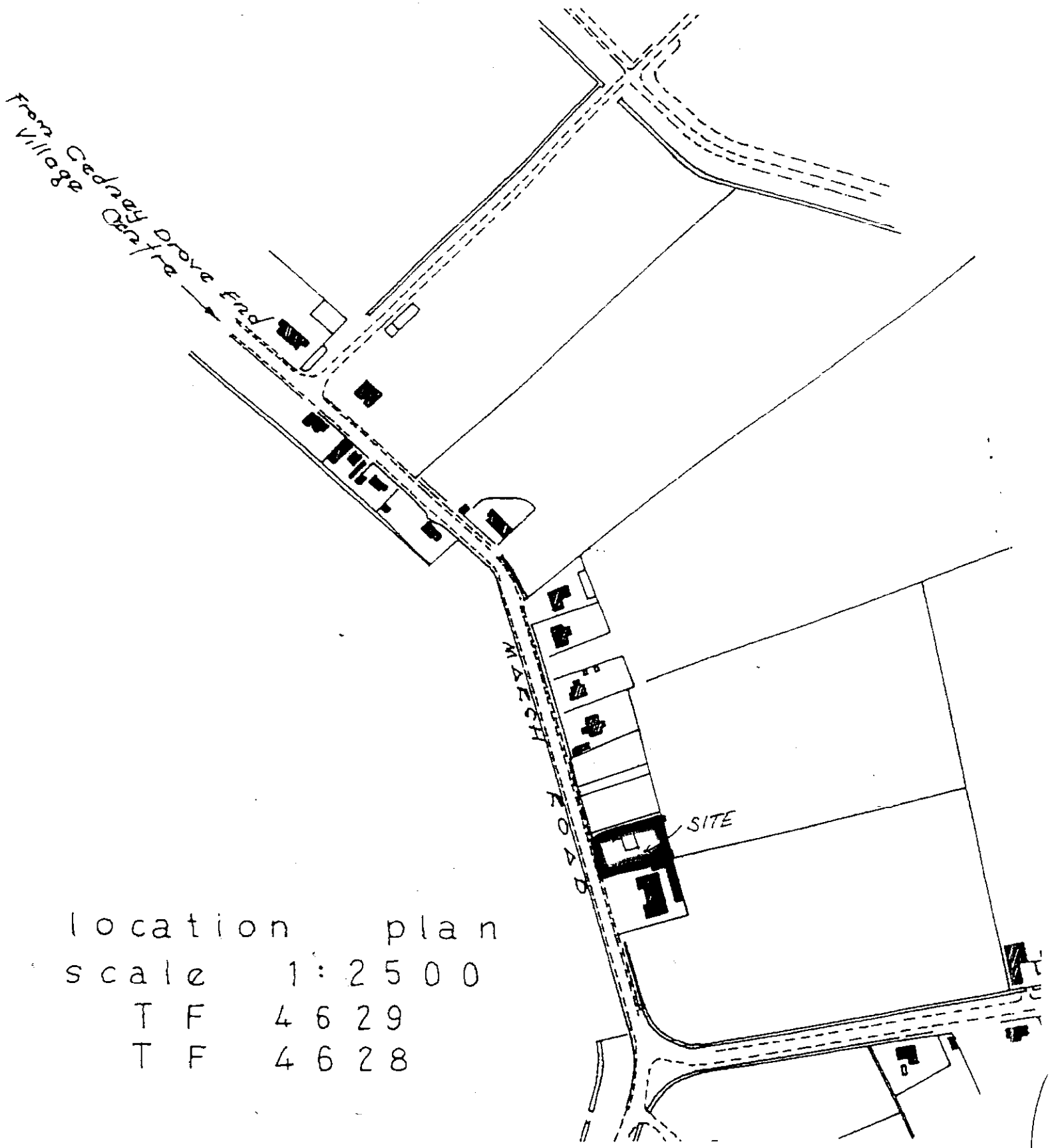
