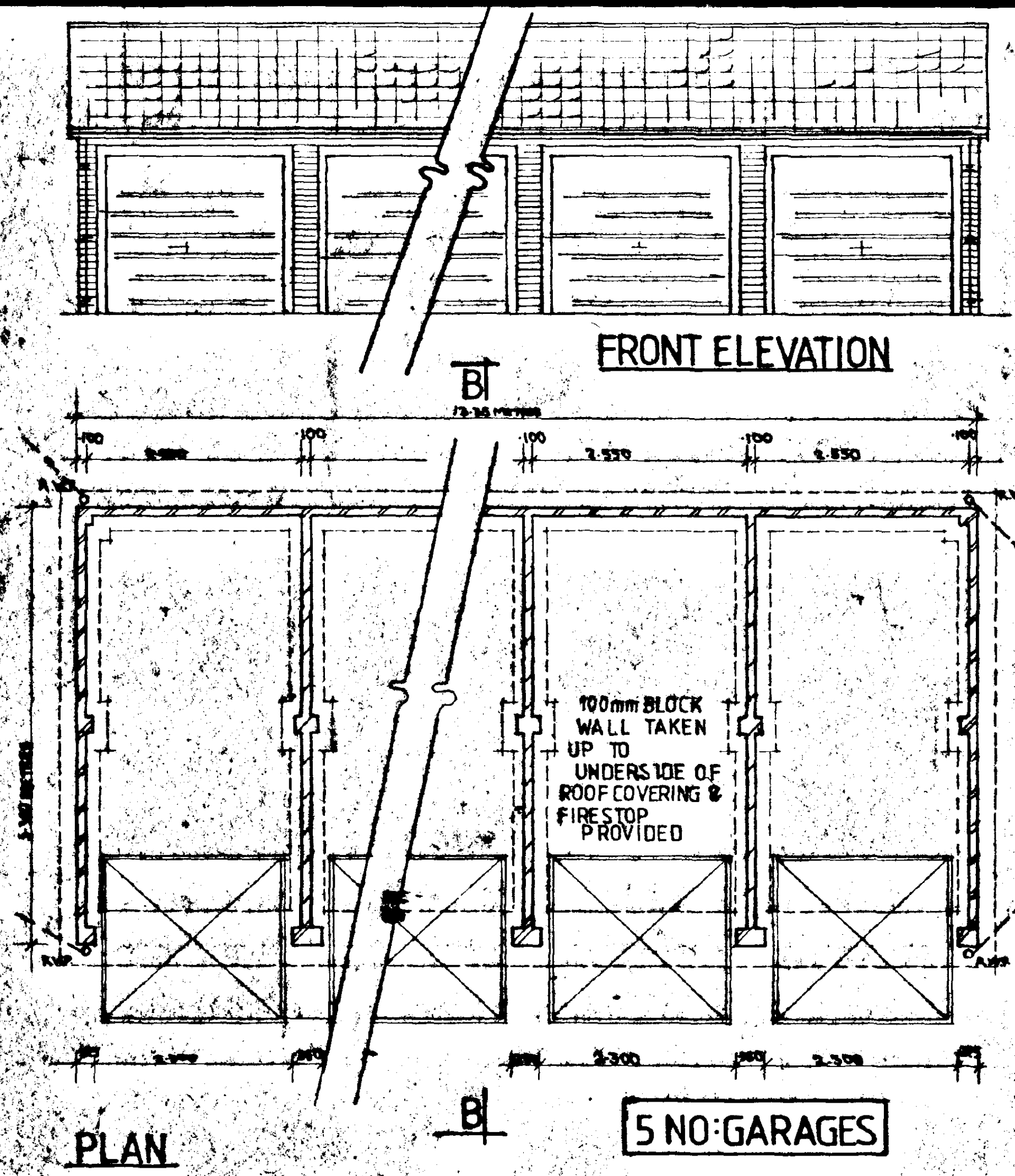
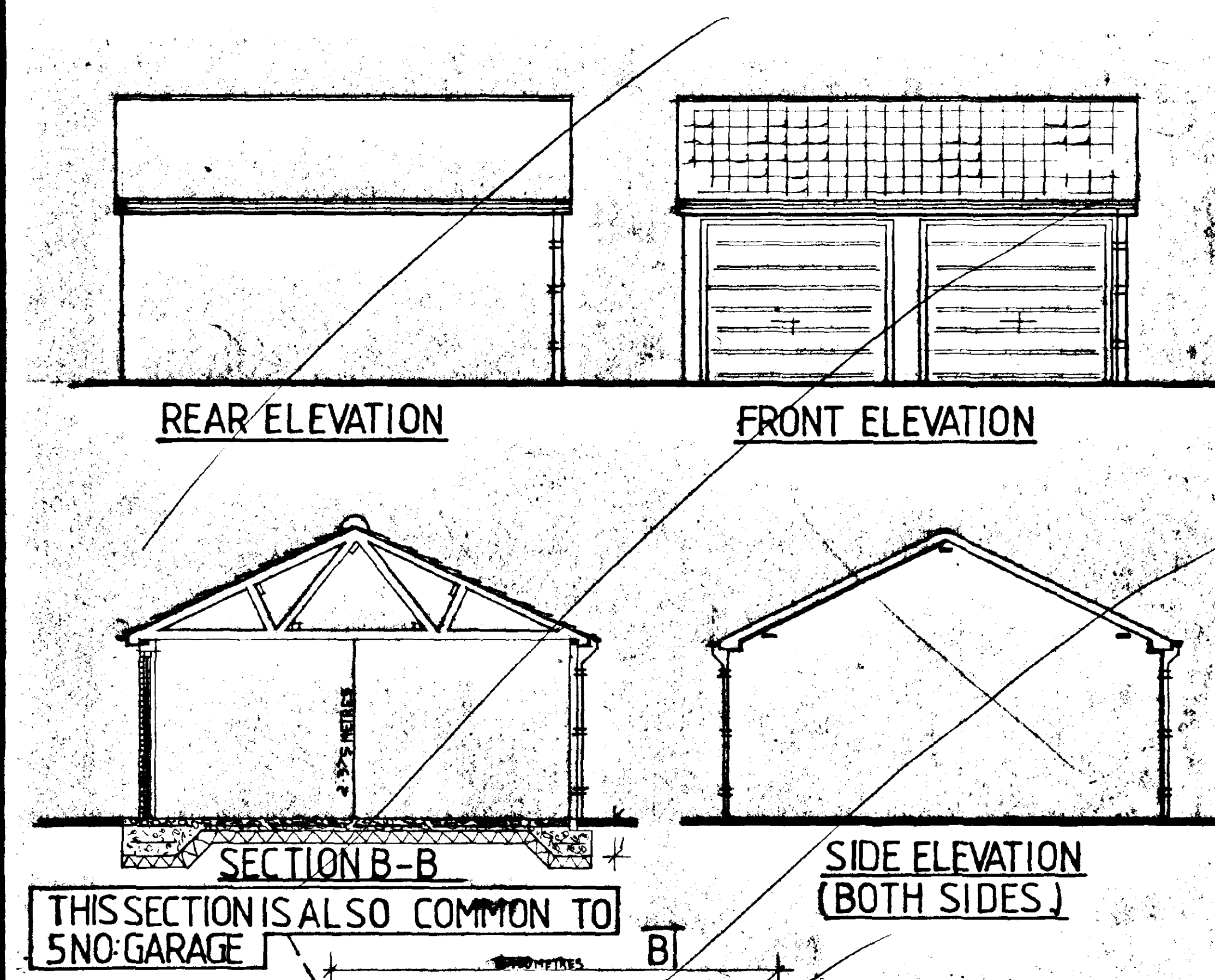
