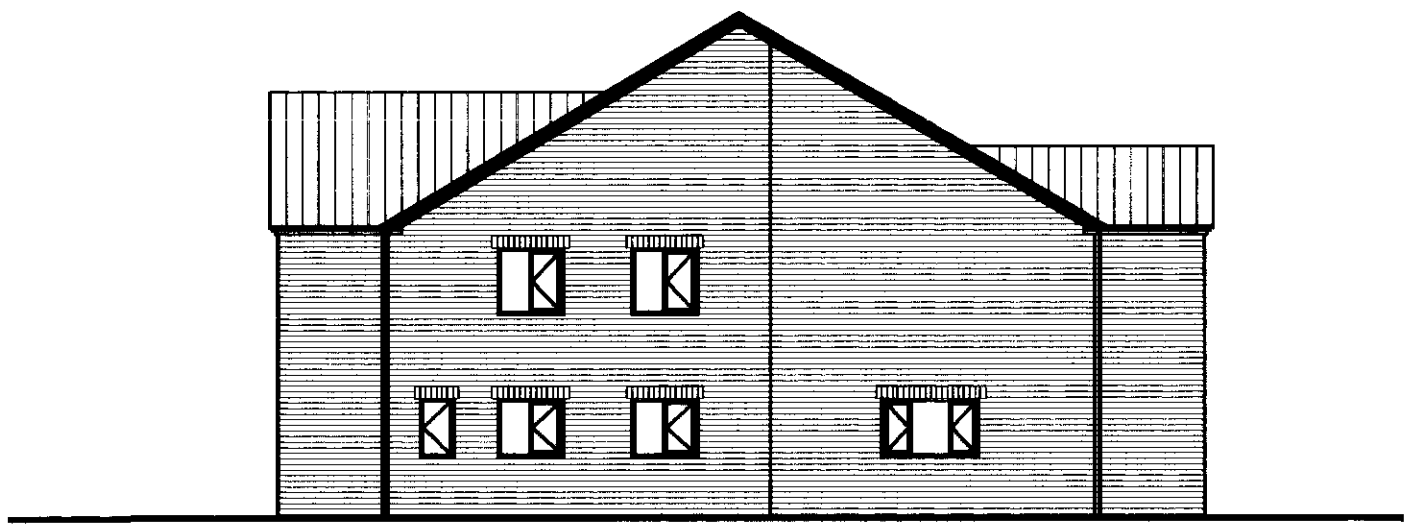
Any materials not specified to be of a standard suitable for the work proposed and fit for purpose.All work to be in accordance with good building practise and all necessary BS codes for Workmanship on Building Sites.



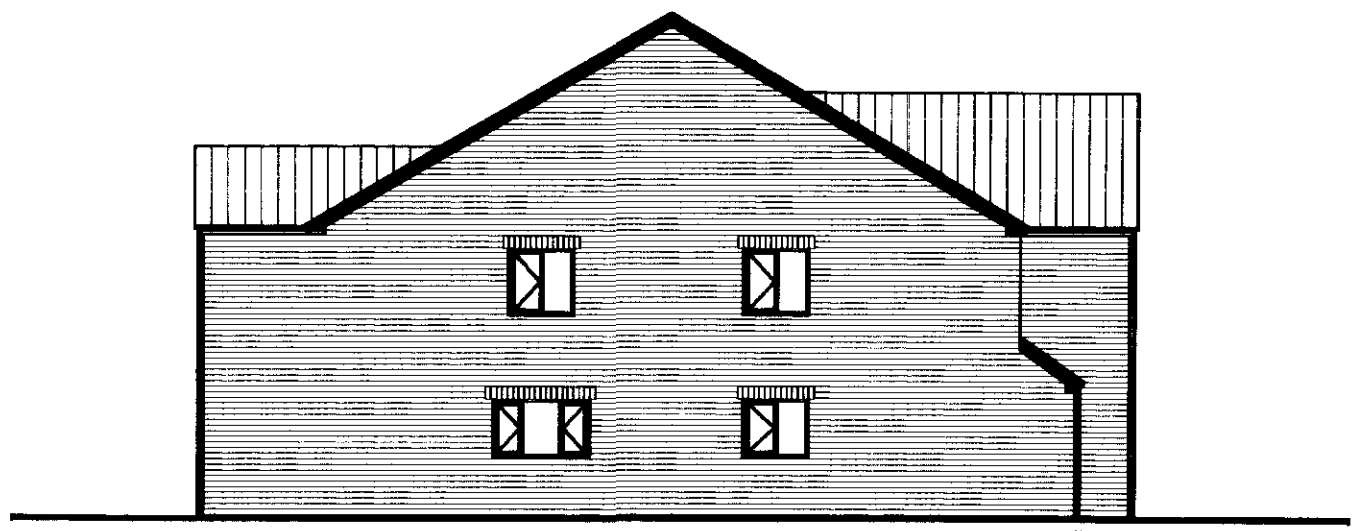
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

SOUTH HOLLAND DC
HOUSING & PLANNING
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Ref: S/1371/01

