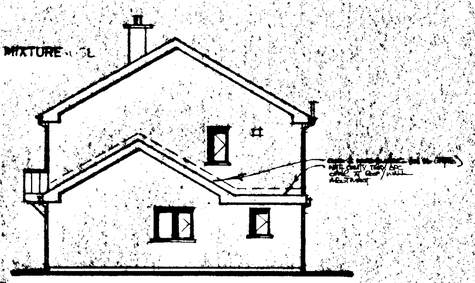
SANDTOFT CALDERDALE SLATE - GREY.

LBC WILDEN RED MIXTURE



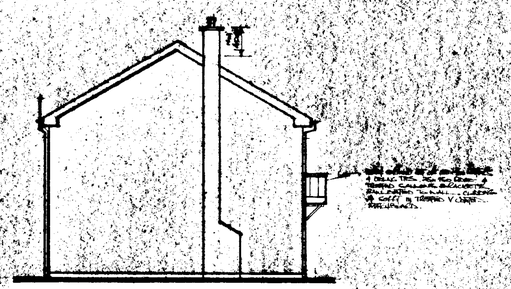
FRONT



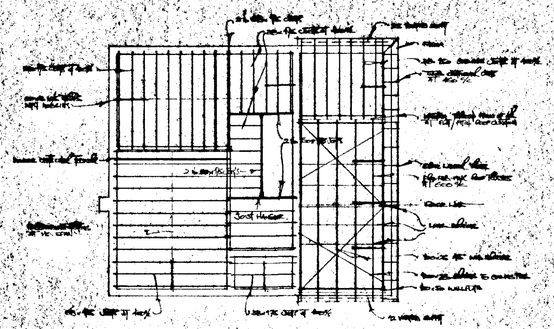
SIDE



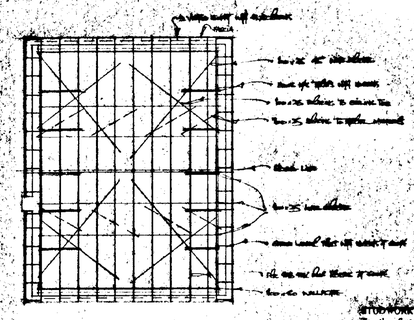
REAR



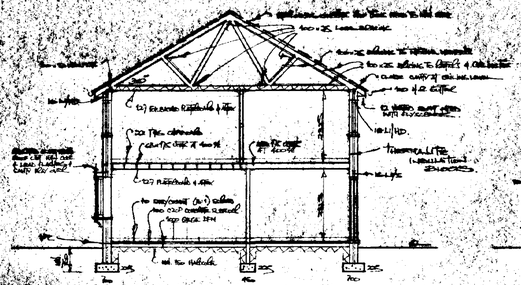
SIDE



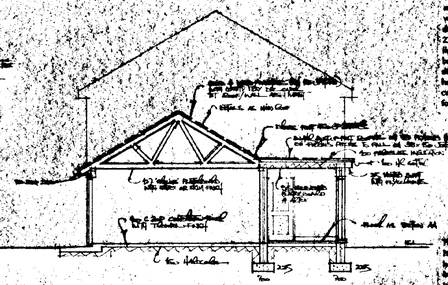
FIRST FLOOR JOISTS



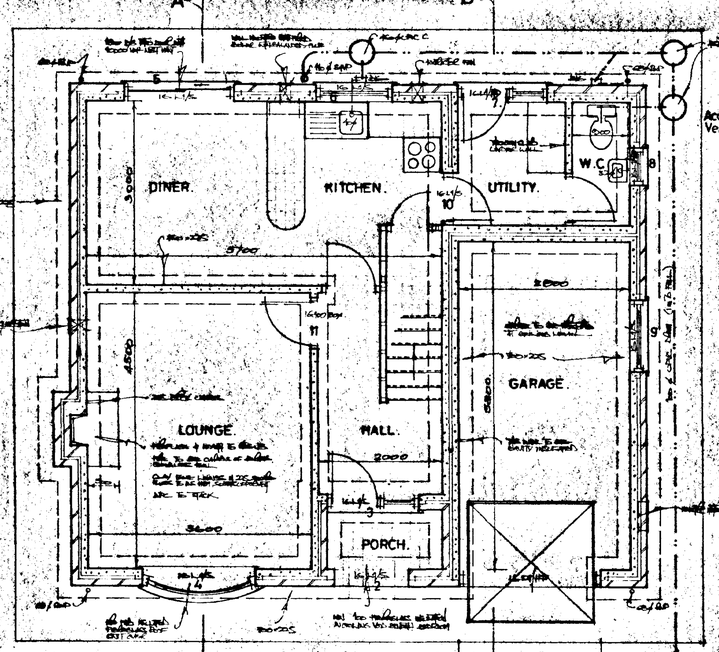
ROOF PLAN



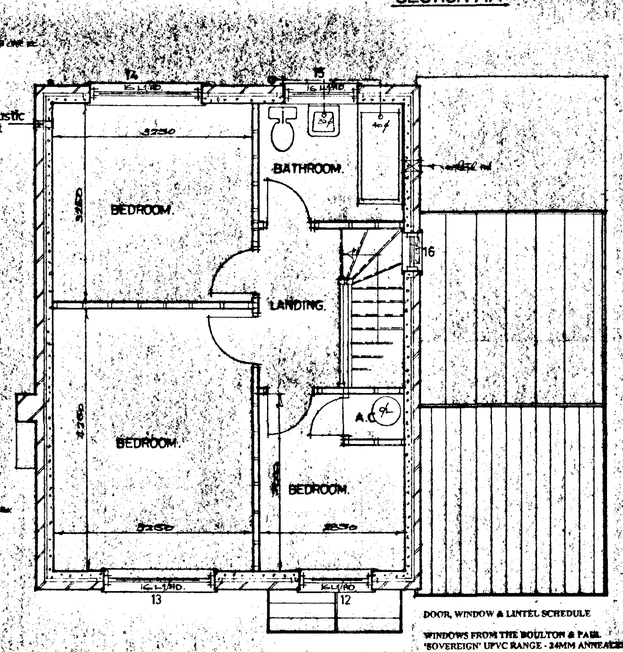
SECTION AA



SECTION BB



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DOOR, WINDOW & LINTEL SCHEDULE

WINDOWS FROM THE BOULTON & PAUL 'SOVEREIGN' UPVC RANGE - 24MM ARGON GAS INSULATING GLASS UNITS (4:16:4)

POS	REF	LINTEL	LENGTH
1	UP707NS	LG L1/HD	2700
2		LG L1/S	1500
3	PE150	LG L1/S	1800
4	QCR3SQ15C	EQ L1/S	2100
5	QEAP18W	LG L1/S	2100
6	Q210C	LG L1/S	1500
7	FNS & Q110C	LG L1/HD	1800
8	Q110C	LG L1/HD	1050
9	Q210C	LOL1/S	1500
10		LG L1/S	1050
11		LG 100 BOX	1650
12	Q12SC	LG L1/HD	1500
13	Q12SCC	LG L1/HD	2700
14	Q12CC	LG L1/HD	2700
15	Q210C	LG L1/HD	1500
16	Q112C	LG L1/S	1050

WINDOWS & DOORS

Windows and doors to be as Thurlton & Pratt (or similar), windows to be white uPVC unless otherwise stated. All windows to be double glazed sealed units with 24mm nominal insulating glass units (4:16:4), fully weatherseated. French doors to be fitted with a trickle vent giving 10,000 sq mm of ventilation openings. All other windows to be fitted with adjustable ventilators in sash or frame level to give a minimum of 8,000/4,000 sq mm ventilation, depending on location.

STUD WORK PARTITIONS

To the first floor, as shown thus: 2no. blockwalls in 75mm x 50mm softwood studs at 400mm centres with 75mm x 50mm head and sole plates and noggins at 1200mm centres. Clad with 12.7mm GYPROC WALLBOARD, seam, taped joints and skim finish. Pack 75mm thick fiberglass between studs. Provide double floor joists where under partitions.