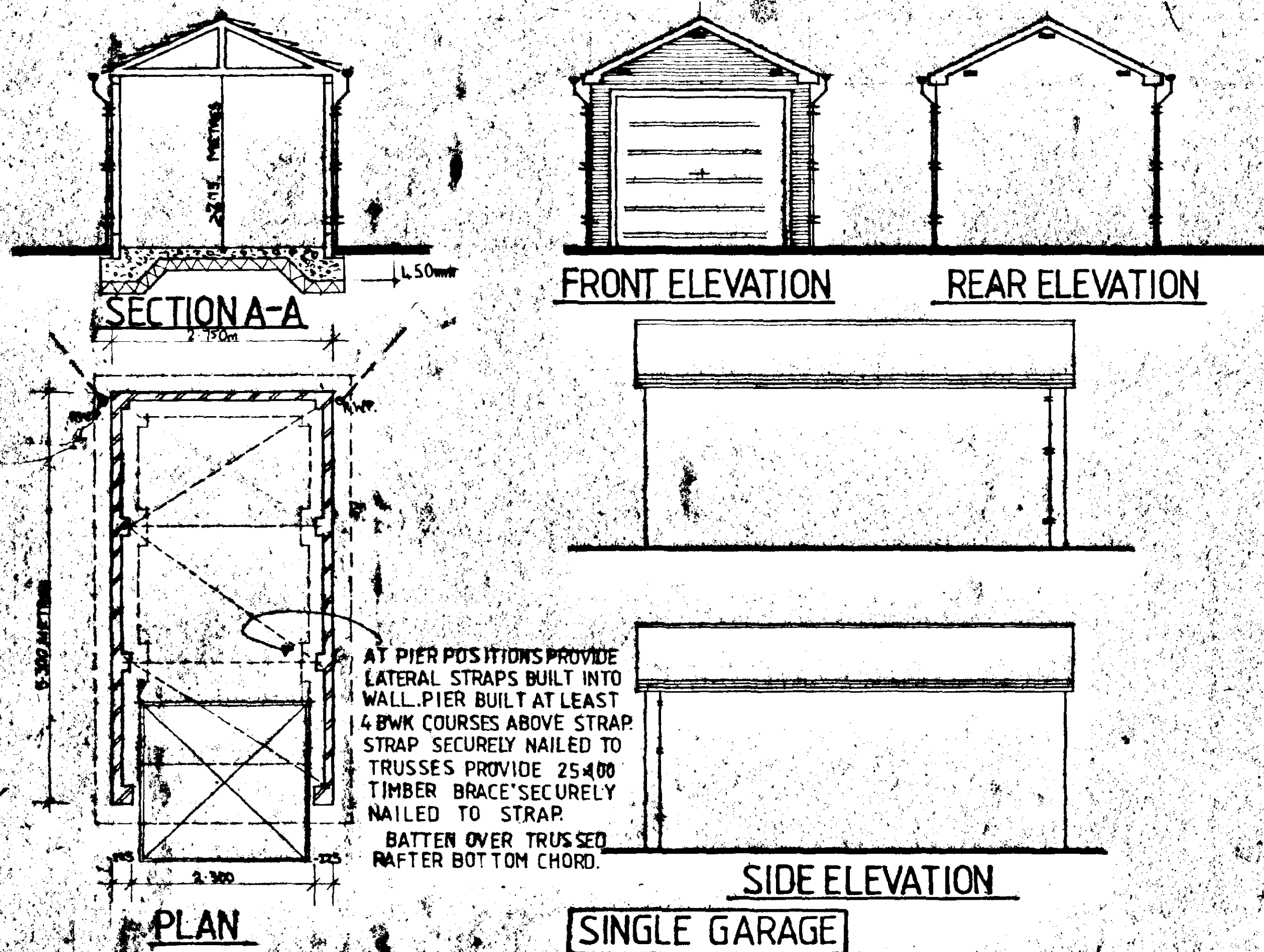