DRAWING DETAILS: PROPOSED ELEVATIONS

NEW BUILD FOR MR A BERESFORD @ No. 1 BACK GATE, COWBIT

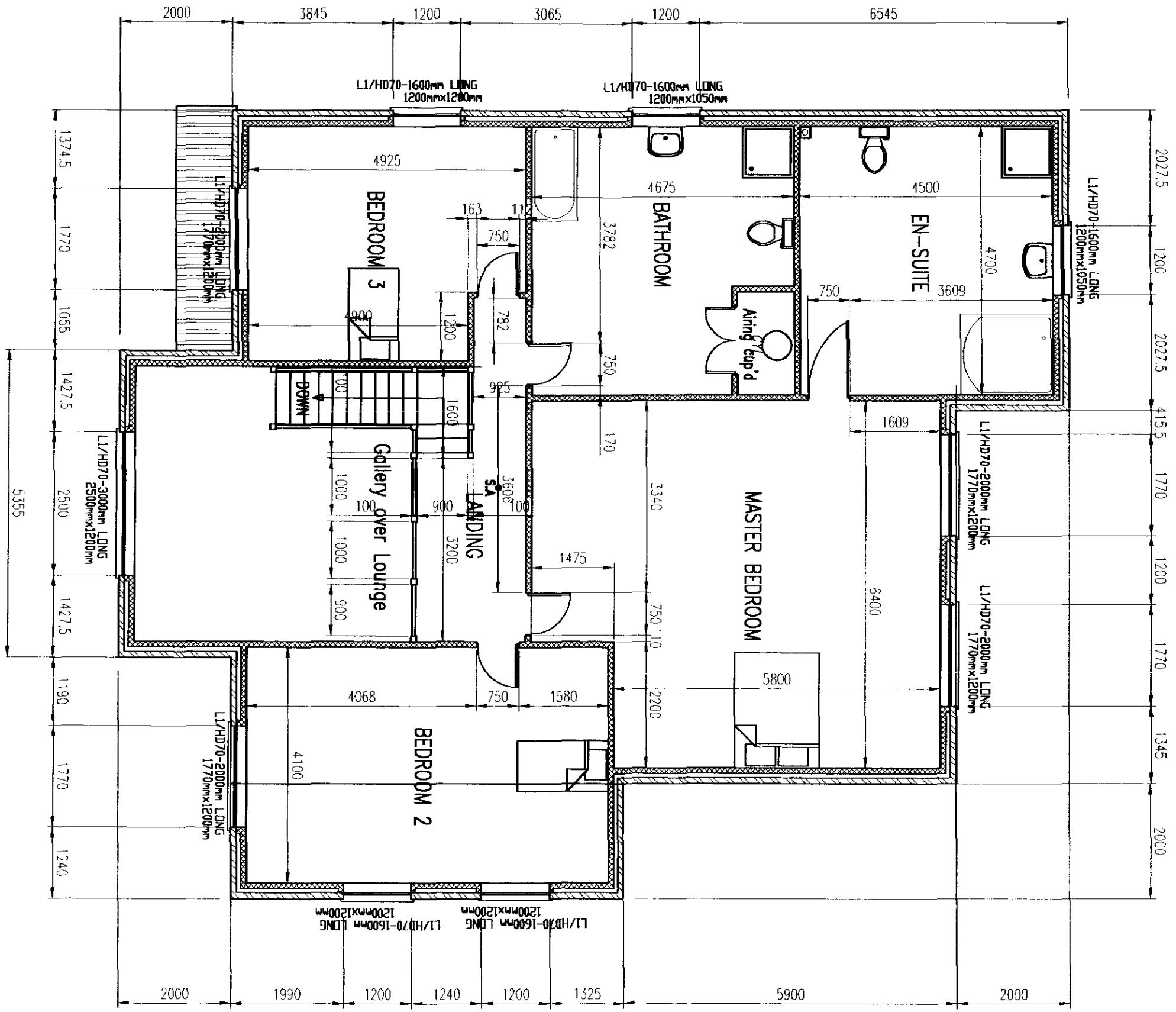
| REV DESCRIPTION: | | | |
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| | DRG No.AB/01 | JULY'2001 | REV: |

