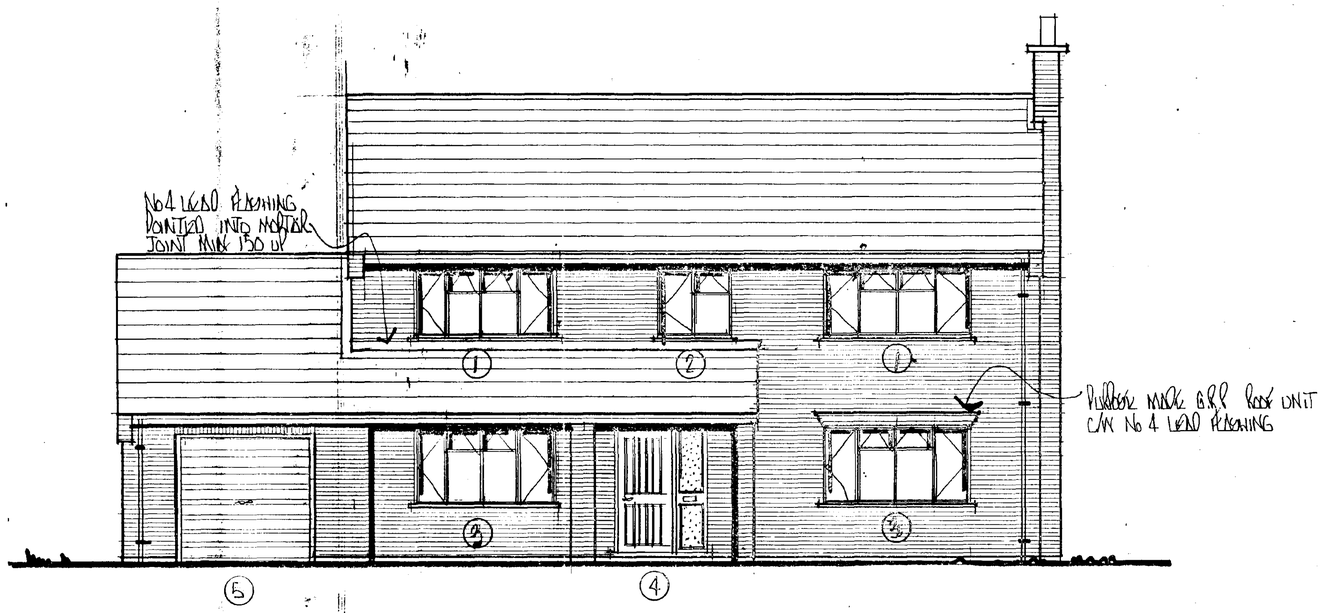
PROPOSED NEW DWELLING AT SLEAGATE RD., SUTTON CROSSKEY, LONG SUTTON, FOR C.W. & T.A. SKEATON

