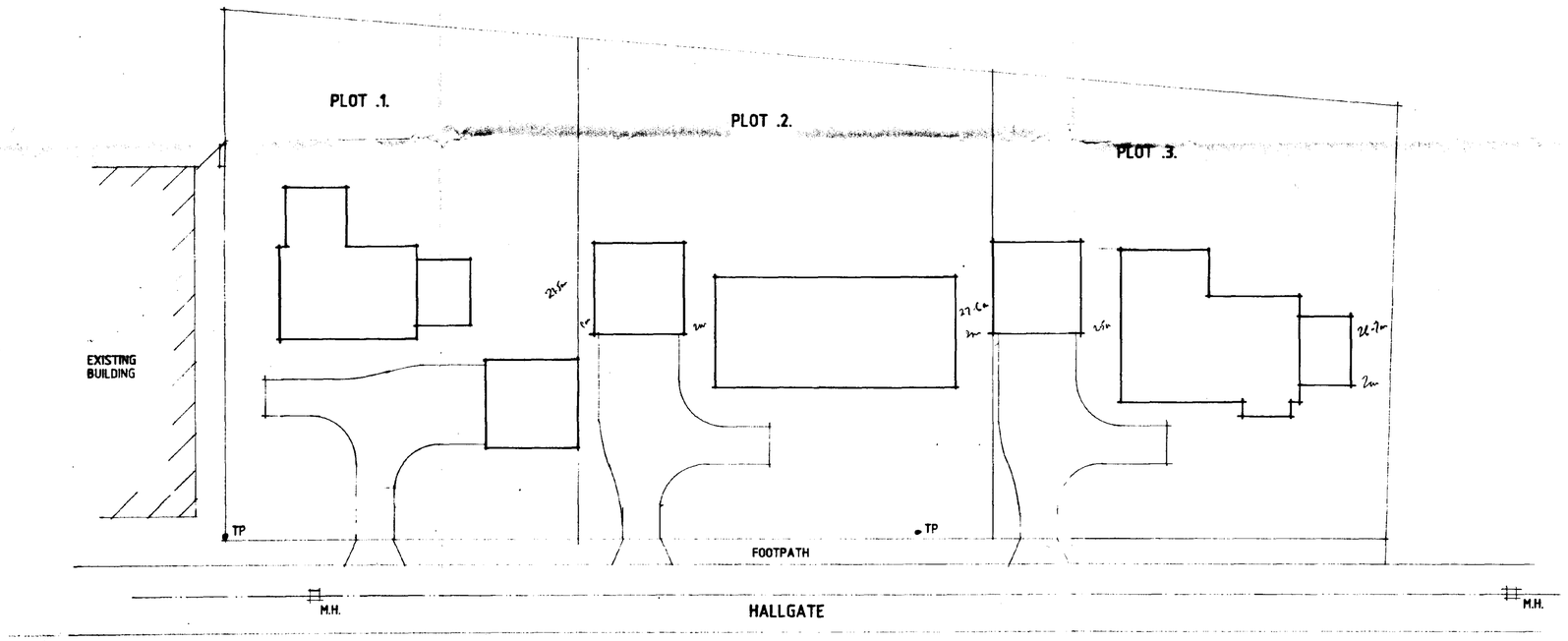


DRAFT SKETCH LAYOUT

DWELLINGS

PLOT.1.
THAW & DOUBLE GARAGE TSM/A

PLOT .2.
GLEN HANDED & DOUBLE GARAGE TSM/A

PLOT .3.
REDE & DOUBLE GARAGE TSM/B

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12 JUN 1998
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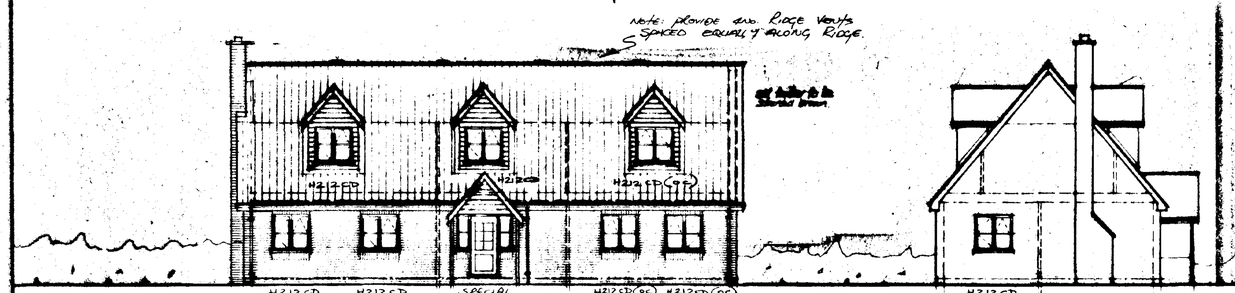
DESIGN Status
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PROPOSED RESIDENTIAL DEVELOPMENT AT HALLGATE, FLEET FOR

D & H BUILDINGS LTD

1:200	1:2500	97008/1
JUNE-98		S.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 498702



