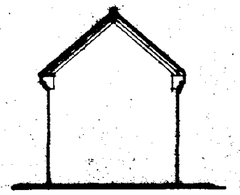
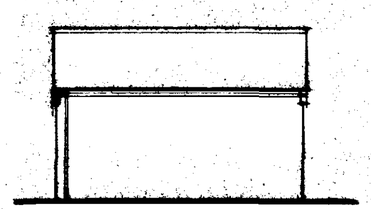


212C

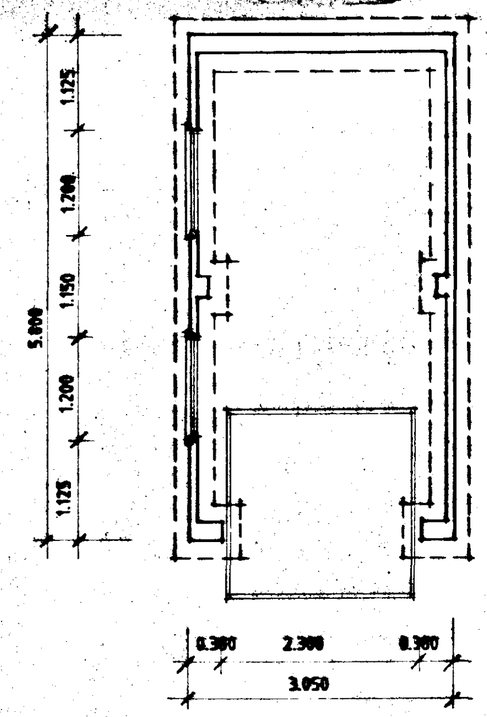


212C [O.C.]



NOTE

ELEVATION WITH WINDOWS TO FACE ROAD



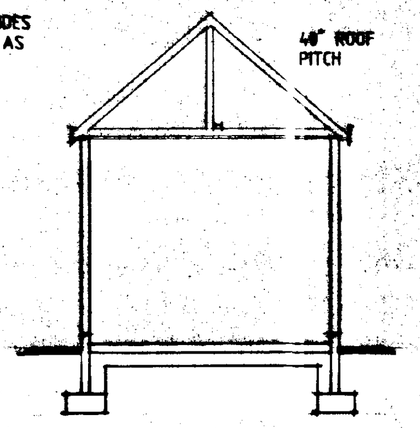
PLAN

225 THICK BRICK WALLS TO GABLE ENDS

100 THICK WALLS TO SIDES WITH 225 x 225 PIERS AS SHOWN

LG. L10 LINTELS OVER WINDOW OPEENINGS

LG. L9 LINTEL OVER FRONT DOOR



SECTION

LINTELS
All coded lintels as stated in Schedule or marked on plan to be by
to be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approx. 450mm c/c.

GROUND FLOOR CONSTRUCTION
100mm concrete oversite on 1200 gauge polythene d.p.m. on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

SUBSTRUCTURE WALLING
100mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

FOUNDATIONS
As indicated on plan provide concrete strip foundations. To 225 WALLS PROVIDE 600 wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-loadbearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

JOINERY
All coded joinery as stated in Schedule or marked on plan by
(OC) denotes items handed. All windows to be double glazed sealed units except to garage.

SURFACE WATER DRAINAGE
To be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

PROTECTION TO UNDERGROUND PIPES
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75 pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

SOUTH ... DC
HOUSING ... NING
07 DEC 1995
Ref 476/95

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

DETERMINED PLAN

SINGLE GARAGE
TSM.

1:50 1:100 | NOV-95

B.GILHAM.

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

ROOF VENTILATION
Provide to soffit around dwelling 125 x 400mm slots for roof ventilation, to be at maximum 2400mm c/c. Position internally flyproof gauze.

WALL CONSTRUCTION
270mm cavity walls to consist of:- 110mm face brickwork (see site plan for details), 90mm cavity to be filled with Crown Brithers full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 110mm internal skin of Thermalite Shield blockwork. Cavity walls tied together using galvanized iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243 1978. Internal blockwork walls to be same as above. All internal walls to receive 10mm sand/cement render and skim finish.

BOILER
Provide balanced flue type oil fired boiler of required rating to be either a wall hung type or freestanding on 125mm high concrete hearth above oversite. Boiler to have protective guard cover and to be minimum 600mm from any opening into the dwelling. Read in conjunction with Approved Document J1/2/3.

ROOF INSULATION
To roof spaces provide proprietary 150mm thick insulation ensuring a gap of 50mm between roof underfelt and quilt at all times.

FASCIA AND BARGEBOARDS
To be 25 x 175mm PSE with 6mm groove to accept 6mm thick exterior grade plywood soffit.