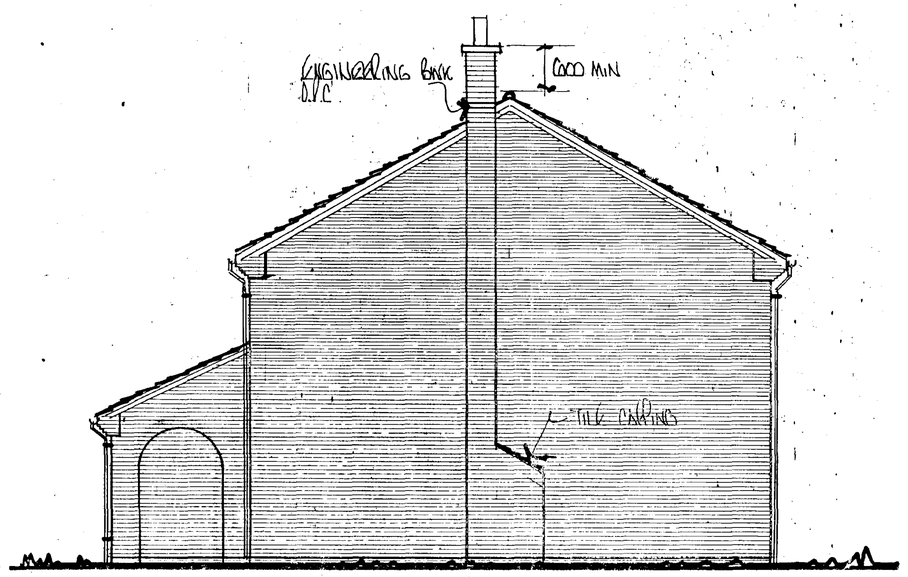
DRWG 1^A OF 3

REV. 'A' DRAWING ADDED TO POWER WALL 22/10/98

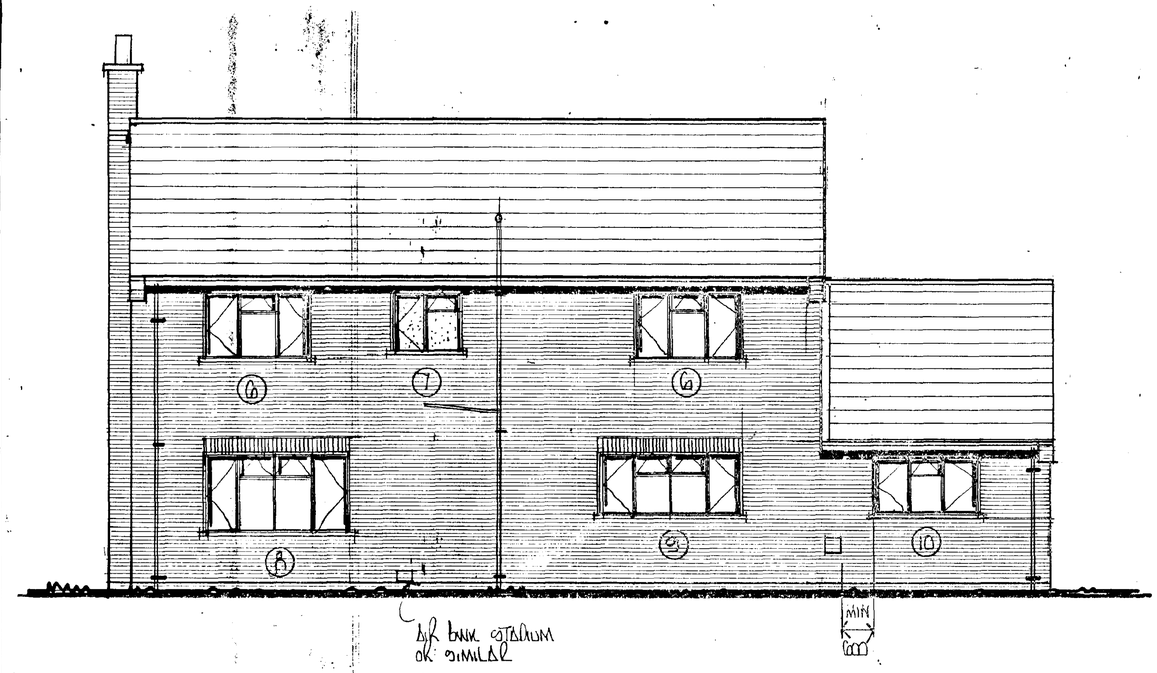


FRONT ELEVATION

SCALE 1/50



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

SOUTH HOLLAND DC
HOUSING & PLANNING
30 OCT 1998
Ref: 014/98

AMENDED PLAN
Ref. A/1

PROPOSED NEW DWELLING AT SEAGATE RD., SUTTON CROSSES, LONG SUTTON. FOR C.W & T.A. SKELTON

DRWG 2 OF 3

Rev A' Revised to suit Building Regs 20/8/97
Rev B' BWK TYPE + MORTAR. ADDED 2/6/98

FOUNDATIONS :-

700 WIDE x 225 DEEP CONC. STRIP FOUNDATIONS TO ALL 265 CAVITY BWK.
450 WIDE x 225 DEEP CONC. STRIP FOUNDATIONS TO ALL 100 INTERNAL LOAD BEARING WALLS. CONCRETE MIX ST4. ALL TAKEN DOWN TO A SUITABLE LOAD BEARING SUB-STRATA IF ANY NON-LOAD BEARING SUB STRATA IS ENCOUNTERED THE DESIGNER IS TO BE INFORMED BEFORE LAYING ANY CONCRETE & THE ADVISE OF A CONSULTING ENGINEER WILL BE OBTAINED. EXTEND FOUNDATIONS TO CHIMNEY STACK. ALL THE ABOVE WORK IS TO BE APPROVED BY THE LOCAL BUILDING INSPECTOR.

WALLS :- (SOLID) (SEE BLOCK STRENGTH TO FRONT & REAR WALLS OF GARAGE)

265 CAVITY BWK. TO COMPRISE :- 100 FACING BWK BUTTERLEY NOTTINGHAM RED RUSTIC CHN BLOCK MORAL 65 CAVITY WITH 65 DRITHERM INSULATION LAID TO MANF INSTRUCTIONS, 100 HEMELITE 570 OR SIMILAR APPROVED INSULATION BLOCK RENDER & SKIM INTERNAL WALLS EXCEPT GARAGE WALLS. MORTAR TO B.R.E DIGEST No 178 & CP121 PART 1 1973 & AS RECOMMENDED BY BWK / BLOCK MANF GAL' OR SIMILAR WALL TIES BUTTERFLY OR TWIST TYPE WITH CENTRAL DRIP & FITTED IN ACCORDANCE WITH BS5628 TIES AT 900 CRS HORIZONTAL & 450 CRS VERTICAL STAGGERED & AT 300 CRS AS NEAR TO DOOR / WINDOW JAMBS AS POSSIBLE. D.P.C'S AROUND ALL OPENINGS. CAVITY TRAYS ABOVE I.G. LINTOLS. D.P.C'S & D.P.M'S TO BE JOINED & CONTINUOUS. CLOSE CAVITY AT WALLPLATE LEVEL. LEAN MIX TO CAVITY MIN. 150 BELOW D.P.C. CLASS 'A' CONC. BLOCKS BELOW GROUND LEVEL. BRICKS BELOW GROUND LEVEL TO BE F.L. QUALITY TO B.S. 3921. DRAINS PASSING THRO WALLS TO BE PROTECTED BY CONC. LINTOL OVER. MIN 50 GAP AROUND FILLED WITH COMPRESSIBLE MATERIAL. 50 x 100 WALLPLATES OFF MORTAR BED WITH 30x5x1000 LG GALV. METAL ANCHOR STRAPS AT MAX. 2m. CRS. PROVIDE THERMAL BREAKS WHERE REQ' IN THE STRUCTURE TO AVOID COLD BRIDGING OCCURING. (THERMABATE CAVITY CLOSURES TO JAMBS / CILLS)

FLOOR :- (GROUND)

150 MIN. CONSOLIDATED HARDCORE BLINDED. 1200 GAUGE D.P.M. LAID 40 mm JABLITE FLOORING GRADE SD/N INSULATION TO WHOLE FLOOR AREA OF HOUSE & PERIMETERS EXCEPT GARAGE. 100 MIN. CONC. ST4 MIX C25 SAND / CEMENT SCREED. CONC TO GARAGE FLOOR TO BE FLOAT FINISH

FLOOR :- (FIRST)

19 WEYROC OR SIMILAR APPROVED T&G BOARDING WATER RESISTANT TO BATHROOM. 225 x 75 SC3 GRADE AT 400 CRS TO BEDROOM 3. 225 x 50 SC3 GRADE AT 400 CRS TO BEDROOMS 1 & 2 & 4 SEE FLOOR JOIST PLAN ON DRWG 3 OF 3. PROVIDE HERRINGBONE STROTTING BETWEEN JOISTS. 10 PLASTERBOARD & ARTEX FINISH.

