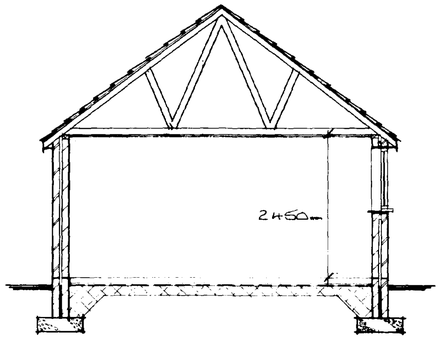
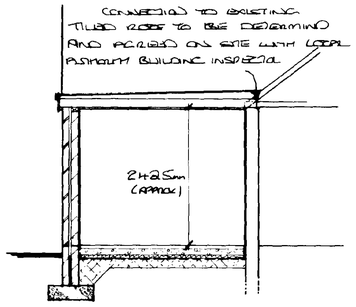


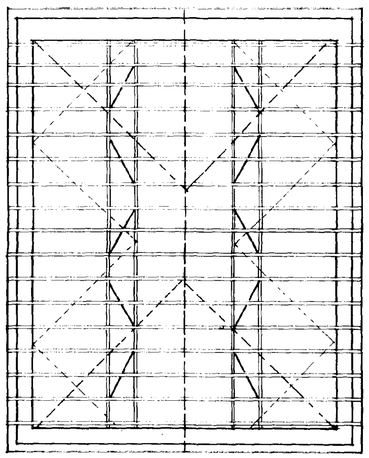

SECTION A-A

SCALE 1:50



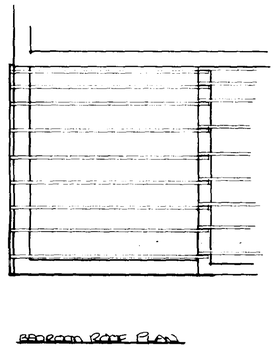

SECTION B-B

SCALE 1:50



GARAGE ROOF PLAN

SCALE 1:50



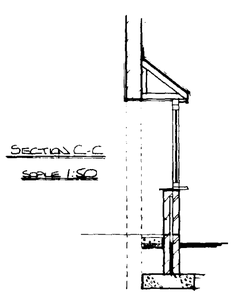
BEDROOM ROOF PLAN

SCALE 1:50



BAY ROOF PLAN

SCALE 1:50




SCALE 1:50

## FOUNDATIONS

FOUNDATIONS TO BE 5TH GRADE CONCRETE.
FOR 260mm WALLS FOUNDATIONS TO BE 700x300mm MIN. 1000mm DEEP IF IN SHRINKABLE SUB-SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY BUILDING CONTROL DEPT.

## HABITABLE ROOM FLOOR CONSTRUCTION

65mm SAND/CEMENT SCREED
100mm 5TH GRADE CONCRETE OVERSITE.
500g POLYTHENE SEPARATING MEMBRANE
50mm FLOORING GRADE INSULATION
1200g POLYTHENE DAMP-PROOF MEMBRANE (LAPPED WITH DPC IN WALLS.)
25mm SAND BLINDING.
150mm MIN CONSOLIDATED HARDCORE.

## GARAGE FLOOR CONSTRUCTION

100mm 5TH GRADE CONCRETE OVERSITE
1200g POLYTHENE DAMP PROOF MEMBRANE
25mm SAND BLINDING.
150mm MIN. CONSOLIDATED HARDCORE

## CAVITY WALL CONSTRUCTION

### BELOW GROUND

TO BE 100mm CLASS 'A' CONCRETE BLOCKS CAVITY FILLED TO 225mm BELOW DPC.

### ABOVE GROUND

TO BE 260mm CAVITY WALLS AS FOLLOWS -
100mm FACING BRICK TO MATCH EXISTING.
60mm CAVITY WITH MINERAL WOOL INSULATION.
100mm LOAD BEARING BLOCKS.
ALL TO BE TIED TOGETHER USING GALV M.S. WALL TIES POSITIONED AT DISTANCES NOT EXCEEDING 900mm HORIZONTALLY AND 450mm VERTICALLY
ALL TIES TO BE STAGGERED AND PLACED AT EVERY COURSE VERTICALLY AT ALL OPENINGS AND REVEALS.
INTERNAL FINISH (EXCEPT GARAGE) TO BE A 12.5mm RENDER WITH A 'GYPSUM' PLASTER SKIM TO GIVE A MAX U VALUE OF 0.45 w/m²c
DPC IN WALLS TO BE A MINIMUM 150mm ABOVE FINISHED GROUND LEVEL.
AN INSULATING VERTICAL DPC ie. 'DAMCOR' IS TO BE PROVIDED TO ALL CAVITY CLOSURES.

