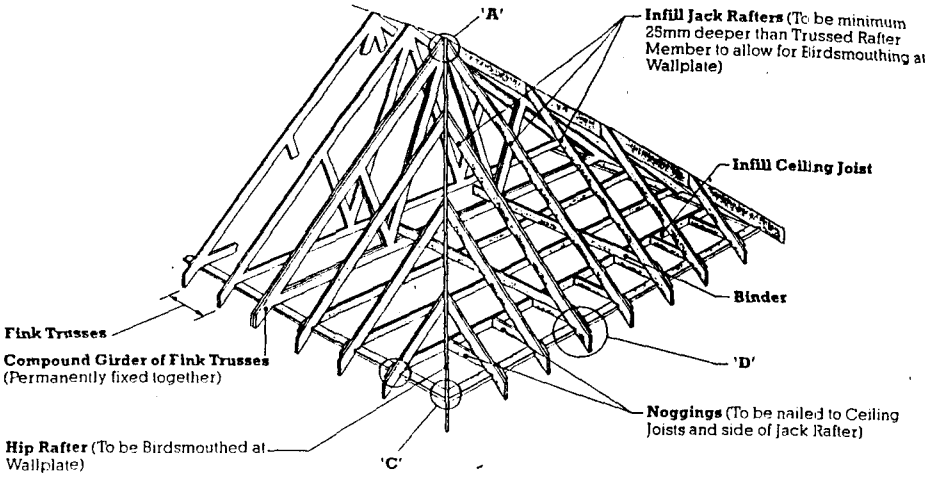
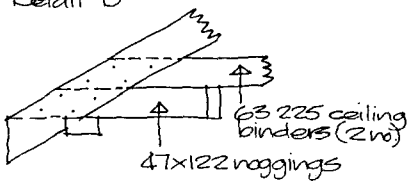


Detail 'C'



1.200 long length of 30x5mm mild steel strap to wall plate junction.

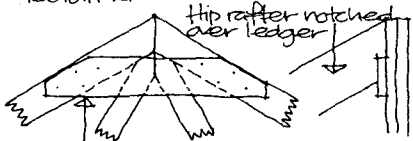
Detail 'D'



63 225 ceiling binders (2 no)

47x122 noggings

Detail 'A'



Hip rafter notched over ledger

38x100 ledger securely nailed to compound girder trusses.

SOUTH HOLLAND DC
HOUSING
11 SEP 1995
0967/95

Project

PROPOSE HOUSE
WOODGATE ROAD,
MOULTON CHAPEL,
SPALDING

ALAN HORNSBY
ARCHITECTURAL SERVICES
'Little Acre'
Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel. Holbeach (01406) 380591

Client

J. GOTT ESQ.

Scale

Date Sept 95

Drg. no.

95/28/01

AM HORNSBY 2/10

Chimney stack size 565x440
code 4 lead flashing between chimney stack and roof.

Roof insulation to consist of 2 layers of 100mm thick glass guilt or mineral wool insulation with layer between joists and 1 layer over joists.
Min 50mm vent gap to be maintained to perimeter.

112mm dia. hr. Upvc. gutters with 68mm dia. downpipes.

First floor stud partitions constructed of 50x75 studs at 400mm cts. with noggings at 1.200 cts. vertically and 50x75 head and sole plates.
Cladding to both sides to be 12.5mm plasterboard and skim.
Mineral wool packing between studs.

Timber suspended floor constructed of 18mm T&G. flooring grade chipboard (moisture resistant to bathroom and WC. suites) on 50x175 joists at 400mm cts. throughout with double joists spiked together under partitions where shown and at head of stairs.
50x150 solid strutting to mid span of all joists spanning 2.500 or more.

30x5mm m.s. lateral restraint straps between floor joists and walls at every 2.000 cts.
Min 50x100 noggings under unsupported straps.