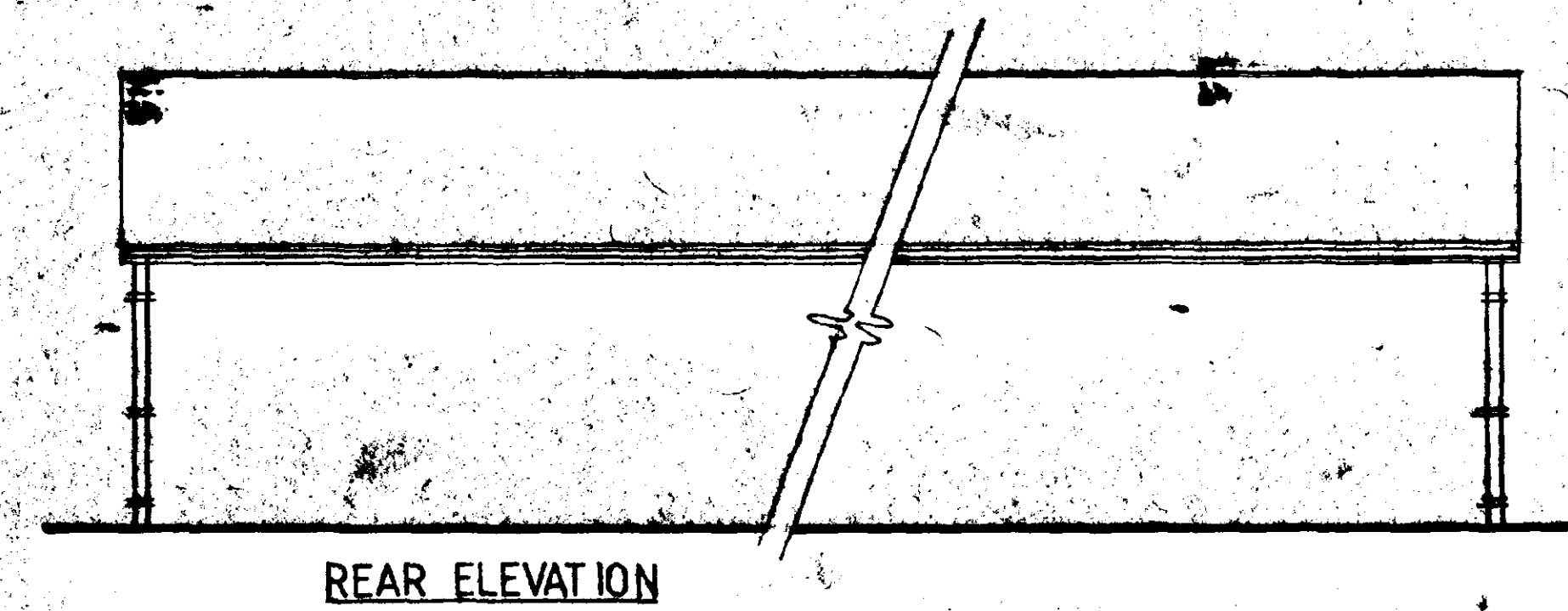
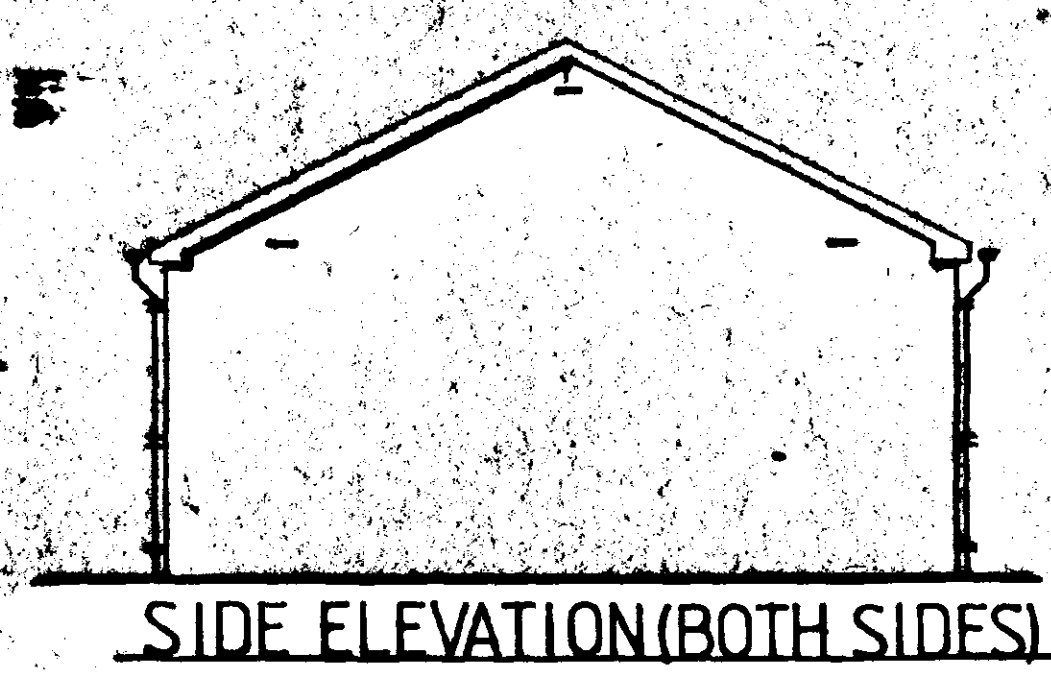




