DIN 2446

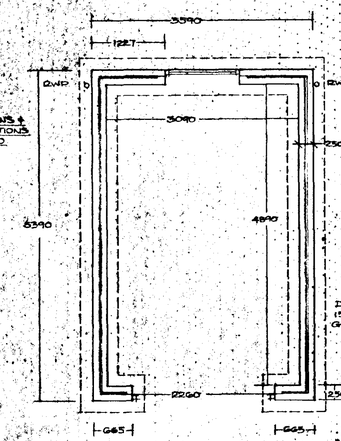
PROPOSED STANDARD DETACHED GARAGES

N.B. Personal Doors to side wall 4 Bricks from corner.

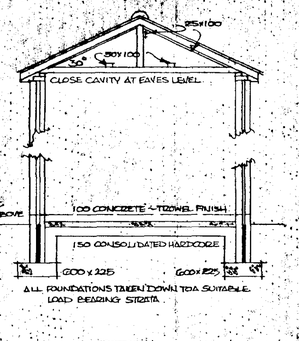
SIDE WALL TO SIDE BOUNDARY MIN 750
SEE SITE LAYOUT PLAN.

SOUTH HOLLAND DC
HOUSING & PLANNING
24 JUN 1997
Ref: 0409/97.

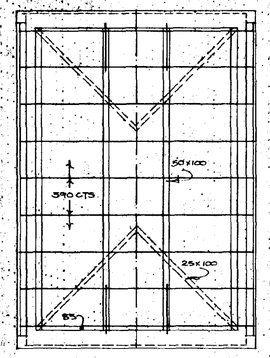
PLANS & SECTIONS 1/50



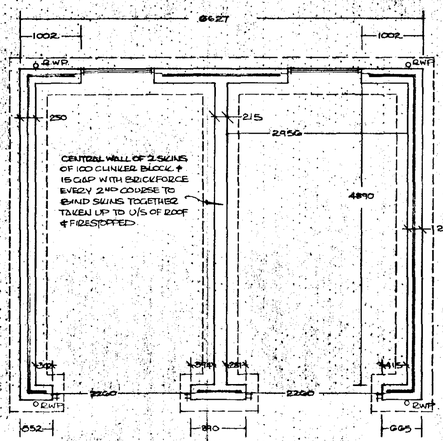
PLAN



SECTION



ROOF PLAN

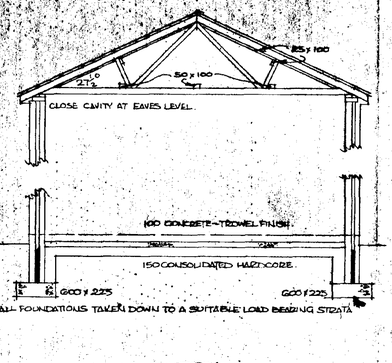


PLAN

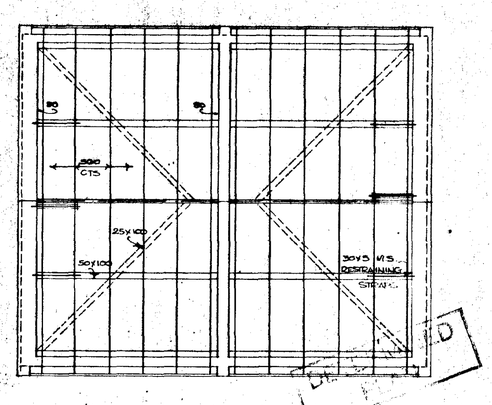
. PITCH TWINAPLATE ROOF TRUSSES IN ACCORD WITH BS 5268 PT 3 1985 + APPROVED DOCUMENT A STRUCTURE GENERAL REQUIREMENTS. MAY BOOD CENTRES.
50 x 100 PLATES + CEILING BINDERS. 25 x 100 DIAGONAL BRACES & APEX BINDERS.
25 x 175mm P.S.E. FASCIA 10 x 150 PLYWOOD SOFFITS. P.V.C. RAINWATER GOODS.

CAVITY WALLS 250 O/A OF 100 BRICK, 50 OPEN CAVITY + 100 L.B. CLINKER BLOCK. BELOW D.P.C. BRICKS F.L. QUALITY, BLOCKS CLASS A - DENSE CONCRETE.
WALL TIES EVERY 900 HORIZONTALLY & 450 VERTICALLY (225 AT JAMBES). VERTICAL DPC AT ALL OPENING REVEALS.