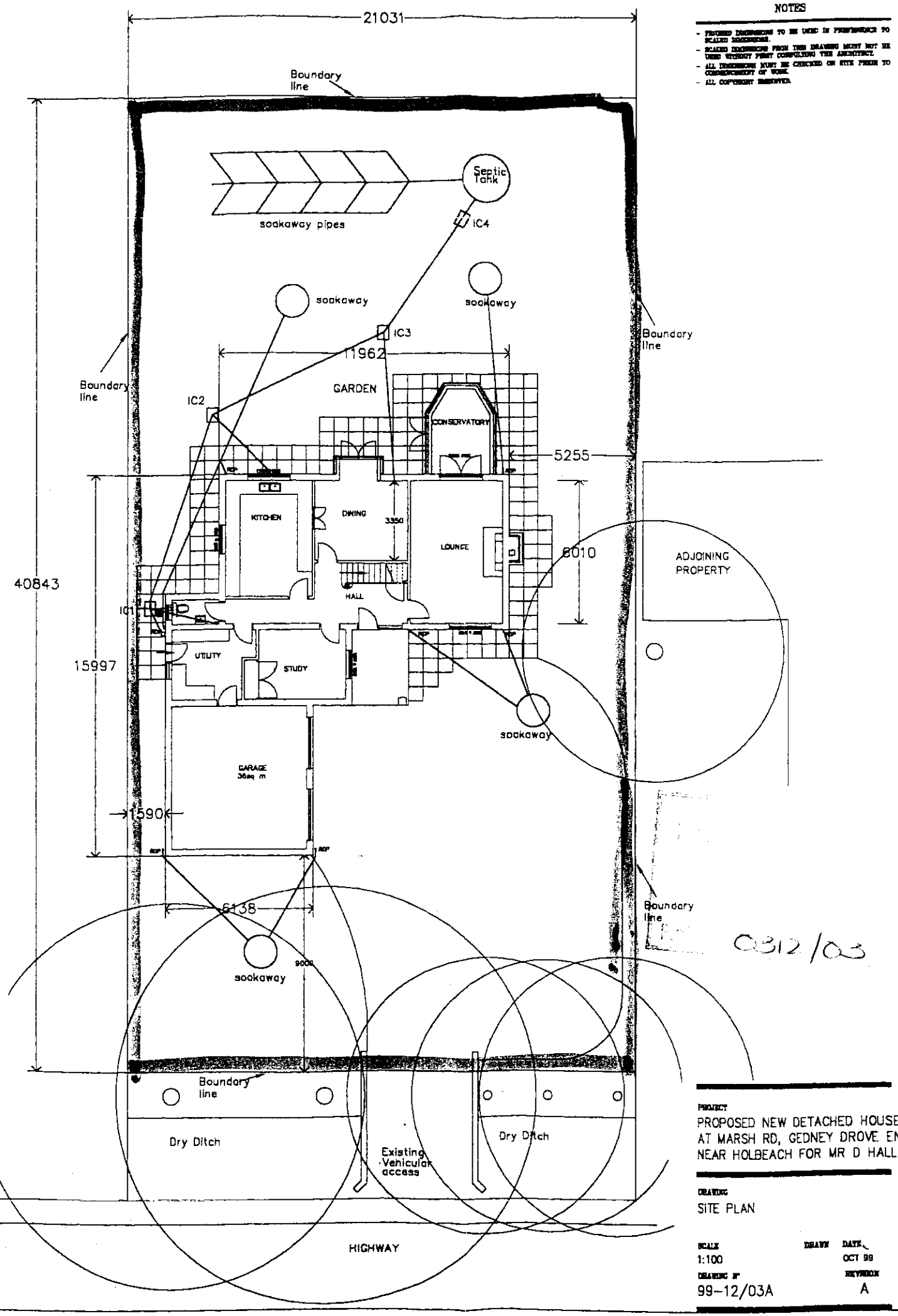