ROOF :- (HOUSE & GARAGE) TRUSS MANF. DETAILS & CALCS TO BE SUBMITTED TO B.W.D.C. 28 DAYS BEFORE ERECTION

MARLEY OR SIMILAR APPROVED CONC. INTERLOCKING ROOF TILES TYPE :- MARLEY "MENDIP" SMOOTH GREY FITTED TO MANF. INSTRUCTIONS. 75 HEADLAP OFF 38 x 25 T.T. TILING BATTENS ON 1 LAYER OF UNTEARABLE ROOFING FELT TYPE 1F BS747 WITH MIN 150 LAPS. TWINARATE "LINK" OR SIMILAR APPROVED TRUSSES AT MAX 400 CRS. (600 CRS MAY BE USED BUT PLASTERBOARD TO CEILING TO BE INCREASED TO 12mm) TO COMPLY WITH BS.5268 PART 3 1985 & FITTED TO MANF. INSTRUCTIONS. 200 F/G INSULATION 100 BETWEEN JOISTS 100 OVER JOISTS. 10 FOILBACKED PLASTERBOARD & ARTEX FINISH. TO GARAGE CEILING PROVIDE 12 GYPROC FIRELINING BOARD & ARTEX C/W FIRE STOP TO WALLS TO GIVE 1/2 HR FIRE RESISTANCE. 100 H.R. P.V.C GUTTERS 68Ø P.V.C. R.W.P's. WATER TANK & LOFT HATCH CONSTRUCTION IN ACCORDANCE WITH TRUSS MANF. INSTRUCTIONS.

WALLS :- (STUD)

75 x 50 BRACED TIMBER AT 400 CRS OFF 75 x 50 SOLE PLATE. F/G INSIDE IF REQ'. 10 PLASTERBOARD & SKIM BOTH SIDES.

ROOF :- (PORCH)

AS HOUSE TILES ETC. BUT USE MONO PITCH TRUSSES ALL OFF 225 x 50 TRIMMERS ACROSS THE FRONT. TRIMMERS TO BE BOLTED TOGETHER.

DRAINS :-

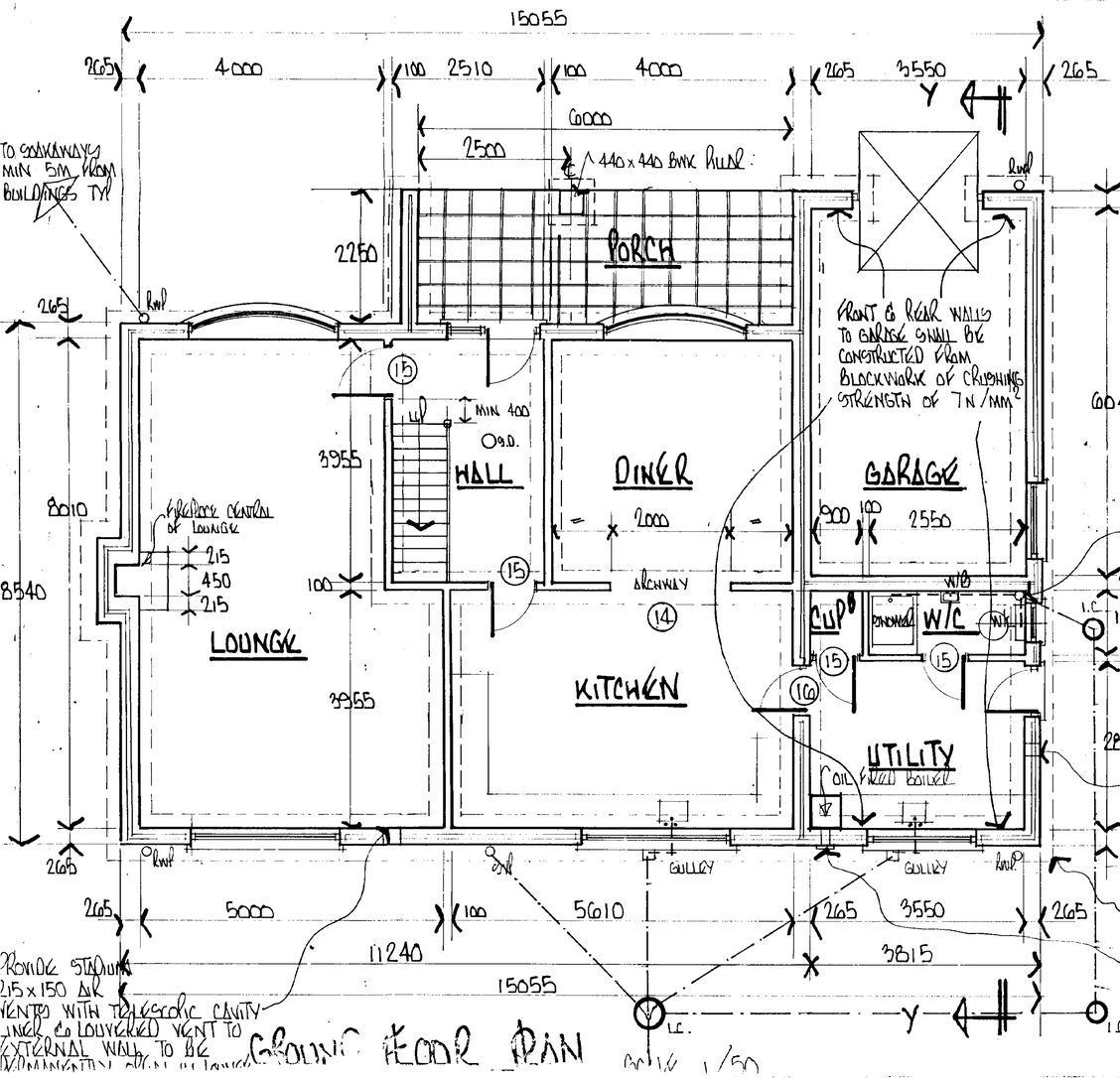
POLYDRAIN OR SIMILAR APPROVED 110Ø uPVC LAID TO A SELF CLEANSING GRADIENT. ALL JUNCTIONS TO HAVE SLOW BENDS. PROTECT ALL DRAINS NOT HAVING GOOD COVER WITH CONC SLABS / PATH. IF LAID UNDER ROAD PROVIDE CONCRETE HAUNCHING OVER. PIPES TO BE LAID ON SELECTED BACKFILL & GRANULAR BED. S.V.P. TO EXTEND 900 ABOVE WINDOW HEADS & TERMINATE IN BALLON FINIAL. 75 DEEP SEAL TRAPS & RODDING POINTS TO ALL WASTE PIPES. 50 mm PIPE TO SHOWER. 40 mm PIPE TO SINK & BATH & BASIN. I.C's TO BE POLYDRAIN HIGH DENSITY BLACK POLYETHYLENE WITH LID SEAL & CAST IRON I.D BUILT OFF FIRM BED. MIN. FALL OF DRAINS 1 IN 80