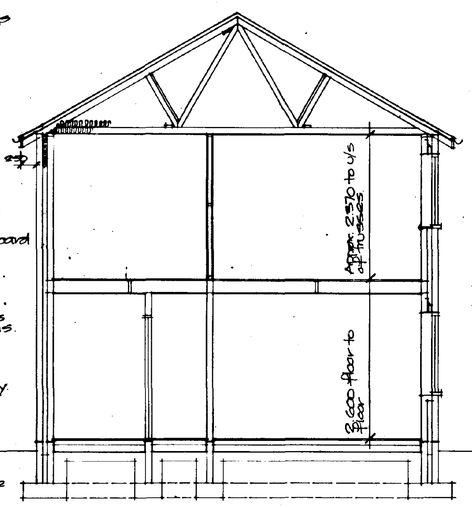
All ceilings to be formed of 12.5mm plasterboard with artex finish.
Support to be provided to all plasterboard edges adjacent to walls.

Cavity walls constructed of 103mm facing brick / 75mm cavity and 100mm Tarmac thermalite standard blockwork.
Cavity to be insulated with 75mm Gympalas installed to manufacturers recommendations.
U value (average) = 0.583 w/m²k.

Dampcase insulated d.p.c. to reveals
U value = 1.2 w/m²k.
Wall ties to be installed at 450mm cts. vertically and max. 900mm cts. horizontally.
Ties to be installed at 225mm cts. within 225mm of reveals.

Ground floors constructed of 18mm thick T and G. flooring grade chipboard (moisture resistant to kitchen, utility and toilet) on 500 gauge Visqueen vapour barrier on 75mm thick 5.0 grade thermalite insulation on 100mm concrete slab grade ST4 on 1200 gauge Visqueen d.p.m. on min 150mm hardcore well consolidated and blinded.

Internal wall finishes to be 11mm sand/cement render with 2mm thistle finish.



SECTION.

Roof constructed of Redland 'Stonewold' interlocking concrete tiles colour slate grey to be installed to manufacturers recommendations, on 25x38 sawn treated battens on sarking felt on tanalised timber roof structure with trusses at max 600mm cts. Roof truss to comply with BS. 5268 part 3.

Longitudinal ties to ridge and ceiling to be 38x100 & 38x100 chevron bracing to struts of trusses.
Roof pitch 30°.
Built up hip roof ends to be formed of:
38x100 rafters at 600mm cts unless size otherwise stated.
47x122 ceiling joists at 600mm cts.
47x122 hoggings at 600mm cts.
2no 38x89 ties / anders to ceiling joists.
Refer to roof plan and separate detail drawing for further details of construction.

Roof truss manufacturer to provide a design certificate before work on roof structure starts.
All structural timber to be grade SC3 and to be marked accordingly.
50x100 wall plates.

30x5mm mild steel straps to be installed to roof perimeter at average 1.800 cts.
Where straps at right angles to ceiling joists straps to extend over 3no joists and to be supported by solid noggings.

Rytons ref TVGOOF fly-screened roof void ventilation strip to be installed for full length of eaves giving equivalent to continuous 10mm wide vent gap.
50x 150 fascia board and 9mm splash plate fixed with Supafix or similar ends to tops of cavity walls.

I.G. ref. LI/570 steel lintels to all openings in external walls except large lounge window and patio doors which are type LI/1070.
All lintels to have I.G. arch formers and cavity tray d.p.c.s.
I.G. box lintel 75 to ground floor openings in internal walls.
I.G. box lintel 100 to opening between kitchen and dining with expanded metal arch former under.
All lintels to be installed to manufacturers recommendations.

Standard Boulton and Paul timber windows and doors to be double glazed throughout including doors to garage.
Safety glass to be installed where glass within 800mm of floor and to all glazed doors, glass to comply with BS 6262.
External openings to floor area 19.9187 %
Draught stripping to be installed to all opening windows and doors.

Hyload d.p.c. with drum lapped over internal skin of d.p.c. to be min. 150mm above ground level.
Concrete infill to base of cavity to within 200mm of lowest d.p.c. level.
Concrete blockwork below d.p.c. level to be class 'A'.