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03 AUG 2001
Ref: H937/01

DRAWING DETAILS: PROPOSED FIRST FLOOR PLAN

NEW BUILD FOR MR A BERESFORD @ No. 1 BACK GATE, COWBIT

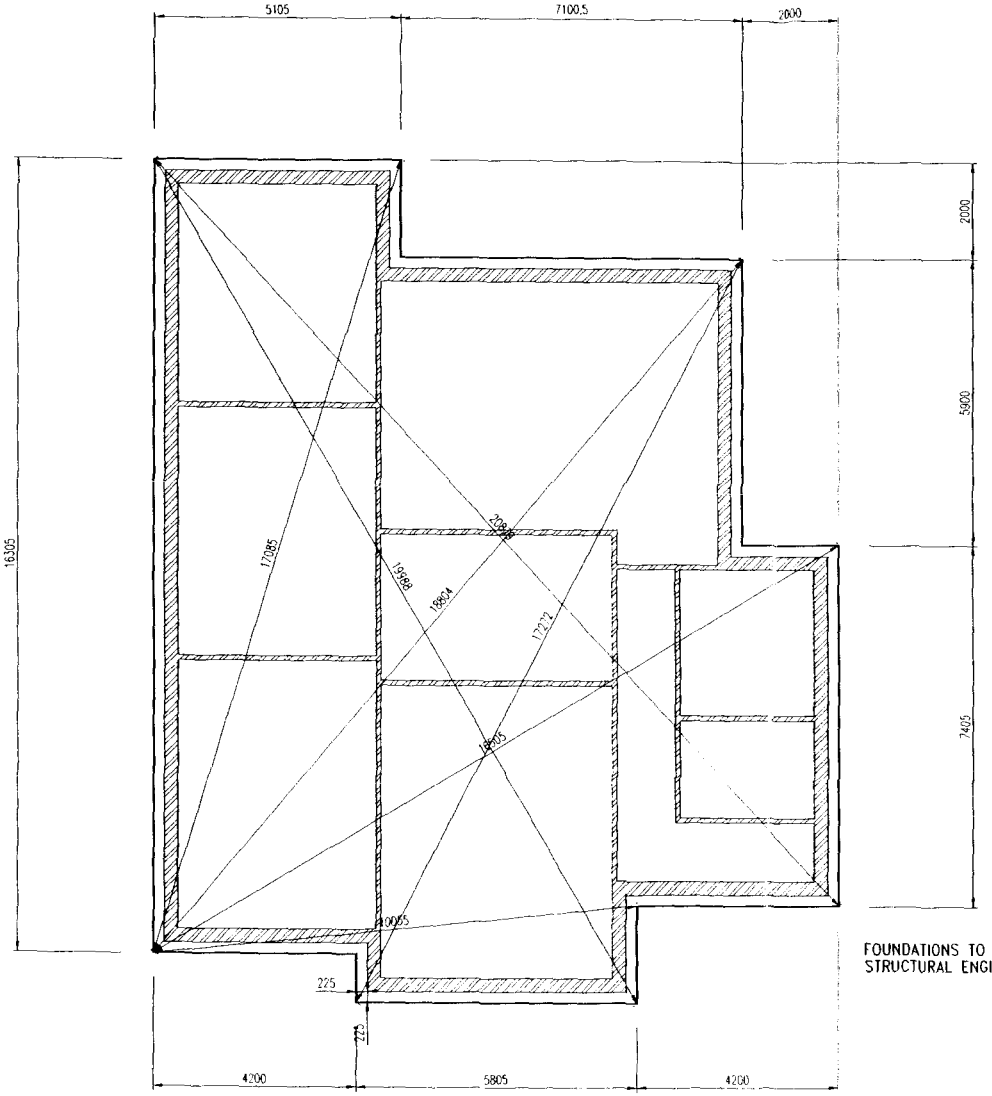
| DRG No.AB/03 | JULY'2001 | REV: |
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site when work commences and before ordering any
aterials.Any discrepancies should be brought to the
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FOUNDATIONS
BUILDING AREA TO BE STRIPPED OF ALL
VEGETABLE SOIL AND RUBBISH.EXTERNAL WALLS
EXACT DEPTH TO SUIT GROUND CONDITIONS ON SITE,
TO BE AGREED BETWEEN CONTRACTOR AND BUILDING
CONTROL OFFICER ON SITE.MIX TO BE ST4 TO BS5328:1981
GROUND FLOOR
65MM MORTAR SCREED WITH CHICKEN WIRE ON 500 GAUGE POLYTHENE
SEPARATING LAYER ON 500MM JABLITE OR SIMILAR APPROVED
ON 100MM THICK ST4 CONCRETE SUB-FLOOR ON 1200 GAUGE DPM LAPPED WITH DPC IN WALLS
ON MIN 150MM OF CLEAN AND WELL COMPACTED HARDCORE.MAXIMUM
DEPTH OF HARDCORE TO BE 600MM.SERVICE ENTRIES TO BE
SEALED WITH PRESSURE SENSITIVE TAPE
EXTERNAL WALLS
265MM OVERALL CAVITY WALL COMP OF;
100MMFACE BRICKWORK TO BS3921,65MM
CAVITY AND 100MM 3.5N/MM BLOCKWORK
TO BS6073 PART 1&2,PLASTERED INTERNALLY.
CAVITY WALL TIES TO BS1243:1978 AT 900MM
CTRS HORIZONTALLY,450MM CTRS VERTICALLY
AND EVERY COARSE AROUND OPENINGS.65MM CROWN ORTHERM
FIBREGLASS INSULATION BATTS(65MM THICK)