FOR SECTION SEE SECTION B-B FOR DOUBLE GARAGE.



ROOF CONSTRUCTION:
 Conc. interlocking roof tiles (see site plan) on 38 x 25 s/w treated timber battens on underfelt to S.S. 747 (type IF) lapped 150mm horizontally and 100mm vertically. Twinplate link type trusses 8.500 c/c. 8.500 pitch in accordance with S.S. 2268 part 3 1985.
 Provide bracing comprising:
 25 x 100 longitudinal bracing, 25 x 100 bracing on internal members, 2 no. 25 x 100 30° gable ceiling bracing and 25 x 100 diagonal roof bracing.
 Provide 50 x 100 wallplate. All trusses and gable raddlers (if any) to be strapped to wallplate. The gable wall at verges and ceiling level with S.S. anchors and lateral restraining straps at a max. of 1.200m c/c. At lateral strap positions provide pack and 58 x 50 noggin to trusses.

RAINWATER GOODS EPP:
 P.V.C. rainwater goods, 100 half round gutters and 65 Ø downpipes.
 25 x 175 p.s.e. fascia and bargeboards.

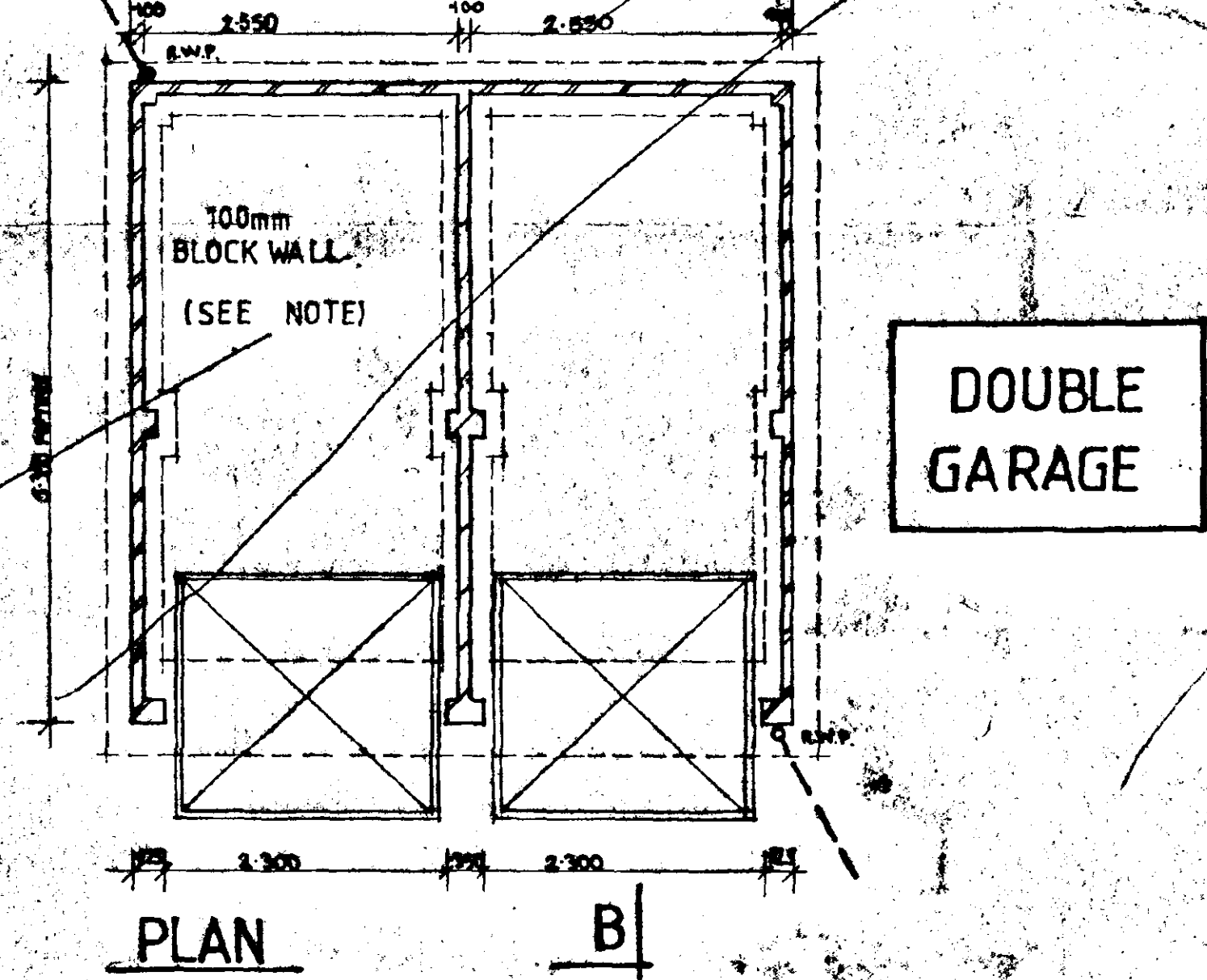
WALLS:
 100 facing bricks (see site plan). Provide bit. felt d.p.c. 150 above ground level. Internal walling to double and block of 5 garages to be blockwork as indicated.

NOTE: Twinplate link type trusses as stated in roof construction to be used to double and block of 5 garages only. To single garage use Twinplate king post type trusses.

NOTE: Provide Handers up and over steel doors or similar to dimensions 2134 x 2134. Provide over I.G. 200 box lintel to give min. 150 end bearing.