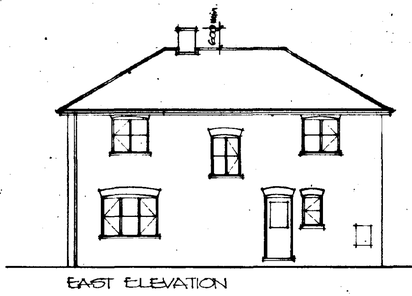
225x100 (225x450 for internal walls) concrete strip foundations grade ST4 to be min. 450mm deep (1.000 in unworkable soil).

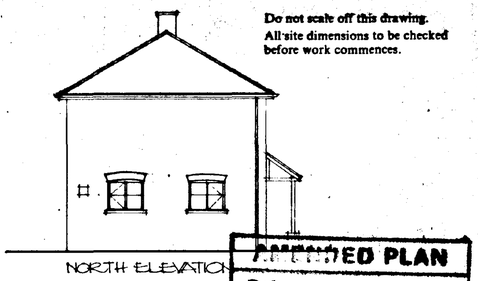
Kitchen ventilation:
Install mechanical extract fan incorporated within cooker hood capable of extracting at a rate of not less than 30 litres per second.

Utility ventilation:
Install mechanical extract fan through external wall capable of extracting at a rate of not less than 30 litres per second.

Bathroom En-suite ventilation:
Install mechanical extract fan capable of extracting at a rate of not less than 15 litres per second.

Background ventilation:
Install trickle vents in window frames to provide at least 4000mm² ventilation to all rooms including W.C. and min 8000mm² to lounge, kitchen/dining and bedrooms.


EAST ELEVATION


NORTH ELEVATION

Do not scale off this drawing.
All site dimensions to be checked before work commences.

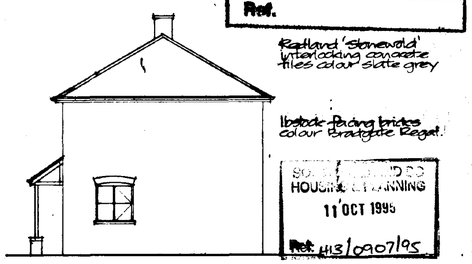
DETERMINED PLAN
Ref.

Redland 'Stonewold' interlocking concrete tiles colour slate grey.

Roof over front entrance constructed of 50x175 rafters, battens and felt as main roof on 50x100 rafters at 450mm cts. and 50x150 timber striked together to form beam between 2no 100x100 posts supported on 215x215 piers with brick on edge cappings.

Roof pitch to be approx. 35°.
Pad foundations to be 1000x1000 at same depth / thickness as main foundations.


WEST ELEVATION


SOUTH ELEVATION

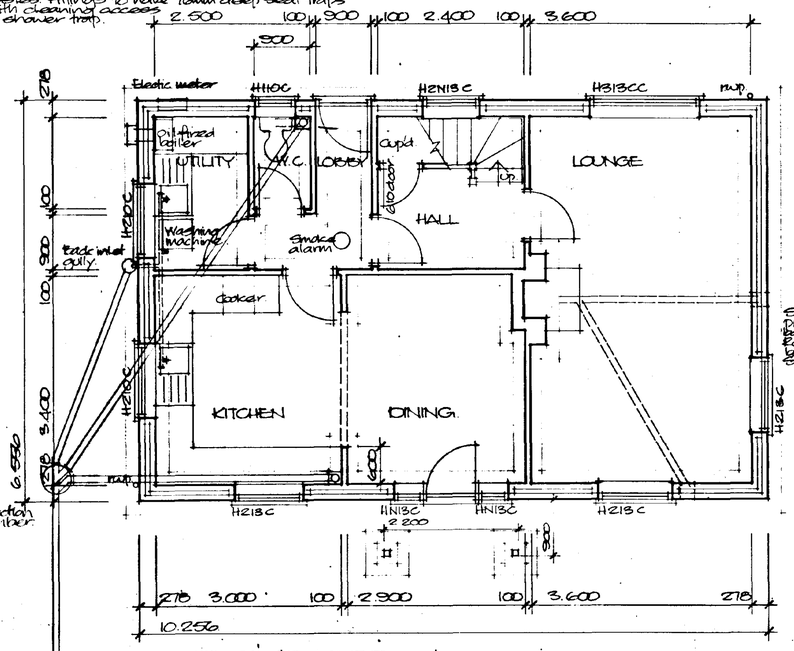
Blockwork facing bricks colour Bradgate Regal.