## WINDOWS AND DOORS

WINDOWS AND DOORS TO BE PURPOSE-MADE DOUBLE GLAZED WHITE PVC AND WEATHER STRIPPED.
GLAZING TO WINDOWS LESS THAN 800mm AND DOORS LESS THAN 1500mm ABOVE FCGL TO BE TOUGHENED SAFETY GLASS IN ACCORDANCE WITH BS6206: 1981.

## VENTILATION

ALL HABITABLE ROOMS TO CONTAIN OPENING LIGHTS EQUAL TO 1/20th FLOOR AREA.
WINDOWS TO HABITABLE ROOMS INCLUDING CONSERVATORY TO INCORPORATE TRICKLE VENTS OF N.F.T. 8000mm².

## CONSERVATORY

FRAMES TO BE DOUBLE GLAZED PVC WHITE GLAZING IN ACCORDANCE TO BS 6206: 1981.
ROOF FABRICATED TO BE 'ULTRAFRAME LTD' GLAZED WITH 16mm BRONZE TRIPLE WALL POLYCARBONATE.

## GARAGE ROOF CONSTRUCTION

ROOF TILES TO MATCH EXISTING TO COMPLY WITH BS5268 PART 3 1985
TRUSSES AT 400mm CTRS.
38x100mm RIDGE NOG BINDER.
38x100mm CEILING BINDERS.
25x100mm WIND BRACING.
ALL TRUSSES STRAPPED TO WALL PLATE AND GABLE WALL WITH 30x5m M.S. GALV. ANCHORS AND LATERAL RESTRAINT STRAPS AT LARGE/CEILING LEVEL AT MAX 1200mm CTRS
PROVIDE S.W. NOGGINS AT POSITIONS OF STRAPS.
50x100mm WALL PLATE BEDDED ON SAND/CEMENT AND HELD IN POSITION BY ROOF TRUSSES. AND
30x5m M.S. GALV. ANCHOR STRAPS AT MAX 1200m. CTRS.
ALL TIMBER TO BE SC3 GRADE.

## FLAT ROOF CONSTRUCTION

PROVIDE 3 LAYER FELT ROOF TO BS747: 1997 AS FOLLOWS:
3 LAYER FELT ROOF FINISHED WITH 12.5mm WHITE SPAR CHIPPINGS BEDDED IN BITUMEN
FIRST LAYER TYPE 3G PARTIALLY BONDED TO AND INCLUDING 12.5m WBP PLYWOOD DECKING.
SECOND AND THIRD LAYERS TYPE 3B FULLY BONDED IN BITUMEN
150mm FIBREGLASS INSULATION.
TIMBER FIRRINGS TO FALL MIN 1:40 AND TO BE A MINIMUM OF 100mm AT LOWEST POINT TO EAVES
50mm MIN. VENTILATION ABOVE INSULATION.
ROOF JOISTS TO BE 38x147 (SC3 GRADE).
WALL PLATE TO BE 50x100.
ROOF STRUCTURE TO BE SECURED TO WALL WITH 30x5 m.s. GALV. STRAPS AT MIN 2.0m CTRS WITH S.W. NOGGINS BETWEEN.

## BAY ROOF CONSTRUCTION

PROVIDE CODE 4 LEAD ROOF AS FOLLOWS.
50x100mm WALL PLATE TO SUPPORT.
38x100 RAFTERS
38x150 CEILING JOISTS
38x75 RIDGE PLATE
38x75 HANGERS + BINDERS.
ALL TIMBER TO BE SC3 GRADE.

## LEAD FLASHING

ALL LEAD FLASHING TO ROOF/WALL ARRANGEMENTS TO BE CODE 4 WITH MINIMUM OF 150mm UPSTAND.

## CEILINGS, INSULATION AND ROOF VENTILATION

150mm FIBREGLASS INSULATION LAID BETWEEN ROOF JOISTS (GARAGE NOT APPLICABLE)
CEILINGS TO BE 12.5mm 'CYPROC DUPLEX FOILBACKED' INPLASTERBOARD FINISH WITH 3.0mm SKIM OR ARTEX (GARAGE NOT APPLICABLE)
PROVIDE VENTILATION TO ROOF VOIDS OVER 150mm FIBREGLASS INSULATION IN ACCORDANCE WITH BUILDING REG. F2 HAVING 10mm CONTINUOUS GAP AT SOFFIT/EAVES LEVEL WITH FLY-PROOF CASTLE OVER.

