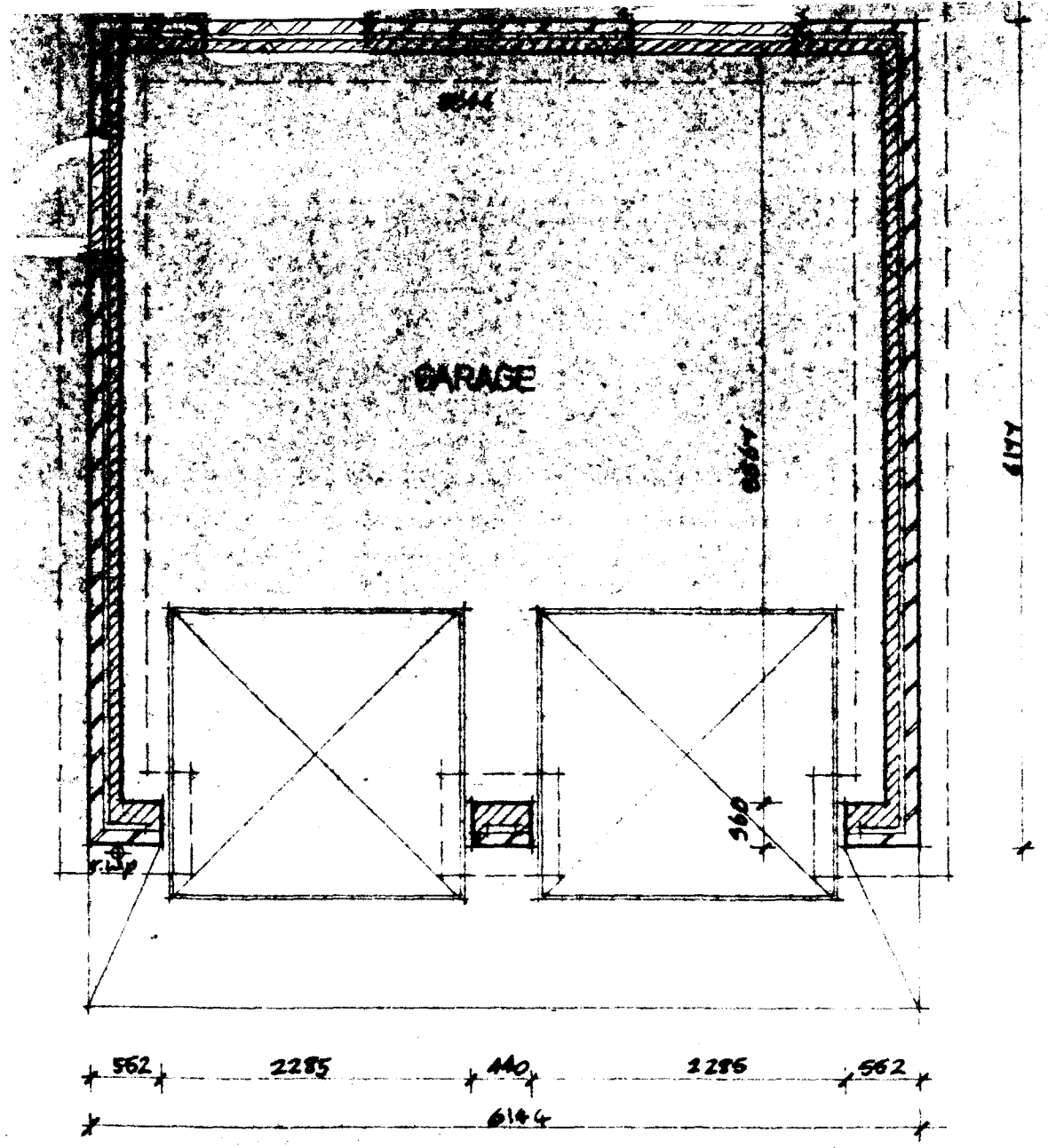
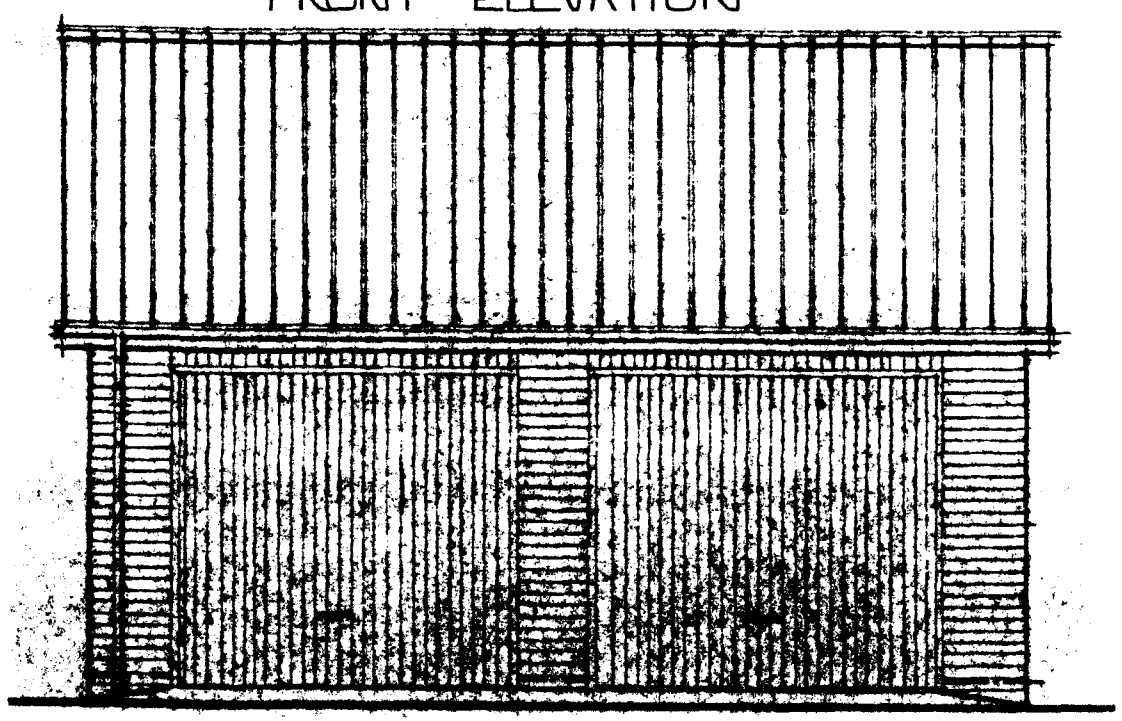
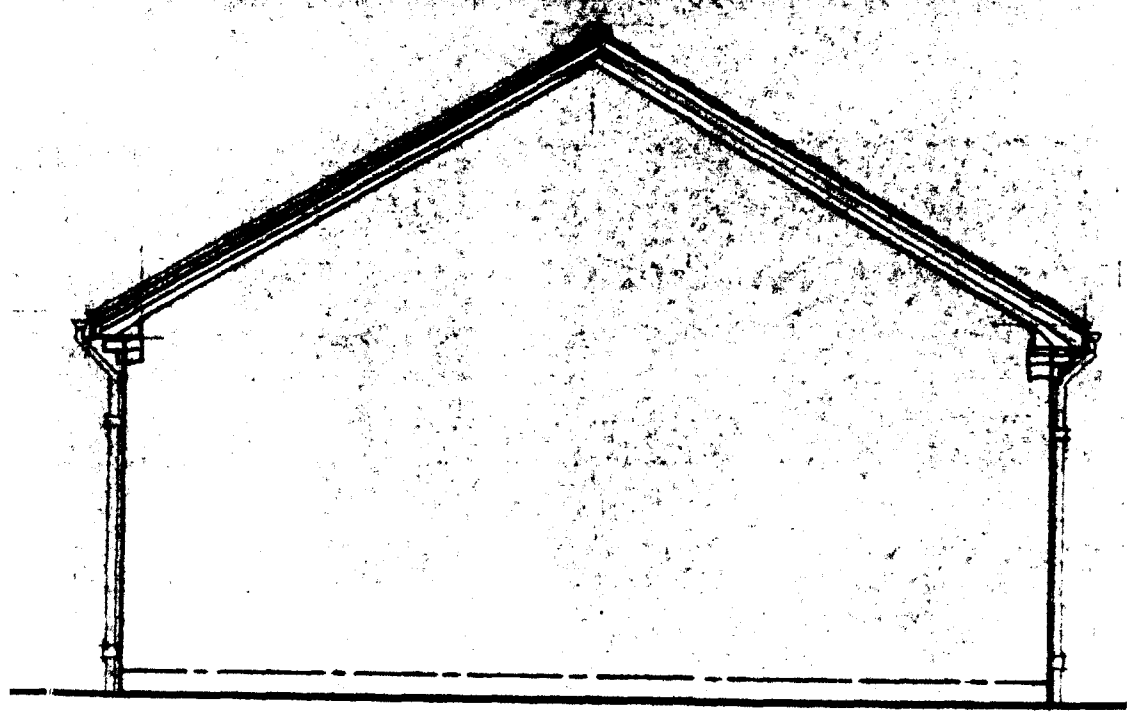



FLOOR PLAN



FRONT ELEVATION

SIDE ELEVATIONS



REAR ELEVATION




0529/94

PROPOSED DOUBLE GARAGE AT
PLOT 1 NEW ROAD. SUTTON BRIDGE.

EXTERNAL MATERIALS ~ AS APPROVED

D/H-01

Please note carefully

Do not scale from this drawing.

This drawing is copyright and may not be altered, amended, copied, photographed or used for any purpose other than that for which it is issued without written permission from Messrs. Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon assumed ogee conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

Please notes this drawing is not a acceptance drawing.

# SITE PLAN.

PLOT .1. PLOT .2. PLOT .3. PLOT .4. PLOT .5. PLOT .6.

EXISTING HEDGE & TREES

EX. HOUSE GLENDALE

GOLF COURSE

EXISTING ROW OF TREES

BANK

S.A. SOAKAWAY

F. 1.8m CLOSE BOARDED TIMBER FENCE

.W. 1.8m HIGH BRICK WALL

DRIVE

PRIVATE DRIVE

TURNING AREA

ACCESS

VISIBILITY SPLAY

PROPOSED ACCESS

EXISTING FOUL SEWER

EX. PTR. No BOOT 1.125m DEEP

PROPOSED FOUL DRAINS

NEW ROAD

EXISTING ROAD SIGN & T.P. TO BE RE-POSITIONED

STREET LIGHT

GULLY

FALL

F.M.

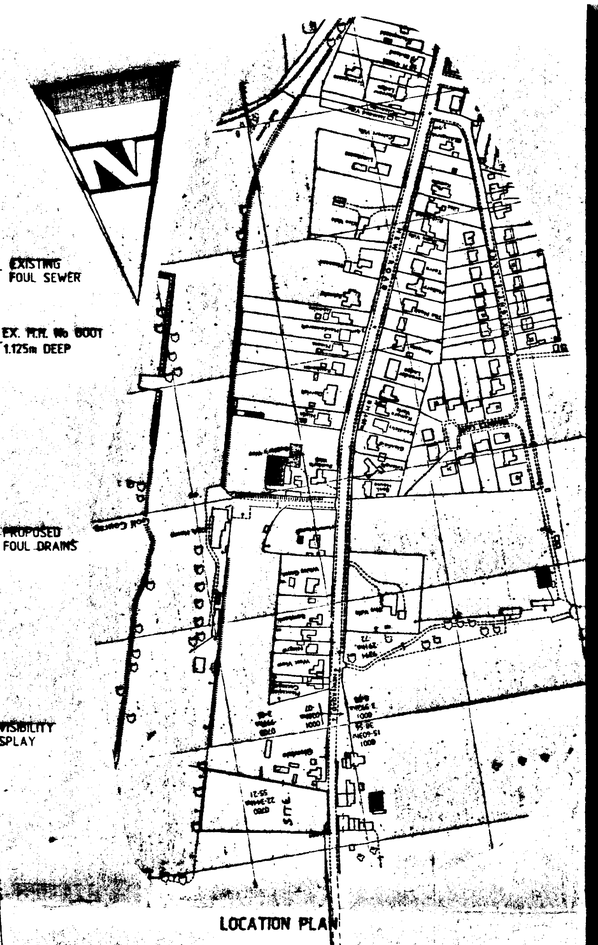
.H.

S.B.

100 AT 1:80

150 AT 1:150

## LOCATION PLAN



## KEY

S.A. SOAKAWAY

F. 1.8m CLOSE BOARDED TIMBER FENCE

.W. 1.8m HIGH BRICK WALL

## LANDSCAPING

TO NORTH & SOUTH BOUNDARYS MARKED BY .H. PLANT HAWTHORN HEDGE IN 2No STAGGERED ROWS 600 APART

PLANT TREES AS SHOWN MIN. HEIGHT ON PLANTING TO BE 2.0m

S.B. - SILVER BIRCH
F.M. - FIELD MAPLE
.H. - HAWTHORN

## NOISE INSULATION

PROVIDE SECONDARY GLAZING SPACED 100 FROM JOUBLE GLAZING PLUS ACOUSTIC AIR BRICK TO THE FOLLOWING WINDOWS
DEVERON - BEDROOMS 2 & 4
DEVERON [ HANDED ] - BEDROOMS 2 & 4
ESK - BEDROOM .1
OUSE-EX [ HANDED ] - BEDROOMS 1 & 2 #4.

## PRIVATE DRIVE

TO BE MIN. 5.0m WIDE WITH 6.0m RADIUS AT JUNCTION. CONSTRUCTION TO BE 19mm PINK GRANITE CHIPPINGS ROLLED INTO SURFACE OF TAR EMULSION ON 150 LEAN MIX CONC. ON 150 HARDCORE WITH 150 x 125 CONC. KERBS.

## DWELLING TYPES

PLOT .1. - OUSE-EX [ HANDED ] & DH/WSG
PLOT .2. - ESK
PLOT .3. - OUSE-EX/G
PLOT .4. - EDEN-EX [ HANDED ]
PLOT .5. - DEVERON
PLOT .6. - DEVERON [ HANDED ]

## TURNING AREAS

TO PLOTS 5 & 6 & PRIVATE DRIVE PROVIDE TURNING AREAS AS SHOWN ALL TO L.A. REQUIREMENTS

## DWELLING DRIVES

WASHED GRAVEL ON 100 WELL COMPACTED HARDCORE & CONC EDGING KERBS.

## FOUL DRAINS

EXTEND EXISTING FOUL SEWER IN NEW ROAD FROM M.H. 0001. DRAINS IN NEW ROAD TO BE CONSTRUCTED ALL TO L.C.C. SPECIFICATION & REQUIREMENTS. DRAINS WITHIN SITE TO BE IN PLASTIC PIPES.

SITE TO BE RAISED APPROX 600mm AT AREA OF LAST I.C. TO PLOT .2. TAPERING DOWN TO NOTHING AT FRONT OF SITE. PROPERTIES TO BE RAISED ACCORDINGLY.

WHERE MORE THAN 600 THICKNESS OF HARDCORE IS REQUIRED TO DWELLINGS, SUSPENDED SLAB SYSTEM TO BE USED IN ACCORDANCE WITH N.H.B.C. PRACTICE NOTE .6.

## EXTERNAL MATERIALS

BOXHILL, TERRACOTTA, DOUBLE PANTILES TO ALL PLOTS

TARMAC, OXTON RED MULTI FACING BRICKS TO PLOTS 1,2,3 & 4

BAGGERIDGE, TUSCAN RED BRICKS TO PLOTS 5 & 6

THIS DRG. TO BE READ IN CONJUNCTION WITH
ESK, DEVERON, OUSE-EX, EDEN-EX, OUSE-EX/G & DH/WSG

SOUTH HOLLAND DC
HOUSING & PLANNING
30 AUG 1995
Ref. H18/0820/94

AMENDED PLAN
Ref. A1

DESIGN Status

PROPOSED RESIDENTIAL DEVELOPMENT AT NEW ROAD, SUTTON BRIDGE FOR

D. & M. BUILDINGS LTD.

1:200 1:2500 94.004/1

AUG-94 S.GILHAM.