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
11 OCT 1995
Ref. H13/0907/95

Foul drainage to be 110mm dia. Upvc. bedded and surrounded in 100mm peagravel to full approx. 1 in 40.
Drains passing through walls to be protected by concrete lintels aped to have min. 50mm clearance around pipe 44mm thick Supalux or similar to be installed to opening to prevent vermin entry.

Inspection drawlaers to be approx. 47.5mm dia. polypropylene installed to manufacturers recommendations.

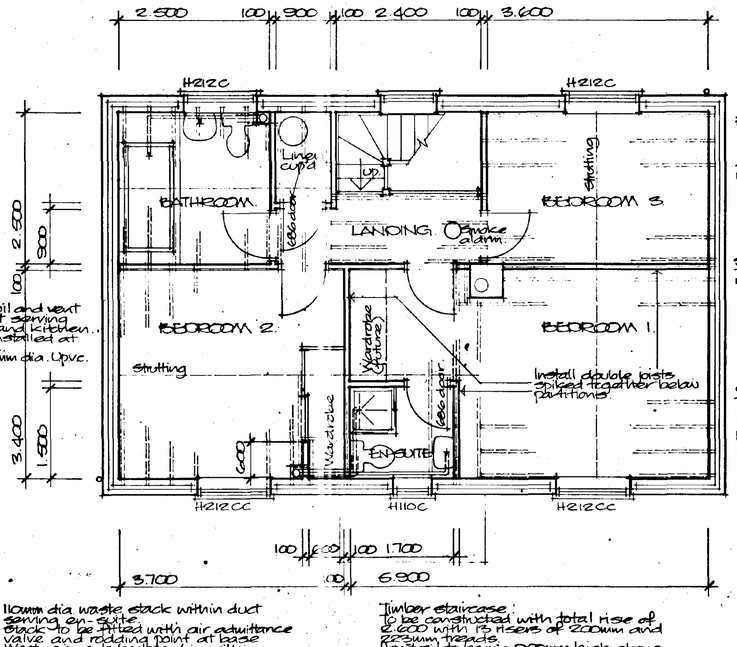
All above ground drainage to comply with BS. 5572 polypropylene wastes from kitchen and utility sinks, washing machine and bath and shower to be 40mm dia. with 32mm dia. trap. Washbasins and 30mm dia. contained traps. Fittings to have 75mm deep seal traps with cleaning access to shower trap.



GROUND FLOOR LAYOUT.

Connect new drains to inspection chamber and existing foul sewer.

Any drains within 600mm of ground level to be protected by paving slabs placed above peagravel surround.



Single stack soil and vent pipe within duct serving bathroom, WC and kitchen. Radding point installed at base of stack.
Stack to be 110mm dia. Upvc.

110mm dia waste stack within duct serving en-suite.
Stack to be fitted with air admittance valve and radding point at base.
Waste pipes to be taken in within wardrobe.

FIRST FLOOR LAYOUT

Timber staircase:
To be constructed with total rise of 2.600 with 15 risers of 200mm and 235mm treads.
Handrail to be min 900mm high above stairs and landing.
Balustrade to have max. 99mm gaps with vertical balusters.