FOUNDATIONS TO BE DESIGNED BY
STRUCTURAL ENGINEER

SOUTH HOLLAND DC
HOUSING & PLANNING
03 AUG 2001
Ref: H/0137/01

# FOUNDATION PLAN

DRAWING DETAILS: FOUNDATION PLAN

NEW BUILD FOR MR A BERESFORD @ No. 1 BACK GATE, COWBIT

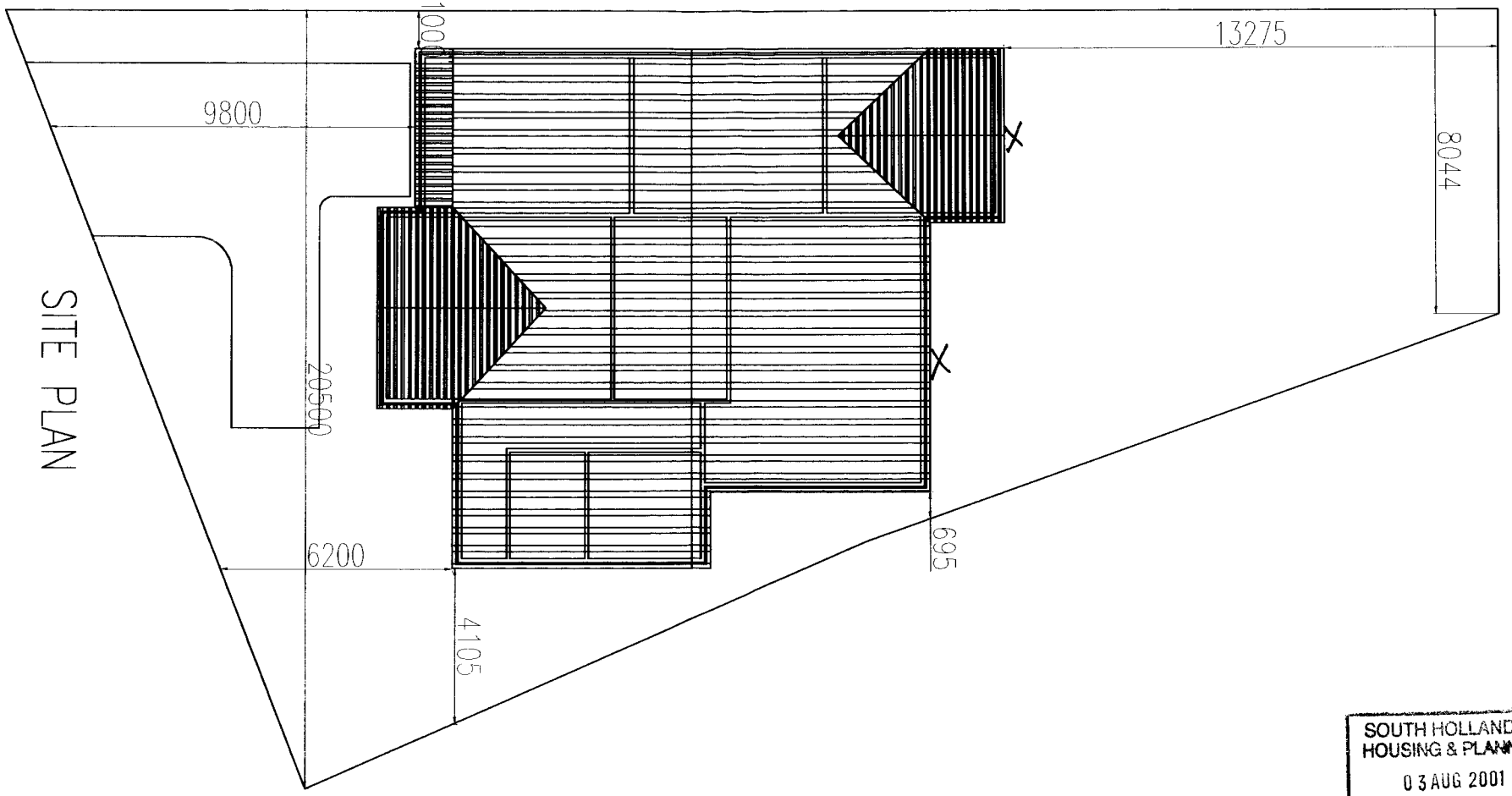
| REV DESCRIPTION: | | |
|---|---|---|
| DRG No.AB/05 | JULY'2001 | REV: |

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SOUTH HOLLAND DC
HOUSING & PLANNING
03 AUG 2001
Ref: S/1371/01

DRAWING DETAILS: SITE PLAN (not to scale)