Status House, 4 Princes Street, Holbeach, Lincs. PE12 7BB
Tel: 01406 424343 Fax: 01406 490702

**ROOF CONSTRUCTION:**
Conc. interlocking roof tiles (see site plan) on 38 x 25 a/w treated timber battens on underfelt to B.S. 747 (type 1F) lapped 150mm horizontally and 100mm vertically. Twinplate fink type trusses @ 600 c/c & @ 40° pitch in accordance with B.S. 5268 part 3 1985.
Provide bracing comprising:
25 x 100 longitudinal bracing, 25 x 100 bracing on internal dividers, 2 no. 25 x 100 30° apex ceiling binder bracing and 25 x 100 diagonal roof bracing.
Provide 50 x 100 wallplate. All trusses and gable binders (if any) to be strapped to wallplate, the gable wall at verges and ceiling level with 30 x 5 m.s. anchor & lateral restraint straps at a max. of 1.200m c/c. At lateral strap positions provide pack and 38 x 50 noggins to trusses.
ALL TRUSSES TO BE RAISED TIE TYPE (SEE SECTION A-A)

**CEILINGS:**
To 1st floor sloping ceilings generally provide 12.7mm thick Gyproc Duplex plasterboard and either 5mm skim or Artex finish. ALSO TO UNDERSIDE OF FLAT ROOF OVER PORCH

NOTE: Provide white square P.V.C. mini-system goods comprising of half section 100 x 100 rainwater gutters and approx. 65 x 65 rainwater pipes.
65 x 175 p.v.c. fascia and bargeboards.

**ROOF VENTILATION**
Position of soffit ventilation (position preferably fly proof gauze) vents to be at maximum 2.4 m c/c.

**ROOF INSULATION**
Provide 150mm of Gyproc 1000 by Gyproc Insulation Ltd.

**DORMER ROOF CONSTRUCTION:**
Tiles, felt and battens as for main house roof. 25 x 100 ridge, 38 x 75 rafters, 38 x 100 ceiling ties, 1 No. 25 x 100 binder + 1 No. 25 x 100 rafter binder. At roof intersection provide 32 x 175 valley ply boards + suitable reducing rafters. Support rafters on 50 x 100 header/wall plate. Provide 100mm fibreglass insulation + ventilation as main.

**DORMER WALL CONSTRUCTION:**
9mm skim finish on Gyproc Duplex plasterboard on 50 x 75 vertical studs @ 400 c/c built off doubled up rafters. Black breather paper, 6mm plywood face, 1 no. layer bit. felt d.p.c., 25 x 19 battens, 16mm thick T & C boarding (Sadolin stained).
NOTE: Provide 75mm fibreglass insulation between vertical studs.
NOTE: Provide 47lbs lead flashing to dormer cheeks at main roof abutment min. 150mm upstand. Corbel out at all gables.

**BATHROOMS**
Provide Mayfair 2000 by Silavent Ltd or similar by approved manufacturer to extract ventilation of 100 sq. m./hr (approx 27.5 l/sec) or 70 sq.m/hr (approx 19.5 l/sec). System to offer intermittent operation. See plan for ducting to outside air

Note: Provide dobbin crowne bak where shown on elevations

A ROOF/WALL ABUT MENTS PROVIDE 4lbs LEAD FLASHING, DRESS UP WALL AS BELOW DPC CAVITY TRAY

**STAIRS**
Stairwell formed by trimmed and load-bearing walls as shown. Provide timber balustrading to stairs 900 mm above pitch line and to landing 1000 mm high. Balustrading to be vertical type, not horizontal or ranch style. Provide timber handrail 840 mm above pitch line. Min headroom 2000 mm above pitch line. No parts of risers to have any gap greater than 99 mm. Provide 2 no. 100W lighting. Total rise 2600 mm @ 13 up goings 223 mm pitch @ 54°.
Alternatively provide Boulton & Paul staircase Code SPIRAL

**KITCHEN VENTILATION:**
Provide Kedla 220 by Silavent Ltd or similar by approved manufacturer to extract ventilation of 220 cu.m./hr. (approx 61.5 l/sec).
Alternative method - provide suitable timber hoods for Silavent Ltd or similar by approved manufacturer to extract ventilation of at least 30 l/sec. Both systems to offer intermittent operation
See plan for ducting to outside air.

**SECURITY LOCKS & RESTRICTED OPENING VENTILATORS**
Provide window manufacturer's fasteners which lock in right vent position giving a total opening not more than 4000 sq. mm.

**JOINERY & LINTEL SCHEDULE**

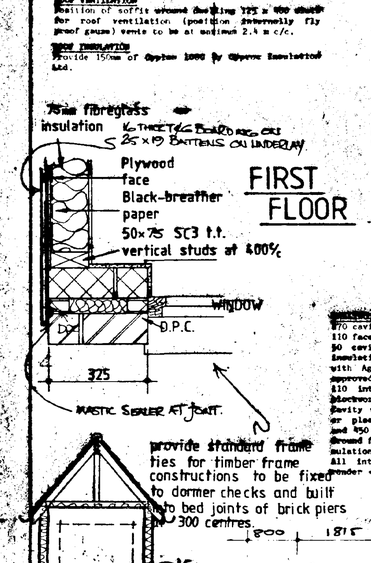
| No. | Ref. | lintel | qty |
|---|---|---|---|
| 1 | 212c | L1/S | 4 |
| 2 | 212C (OPP) | —"— | 5 |
| 3 | 312 cc. | —"— | 3 |
| 4 | PER120 (OPP) - SUFFOLK | —"— | 1 |
| 5 | PORCH GLAZING | L11 | 1 |
| 6 | PATIO DOOR 1800x2100H | L1/S | 1 |
| 7 | FNS - 2XG. | —"— | 2 |
| 8 | 310 CC | —"— | 1 |
| 9 | FNS - 2XG (SPECIAL | —"— | 1 |
| 10 | 212 cc (SPECIAL) | —"— | 1 |
| 11 | 210 CC (SPECIAL) | —"— | 1 |
| 12 | UP & OVER GARAGE DOOR | —"— | 1 |
| B | INTERNAL OPENING | 100 BOX | N/A |
| C | INTERNAL OPENING | INTERNAL 100 | N/A |

All specified joinery is by Messrs. JOHN CARR Joinery Ltd, metric P.I. softwood range. (Op.) denotes items handed. Lintels are by I.G. Lintels Ltd.
All windows to be double glazed sealed units (unless otherwise noted)

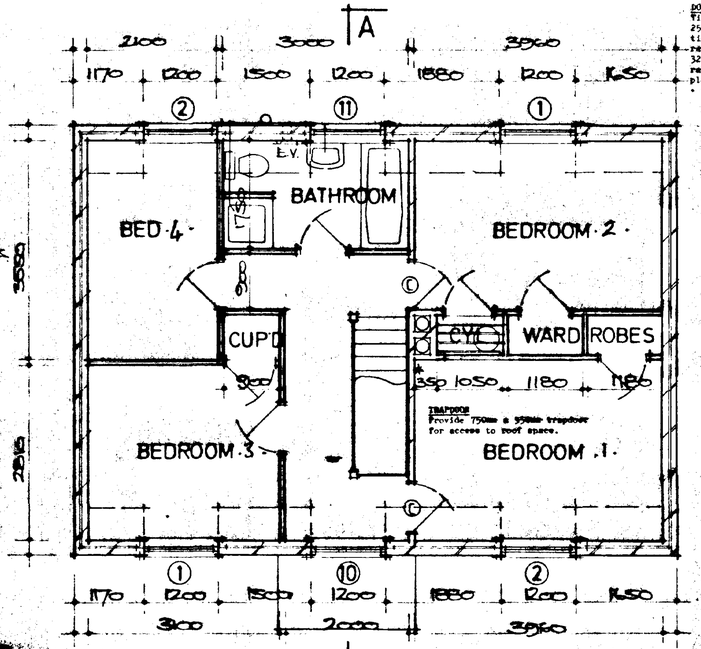
**BOILER:**
Provide oil or solid fuel type boiler of decorative casing in position indicated, sited on 125mm thick concrete hearth (above o/site). Boiler sited 300mm from walls and fitted with cast iron bottle flue with screen plate and condensation vessel in bak flue. (Cast iron flue to be in long). Flue to discharge into brick conventional flue as detailed for open fire. If gas is available, provide balanced flue gas fired boiler or required casing in position indicated, sited on 125mm thick conc. hearth (above o/site) sited 300mm from walls. If oil or solid fuel fired boiler is used provide permanent to kitchen window c.s.a. not less than boiler outlet min. 10,000mm².
To be read in conjunction with approved document J1/2/3.
NOTE: If an oil fired boiler is to be used provide combustion air equal to 550 sq. mm. RH rated output

**FIRST FLOOR CONSTRUCTION:**
19 flooring grade Hyrock decking on 50 x 200 MC3 spruce timber floor joists @ 400mm c/c. Joists built into external wall 100mm. To first floor construction provide 30 x 5 metal lateral restraint straps to joists running parallel with walls securely fixed to walls and to span min. 3 no. joists at max. 1.800m c/c. At strap positions provide pack and 38 x 100 noggins to joists. Provide solid strutting to timber size of joists used, only if shown.
FLOORING TO BE GRADE 11/111

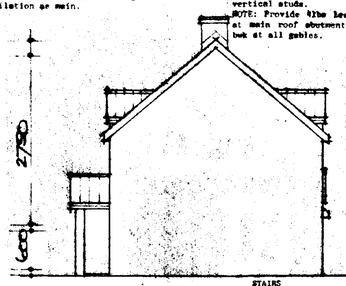
**ROOF COVERING:**
CONC. INTERLOCKING TILES ON BATTENS FIX AS MANUFACTURER ON 38X100 RAFTERS, 38X100 CEILING TIES + 25X100 BINDER SUPPORTED ON 2nd 50X100 WALL PLATE BOLTED TOGETHER BUILT INTO BRICKWORK @ EACH SIDE ROOMM, TO UNDERSIDE OF JOISTS PROVIDE 12.7mm SOFTBOARD LINING.




DORMER DETAILS

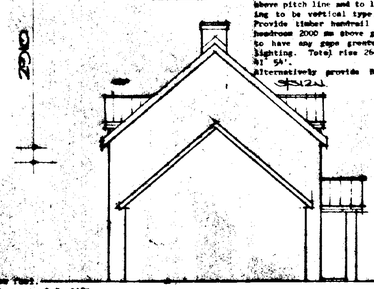


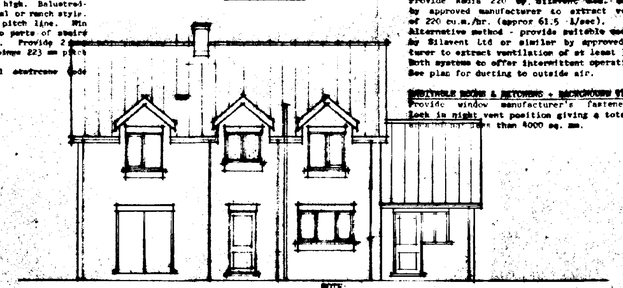

FIRST FLOOR










**WALLS:**
270 cavity walls to consist of:
110 face bak (see site plan for details)
50 cavity, filled with Beamax dry cavity wall insulation, all work carried out in accordance with Agrement Board Cert. No. 88/2031, or similar approved.
110 internal skin of 'Lytag' solid insulation blockwork.
Cavity walls shall be tied together using galvanized brick or plastic twist ties spaced 900 horizontally and 450 vertically to comply with B.S. 1243, 1978.
Ground floor internal walls to be 100 solid insulation blockwork.
All internal walls to receive 10mm sand/cement render + skim finish.

**GROUND FLOOR CONSTRUCTION:**
50 sand/cement screed on 100 conc. on 2,400 gauge polythene d.p.m. on 150 well blinded and compacted hardcore.

**SUB-STRUCTURE WALLING:**
100 Class A dense conc. blocks. Bit. felt d.p.c. to external walls 150 above ground level. Weak mix infill to base of cavities to terminate 225 below lowest d.p.c. level.

**FIRE PLACE:**
To be capable of burning smokeless fuel, Hearth to be 125mm thick. Flue linere to B.S. 1181, 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

**FLUE CONSTRUCTION:**
225mm Ø clay flue linere to B.S. 1181, 1971.
100mm brick surround. Flue to extend past ridge as stated in approved document J1/2/3 Part 6, to terminate in 75mm conc. capping + clay pot. Provide 4lbs lead flashing to flue at roof intersection. Provide 2 no. courses red engineering bak or sim. as d.p.c.
NOTE: No timber to be within 40mm of chimney.

**EXTERNAL RENDERS:**
F.G. Lintels to be installed to manufacturer's recommendations. To all openings in cavity wall provide bit. felt d.p.c. cavity trap.

**WATER TANK:**
Header tank in roof space to be supported on timbers to spread the load to B.S. 5268 Part 3, 1985.

**VALLEYS:** LINE THE MANUFACTURED TILE VALLEYS OR provide 4lb lead to valleys to make completely watertight.

**SCAFFOLDING:**
Provide 600 wide footpaths around buildings as shown and in full 3.6m runs. Constructed of 75mm thick or 100mm compacted hardcore.

**FIRST FLOOR CONSTRUCTION:**
First floor internal walls to be 100 stud partitions constructed of 75 x 98 head and sole plates, 75 x 50 vertical studs @ 600 centres, plasterboard and skim finish to both sides. Stud partitions running parallel to joist direction to be built off doubled up floor joists.
NOTE: Doubled up floor joists to be in addition to normal joist spacing. Where stud partitions run at right angles to joist direction, provide 100 x 100 sole plate.

**FOUNDATIONS:**
Under walls as shown provide conc. strip foundations:
700 x 225 to cavity walls
450 x 225 to 180 walls
To non-loadbearing internal walls thicken out ground floor slab conc. to 950mm wide x 200mm thick. Widen foundations at chimney breast and to be 300mm thick.
Foundations taken down to an approved firm base, subject to local authority specifications. Foundations to be C15P mix.

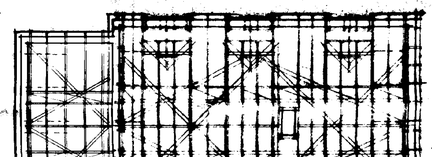
**INSPECTION CHAMBER CONSTRUCTION.**
'Supersleve' polypropylene inspection chambers bedded on 150mm conc. Form protective 225mm thick conc. collar around head of I.C. with 300mm projection from cover. Covers to be Grade C - light duty circular covers unless I.C.'s are in driveways where Grade B - medium duty covers are to be used.

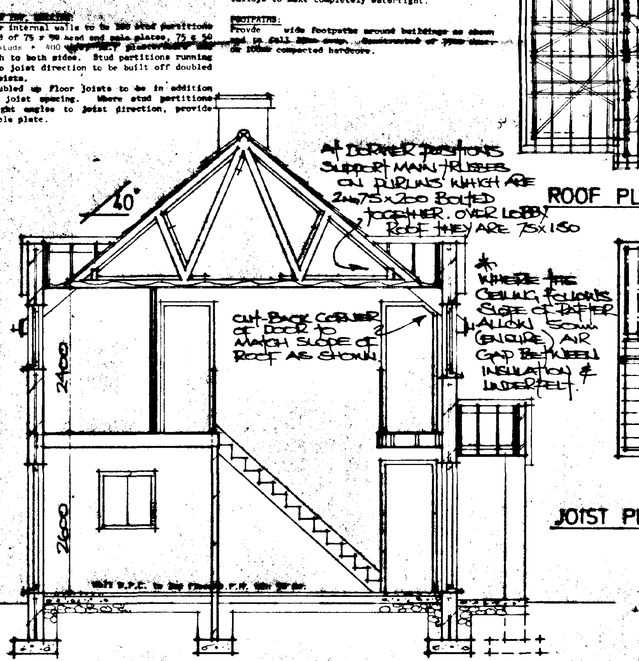
**SURFACE WATER DRAINAGE:**
100mm Ø vitrified clay pipes 'Supersleve' flexible jointed to fall 1:70 bedded in 50 pea gravel. Pipes to discharge into 1,200m Ø soakaways sited 5.00m from buildings.