HEADER TANK SUPPORT
Water tank in roof space to be supported on bearers to spread the load to BS5268 Part 3 1985.

CEILINGS
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

OVERSAILING GABLED AND CHIMNEY ENDS
Provide the above to the design as shown on elevations plus any other details that are shown on the plans.

ROOF CONSTRUCTION
Concrete interlocking roof tiles (see site plan) on 38 x 25 softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268 Part 3, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

ROOF INTERSECTIONS
If compound truss used, where main trusses fix to compound truss provide proprietary truss connectors. Provide 32 x 175mm valley log boards and fix reducing trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.

LINTELS
All coded lintels as stated in Schedule or marked on plan to be by to be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approx. 450mm c/c.

GROUND FLOOR CONSTRUCTION
50mm sand/cement screed on 100mm concrete oversite on 1200 gauge polythene d.p.m. on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

SUBSTRUCTURE WALLING
100mm Class A dense concrete blocks. Between felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

FOUNDATIONS
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-loadbearing internal walls thicken out ground floor overs to concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

JOINERY
All coded joinery as stated in Schedule or marked on plan by
(OC) denotes items handed. All windows to be double glazed sealed units except to garage.

HABITABLE ROOMS AND KITCHENS
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm².

DAMPCOURSES
Ensure the path through all window and door reveals, including lintels, is limited to a minimum 'U' value of 1.2W/m²K. Also at every closure of cavity provide d.p.c.

FLUE CONSTRUCTION
Provide 225mm diameter clay flue liners to BS1181 1971 with minimum 100mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part 3 and to terminate in 75mm concrete capping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or similar as d.p.c. No timber to be within 40mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 1D.

COMBUSTION AIR
Provide proprietary ventilator to room of open fire at low level to outside air (ideally opposite open fire) to give combustion air equivalent to 50% the cross sectional area of the throat opening on the appliance.. Alternatively provide proprietary underground ducting from appliance to outside air to give above.

METER BOXES
Position gas and electricity meter boxes if required in external position to suit client. To be completely sealed around in non-combustible material. To be minimum 500mm, maximum 1000mm above footpath to base.

OPEN FIRE
To be capable of burning smokeless fuel. Hearth to be 125mm high above finished floor level. Flue liners to BS1181 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

SOIL WATER DRAINAGE
Underground drainage to be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50mm compressible material. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5572 and all underground drainage to BS8301.

SURFACE WATER DRAINAGE
To be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

PROTECTION TO UNDERGROUND PIPES
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75 pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

INSPECTION CHAMBER CONSTRUCTION
Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

KITCHEN VENTILATION
Provide proprietary mechanical extract ventilation unit capable of extracting 60lts/second. Alternatively provide proprietary cooker hood capable of extracting 30lts/second.

BATHROOM VENTILATION
Provide proprietary mechanical extract ventilation unit capable of extracting 15lts/second. System to offer intermittent operation.

HOT WATER STORAGE
Provide system approved by BBA and install by BBA approved installer. System to be vented and insulated in accordance with BS5615 1985. Provide thermostatic control.