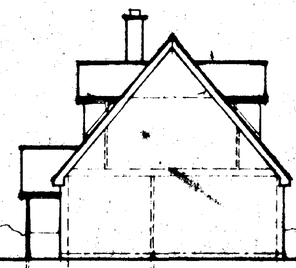
NORTH ELEVATION

EAST ELEVATION

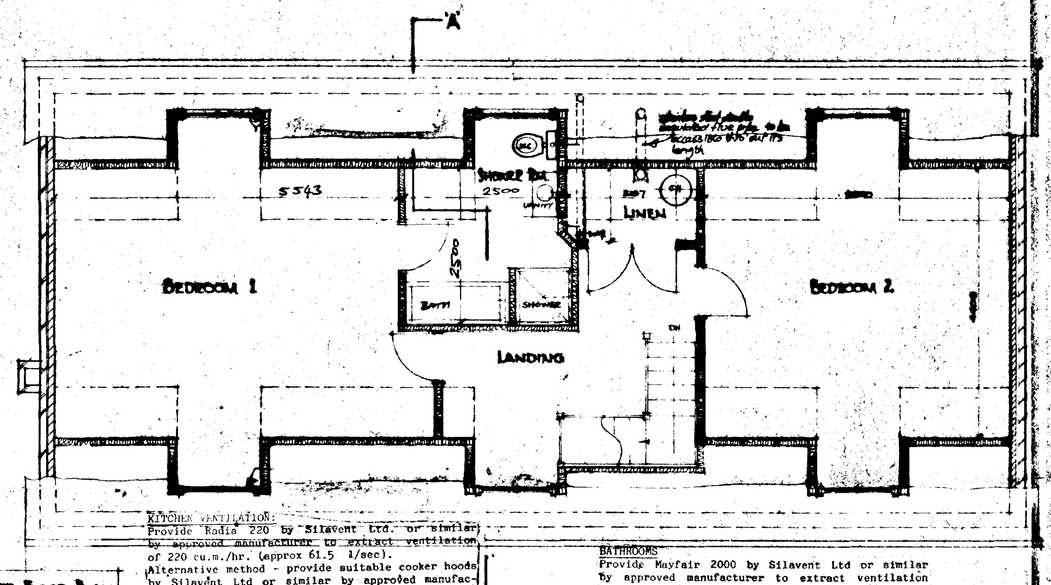


SOUTH ELEVATION

NOTE:
ALL GUTTERS TO FALL 1:600



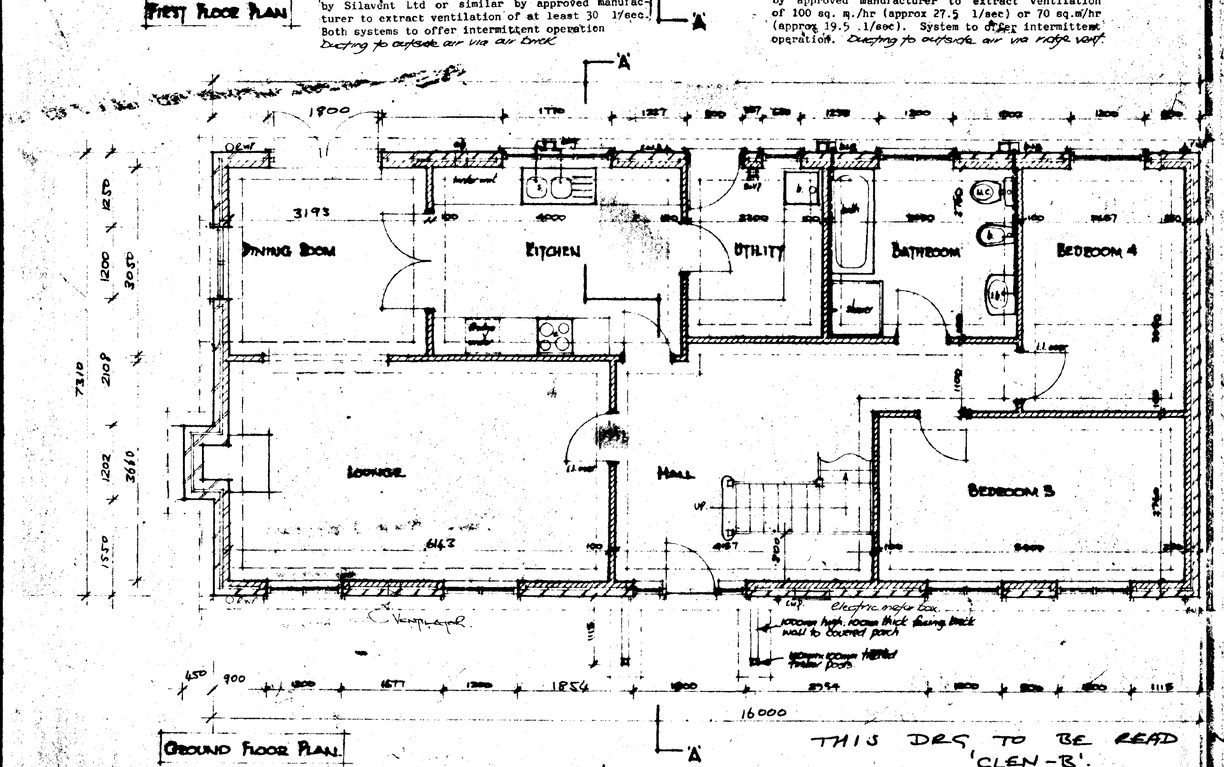
WEST ELEVATION



FIRST FLOOR PLAN

KITCHEN VENTILATION:
Provide Radia 220 by Silavent Ltd. or similar by approved manufacturer to extract ventilation of 220 cu.m./hr. (approx 61.5 l/sec).
Alternative method - provide suitable cooker hoods by Silavent Ltd or similar by approved manufacturer to extract ventilation of at least 30 l/sec.
Both systems to offer intermittent operation
Ducting to outside air via air brick

BATHROOMS
Provide Mayfair 2000 by Silavent Ltd or similar by approved manufacturer to extract ventilation of 100 sq. m./hr (approx 27.5 l/sec) or 70 sq.m/hr (approx 19.5 l/sec). System to offer intermittent operation. *Ducting to outside air via ridge vent.*



GROUND FLOOR PLAN

THIS DRG TO BE READ IN CONJUNCTION WITH DRG-'GLEN-B'.