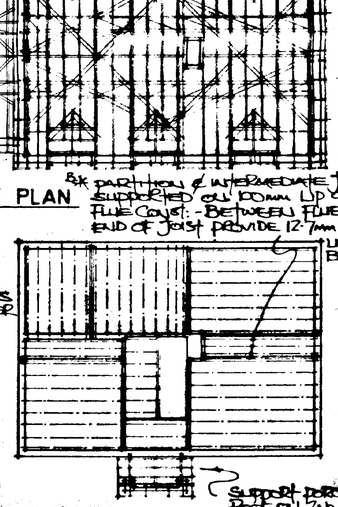
**PROTECTION TO FOUL AND SURFACE WATER FLEXIBLE PIPES:**
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid on bridging above the pipes on min 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover, reinforced conc. bridging should be used instead of paving slabs.

**FOUL WATER DRAINAGE:**
Foul water drains to be 100 Ø vitrified clay pipes 'Supersleve' flexible jointed to fall 1:70 bedded in 50 pea gravel. Under buildings decrease to be encased in 150 pea gravel with lintel over pipes at wall abutments.
NOTE: Surround pipes at wall abutments with 9E compressible material.
300 Ø soil and vent pipes to extend 900mm above window head and to terminate in balloon finial. B & V P to be fitted with access plate at base 450mm int. Ø p.v.c waste pipes from all appliances complete with 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to B.S. 5572. All underground drainage to B.S. 8301.
NOTE: Waste pipe from bath to be 50mm Ø

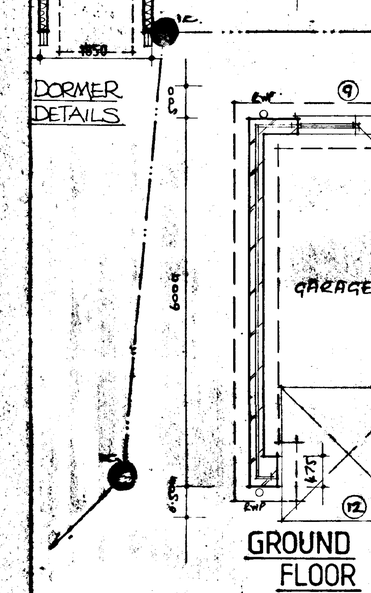
**ROOF PLAN**




**NOTE:**
Roof construction over LOBBY to be as elsewhere see king post type trusses @ 600 ctrs @ 40°.
ALL TRUSSES TO BE RAISED TIE TYPE




**DRAINAGE:**
Position see and alternative outlet boxes if required in external position to suit client. To be completely sealed around in non-combustible material. To be min. 550mm, max 1.0m above footpath to base.

**HOT WATER STORAGE**
Provide system approved by British Board or Agrement and install by B.S.H. approved installer. System to be vented and insulated in accordance with B.S. 5615 1985

**PORCH ROOF COVERING:**
CONC. INTERLOCKING TILES ON BATTENS FIX AS MANUFACTURER ON 38X100 RAFTERS, 38X100 CEILING TIES + 25X100 BINDER SUPPORTED ON 2nd 50X100 WALL PLATE BOLTED TOGETHER BUILT INTO BRICKWORK @ EACH SIDE ROOMM, TO UNDERSIDE OF JOISTS PROVIDE 12.7mm SOFTBOARD LINING.

**status design**

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS
Tel: Holbeach (0406) 24343
STATUS HOUSE, 4 PRINCES STREET, HOLBEACH, SPALDING, LINCS. PE12 7BB

EXAMINED
PLAN
DEVERON
SOUTH HOLLAND D.C.
PLAN DEPT
26 AUG 1994
REF. 0889/94

D.&H. BUILDINGS
ME WALK
DNG SUTTON
PALDING LINCS
TEL HOLBEACH (0406) 362410

1:50 1:100

J.P.W.

DEVERON

**ROOF CONSTRUCTION:**
Conc. interlocking roof tiles (see attd plan) on 38 x 25 s/s treated timber battens on underfelt to B.S. 747 (type 1F) lapped 150mm horizontally and 100mm vertically. Tilmaplate fink type trusses @ 600 c/c @ 40° pitch in accordance with B.S. 5268 part 3 1985.
Provide bracing comprising:
25 x 100 longitudinal bracing, 38 x 100 bracing on lowermost members, 2 no. 25 x 100 38 x 100 apex ceiling binder bolting and 25 x 100 diagonals and junction.
Provide 50 x 100 wallplate. All trusses and gable ladders (if any) to be strapped to wallplate, the gable wall at verges and ceiling level with 30 x 5 s.s. anchor & lateral restraint straps at a max. of 1.200m c/c. At lateral strap positions provide pack and 38 x 90 noggins to trusses.
ALL TRUSSES TO BE RINSED IN THE TYRE. (SEE SECTION A-A)

**CEILINGS:**
All ceilings within dwelling to be 12.7mm thick Wyvoc Duplex plasterboard skim finish with either 5mm adhesive or Artex finish. ALSO TO GARAGE ROOF CEILING

**NOTE:** Provide white square P.V.C. rainwater goods consisting of half section 200 x 100 rainwater gutters and approx. 65 x 65 rainwater pipes.
Allow 17m p.m.e. fascia and bargeboards.

**ROOF VENTILATION**
Position of soffit vents and the size of the vents for roof ventilation (position externally fly proof gauze) vents to be at maximum 0.9 m c/c.

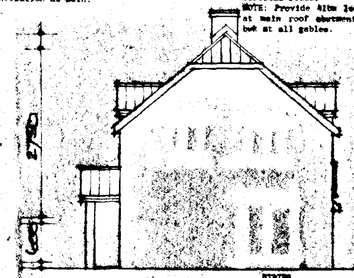
**ROOF INSULATION**
Provide 150mm of Crystal Wool by Glynwed Insulation Ltd.

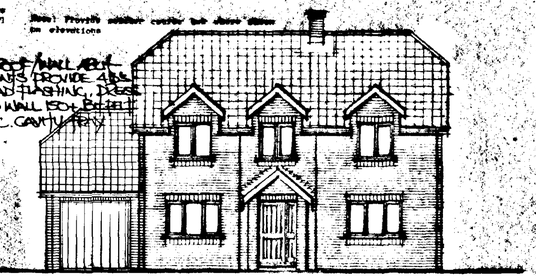
**DORMER ROOF CONSTRUCTION:**
Tiles, felt and battens as for main house roof. 25 x 100 ridge, 38 x 75 rafters, 38 x 100 ceiling ties. 1 No. 25 x 100 binder + 1 No. 25 x 100 purlin binder. At roof intersection provide 32 x 175 valley lay boards + suitable reducing rafters. Support rafters on 50 x 100 header/wall plate. Provide 100mm fibreglass insulation + ventilation as main.

**DORMER WALL CONSTRUCTION:**
3mm skim finish on Gyproc Duplex plasterboard to 50 x 75 vertical studs @ 400 c/c built off doubled up rafters. Black breather paper. 6mm plywood face, 1 no. layer bit. felt d.p.c., 25 x 19 battens, 16mm thick T & G boarding (Redfin stained).
**NOTE:** Provide 75mm fibreglass insulation between vertical studs.
**NOTE:** Provide 40mm lead flashing to dormer cheeks at main roof abutment min. 150mm upstand. Corbel out at all gables.

**BATHROOMS**
Provide Manrex 8000 by Stiebel 240 or another by approved manufacturer to extract ventilation of 100 eq. a/hr (approx 27.5 l/sec) or 70 sq.m/hr (approx 19.5 l/sec). System to offer intermittent operation. See plan for ducting to outside air.

Note: Provide additional cavities and doors where shown on elevations



SIDE

FRONT

**STAIRS**
Staircell formed by brickwork and load-bearing walls as shown. Provide timber handrailing to stairs 900 mm above pitch line and to landing 1000 mm high. Balustrading to be vertical type, not horizontal or porch style. Provide timber handrail 900 mm above pitch line. Min headroom 2000 mm above pitch line. No parts of stairs to have any gaps greater than 99 mm. Provide 2 No. lighting. Note) rise 2600 mm 13 no goings 223 mm pitch at 34°.
Alternatively provide Bruhon & Peel staircase (ref. SPECIAL)

BARN HIPS TO ROOFS

**KITCHEN VENTILATION:**
Provide Redis 220 by Domus Ventilation or another by approved manufacturer to extract ventilation of 220 cu.m./hr. (approx 61.5 l/sec).
Alternative method - provide suitable cooker hoods by Silvent Ltd or similar by approved manufacturer to extract ventilation of at least 30 l/sec. Both systems to offer intermittent operation
See plan for ducting to outside air.

**WINDOWS DOORS & SKYLIGHTS - BACKGROUND VENTILATION**
Provide window manufacturer's fasteners which lock in night vent position giving a total opening area of not less than 4000 sq. mm.

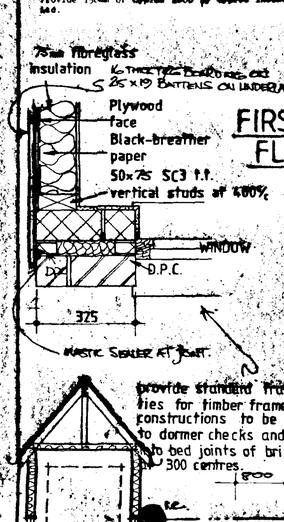
**JOINERY & LINTEL SCHEDULE**

| No. | Ref. | lintel | qty |
|---|---|---|---|
| 1 | 212c | L/S | 4 |
| 2 | 212c (OPP). | — " — | 5 |
| 3 | 312cc | — " — | 3 |
| 4 | PER120 (OPP) - SUFFOLK | — " — | 1 |
| 5 | PORCH OPENING | L/S | 1 |
| 6 | PATIO DOOR 1800x2100H | L/S | 1 |
| 7 | FNS - 2XG | — " — | 2 |
| 8 | 310 cc | — " — | 1 |
| 9 | FNS - 2XG (SPECIAL) | — " — | 1 |
| 10 | 212cc (SPECIAL) | — " — | 1 |
| 11 | 210cc (SPECIAL) | — " — | 1 |
| 12 | UP & OVER GARAGE DOOR | — " — | 1 |
| B | INTERNAL OPENING | 100 BOX | NR |
| C | INTERNAL OPENING | INTERNAL 100 | NR |

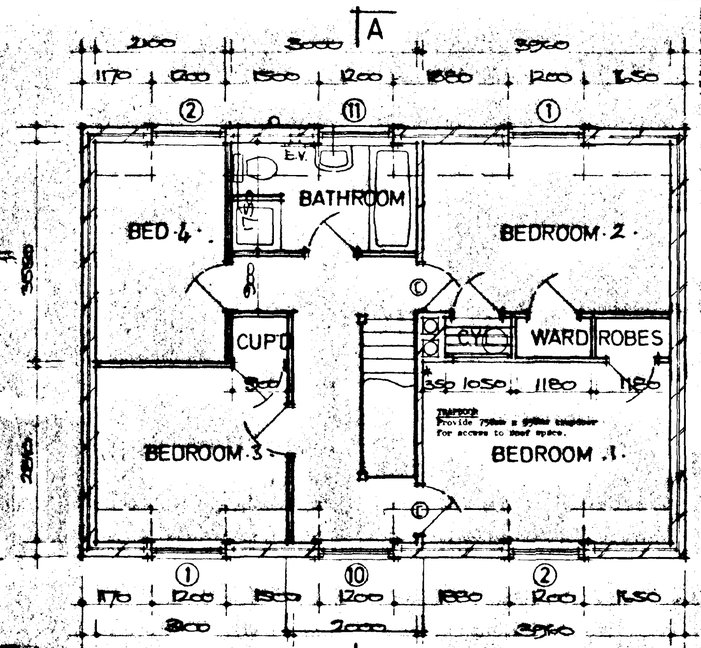
All specified joinery is by Messrs. JOHN CARR Joinery Ltd. metric P.V. softwood range. (Qty denotes items handed. Lintels are by I.G. Aintels Ltd.
All windows to be double glazed sealed units (unless otherwise noted)

**HEATING:**
Provide cast iron boiler (gas fired type to suit layout of central heating in position indicated, sited on 125mm thick concrete hearth (above o'side). Boiler sited 450mm from walls and fitted with earth iron outlet flue with screwed plate and condensation/frost tee bob flue. (Cast iron flue to be 1m long) Flue to discharge into brick conventional flue as detailed for open fire. If gas is available provide balanced flue gas fired boiler as required (casing in position indicated, sited on 125mm thick conc. hearth (above o'site) sited 900mm from walls. If oil or solid fuel fired boiler is used provide permanent to kitchen measuring c.s.a. not less than boiler outlet min. 10,000mm²
To be read in conjunction with approved document J1/2/3.

**NOTE:-** If an oil fired boiler is to be used provide combustion air equal to 550 sq. mm per kW rated output




# FIRST FLOOR




**WALLS:**
110 cavity walls as detailed on:
110 face brk (see site plan for details)
50 cavity, filled with Rockwool dry cavity wall insulation, all work carried out in accordance with Agrement Board Cert. No. 88/2091, or min. approved.
110 internal skin of 'tyrog' solid insulation blockwork.
Cavity walls must together using galvanised iron or plastic twist ties spaced 900 horizontally and 450 vertically to comply with B.S. 1243, 1978.
Ground floor internal walls to be 300 solid insulation blockwork.
All internal walls to receive 20mm sand/cement render + skim finish.

**GROUND FLOOR CONSTRUCTION:**
50 sand/cement screed on 150 conc. on 125 gauge polythene d.p.m. on 150 well blinded and compacted hardcore.

**SUB-STRUCTURE WALLING:**
100 Class A dense conc. blocks. 'Bit. 5mm d.p.c. to external walls 150 above ground level. Cavity fill with 75mm conc. to terminate 225 below lowest d.p.c. level.

**GAS PIPE:**
To be copper of Barrett, Calendrian Tube B.S. 1181, 1971 (cockets up). Build into brick joints of 9mm Fire 2 no. metal anchorage points.

**FLUE CONSTRUCTION:**
225mm ø clay flue liners to B.S. 1181, 1971.
100mm brick surround. 75mm to extend past ridge as stated in approved document J1/2/3 Part B, to terminate in 75mm conc. capping + clay pot. Provide 41kn lead flashing to flue at roof intersection. Provide 2 no. corsees red engineering brk for adm. as d.p.c.
**NOTE:** No timber to be within 600mm of chimney.



SIDE

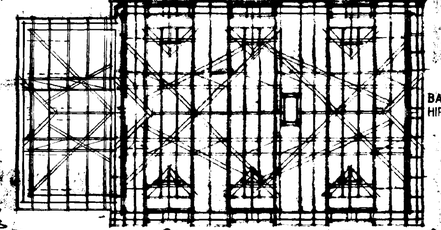
**FIRST FLOOR CONSTRUCTION:**
First floor internal walls to be 100 thick partitions constructed of 75 x 50 [illegible] @ 400 c/c, 12.7 plasterboard and skim finish to both sides. Stud partitions running parallel to joist direction to be built off doubled up floor joists.
**NOTE:** Doubled up floor joists to be in addition to normal joist spacing. Where stud partitions run at right angles to joist direction, provide 75 x 100 sole plate.

**ROOFING TORTILE:**
I.C. lintels to be installed to manufacturers recommendations. To sill openings in cavity wall provide bit. felt d.p.c. cavity tray.

**ROOFING FELT:**
Under tank is roof space to be underlaid by Hessey to spread the load to B.S. 5268 Part 3, 1985.

**TILING:** Tiles are interlocking
TILE VALLEYS to provide 41k lead in valleys to make completely watertight.

**FOUNDATIONS:**
Trench walls to [illegible] to be taken down to and rest on firm natural ground at a min. depth of 1m and to min. 150 into undisturbed subsoil. Min. width of foundations to be 600 and to be stepped where necessary.
Foundations taken down to an approved 45gn base, subject to local authority specifications. Foundations to be C15P mix.