FLOOR/FOUNDATION:
 150mm R/C raft foundation. Under walls thicken out to 300 mm thick x 450 wide under 100 mm walls 300mm thick x 700 wide under 200mm walls. Reinforcement to raft to be 1 No. layer B1131 mesh with 50mm min. cover. Toe of conc. raft to be 450mm below ground level. 1800 gauge p.v.c. d.p.m. 150mm blinded and consolidated hardcore sub structure walls Class 4 bit.

DRIVWAY PAVING CONSTRUCTION:
 100mm of vitrified clay pavers 'Superstone' finished jointed to fall 1:70 bedded in 50 mm gravel. Pipes to discharge into 1.200m Ø soakways sited 5.00m from buildings.



status design

08 NOV 1994

1023/94

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

Tel: Holbeach (0406) 362410

STATUS HOUSE
 1 PRINCES STREET,
 HOLBEACH, SPALDING,
 Lincs. PE12 7BB

D&H BUILDINGS

TIME WALK
 LONG SUTTON
 SPALDING Lincs

TEL. HOLBEACH
 (0406) 362410

scales.
1:50

date.
JULY 89

drg. no.
DH/WSG

drawn.
S.C.N.

DETERMINED

PLAN

Notes & Schedules

Posn	Joinery	Lintol	Length
1	312 CC	1G L1/S	2100
2	312 CC	1G L1/S	2100
3	212 C	1G L1/S	1500
4	210 C	1G L1/S	1500
5	310 CC / FNS	1G L1/HD	3000
6	312 CC	1G L1/S	2100
7	312 CC	1G L1/S	2100
8	110 C	1G L1/S	900
9	FE 120 app	1G L1/S	1500
10	312 CC	1G L1/S	2100

JOINERY CODES BOULTON & PAUL

Smoke Detector

CONTRACTOR TO CHECK ALL DIMENSIONS
ON SITE BEFORE WORK COMMENCES
COPYRIGHT RESERVED

revision	date	init	revision details
A	11/10/95	AD	SMOKE DETECTOR



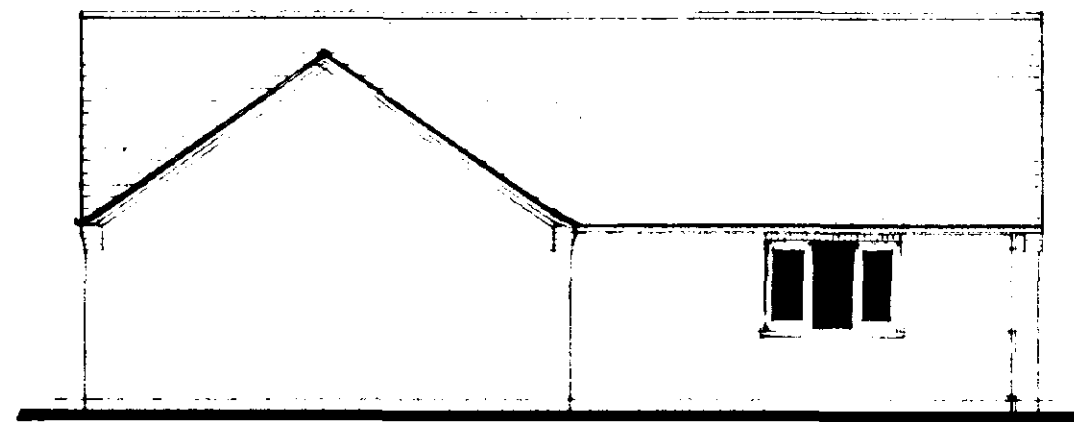
client
project
PROPOSED BUNGALOW & GARAGE
47 LITTLE SUTTON
LONG SUTTON
SPALDING
Lincs.

drawing
DETAIL PLANS.

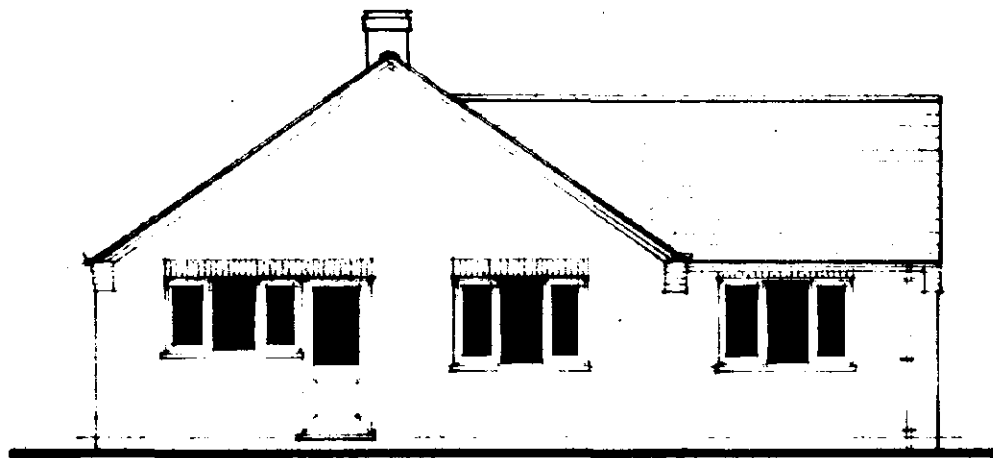
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11/10/95
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drawn
JAN '95