location plan
scale 1:2500
TF 4629
TF 4628

NOTES

- FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALED MEASUREMENT.
- SCALED DIMENSIONS FROM THIS DRAWING MUST NOT BE USED WITHOUT FIRST CONSULTING THE ARCHITECT.
- ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
- ALL COPYRIGHT RESERVED.

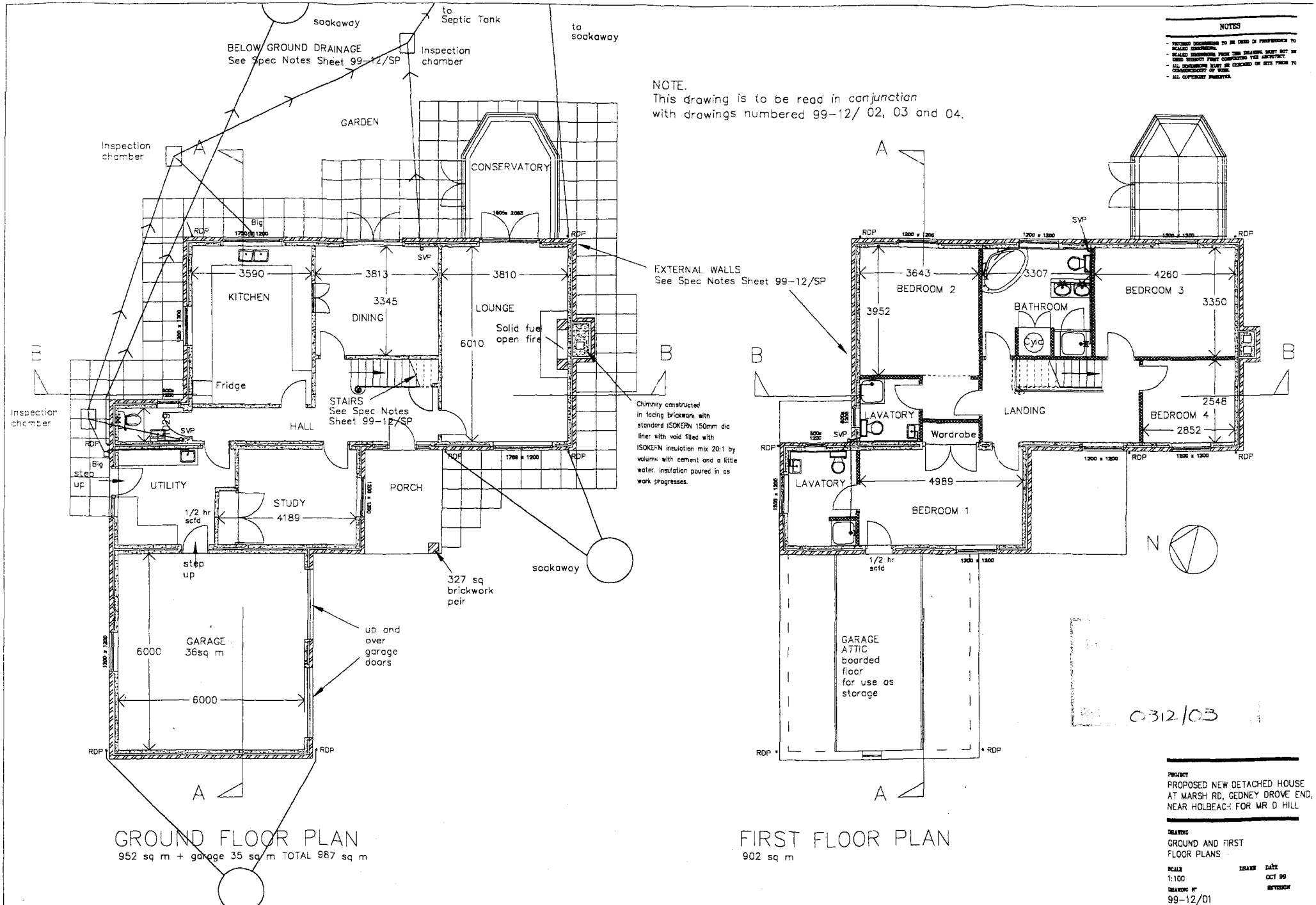


0312/03

PROJECT
PROPOSED NEW DETACHED HOUSE AT MARSH RD, GEDNEY DROVE END, NEAR HOLBEACH FOR MR D HALL

DRAWING
SITE PLAN

SCALE	DRAWN	DATE
1:100		OCT 99
DRAWING Nº		REVISION
99-12/03A		A



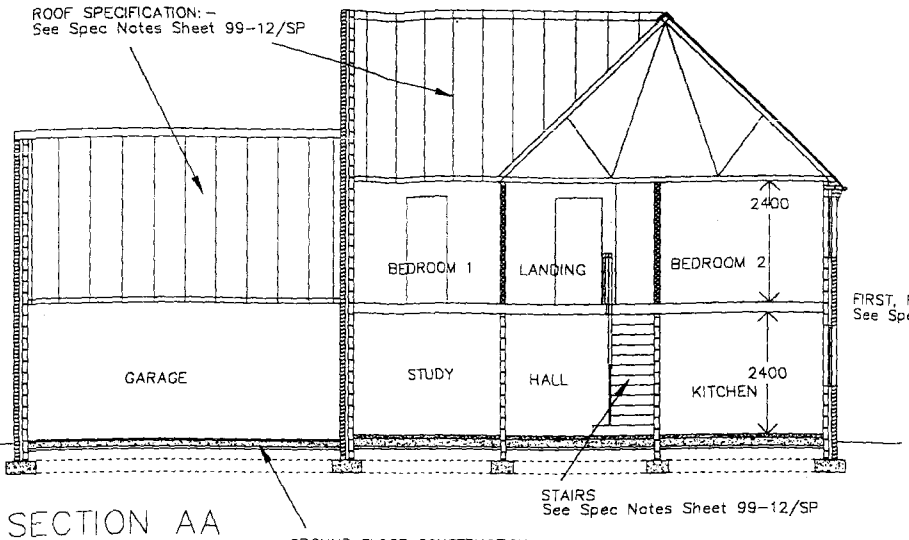
GROUND FLOOR PLAN
952 sq m + garage 35 sq m TOTAL 987 sq m