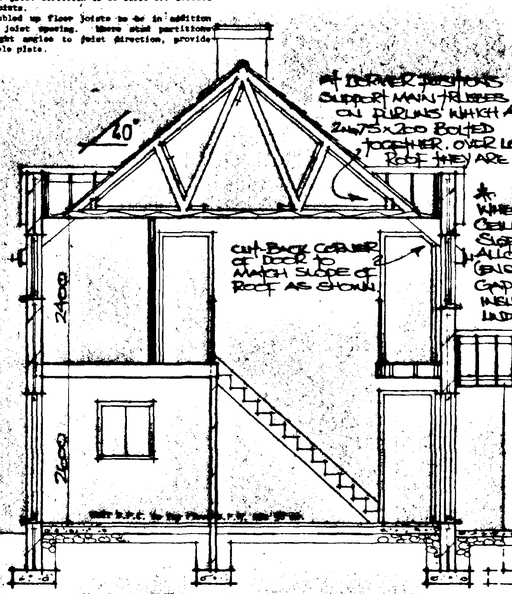



**SURFACE WATER DRAINAGE:**
100mm ø vitrified clay pipes 'Supersleeve' flexible jointed to fall 1:70 bedded in 50 pea gravel. Pipes to discharge into 1.200m ø soakaways sited 5.0m from buildings.

**JUNCTION TO FOUL AND SURFACE WATER DRAINS:**
**NOTE:**
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid on bridging above the pipes on mbn 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover, reinforced conc. bridging should be used instead of paving slabs.

**INSPECTION CHAMBER CONSTRUCTION:**
'Supersleeve' polypropylene inspection chambers bedded on 150mm conc. Form protective 225mm thick conc. collar around head of I.C. with 300mm projection from cover. Covers to be Grade C - light duty circular covers unless I.C.'s are in driveways where Grade B - medium duty covers are to be used.

**RAIN WATER DRAINAGE:**
Roof water drains to be 100 ø vitrified clay pipes 'Supersleeve' flexible jointed to fall 1:70 bedded in 50 pea gravel. Under buildings drains to be surrounded in 150 pea gravel with lintel over pipes at wall abutments.
**NOTE:** Surround pipes at wall abutments with 20 compressible material.
100 ø soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. S & V P to be fitted with access plate at base 450mm bel. ø p.v.c waste pipes from all appliances complete with 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainings to B.S. 5572. All underground drainage to B.S. 8301.
**NOTE:** Waste pipe from bath to be 50mm ø




ROOF PLAN

JOIST PLAN

SEC. A——A

**SOIL & WASTE INSTALLATION:**
Waste pipes approved by British Board of Agrément and install by B.B.A. approved installer. Pipework to be vented and insulated in accordance with B.S. 5615 1985

**SOIL & VENT PIPE CONSTRUCTION:**
All flooring grade Wyvoc decking on 50 x 200 SC3 Grade timber floor joists @ 400mm c/c. Fasten built into external wall 100mm. To first floor construction provide 30 x 5 metal lateral restraint 600mm to joists running parallel with walls securely fixed to walls and to span min. 3 no. joists at max. 1.800m c/c. At strap positions provide pack and 38 x 100 noggins to joists. Provide solid strutting to timber size of joists used, only if shown.
FLOORING to BE GRADE II/AIF

**ROOF CONSTRUCTION:**
Roof construction over lobby to be the same except the ridge post type trusses @ 600 c/c/ @ 40°.
ALL TRUSSES TO BE RINSED IN THE TYRE.

**ROOF OVER LOBBY:**
Roof Construction: Concrete interlocking tiles on battens on underlay on 50x100 rafters, 50x100 ceiling ties + 25x100 binder supported on 2nd 50x100 wall plate bolted together built into brickwork & pier both down to underside of roof to provide 12.7mm plasterboard.


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ARCHITECTURAL & BUILDING DESIGN CONSULTANTS
Tel: Holbeach (0406) 362402
STATUS HOUSE, 6 PRINCES STREET, HOLBEACH, SPALDING, LINCS. PE12 7BB


Ref. A/r
DEVERON
SOUTH HOLLAND DC HOUSING & PLANNING
18 MAY 1995
Ref: 1225/94


J.&H. BUILDINGS
ONE WALK
LONG BUTTON
SPALDING LINCS
TEL HOLBEACH (0406) 362410


1:50 1:100

J.P.W.

DEVERON

A B

B - BARN HIP ROOF - 17.5.95

FACING BRICKWORK:
ROOF TILES:
FOUL DRAINAGE:
S.W. DRAINAGE:

## DOOR, WINDOW & LINTOL SCHEDULE

| No | TYPE | JOINERY REF No: | LINTOL | HAND REQ. | O/A LENGTH |
|---|---|---|---|---|---|
| 1 | WINDOW | 312CC (SS) | I.G. LIS. | 150MM | 2100MM. |
| 2 | WINDOW | 312CC (SS) | I.G. LIS | 150MM | 2100 MM. |
| 3 | DOOR/WINDOW | FWS/310CC (SS) PORTCULLIS | I.G. LIS | 150MM | 3000MM |
| 4 | WINDOW | 210C (SS) (2 No) | I.G. LIS | 150MM | 1500 MM |
| 5 | WINDOW | 212 C (SS) | I.G. LIS | 150MM | 1500 MM |
| 6 | WINDOW | 312CC (SS) | I.G. LIS | 150MM | 2100MM |
| 7 | WINDOW | 312CC (SS) | I.G. LIS | 150MM | 2100 MM |
| 8 | WINDOW | 312CC (SS) | I.G. LIS | 150MM | 2100MM |
| 9 | DOOR | FEB 120 PORTCULLIS | I.G. LIS. | 150MM | 1800MM |
| 10 | WINDOW | N10C (SS) | I.G. LIS. | BROWN | 900 MM |

BIT FELT D.P.C. CAVITY TOPS OVER LINTOLS TO CEILINGS U/O'D
2 3 & 7

ALL WINDOWS TO BE DOUBLE GLAZED.

WINDOWS SOFTWOOD METRIC RANGE B

NOTE: PROVIDE BINDERS IN ROOF SPACE TO SUPPORT WATER TANK TO B.S. 5268

NOTE: AT ROOF INTERSECTION DOUBLE UP LARGEST SPAN OF RAFTERS

CODE WATER PROOF TILES ON 38 x 25 TREATED TIMBER SLD BATTENS ON ROOFING FELT TO B.S. 747 (TYPE 1C) IMPERMEATE PRE-FABRICATED FILK TYPE ROOF TRUSSES (25° PITCH) AT 600 CTRS. TO B.S. 5268 25 x 100 DIAGONAL ROOF BRACING @ 45° TO T.R.D.A. TECH BULLETIN No 1 25 x 100 RIDGE WOOD BUDDER 50 x 100 CEILING BUDDERS (2NO) 25 x 175 P.S.E. FASCIA 25 x 175 P.S.E. BARGE BOARDS 6 x 150 ASBS EGGFIT GREY P.V.C. 100 ø H.R. GUTTERING TO 63ø P.V.C. DS AS SHOWN. 50 x 100 WALL PLATES BE x B MILD STEEL LATERAL RESTRAINT STRAPS TO ROOF STRUCTURE AT ROOF & CEILING LEVELS @ 1200M CTRS. AT GABLE END WALLS 30 x 5 MILD STEEL FIXINGS STRAPS TO TRUSSES & WALL PLATES @ 2000 CTRS TO SUPPORTING WALLS. AT ROOF INTERSECTION PROVIDE ON SITE MANUFACTURED REDOUBLING TRUSSES FROM 38 x 100 SIZED TIMBER 32 x 175 VALLEY LAY BOARDS (WITH PLASTERBOARD VALLEY TROUGHS. PROVIDE 5No. 150 x 600 SOFFIT VENTILATORS TO CROSS VENTILATE ROOF STRUCTURE. POSITIONED OVER CEILINGS 1 : 10 B.S. 5 4.4. VENTILATORS FITTED WITH FINE FLY PROOF GAUZE.
NOTE PROVIDE 3 No RIDGE VENTS OVER HABITABLE ROOMS AS SHOWN ON ELEVATIONS
ROOF VENTILATION: PROVIDE 425 x 125 SLOTS IN SOFFIT SPACED AT MAX 2.4 CTRS WITH FLY PROOF MESH POSITIONED INTERNALLY ALL IN ACCORDANCE WITH BUILDING REGULATION 35.

NOTE: TO POSITIONS OF LATERAL RESTRAINT STRAPS PROVIDE PACK @ 38 x 50 NOGGINGS (TO SPAN 3.10° TRUSSES)

NOTE TO ROOF TRUSSES PROVIDE 25 x 100 LONGITUDINAL BRACING @ 25 x 100 BRACING OR INTERNAL MEMBERS TO B.S. 5268 PART 3 1985

CHIMNEY CONSTRUCTIONS
450 x 900 OR SIZE. 100 PEA LINE BANK.
225 CLAY FLUE LINERS TO B.S. 1181 (SOCKETS UP)
200 COURSES BLOCK WORK BANK AS D.P.C.
150 LEAD FLASHING (STEPPED) WELL COVER APRON & SECRET GUTTERING. TRIM ROOF STRUCTURE. PROVIDE CHIMNEY TO ENSURE NO TIMBER WITHIN 200 OF CHIMNEY CHIMNEYS TERMINATING WITH 75 CONC. SLAB & CLAY POT

25° PITCH
25 x 100 LONGITUDINAL BRACING MEMBERS
100 x 100 BRACING ON INTERNAL MEMBERS
25 x 100 BASSERS
HALL
BED 2
2.325
5.900
700 250 700 250
SECTION B-B

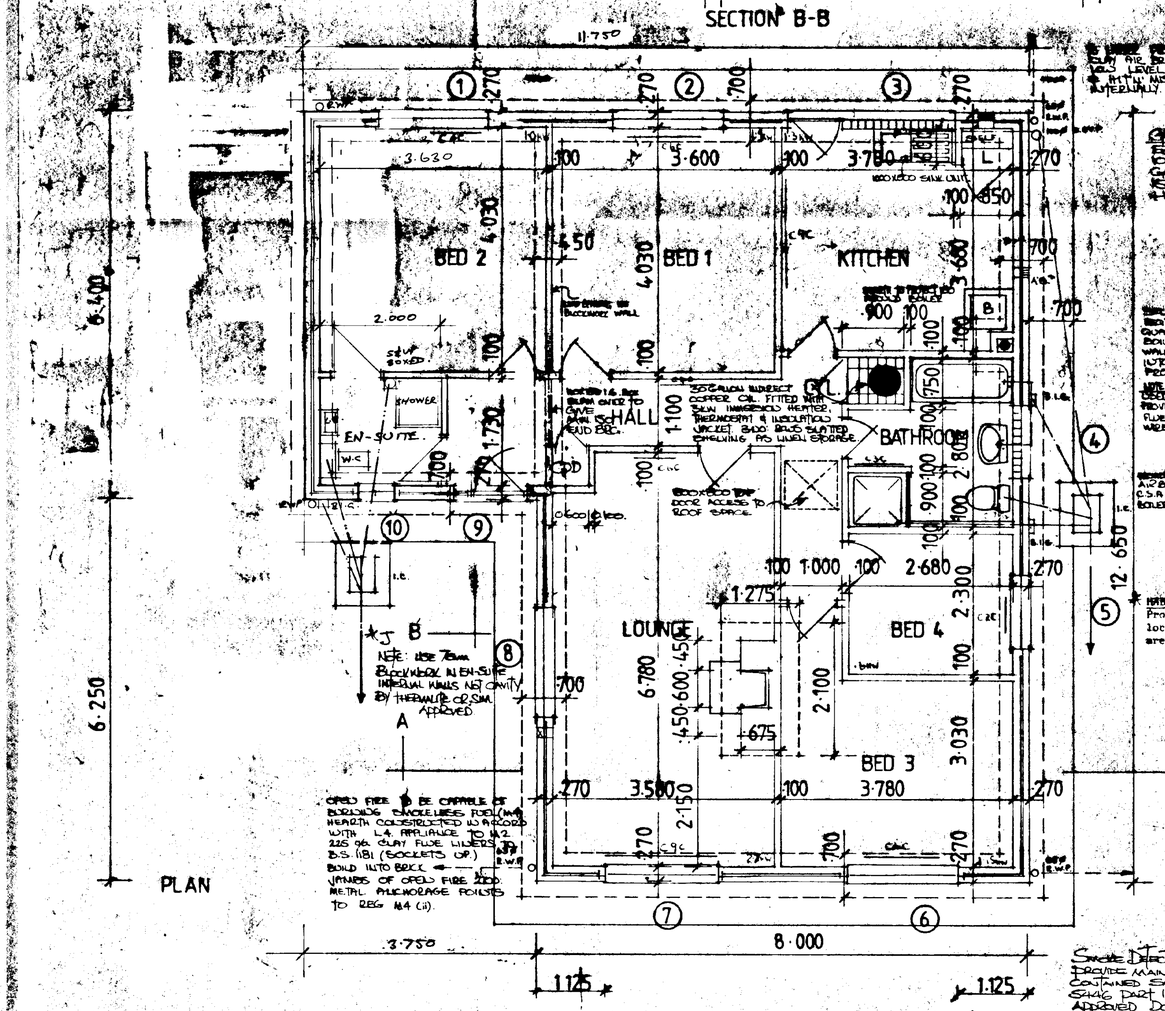
25° PITCH
600
1.000
LOUNGE
BED 3
2.325
7.500
700 250 700 250
SECTION A-A

ALL STRUCTURAL TIMBER TO BE B.S. GRADED CLEAR CENTRES ABOVE EAVES LEVEL.

AT EVERY CLOSURE OF CAVITY PROVIDE BIT FELT D.P.C. (HORIZONTAL & VERTICAL)

ALL SOIL PIPE TO BE CONCEALED WITH 150 PEA GRAVEL FOURTH LEVEL.

EARTH CONNECTION: (TO BE MADE) TO CONC. 100 HARDCORE BASE.



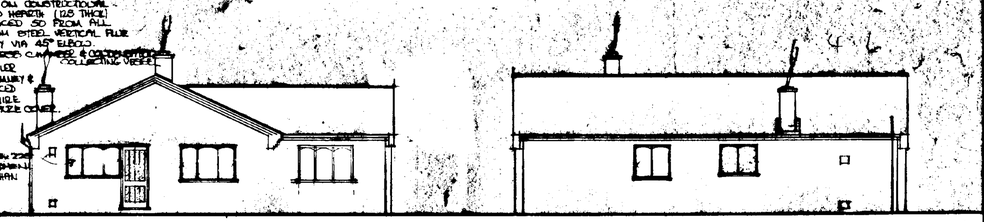

OPEN FIRE TO BE CAPABLE OF BURNING SMOKELESS FUEL(S) HEARTH CONSTRUCTED IN ACCORD WITH L4 APPLIANCE TO No 2. 225 ø CLAY FLUE LINERS B.S. 1181 (SOCKETS UP.) BOND INTO BRICK
JAMBS OF OPEN FIRE 200 METAL FIXING/BRACE FIXINGS TO REG M4 (ii)

ALL SOIL/REMOVAL STACKS OF 100 CAST IRON OR 100 DIA. GAUGE ALUMINIUM ROPAL SOIL AND WASTE PIPES TO BE ENCASED IN CONCRETE & HARDCORE.

FOUNDATIONS
ALL 1:3:6 MIX. 600 x 225 CONC. STEP FOOTINGS BENEATH 340 CAVITY WALLING. 480 x 225 CONC. STEP FOOTINGS BENEATH LOAD BEARING 100 BLOCK WORK. 800 WALL THICKNESS BENEATH CHIMNEY BREAST & BOILER FLUE.
FOUNDATION DEPTH MIN 700 BELOW NATURAL GROUND LEVEL & 1:20 CONC. & CLAY TO BE CLEAR, UNCONSOLIDATED. ANY DEVIATION FROM 600 ABOVE FOOTINGS TO BE SUBJECT TO BCWS TEST & ENGINEERS APPROVED FOUNDATION DESIGN.

SUB WALL CONSTRUCTION: 100 CAVITY WALLING - LOADBEARING: BRICK BLOCKWORK OUTSKIRT WITH CAVITY WALLING (BRICK OUTSKIRT) FACING BRICK TO MATCH EXISTING IN CEMENT MORTAR (1:1:6) FLEMISH BOND. 100 CONC. BLOCKWORK INTERNAL LEAF IN LIGHTWEIGHT AGGREGATE BLOCKS (DENSITY 7 N/mm²) LAID IN CEMENT MORTAR (1:3) CAVITY 50 WIDE WITH WALL TIES @ 900 HORIZONTAL & 450 VERTICAL CENTRES. CAVITY TO BE FILLED WITH CONCRETE (1:2:4) TO DPC LEVEL. ABOVE DPC CAVITY TO BE FILLED WITH LEAN MIX CONC. INFILL TO CAVITY TO WITHIN 150 OF D.P.C. LEVEL.