CONCRETE INTERLOCKING ROOF TILES ON REINFORCED FELT WITH 25 x 38 TREATED TILE BATTENS.
ALL STRUCTURAL TIMBERS TO BE SC 3 GRADE.
BRICKS + TILES TO MATCH ADJACENT DWELLING.



SECTION



ROOF PLAN

SINGLE

EACH GARAGE
1 No UP TO TOWN
1 No 2100 (GET)
1 No 2134 x 2134 WEBLIN DBD DOOR
1 No 2700 UHG LINTEL BY DORMAN LOUIS
1 No 1500 DL2 " " "

ELEVATIONS 1/100

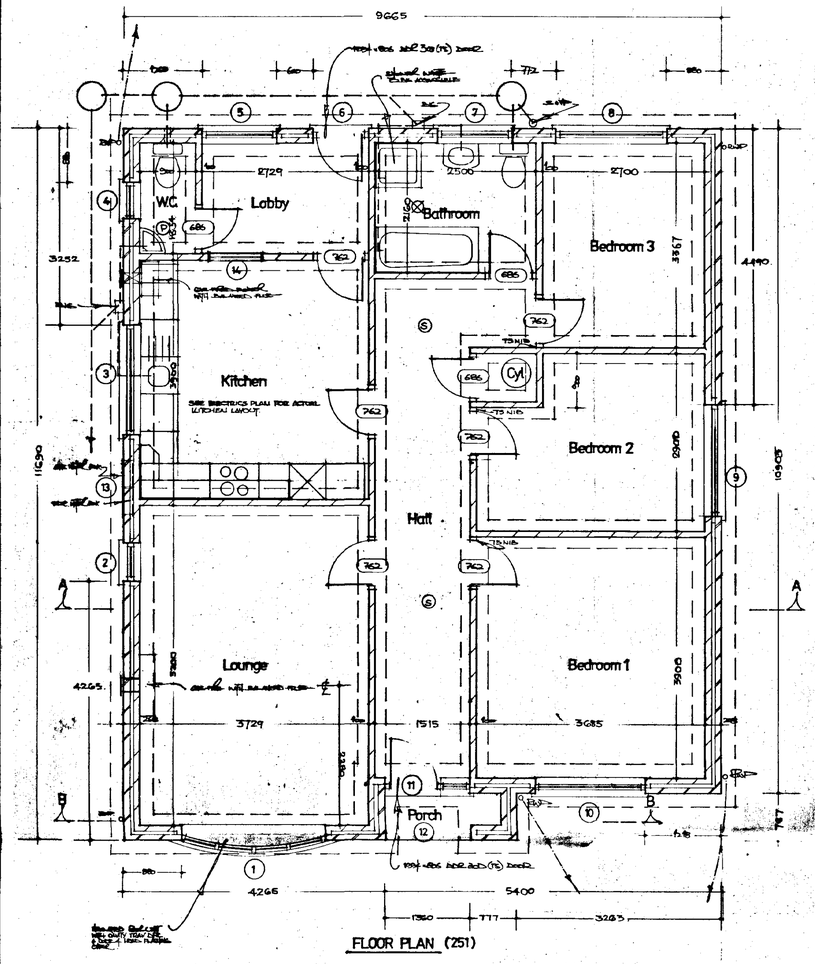
FRONT — LEFT SIDE (24 BRICKS) — RIGHT SIDE — REAR (16 BRICKS)

DOUBLE

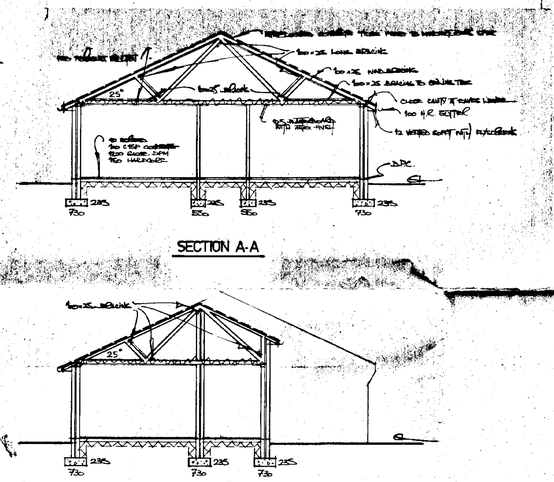
FRONT — LEFT SIDE (24 BRICKS) — RIGHT SIDE — REAR (28½ BRICKS)