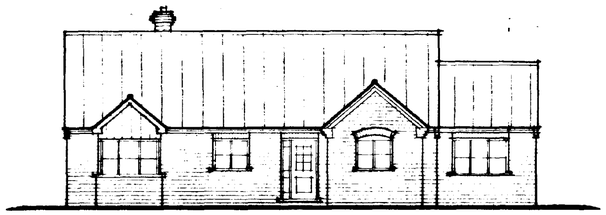
HOT WATER STORAGE
Provide system approved by British Board of Agrement and install by B.B.A. approved installer. System to be vented and insulated in accordance with B.S. 5616 1985

PITCH ROOF CONSTRUCTION
Concrete interlocking pantile with min quantity of 22mm on 25mm x 38mm treated softwood battens on breathable sarking underlay to BS or similar to BS 747 type 1C with 150mm lap horizontally & vertically laid tile to be resisted design uplift at a wind speed of 44 m/s (the storey building, category 2 exposure. Form timber roof @ 22.5° to 50° pitch: 50mm x 150mm rafters @ 400mm c/c 100mm x 100mm ceiling joist @ 400mm c/c 125mm x 50mm ridge collars, 50mm x 200mm purlins. Double up rafters & ceiling joists @ 600mm c/c & increase ceiling joists to 100mm x 175mm all bolted together to form trusses. Double up rafters to support structure to dormer windows. Provide binders in roof space to support water tanks to BS. 6178.
125mm x 100mm timber wall plate strapped to brickwork with 5mm x 30mm mild steel straps @ 1200mm c/c. All timber to be strength Class 3 to Building regulations 1985, part A/2 table 6.1. Roof pitch to be 45° Provide & fix lateral restraint straps to gable walls in accordance with BS 5628 part 2 appendix D 2000mm c/c & formed into cavity. Provide strutting beneath straps to non 3.1/2 rafters & ceiling joists. Trim out first floor ceiling to form hatch to roof space.
100mm fibreglass insulation laid between ceiling joists & rafter slope, provide 25x76 to ensure 50mm gap between ins. & felt. 12½ mm Gyproc duplex plasterboard & artex ceilings throughout. Provide ventilating roller tiles @ 3 nr/m c/c to give ventilation equivalent to 5mm continuous gap.

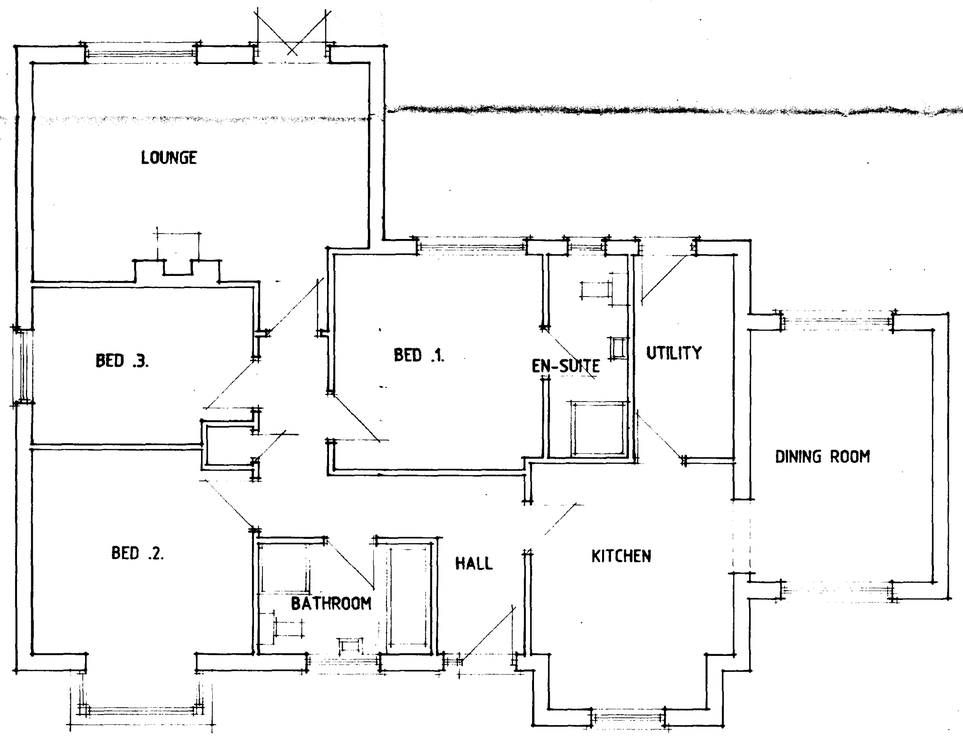
DORMERS.
Form dormers of 82mm x 175mm ridge board, 50mm x 100mm rafters & ceiling joists @ 400mm c/c. 150mm x 38mm ridge cutter 50mm x 175mm lay boards. Cheeks & gables to be formed of 6mm treated western red cedar or similar shiplap boarding on 38mm x 25mm treated timber battens on breather paper on 18mm cedar or joists ply on 50mm x 100mm timber framing with sheets of 'gyproclass' gypsum fibreglass insulation between studs with 12½ mm Gyproc duplex plasterboard & artex walls & ceilings.
Form 3 no 50mm x 175mm Timber lintol together over windows. Provide 4½ lead flashings @ junction of dormers & main pitch roof
Roof covering & insulation as main dwelling roof.

