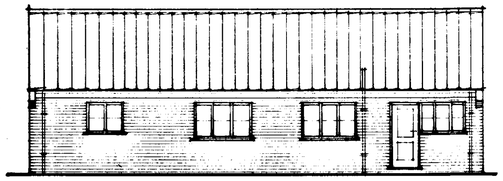
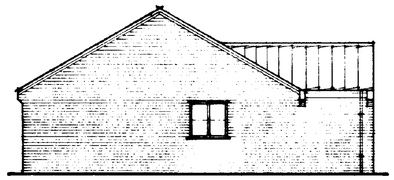
brown double roman concrete interlocking roof tiles

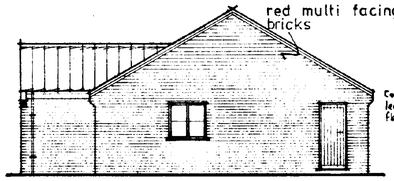
red multi facing bricks



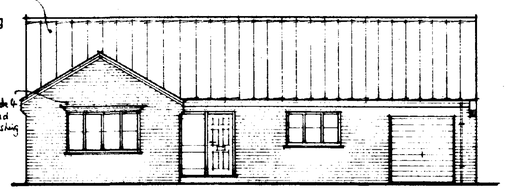
east elevation 1:100



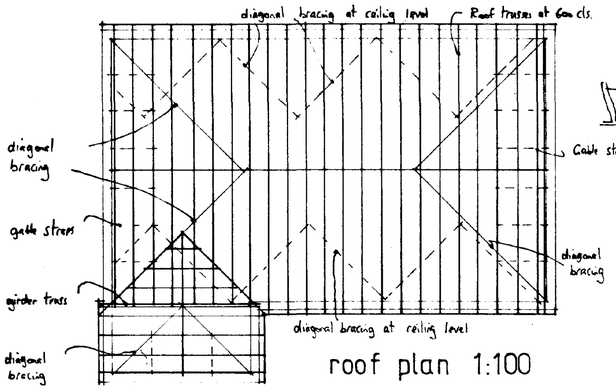
north elevation 1:100



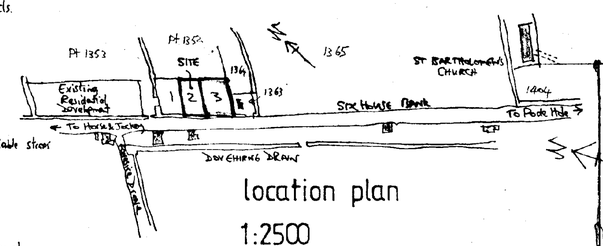
south elevation 1:100



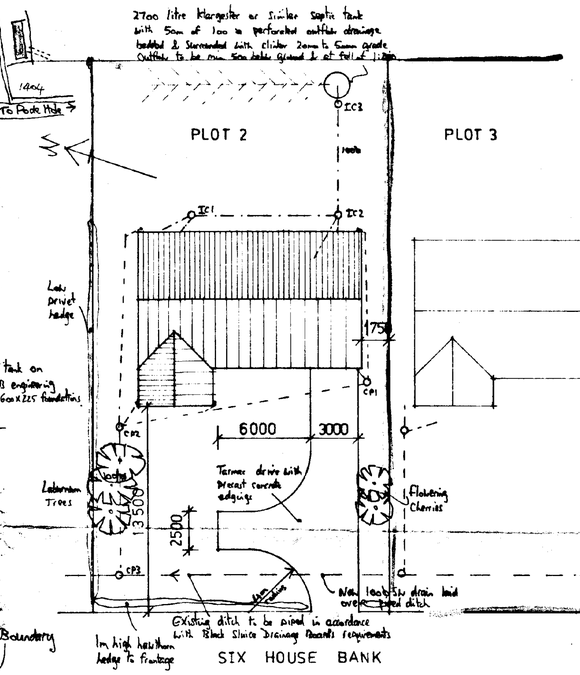
west elevation 1:100



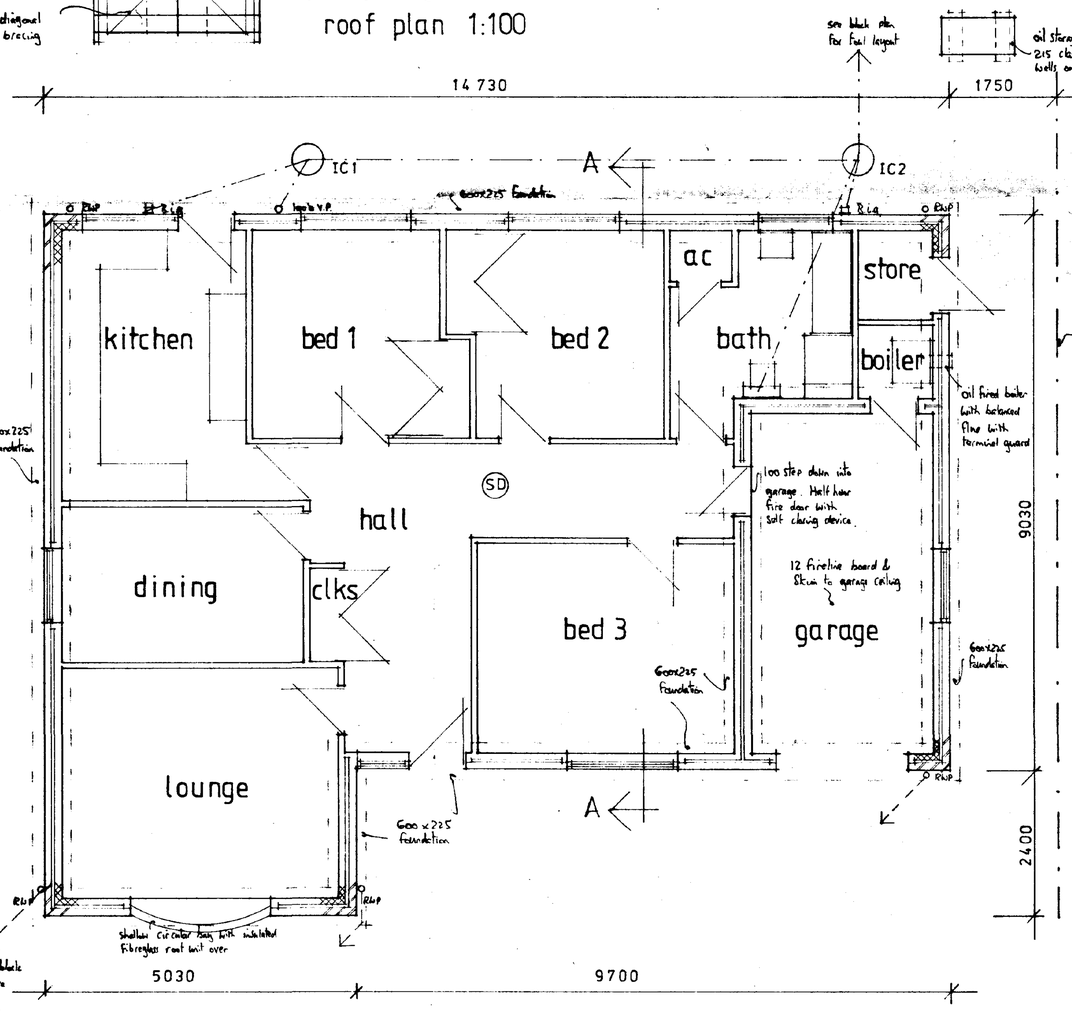
roof plan 1:100



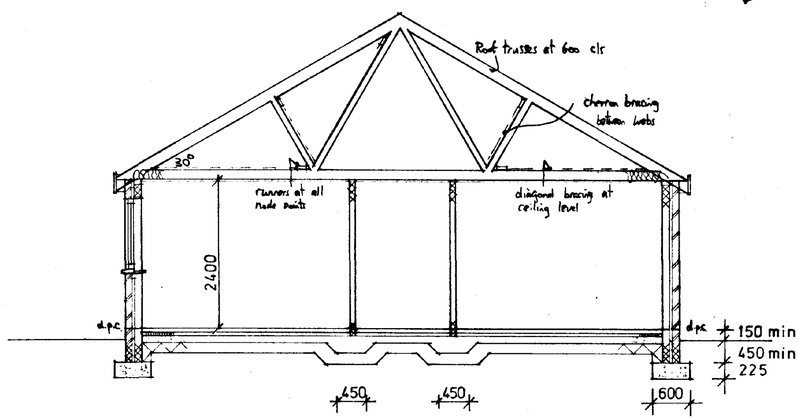
location plan
1:2500
part o.no. 1352



block plan 1:200



plan 1:50



section AA
1:50

NOTES

Foundations - Concrete grade C15 to strip footings to sizes as shown. All internal walls to be off 450 x 150 slab thickening. Blockwork below dpc to be Class A concrete blocks. Cavity walls filled to ground level with weak mix concrete. Hyload dpc's min 150 above ground level.

Ground Slab - 150 min hardcore blinded with sand, 1200 poly dpm, 40 Jablite floor insulation and 100 thick C20 concrete slab.

Walls - External cavity walls formed with facings, 65 cavity filled with Dritherm and 100 Class B insulating blocks to give maximum 'U' value of 0.45 W/m2K. Cavity walls tied together with stainless steel ties at rate of 5/m2 with additional ties around openings. Cavities to be closed around openings with blockwork and 150 wide insulated dpc's.

Lintels - Cavity wall lintels to be IG/L1S with insulation inserts and to have min 150 bearing. Cavity wall lintels to have felt cavity trays over.

Pitched Roof - All structural roof timbers to be grade SC3 & pressure impregnated. 100 x 50 softwood wall plates secured with BAT M305 straps at 1.8 m centres. Gables & ceiling joists to be secured with BAT M305 straps at 1.2 m centres. Straps to be over minimum of three rafters with 50 x 50 support noggings.
Roof trusses at 600 c/s to BS 5268 Part 3 by licensed fabricator. Truss manufacturer to submit calculations for approval. 100 x 25 s.w. bracing and runners to CP 112 Part 2. 150 fibreglass to roof spaces. Pitched roofs to have continuous strip eaves ventilator 10mm wide. Pitched roof to have concrete interlocking roof tiles on 38 x 25 treated s.w. battens on BS 747 felt.

Ventilation - Habitable rooms, sanitary accommodation and kitchens to have window opening of 1/20th floor area ventilated & 4000 mm2 trickle vents. Kitchen to have mechanical extractor of 60 litres per second or 30 litres per second in cooker hood. Bathrooms or separate w.c. to have mechanical extractor of 15 litres per second.

Wastes and Vent Pipes - Wastes to be Osma or similar, 32 diameter to basin, 38 to sink, bath and shower; all with 76mm deep seal traps. Vent pipes to terminate with balloon grating minimum 900 above opening.

Heating - To be oil fired central heating with thermostatic rad. valves to each room.

Windows & Doors - To be timber, double glazed. Windows to be fitted with trickle vents as described above. Safety glazing to comply with N1 of Building Regulations.

Finishings - 65 cement & sand floor screed reinforced with galvanised chicken wire . Render & set on walls. 12.7 Duplex plasterboard and skim to ceilings generally. 12.7 Fireline and skim to garage ceiling. Ceiling linings to have 50 x 50 sw noggings to long egdes and perimeters.

Smoke Alarms - Self contained automatic smoke alarms to be maximum 7 metres from kitchen/living room door and 3 metres from bedroom door. Alarms to be minimum of 300mm from light fitting, be permanently wired to separate fused circuit at the distribution board and be interconnected.

Drainage - Foul & surface water drains to be 100 diameter u.p.v.c. bedded and surrounded in 150 thick pea gravel. Drains under building to be encased in 150 thick concrete. Foul to be at fall of 1:40, surface water 1:100. Precast concrete lintels to be inserted over drains where passing through walls below ground. Inspection chambers for foul and surface water drainage to be 475 diameter u.p.v.c. Existing ditch to be piped to Black Sluice Internal Drainage Board's requirements.

SOUTH HOLLAND D.C.
PLAN DEPT.
09 MAY 1994
REF. S/0448/94/...

DETERMINED PLAN

PROPOSED BUNGALOW
PLOT 2
SIX HOUSE BANK
WEST PINCHBECK
SPALDING
LINCS
FOR
PERKINS & HARTLEY
BUILDERS BOSTON

MAY 94 No 9430

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