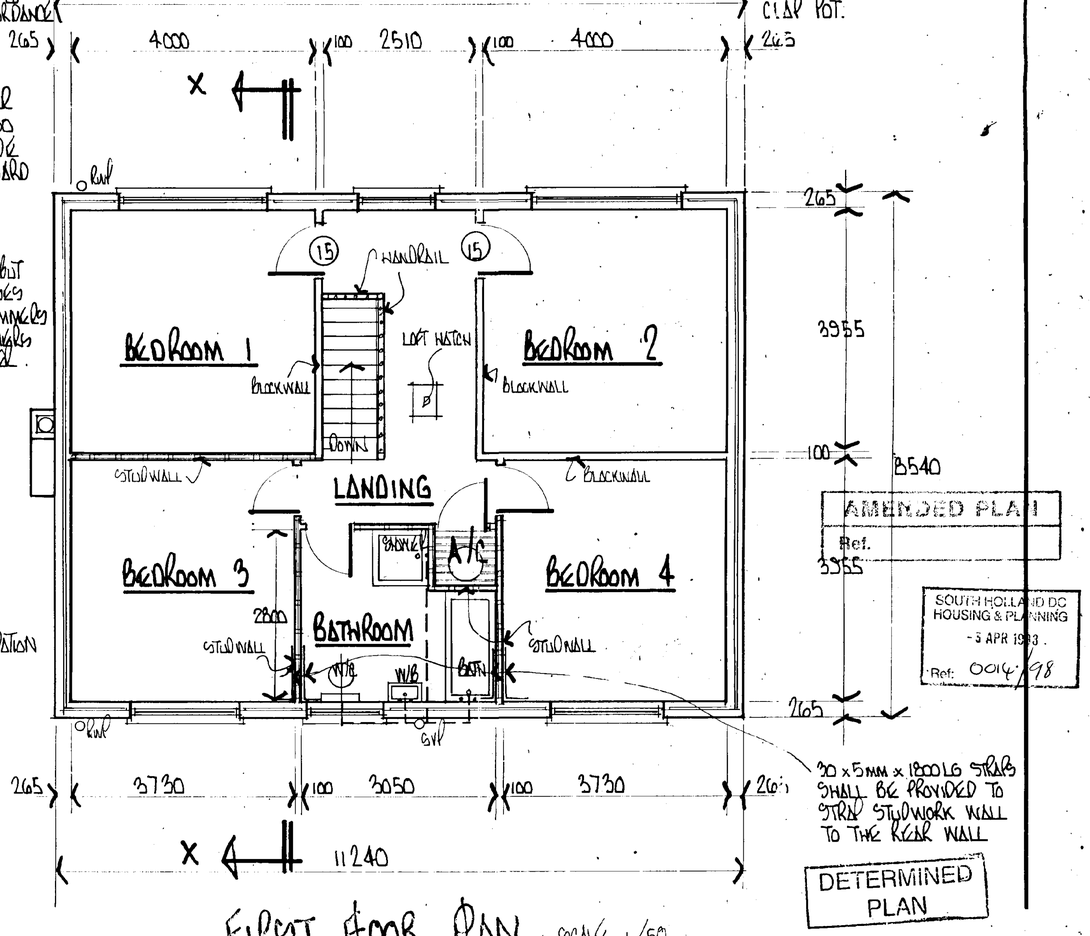
VENTILATION :-

PROVIDE MECHANICAL VENTILATION TO BATHROOM TO GIVE A MIN. AIRFLOW OF 15 LITRES PER SECOND DUCTED TO EXTERNAL AIR. TO KITCHEN PROVIDE MECHANICAL VENTILATION TO GIVE A MIN. AIRFLOW OF NOT LESS THAN 60 LITRES PER SECOND OR INCORPORATE WITHIN A COOKER HOOD & EXTRACTING AT A RATE NOT LESS THAN 30 LITRES PER SECOND. HOT WATER SYSTEM TO BE VENTED. HOT WATER CYLINDER & PIPES TO BE INSULATED. UTILITY ROOM TO HAVE MECHANICAL VENTILATOR OF 30 LITRES PER SECOND

