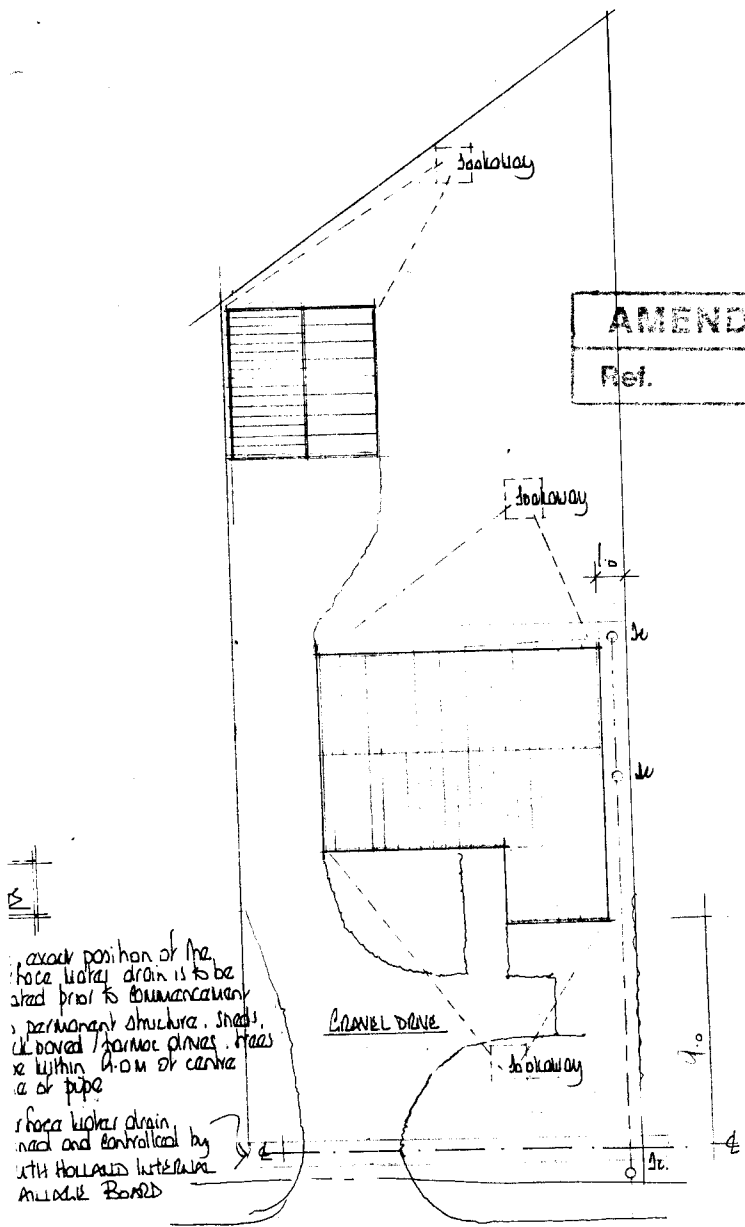


1174/96

# AMENDED PLAN

Ref.



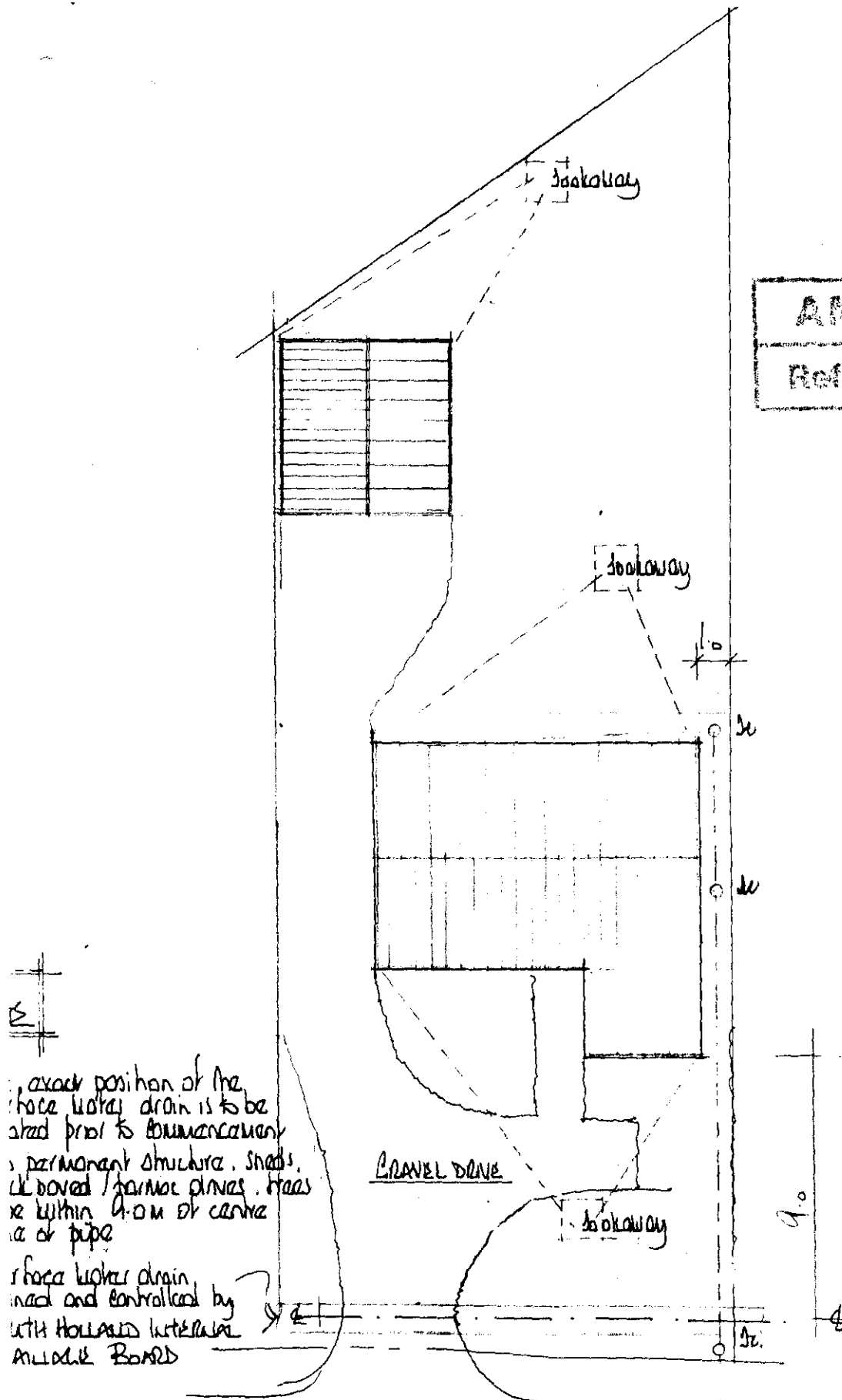
exact position of the  
face (likely drain) is to be  
fixed prior to commencement  
of permanent structure. Sheets  
of board / formwork plates. These  
are within 4.0m of centre  
line of pipe.  
These higher drain  
neck and controlled by  
with Holland Interlocking  
Movable Board