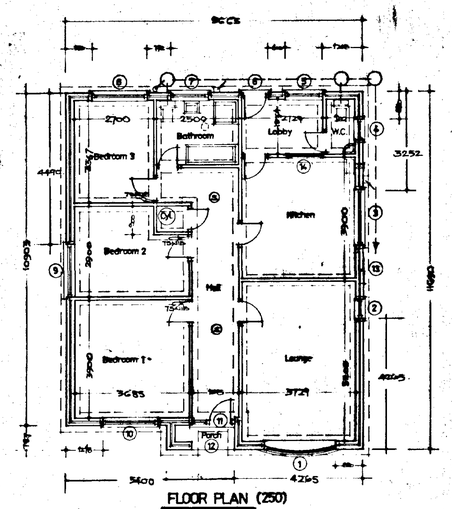
JUNE 1997

P.L. BAY (CONTRACTORS) LTD.



FLOOR PLAN (251)





FLOOR PLAN (250)

for details of access & roof trusses refer to elev plan

CONSTRUCTIONAL DETAILS

WALLS EXTERNAL WALLS OF 100 FACING BRICKS, CAVITY CONSTRUCTED WITH 65 SIZE, ROUGH TEXTURE BONDED DENSE CONCRETE BLOCK INNER LEAF TO BE 100 LIGHT WEIGHT THERMAL BLOCKS PLASTERED TWO COAT INTERNALLY WALLS TO COMPLY WITH B.S. 5628 : 1978 WITH MAX SPACINGS 900 HORIZONTALLY & 450 VERTICALLY & ENTIRE SIDE AT JOINTS ALL DOORWAY LINTELS INSULATED ALL BLOCKS LIFTED P.C. TO BE DENSE CONCRETE. PITCH ALL WALLS TO BE 100 EXTRA THERMAL BLOCKS PLASTERED TWO COAT TO 75 STUD PARTITION WITH SKIM FINISH. D.P.C. TO ALL DOOR & WINDOW OPENINGS & TO ALL WALLS MIN 150 ABOVE G.L. BEING CONTINUOUS WITH D.P.M. FILL CAVITY TO 150 BELOW D.P.C. WITH LEAN MIX CONCRETE. USE INSULATED CAVITY CLOSERS AT GEVELS & ASBESTOS CEMENT STRIP AT EAVES LEVEL TO AVOID THERMAL BRIDGING. ALL BRICKS BELOW D.P.C. TO BE ENGINEERING QUALITY

ROOF MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN 75 HEADLAP ON 38 X 25 TREATED S.W. BATTENS ON TYPE 1F ROOFING FELT LAYING PARALLEL WITH EAVES IN EACH DIRECTION. 2.5° PITCH PRE-FABRICATED PRATT ROOF TRUSSES AT 450 CENTRES STRAPPED AT VERGE & CEILING LEVEL AT MAX 800 CENTRES WITH 30 X 5 M.S. ANCHOR STRAPS. ROOF TO WALL PLATES 100 X 25 BENCHING & PURLIN ROOF ALL AS PRAWN CONSTRUCTED TO B.S. 5268 PT 5 : 1985. U.P.V.C. RAINWATER GOODS TO BE EQUIVALENT TO 100 H.E. GUTTERS & 65 DIAM. DOWNPIPE

FOUNDS. STRIP FOUNDATIONS OF C15P CONCRETE (OR C20 PAVIOR REINFORCEMENT USED) 750 x 225 UNDER CAVITY WALLS & 450 x 225 UNDER PARTITION WALLS. FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA DETERMINED ON SITE WITH S.H.D.C. BUILDING INSPECTOR.