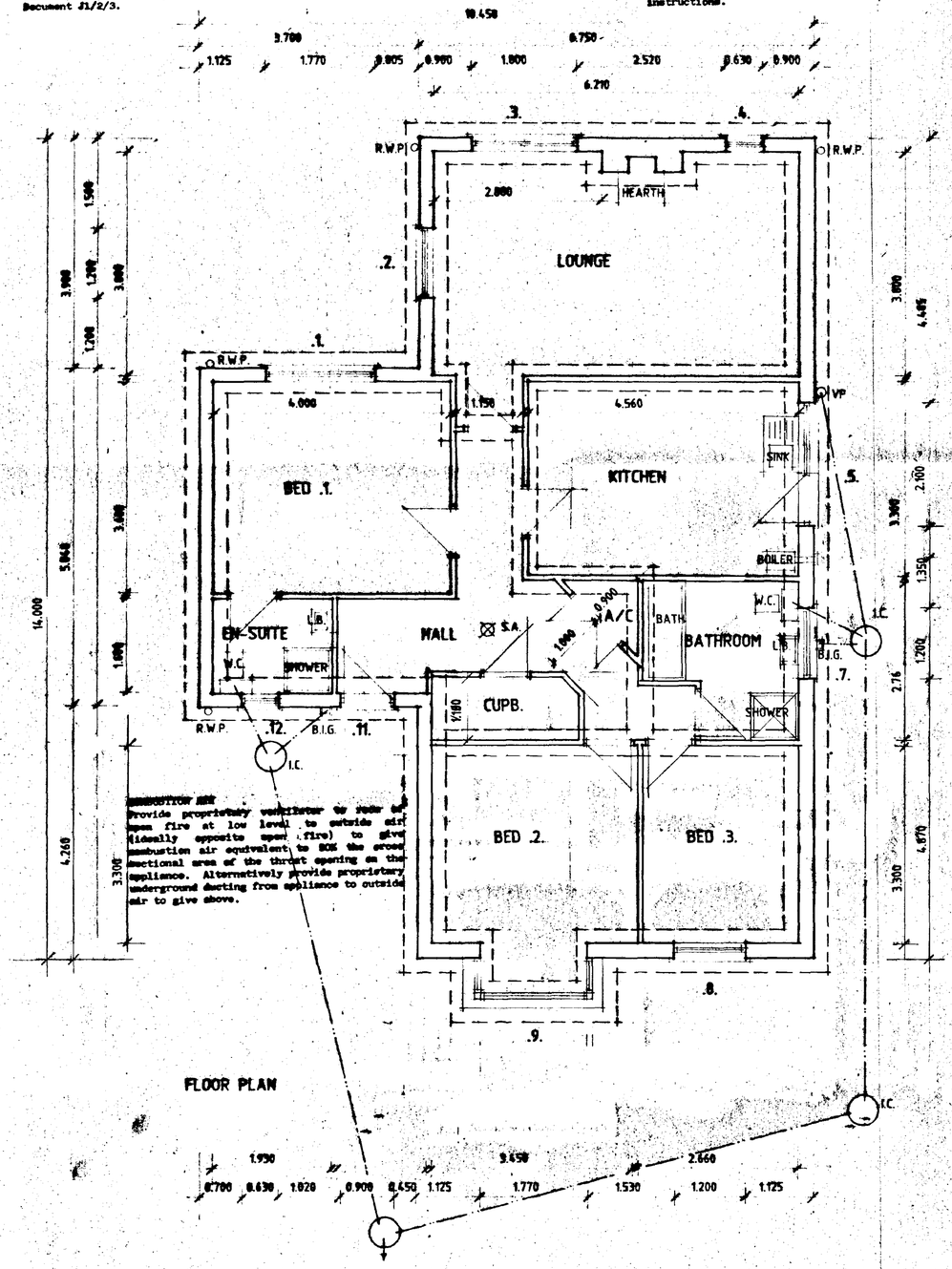
HEATING SYSTEM
Provide room thermostat or thermostatic radiator valve or similar approved to control the output from the heating system.

INSULATED PIPES AND DUCTS
All pipes which do not contribute to the heating of the building will be insulated to BS5422 1977.

SAFETY GLAZING
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

SMOKE DETECTION
Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1

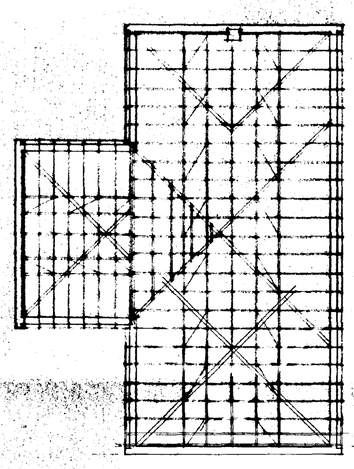
RAINWATER GOODS
P.V.C. rainwater goods 112 half round gutters and 68mm diameter downpipes.



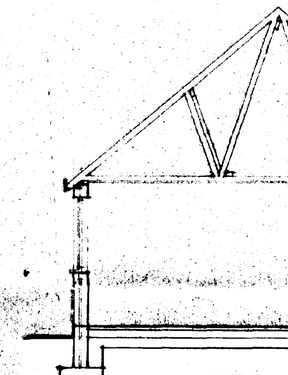
COMBUSTION AIR
Provide proprietary ventilator to room of open fire at low level to outside air (ideally opposite open fire) to give combustion air equivalent to 50% the cross sectional area of the throat opening on the appliance. Alternatively provide proprietary underground ducting from appliance to outside air to give above.

JOINERY/LINTEL SCHEDULE		
No	JOINERY REF.	LINTEL
.1.	312CC	LG - L1/S
.2.	212C	"
.3.	312CC	"
.4.	112C	"
.5.	FWS/PORTCULLIS - 210C	"
.7.	210C	"
.8.	212C	"
.9.	SGRFR-112C/312CC/112C (O.C.)	"
.11.	FWS/PORTCULLIS	"
.12.	110C	"

JOHN CARR JOINERY.
INT. LINTELS TO BE L6. INT.LINTELS TO WINDOW .8. PROVIDE UNIVERSAL ARCH



ROOF PLAN



SECTION

ROOF VENTILATION
At ridge provide proprietary ventilation equivalent to a 5mm continuous gap along ridge.