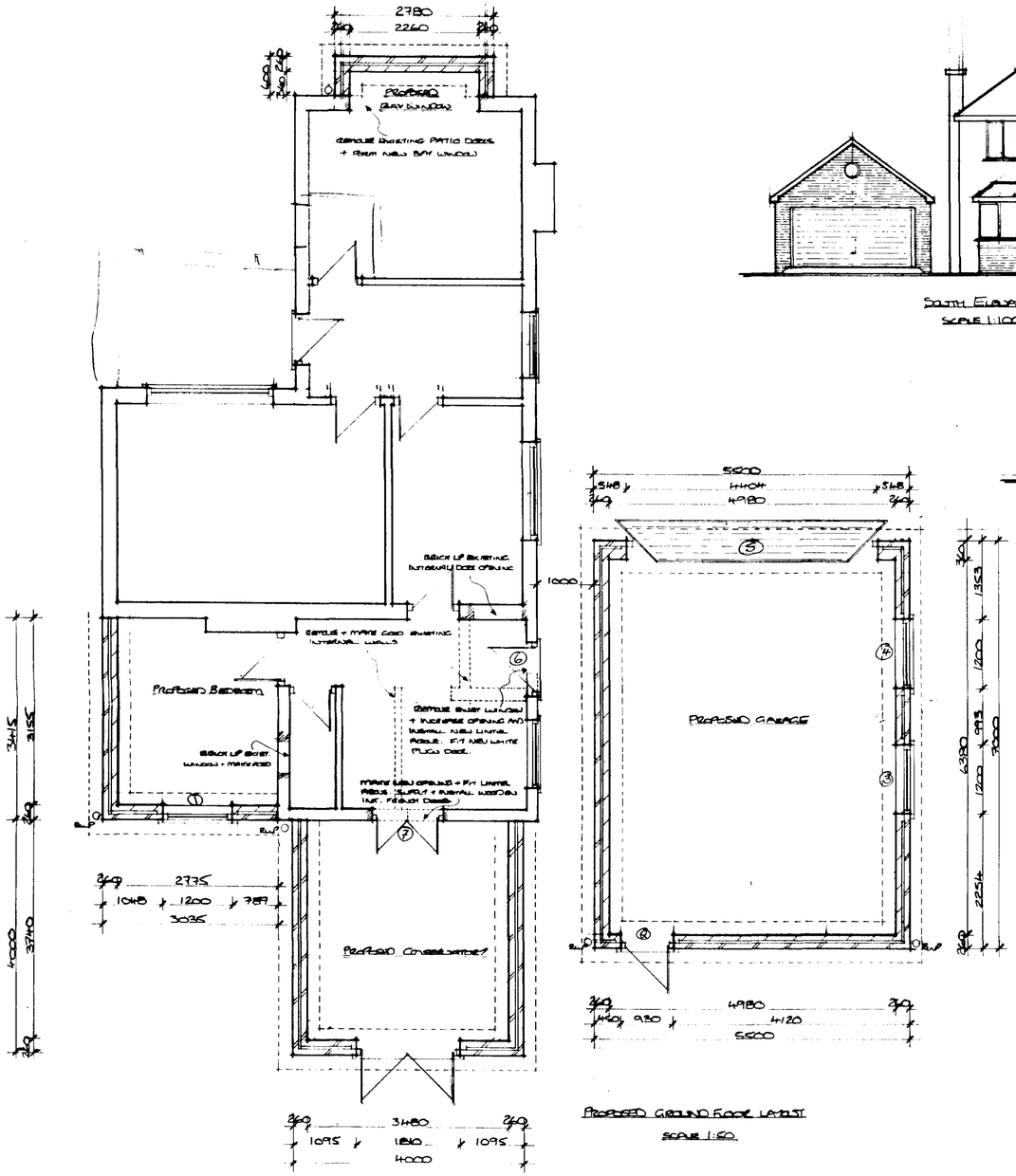
## LINTELS

LINTELS TO BE I.G. LINTELS OR CATNIC EQUIVALENT ALL TO HAVE MINIMUM END BEARING OF 150mm
LINTELS TO BE PROTECTED INTERNALLY WITH 12.5mm 'GYPSUM' PLASTERBOARD WITH SKIM FINISH TO ACHIEVE ½ HOUR FIRE RESISTANCE.
OPENING 1 TO BE L1/5 AT 1500mm LONG.
OPENING 2 TO BE L1/5 AT 1350 mm LONG.
OPENING 3+4 TO BE L1/5 AT 1500mm LONG.
OPENING 5 TO BE AGREED WITH L.A. BUILDING CONTROL
OPENING 6 TO BE L1/HO AT 1350mm LONG.
OPENING 7 TO BE DETERMINED ON SITE AND AGREED WITH L.A. BUILDING CONTROL