NEW BUILD FOR MR A BERESFORD @ No. 1 BACK GATE, COWBIT

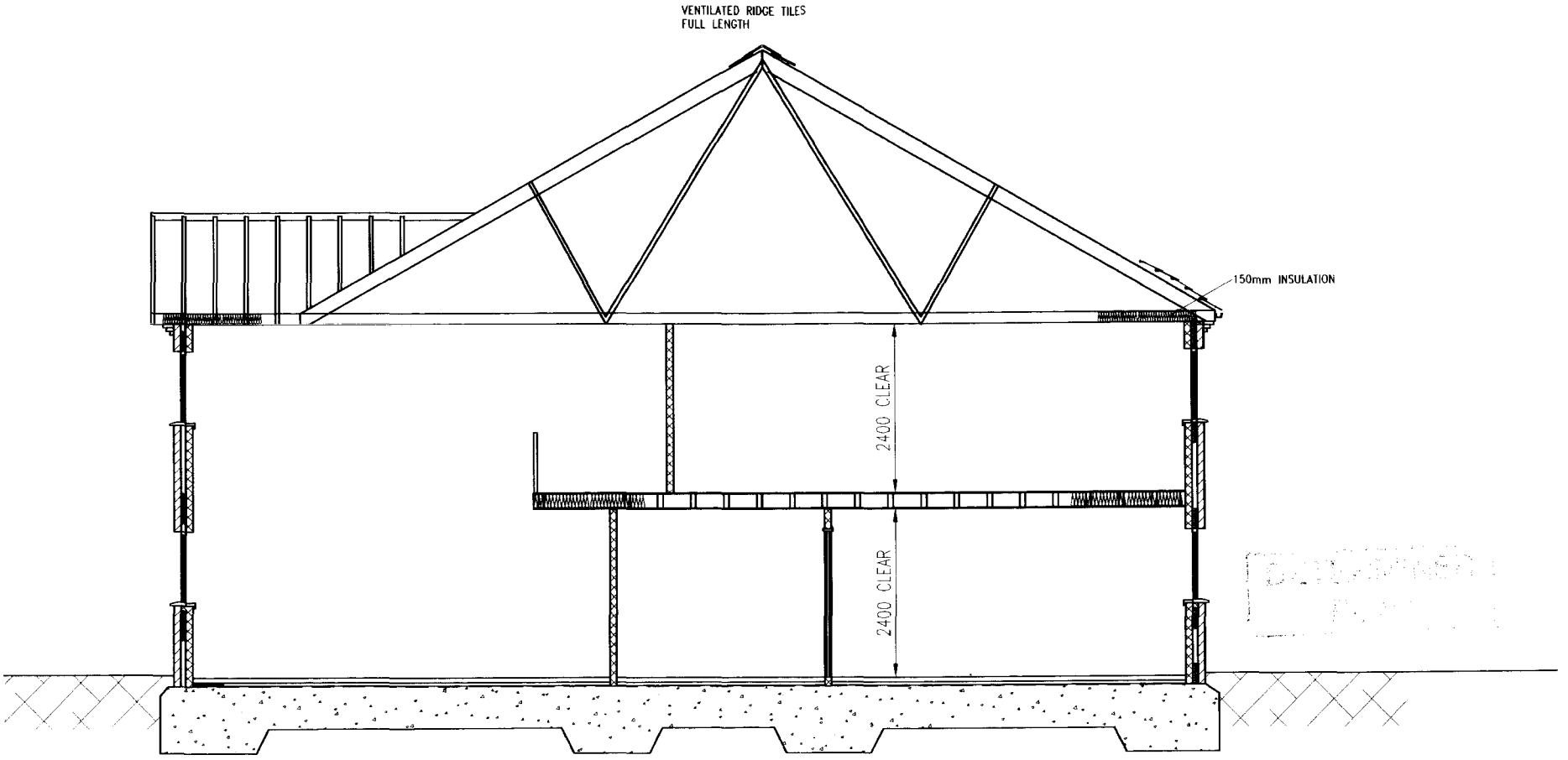
| REV DESCRIPTION: | | | |
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| DRG No.AB/07 | JULY'2001 | REV: | |

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# SECTION A-A

FOUNDATIONS TO BE DESIGNED BY STRUCTURAL ENGINEER

SOUTH HOLLAND DC
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03 AUG 2001
Ref: S/1311/01

DRAWING DETAILS: SECTION

NEW BUILD FOR MR A BERESFORD @ No. 1 BACK GATE, COWBIT

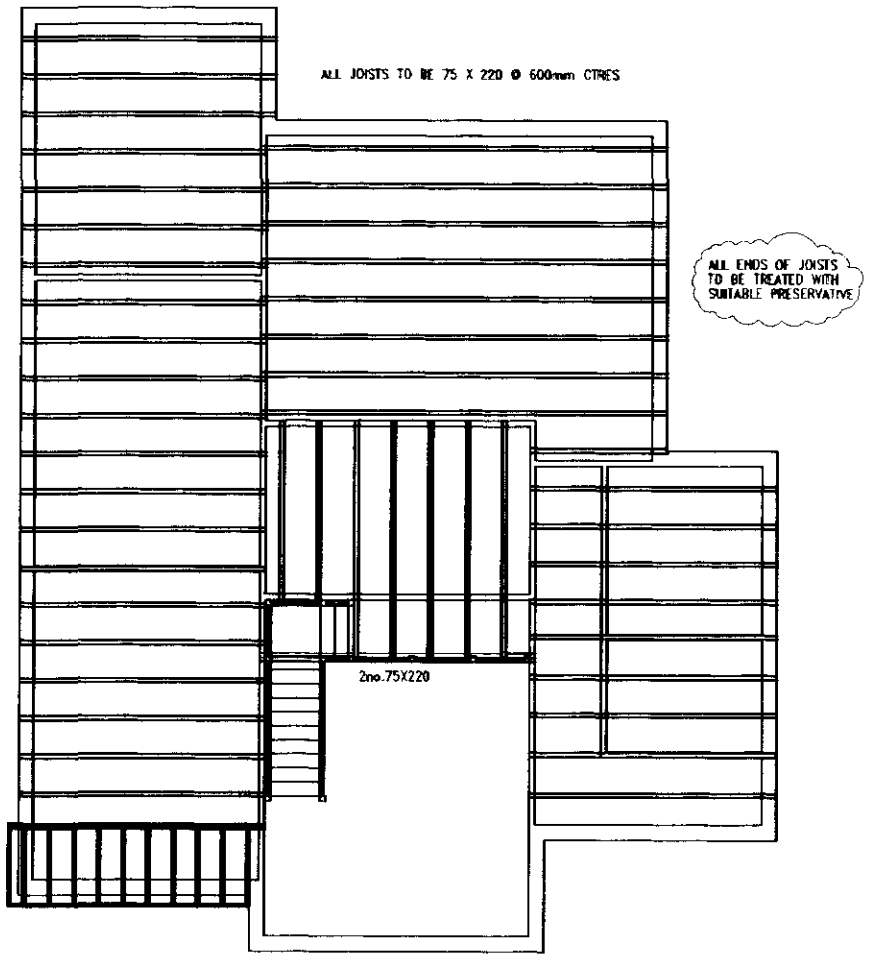
| REV DESCRIPTION: | | |
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| DRG No.AB/06 | JULY'2001 | REV: |