FIRE RISK :-

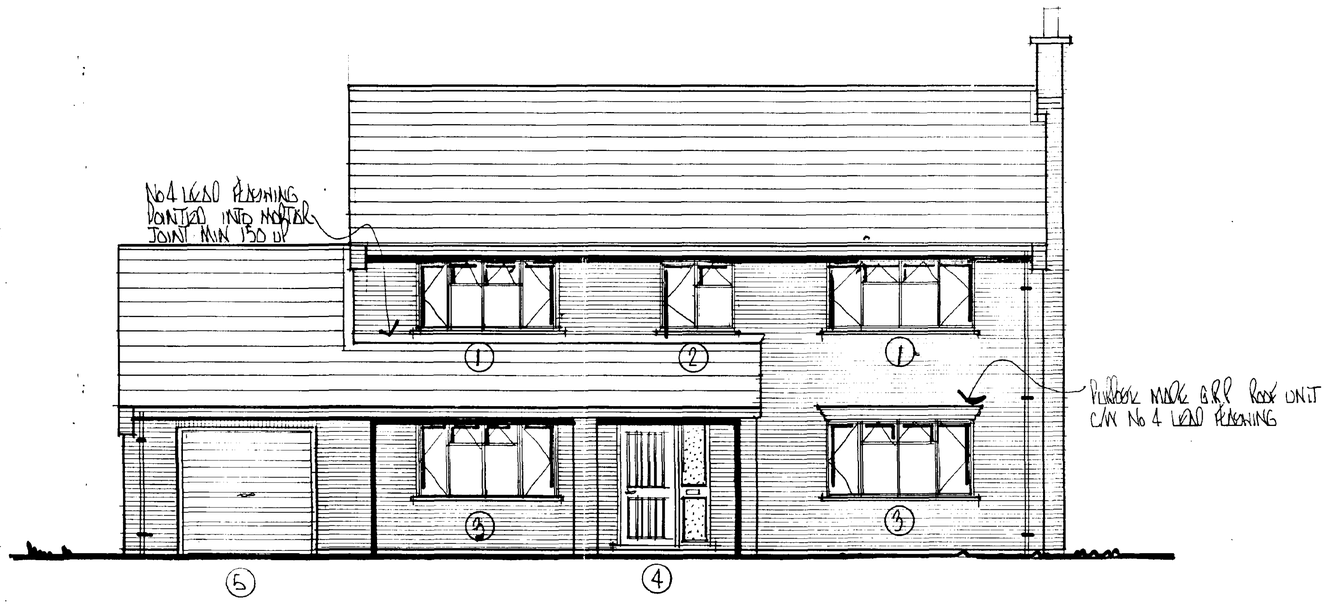
OPEN FIRE TO LOUNGE TO BURN SMOKELESS FUEL. HEARTH TO APPROVED DOCUMENT J PART 3 TO BE OF NON COMBUSTABLE MATERIAL & AT LEAST 125 THK. MIN. 225Ø REBATED CLAY FLUE LINERS TO BS 1181 WITH SOCKETS UP. PROVIDE AIR BRICKS TO GIVE PERMANENT 5500 mm² AIR FLOW. ALL TIMBER TO BE MIN. 40 AWAY FROM CHIMNEY. STACK TO BE MIN. 440 Ø OD WITH 2 No COURSES BLUE ENGINEERING BRICKS D.P.C. No 4 LEAD FLASHING STEPPED WITH COVER APRON. STACK TO TERMINATE IN 75 CONC CAP & C.I. POT.





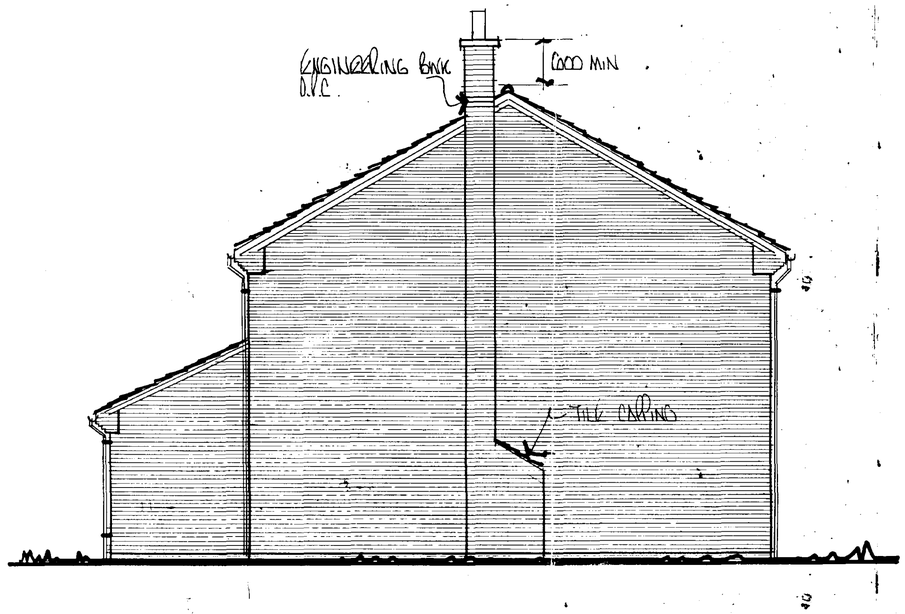
PROPOSED NEW DWELLING AT SLAGGATE RD., SUTTON CROSSKEY, LONG SUTTON, FOR C.W. & T.A. SKELTON