To provide combustion air to open fire provide at low level 1No ventilator by Parmair Ltd (type 102).



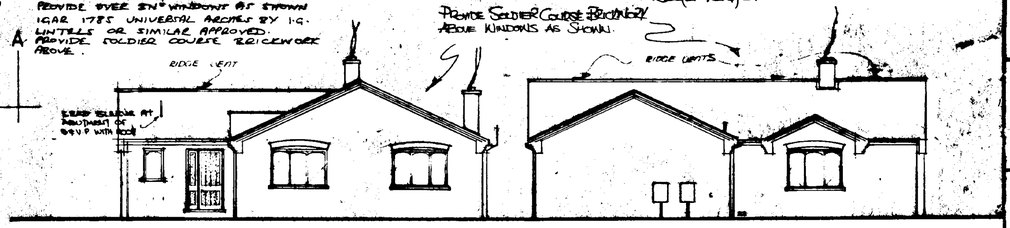

HABITABLE ROOMS & KITCHENS - BACKGROUND VENTILATION
Provide window manufacturer's fasteners which lock in night vent position giving a total opening area of not less than 4000 sq. mm.

HOT WATER STORAGE
Provide system approved by British Board or Agrement and install by B.B.A. approved installer. System to be vented and insulated in accordance with B.S. 5615 1985

KITCHEN VENTILATION:
Provide Radia 220 by Silavent Ltd. or similar by approved manufacturer to extract ventilation of 220 cu.m./hr. (approx 61.5 l/sec).
Alternative method - provide suitable cooker hoods by Silavent Ltd or similar by approved manufacturer to extract ventilation of at least 30 l/sec.
Both systems to offer intermittent operation DUCTING TO OUTSIDE AIR VIA AIR BRICKS OR RIDGE VENTS.

PROVIDE OVER 2No WINDOWS AS SHOWN IGAR 1785 UNIVERSAL ARCHES BY I.G. LINTELS OR SIMILAR APPROVED.
PROVIDE SOLDIER COURSE BRICKWORK ABOVE.

PROVIDE SOLDIER COURSE BRICKWORK ABOVE WINDOWS AS SHOWN.




BATHROOMS
Provide Mayfair 2000 by Silavent Ltd or similar by approved manufacturer to extract ventilation of 100 sq. m./hr (approx 27.5 l/sec) or 70 sq.m/hr (approx 19.5 l/sec). System to offer intermittent operation, DUCTING TO OUTSIDE AIR VIA AIR BRICKS OR RIDGE VENTS.

SMOKE DETECTION:-
PROVIDE MAINS OPERATED SELF CONTAINED SMOKE ALARMS TO BS 5446 PART 1 IN ACCORDANCE WITH APPROVED DOCUMENT B1.

Safety Glazing:-
PROVIDE SAFETY GLASS TO BS 6206 TO ALL WINDOWS TO A MIN HEIGHT OF 800mm ABOVE FLOOR LEVEL PLUS DOORS TO A MIN. HEIGHT OF 1500 MM ABOVE FLOOR LEVEL NOTE: SIDELIGHTS SAME AS DOORS IF WITHIN 300 MM OF DOOR.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWINGS No'd : OUSE

VERGE DETAILS TYPE D OR E

## NOTES & SCHEDULES.

FOUL DRAINAGE (SEE SITE PLAN FOR RECHARGE DETAILS)
600 x 450 x 225 CLASS B ENG. BANK. I.C.'S 150 CONC. BASE. 100 CONC. SURROUND. PRESSED STEEL LID + RUSET FRAME. ALL JUNCTIONS TO BE BLOW BENDS. 100 ø V.C. PIPES. 'NEPSLEVE' FLEXIBLY JOINTED. PIPES LAID ON & SURROUNDED IN 100 PEA GRAVEL. WHERE PIPES PASS UNDER FOOTINGS ENCASE IN 150 PEA GRAVEL & PROVIDE LINTOL OVER AT WALL. ADJACENT PIPE GRADE LT 1:40. 100 ø P.V.C. S.W.P.S TO EXTEND MIN 300 ABOVE WINDOW & ROOF TRADE TERMINATE SWPs WITH BALLOON + FINIAL. 38 ø P.V.C. WASTES FROM ALL APPLIANCES. TO DEEP SEAL TRAPS & BEDDING LINES AT DIRECTION CHANGES.

RAINWATER DRAINAGE (SEE SITE PLAN FOR DISCHARGE DETAILS)
100 ø VITRIFIED CLAY PIPES. NEPSLEVE FLEXIBLY JOINTED. FALL 1 in 60. PIPES BEDDED ON & SURROUNDED IN GOOD QUALITY SILT.

EXTERNAL WALLING (MIN 'U' VALUE 0.45 W/M²/°C)
110 FACING BRK, 150 CAVITY FILLED USING ISOWALL DRY CAVITY WALL INSULATION IN ACCORDANCE WITH AGREMENT CERT. No 88/2038 110 LYTAG SOLID INSULATION BLOCKWORK, 13MM RENDER + 3 PLUM FINISH. CAVITIES TIED TOGETHER USING GALVANISED ROPL TWIST TIES SPACED 900 HORIZONTAL & 450 VERTICAL TO B.S. 1243: 1972

FLOORS
GROUND FLOOR: 1 150 CONC. OVER BLINDED +
DAMP-PROOF MEMBRANE +
75 PERMATEX FINISH.
DOMESTIC : 42 FOILBACKED PLASTERBOARD +
6 PARTEX FINISH.
1 INSULATION
GARAGE : NONE
DOMESTIC : 100 FIBREGLASS ROCKWOOL OVER CEILING TIES.


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ARCHITECTURAL & BUILDING DESIGN CONSULTANTS
STATUS HOUSE, 2 PRINCES STREET, HOLBEACH, SPALDING, LINCS PE12 7BB


DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT
26 AUG 1994
REF. 0829/94

project: OUSE - EX

scale: 1:50 1:100.
drawing no.: OUSE-EX
date: APRIL 93'
drawn by: M.R.GLAUSER

FACING BRICKWORK:
ROOF TILES:
FOUL DRAINAGE:
S.W. DRAINAGE:

NOTE: PROVIDE BAFFLES @ ROOF SPACE TO SUPPORT WATER TANK TO B.S. 5268

NOTE AT ROOF INTERSECTION DOUBLE UP LARGEST SPAN OF RAFTERS

NOTE: TO POSITIONS OF LATERAL RESTRAINT STRAPS PROVIDE PACK @ 38 x 50 NOGGINGS TO SPAN 3.4m TRUSSES

CHIMNEY CONSTRUCTIONS
450 x 450 TO SUIT 900 FLUE. 100 CAPPING SLAB
225 CLAY FLUE LINERS TO B.S. 1181 (SOCKETS UP)
200 COURSED BLUE ENG. BRICK AS D.P.C
4MM LEAD FLASHING (STEPPED) WELL COVER APRON & EXPOSED GUTTERING TRIM ROOF STRUCTURE.
PROVIDE CHANNEL TO BASE AND DRAINAGE WITHIN BOX OF CHIMNEY. CHIMNEYS TERMINATING WITH 75 CORE VENTS & CLAY POT

CONC. INTER ROOF TILES ON 38mm x 25 TREATED TIMBER S.D. BATTENS ON ROOFING FELT TO B.S. 747 (TYPE 1A) THROUGHOUT. PRE-FABRICATED FINK TYPE ROOF TRUSSES (ASSUMED) AT 600 CTRS. TO B.S. 5268 25 x 100 DIAGONAL ROOF BRACING @ 45° TO T.R.D.A. TECH. BULLETIN NO. 1 25 x 100 RIDGE. UNDER BUILDER. 38 x 100 CEILING BINDERS (2 NO) 25 x 175 P.S.E. FASCIA 25 x 175 P.S.E. BARGE BOARDS 6 x 150 ASBESTOS SOFFIT. GREY P.V.C. 100 Ø H.R. GUTTERING TO 63Ø P.V.C. DOWN PIPES ENCLOSED. 50 x 100 WALL PLATES 38 x 38 MILD STEEL LATERAL RESTRAINT STRAPS TO ROOF STRUCTURE AT ROOF & CEILING LEVELS @ 1.800m CTRS AT GABLE END WALLS. 75 x 5 MILD STEEL PACKING STRAPS TO TROUSSES & WALL PLATES @ 1.2 CENTRES TO EXPOSED WALLS AT ROOF INTERSECTION PROVIDE ON SITE MANUFACTURED REDUCING TRUSSES FROM 38 x 100 SIZED TIMBER 32 x 175 VALLEY LAY BOARDS WITH FIBREGLASS VALLEY TREADING PROVIDE 6mm 150 x 600 SOFFIT VENTILATORS TO CROSS VENTILATE ROOF STRUCTURE. PROTECTED OVER OVERHANGS 1 : 10 B.S. 4.4. VENTILATORS FITTED WITH FINE FLY PROOF GAUZE.
NOTE PROVIDE 3 m² ROOF VENTS OVER HABITABLE ROOMS AS SHOWN ON ELEVATIONS
ROOF VENTILATION: PROVIDE 425 x 175 SLOTS IN SOFFIT SPACED AT MAX 2.9 CTRS WITH FLY PROOF MESH PROTECTED INTERNALLY ALL IN ACCORDANCE WITH BUILDING REGULATIONS 88.

DOOR, WINDOW & LINTOL SCHEDULE

| NO | TYPE | JOINERY REF NO | LINTOL | HEAD HEIGHT | OPG WIDTH |
|---|---|---|---|---|---|
| 1 | WINDOW | 312CC (6S) | I.G. L/S | 1500MM | 2100MM |
| 2 | WINDOW | 312CC (6S) | I.G. L/S | 1500MM | 2100 MM |
| 3 | DOOR/WINDOW | PFS/310CC (6S) PORTCULLIS | I.G. L/S | 1500MM | 3000MM |
| 4 | WINDOW | 210C(6S) (2 O/C) | I.G. L/S | 1500MM | 1500 MM |
| 5 | WINDOW | 212 C (6S) | I.G. L/S | 1500MM | 1500 MM |
| 6 | WINDOW | 312CC (6S) | I.G. L/S | 1500MM | 2100MM |
| 7 | WINDOW | 312CC (6S) | I.G. L/S | 1500MM | 2,100 MM |
| 8 | WINDOW | 312EC (6S) | I.G. L/S | 1500MM | 2100MM |
| 9 | DOOR | FER 120 PORTCULLIS | I.G. L/S | 1500MM | 1800MM |
| 10 | WINDOW | N10C (6S) | I.G. L/S | 1200MM | 900 MM |
| 11 | | 2100 C (2S) | I.G.-L/S | 1500 | 1500 |
| 12 | | UP & OVER GARAGE DOOR | I.G.-L/S | 1500 | 2700 |

BIT. FELT D.P.C. CAVITY TRAYS OVER LINTOLS TO OPENINGS NOTED

WINDOWS: SOFTWOOD METRIC RANGE

SECTION B-B

SECTION A-A

PLAN

REAR

SIDE

FRONT

SIDE

NOTE: SEE 75mm BRICKWORK IN EN-SUITE PARTIAL WALLS NOT CAVITY BY THERMALOK OR SIM. APPROVED

NOTE: SEE 75mm BRICKWORK IN EN-SUITE PARTIAL WALLS NOT CAVITY BY THERMALOK OR SIM. APPROVED

HABITABLE ROOMS & KITCHENS - BACKGROUND VENTILATION
Provide window manufacturer's fasteners which lock in night vent position giving a total opening area of not less than 4000 sq. mm.

HOT WATER STORAGE
Provide system approved by British Board or Agrement and install by B.B.A. approved installer. System to be vented and insulated in accordance with B.S. 5615 1985

KITCHEN VENTILATION:
Provide Radia 220 by Silavent Ltd. or similar by approved manufacturer to extract ventilation of 220 cu.m./hr. (approx 61.5 l/sec). Alternative method - provide suitable another body by Silavent Ltd or similar by approved manufacturer to extract ventilation of at least 30 l/sec. Both systems to offer intermittent operation DUCTING TO OUTSIDE AIR VIA AIR BRICKS OR RIDGE VENTS.

BATHROOMS
Provide Mayfair 2000 by Silavent Ltd or similar by approved manufacturer to extract ventilation of 100 sq. m./hr. (approx 27.5 l/sec) or 70 cu.m/hr (approx 19.5 l/sec). System to offer intermittent operation. DUCTING TO OUTSIDE AIR VIA AIR BRICKS OR RIDGE VENTS.

SMOKE DETECTION:-
PROVIDE MAINS OPERATED SELF CONTAINED SMOKE ALARMS TO BS 5446 PART 1 IN ACCORDANCE WITH APPROVED DOCUMENT B1.

SAFETY GLAZING:-
PROVIDE SAFETY GLASS TO BS 6206 TO ALL WINDOWS TO A MIN. HEIGHT OF 800mm ABOVE FLOOR LEVEL, PLUS DOORS TO A MIN. HEIGHT OF 500mm ABOVE FINISH LEVEL. NOTE: SIDESCREENS SAME AS DOORS IF WITHIN 300mm OF DOOR.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWINGS No'd : OUSE

RIDGE DETAILS TYPE D OR E

## NOTES & SCHEDULES.

FOUL DRAINAGE (SEE SITE PLAN FOR RESPONSIBILITIES)
600 x 450 x 225 CLASS B ENG. BRICK. I.C.'S
150 CONC. BASE. 100 CONC. SURROUND
PRESSED STEEL LID + RUBBER FRAME
ALL JUNCTIONS TO BE SHOWN BENDS.
100 Ø V.C. PIPES 'REPELEVE' FLANKED
JOINTED PIPES BEDDED ON & SURROUNDED IN
100 PEA GRAVEL. WHERE PIPES PASS UNDER
FLOORS ENCASE IN 150 PEA GRAVEL &
PROVIDE LINTOL OVER AT WALL ABUTMENTS
PIPE GRADIENT 1:40. 100 Ø P.V.C. SWEPS TO
BUTTED MAIN SOIL, ANCIL. WINDOW & DOOR HEADS
PERIMETER SWEPS WITH BRANCH - FINAL 100 Ø
P.V.C. WASTES FROM ALL APPLIANCES. TO BE
TRAPS & BENDING RODS AT DIRECTIONAL
CHANGES.

DRAINAGE WITHIN BUILDING (DESCRIBE SYSTEM)
100 Ø VITRIFIED CLAY PIPES WREPELEVE FLEXIBLE
JOINTED. FALL 1 IN 40. PIPES BEDDED ON
& SURROUNDED IN GOOD QUALITY BALL

EXTERNAL WALLING (FOR 'U' VALUE CALCULATIONS)
100 FACING BRICK, 100 CAVITY FILLED WITH
MINERAL WOOL CAVITY WALL INSULATION IN ACCORDANCE
WITH AGREMENT CERT. NO. 89/2604 (10) 2.1 W/m²K
SOLID INSULATION ELSEWHERE. 13mm RENDER
+ 8 THERM FINISH CAVITIES TIED TOGETHER
USING GALVANISED STEEL TWISTED TIES SPACED
600 HORIZONTAL & 450 VERTICAL TO BS
1243: 1972.