STAIRCASE

Staircase to be standard manufacturer 900mm minimum overall width, with minimum clear width of 800mm. Maximum pitch to be 42 degrees with a rise of 200mm and going of 223mm. Handrail to be 900mm above the pitch line of the staircase and 900mm on landing, balustered not to permit passage of 100mm diameter sphere. Ensure minimum 2 metres headroom over stair. All balustrades to be capable of withstanding 0.36kN/m horizontal force.

HOT WATER AND HEATING ETC

Install hot water and heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed, all radiators to be fitted with thermostatic valves. It is not recommended to have thermostatic radiator valves fitted on the radiators in the room served by the room thermostat.

Heating controls: Honeywell zone stat, Honeywell cylinder stat and Honeywell programmer - S Plan system.

Heating and hot water system to be fitted with flow controls e.g. motorised valves, electrically interlocked with boiler and pump to prevent unnecessary boiler cycling.

ELECTRICAL INSTALLATION

All work to be carried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in position as directed.

WALL TILING

Provide and fix in new Bathroom to walls and window cill, Kitchen window cill and over work tops, ceramic wall tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.

DECORATION

Allow for decorating all new surfaces, ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

PROTECTED GLAZING AREAS

Provide toughened glass to BS 6706, 1981 to highlighted areas. To all windows within 800 of finished floor level. To all door glazing within 1500 of finished floor level. This applies to side screen also within 300 of door. Protected glazing to be permanently marked with BS: kite mark.

SMOKE ALARMS

Provide mains operated self-contained smoke alarm that conforms to BS:5446, Part 1. Provide at least one on each floor depending on layout and size in accordance with approved document, Part 1. More than one smoke alarm should be inter-connected.

NOTE. Smoke alarms to be permanently wired to a separate fused circuit at the distribution board.

Also read in conjunction with approved manufacturers instructions. (see position on drawing).

HOT WATER STORAGE

Provide system and installation to approved by British Board of Agrement. System to be vented and insulated in accordance with BS:5615, 1985.

Provide thermostatic radiator valve to control output from heating system.

Pipes in roof void which do not help to heat building to be insulated to BS:5422, 1977.

FIRST FLOOR CONSTRUCTION

Provide and fix 19mm tongued and grooved flooring grade wood particle board on G.S. grade softwood floor joists to the sizes indicated on the drawing. Provide solid strutting at mid span of joists. Build joists into walls to full bearing width of wall, but ensure not to encroach into the cavity.

DAMP PROOF COURSES

Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be lapped with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels, with at least 2 No. weep holes per opening not more than 450mm apart.

FOUNDATIONS

Generally to be in plain concrete ST 4 strip 700mm wide x 225mm thick under cavity walling, 450mm x 225mm under partition walls. Thicken floor slab to 250 x 450 wide below non-loadbearing partition walls. Excavations shall be taken to a firm consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

LINTELS

To be I.Q. L1/HD in cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be I.G. Box 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions. Faces of all lintels to be covered with at least 15mm of lightweight plaster.

JOINERY

Doors, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacturers and be as BOULTON & PAUL or equal approved.

ABOVE GROUND DRAINAGE

Hand basin waste to be 32mm dia, use 110mm dia PVC. Bath and sink wastes 40mm dia, use polypipe push fit pipework, all traps to be 75mm deep seal, all pipework etc to be accessible throughout their runs for cleansing repair and replacement. Connect bath, basin and we wastes to 110mm dia stack. Sink to discharge to back inlet gully with full cast stopper for rodding. Soil and vent stack to be carried 900mm above window heads and fitted with patent ventilating terminal.

UNDERGROUND DRAINAGE

110mm UPVC pipe to fall 1:80 with 100mm pearagravel bed and surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturers instructions complete with cover and frame. 450mm dia inspection chambers not to exceed 1m below ground level. Back inlet gullies to be of the rodddable type. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of pearagravel. Cross concrete path cast over pipe runs, where drains pass under driveways protect in a similar manner. Where drains pass through cavity walls support over each leaf with precast concrete lintel and provide 50mm space all round the pipe, make opening both sides with rigid sheet material to prevent entry of fill or vermin (Reg III-A14, Diagram A1.)

RAINWATER GOODS

PVC gutters 115mm by and 68mm dia down pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to soakaway.