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FIRST FLOOR JOIST PLAN

NOGGINGS
FIX 100X50MM NOGGINGS BETWEEN FLOOR JOISTS AND TRUSSED RAFTERS TO SUPPORT ANCHOR STRAPS.FIX 50X50MM NOGGINGS AROUND PERIMETER AND TO ALL LOOSE EDGES OF PLASTERBOARD CEILINGS OF FIRST FLOOR JOISTS AT 400MM CTRS&TRUSSED RAFTERS AT 600MM CTRS. FIX NOGGINGS AROUND PERIMETER TO SUPPORT CHIPBOARD FLOOR.

ROOF
TO BE TRUSSED RAFTERS DESIGNED AND CONSTRUCTED TO BS5268 PART 3: 1985 BY SPECIALIST MANUFACTURER.TRUSSES SET AT 600MM CENTRES, COMPLETE WITH ALL 100X25MM CONTINUOUS DIAGONAL RAFTER BRACING DIAGONAL JOIST BRACING,CHEVRON BRACING AND LONGITUDINAL BINDERS AS SHOWN ON SPECIALIST DETAILS.TRUSS MANUFACTURER TO PROVIDE DETAILS FOR LOCAL AUTHORITY INSPECTION PRIOR TO ANY WORK ON SITE.

INSULATION
LAY 150MM INSULATION BETWEEN TRUSSES

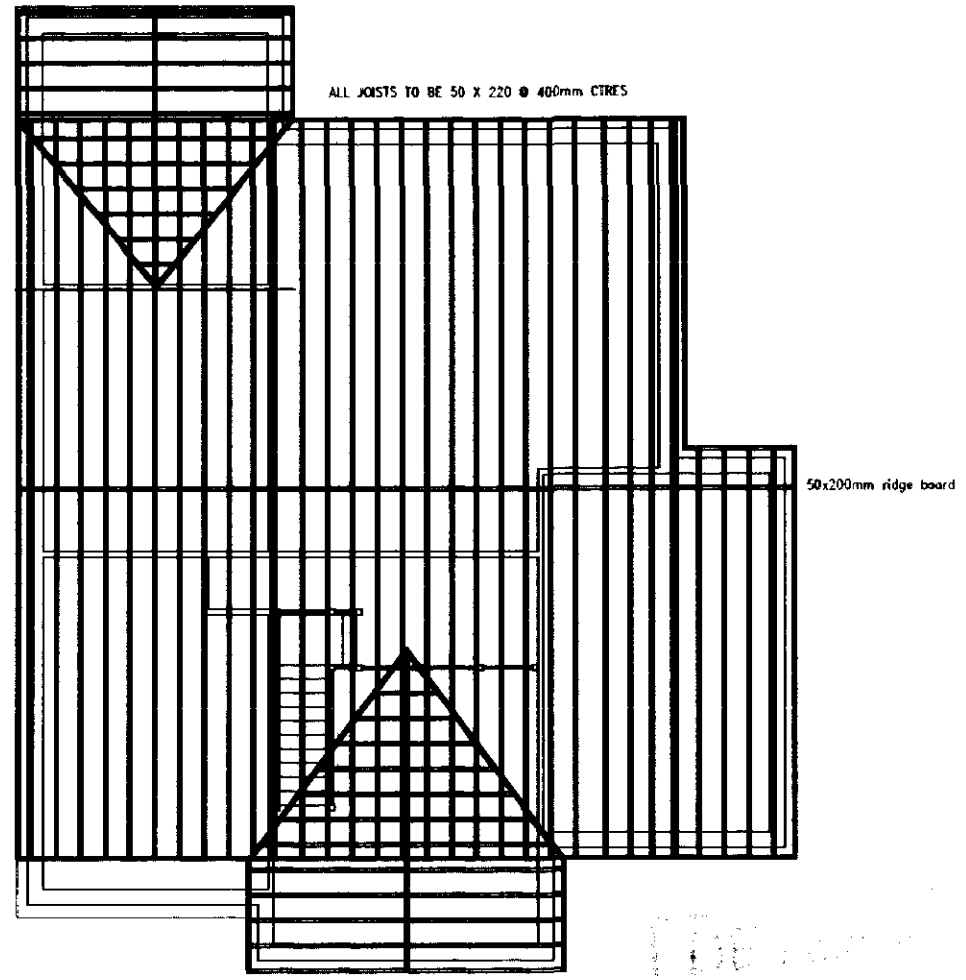
ANCHOR STRAPS
30X5MM GALVANISED MILD STEEL STRAPS TO BE FIXED AT RAFTER FLOOR AND JOIST LEVELS WHERE THESE RUN PARALLEL TO ANY EXTERNAL WALL.ALL TO BE SECURELY FIXED TO NOGGINGS AT 1.8M CENTRES AND HOOKED OVER INNER LEAF OF CAVITY WALL. 30X2.5MM GALV'D MILD STEEL STRAPS FIXED AT 1.8M CENTRES ALONG WALLPLATE SECURELY FIXED 450MM DOWN FACE OF WALL.