ROOFING
TILES: CONC. INTERLOCKING TILES LAID TO MANUFACTURERS SPECIFICATION
BATTENS: 38 x 25 TREATED SOFTWOOD
FELT: BITUMEN FELT TO BS 747 TYPE 1B
FASCIAS: 175 x 25 PLANED SOFTWOOD
SOFFITS: 175 PLANED SOFTWOOD
GUTTERS: 125 PVC HALF ROUND
RAINWATER PIPES: 100 DIA PVC

DOMESTIC HOT WATER: MAINS PRESSURE
CENTRAL HEATING: GAS FIRED BOILER
DOMESTIC: 100 FIBREGLASS INSULATION OVER CEILING TIES

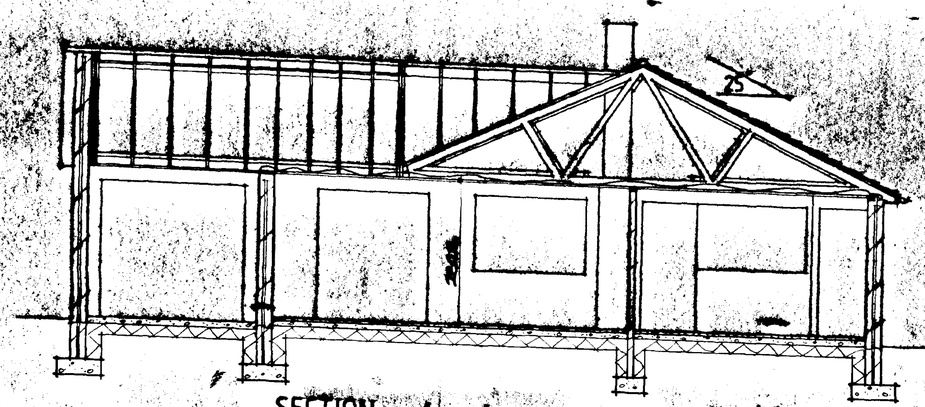
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DETERMINED
ARCHITECTURAL BUILDING DESIGN CONSULTANTS
STATUS HOUSE, 3 PRINCES STREET, HOLBEACH, SPALDING, LINCS PE12 7DB

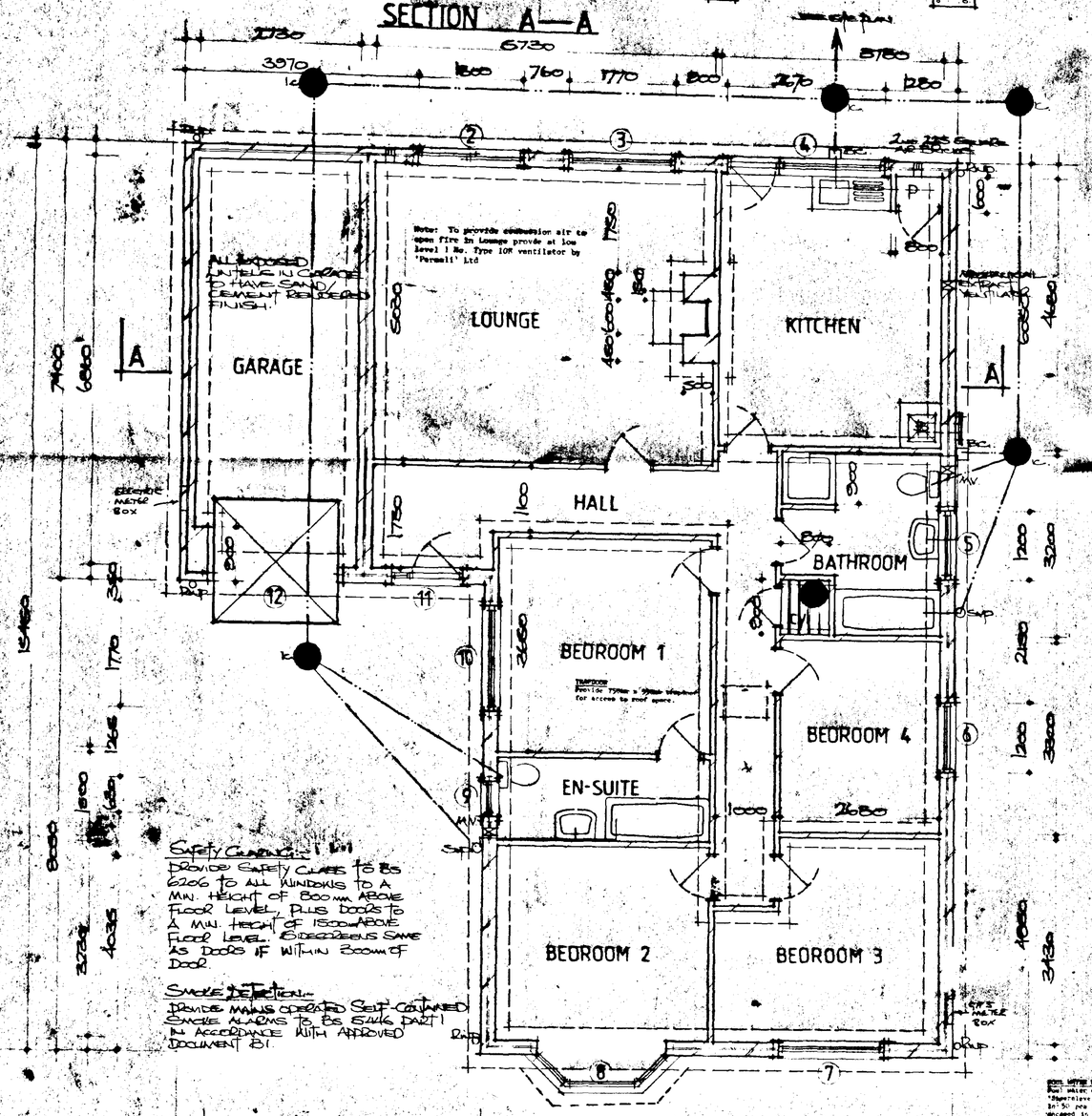
SOUTH HOLLAND D.C.
PLAN DEPT
26 AUG 1994
REF. 0829/94/..

project: OUSE - EX/C

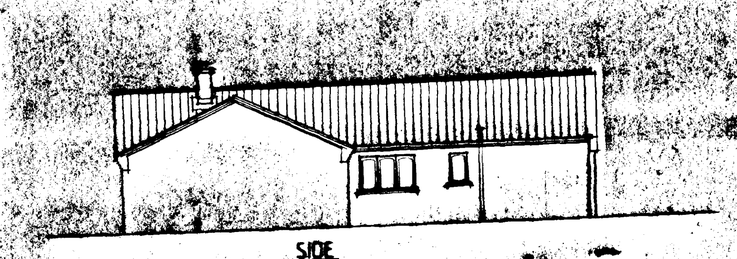
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date: APRIL 93'
drawn by: M.R.GLAUSER



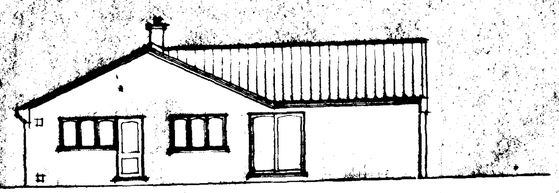
SECTION A—A



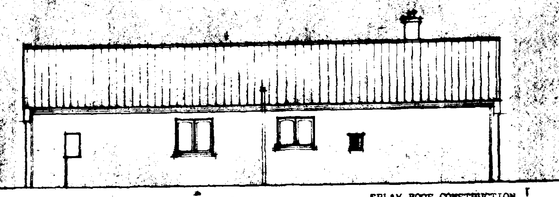

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SIDE



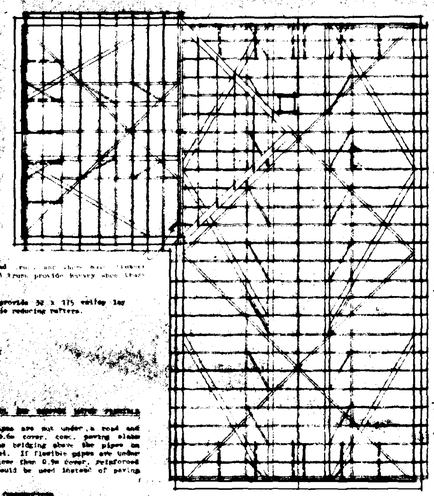
REAR



SIDE



FRONT



ROOF TRUSS LAYOUT

| JOINERY & LINTEL SCH. | | |
|---|---|---|
| No. | Ref. | lintel |
| 12 | UP/OVER GARAGE DOOR 2134x2134 HEADROOM REQ. | L/S |
| 2 | PATIO DOOR 1800x2100h. KWIKSILL DT SP | L/SD |
| 3 | SB12CC | L/S |
| 4 | FWS-2xC(S)/SB10CC | L/S |
| 5 | SD10CC (OPP). | L/S |
| 6 | SD12C | L/S |
| 7 | SB17CC SPLIT STATTER/SD12C(RS) | L/S |
| 8 | SD12C (OPP). | L/S |
| 9 | SB10C (OPP). | L/S |
| 10 | SB12CC | L/S |
| 11 | PER 120-SUFFOLK. | L/S |

All specified Joinery by Messrs. Lambs CARR Joinery Ltd. generic P.I softwood range. (Opp Messrs from Sandal. Approals upv by I.C Lambs Ltd.
All windows to be double glazed unless noted otherwise.

L/S. Lintels to be provided as manufacturers recommendations. To all openings on north, east & west elevations provide bit. felt d.p.c. cavity tray.

All lintels to be provided as manufacturers recommendations. To all openings on north, east & west elevations provide bit. felt d.p.c. cavity tray.

All to I.C. type with internal insulation.

Provide window manufacturers catches head (Ubrichi) ventilators giving a total opening area of not less than 9000 sq. mm.

Notes and Revisions:

Do not scale from this drawing.

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, as the design amendments may be considered.

Planning Approval Drawing

**status design**

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS
Tel: Holbeach (01406) 24393
STATUS HOUSE, 4 PRINCES STREET, HOLBEACH, SPALDING, LINCS PE12 7BB

DETERMINED PLAN

ESK

SOUTH HOLLAND D.C.
PLAN DEPT
26 AUG 1994
REF. H329/914

| 1:50 1:100 | APR 93 |
|---|---|
| JPW. | ESK |

SPLAY ROOF CONSTRUCTION
Concrete interlocking tilee on battens & felt as main - on made-on-site roof comprising of:- 38 x 75 rafters, 38 x 100 hip rafters, 38 x 75 jack rafters and 38 x 75 ceiling ties. Build ceiling ties and rafters into wall min. 100 mm or fix into w.s. joist. Provide roof insulation and plasterboard + skim finish as main. SUPPORT ON 50x 100 HEADER/WINDOW/PLATE

GROUND FLOOR CONSTRUCTION:-
65 SAND/CEMENT SCREED ON 100 CONCRETE ON 1200 GAUGE POLYTHENE DPM ON 150 WELL BLINDED AND COMPACTED HARDCORE. GARAGE FLOOR TO BE AS FOR DOMESTIC EXCEPT OMIT SCREED. ENCLOSE GARAGE FLOOR UNDER MAIN WALL.

SUB-STRUCTURE WALLING:-
100 CLASS A DENSE CONCRETE BLOCKS. BIT FELT DPC TO EXTERNAL WALLS 150 ABOVE GROUND LEVEL. WEAK MIX INFILL TO BASE OF CAVITIES TO TERMINATE 225 BELOW LOWEST DPC LEVEL.

FOUNDATIONS:-
LOADED WALLS AS SHOWN ON DORE CONCRETE STRIP FOUNDATIONS. 700 x 225 TO CAVITY WALLS. 450 x 225 TO 100 WALLS. TO NON-LOADBEARING INTERNAL WALLS THICKEN OUT GROUND FLOOR SLAB CONCRETE TO 450 WIDE x 200 THICK. WIDEN FOUNDATIONS AT CHIMNEY BREAST AND TO BE 300 THICK. FOUNDATIONS TAKEN DOWN TO AN APPROVED FIRM BASE, SUBJECT TO LOCAL AUTHORITY SPECIFICATIONS. FOUNDS TO BE CISPMIX.

SPLAY ROOF CONSTRUCTION
Concrete interlocking tiles on battens on all as main - on made-on-site roof comprising of:- 38 x 75 rafters, 38 x 100 hip rafters, 38 x 75 jack rafters and 38 x 75 ceiling ties. Build ceiling ties and rafters into wall min. 100 mm or fix into m.s. joist. Provide roof insulation and plasterboard + skim finish as main. SUPPORT CONT ON 60x160 HEADER / WINDOW / PLATE.

GROUND FLOOR CONST
150 SAND / CEMENT SCREED ON 1200 DPC ON 150 WELL RUNNED & COMPACTED HARDCORE. GARAGE AS MAIN EXCEPT CAST SCREED + ENGINE FLOOR 100 UNDER MAIN

HOT WATER STORAGE
Provide system approved by British Board or Agrement and install by B.B.A. approved installer. System to be vented and insulated in accordance with B.S. 5615 1985

BATHROOMS
Provide Mayfair 2000 by Silavent Ltd or similar by approved manufacturer to extract ventilation of 100 sq. m./hr (approx 27.5 l/sec) or 70 sq.m/hr (approx 19.5 l/sec). System to offer intermittent operation. DUCTING TO OUTSIDE AIR VIA AIR BRICK OR RIDGE VENT

KITCHEN VENTILATION:
Provide Radin 220 by Silavent Ltd. or similar by approved manufacturer to extract ventilation of 220 cu.m./hr. (approx 61.5 l/sec).
Alternative method - provide suitable cooker hoods by Silavent Ltd or similar by approved manufacturer to extract ventilation of at least 30 l/sec.
Both systems to offer intermittent operation
DUCTING TO OUTSIDE VIA AIR BRICK OR RIDGE VENT

PROVIDE OVER 1m.
FRONT ELEVATION KINGSPAN OR SIMILAR 1CAR 17005 UNIVERSAL ARCHES BY IG. LINTELS OR SIMILAR APPROVED. PROVIDE BORDER GRADES BRICKWORK AS SHOWN

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

FOUNDATIONS:
UNDER EXTERNAL WALLS PROVIDE TRENCH CONC. STRIP FOUNDATIONS UNDER DWELLING / GARAGE FOUNDS TO BE WIDENED TO 600. 400 THICK.
ALL CONC. TO BE 1:3:6 MIX.
FOUNDATIONS TAKEN DOWN TO A DEPTH OF 450 OR TO AN APPROVED FIRM BASE.
FOUNDATIONS TO BE MIN. 1.0m BELOW GROUND LEVEL IF SHRINKABLE SUB-SOIL IS FOUND ON SITE.
NOTE: BRICKWORK 900 & 600 x 300 THICK AND FOUNDATION TO BE AS CONSTRUCTED.

FOUNDATIONS:
WHERE NON LOADBEARING WALLS ARE BUILT OFF GROUND SLAB THICKEN OUT TO MIN. DIMENSIONS 600 x 300 OR IF DEEMED TO BE NECESSARY BY L.A. BUILDING INSPECTOR. PROVIDE 450 x 225 CONC. STRIP FOUNDATIONS.
CAVITY WALLS BUILT OFF C/SITE TO HAVE BIT. FELT D.P.C UNDER WALLS.

LINTELS:
BUILD INTO EXTERNAL WALL BY REFER TO B.R. SCHEDULE WITH MIN 4 NOS VENTS & FLY SCREENS INTERNALLY TO SERVE LINTELS UNIT.

OPEN FIRE:
TO BE CAPABLE OF BURNING SMOKELESS FUEL TO B.S. 1452
HEARTH TO BE 125 THICK.
APPLIANCE IN ACCORDANCE WITH B.S. 4.
FLUE LINER TO B.S. 1181: 1971 (SOCKETS UP)
BUILT INTO BRICK JAMBS OF OPEN FLUE EN° METAL ANCHORAGE POINTS TO B.S. 1243: 1978

FLUE CONSTRUCTION:
225 x 225 CLAY FLUE LINERS TO B.S. 1181: 1971, 100 BRICK SURROUND. FLUE TO EXTEND 900 ABOVE ROOF INTERSECTION & TO TERMINATE IN A CONC. CAPPING & CLAY POT.
PROVIDE 4lb LEAD FLASHING TO FLUE AT ROOF INTERSECTION INCL 2N° COURSES RED ENG. BWK.
NO TIMBER TO BE WITHIN 38 OF FLUE

WALLING:
270 CAVITY WALLS TO CONSIST OF:
100 FACING BWK. (SEE SITE PLAN FOR DETAILS) TO BE LAID IN ENGLISH BOND WITH CAVITY WALL INSULATION TO BE APPLIED IN ACCORDANCE WITH AGREMENT CERTIFICATE No. 90/2084 TO BE LAID TO LEAVE A 50 CAVITY
INSULATION BLOCKWORK
CAVITY WALLS TIED TOGETHER USING GALVANISED IRON OR PLASTIC TWIST TIES SPACED 900 HORIZONTALLY & 450 VERTICALLY TO B.S. 1243: 1978
INTERNAL WALLS TO BE 100 BLOCKWORK
CAVITY WALL BETWEEN GARAGE & BEDROOMS NOT TO HAVE CAVITY INSULATION & TO TERMINATE AT CEILING LEVEL.

