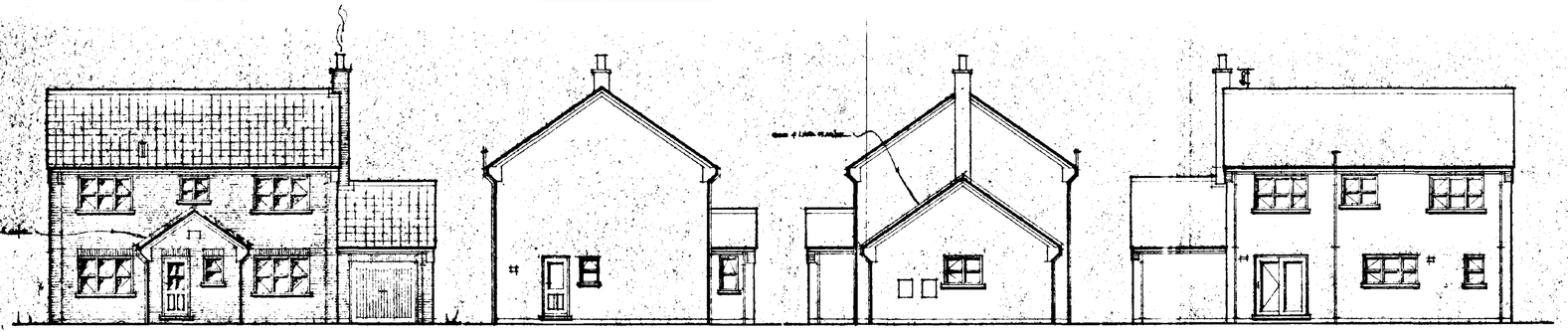
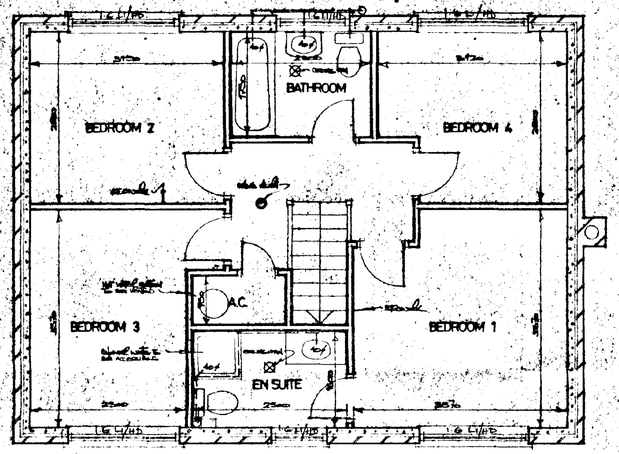