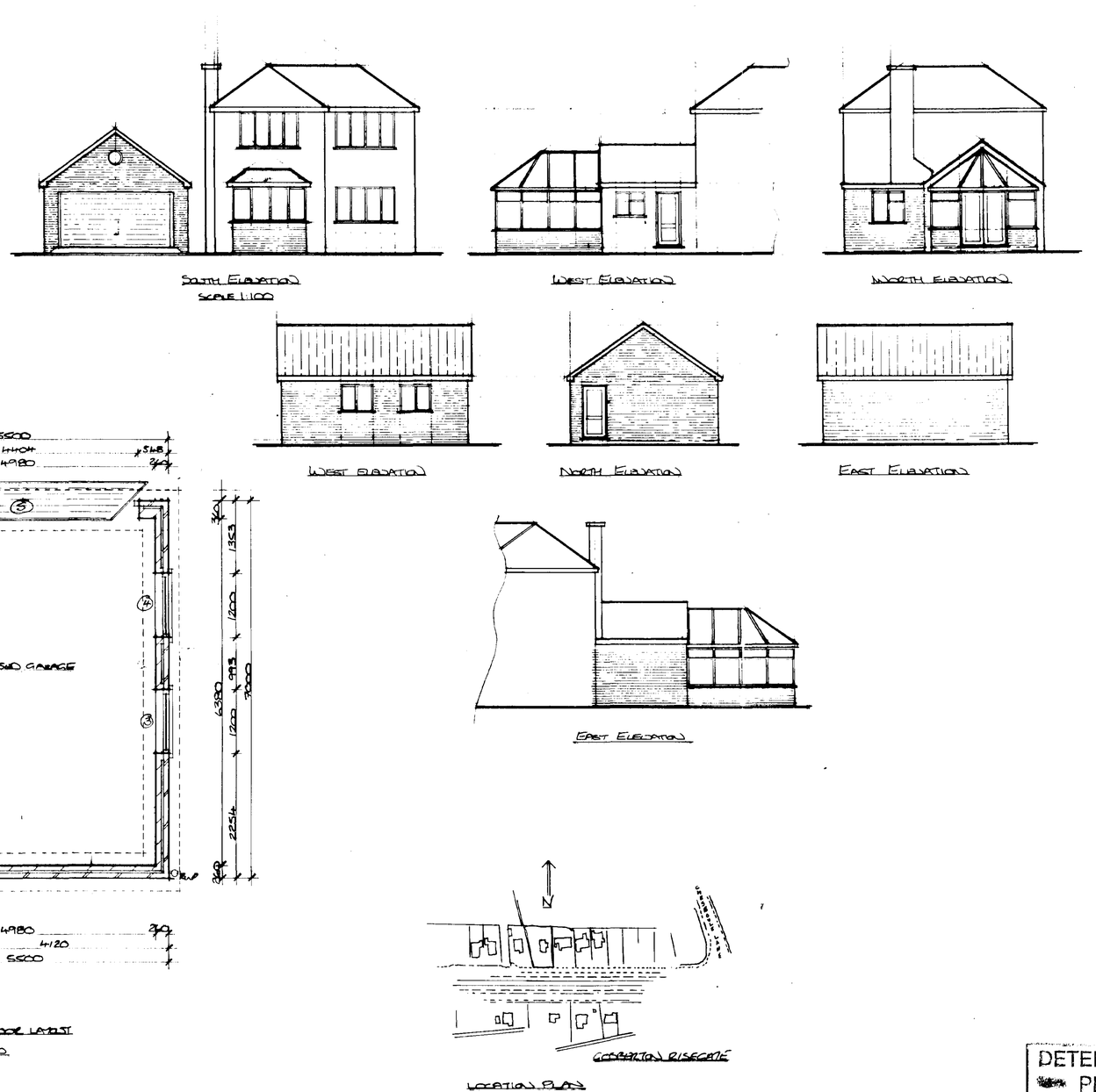
## SURFACE WATER DRAINAGE

EXCAVATE FOR AND PROVIDE + LAY 100mm DIA FLEXIBLE JOINTED UPVC DRAINS ON 100mm PEA GRAVEL BED FROM 100 DIA UPSTAND BEND AT BASE OF DOWNPIPE TO NEW SOAKAWAY.
NEW SOAKAWAY TO BE MIN. 1.0 x 1.0 x 1.2m DEEP AND A MIN. 5m FROM BUILDINGS.

DETERMINED PLAN
SOUTH HOLLAND DC HOUSING & PLANNING
23 MAR 2000
Ref: 0352/00




PROPOSED GROUND FLOOR LAYOUT
SCALE 1:50






SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION



NORTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



EAST ELEVATION




LOCATION PLAN
(SCALE 1:2500)

DETERMINED
PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
23 MAR 2000
Ref: 0352/00