FIRST FLOOR PLAN
902 sq m

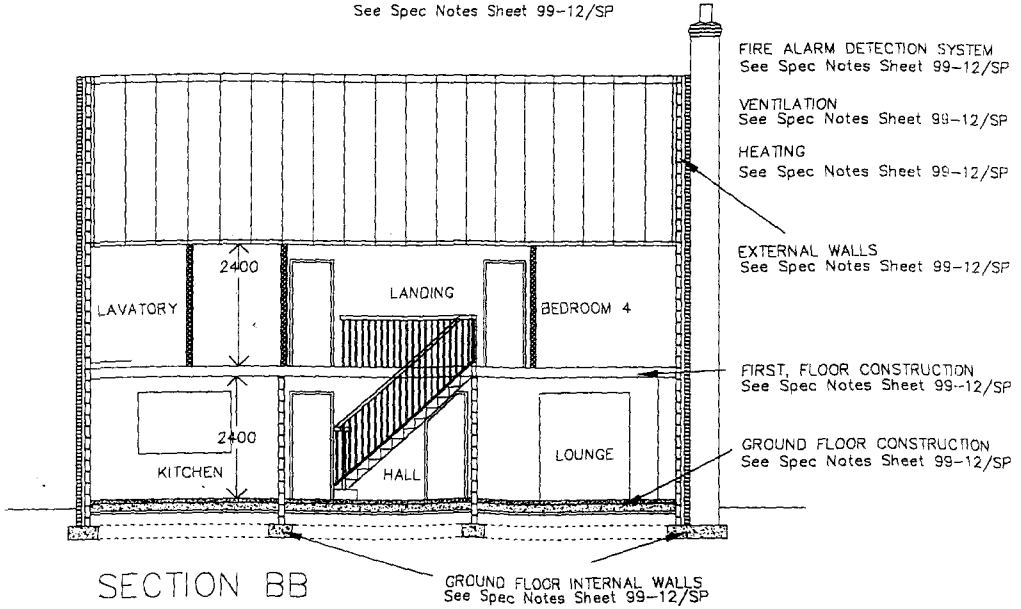
NOTE.
This drawing is to be read in conjunction with drawings numbered 99-12/ 01, 02 and 03.

NOTES

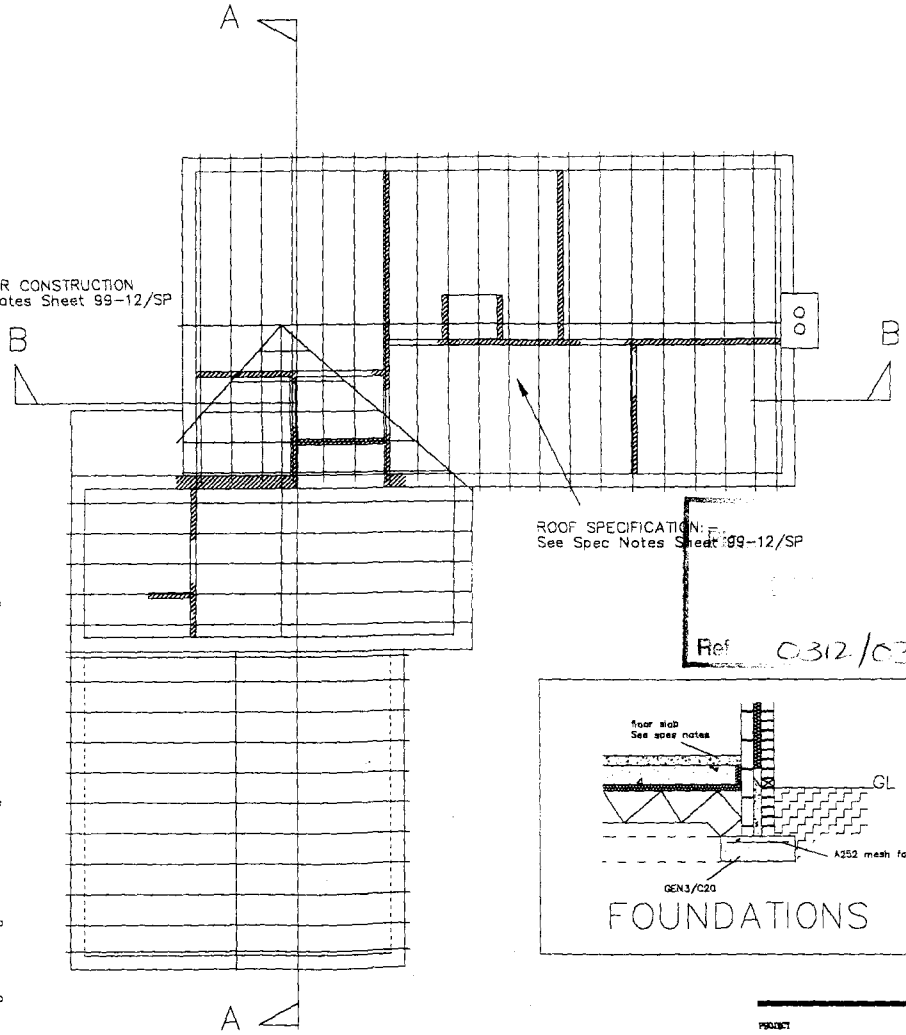
- FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENT.
- SCALED DIMENSIONS FROM THIS DRAWING MUST NOT BE USED WITHOUT PRIOR CONSULTATION WITH ARCHITECT.
- ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
- ALL COPYRIGHT RESERVED.