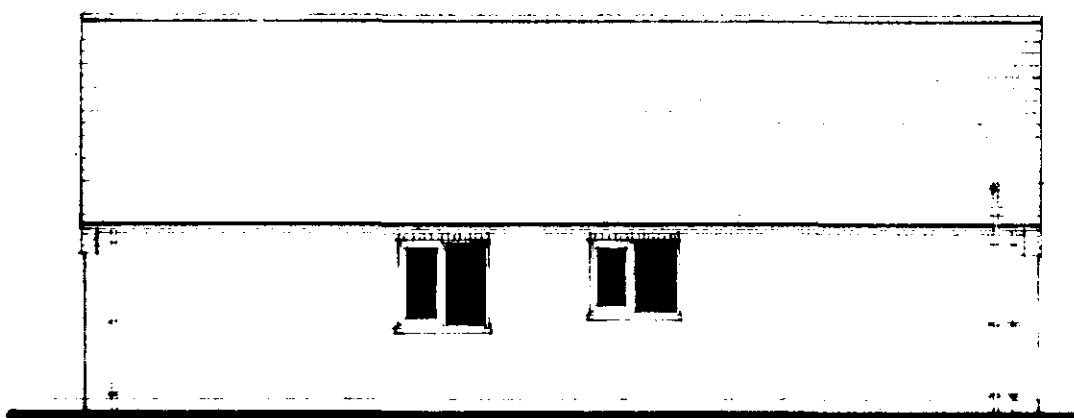
East Elevation



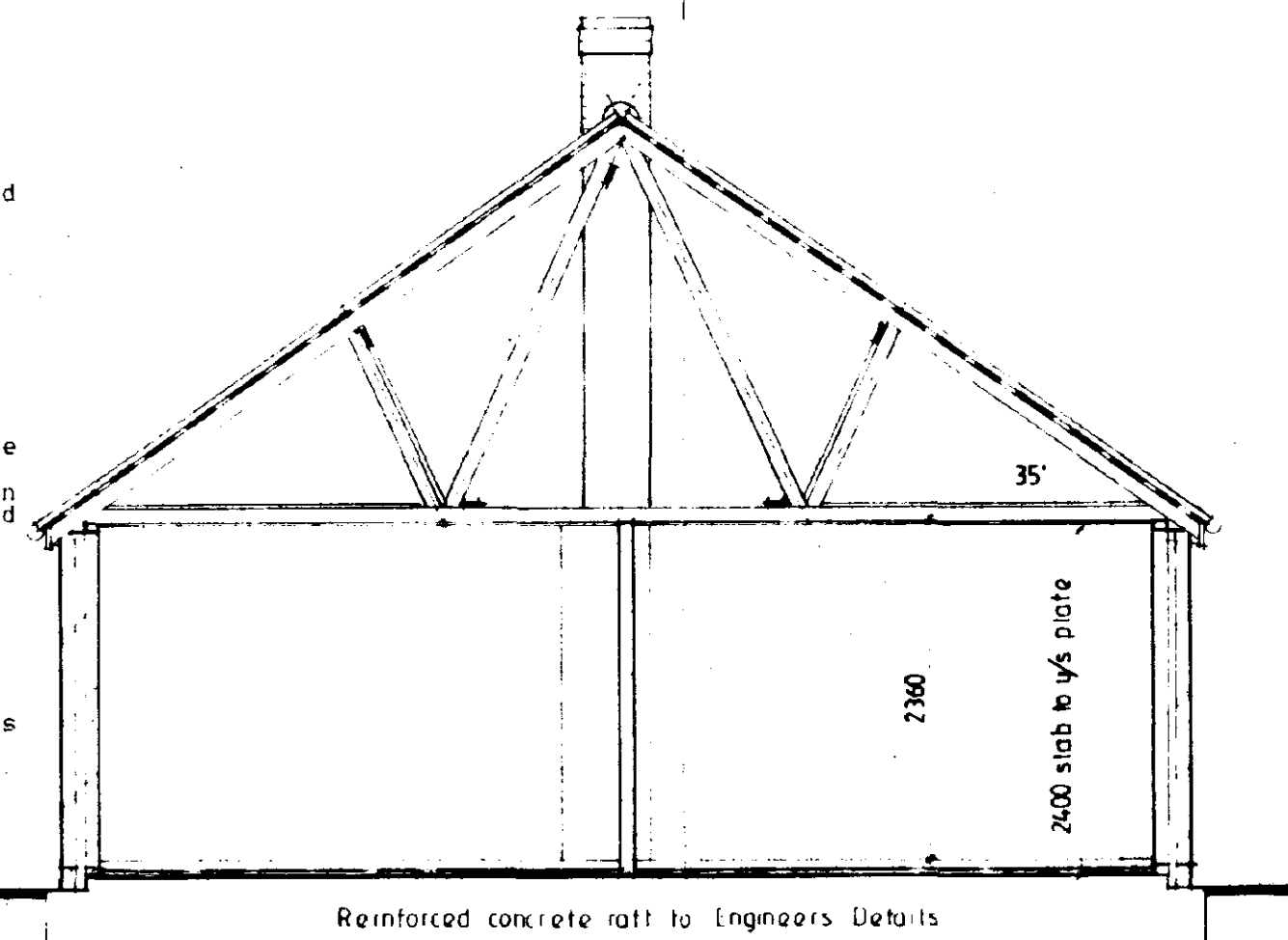
South Elevation



West Elevation



North Elevation



Section A-A

Reinforced concrete raft to Engineers Details

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay Reinforced Concrete Raft to Engineers Details. Over raft provide 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 20mm Celotex RFI insulation board. Insert 25mm insulation board to perimeter of all oversite on 1200g polythene D.P.M. lapped continuous with B.P.C. by min. 100mm on 100 concrete oversite. Concrete mix S13 to B.S. 5328 1990: 150 blinded and consolidated hardcore. Alternative: Floor construction as above but 19mm T&G. Treated flooring grade chipboard on 25mm Celotex RFI insulation board laid on oversite in lieu of screed and insulation board. Ensure 12mm expansion gap to perimeter of boarding.