EAVES
Close eaves to access level with block on edge fascia & fix 'Marley' ventilating soffit or similar in accordance with F1 of the Building regs 1985 equivalent to a continuous 10mm gap 100mm H.I. black upvc 'Ogee' profile gutter, fixed to 25mm fascia with 65mm ø iron nails on pipes.

CAVITY WALLS / INTERNAL WALLS
100mm thick 3.5N/mm² dense aggregate blockwork (BS 6073 Pt2) 100mm cavity filled with EDCAVITY 150 insulation (BBA Cert. 86/1603) 100mm facing brick to match existing adjacent, bonded externally with 12mm NFC/G & 5mm skimming. Courses to be tied together with galvanised steel ties @ 900mm c/c horizontally & 450mm c/c vertically to BS 1243: 1978 to section of all openings. Ties to be built into every fifth course.
Inner leaf: external wall: 2½ to 225mm x 225mm or brick, one & half bond & one at top level to serve heater unit, complete with hot & cold water, internally with dry dreams.
Form internal walls to 1st floor to walls maximum of 150mm above F.F.L. Walls below F.F. to be in 'Class A' concrete blocks or common bricks. Form wall ties to base of cavity returned to external face min 150mm wide rail walls to ground floor to be 100mm thick of the blocks.
Internal walls to first floor to be 50mm x 100mm studs @ 600mm c/c with 75mm x 100mm head & sole plates with 100mm x 100mm noggins between head & sole plates @ centre clashes. Line both sides with 12½mm gypsum duplex plasterboard & artex. Infill between studs with 100mm fibreglass insulation. Form dwarf timber stud walls with 100mm x 50mm timber



FRONT



FLOOR PLAN

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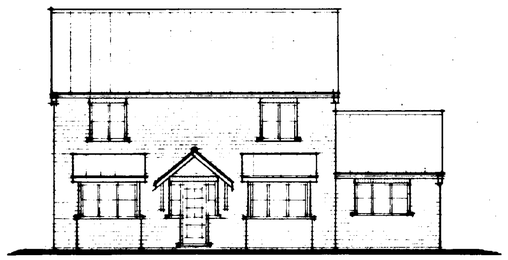
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REDE