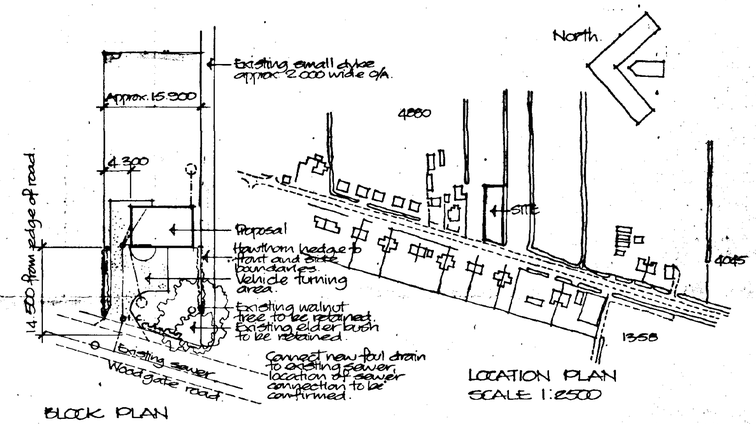
Smoke alarms:
Install mains operated battery back up self contained smoke alarms all to be interconnected.
Alarms to be installed at least 300mm from any light fitting or wall and not more than 3.000 from any bedroom or kitchen door.

General notes.

Open fire place:
Install 500m type open fireplace complete with underfloor ventilation ducts (110mm dia. Upvc) terminating with 215x140 air bricks and linings.
Suitable fire guard fixing points to be provided to each side of fireplace.
Fire capable of burning smokeless fuel.
Clay flue liners to BS 1181 with min. internal dia. of 325mm or 165mm square.
Sockets to be uppermost.

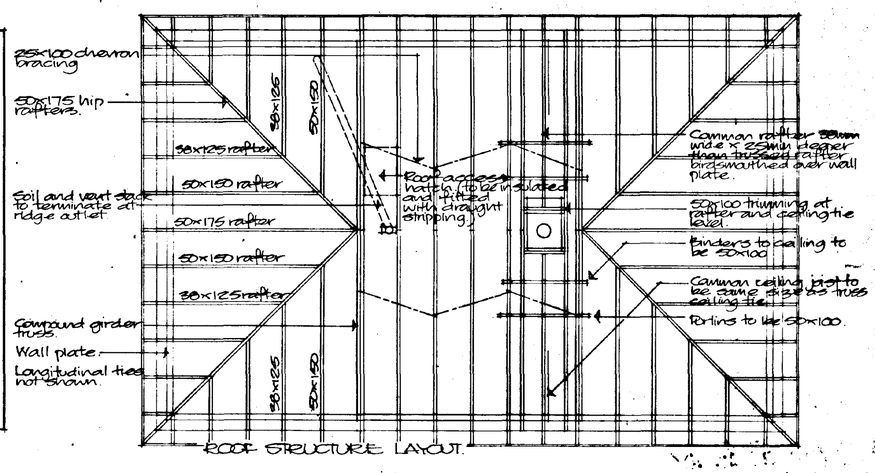
Floor joists / double joists supported on chimney stack to be supported on steel joist hangers with joists at least 200mm from flue.
All structural timber to be at least 200mm from flue or at least 40mm clear of outside face of stack.

Heating:
Install Thanco centrajet 13/17 wall hung pressure jet balanced flue oil fired boiler.
Boiler to be fitted with boiler control interlock, timing control and flow control.
Cylinder stat. to be fitted to control hot water temperature.
Hot water storage cylinder to be 120 litre factory applied insulated type.
Hot water pipes to be insulated with Armaflex or similar with min. thickness as pipe outside diameter.



BLOCK PLAN
SCALE 1:500

LOCATION PLAN
SCALE 1:2500



ROOF STRUCTURE LAYOUT.

Amendment
'B' Oct 95 General alterations

Project
PROPOSED HOUSE
WOODGATE ROAD,
MOULTON CHAPEL,
SPALDING.
DETERMINED PLAN

ALAN HORNSBY
ARCHITECTURAL SERVICES
'Little Acre'
Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel. Holbeach (01406) 380591

Client
J. GOTT AND M. FRISBY

Scale 1:50 @ 1:100
Date Sept 95

Drg. no.
95/28/03B

AM ADMEL 230