AT EVERY OPENING PROVIDE CAVITY PROVIDE BIT. FELT D.P.C BOTH VERTICALLY & HORIZONTALLY.
PROVIDE CAVITY TRAYS IN BIT. FELT ABOVE LINTELS IN EXTERNAL GABLE WALLS.
ALL LINTELS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

SUB-STRUCTURE WALLING:
100 DENSE CONC. BLOCKS, CLASS B
BIT FELT D.P.C. TO EXTERNAL WALLS 150 ABOVE GROUND LEVEL
WEAK MIX CONCRETE INFILL TO BASE OF CAVITY TO TERMINATE 225 BELOW LOWEST D.P.C. LEVEL

INTERNAL WALL FINISH:
ALL INTERNAL WALLS TO RECEIVE 13mm SAND CEMENT RENDERING WITH 2mm SKIM FIN.

SMOKE DETECTION
PROVIDE MAINS OPERATED SELF-CONTAINED SMOKE ALARMS TO B.S. 5446 PART 1. IN ACCORDANCE WITH APPROVED DOCUMENT B.
POSITION METER BOXES WITH SECTD MIN. 1.0m ABOVE FINISH LEVEL TO EAVE OF BOX WITH 150 CLEAR BEHIND. METER BOXES IN NON-COMBUSTIBLE MATERIAL.

COMBUSTION AIR:
PROVIDE 1N° 225 x 75 AIR BRICK IN LOUNGE AT LOW LEVEL WITH ADJUSTABLE FITTED INTERNALLY.

GROUND FLOOR PLAN

SECTION A-A

NOTE: IF TROUSSES SPANS OVER 5.000m ABOVE BEARING ON INTERNAL PARTITIONS (TO BE 225 x 100)

ROOF PLAN

JOINERY / LINTEL SCHEDULE

| N° | JOINERY REF. | LINTEL REF. | LINTEL LENGTH | MIN. END BEARING |
|---|---|---|---|---|
| 1. | 912 CC | 1-C-2 1/2 | 2100 | 150 |
| 2. | SP2FR/SP112C/ SP212C/SP112C(o.b) | 1-C-2 1/2 | 2100 | 150 |
| 3. | FER150 / FORTCULLIS | 1-C-2 1/2 | 1500 | 150 |
| 4. | 212 C | 1-C-2 1/2 | 1500 | 150 |
| 5. | [illegible] | 1-C-2 1/2 | 2700 | 150 |
| 6. | 312 CC | 1-C-2 1/2 | 2100 | 150 |
| 7. | 812 CC | 1-C-2 1/2 | 2100 | 150 |
| 8. | 110 C | 1-C-2 1/2 | 900 | 150 |
| 9. | 2W10 C | 1-C-2 1/2 | 1500 | 150 |
| 10. | FWS / FORTCULLIS | 1-C-2 1/2 | 1200 | 150 |
| 11. | 310 C | 1-C-2 1/2 | 1500 | 150 |

ALL IRONMONGERY TO BE BY JOHN CREE UNLESS STATED OTHERWISE.
PROVIDE 1-C- MATERIAL LINTELS OVER WINDOW OPENINGS.
ALL WINDOWS TO BE DOUBLE GLAZED (U.O.N.).

SUITABLE ROOMS KITCHENS - BACKGROUND VENTILATION
Provide WINDOW manufacturer's fasteners which lock in NIGHTVENT position giving a total opening area of not less than 4000 sq. mm.

SAFETY GLAZING
Provide safety glass to BS 6206 to all windows to a min. height of 800mm above floor level plus doors to a min. height of 1500mm above floor level
Note: Sidescreens same as doors if within 300mm of door

BUILDING REGULATIONS
INSPECTION CHAMBERS:
ALL INTERNAL DIMENSIONS OF MANHOLES AND INSPECTION CHAMBERS TO COMPLY IN ACCORDANCE WITH B.S. 5.20.
I.C. CONSTRUCTION:
225 THICK GLASS 'B' ENG. BWK SURROUND (WHERE REQUIRED) ON 150 CONC. BASE SLAB, 100 CONC. COVER SLAB REINFORCED WITH STEEL A.D. & INSET RECESS.
WATER:
INSPECTION CHAMBER COVERS TO BE CAST IRON TO BE HEAVY DUTY, ELSEWHERE STANDARD DOMESTIC DUTY.
ALL CHAMBERS IN I.C.'S TO BE 600 SQUARE.
ALL DRAINS TO BE LAID TO A SELF CLEANSING GRADIENT MIN. FALL 1:70, MAX. 1:40.
FOUL WATER DRAINS:
100 & VITRIFIED CLAY PIPES 'SURESEAL' JOINTED LAID TO FALLS & GRADIENTS AS SHOWN ON DRAWING
& SURROUNDED IN 100 PEA GRAVEL DRAINS UNDER BUILDING TO BE ENCASED IN 150 PEA GRAVEL WITH LINTEL OVER, PIPES AT WALL FOOTINGS. GROUND PIPES AT WALL AND MANHOLES PROVIDE 50 CAP BEHIND PIPE FILLED WITH COMPRESSIBLE MATERIAL.
100 & P.V.C. S.V.P. TO DISCHARGE 900 mm ABOVE ANY WINDOW HEAD WITH BALLOON FINIAL, PROVIDE ACCESS PLATE AT BASE.
38 (1N°) P.V.C. WASTE PIPES FOR ALL APPLIANCES DISCHARGE WITH 75 DEEP SEALED TRAPS & ACCESS EYE ACCESS POINTS AT EVERY CHANGE OF DIRECTION

ROOF CONSTRUCTION:
ALL ROOFS SHALL BE CONSTRUCTED IN ACCORDANCE WITH B.S. 5250
ALL UNDERGROUND DRAINAGE TO COMPLY TO BS 8301.

SURFACE WATER DRAINAGE:
100 & VITRIFIED CLAY PIPES 'SURESEAL' JOINTED LAID TO FALLS & GRADIENTS AS SHOWN ON DRAWING
& SURROUNDED IN PEA GRAVEL AS FOUL DRAINS.
RWP'S TO DISCHARGE INTO SOAKAWAYS SITED MIN. 4.5m FROM BUILDINGS OR TO SURFACE WATER SEWER (CHECK SITE PLAN FOR LAYOUT)

FOUL WATER DRAINAGE:
100 & VITRIFIED CLAY PIPES 'SURESEAL' JOINTED LAID TO FALLS & GRADIENTS AS SHOWN ON DRAWING
& SURROUNDED IN 100 PEA GRAVEL WITH LINTEL OVER, PIPES AT WALL FOOTINGS. GROUND PIPES AT WALL AND MANHOLES PROVIDE 50 CAP BEHIND PIPE FILLED WITH COMPRESSIBLE MATERIAL.
100 & P.V.C. S.V.P. TO DISCHARGE 900 mm ABOVE ANY WINDOW HEAD WITH BALLOON FINIAL, PROVIDE ACCESS PLATE AT BASE.
38 (1N°) P.V.C. WASTE PIPES FOR ALL APPLIANCES DISCHARGE WITH 75 DEEP SEALED TRAPS & ACCESS EYE ACCESS POINTS AT EVERY CHANGE OF DIRECTION

DRAINAGE:
100 & VITRIFIED CLAY PIPES 'SURESEAL' JOINTED LAID TO FALLS 1:40 MIN.
SURROUNDED & PROTECTED IN 150 PEA GRAVEL.
PIPES TO DISCHARGE IN 1.2m & SOAKAWAYS SITED MIN. 4.5m FROM BUILDINGS OR TO SURFACE WATER SEWER (CHECK SITE PLAN FOR LAYOUT)

BOUNDARIES:
BEHIND BUILDING BE BROUGHT FROM TWO WIDE CONC. FOOTINGS WITH 25 FALL AWAY FROM DWELLING. 75 CONC. ON 100 WELL COMPACTED HARDCORE.

LINTELS, BEDSTRAPS, STEMPS & TROUSSES & BRICK BETTLEYES TROUSSES & GABLE END TIEBARS TO BE 38 x 50 ASSTRUCTURED TIMBER

ROOF TRUSSES TO BE BY JOHN CREE UNLESS STATED OTHERWISE.
PROVIDE 1-C- MATERIAL LINTELS OVER WINDOW OPENINGS.
ALL WINDOWS TO BE DOUBLE GLAZED (U.O.N.).

HEATING
A OIL or SOLID FUEL ROOM HEATER OF RATED OUTPUT IS USED THEN BOILER IS SITED ON 225 MIN THICK CONC. HEARTH ABOVE D'SITE.
BOILER SITED 300MM FROM WALL.
BOILER FITTED WITH CAST IRON OUTLET FLUE WITH ACCESS PLATE & CONDENSATION CHAMBER (1) FLUE (CAST IRON FLUE TO BE 300M LONG) FLUE TO DISCHARGE INTO BRICK CONVENTIONAL FLUE. (2N° SETTLED FOR OPEN FIRE)
IF GAS IS AVAILABLE USE A FLUE BALANCED FLUE BOILER (BG) O. RAYNE - SITED ON SIDE WALL CONC. HEARTH (ABOVE D'SITE) BOILER SITED 300MM FROM WALL.
NOTE: IF OIL OR SOLID FUEL FIRED BOILER IS USED THEN PROVIDE 2 No. 225 x 225 AIR BRICKS. (CROSS SECTIONAL AREA NOT LESS THAN FLUE OUTLET MIN. 10000 mm²)

NOTE: IF THE BOILER IS OIL OR SOLID FUEL TYPE THE BRICKWORK SHALL BE PORCHED OR A SUPERTHERMED HEARTH EXTENDING 150mm AT THE BACK & SIDES AND 500 mm AT THE RIGHT & HEARTH LOADING, OR OTHERWISE 225 mm THE SIDES & REAR DIMENSION CAN BE REDUCED IF TYPE APPROVING CONSTRUCTION IS NON-COMBUSTIBLE.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWINGS No'd :
93006/1

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

D.&H.

NOTES & SCHEDULES.

PITCHED ROOF CONSTRUCTION:
CONCRETE INTERLOCKING TILES (SEE SITE PLAN FOR DETAILS) ON 38 x 25 S.W. TIMBER BATTENS ON UNDERFELT TO B.S. 747 (TYPE 1F) LAPPED 150 HORIZONTALLY & 100 VERTICALLY
ON INSULATE PINK TYPE ROOF TRUSSES AT 600 c/c & AT 450 PITCH IN ACCORDANCE WITH B.S. 5268 PT 3: 1985 25 x 100 LONGITUDINAL BRACING
2N° 38 x 100 CEILING BINDERS 38 x 100 @ 45° DIAGONAL BOOT BRACING IN ACCORDANCE WITH T.R.R.A. TECH BULLETIN N°1.
AT ROOF INTERSECTION PROVIDE 38 x 175 x 4.0 LONG TIMBERS TO TRUSSES OVER MAIN ROOF AREA & FORM TRADITIONAL INFILL CONSTRUCTED OF 32 x 175 BEDDED AND 38 @ 100 STRUCK RAFTERS, 38 x 100 BEVELLED HEADERS & 38 x 75 VERTICAL STRUTS.
ALL TRUSSES & GABLE LADDERS TO BE STRAPPED TO WALL PLATE & GABLE WALL AT VERGES & CEILING LEVEL AT 1.2 c/c.
FASCIAS P.S.E. PRIMED & BARGE BOARD.
6mm SUPERLUX SOFFIT.
PVC RAINWATER GOODS, 100 & H.S. GUTTERING WITH 68 & R.W.D.P.'S.
CAVITY TO BE SEALED OFF AT TOP.
100 x 50 WALL PLATES BEDDED ON & HELD IN POSITION BY TRUSSES STRAPPED TO BRICKWORK.

ROOF VENTILATION:
PROVIDE 125 x 425 VENTS AT EAVES AT 2.4 c/c CLOSE TO WALL PLATE & FLY PROOF MESH COVERING INTERNALLY ALL IN ACCORDANCE WITH BUILDING REGULATION F2.

BUNGALOW INSULATION:
PROVIDE 150 FIBREGLASS LOFT INSULATION
12.7 GYPLOC DURLEX PLASTERBOARD WITH MATEX CEILING FINISH.

GARAGE CEILING:
2N° LAYERS OF 12.7 PLASTERBOARD & MATEX CEILING FINISH.

NOTE: TO AVOID STRUCTURE WEAKENING BOYTE RECESS 3 M BRICK LEVELS IN LOCATIONS SHOWN ON ELEVATIONS.

status design

DETERMINED PLAN
ARCHITECTURAL & BUILDING DESIGN CONSULTANTS
STATUS HOUSE, 2 PRINCES STREET, HOLBEACH, SPALDING. Tel. 0406 24343

EDEN - EX

SOUTH HOLLAND D.C. PLAN DEPT 26 AUG 1994 REF. 0869/94

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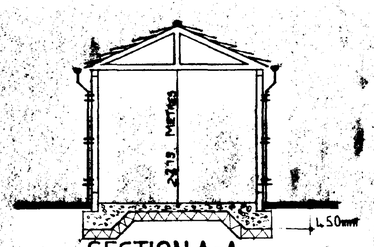
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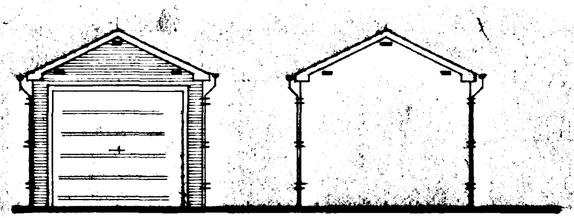
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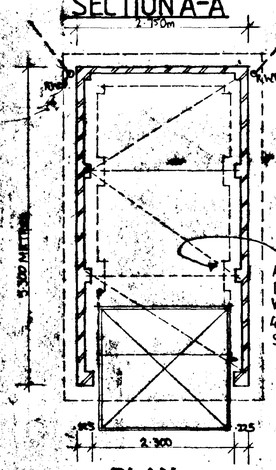
SUMMIT 3317-5



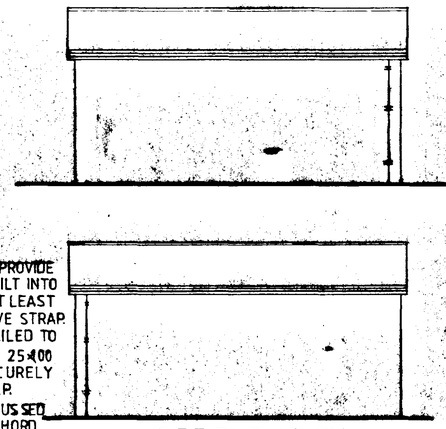

SECTION A-A



FRONT ELEVATION REAR ELEVATION

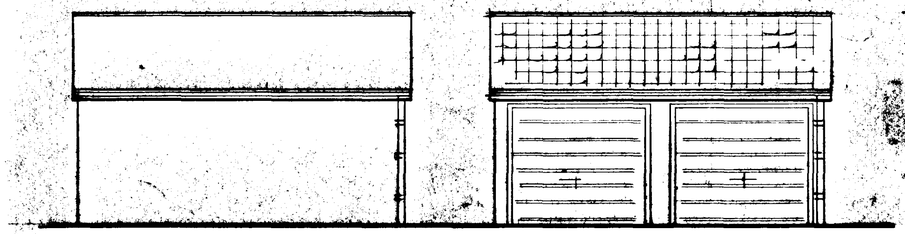



PLAN

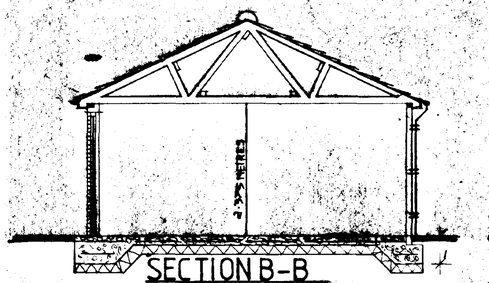


SIDE ELEVATION

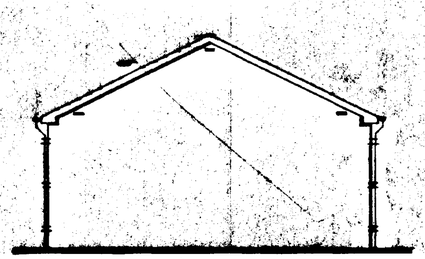
SINGLE GARAGE



REAR ELEVATION FRONT ELEVATION

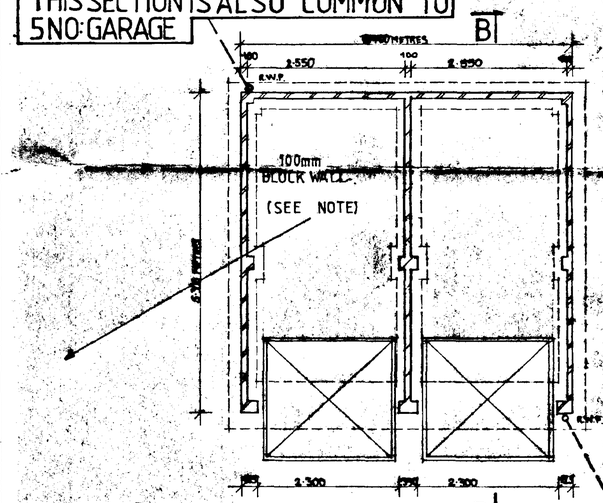



SECTION B-B



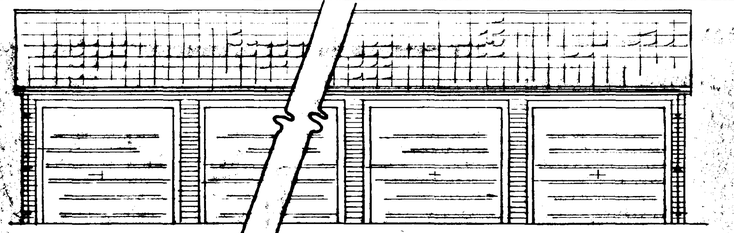
SIDE ELEVATION (BOTH SIDES)