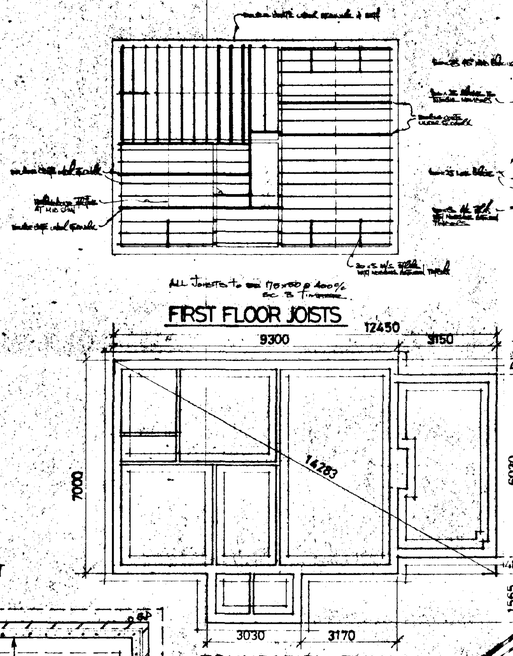
FRONT ELEVATION

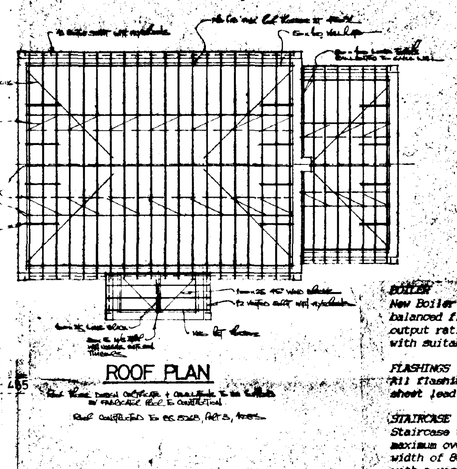
SIDE ELEVATION

SIDE ELEVATION

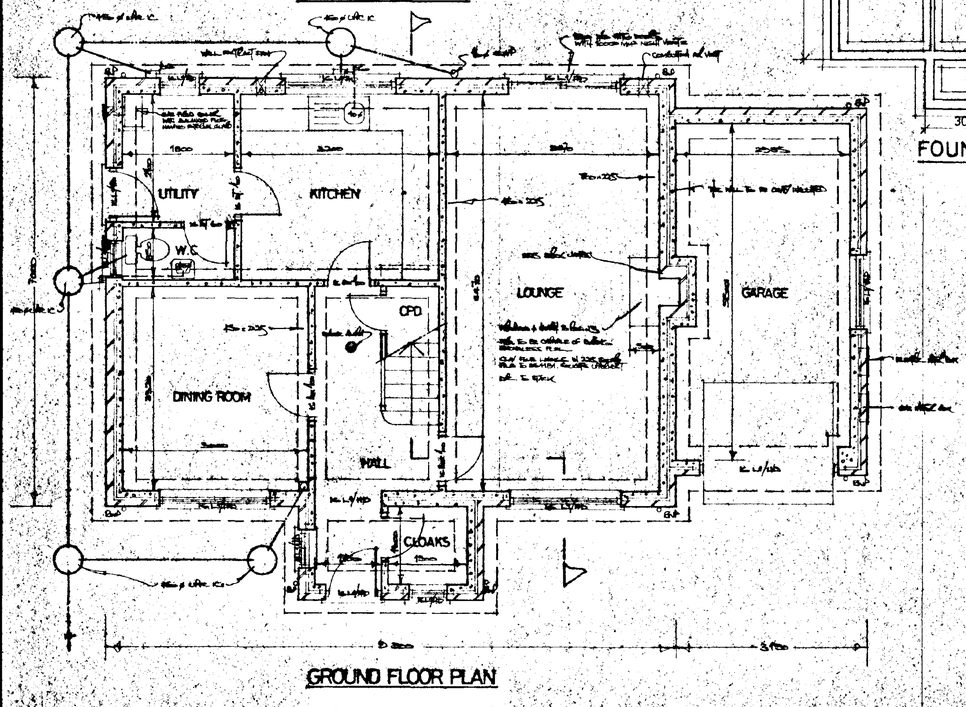
REAR ELEVATION

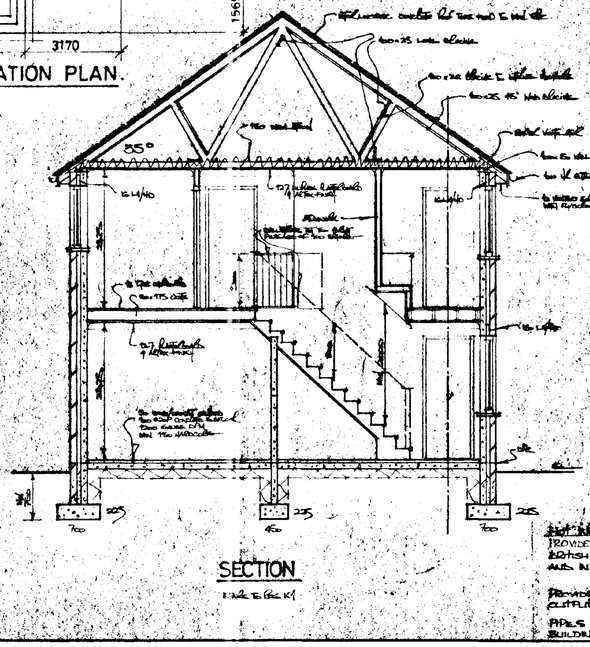






ROOF PLAN





PLOT 2

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

ABOVE GROUND DRAINAGE
Hand basin waste to be 32mm dia. W.C. 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 W.C. wastes to 110mm dia stack. Sink to discharge to back inlet gully with pull out 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 1:70 with 100mm peagravel bed and surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturer's instructions complete with cover and frame. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of peagravel surround on haunched back trench. Omit where concrete path cast over pipe runs.

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

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

PLASTERWORK
Walls to be plastered coatent 13mm sand : 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.

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.

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 linked 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.

FOUNDATIONS
Generally to be in mass concrete C20P 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 down to a firm, consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

LINTELS
To be I.G. L1/S 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.

WINDOWS AND DOORS
Windows and doors to be as BOULTON & PAUL in treated softwood standard metric joinery unless otherwise indicated. All windows and doors to be double glazed (sealed unit type). Patio doors to be purpose made and fitted with a night vent giving 10.000 sq mm of ventilation opening. All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 4.000 sq mm ventilation.