SECTION AA



SECTION BB



ROOF PLAN

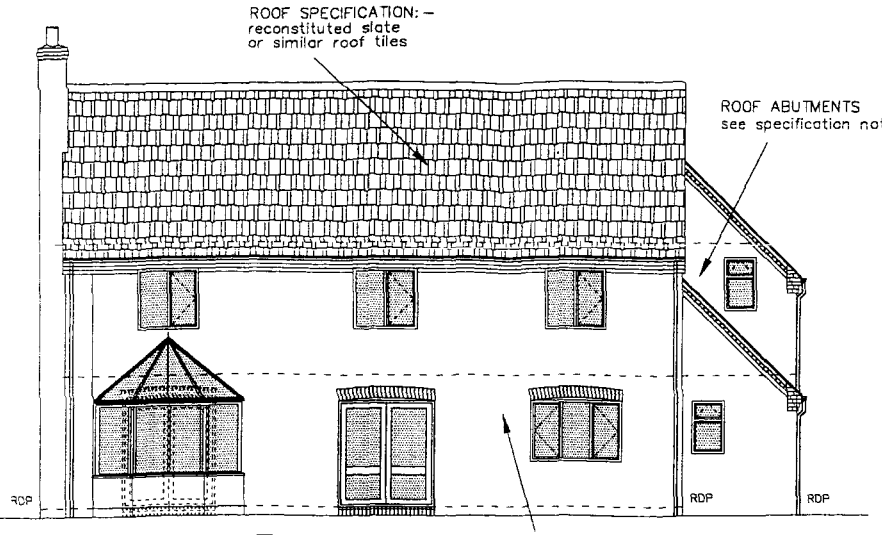
Ref 0312/03

FOUNDATIONS

PROJECT
PROPOSED NEW DETACHED HOUSE AT MARSH RD, GEDNEY DROVE END, NEAR HOLBEACH FOR MR D HALL

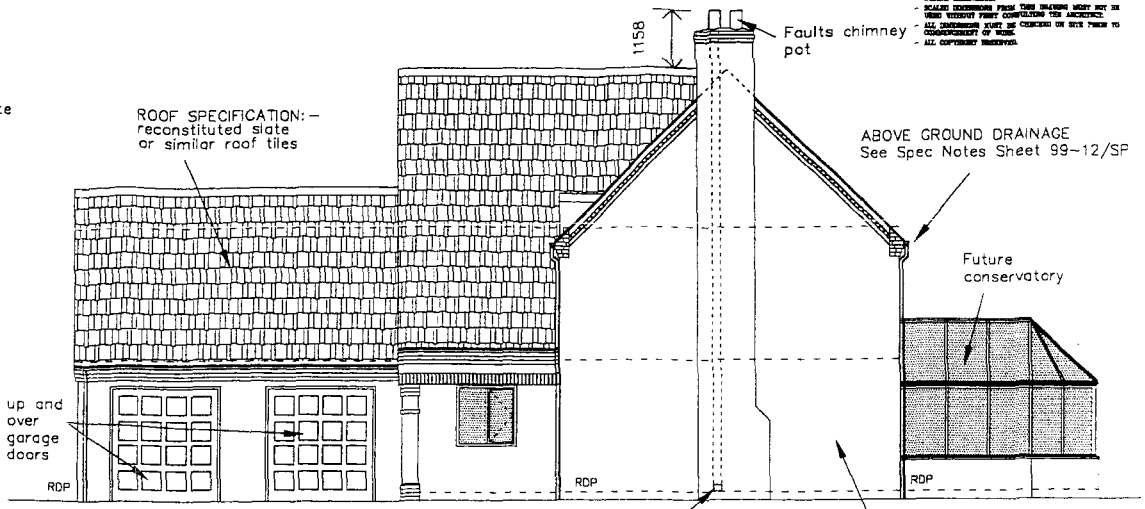
DRAWING
ROOF PLAN AND SECTIONS

SCALE	DRAWN	DATE
1:100		April 00
DRAWING Nº		REVISION
99-12/04		



EAST ELEVATION

EXTERNAL WALLS
See Spec Notes Sheet 99–12/SP