ROOF CONSTRUCTION

Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for concerning timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3, 1985.

ROOF COVERINGS

Concrete interlocking tiles, as to match, in accordance with the manufacturers instructions and BS 5534 Pt 1, 1978. Battens 38 x 25 at gauge centres on untreated Type 1F nailing felt with minimum 150mm laps.

LATERAL RESTRAINT STRAPPING

Provide and fix 30mm x 5mm galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling, ceiling joists and rafter levels where they run parallel to walls. Solid strut below the straps and tight pack against the walls.

INSULATION

Lay 200mm 1TDI/DUOSLAB, 600mm between joists and 100mm over joists, maintain minimum 50mm gap between top of insulation and nailing felt where insulation runs up to roof slope, ensure insulation is continuous with cavity wall insulation.

ROOF VENTILATION

6mm plywood with 12mm continuous gap to soffit board. Provide fine mesh flyproof aperys to ventilators gap. Proprietory apacer ventilator over joists to maintain 50mm clear airway above insulation.

FASCIAS

To be west as 25mm sanded thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.

CEILINGS

Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Nog all perimeters and board joints prior to fixing plasterboard to fully support covering. Fix GYPROC coving and ARTEX finish to ceiling.

GROUND FLOOR

65mm mortar screed reinforced with chicken wire on 500 gauge polythene separating layer on 50mm Jablite (or similar) polystyrene insulation on 100mm thick ST4 concrete sub floor on 1200 gauge DPM lapped with DPC in walls. 150mm min hardcore, blinded and compacted. Excavate oversite to 100mm deep to remove topsoil of vegetation.

WALLS

Cavity work to be 305mm overall width comprising 100mm clay facing bricks, 65mm cavity filled with Tebwey cavity fill, Agrement Cert No. 86/1806. 100mm/ load bearing "Thermalite" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate brick course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

SUB STRUCTURE WALLS

To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.

VENTILATION

Natural ventilation shall be windows to be not less than 1/20 of room floor area. All habitable room windows to have 8000mm squared right vents, kitchen, utility, bathroom and wc, windows to have 4000mm squared right vents. Extractor fans to be provided in kitchen (min 60 litres/sec), bathrooms and wc (min 15 litres/sec) and utility (min 30 litres/sec).

BOILER

New boiler to be gas fired, wall mounted, balanced flue type of approximately 18kw output rating. Flue terminal to be fitted with suitable cage guard.

FLASHINGS

All flashings, soakers etc to be in LCODE 4 sheet lead properly cut, dressed and fixed.

SOAKAWAYS

To be a minimum 5.0 metres from any building and to be 1 cu.m. rubble filled with inlet pipe discharging to centre of soakaway.

PLASTER WORK

Walls to be plastered internal floor and render with skim finish a total of 13mm thick including reveals and lintel soffits.

SKIRTING AND ARCHITRAVES

Timber mouldings, skirting and architraves to be standard section or as otherwise directed.

G. R. MERCHANT
I.ENG AMICE, FAWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 490800

PROJECT:

3 BEDROOM HOUSE & GARAGE

SOUTH HOLLAND DC HOUSING & PLANNING

26 JUN 199 07/3/97

CLIENT:

MR. BANK BUILDERS

SCALES: 1/50 & 1/100

DATE: JUNE 1997

G.R.MERCHANT.

DRAWING No.: FB-BL.02

REVISIONS:

SUMMIT

5806 8887

LANDSCAPING, TREE PLANTING AND FENCING SCHEME

A 2 METRE HIGH VERTICAL CLOSE BOARDED FENCE **(ACOUSTIC)**

B GRASS & LOW SHRUBS (AGAINST FENCE)