DRWG 1 OF 3

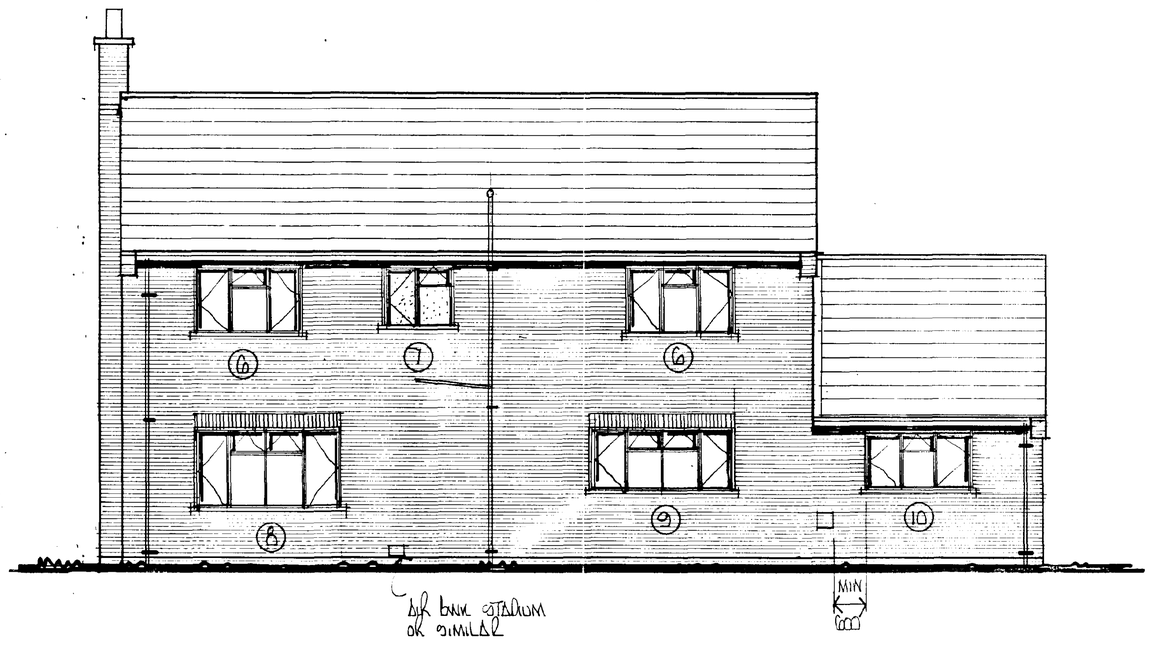


FRONT ELEVATION

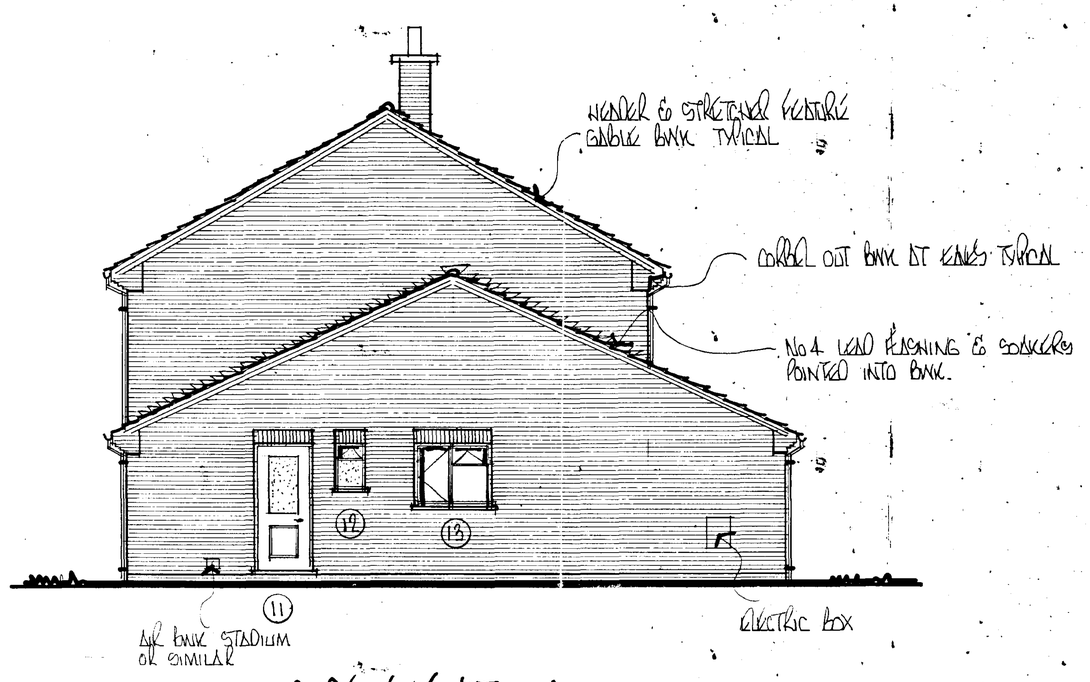
SCALE 1/50



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

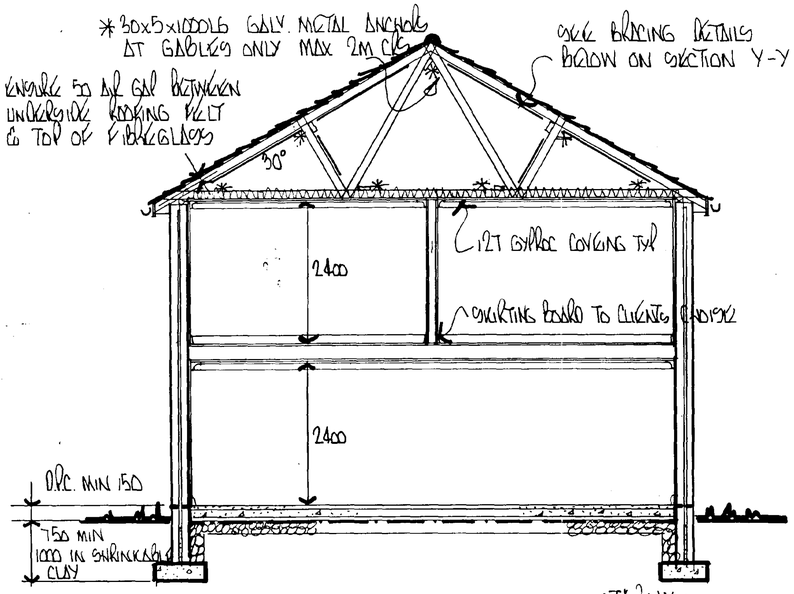
SOUTH HOLLAND D.C.
HOUSING & PLANNING
- 7 JAN 1998
REC: 8/1/98.