## BLOCK PLAN

the Boulton and Paul, or similar  
insulated with 12mm air gap to  
be stripped.

rooms are to incorporate a  
area of 8000mm², 4000mm². to non

than 800mm and doors (include  
than 1500mm above floor level)



1174/96

# AMENDED PLAN

Ref.

## BLOCK PLAN

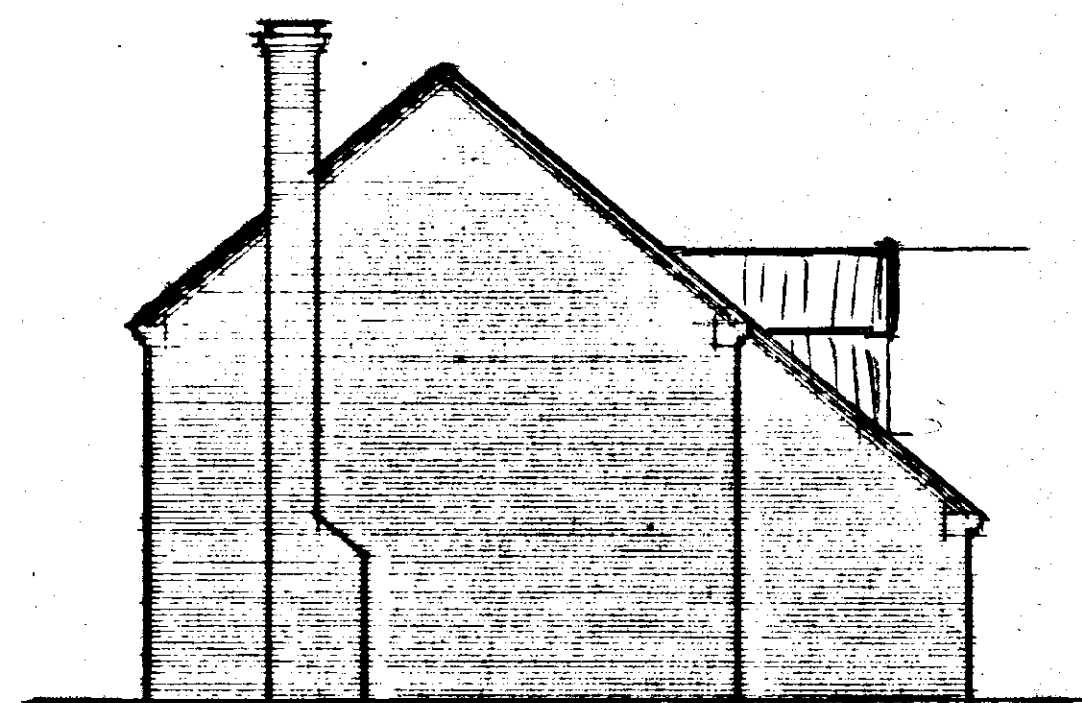
e Boulton and Paul, or similar sized with 12mm air gap to r stripped.

oms are to incorporate a of 8000mm<sup>2</sup>, 4000mm<sup>2</sup>, to non

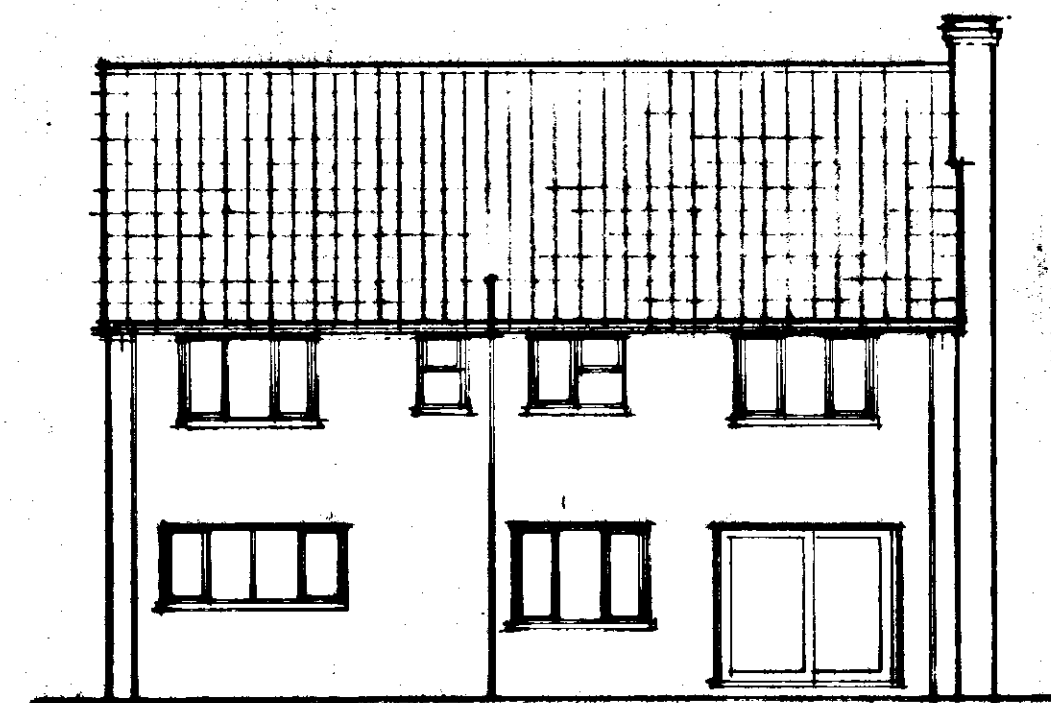
than 800mm and doors (include than 1500mm above floor level