Ibstock Beamish Blend
facing brickwork

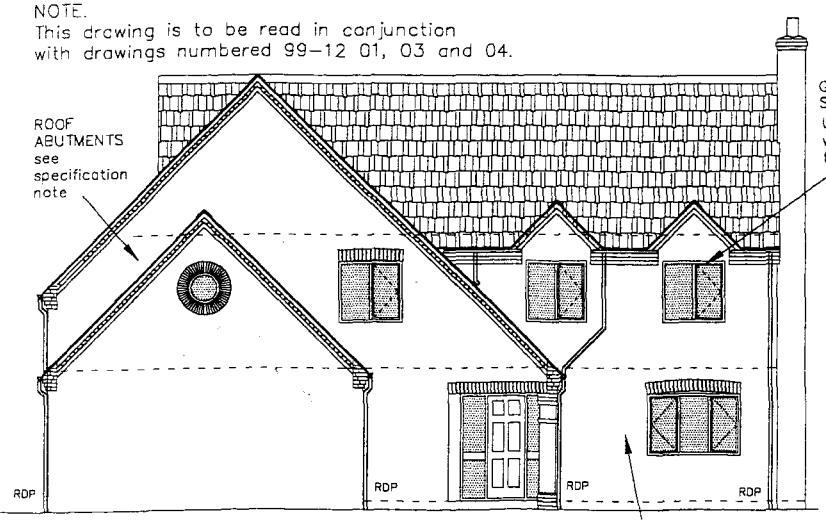


SOUTH ELEVATION

200mm sq soot door with double doors for use with access block in purpose–cut clean out

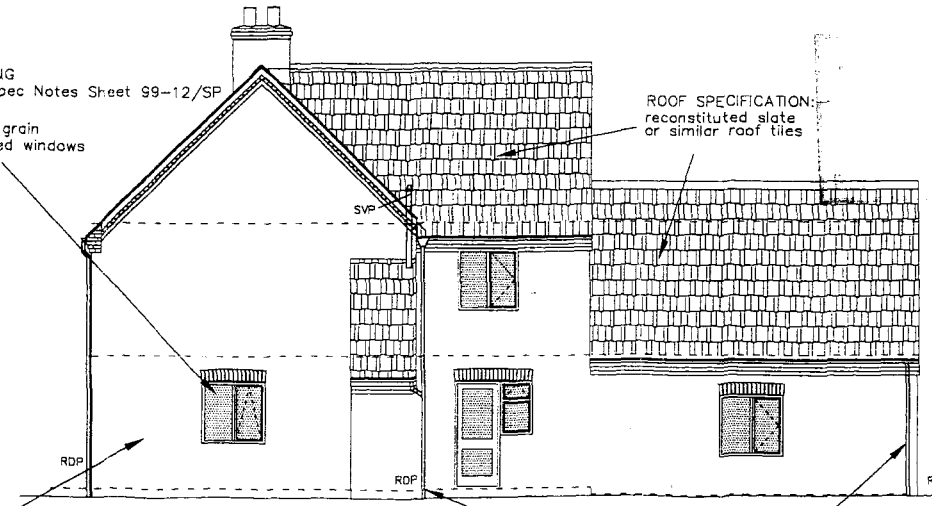
EXTERNAL WALLS
See Spec Notes Sheet 99–12/SP
Ibstock Beamish Blend
facing brickwork

NOTE.
This drawing is to be read in conjunction with drawings numbered 99–12 01, 03 and 04.