FLOORS. GROUND FLOOR TO BE 40 SAND/CEMENT SCREED ON 100 C15P CONCRETE SUB-FLOOR (OR C20P WHERE REINFORCED) ON 1200 GAUGE POLYTHENE D.P.M. ON MIN 150 BLINDED & COMPACTED HARDCORE

CEILINGS CEILINGS LINED WITH 9·5 THICK PLASTERBOARD WITH ARTEXTURED MIN 150 FIBREGLASS INSULATION TO 270 SPACE. MIN 50 VENTILATION GAP ABOVE INSULATION AT EAVES. ROOF SPACE VENTILATED TO 2003 FR BOSKIMVENTS. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP USING VENTILATING SOFFIT BOARDS & TIMBER EAVES VENTS. GARAGE CEILING LINTELS TO BE LINED WITH 2 LAYERS OF 12·5 MASTERBOARD WITH STAGGERED JOINTS OR EQUIVALENT

JOINERY. WINDOWS TO BE FRENSTER D & P.S. STANDARD RANGE. ALL TO LIVING ROOMS TO BE TRICKLE VENTS & SEALED DOUBLE GLAZING UNITS (EXCEPT GARAGE) MINIMUM VENTILATION AREA OF HABITABLE ROOMS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA. PILKS 'K' GLASS TO ALL D/G WINDOWS.

HEATING. SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. HOT WATER SYSTEM TO BE VENTED. HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO BS 1566 PT 1 SEC 5. ALL FLUES TO HAVE EXTERNAL CHASES. THERMOSTAT & TIME CONTROL TO BE FITTED AT HEATING CHANGE IN ACCORDANCE WITH BUILDING REGULATIONS

WASTES. BATH, SINK & SHOWER WASTES TO BE 40 DIAM WASTES TO BE 32. ALL TO HAVE 75 DEEP SEAL TRAPS & BOSSED EYES AT EACH CHANGE OF DIRECTION. AIR ADMITTANCE VALVES TO BE FITTED WHERE WASTE LENGTHS EXCEED 3000 (10 WASTES) & 1700 (2 WASTES) 100 DIAM. VENT PIPES TO HAVE ACCESS PLATES AT BASE & DURABLE CAGES AT TERMINALS MIN 900 ABOVE WINDOW HEADS.

DRAINS. ALL DRAINS TO BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PVC PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (FOUL MIN 1:100) RAINFALL PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE 600 C.C. LINTEL OVER & TO BE SUITABLY PROTECTED BY A RIGID CASING MIN 200 CLEAR ALL PIPES OVER CELLULAR BEDDING & SURROUND. WATER NOT UNDER A DRIVE OR BUILDING LESS THAN 900 COVER PIPES TO BE PROTECTED BY PAVING SLABS PLACED ABOVE NOT LESS THAN 75 PER CENTRE. WATER UNDER A DRIVE & BUILDING LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE BRIDGE ABOVE NOT LESS THAN 75 PER GRAVEL SURFACE WATER DRAINS TO HAVE BUDDING EYES AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE ACCESSIBLE. WASTES TO GO TO ALL FOUL FIRST MANHOLE, FROM THOSE NEARER HOUSE.

I & C. INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM APPROVED PVC SET ON 150 THICK CONCRETE BASE GRADE 'C' COVERS USED GENERALLY & GRADE B RAISED IN A DRIVE SET ON 150 THICK CONCRETE PLINTH

SOAKAWAYS ALL SURFACE WATER DRAINS TO DISCHARGE INTO MIN 1M³ CLEAR BUBBLE SOAKAWAYS SITED MIN 5M FROM ANY BUILDING

DRIVEWAY 50 (SCREENED) WASHED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS OR LEAN MIX BASE.

FOOTPATHS 50 CONCRETE PAVING SLABS SET ON HARDCORE & LEAN MIX.

MECH. VENT. DUCTED VENTILATOR EXTRACTOR FANS TO BE PROVIDED TO BATHROOMS (MIN 15 LITRES/SEC) & TO KITCHENS (BY COOKER HOOD VENTILATED TO OUTSIDE (MIN. 30 LITRES/SEC) DUCTS IN LOFT SPACE TO BE INSULATED.

FAN DETAILS: 1 BENEDICOM CMF 240 WC 6MF HB0

SMOKE ALARMS. PROVIDE AS INDICATED, ALL TO BE INTERCONNECTED & MAINS OPERATED WITH STANDBY FUSE. TO B.S. 5446 PT 1 & TO APPROVED DOCUMENT B1.