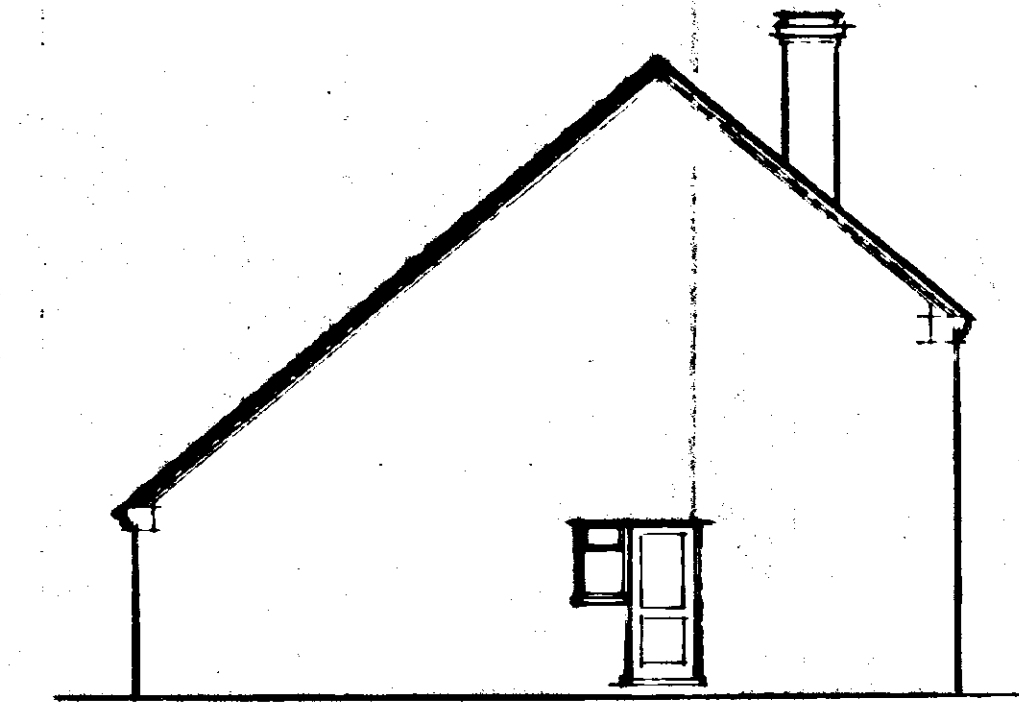
WEST



NORTH



EAST



SOUTH

#### FOUNDATIONS

Foundations to be ST4 grade concrete  
For 255mm walls foundations to be 700 x 230mm  
For 100mm  
Foundations to be taken down to a firm loadbearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. and in accord with the NHBC guidelines for building near trees.  
Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

#### FLOOR CONSTRUCTION

**Ground**  
65mm sand/cement screed reinforced with chicken wire mesh  
500g polythene separating membrane  
90mm Jabilite SD floor insulation ( $k = 0.037 \text{ W/m}^2\text{K}$ )  
100mm ST4 grade oversite concrete  
1200g polythene damp proof membrane  
25mm sand blinding  
100mm compacted hard-core - if in excess of 100mm fill, to a max. 600mm, the hard-core is to be laid and compacted in layers not exceeding 150mm.  
Where 100mm internal walls are constructed off the floor slab the slab is to be thickened to 230mm for a min. width of 450mm.  
Strip off all vegetable soil beneath proposal.

**First**  
18mm Weylcor floor panels  
200 x 50mm SC3 grade tanalised timber joists at 400mm cts with min. 1 row herringbone strutting midspan  
12.7mm plasterboard, fixed in accord with manufacturers instructions, with all necessary noggins etc. and finished with either latex or skim in accord with clients instructions.

#### WALL CONSTRUCTION

**Below Ground**  
To be 100mm Class A concrete blocks  
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete

**Above Ground**  
To be 265mm o/s constructed as follows:-

190mm facing brick (to be FL quality below dpc level)  
65 mineral wall insulation i.e. Dritherm ( $k = 0.036$ )  
180mm loadbearing insulation blocks i.e. Hemeite ( $k = 0.44$ )

All to be tied together using stainless steel wall ties positioned at distance not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a 'U' value of 0.414W/mK

**Internal Walls**  
To be 100mm blockwork constructed off a dpc off the floor slab

**Stud Partitions**  
to be constructed as follows:-

75 x 50mm head and sole plate  
75 x 50mm studs at 400mm cts with min. 2 rows  
75 x 50mm noggins equally spaced  
75mm glassfibre insulation within framework face both sides with 12.7mm plasterboard, tape joint and skim finish

stud partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists, and off 75 x 50mm sole plate, with solid blocking between joists, when running perpendicular to joists.

**DPC in Walls**  
To be a min. 150mm above finished ground level  
An insulating vertical cavity closer and dpc, i.e. Thermabate, is to be provided to all cavity closures.  
A dpc cavity tray, stepped as applicable, is to be constructed within the wall immediately above an abutment.

#### LINTELS

Lintels to be IG, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturers instructions with a dpc cavity tray over where applicable.

Lintels over internal openings to be IG Internal 100 lintels unless specified otherwise.

Lintels to be protected with min. 15mm gypsum plaster skim finish to give a min. half hour fire protection.