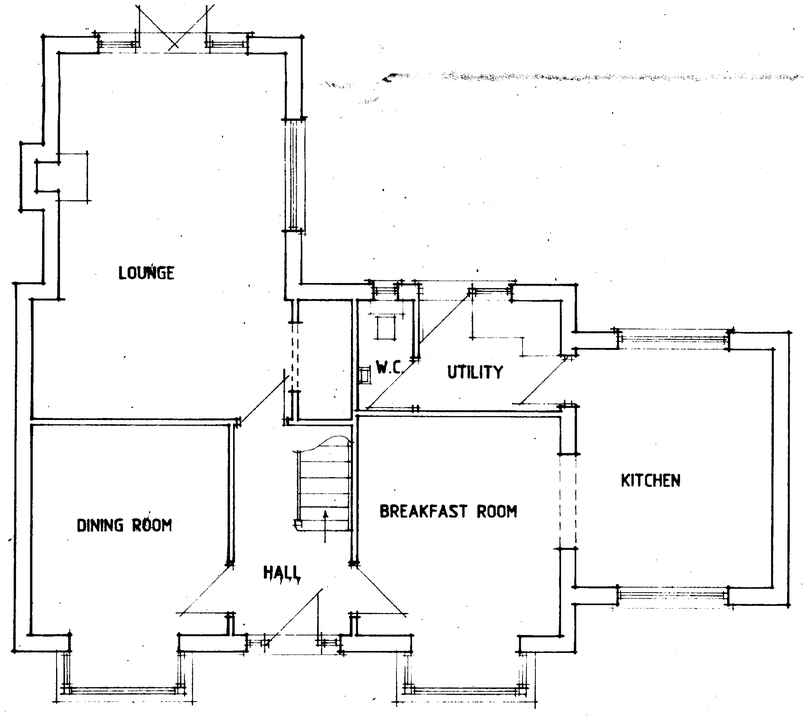
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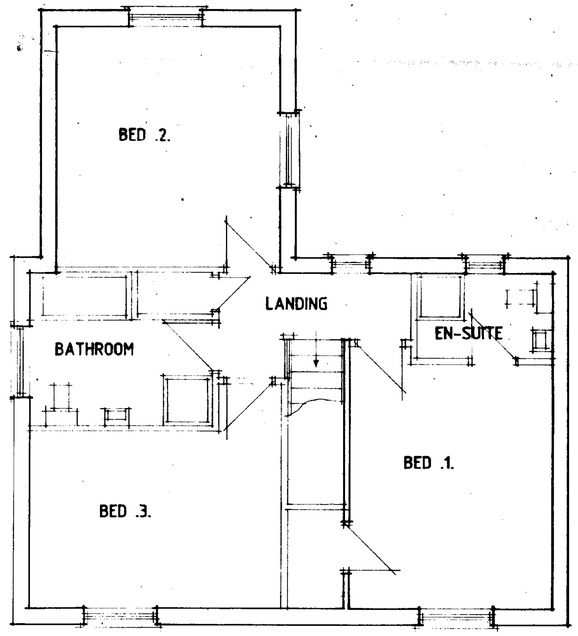
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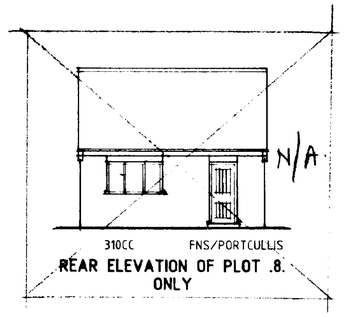
DESIGN Status
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THAW

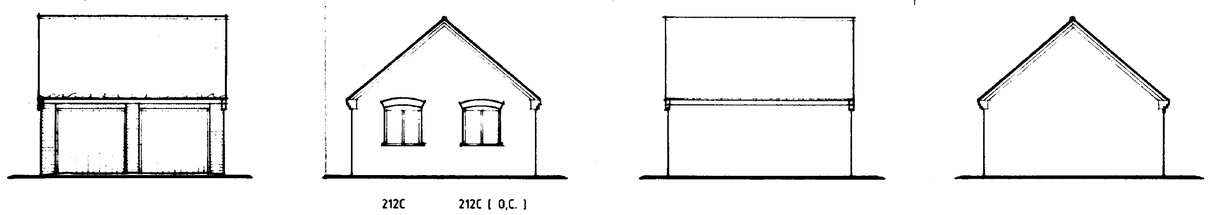
1:50 1:100 | JUNE-98

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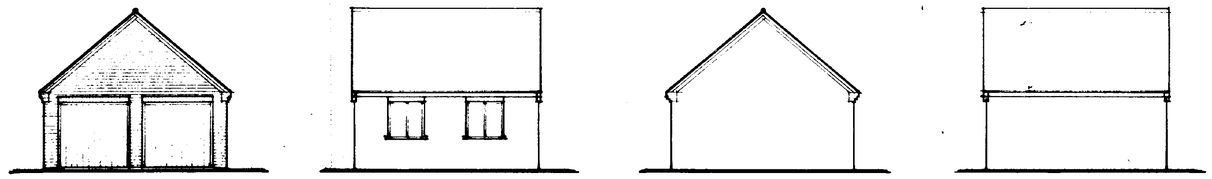
REAR ELEVATION OF PLOT .8. ONLY