THIS SECTION IS ALSO COMMON TO 5NO:GARAGE



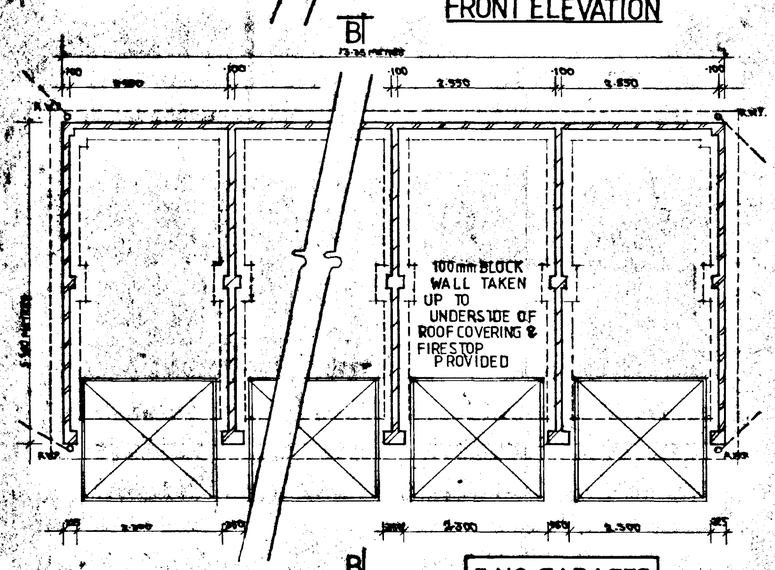

PLAN

DOUBLE GARAGE



FRONT ELEVATION

FOR SECTION SEE SECTION B-B FOR DOUBLE GARAGE.

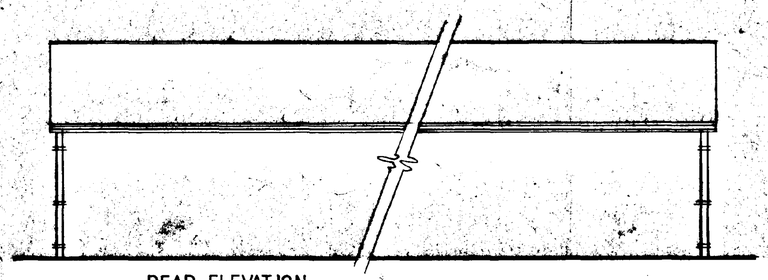



PLAN

5 NO: GARAGES



SIDE ELEVATION (BOTH SIDES)



REAR ELEVATION

ROOF COVERING:
Conc. interlocking roof tiles (dec. site plan) on 38 x 25 e/w treated timber battens on underfelt to B.S. 747 (type 1F) lapped 150mm horizontally and 100mm vertically. Twinaplate fink type trusses @ 600 c/c @ 30° pitch in accordance with B.S. 5268 part 3 1985.
Provide bracing comprising:
25 x 100 longitudinal bracing, 25 x 100 bracing on internal members, 2 no. 25 x 100 30° splay ceiling binder bracing and 25 x 100 diagonal roof bracing. Provide 50 x 100 wallplate. All trusses and gable ladders (if any) to be strapped to wallplate, the gable wall at verges and ceiling level with s.s. anchor and lateral restraint straps at a max. of 1.800m c/c. At lateral strap positions provide pack and 38 x 50 noggins to trusses.

RAINWATER GOODS ETC.
P.V.C. rainwater goods. 100 dwff round gutters and 65 O/ downpipes.
25 x 175 p.s.e. fascia and bargeboards.

NOTE: 100 facing bricks laid stret. Provide dpc. felt d.p.c. 150 above ground level. Internal walling to double and block of 5 garages to be blockwork as indicated.

NOTE: Twinplate fink type trusses or traced rafter roof construction to be used to double and block of 5 garages only. To single garage use Twinplate king post type trusses.

NOTE: Provide reinforced lintels over 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 foundations. Under walls thicken out to 300 mm thick x 450 wide under 100 mm walls 300mm thick x 700 wide under 205mm 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. 1000 gauge p.v.c. d.p.m. 150mm blinded and consolidated hardcore
Sub structure walls Class A bwk.

CONTRACT WITH DRAINAGE:
100mm ø vitrified clay pipes "Supersleeve" flexible jointed to fall 1:70 bedded on 50 pea gravel. Pipes to discharge into 1.200m ø soakaways sited 5.00m from buildings.

status design

DETERMINED PLAN

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS
Tel: Holbeach (0406) 24343
STATUS HOUSE, 9 PRINCES STREET, HOLBEACH, SPALDING, LINCS. PE12 7BB

SOUTH HOLLAND D.C.
PLAN DEPT
26 AUG 1994
REF. 0829/94...

D. & H. BUILDINGS

LIME WALK
LONG SUTTON
SPALDING LINCS
TEL. HOLBEACH (0406) 362410

| scales. | drg.no. |
|---|---|
| 1:50 | DH/WSG |
| date. | drawn. |
| JULY 89 | S.C.N. |

Notes and Reminders

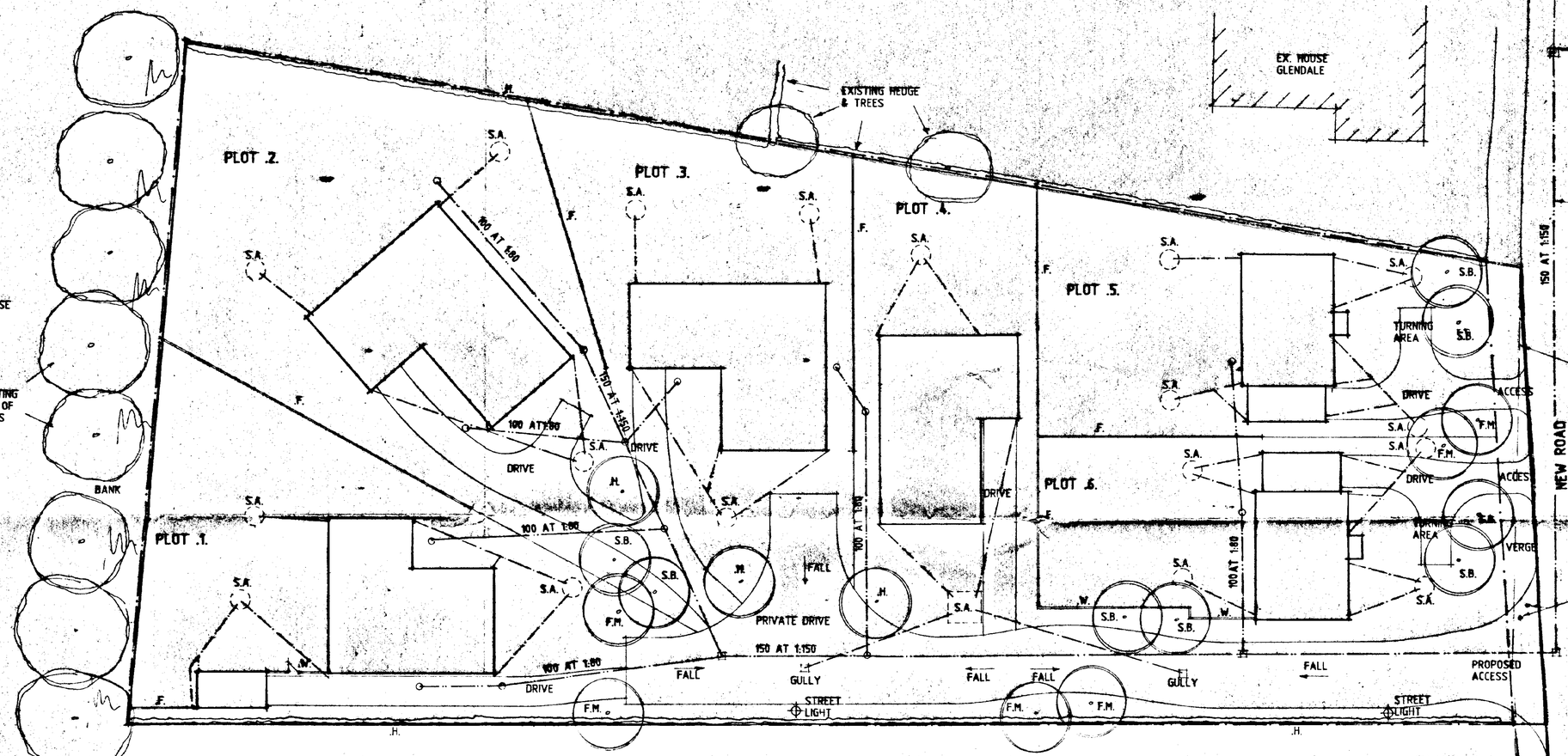
Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Messrs. Status Design.

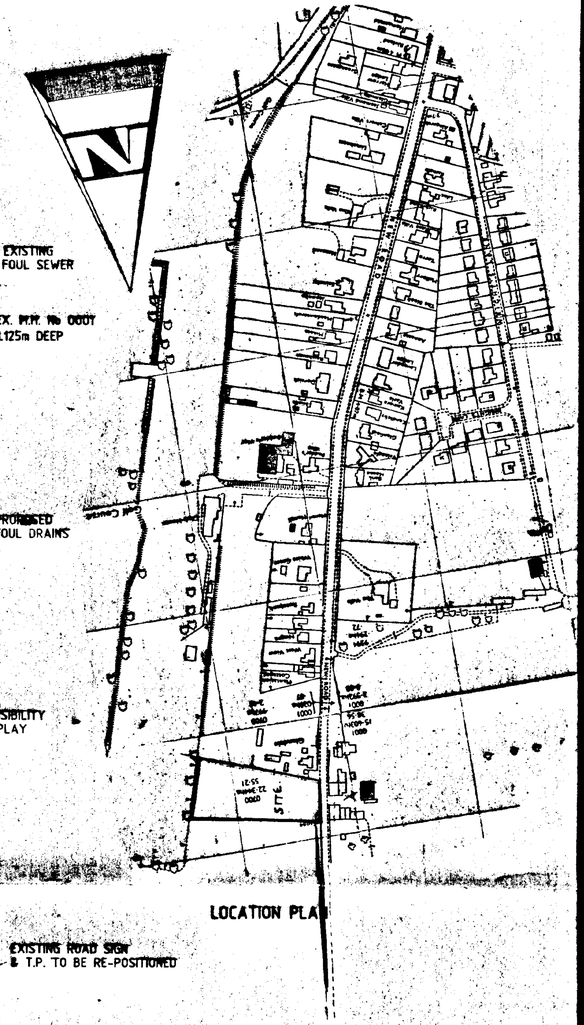
The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.




# SITE PLAN.




KEY

| | |
|---|---|
| S.A. | SOAKAWAY |
| F. | 1.8m CLOSE BOARDED TIMBER FENCE |
| W. | 1.8m HIGH BRICK WALL |

LANDSCAPING

- TO NORTH & SOUTH BOUNDARYS MARKED BY H. PLANT HAWTHORN HEDGE IN 2No STAGGERED ROWS 600 APART.
- PLANT TREES AS SHOWN MIN. HEIGHT ON PLANTING TO BE 2.0m

S.B. - SILVER BIRCH
F.M. - FIELD MAPLE
H. - HAWTHORN

NOISE INSULATION

PROVIDE SECONDARY GLAZING SPACED 100 FROM DOUBLE GLAZING PLUS ACOUSTIC AIR BRICK TO THE FOLLOWING WINDOWS
DEVERON - BEDROOMS 2 & 4
DEVERON [ HANDED ] - BEDROOMS 2 & 4
ESK - BEDROOM .1
OUSE-EX [ HANDED ] - BEDROOMS 1 & 2

PRIVATE DRIVE

TO BE MIN. 5.0m WIDE WITH 6.0m RADIUS AT JUNCTION. CONSTRUCTION TO BE 19mm PINK GRANITE CHIPPINGS ROLLED INTO SURFACE OF TAR EMULSION ON 150 LEAN MIX CONC. ON 150 HARDCORE WITH 150 x 125 CONC. KERBS.

DWELLING TYPES

PLOT .1. - OUSE-EX [ HANDED ] & DH/WSG
PLOT .2. - ESK
PLOT .3. - OUSE-EX/G
PLOT .4. - EDEN-EX [ HANDED ]
PLOT .5. - DEVERON
PLOT .6. - DEVERON [ HANDED ]

TURNING AREAS

TO PLOTS 5 & 6 & PRIVATE DRIVE PROVIDE TURNING AREAS AS SHOWN ALL TO L.A. REQUIREMENTS

DWELLING DRIVES

CRASHED GRAVEL ON 100 WELL COMPACTED HARDCORE & CONC EDGING KERBS.

FOUL DRAINS

EXTEND EXISTING FOUL SEWER IN NEW ROAD FROM M.H. 0001. DRAINS IN NEW ROAD TO BE CONSTRUCTED ALL TO L.C.C. SPECIFICATION & REQUIREMENTS. DRAINS WITHIN SITE TO BE IN PLASTIC PIPES.

SITE TO BE RAISED APPROX 600mm AT AREA OF LAST I.C. TO PLOT .2. TAPERING DOWN TO NOTHING AT FRONT OF SITE. PROPERTIES TO BE RAISED ACCORDINGLY.

WHERE MORE THAN 600 THICKNESS OF HARDCORE IS REQUIRED TO DWELLINGS, SUSPENDED SLAB SYSTEM TO BE USED IN ACCORDANCE WITH N.H.B.C. PRACTICE NOTE .6.

EXTERNAL MATERIALS

GOXHILL, TERRACOTTA, DOUBLE PANTILES TO ALL PLOTS

TARMAC, OXTON RED MULTI FACING BRICKS TO PLOTS 1,2,3 & 4

BAGGERIDGE, TABASCO RED MULTI FACING BRICKS TO PLOTS 5 & 6

THIS DRG. TO BE READ IN CONJUNCTION WITH
ESK, DEVERON, OUSE-EX, EDEN-EX, OUSE-EX/G & DH/WSG

SOUTH HOLLAND D.C.
PLAN DEPT
15 SEP 1994
REF 0829/94

DETERMINED PLAN

DESIGN Status

PROPOSED RESIDENTIAL DEVELOPMENT AT NEW ROAD, SUTTON BRIDGE FOR

D. & H. BUILDINGS LTD.

| | | |
|---|---|---|
| 1:200 | 1:2500 | 94004/1 |
| AUG-94 | | B.GILHAM. |

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Tel: 01406 424343 Fax: 01406 490702