#### WINDOWS & DOORS

Windows and doors to be Boulton and Paul, or similar and approved, double glazed with 12mm air gap to sealed units and weather stripped.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm<sup>2</sup>, 4000mm<sup>2</sup> to non habitable rooms

Glazing to windows less than 800mm and doors (include sidelights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206: 1981.

Glazing to front entrance frame to be Low E glass toughened as above

#### WINDOW/DOOR & LINTEL SCHEDULE

| Location | Window/Door Ref.                       | Lintel Ref.  | Length |
|----------|----------------------------------------|--------------|--------|
| 1        | purpose made                           | purpose made |        |
| 2        | 312CC                                  | L1/HO 50     | 2100   |
| 3        | PAUX24L                                | L1/HO 50     | 2700   |
| 4        | 313CV                                  | L1/HO 50     | 2100   |
| 5        | 410CMC                                 | L1/HO 50     | 2700   |
| 6        | MM110V                                 | L1/S 50      | 1800   |
| 7        | 412CMC                                 | L1/S 50      | 2700   |
| 8        | 312CC                                  | L1/S 50      | 2100   |
| 9        | 312CC                                  | L1/S 50      | 2100   |
| 10       | 310CV                                  | L1/S 50      | 1500   |
| 11       | 110V                                   | L1/S 50      | 900    |
| 12       | 312CC                                  | L1/S 50      | 2100   |
| 13       | Velux rooflight ref. GGL806 & flashing |              |        |

#### VENTILATION

All habitable rooms are to have windows containing opening vents, the combined total of which is equal to not less than 1/20th of the floor area of the room.

The kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 60 litres/sec or 30 litres/sec if in a cooker hood.

All bath and shower rooms are to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec.

The utility is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 30 litres/sec.

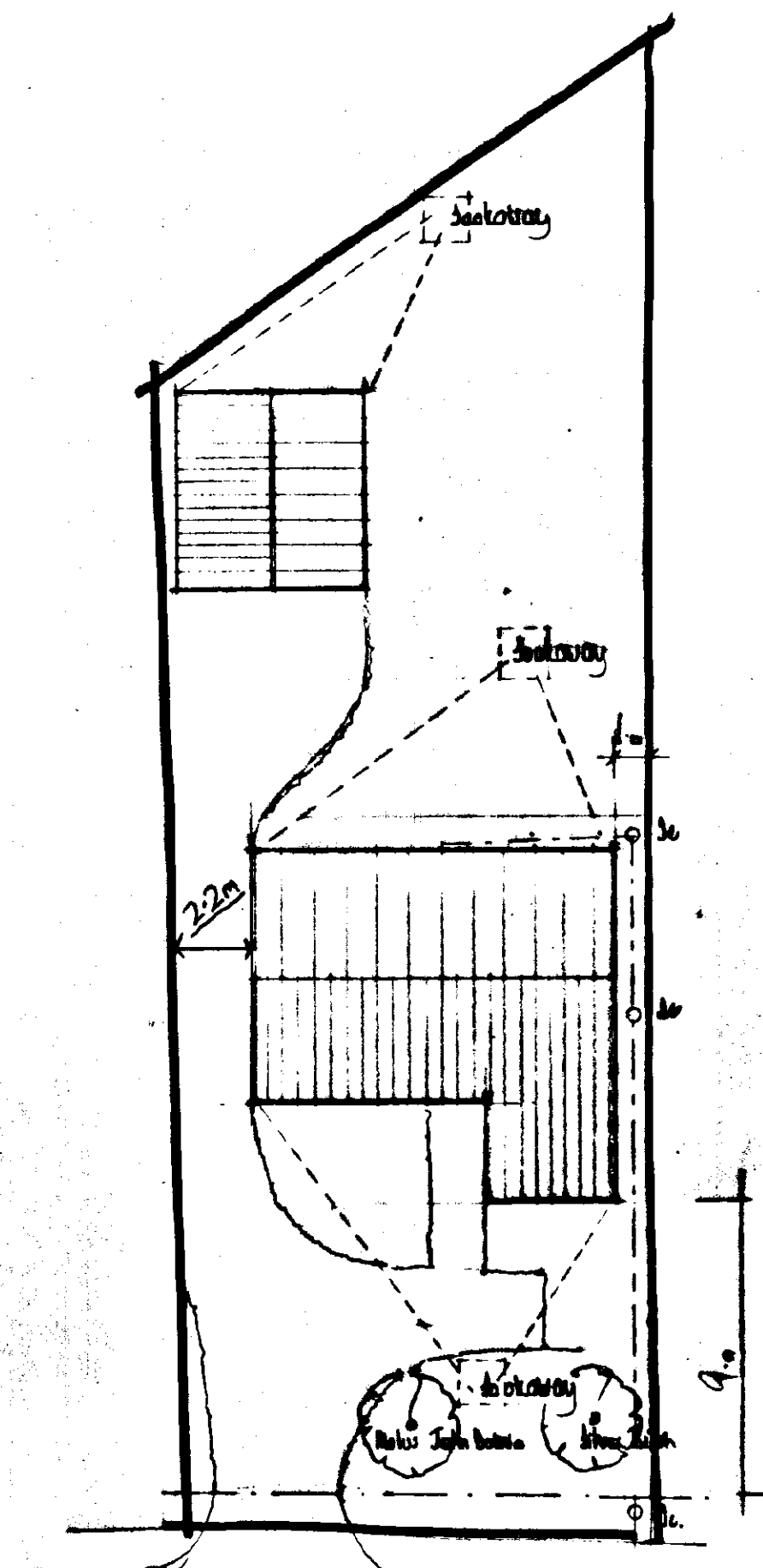
The internal WC is to be mechanically ventilated direct to the external air. Extractor to be capable of a min. 3No. air changes per hour and is to incorporate a 15 minute over-run period.

#### SMOKE DETECTION

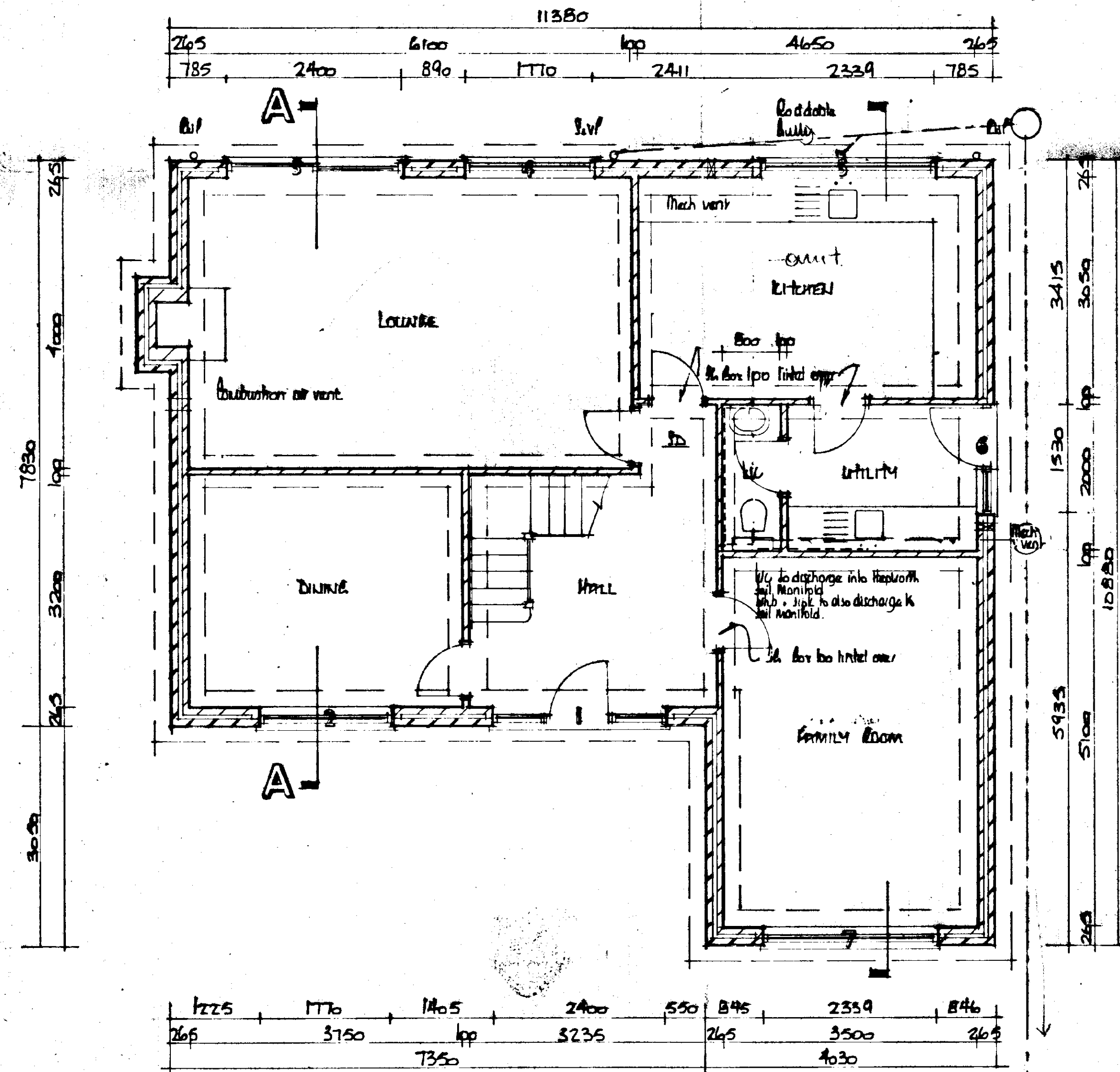
Self contained smoke alarms complying with BS5446: Pt 1: 1990 are to be installed where indicated on the drawing. An alarm must be positioned within 3.0m of bedroom doors.

The alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer.

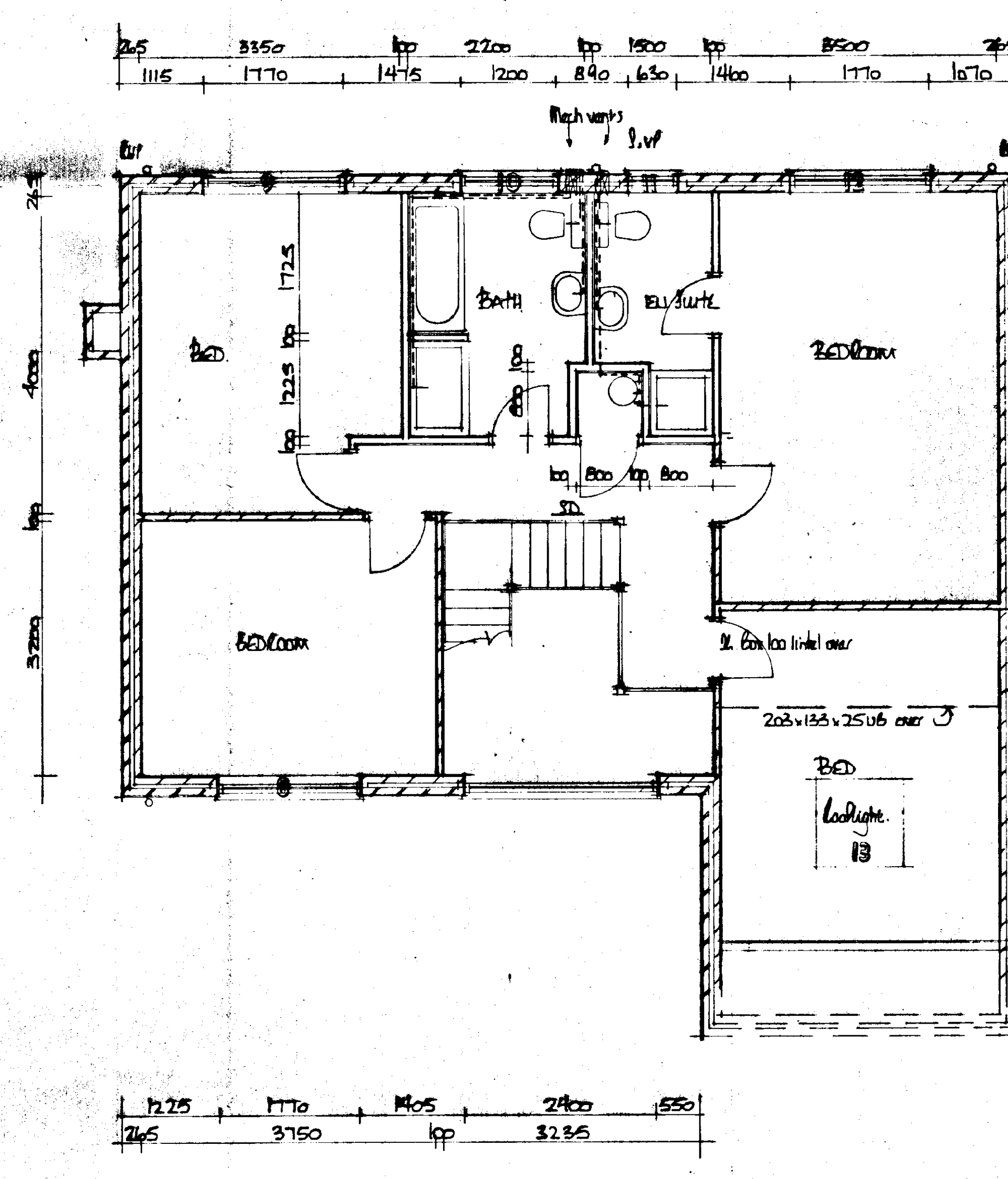
The wiring installation is to comply with the I.E.E. Regulations.



BLOCK PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

|                                                                                                 |  |           |  |
|-------------------------------------------------------------------------------------------------|--|-----------|--|
| Date                                                                                            |  | Revisions |  |
| © copyright                                                                                     |  |           |  |
| East Midlands Design Associates                                                                 |  |           |  |
| Willow Lodge,<br>Horseshoe Road,<br>Spalding,<br>Lincs. PE11 3JA<br>Tel: Spalding (0775) 767968 |  |           |  |
| Client                                                                                          |  |           |  |
| MR & MRS E. JOSE                                                                                |  |           |  |
| Job Title                                                                                       |  |           |  |
| PROPOSED DETACHMENT AT BACKGATE GARDEN                                                          |  |           |  |
| Drawing Title                                                                                   |  |           |  |
| DUNSTON CREATIONS<br>HOUSING & PLANNING<br>24 DEC 1996<br>Ref: 1174/96                          |  |           |  |
| Scale 1:50, 1:100, 1:200                                                                        |  |           |  |
| Date                                                                                            |  | Drawn by  |  |
| Nov 96                                                                                          |  | A         |  |
| Drg No                                                                                          |  | Rev       |  |
| 96/64/01                                                                                        |  |           |  |



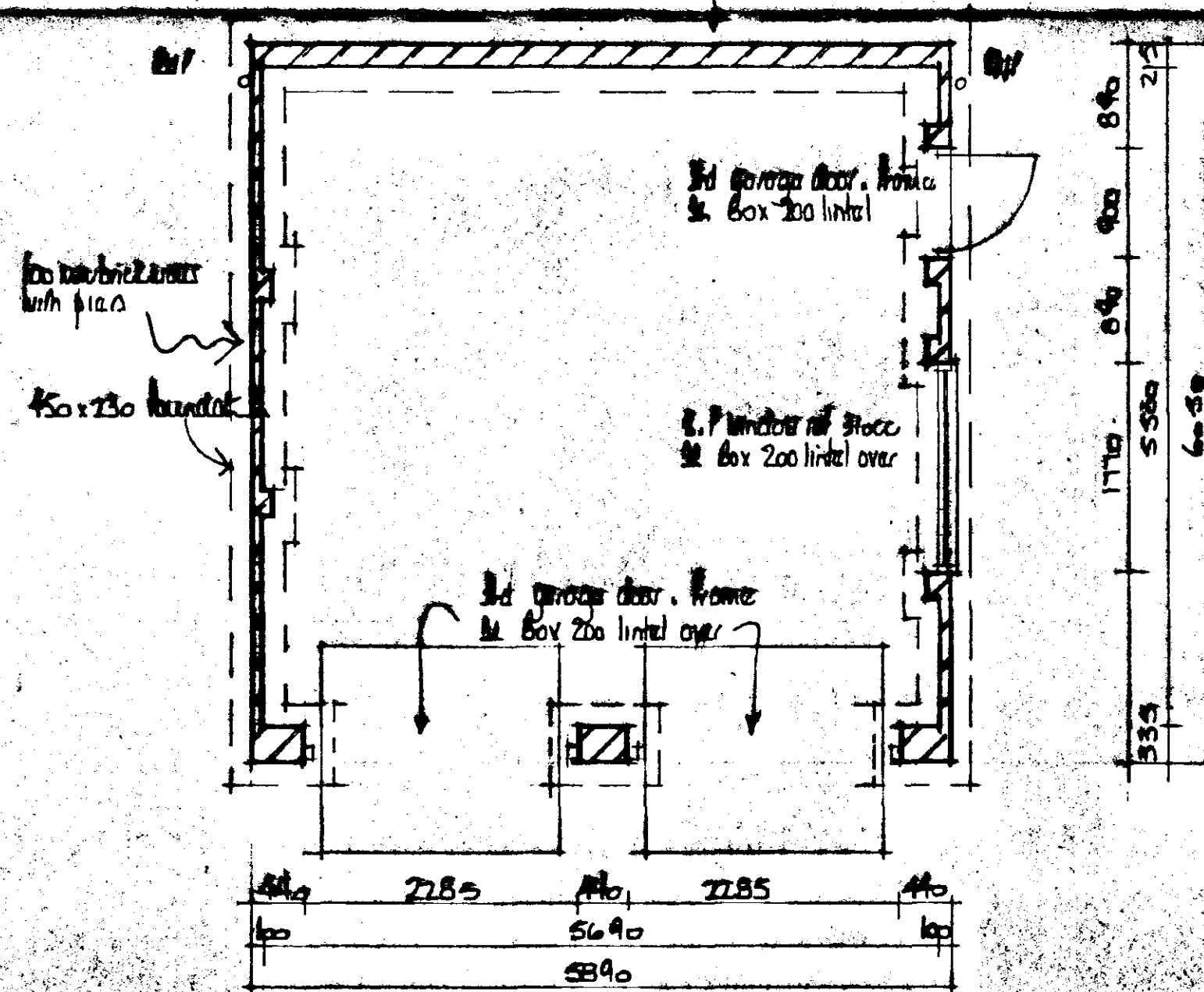
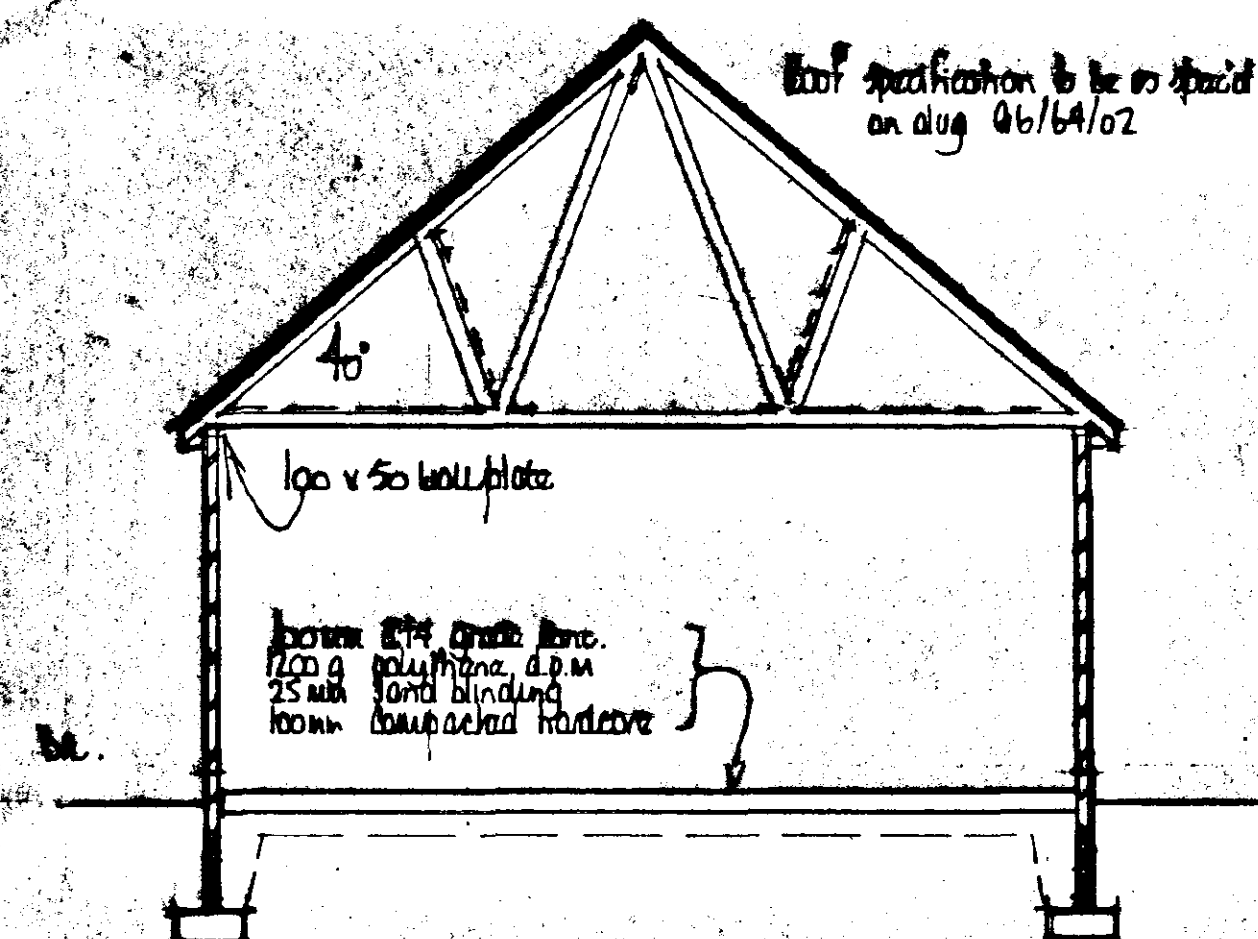
WEST

SOUTH

EAST

NORTH

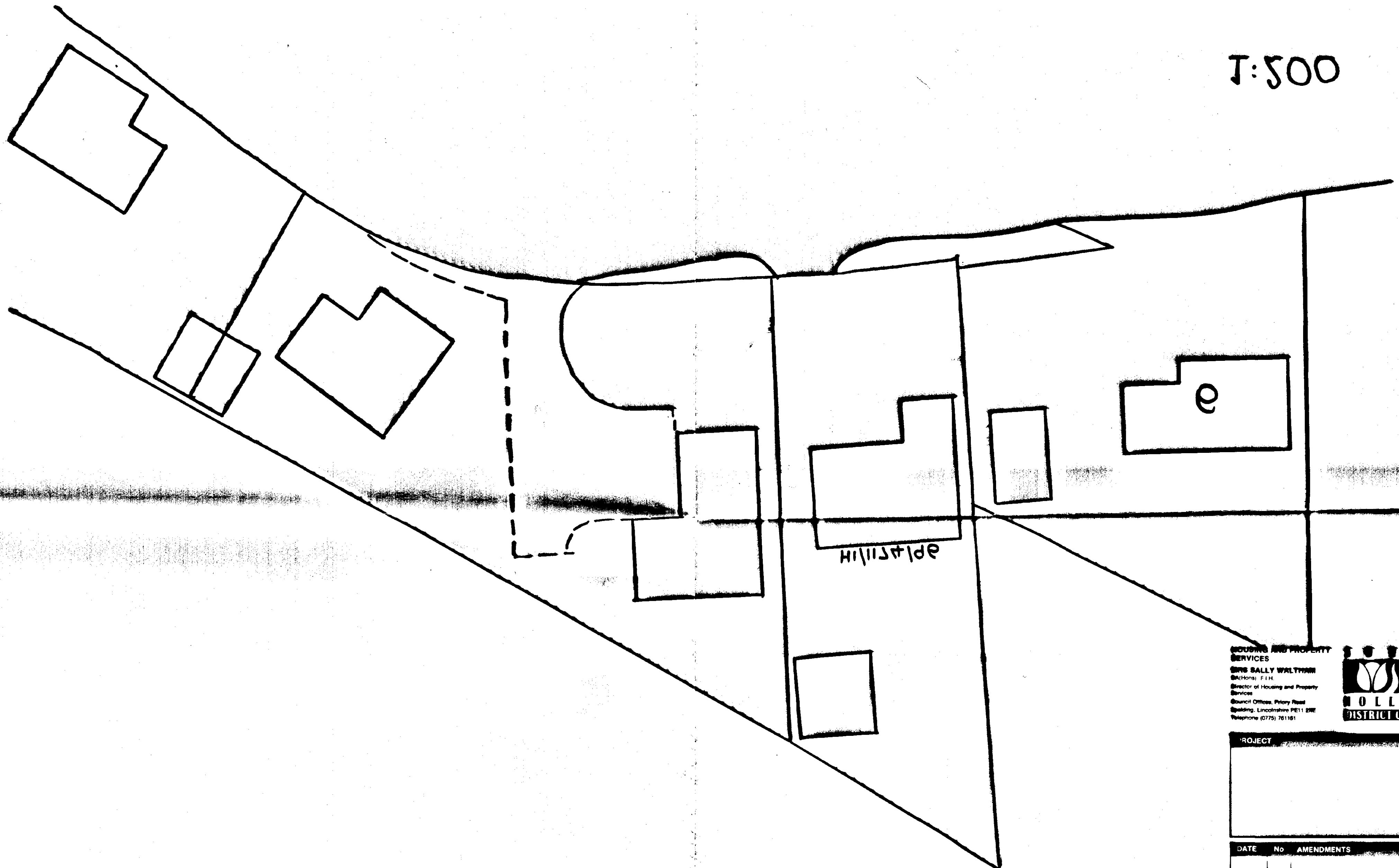
450 x 230 foundation to 215 mm solid wall



SOUTH HOLLAND DC  
HOUSING & PLANNING  
24 DEC 1996  
Ref: 1174/96

|                                                                                                   |  |          |           |
|---------------------------------------------------------------------------------------------------|--|----------|-----------|
| A                                                                                                 |  | Date     | Revisions |
| © copyright                                                                                       |  |          |           |
| East Midlands Design Associates                                                                   |  |          |           |
| "Willow Lodge",<br>Horseshoe Road,<br>Spalding,<br>Lincs. PE11 8AA<br>Tel: Spalding (0775) 757998 |  |          |           |
| Client                                                                                            |  |          |           |
| MR. & MRS. R. JOSE                                                                                |  |          |           |
| Job Title                                                                                         |  |          |           |
| PROPOSED BUILDING AT<br>BACULATE<br>GROVE                                                         |  |          |           |
| Drawing Title                                                                                     |  |          |           |
| Garage - plan<br>section<br>elevations                                                            |  |          |           |
| Scale                                                                                             |  |          |           |
| 1:50 - 1:100                                                                                      |  |          |           |
| Date                                                                                              |  | Drawn by |           |
| Nov 96                                                                                            |  | M        |           |
| Drg. No.                                                                                          |  | Rev      |           |
| 96/64/03                                                                                          |  |          |           |

T:500



HOUSING AND PROPERTY  
SERVICES  
SRS SALLY WALTON  
S(Home) F.H.  
Director of Housing and Property  
Services  
Council Office, Priory Road  
Spalding, Lincolnshire PE11 2RE  
Telephone (0775) 761161



| PROJECT |  |  |
|---------|--|--|
|         |  |  |

| DATE | No | AMENDMENTS |
|------|----|------------|
|      |    |            |
|      |    |            |
|      |    |            |
|      |    |            |
|      |    |            |
|      |    |            |
|      |    |            |

| DATE | SCALE |
|------|-------|
|      |       |

| DRAWN | JOB No. | DRAWING No. |
|-------|---------|-------------|
|       |         |             |

Notes: 260 cavity walls comprising external, internal & party walls (to be submitted for approval) and corners. Also cavity wall base. External insulation coat, 100mm thick. All gaps round all openings. Insulation, 100mm vertically. Cavity: At 100mm per 75x150 white A p/b. on 100mm x 100mm other - both at 100mm. Begins at 700 vertically. At stated above.

Notes: To be 1.5m minimum gap around all gaps cavity wall - put 1.5m heavy drainage but continuous below 1.5m

Notes: All details shown and construction shown

18.4.85-13

18.4.85-13

8.4.85 College range

shown. Detail

shown. Detail

shown. Detail

shown. Detail

shown. Detail

shown. Detail

shown. Detail

shown. Detail

shown. Detail

shown. Detail

shown. Detail

shown. Detail

shown. Detail

shown. Detail

shown. Detail

shown. Detail

shown. Detail

shown. Detail

shown. Detail

shown. Detail

shown. Detail

shown. Detail

shown. Detail

shown. Detail

shown. Detail

shown. Detail

Notes: All details shown and construction shown



Notes: All details shown and construction shown

# FRONT ELEVATION - West

Notes: All details shown and construction shown

Notes: All details shown and construction shown

Notes: All details shown and construction shown

Notes: All details shown and construction shown

Notes: All details shown and construction shown