FOUNDATIONS.
Reinforced Concrete Raft to Engineers Details.

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1181:1971 and to be laid socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot: weak mix. conc. infill around flue as work proceeds: trim roof around flue no timber within 40mm of flue: At flue intersection provide code 4 lead flashing and 2 courses engineering bricks.

OPEN FIRE.
To be capable of burning smokeless fuel: Hearth to be constructed of non-combustible material and be min. 125 thick and project from wall face by 500 and passed sides by min. 150mm. In accordance with approved document part J. (part C 1-25) Appliance to be in accordance with building regulations. Provide louvered permanent vent in ext. wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintol over chimney opening.

LINTELS.
All lintels to be as manufactured by messrs I.C. and to be installed in accordance with makers instructions. And to have min. end bearing of 150mm and at external positions to have cavity tray d.p.c. to C.P. 121: internal lintels to be I.G. 100 Box type.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. 473:550 part 2 1971. on 25 x 38 softwood treated battens on underfelt to B.S. 744:1971 and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed to roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinlute specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. Trusses to be fink type at 800c/c to a pitch of 35 deg. 38 x 100 ridge node binder 2No 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 60 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bidden on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min. SC3 grade: Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the web in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/c: install code 4 lead valley liner. Close cavity at plate level.

Ceilings.
150mm glassfibre insulation laid between joists: 12.7mm Gyproc "duplex" plasterboard Arx finish: Provide min 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled: Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face.

WALLING.
265 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agreement cert. No. 63/1087. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with 'Thermabate' preformed closer and provide bitumen felt DPC to C.P. 121: External walls to have max. U value of 0.45 W/m2 deg. C. Internal walls of 100mm Tarmac Hemelite solid insulation blocks and to receive 10mm S/C render and 3mm skin.

SUB STRUCTURE WALLING.
100mm F.L. quality brickwork: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level.

POUL DRAINAGE.
Inspection chamber construction to be 'Osma' and installed in accordance with makers instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985 Poul drainage pipes to be 100mm dia. UPVC to B.S. 4080:1983 flexibly jointed and laid to makers instruction to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors eutase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintol bridging where pipes pass through walls, allow 50mm gap around pipe, spanning masked both sides of wall with ridged sheet material: Soil and vent pipes to be 100mm int. dia. PVC to B.S. 4514: 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm. dia. PVC to B.S. 3943:1979 complete with rodding eyes at every change in direction: Bath, basins and sink to have 75 deep seal traps: Showers to be raised on 150mm plinth with access plate to anti-siphon trap and 50mm waste.

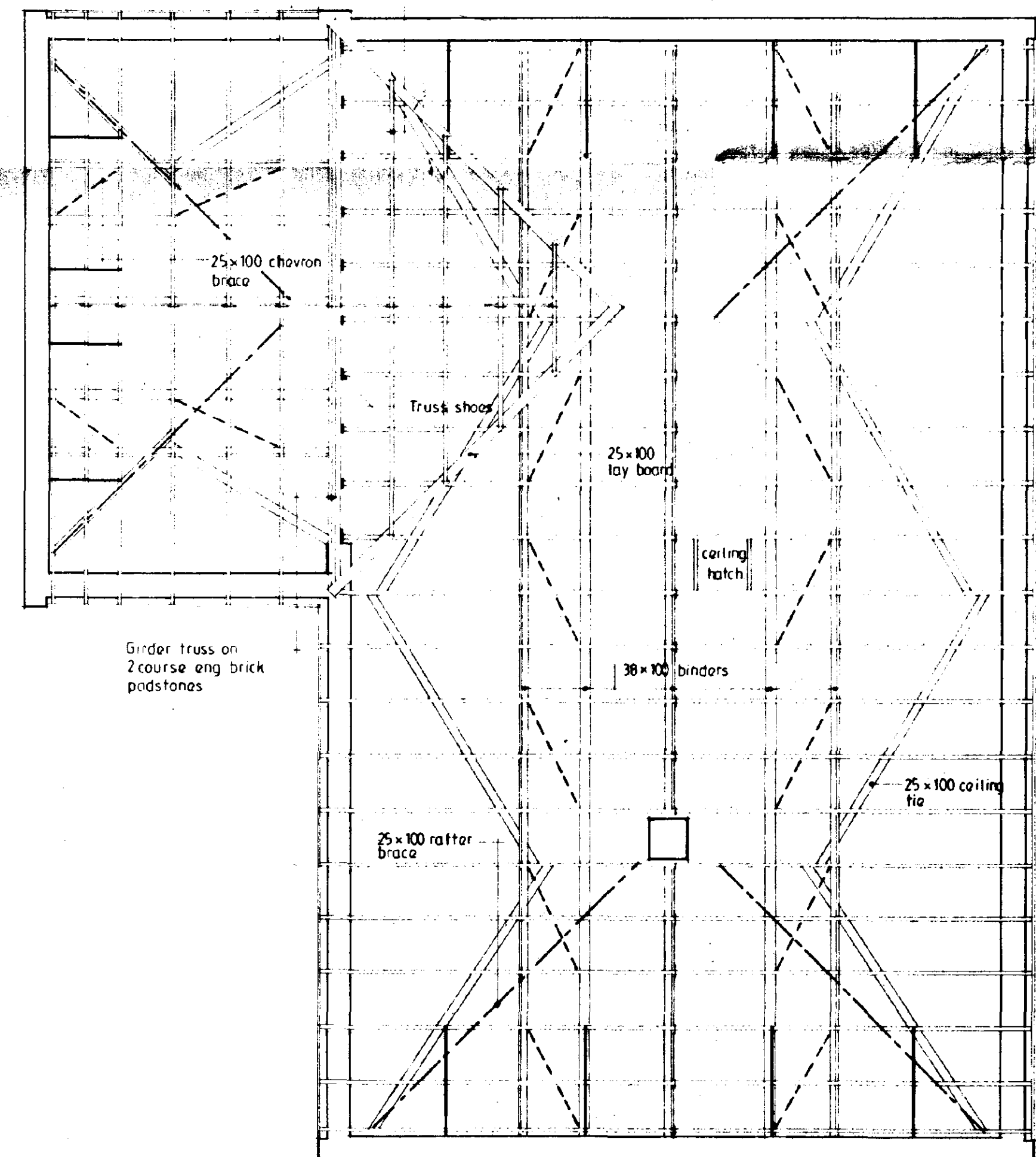
SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in 100 pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