GLAZING. ALL GLAZING TO BE TO APPROVED DOCUMENT N ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL TO BE TOUGHENED GLASS TO BS 6206 PT 1. ROOFLIGHTS TO BE IN TOUGHENED GLASS TO BS 6206 PT 1.

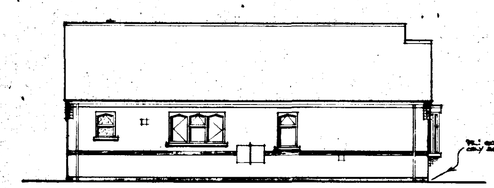
No.	Summary	251	250	Lintel	Lintel
1	600 x 600	—	—	GL 2	2 No
2	900 x 1215 (1%)	—	—	GL 2	1 No
3	1800 x 1215 (2%)	—	—	UL 2	2 No
4	1065 x 1215 (1%)	—	—	UL 2	1 No
5	2100 x 1215 (2%)	OHP	OHP	UL 2	1 No
6	1965 x 1215 (2%)	—	—	UL 2	1 No
7	2400 x 1215 (2%)	OHP	OHP	UL 2	1 No
8	1800 x 1215 (2%)	—	—	UL 2	2 No
9	"	—	—	UL 2	"
10	1800 x 600 (1%)	—	—	UL 2	"
11	1965 x 1215 (2%)	OHP	OHP	UL 2	1 No
12	—	—	—	UL 2	"
13	—	—	—	METAL	1 No
14	SPECIAL	—	—	D 100	1 200

WINDOWS ABOVE 2M TO BE OBSCURE / 1150 (1%) / 1965 (1%) / 1800 (2%) / 1965 (2%).

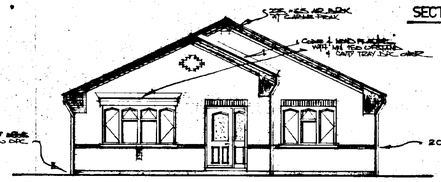
ALL LINTELS INSTALLED TO MANUFACTURERS SPEC. (AND TO B.S. 5628 PT 3 : 1985)

REVISION – 18th April 1995
Roof trusses at max 600 centres
All longitudinal ceiling braces 50 x 100
12·5mm Plasterboard ceilings in lieu of 9·5mm

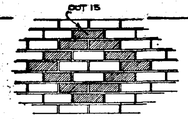
SOUTH HOLLAND DC
HOUSING & PLANNING
24 JUN 1997
Ref: 0109/97



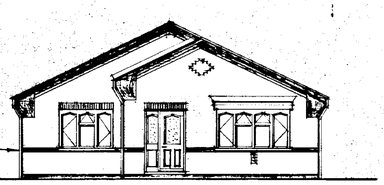
SIDE ELEVATION



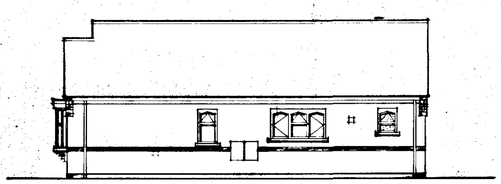
FRONT ELEVATION
DESIGN No 251.



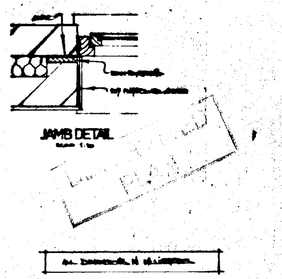
DIAMOND FEATURE

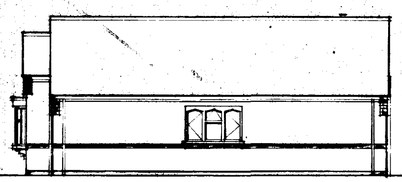


FRONT ELEVATION
DESIGN No. 250.