DETERMINED PLAN

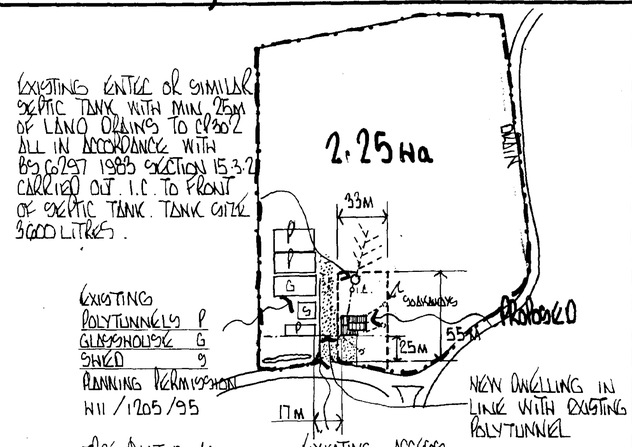
PROPOSED NEW DWELLING AT SEAGATE RD., SUTTON CROSSES, LONG SUTTON FOR C.W. & T.A. SEATON

REV. A. REVISED TO SUIT BUILDING REGS 30/8/97
REV. B. POLYTUNNEL ADDED TO BLOCK PLAN SITE AREA TO DWELLING ADDED

DRWG 3 OF 3



SECTION X-X



BLOCK PLAN

SCALE 1/2000

REF.	QTY	BOULTON & PAUL SOFTWOOD	LINTOL I.G. INSULATED	LENGTH
1	2	B4.2CVVC	L1/HD50	2700
2	1	B2.2CV	L1/HD50	1500
3	2	CSB4.3CV	L1/HD50	2700
4	1	WCR150 OFF HAND (FRAME)	L1/HD50	1800
5	1	TOBOGGANS (FRAME)	L1/HD50	2400
6	2	B3.2CVC	L1/HD50	2100
7	1	B2.0CV	L1/HD50	1500
8	1	B4.3CVVC	L1/HD50	2700
9	1	B4.0CVVC	L1/HD50	2700
10	1	B3.0CVC	L1/HD50	2100
11	1	FNG (FRAME)	L1/HD50	1200
12	1	NO7V	L1/HD50	750
13	1	B2.0CV	L1/HD50	1500
14	1	INTERNAL ARCH.	HD BOX 100	2300
15	6	INTERNAL DOORS	INTERNAL 100	1050
16	1	INTERNAL DOOR	L1/HD50	1200

BOILER :- (MIN 60000 BTU. NON CONDENSING) OIL FIRED BOILER CLAMAY QUARTET OR SIMILAR APPROVED WITH HORIZONTAL BALANCED FLUE WITH DUCTING & GRILLE TO EXTERNAL WALL. PROVIDE AIR VENT TO EXTERNAL WALL ALL AS PER LOUNGE. OUTLET FROM BOILER TO BE AT LEAST 600 FROM ANY OPENING. BOILER/FLUE TO BE INSTALLED TO MANF INSTRUCTIONS & APPROVED DOCUMENT J OF THE BUILDING REGS. APPLIANCE TO HAVE AT LEAST 150 NON-COMBUSTIBLE DISTANCE ON HEARTH TO REAR & SIDES & AT LEAST 300 TO FRONT IF OPENABLE. BOILER TO BE ON SOLID NON COMBUSTIBLE HEARTH AT LEAST 125 THK. ANY WALL WITHIN 150 OF HEARTH SHOULD BE OF SOLID NON-COMBUSTIBLE MATL AT LEAST 75 THK. FOR 1 HT. AT LEAST 1200 ABOVE HEARTH.

APPROVED PLAN
DETERMINED PLAN
P/T 0014/98

STAIRWAY :- BOULTON & PAUL STD. STRAIGHT FLIGHT 13 UP CLOSED STRING STAIRWAY WIDTH 855. RISE 200 GOING 260 TG. PITCH MAX. 42°. CLEAR HEADROOM OF AT LEAST 2M VERTICAL FROM PITCH LINE. HANDRAILS TO BE BETWEEN 900 & 1000 VERT. ABOVE PITCH LINE. GUARDING TO LANDINGS NICKNOKED VERTICAL TO BE 900. ANY GUARDING TO A FLIGHT OR LANDING BE SO CONSTRUCTED SO THAT A 100Ø SPHERE CANNOT PASS THRO. HANDRAILS TO STAIRS DESD TO BE IN ACCORDANCE WITH J 27 APPROVED DOCUMENT K.

ALL CODES GIVEN ARE FOR BOULTON & PAUL SOFTWOOD JOINERY WITH RECRATES FOR DOUBLE GLAZED SEALED UNITS. CLIENT WILL REQUIRE U.P.V.C. ALL WINDOWS TO HAVE TRICKLE VENTS ALL I.G. LINTOLS INSULATED LAID TO MANF. INSTRUCTIONS WITH MIN. 150 END BEARING. WINDOWS TO HAVE MIN 12MM AIR GAP TO DOUBLE GLAZED UNITS. TOUGHENED GLASS TO BS 6206 STD. WINDOWS ANY GLASS WITHIN 800MM ABOVE F.F.L. DOORS ANY GLASS WITHIN 1500MM ABOVE F.F.L.

SMOKE DETECTORS :- PROVIDE SMOKE DETECTORS IN HALLWAYS / LANDINGS TO BS 5446 Pt1

SURFACE WATER DRAINAGE :- 110Ø U.P.V.C. POLYDRAIN OR SIMILAR PIPE TO MIN. 1200Ø BRICK FILLED HOLE WITH POLYTHENE OVER & COVERED WITH TOP SOIL.