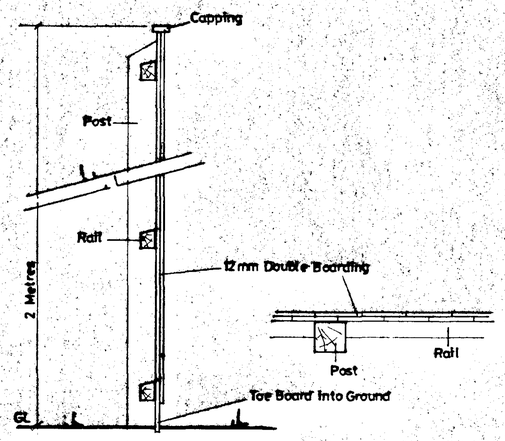
COTONEASTER 'GNOM'	0.4M HIGH
HYPERICUM X MOSERIANUM	0.6M HIGH
VINCA MAJOR	0.7M HIGH
LONICERA NITIDA 'MAIGREEN'	0.5M HIGH
COTONEASTER CONSPICUUS 'DECORUS'	0.6M HIGH

C SILVER BIRCH (BETULA PENDULA) - FEATHERED

All planting to be in accordance with BS 4428:1989 and amendment No. 1 (1991)

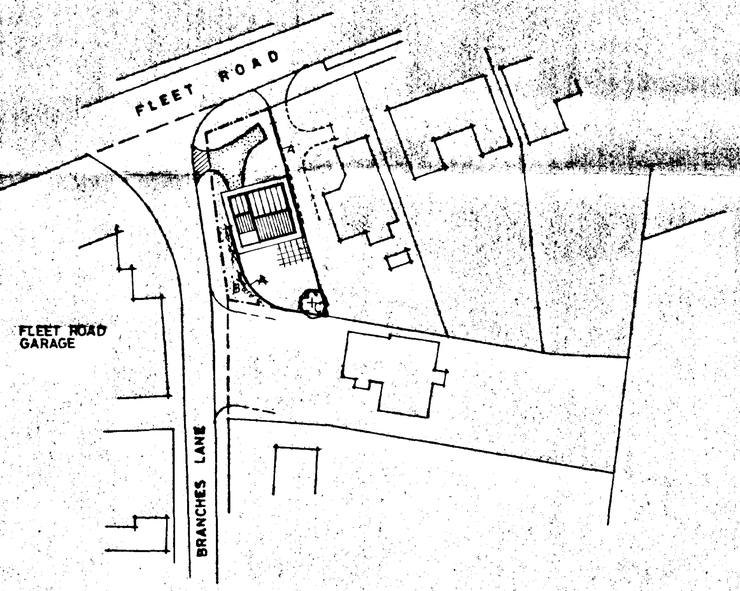
All trees to be planted with minimum 0.6m plastic mulch mat and to be staked, tied and turned.

1/3 to 1/2 bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.

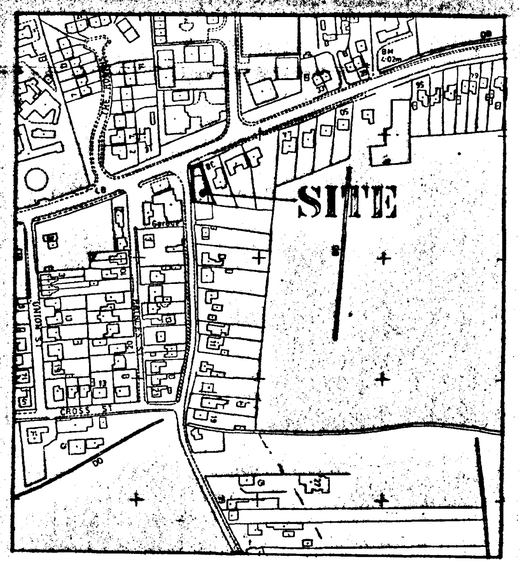


ACOUSTIC FENCE DETAIL

1 : 10



SITE PLAN



LOCATION PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
26 AUG 1997
Ref. 0718/97

AMENDED PLAN
Ref.

DETERMINED PLAN

A 21.8.97. Acoustic fence.

G. R. MERCHANT
LENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

PROJECT:
3 BEDROOM HOUSE & GARAGE

CLIENT:
FENBANK BUILDERS

SCALES:	DATE:
1/2500 1/500	*JUNE 1997*
G.R.MERCHANT.	DRAWING No.: *FB-BL.97.1*

REVISIONS:
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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.
All details shown on this drawing indicating foundations are based upon typical site conditions relevant to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

SUMMIT 2229 4967

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