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

VENTILATION
Natural ventilation area of windows to be not less than 1/20 of room floor area. All windows to have 4000 mm squared night vents. Extractor fans to be provided in kitchen (min 60 litres/sec) and bathrooms and WC (min 15 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 CODE 4 sheet lead properly cut, dressed and fixed.

STAIRCASE
Staircase to be standard manufacture 900mm maximum overall width, with minimum clear width of 800mm. Maximum pitch to be 42dec with a rise of 202mm and going of 225mm. Handrail to be 900mm above the pitch line of the staircase and 900mm on landing." balusters at 100mm centres. Ensure minimum 2 metres headroom over stair.

DECORATION
All new surfaces, timber (except self finished surfaces eg doors) plaster etc to be painted to clients instructions.

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 positions as directed.

WALL TILING
Provide and fix in new Bathroom to walls and window cill, Kitchen window cill and over work tops, ceramic all 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.

HOT WATER STORAGE
PROVIDE SYSTEM AND INSTALLATION AS APPROVED BY BRITISH BOARD OF AGREMENT. SYSTEM TO BE FITTED AND INSULATED IN ACCORDANCE WITH BS 5615 PART 3.

PROVIDE THERMOSTATIC RADIATOR VALVE TO CONTROL OUTPUT FROM HEATING SYSTEM.

PIPES IN ROOF VOID WHICH IS NOT HELD TO HEAT BUILDING TO BE INSULATED TO BS 6422 : 1971.

SAFETY GLAZING
PROVIDE TOUGHENED GLASS TO THE SIDE PART TO BUILDING AREAS: - TO ALL WINDOWS WITHIN 800 OF FINISHED FLOOR LEVEL, - TO ALL DOORS GLAZING WITHIN 1500 OF FFL. - THIS APPLIES TO SIDE SCREENS ALSO WITHIN 800 OF DOOR.

SMOKE ALARMS
PROVIDE MAINS OPERATED SELF-CONTAINED SMOKE ALARM THAT CONFORMS TO BE 5446, PART 1. PROVIDE AT LEAST ONE ON EACH FLOOR DEPENDING ON LAYOUT AND SIZE IN ACCORDANCE WITH BS 5446 PART 1. MORE THAN 1 SMOKE ALARM SHALL BE INTERCONNECTED ALSO WIRED IN CONJUNCTION WITH APPROVED MANUFACTURERS INSTRUCTIONS (SEE NOTATION ON DRAWING)

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 carcassing 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, to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1978. Battens 38 x 25 at gauge centres on untearable Type 1F sarking felt with minimum 150mm laps.

STRAPPING
Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling.

FIRST FLOOR CONSTRUCTION
Provide and fix 19mm tongued and grooved flooring grade wood particle board on G15 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.

INSULATION
Lay 150mm FIBREGLASS between joists and maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.

ROOF VENTILATION
6mm plywood with 12mm continuous gap at soffit board. Provide fine mesh flyproof screen to ventilation gap.

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 sheeting. Fix GYPROC coving and ARTEX finish to ceiling.

LATERAL RESTRAINT
Provide patent 30mm x 5mm galvanised mild steel RAFTERTIES or similar at 1.8m centres at first floor level, ceiling joist and rafter levels where they run parallel to the walls. Solid strut below the straps and tight pack against the walls.

STUDWORK PARTITIONS
To the first floor, or where shown, form studwalls in 75mm x 50mm softwood studs at 400mm centres with 75mm x 50mm head and sole plates and noggings at 1200mm centres. Clad with 12.7mm GYPROC WALLBOARD scrim tape joints and skim finish. Pack 75mm thick fibreglass between studs. Provide double floor joists where under partitions.

GROUND FLOOR
50mm Mortar screed on 100mm min thickness floor slab, C20P concrete mix on 1200 gauge DPM lapped with DPC. 150mm min hardcore, blinded and compacted. Excavate oversite to 100 mm deep to remove topsoil.

WALLS
Cavity work to be 265mm overall width comprising 100mm clay facing bricks, 65mm cavity filled with CROWN DRITHERM fibreglass insulation batts. 100mm lead 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 tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