CROSS VENTILATION
TO ROOF SPACE TO BE MIN.0.4%OF ROOF PLAN AREA.PROVIDE UBBINK OVER FASCIA VENTILATING SYSTEM
FITTED STRICTLY IN ACC. WITH MANUFACTURERS INSTRUCTIONS.
SOFFIT TO BE SUPPORTED AT WALL FACE BY 100X25MM HANGERS FIXED TO EACH TRUSS

ROOF COVERING
FIX CONCRETE INTERLOCKING ROOF TILES IN ACC.
WITH MANUFACTURERS INSTRUCTIONS AND BS5534 PART 1:1978
FIX 38X25MM TILING BATTENS AT GAUGE TO SUIT TILES ON ROOFING FELT TO BS747 PART 2:TYPE 1F.HALF ROUND RIDGE TILES
GLASS FIBRE VALLEY TROUGHS.CODE 4 LEAD FLASHINGS TO CHIMNEY AND ALL ABUTMENTS AS SHOWN & LEAD/PVC COLLAR TO SVP PENETRATING ROOF, ALL WITH 150MM MANUPSTAND.CODE 5 LEAD TO PORCHES.

RAINWATER
112MM HALF ROUND UPVC GUTTERS & 68MM DOWNPIPES COMPLETE WITH ALL OFFSET BENDS,PIPE SHOES,SUPPORT BRACKETS...ETC,SECURELY FIXED IN POSITIONS SHOWN.SURFACE WATER TO DISCHARGE TO SOAKAWAYS VIA 110-68 DIA.REDUCER.

FIRST FLOOR
TO COMPRISE 200X50MM SOFTWOOD FLOOR JOISTS AT 400MM CENTRES WITH 18MM WEYROC FLOORING GRADE CHIPBOARD TYPE V313 .ENDS OF ALL JOISTS TO BE TREATED.HERRINGBINE STRUTTING TO CENTRE OF SPANS OVER 2.5M,OR THIRD SPANS OVER 4.5M.2NO.200X75MM BOLTED TOGETHER AT 450MM CTRS TO SUPPORT PARTITIONS. TRIMMERS TO BE 200X75MM.




ROOF PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
03 AUG 2001
Ref: S/0137/01

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|---|---|---|---|
| DRAWING DETAILS: FIRST FLOOR JOIST & ROOF PLANS | REV DESCRIPTION: | | |
| NEW BUILD FOR MR A BERESFORD @ No. 1 BACK GATE, COWBIT | DRG No.AB/04 | JULY'2001 | REV: |

NEW BUILD FOR MR A BERESFORD @ No. 1 BACK GATE, COWBIT

DRAWING DETAILS: PROPOSED GROUND FLOOR PLAN

| REV: | DATE | DRG No.AB/02 |
|---|---|---|
| | JULY'2001 | |

REV DESCRIPTION:

SOUTH [illegible] HOUSING [illegible]
0 3 AUG 2001
Ref: [illegible]

DAMP PROOF COURSE
HORIZONTAL DPC TO WALLS TO BE POLYTHENE TO BS6515 MIN SET MIN 150MM ABOVE EXTERNAL GROUND LEVEL.DPC'S TO ALL HEADS,JAMBS&CILLS OF ALL OPENINGS IN CAVITY WALLS AND TO PROJECT 25MM INTO BACKS OF WINDOWS AND DOOR FRAMES. PREFORMED CAVITY TRAYS TO ALL WINDOWS PER LINTEL.CAVITY TRAYS AND LINTELS

WALLS BELOW DPC
1NO.COURSE OF CLASS B FACE BRICKWORK AND 2NO. COURSES OF BLUES BELOW DPC LEVEL ON EXTERNAL FACE OF CAVITY WALL AND 1NO. COURSE OF BLOCKWORK ON INNER FACE.ESKIMERE TO BE FULL WIDTH TRENCH BLOCK FOUNDATIONS TO MINIMA 225MM OF DPC LEVEL.CAVITY FILLED MINIM MIN OF 225MM OF DPC WITH LEAN MIX CONC.

MORTAR
DESIGNATED TO BE 1:1:6 CEMENT/LIME/SAND OR EQUALLY APPROVED

CAVITIES
TO BE CLOSED AT ALL JAMBS AND CILLS WITH 50MM RIGEAL BLOCKS AND 15MM DAMCOR OR SIMILAR APPROVED.CLOSE TOP OF CAVITIES ON WALL TIES

INTERNAL WALLS
100MM 3.5N/MM BLOCKWORK OR STUD WALLS COMP OF:10X50 TIMBERS AT 450MM CENTRES AND 80MM HORIZONTAL CENTRES WITH SOLE AND HEAD PLATES COVERED WITH 12.7MM PLYBOARD & SKIM FINISH.4PCK 100MM INSULATION BETWEEN STUDS.ROBOE DOUBLE FLOOR JOISTS UNDER PARTITIONS

WINDOWS
DOUBLE GLAZED PVC WINDOWS WITH 4000SQ.MM TRICKLE VENTS TO BE SUPPLIED BY APPROVED MANUFACTURER.OPENING VENTS TO GIVE 1/20TH OF FLOOR AREA VENTILATION TO ROOMS. OBSCURE GLAZING TO ALL TOILETS AND BATHROOMS.CLEAR GLAZING ELSEWHERE.ALL GLAZING TO MEET REQUIREMENTS

