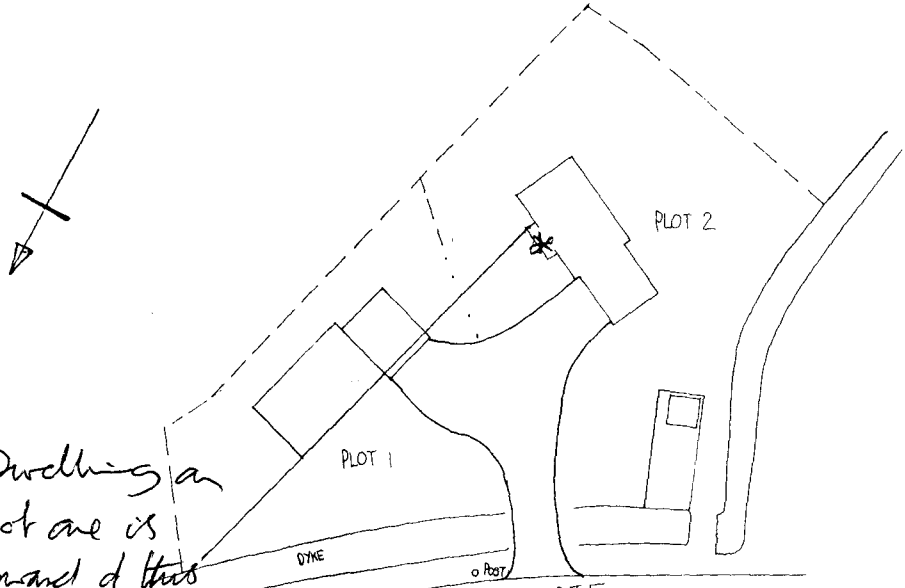
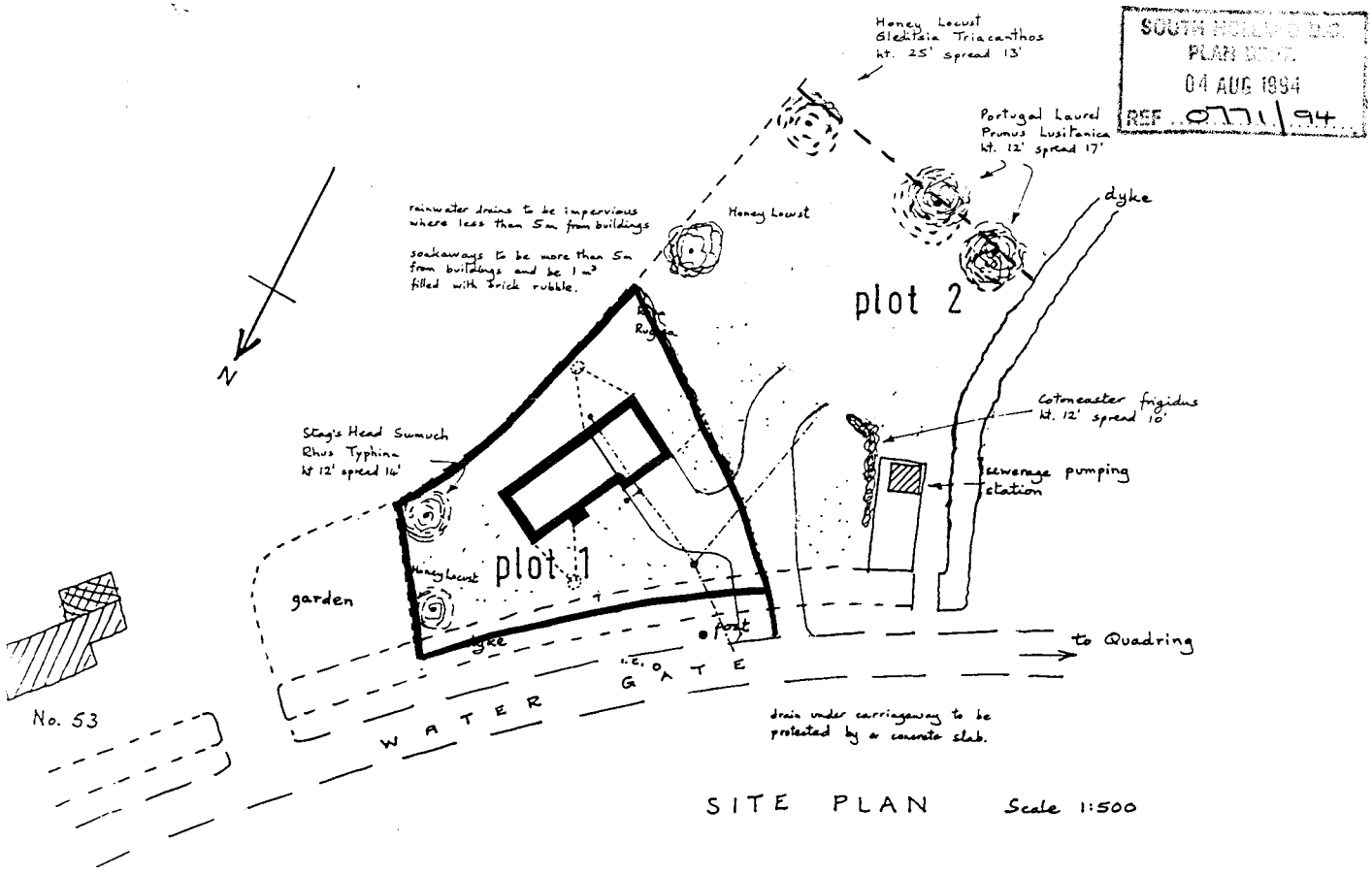



Dwelling on Plot one is forward of this plane in that part of it is not visible on site

Site Plan 1:500

771
0460/94

AMENDED PLAN
Ref. A2

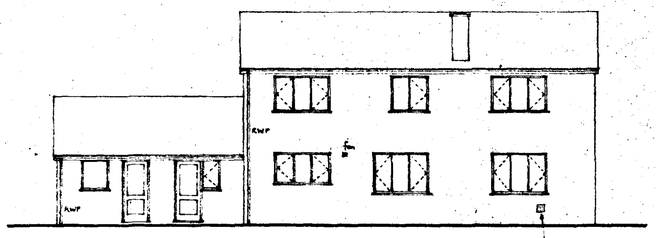



SITE PLAN Scale 1:500

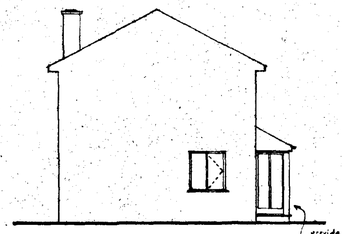
SOUTH HOLLAND DC
PLAN DEPT.
04 AUG 1994
REF. 0771/94

Proposed dwellings and garages
Watergate, QUADRING

Building Design and Plans
A. ROFFE - 1, Green Lane,
SPALDING, Lincs. PE11 2YB
Tel: 0775 - 723680




east



north

Marley Mendip antique red double pantile.

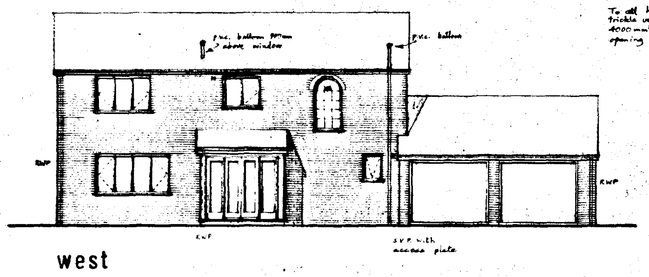
Lintels to be I.G. type L/5 with 150mm end bearings and cavity trays.

All windows to be P.V.C. and double glazed.

All openings to have horizontal and vertical damp proof courses. Fit "bonnet" to jambs.

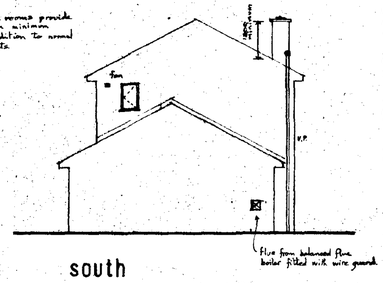
London Brick Sunset Red facing bricks.

provide safety glazing to all critical situations to comply with Part N of the Regs.




west

To all habitable rooms provide trickle ventilation minimum 4000mm² in addition to normal opening casements.




south

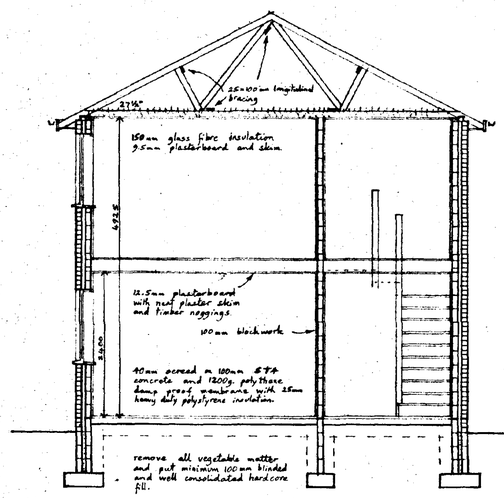
Rebated clay flue linings 200mm min. internal diameter to be to B.S. 1181, sockets placed uppermost.

Code 5 lead valley and Code 4 flashing to chimney.

At abutment of roof and wall put Code 4 lead flashing and cavity tray.

cavity trays to have 150mm upstand and be lead wedged and pointed.

Roof bracing to be in accordance with B.S. 5268




section

Marley smooth faced antique red Mendip double pantile on 25×38mm tanalised battens at 338mm centres and reinforced roofing felt to B.S. 747.

Prefabricated trusses at 450mm centres to be to B.S. 5268 : 1985 : Pt 3 formed with 38×100mm rafters ties and joists.

Supports for water tanks and opening for trap door to roof space to be formed as per truss manufacturers details. Similarly follow details for chimney.

112mm box section guttering to fall 1:600 with 65mm square downpipes.

10mm wide flyproof ventilation to opposite eaves close cavity at eaves and verges with blockwork.

100mm facing brickwork : 50mm cavity with 50mm Dritherm insulation infill : 100mm insulating blockwork (Dencrete or similar)

wall ties at 900mm horizontally × 450mm vertically and at 225mm vertically to jambs of openings.

Mortar to be 1:1:6 cement lime sand

Walls rendered with 1:1:6 and skimmed in neat plaster.

D.P.C. to be minimum 150mm above ground level and to be lapped and continuous with d.p.m.

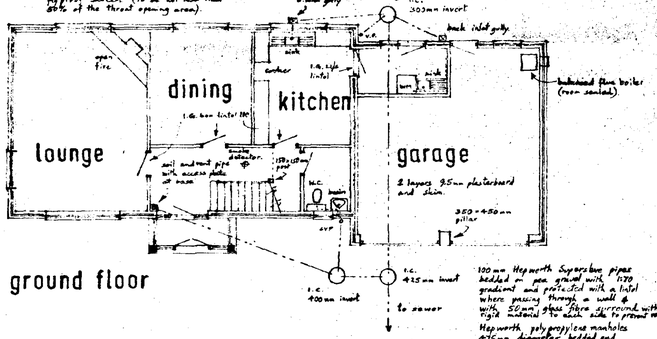
weak cavity fill to ground level.

Brickwork or (frost resistant) Class 'A' concrete blocks below dpc.

To open fire provide a permanent ventilation area with total free area of 5500mm² and with fireproof screen. (to be not less than 60% of the throat opening area).

To Kitchen provide space for 1.75m³ food storage some part refrigerated or with ventilation of 5l/sec at high and low level.

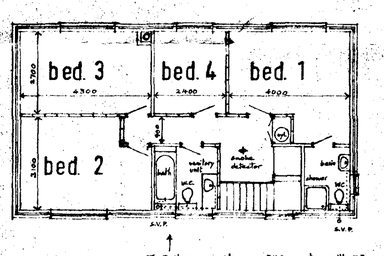
To Kitchen provide mechanical ventilation to give extraction of 60litres/sec minimum




ground floor

100mm Hepworth Supersleve pipes bedded on pea gravel with 1:70 gradient and protected with a layer of 150mm concrete where passing through a wall & with 50mm glass fibre surround with 12mm clearance to each side to prevent noise.

Hepworth poly propylene manholes 475mm diameter bedded and surrounded with pea gravel. Provide cast iron cover and frame - medium duty and with concrete surround in driveway




first floor

To Bathroom provide mechanical ventilation to give extraction of 15 litres/sec minimum.

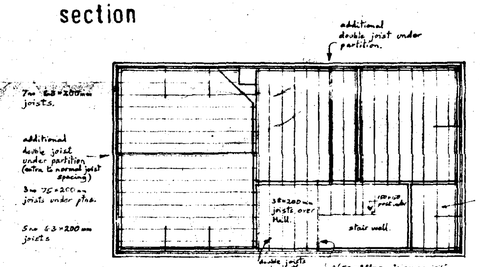
P.V.C. wastes with 75mm deep traps all to be accessible for clearing blockages; 40mm diam to sinks, bath and shower and to basins

Put access Trap to shower

Separate wastes to appliances.

Partitions to be formed with 38×100mm studs at 900mm centres with noggings base and head plates. Face both sides with 12.5mm plasterboard and skim.

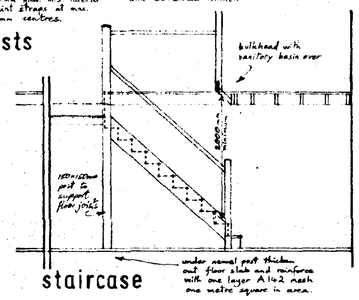
additional double joist under partition.




floor joists

All floor joists to be S.C.3. grade and at maximum 400mm centres.

Where span exceeds 2.5m provide 38×38mm herring bone strutting at mid-span




staircase

198mm risers : 220mm going 42° pitch

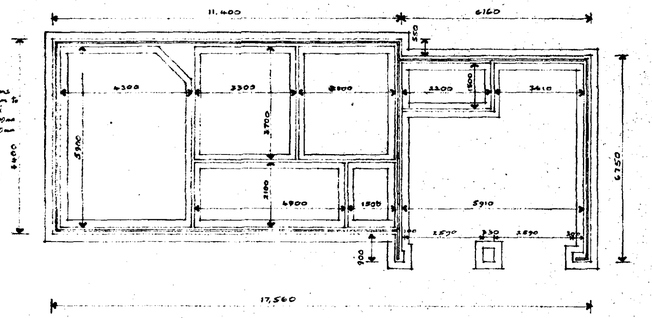
minimum clear width 800mm

minimum headroom 2000mm

handrail at 900mm to staircase and 1000mm to landing.

balustrade to have max. opening size to prevent passage of a 100mm sphere and designed to resist climbing by children.

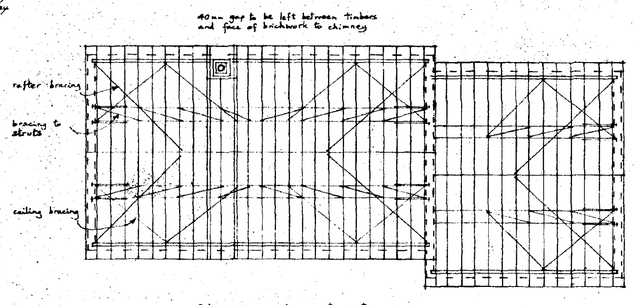
DETERMINED PLAN




foundations

570 concrete foundations 250mm deep taken down to firm strata to approval (min 1000mm in clay), 700mm wide to cavity wall, 900mm to 300mm walls

Provide 3m deep trial hole for inspection by local authority




roof

Put 5×30mm galv m.s. straps at 2m centres to eaves and at 1.2m centres to ceiling joists and rafters at gables.

Nog out to straps.

General

Central Heating by balanced flue oil fired boiler in Utility. Provide wire guard to Terminal.

Hot water pipes and storage vessels to have adequate thermal insulation to meet Part L of the Building Regulations.

Hot water system to be vented.

Hot water and heating systems to have controls to limit the lengths of heating periods and the output of the system to Part L of the Regulations.

House and garage, Plot 1, Water Gate, QUADRING

SOUTH HOLLAND D.C. PLAN DEPT. 04 AUG 1994 REF ...S/1171/94

| | |
|---|---|
| Scale: | 1:100 & 1:50 |
| Drawing No.: | 3a & c |
| Date: | Jan. 1989 |

A. ROFFE
BUILDING DESIGN & PLANS
1 Green Lane,
SPALDING,
Lincs. PE11 2YB
Tel. (01775) 724289

6477-1184T
SUMMIT