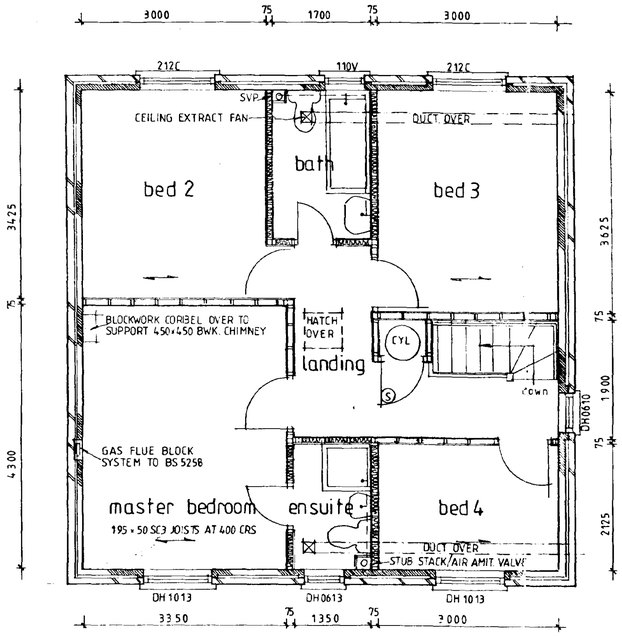
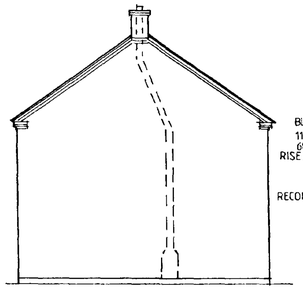
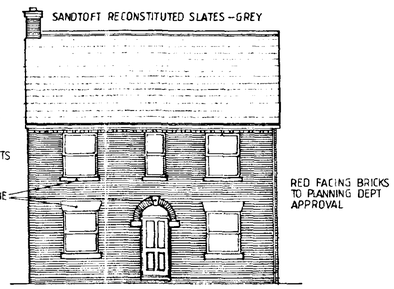