WINDOW DEPTHS
STUDY,LOUNGE/DINING-135MM
BEDROOMS,TOILETS,KITCHEN
BATHROOMS,TOILETS,UTILITY-105MM

INTERNAL/EXTERNAL DOORS
ALL ROOMS UNLESS STATED OTHERWISE-826MM 0/ALL FRAME-782MM DOOR
SERVANTS WC-750MM 0/ALL FRAME-682MM DOOR
REAR DOOR-800MM 0/ALL FRAME-800MM DOOR
GARAGE DOOR-2375MM WIDE2X2026MM HIGH FRAME-2135MM2X2135MM DOOR

LINTELS
TO BE 1.8 L/S IN CAVITY WALL OPENINGS GENERALLY,UNLESS STATED OTHERWISE.INTERNAL DOOR OPENINGS IN BLOCK WALLS TO BE 1.8 BOX 100 LINTELS.ALL LINTELS TO HAVE MINIMUM 150MM BEARING AND INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.ALL LINTELS TO BE FACTORY INSULATED.

STAIRCASE
TO BE STANDARD MANUFACTURE 800MM MAX O/ALL WIDTH WITH MIN.CLEAR WIDTH OF 600MM.MAX.PITCH TO BE 42DEG.WITH A RISE OF 202MM AND GOING OF 250MM.HANDRAIL TO BE 850MM ABOVE PITCH LINE OF STAIRCASE AND 900MM ON LANDING.BALUSTERS AT 100MM CTRES.ENSURE MIN 2M CLEAR HEADROOM OVER STAIR.

CEILINGS
12.7MM P/BOARD AND ARTEX FINISH THROUGHOUT. DUPLEX P/BOARD TO KITCHEN AND BATHROOM CEILINGS. FIRELINE TO GARAGE CEILING.

FIRST FLOOR
TO COMPRISE 200X50MM SOFTWOOD FLOOR JOISTS AT 400MM CENTRES WITH 18MM MERROC FLOORING GRADE CHIPBOARD TYPE V31.3 ENDS OF ALL JOISTS TO BE TREATED.HERRINGBONE STRUTTING TO CENTRE OF SPANS OVER 2.5M.OR THIRD SPANS OVER 4.5M.200X50MM BOLTED TOGETHER AT 650MM CTRS TO SUPPORT PARTITIONS.

ABOVE GROUND DRAINAGE
WASTES TO WHB'S-32MM DIA
WASTES TO SHOWERS,SINKS,BATHS-40MM DIA. ALL TO BE FITTED WITH 75MM DEEP SEALED/TRAPS ACCESS POINTS TO ALL CHANGE IN DIRECTION ANTI-SIPHON TRAPS WHERE WHB'S EXCEED 1.8M RUN AND SHOWERS,SINKS,BATHS EXCEED 3M RUNS. SVP TO TERMINATE 900MM ABOVE ANY OPENING AND FINISH WITH PVC BIRD GUARD AND FIX LEAD/PVC COLLAR WHERE PENETRATES ROOF.

HOUSE DRAINAGE
110MM UPVC PIPE TO FALL 1:70 WITH 100MM PEDESTAL BED AND SURROUND.INSPECTION CHAMBERS TO BE 450MM DIA.PREFORMED PLASTIC COMPLETE WITH INSTRUCTIONS.DRAIN WITH LESS THAN 300MM GROUND COVER TO HAVE FAVING SLAB PROTECTION OVER TRENCH ON TOP OF PEDESTAL SURROUND ON HAUNCHED BACK TRENCH.OUT INTO 350GAL SEPTIC TANK WITH MIN.3DM/ SOAKAGE SUBJECT WHERE CONCRETE PATH IS CAST OVER PIPE RUNS.TO DISCHARGE TO PEDOLICATION TEST.INSTALLED IN ACC. WITH MANUFACTURERS INSTRUCTIONS.DRAINS PASSING THRO'WALLS TO HAVE LINTOL OVER.

HEATING SYSTEM
TO BE LOW PRESSURE HOT WATER CENTRAL HEATING SYSTEM.VIA OIL FIRED BOILER AND CYLINDER AS SHOWN.PROGRAMMER CONTROL OF BOILER VIA ROOM AND CYLINDER STATS.

SMOKE ALARMS
TO BE SELF-CONTAINED AND INTERCONNECTED AND MIRED TO SEPARATELY FUSED CIRCUIT.GROUND FLOOR MAX.7M FROM KITCHEN AND LOUNGE.FIRST FLOOR MAX.3M FROM BEDROOMS.

EXTRACT FANS
KITCHEN-HEDMANCOL EXTRACTORD GIVE 60L/SEC OR 30L/SEC IN A COOKER HOOD

BATHROOM-TO GIVE 15L/SEC(INTERMITTENT).

SOAKAWAYS
TO BE MIN. 5M FROM ANY BUILDING
TO BE MIN.1M2 RUBBLE FILLED WITH INLET PIPE DISCHARGING TO CENTRE OF SOAKAWAY

any site where work commences and before ordering any materials.Any discrepancies should be brought to the attention of this Client for remedial action before commencing.

that arise. any abnormal conditions which be brought to the attention of the Client and Local Authority immediately.

or Building Regulations and should not be treated as a full Specification.

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