WEST ELEVATION

EXTERNAL WALLS
See Spec Notes Sheet 99–12/SP
Ibstock Beamish Blend
facing brickwork



NORTH ELEVATION

ABOVE GROUND DRAINAGE
See Spec Notes Sheet 99–12/SP

0312/03

NOTES

- FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALED DIMENSIONS.
- SCALED DIMENSIONS FROM THIS DRAWING MUST NOT BE USED WITHOUT PRIOR CONSULTATION WITH ARCHITECT.
- ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
- ALL COPYRIGHT RESERVED.

PROJECT
PROPOSED NEW DETACHED HOUSE AT MARSH RD, GEDNEY DROVE END, NEAR HOLBEACH FOR MR D HALL

DRAWING
ELEVATIONS

SCALE 1:100
DRAWN
DATE OCT 99
DRAWING Nº 99–12/02
REVISION

ROOF SPECIFICATION: ~
Artificial reconstituted slate roofing tiles and ridge system fixed in accordance with Manufactures recommendations on 38 x 25mm preservative treated battens.
Ridge to be Dry ridge system with continuous ventilation incorporating mechanical extract outlets.
Eaves to have continuous vent system.
Battens to be fixed through reinforced bitumen felt to BS 747 Table 1, Type 1F (150mm laps horizontally and vertically) to roof trusses at 600mm cts to BS 5268 Pt 3 1985 including compound, reducing and specials.
Truss manufacturer to supply LA with design calculations / certificates as required and obtain approval before erection.
Trusses to be stored on site and erected in accordance with manufacturers requirements.
25 x 100 bracing – diagonal, longitudinal, diagonal on slope of rafters, ridge node and ceiling chord binders at web positions.
All joints to be lapped, with all bracing twice nailed to each truss. Standard tank platforms, if required, to truss manufacturers details. Form access hatches into each roof space which are to include draught proofing and insulated lid.

All structural timber to be SC3 grade to BS 4978 : 1978 unless specified otherwise, and to be pressure impregnated with preservative in accordance with BS 4072 : 1974
Provide 100 x 75 sw wall plates secured by 30 x 2.5 mm galvanised ms straps, 900mm length + 100mm leg at 2.0m cts
Straps to be fixed to wall using 6no. 50mm size 12 sheradised screws and to be fixed at rafter foot and plate. At openings provide additional straps on either side to maintain number as for uninterrupted wall length.
Provide 200 mm Fibreglass insulation between ceiling joists
13 mm plasterboard and skim ceiling fixed in accordance with British Gypsum recommendations.

Gable end straps at rafter and ceiling level to be 30 x 5mm galvanised ms at 1.8m cts spanning over at least 3no trusses, 2no. min per slope, 150 x 1450 size.Timber noggins to be used under straps between trusses acting as solid bridging.

EXTERNAL WALLS
To comprise 103mm outer leaf IBSTOCK 'Bearnish Blend' facing brick with 65mm full fill Dritherm insulation batts installed to manufacturers instructions.
Inner leaf to consist of 100mm (7n/mm2) concrete blocks facing brick with 65mm full fill – density 1550 kg/m2.
13mm plaster finish to inner face.
Total construction to give max U value of 0.45 W/m2 C
Stainless steel butterfly wall ties to suit 65 mm cavity.
To be at 450mm vertical and 900mm horizontal cts, staggered. At openings provide ties at 225mm vertical cts, all as BS1234:1978.
Cavity wall below ground to consist of two leaves of frost resistant 7n/mm2 blockwork. External face to go two courses below new ground level. Cavity below ground filled with lean mix finished with a sloping top falling outwards.
Byload or other approved dpc to be a min 150 above new ground level, stepped as necessary to preserve proper relative levels, Damcor 165mm insulated dpc to all horizontal + vertical openings.
Dpc & dpm to be linked effectively together
Precast concrete relieving lintels to be provided where drains pass through external walls.

Galvanised steel lintels (insulated) to be provided to all internal and external openings where necessary, laid in strict accordance with manufacturers instructions .Min 150mm end bearings
Subject to lintol profile cavity trays to installed over, extending 150mm beyond end of lintol. Weepholes to be provided at 450 mm cts.
Where lower roofs abut brickwork stepped cavity trays will be provided ,with weepholes at 450mm cts + lead flashings
All windows and external doors to be in woodgraind upvc and double glazed

GROUND FLOOR INTERNAL WALLS
To be 100mm 7N/mm2 block – density 1550 kg/m2
+ with 13mm plaster either side.