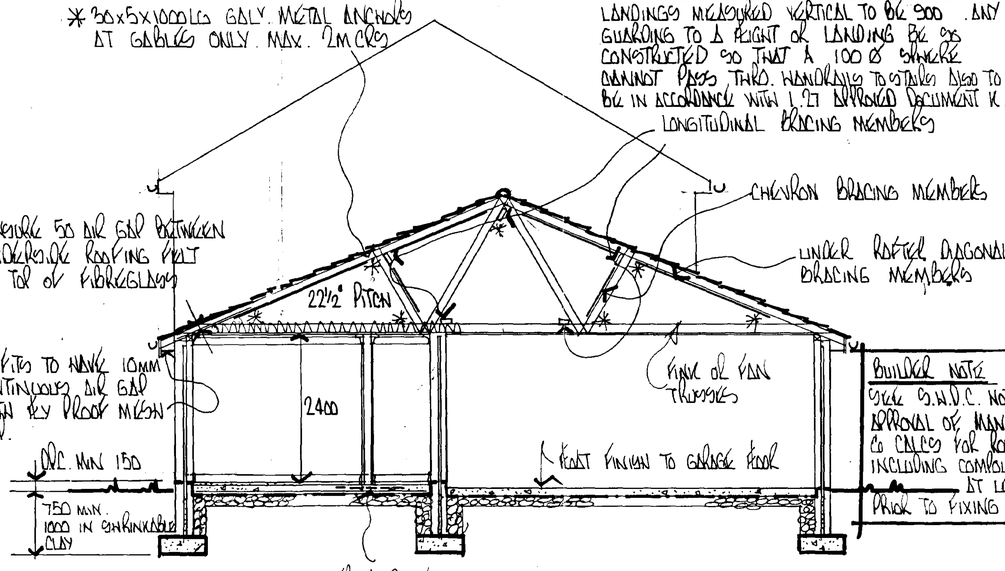
ELECTRICS :- SOCKETS / OUTLETS / LIGHTING POINTS TO I.E.E. REGULATIONS & N.H.B.C. STD. POSITIONS TO BE AGREED WITH CLIENT PRIOR TO FITTING

HEATING / HOT WATER SUPPLY SYSTEM CONTROLS :- FIT T.R.V. TO ALL NEW RADIATORS & THERMOSTATS / TIME SWITCH TO HOT WATER CYLINDER. CYLINDER SIZE 915 x 450 WITH 25MM MIN. LAGGING

FOOD STORAGE :- THE MIN. FOOD STORAGE CAPACITY IS 1.75 CU.M. THIS CAN BE IN THE FORM OF A PANTRY OR SUCH OTHER FITMENT FOUND IN OR OFF A KITCHEN I.E. FITTED UNITS. REFRIGERATOR. FREEZER. AN AMALGAM OF ANY OF THE ABOVE WHICH PRODUCES 1.75 CU.M IS SATISFACTORY SOME PART MUST BE CAPABLE OF BEING VENTILATED BY NATURAL OR MECHANICAL MEANS.

FOOTPATHS & DRIVE :- PROVIDE CONCRETE SLAB OR CONCRETE FOOTPATH AROUND HOUSE TO CLIENTS CHOICE. SET SLABS AWAY FROM WALLS & INFILL WITH 20MM PURPLE GRANITE CHIPPINGS. PROVIDE 20 MM PURPLE GRANITE CHIPPINGS TO DRIVE OFF MARLOCKE BASE. C/W CONC. EDGE KERBING.

TRICKLE VENTILATION 8000 mm² TO ALL HABITABLE ROOMS, 4000 mm² TO OTHER ROOMS



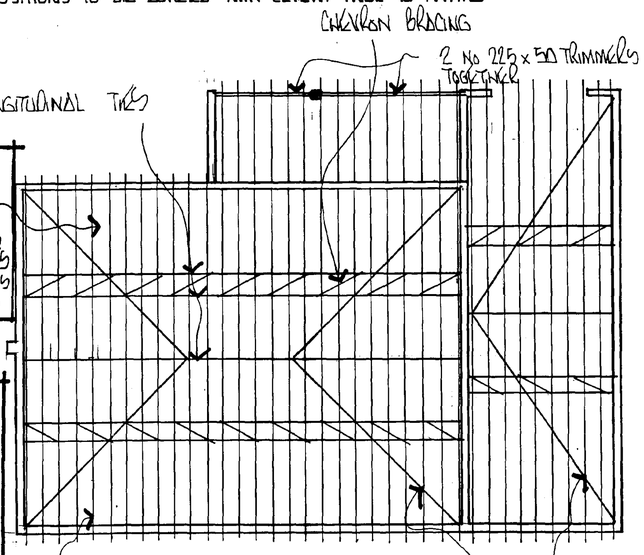
SECTION Y-Y

ALL BRACING MEMBERS TO ROOF TO BE MIN 25 x 100

BUILDER NOTE
SEE S.W.D.C. NOTE RE APPROVAL OF MANF DETAILS & CALCS FOR ROOF TRUSSES INCLUDING COMPOUND TRUSSES AT LEAST 28 DAYS PRIOR TO FIXING OF TRUSSES

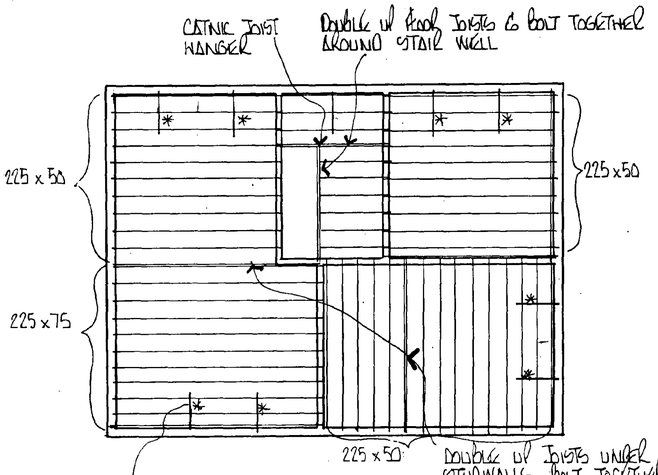
BUILDER NOTE
BEFORE ORDERING GARAGE / PORCH TRUSSES CHECK ENOUGH DISTANCE FOR LEAD FLASHING ALLOWED UNDER FRONT BEDROOM WINDOWS TRUSS PITCH SHOWN AT 22½°

TRUSSES AT 600CRS SHOWN CLIENT MAY REQ THEM TO BE AT 600CRS.



ROOF PLAN

SCALE 1/75



*LATERAL RESTRAINT STRAPS MIN. 3 NO JOISTS & NOGGING OUT AT MAX. 2M. CRS

FLOOR JOIST PLAN