BRECKS

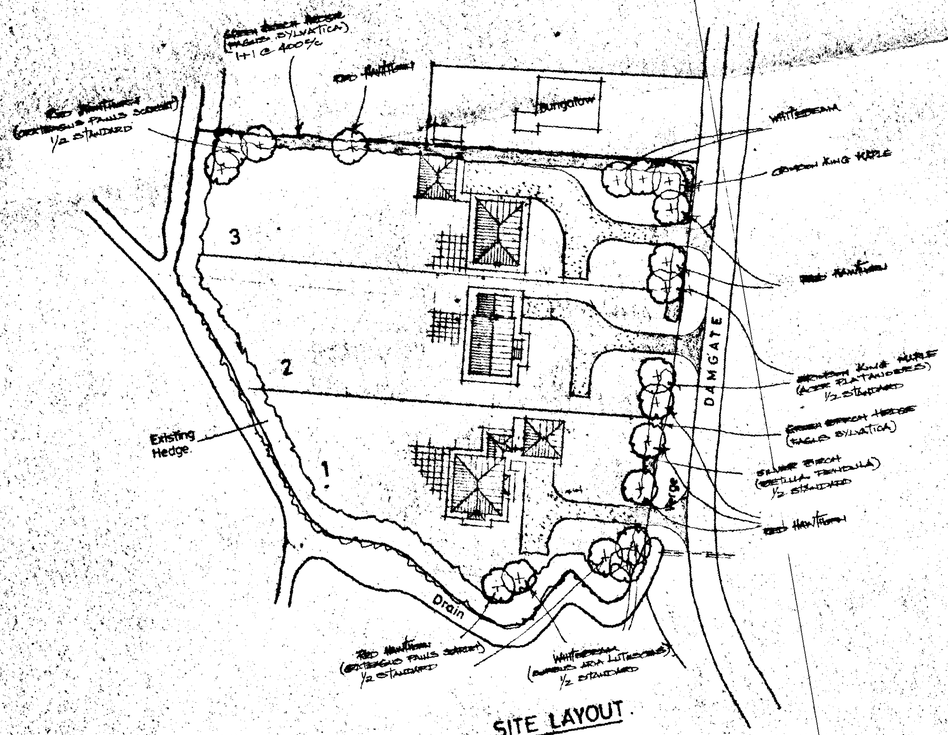
G. R. MERCHANT
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
HOUSE & GARAGE
DAMGATE
HOLBEACH

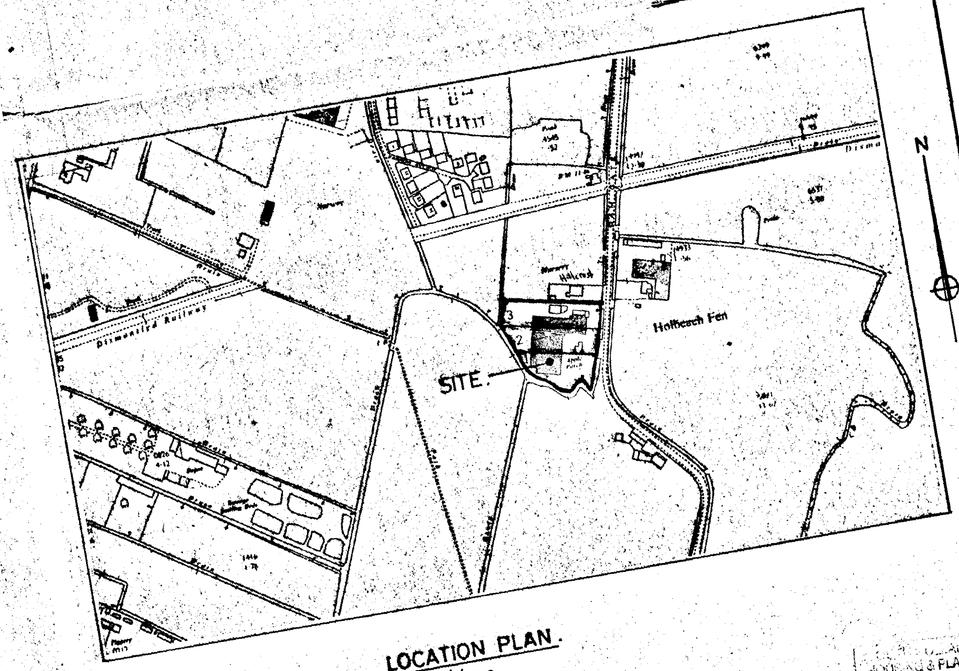
CLIENT:
D. BROWN 18 JUN 1996
Ref: 0691/96

SCALES:	DATE:
1/50 1/100	*JUNE 1996*
	DRAWING No.: *DB-D.6/2*

REVISIONS:



SITE LAYOUT.
SCALE: 1/500.



LOCATION PLAN.
SCALE: 1/2500.

DETERMINED PLAN

ADDRESS & PLANNING
18 JUN 1996
Ref: [illegible]/96

G. R. MERCHANT
LENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) [illegible]. 490800

PROJECT:
RESIDENTIAL DEVELOPMENT
DAMGATE
HOLBEACH

CLIENT:
D. BROWN

SCALES:
AS INDICATED

DATE:
JUNE

G.R. MERCHANT.

DRAWING N
D8

REVISIONS: