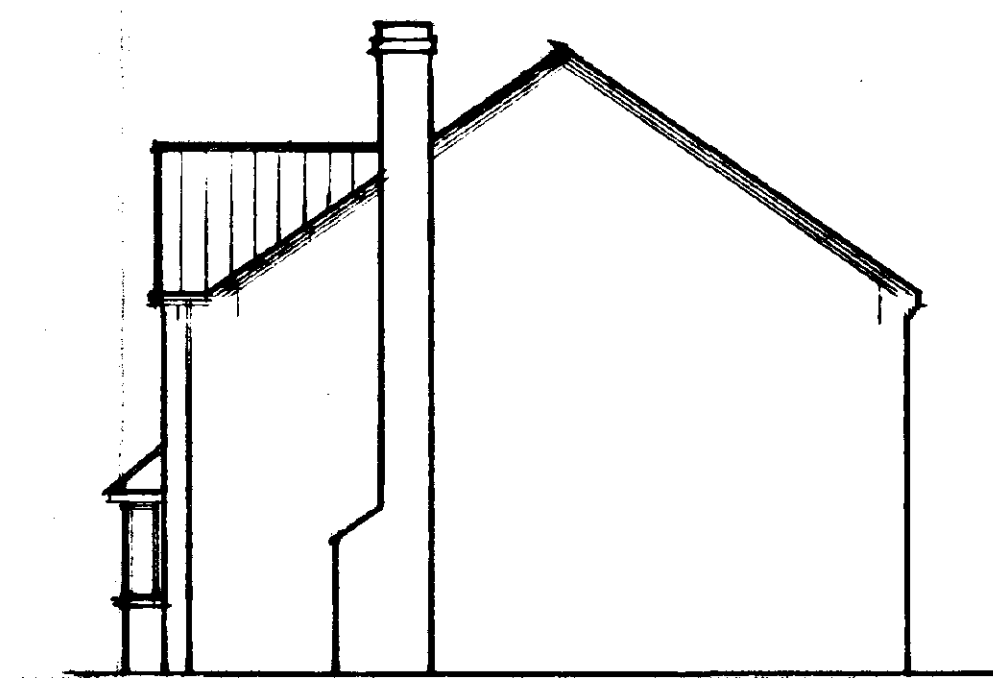




West



South



East



North

Foundation / Ground Floor Construction

75mm sand/cement screed reinforced with chicken wire mesh.
1200g polythene damp proof separating membrane topped with dpc in walls.
Solid flooring, grade insulation.
P.C. felt foundation - designed by structural eng.
2500g polythene damp proof membrane.
25mm sand binding.

First Floor Construction

18mm Weyroc floor panels.
200 x 50mm SC3 grade tanal floor joists @ 400mm cts max. with min. 1 row herringbone strut midspan.
12.7mm plasterboard, fixed in accordance with manuf. instructions with all necessary noggins, etc., and finish with artex/skim finish in accord with client's instructions.

WALL CONSTRUCTION

Cavity Walls
To be 265mm overall constructed as follows:
100mm facing brick.
65mm mineral wool insulation, i.e. Dritherm.
100mm load-bearing insulation blocks, i.e. Hemelite.

All to be tied together using stainless steel wall ties positioned at distances not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal Bricks to be 12mm render with gypsum plaster skim finish to give a max. 'U' value of 0.45W/m²°C.

Internal Walls

To be 100mm load-bearing insulation blocks (constructed off a dpc if at ground level) unless specified otherwise.

Steel Partitions

To be constructed as follows:
100 x 50mm head and sole plates.
100 x 50mm studs @ 400mm cts with min. 2 rows of 100 x 50mm noggins equally spaced.
100mm g/l insulation within framework.
Face both sides with 12.7mm plasterboard, scrim and tape joints and skim finish.

Steel partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists and off 100 x 50 sole plate, with solid blocking between joists when running perpendicular to joists.

DPC in Walls

To be a min. 150mm above finished ground level.
An insulating vertical dpc, i.e. Damcor, is to be provided to all cavity closures.
A dpc cavity tray is to be built into the cavity walls, stepped as applicable, immediately above an abutment.

LINTELS

Lintels to cavity walls to be FG, to have a min. and bearing of 150mm and be installed in strict accordance with manuf. instructions with a dpc cavity tray over-see lintel schedule.

Lintels over openings in 100mm blocks walls to be Spanlite pcc lintels, 100 x 65mm unless specified otherwise, with the equivalent of 3 courses brickwork over.

Lintels to be protected with either a min. 13mm gypsum plaster or clad with 12mm facboard to achieve a min. 1/2 hr fire resistance.

WINDOWS/DOORS

To be Boulton & Paul, or similar, to be double glazed with sealed units and weatherstripped. Each window to incorporate a controllable trickle vent of 4000m³.
Glazing to windows less than 800mm and doors less than 1500mm above floor level is to be laminated or toughened glass in accordance with BS6206:1981.

VENTILATION

All habitable rooms to contain opening vents equal to 1/20th floor area.

Kitchen to be mechanically ventilated, direct to the external air, having an extraction capacity of 60 l/sec (30 l/sec if in cookerhood).

All bath/shower rooms to be mechanically ventilated, direct to the external air, having an extraction capacity of 15 l/sec.

STAIRCASE

To be min. 800mm clear width.
To have 13No. rises of 197.23mm.
To have 12No. treads of 223mm.
Pitch not to exceed 42°.

Handrail ht. to be 900mm measured vertically above pitch line.
Balustrade ht. to be 900mm measured vertically above finished floor level.

Balusters to handrail and balustrade to be at cts to prevent the passage of 100mm dia. sphere.

Min. head ht. to stairs to be 2.0m measured vertically above pitch line.

SMOKE DETECTION

Provide and install self contained smoke alarms complying to BS5446:Pt1:1990 where indicated on drawing.

Self contained smoke alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer. The wiring installation is to conform to the IEE Wiring Regulations.

DRY WATER SYSTEMS

The hot water system is to be vented.

A 3/4" immersion heater is to be fitted to an insulated hot water cylinder which is to be fitted with a thermostat and time switch.

A room thermostat or thermostatic radiator valves are to be installed.

All pipes not contributing to useful heat requirements to be insulated.

Window/Door Lintel Schedule

Location	Window/door ref.	Lintel ref.	Length
1.	210CV	L1/S	1500
2.	210CV	L1/S	1500
3.	210CV	L1/S	2100
4.	SP3/11SC/34SC/11X	L1/S	3000
5.	210CV	L1/S	1650
6.	210CV	L1/S	1500
7.	210CV	L1/S	1200
8.	210CV	L1/S	750
9.	312CVC	L1/S	2100
10.	312CVC	L1/S	2100
11.	312CVC	L1/S	2100
12.	212C	L1/S	1500

FOOT

Supply and install proprietary UPVC inspection chambers on 100mm pea gravel bed in accord. with manuf. instructions.

Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed at a gradient of 1:70.

Where 100mm dia. drains pass beneath the proposed and are within 300mm of the floor slab they are to be encased in concrete integral with the floor slab.

Where 100mm dia. drains pass through walls they are to be protected by the use of a lintel over. Both sides of the opening to be masked with rigid sheet material with 50mm clearance of the pipe.

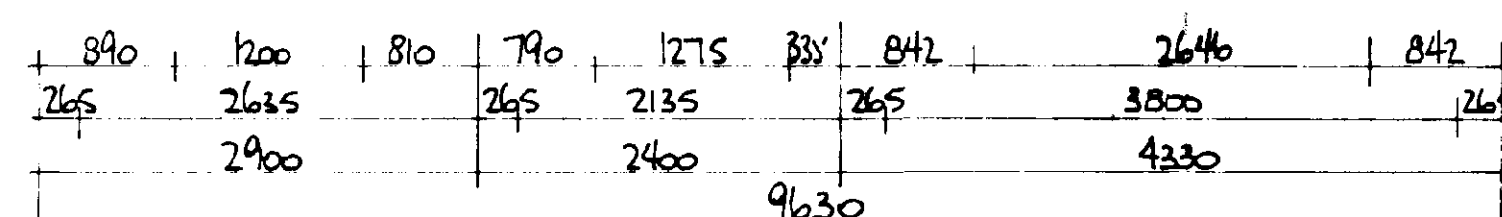
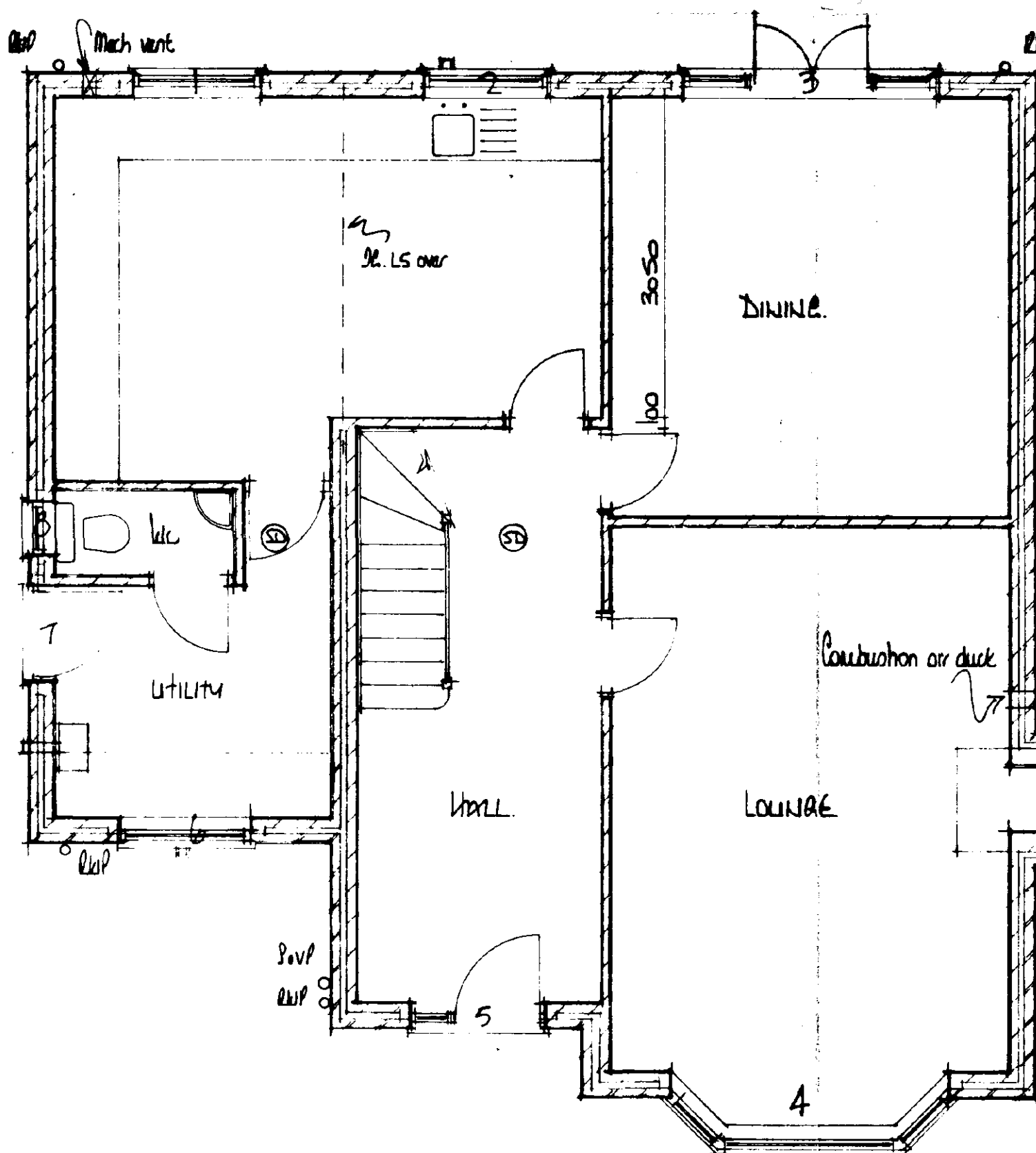
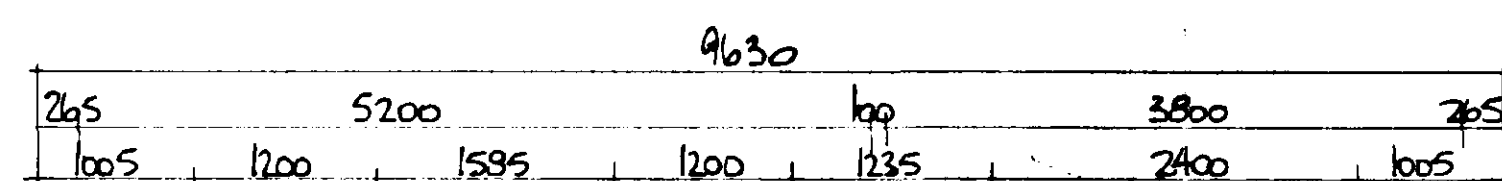
Supply and install where indicated 100mm dia. soil and vent pipe jointed to 100mm dia. upturned bend at base. Finish at top, 900mm above window head ht., with pvc cage.

Supply and install where indicated trapped (riddable) gullies, waste pipes to discharge below grating level and above water level. Supply and install 40mm dia. pvc waste to sinks and showers, 32mm dia. pvc waste to hand basin with 75mm deep traps. 40mm dia. pvc waste to bath with combined trapped waste and overflow - all unless specified otherwise on plan. All waste pipes to have rodding access at each change of direction and be readily accessible throughout their lengths.

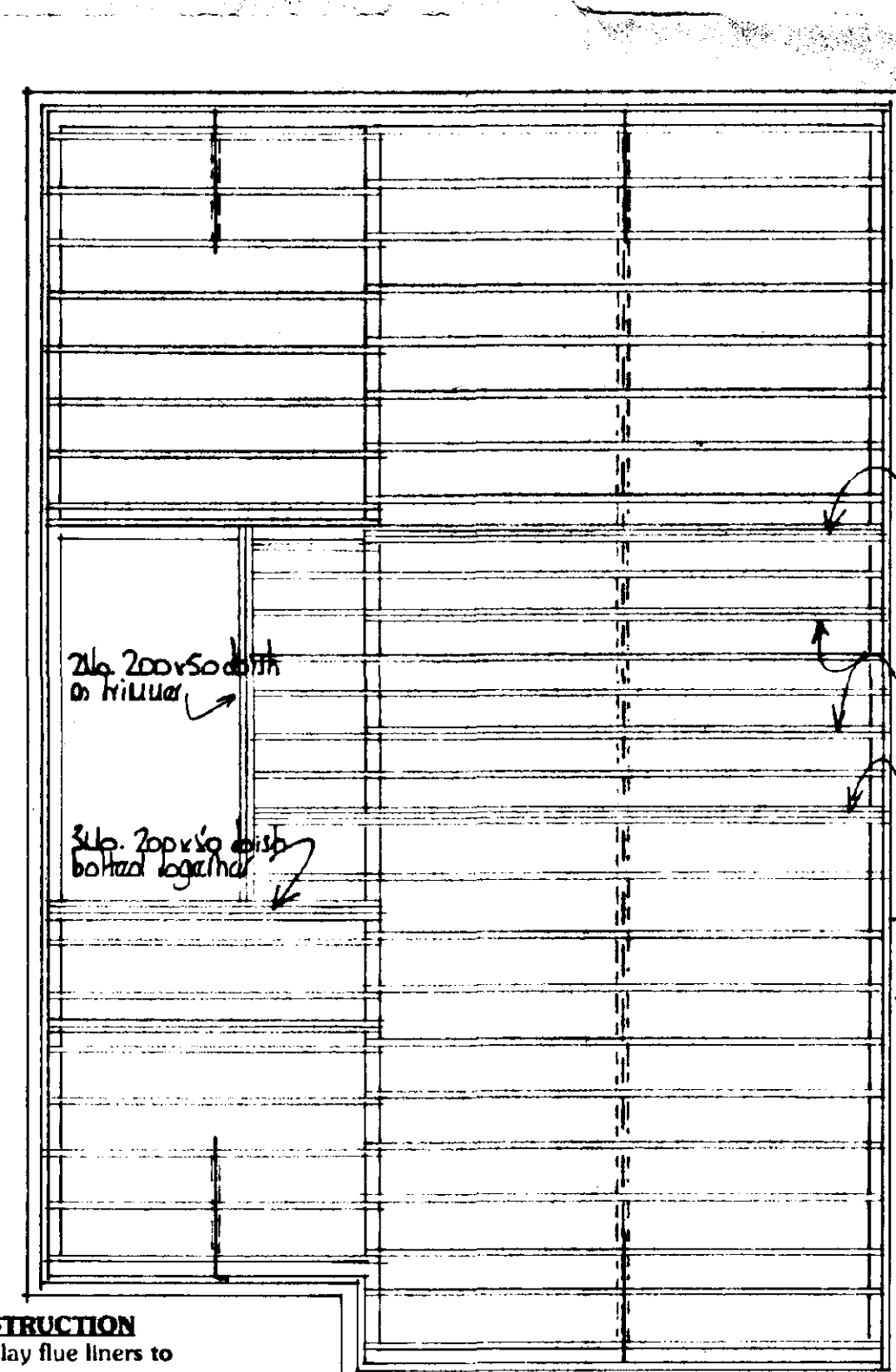
Above ground drainage to comply with BS5272:1978.

Below ground drainage to comply with BS8301:1985.

All drainage items to be installed in strict accord. with manuf. instructions.



ground floor



CHIMNEY/HEARTH CONSTRUCTION

Chimney to be lined with clay flue liners to BS1181:1989.
Liners to be a min. 200mm internal diameter (if an inglenook the flue is to have a X-sectional area of 15% of the area of the recess opening) and laid socket uppermost.
Weak mix concrete is to be used to fill the voids between the masonry brickwork of the chimney and the flue liner.

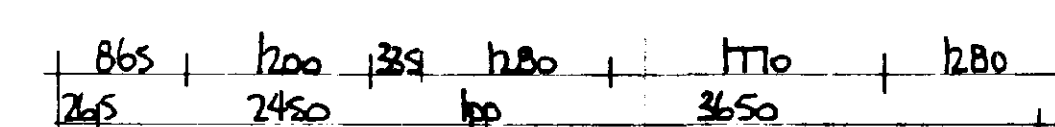
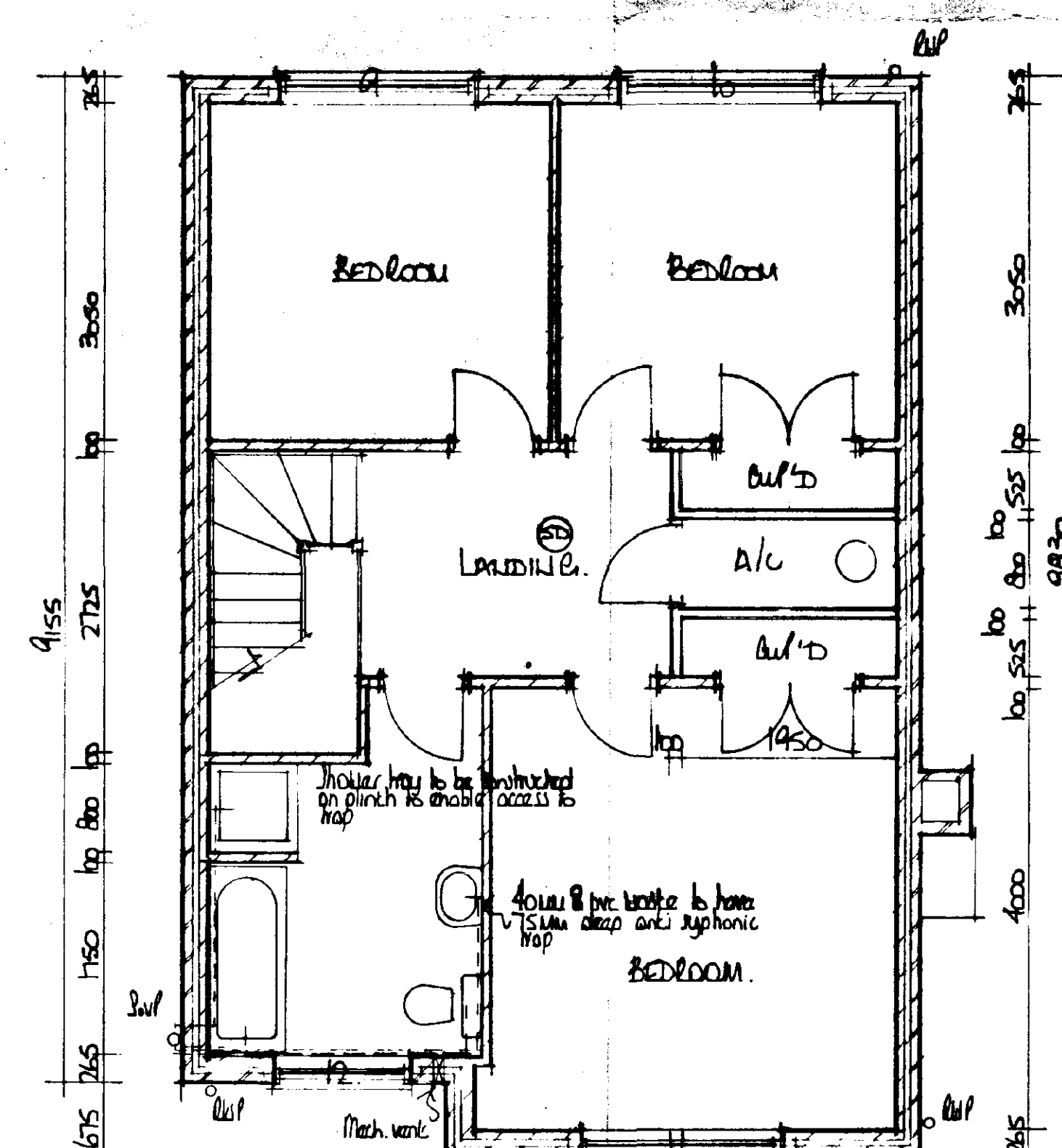
Chimney to terminate as indicated on elevations and to be flashed to the roof using Code 4 lead flashing, stepped as applicable, dressed up the chimney a min. 150mm.

Hearth to open fire to be min. 125mm o/a thickness, project 500mm from the face of the fire and extend to 150mm past the jambs of the fire.

Fireguard fixing points to be provided.

Note: Permanent air entry opening/s to BS8303:1986 of at least 50% of the throat opening areas to be provided to all rooms with open fires.

joist plan



first floor

A		Date		Revisions	
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East Midlands Design Associates					
"Willow Lodge", Horseshoe Road, Spalding, Lincs PE11 3JA Tel: Spalding (0775) 787900					
Client MR. & MRS. I. ARDRECH					
Job Title 3 BED HOUSE & GARAGE AT					
DETERMINED PLAN					
Drawing Title PLANS - ELEVATIONS					
SOUTH HOLLAND D.C. PLAN DEPT. 19 MAY 1994 REF ...0193.P1					
Scale 1:50 - 1:100					
Date 09/11/94		Drawn by AL			
Drg No. Q3/139/01		Rev			

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

A		
	Date	Revisions

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Client
MR. & MRS. I. ARDRELL

Job Title
3 BED HOUSE & GARAGE

Drawing Title
Plans, SECTION & ELEVATIONS
OF GARAGE

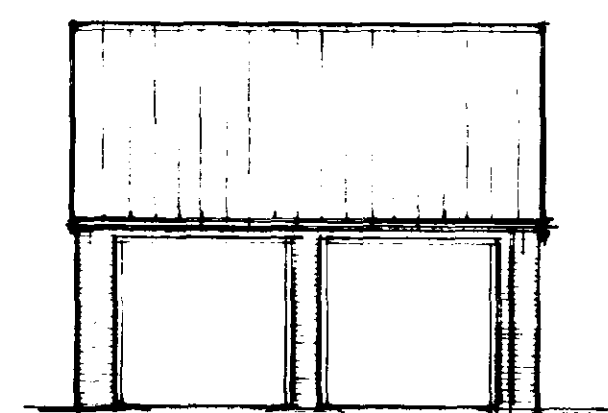
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Date
10th 94

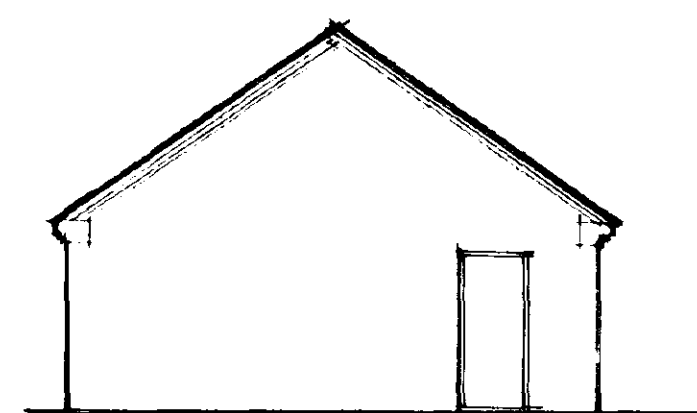
Drawn by
A

Drg No.
93/139/03

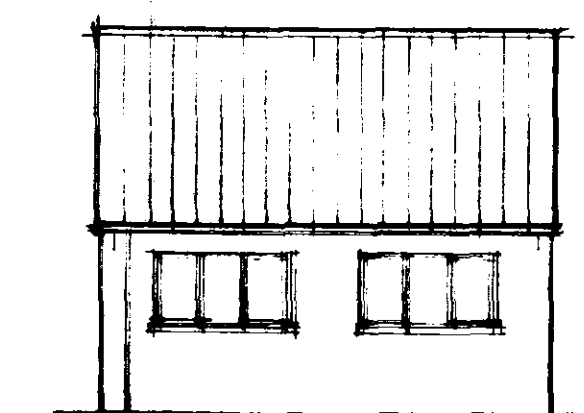
Rev



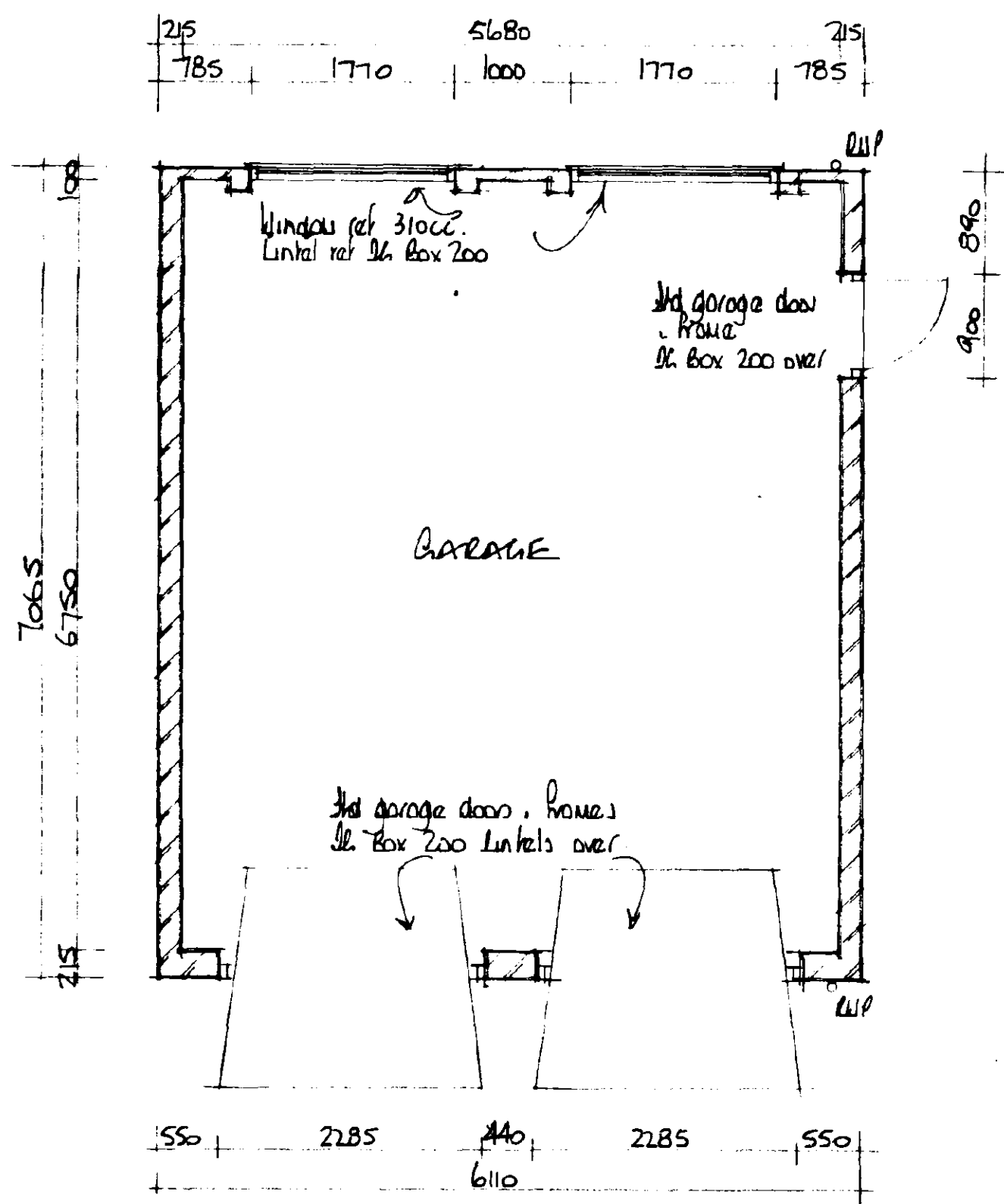
West



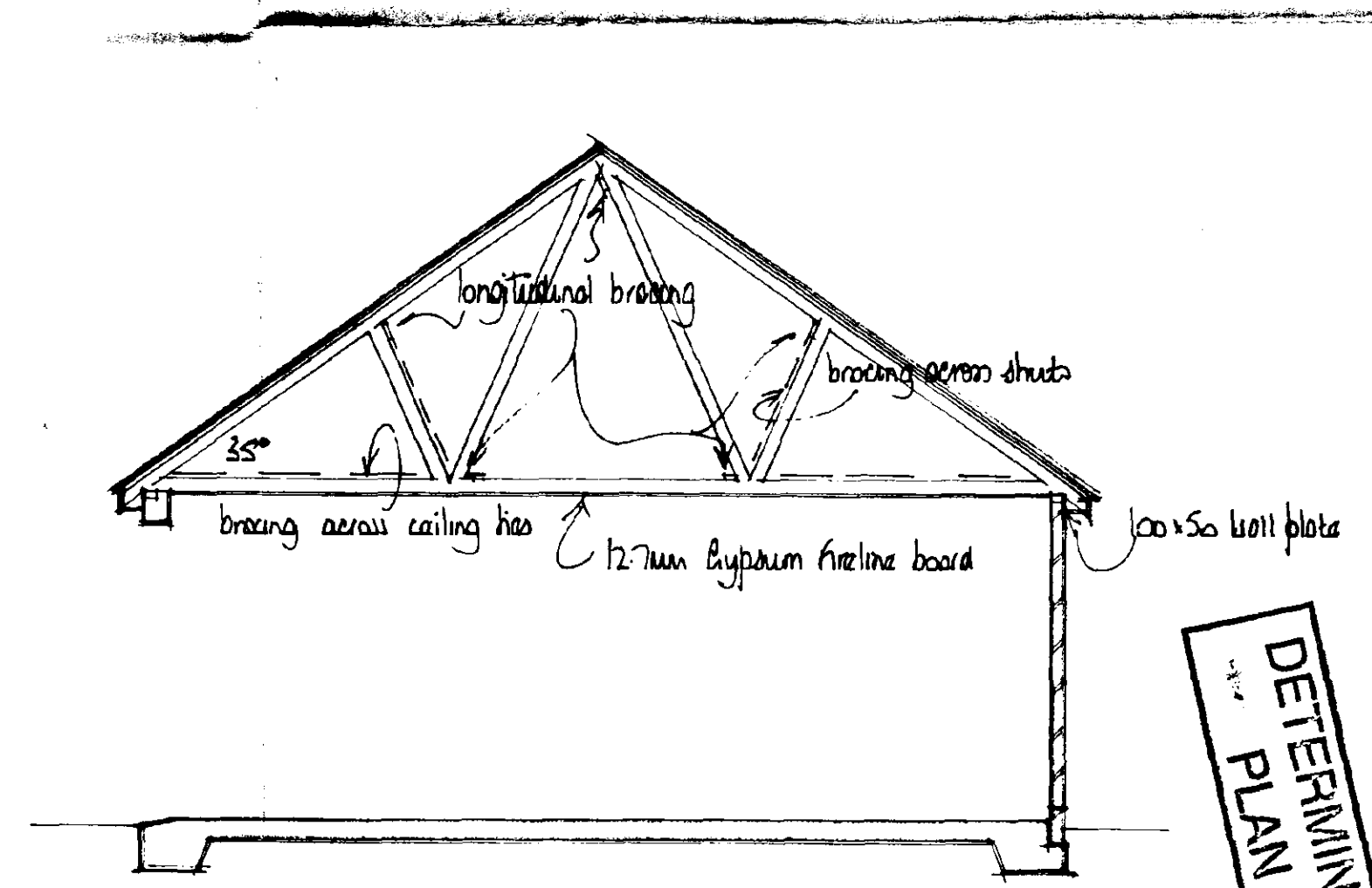
South



East



plan

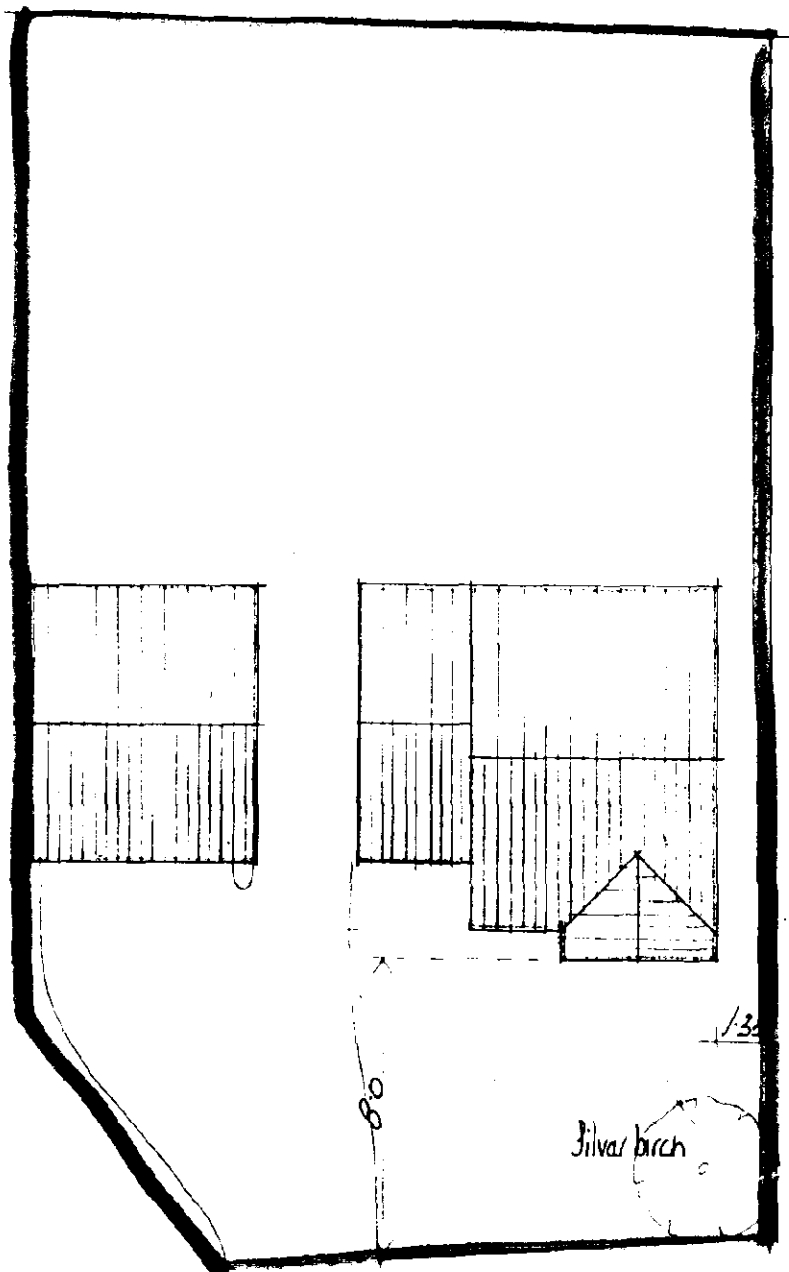


section

DETERMINED
PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
19 MAY 1994
REF 0493/94

Breckland Avenue



SOUTH DOVE (EAST ROAD)

SOUTH HOLLAND D.C.
PLAN DEPT.
19 MAY 1994
REF 049364.....

SCALE 1:200