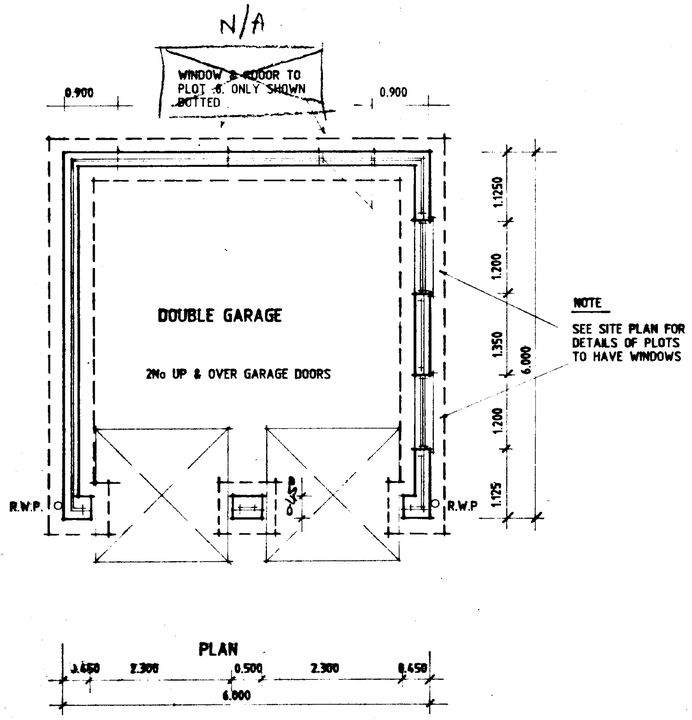
ELEVATIONS OF GARAGE .A.

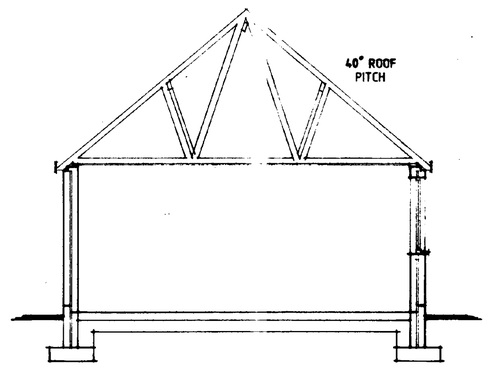
I.G. LI/S LINTELS OVER EXTERNAL OPENINGS

PROVIDE UNIVERSAL ARCH OVER WINDOWS



ELEVATIONS OF GARAGE .B.





SECTION

WALL CONSTRUCTION
270mm cavity walls to consist of:- 110mm face brickwork (see site plan for details), 50mm cavity
110mm internal skin of Thermalite Shield blockwork. Cavity walls tied together using galvanized iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243 1978. Internal blockwork walls to be same as above.

SURFACE WATER DRAINAGE
To be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

PROTECTION TO UNDERGROUND PIPES
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75 pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

LINTELS
All coded lintels as stated in Schedule or marked on plan to be by
to be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approx. 450mm c/c.

GROUND FLOOR CONSTRUCTION
100mm concrete oversite on 1200 gauge polythene d.p.m. on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

SUBSTRUCTURE WALLING
100mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

FOUNDATIONS
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-loadbearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

JOINERY
All coded joinery as stated in Schedule or marked on plan by
(OC) denotes items handed. All windows to be double glazed sealed units except to garage.

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DOUBLE GARAGE .TSM.

1:50 1:100 | APRIL-95

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A - PLOT .8. ALTS - 14.5.96
B- P/L& ALTS - 30.9.98

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