GLAZING.
Double glaze property throughout. All Glazing between f.f.l. and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be safety glass to B.S. 6206.

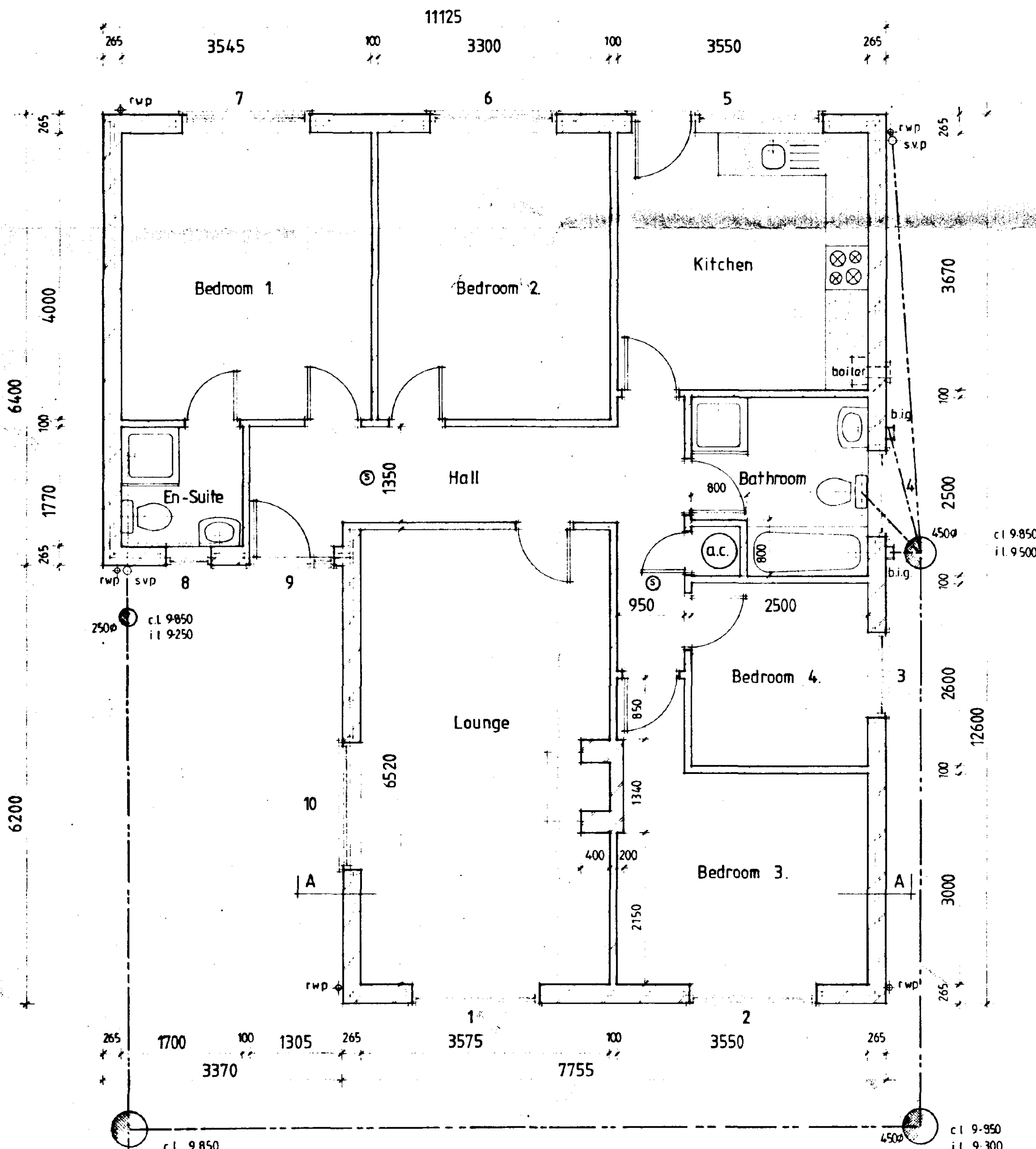
VENTILATION.
All windows to have opening lights to give the equivalent of 1/20th the floor area. Window heads to be fitted with hit and miss ventilators to give min. 4000mq permanent free air ventilation per room. All kitchens to have in addition to above Wall/Window mounted mechanical extractor fan to extract not less than 60 litres per second. Bathrooms to be as kitchens but to extract not less than 15 litres per second which may be operated intermittently.

HOT WATER AND SPACE HEATING.
Provide wall mounted gas fired boiler with durable wire guard externally to balanced flue. Provide suitable thermostat to dwelling or fit thermostatic valves to all radiators. Hot water storage system to be vented and all hot water storage tanks and pipes to be insulated to B.R. L1 pt 3.

SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446. pt1 in positions shown on plan.



Roof Plan



Connect to
EXIST SOWAT