FIRST INTERNAL WALLS
To be 75mm timber stud partition built of double floor joists

GLAZING
Any glazing up to a height of 800mm above finished floor level or 1500mm in the case of a door or side panel will be of laminated glass or other impact resistant glass. Glazing below a height of 1500mm in doors and windows adjacent to doors should be Class B in accordance with BS 6206, if over 900mm wide or class C if less than 900mm wide.

GROUND FLOOR CONSTRUCTION
75mm sand / cement screed on 150mm concrete slab
on 40mm Jablite Flooring grade SD insulation
on 1200g Visqueen on compacted hardcore
Dpm and Dpc positively linked together

FIRST, FLOOR CONSTRUCTION
Constructed first floor with 19mm t&g floor quality sheeting on 200 x 38mm GS or MGS grade timber to span 2.7m
Underside ceiling construction to consist of British Gypsum Gyproc Gyplyner Ceiling with 13 mm plasterboard and skim finish.

STAIRS
Standard manufacturer timber stairs.
Contractor to check site dimensions before ordering. Minimum unobstructed width to be 990mm
Handrail height to 900 mm on flights and 1100mm on landings
Vertical balusters to be installed at 100mm cts
Total rise ie floor to floor = 2.700m giving 15no risers at 180mm with 250 going.
Articial lighting to stairs with two way lighting between floors

FOUNDATIONS
To be a minimum 600 x 200mm GEN3/C20 strip foundations to external walls
450 x 200 thick to internal load bearing walls
Bearing walls at a 600mm below existing ground level subject to agreenemt site inspection to site inspection by Building Control Inspector

NOTES
- FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
- SCALED DIMENSIONS FROM THIS DRAWING MUST NOT BE USED WITHOUT FIRST CONSULTING THE ARCHITECT.
- ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
- ALL COPYRIGHT RESERVED.

BELOW GROUND DRAINAGE
"Polypipe UPVC System" to comply with BS 5481 within curtilage of site, System to be laid in strict accordance with Polypipe's recommendations.
Generally pipes to be surrounded in pea shingle , however if shallower than 600mm (top of pipe to ground level) pipe to be surrounded in concrete with compressible fibreboard at joints as detailed in Polypipe's handbook.
Where drain inverts exceed 900mm manholes to be constructed in brickwork(225mm) or concrete rings on concrete base with preformed channels and swept entry branches + pressed steel covers and frames.
Where the invert is shallower than 900mm ,chambers to be preformed upvc chambers installed in accordance with manufacturers instructions.
Surface water drainage to be as foul water system
Construct soakaway with 1 cubic yard minimum capacity below the inner level sited at of 5m from building and 2m from the boundary.

ABOVE GROUND DRAINAGE
To be upvc to comply with BS 4514 ,100MM upvc soil stacks to be taken 150 mm above ceilings and terminated with an air admittance valve. S & VPs to be taken up into roofspace and terminated at the ridge ridge via a flexible pipe
40mmdia upvc wastes from sinks,washing machines showers, baths. 32mm dia wastes from hand basins.
All traps to be 75mm dp seal traps. Rodding points to be provided at all changes of direction to give access to any lengths of pipe which cannot be reached from any other part of the system.
19mm upvc overflows from wc's
Installation to be in accordance with BS 5572 : 1978
Rainwater goods to comprise Marley deepflow gutters and 65mm downpipes – all fixed in accordance with manufacturers instructions. All downpipes to have rodding access plate above ground level.

FIRE ALARM DETECTION SYSTEM
To conform to the requirements of the relevant BS detailing houses in multiple occupancy Cat B

SAP RATINGS
To have a minimum value of 80

VENTILATION
Habitable rooms to be ventilated with opening windows giving at least 5% floor area + adjustable trickle ventilation of 8000mm2.
kitchens to have mechanical extraction of 60 litres/second
Bathrooms / WC 'S to have mechanical extraction of 15litres/second operated by a light switch with overun + humiditystat.
Ducts from bathrooms and wc,s to discharge to outside air

HEATING
Space and water heating by a wall mounted combi boiler (TBC) in kitchen with a fan assisted balanced flue outlet. System to include thermostatic radiator valves and time clock.

PROJECT
PROPOSED NEW DETACHED HOUSE AT MARSH RD, GEDNEY DROVE END, NEAR HOLBEACH FOR MR D HALL

DRAWING
SPECIFICATION NOTES

0312/03

SCALE DRAWN DATE
April 00

DRAWING N° REVISION
99-12/SP

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWINGS 99-12/01, 02, 03 and 04