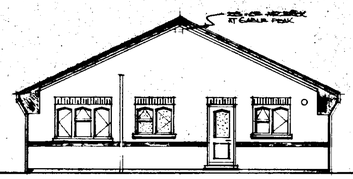


SIDE ELEVATION





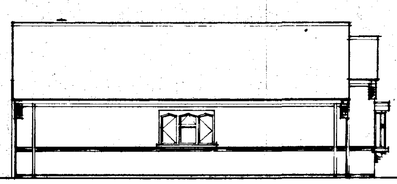
SIDE ELEVATION



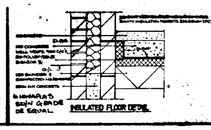
REAR ELEVATION



REAR ELEVATION



SIDE ELEVATION



P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS

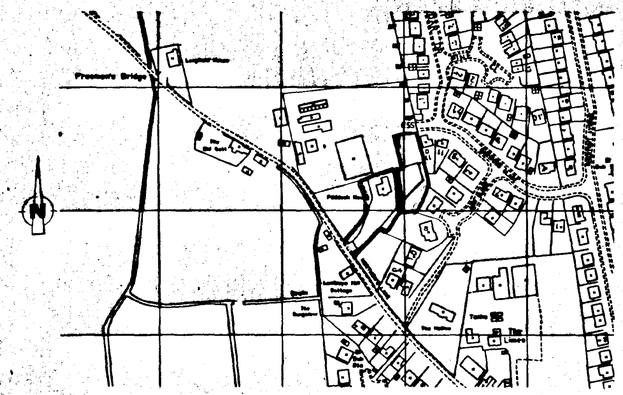
PROJECT
STRATFORD TYPE BUNGALOW.

5/6/95 revised window positions.

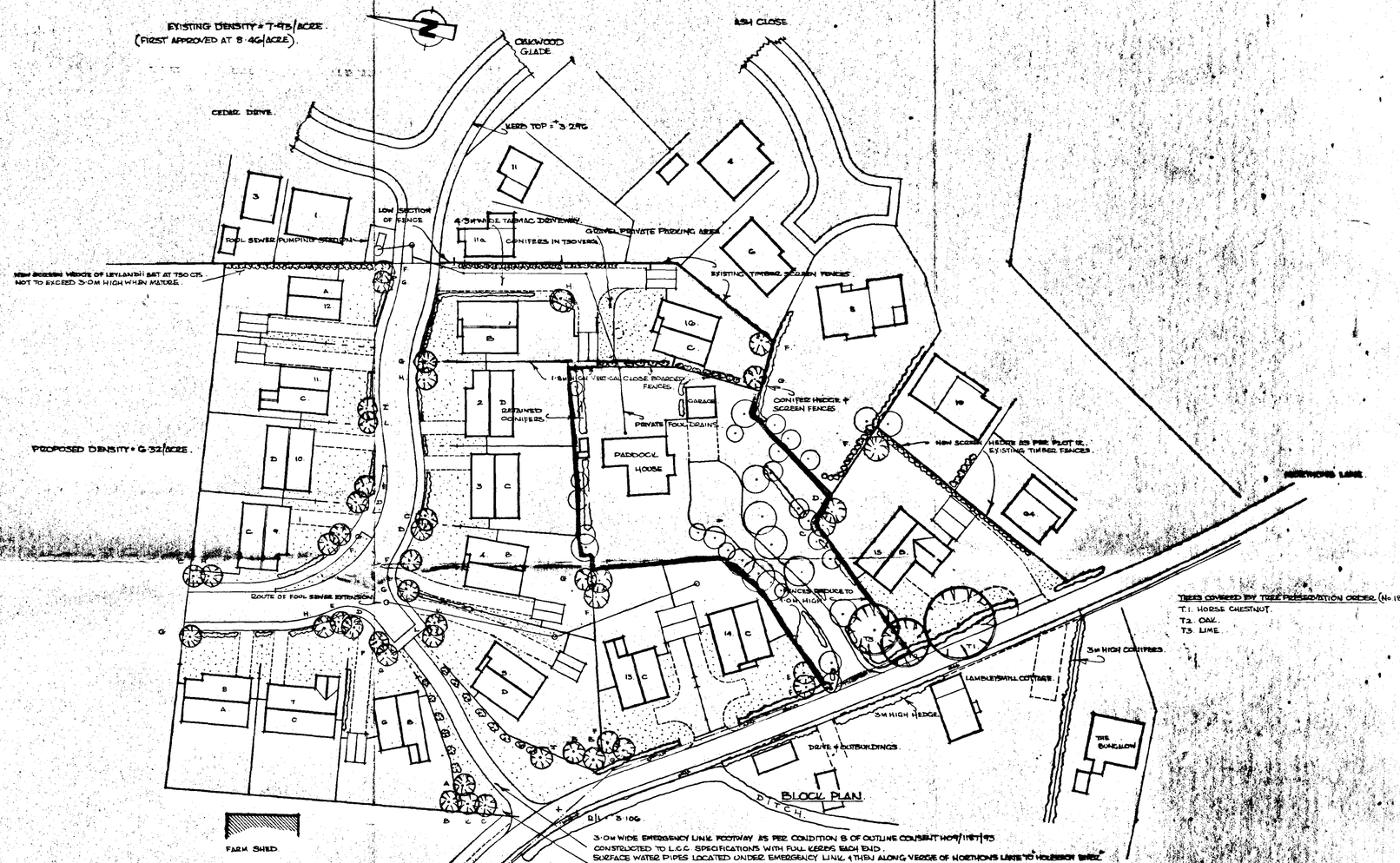
DRAWINGS
STATION ROAD (WEST), LONG SUTTON;
Plots:

SCALES 1:50 & 1:100
DESIGN/PLAN No 250/1.
DATE July '94
DRAWN

U0003396



LOCATION PLAN



LANDSCAPING DETAILS

1·8m HIGH VERTICAL CLOSE BOARD FENCES TO B.S. 1722 and B.S. 3470

FRONT GARDENS SEEDED OR TURFED

NEW COPPER BEECH HEDGES : FAGUS SYLVATICA, SET IN DOUBLE STAGGERED ROWS. 200mm BETWEEN ROWS AND 450mm BETWEEN PLANTS.

NEW TREES TO BE STANDARDS AND SECURED TO TREATED STAKES WITH 2N° TREE TIES, AS KEY;

A	FIELD MAPLE	: ACER CAMPESTRE
B	PAPERBARK MAPLE	: ACER GRISEUM
C	SWEDISH WHITEBEAM	: SORBUS ARIA
D	WHITE WILLOW	: SALIX ALBA
E	FLOWERING RED HAWTHORN	: CRATAEGUS OXYCANTHA
F	SILVER BIRCH	: BETULA ALBA
G	WHITE BIRCH	: BETULA PENDULA VERRUCOSA
H	WILD CHERRY	: PRUNUS AVIUM
I	GOLDEN HORNET	: MALUS
J	NORWAY MAPLE	: ACER PLATANOIDES
K	COMMON ASH	: FRAXINUS EXCELSIOR
L	SMALL LEAVED LIME	: TILIA CORDATA

GENERAL

OPEN SPACES TO THE APPROVAL OF S.H.D.C.'S PARKS DEPT.
ROADS, FOOTWAYS, FOOTPATHS, STREET LIGHTING AND SURFACE WATER DRAINS TO L.C.C. APPROVAL.

ALL FOUL WATER INTO SEWERS FOR A.W.A. ADOPTION.
ALL SURFACE WATER FROM ROOFS TO SOAKAWAYS MIN 5m FROM BUILDINGS.

STREET LIGHT TO L.C.C. SPECIFICATION S/35/C/93
STREET LIGHT TO L.C.C. SPECIFICATION S/35/RL/93
ALL COLUMNS TO HAVE R.E.C. SUPPLIES.

GENERAL WALLING BRICKS	CONTRAST BRICK	ROOF TILES
A. BELTON CAVENDISH GOLDEN BROWN	TUSCAN RED MULTI.	MOSBOROUGH RED.
B. BAGGERIDGE TUSCAN RED MULTI	GOLDEN BROWN.	OLD ENGLISH DK RED.
C. BAGGERIDGE TUSCAN RED MULTI	GOLDEN BROWN.	MOSBOROUGH RED.
D. BELTON CAVENDISH, ANTIQUE MULTI	TUSCAN RED MULTI	OLD ENGLISH DK RED
F.L. QUALITY RICHMOND BRONZE BELOW DPC.		SMOOTH MARLEY MENDIPS

SOUTH HOLLAND DC
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Ref: 0109/94

P. L. ELY (CONTRACTORS) LTD.
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS.

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT OFF OAKWOOD GLADE & NORTHONS LANE, HOLBEACH.

DRAWINGS:
BLOCK & LOCATION PLANS.

SCALES: 1/500, 1/2500.
PLOTS 13,14,15 & 16 ONLY.
DATE: 3/11/96.

DESCRIPTION:
H09/1217/96/SPE/ISSD