Ground floor plan



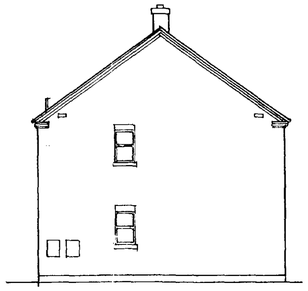
Side elevation



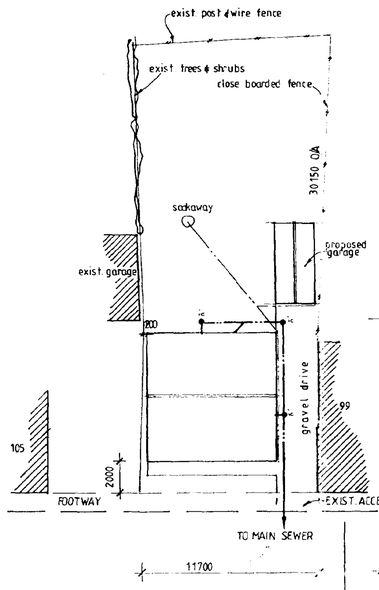
Front elevation



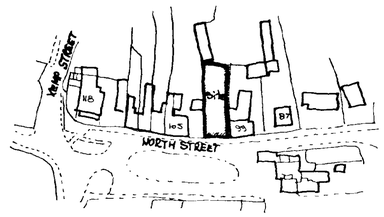
Rear elevation



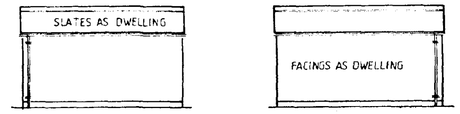
Side elevation



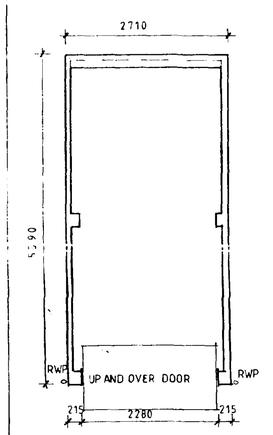
1:200 Site plan



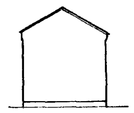
1:1250 Location plan



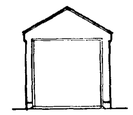
side elevations



plan



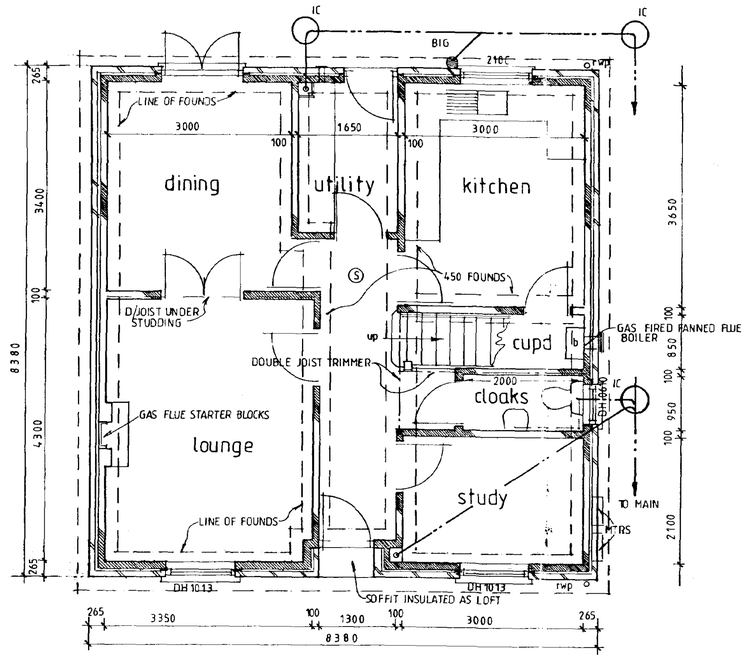
rear elevation



front elevation

Detached garage

SOUTH HOLLAND DC
HOUSING & PLANNING
20 NOV 1998
Ref: H/558/98



Ground floor plan

ROOF
CONCRETE INTERLOCKING TILES ON 38x25 TREATED SW BATTENS ON UNTEARABLE SARKING FELT TRUSSED RAFTERS TO BE DESIGNED, MANUFACTURED AND INSTALLED TO BS 5268 AT 600 CRS. C/W 25x100 SW BRACING AND BINDERS. 30x5 GMS RESTRAINT STRAPS TO GABLES AT CEILING AND RAFTER LEVELS AT 2000 MAX CRS. C/W PACKING. 100 FIBREGLASS QUILT LAID BETWEEN TRUSSES 50mm LAID OVER. 12.5 PLASTERBOARD AND SKIM. 50x100 SW WALL PLATES WITH HALF LAPPED JOINTS, FULLY BEDDED AND STRAPPED DOWN TO SUPPORTING WALLS. PROPRIETARY EAVES VENTS TO PROVIDE EQUIVALENT TO CONTINUOUS 10mm WIDE STRIP.

EXTERNAL WALLS.
CAVITY CONSISTING OF FACING BRICKWORK TO OUTER LEAF. 65mm CAVITY WITH DRITHERM CAVITY FILL INS. 102.5mm MEDIUM DENSITY BLOCKS TO INNER LEAF WALL. TIES AT 450 CRS. VERTICALLY, 900 HORIZONTALLY STAGGERED. DAMCOR INSULATED DPC TO REVEALS. ALL CAVITIES CLOSED AT TOP OF WALL. RENDER AND SET INTERNALLY. CAVITY FILL TO WITHIN 225 OF DPC.

INTERNAL WALLS.
100mm BLOCKWORK OFF 225x450 STRIP FOUNDATIONS. NON LOADBEARING WALLS OFF CONC. OVERSITE ON DPC WITH A142 MESH REINFORCEMENT UNDER TO EXTEND 300 EACH SIDE OF WALL.

STUD WALLS.
75 x 50 STUDS AT 600 CRS WITH 75 x 50 HEAD AND SOLE PLATES. 12.5 PLASTERBOARD AND SKIM FINISH TO BOTH SIDES, C/W SOUND INSULATION WHERE INDICATED.

FIRST FLOOR.
18mm T&G MOISTURE RESISTANT CHIPBOARD ON JOISTS AS SHOWN. DOUBLE JOISTS UNDE PARTITIONS WHERE PARALLEL. 38x38 HERRINGBONE STRUTTING AT MID SPAN. 30.5 GMS STRAPS AT 1800 CRS WHERE JOISTS PARALLEL TO EXTERNAL WALL, C/W SOLID BLOCKING. PLASTERBOARD AND SKIM.

GROUND FLOOR.
50mm S/C SCREED ON 100mm GEN 3 MIX CONCRETE ON 1200g DPM ON 50mm JABLITE SD INSULATION ON 150 SAND BLINDED, CLEAN WELL COMPACTED INSULATION. 25mm INSULATION UPSTAND TO EXTERNAL PERIMETER.

FOUNDATIONS.
600/450 WIDE x 225 DEEP GEN 3 MIX CONCRETE, 1000 MIN DEPTH IN CLAY AND TO THE APPROVAL OF BCO.

NOTE.
BOULTON AND PAUL STANDARD DRAUGHT SEALED JOINERY WITH SEALED DOUBLE GLAZED UNITS OPENING LIGHTS EQUIV. TO 5% FLOOR AREA. TRICKLE VENTS (8000mm² TO HAB. ROOMS 4000mm² TO REMAINDER)
ALL GLAZING BETWEEN FFL AND 800 HIGH (1500 HIGH IN DOORS AND SIDELIGHTS) TO BE SAFETY GLASS TO BS.6206

MECHANICAL VENTILATION.
TO BE DUCTED TO EXTERNAL AIR WITH INSULATION AROUND DUCTS IN ROOF SPACE. EXTRACT RATES :- UTILITY ROOM 30 L/S. COOKER HOOD 30 L/S. BATHROOMS 15 L/S.

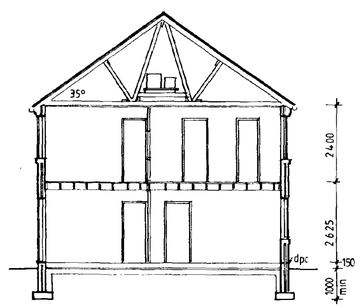
STORM DRAINS.
110ø UPVC WITH PEA GRAVEL BED AND SURROUND AT 1:80 FALLS DISCHARGING TO SOAKAWAY 5000 MIN. FROM ANY BUILDING.

FOUL DRAINS.
110ø UPVC WITH PEA GRAVEL BED AND SURROUND AT 1:80 MIN. FALLS WITH 475ø POLYPROPYLENE CHAMBERS AT POSITIONS INDICATED. PS CONC LINTELS OVER WHERE DRAINS PASS THROUGH WALL TO ALLOW 50mm GAP AROUND PIPE. GAP TO BE MASKED WITH RIGID SHEETING.

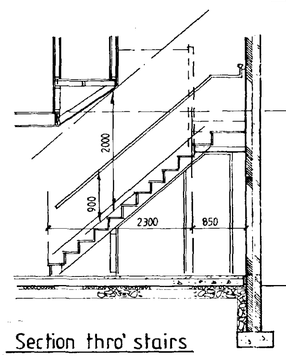
WASTES.
UPVC PIPES AND FITTINGS TO BS 5255. ACCESS TO BE PROVIDED THROUGHOUT ANY BOXINGS AND AT BASE OF STACKS. 100ø TO S+VP, 38ø TO SINKS SHOWERS AND BATHS, 32ø TO BASINS, INCREASE TO 50ø TO ALL RUNS OVER 1.7m. ALL WITH 75 DST.

SMOKE DETECTORS.
MAINS OPERATED SELF CONTAINED TO BS 5446 WITH BATTERY BACKUP, INTERCONNECTED AND SEPARATELY FUSED AT THE DISTRIBUTION BOARD IN POSITIONS INDICATED THUS (S)

LINTELS.
TO BE IG OR SIMILAR AND INSTALLED TO MANUFACTURERS INSTRUCTIONS, WITH 150 MIN END BEARING. CAVITY TRAY OVER AT EXTERNAL LOCATIONS.



Section



Section thro' stairs

14 RISE AT 187·5
10 TREADS AT 230
AND 3 WINDERS OF 50mm MIN. WIDTH.
900 HIGH BALUSTRADE/HANDRAIL
2000 MIN. HEADROOM.
99mm MAX. GAP IN BALUSTRADE.

DETERMINED PLAN

Proposed dwelling & garage
At Plot adjacent
99, North Street.
Crowland.
For Burmor Construction

October 1998

Scale. 1:100, 1:50

Burmor Construction.
23, Horsegate.
Deeping St. James.
Peterborough PE6 8EN