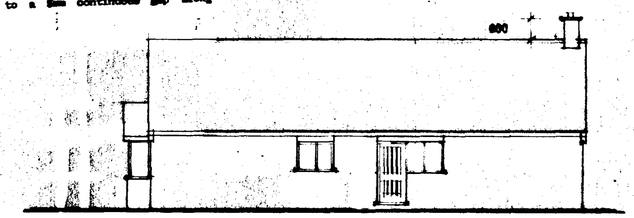
FLAT WINDOW ROOF CONSTRUCTION
Concrete interlocking tiles on battens on felt as per main roof - on made-on-site roof comprising of :- 38 x 75 rafters and ceiling ties.
Provide roof insulation and plasterboard plus skim finish as main.
At gable end provide 10mm 'closed' boarded timber on 25 x 25 battens on plywood fixed to end rafter.

PARAPET CONSTRUCTION
Provide 225mm diameter clay flue liners to BS1181 1971 with minimum 100mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part 3 and to terminate in 75mm concrete capping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or smaller as d.p.c. No timber to be within 40mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 1D.

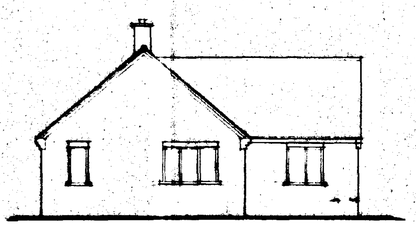
VALLEYS
Use proprietary fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.



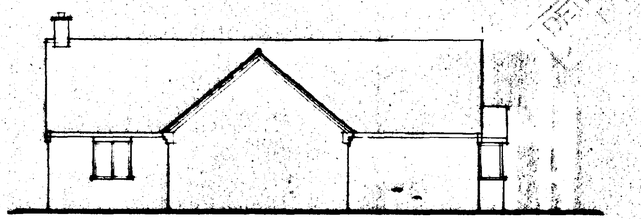
FRONT



SIDE



REAR



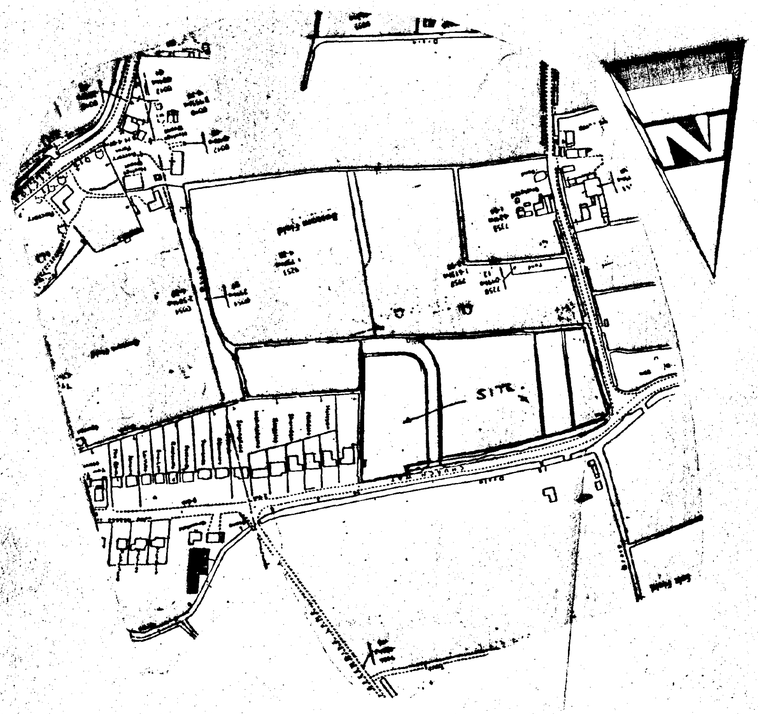
SIDE

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

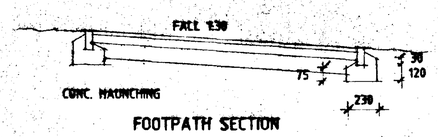
DEE.
.3.
1:50 1:100 APRIL-95
B.GILHAM.

Status House, 4 Princes Street
Ormskirk, Lancs. PE9 7BB
Tel: 01406 424343 Fax: 01406 460700

SOUTH HOLLAND DC
HOUSING & PLANNING
07 DEC 1995
Ref: 1176/95

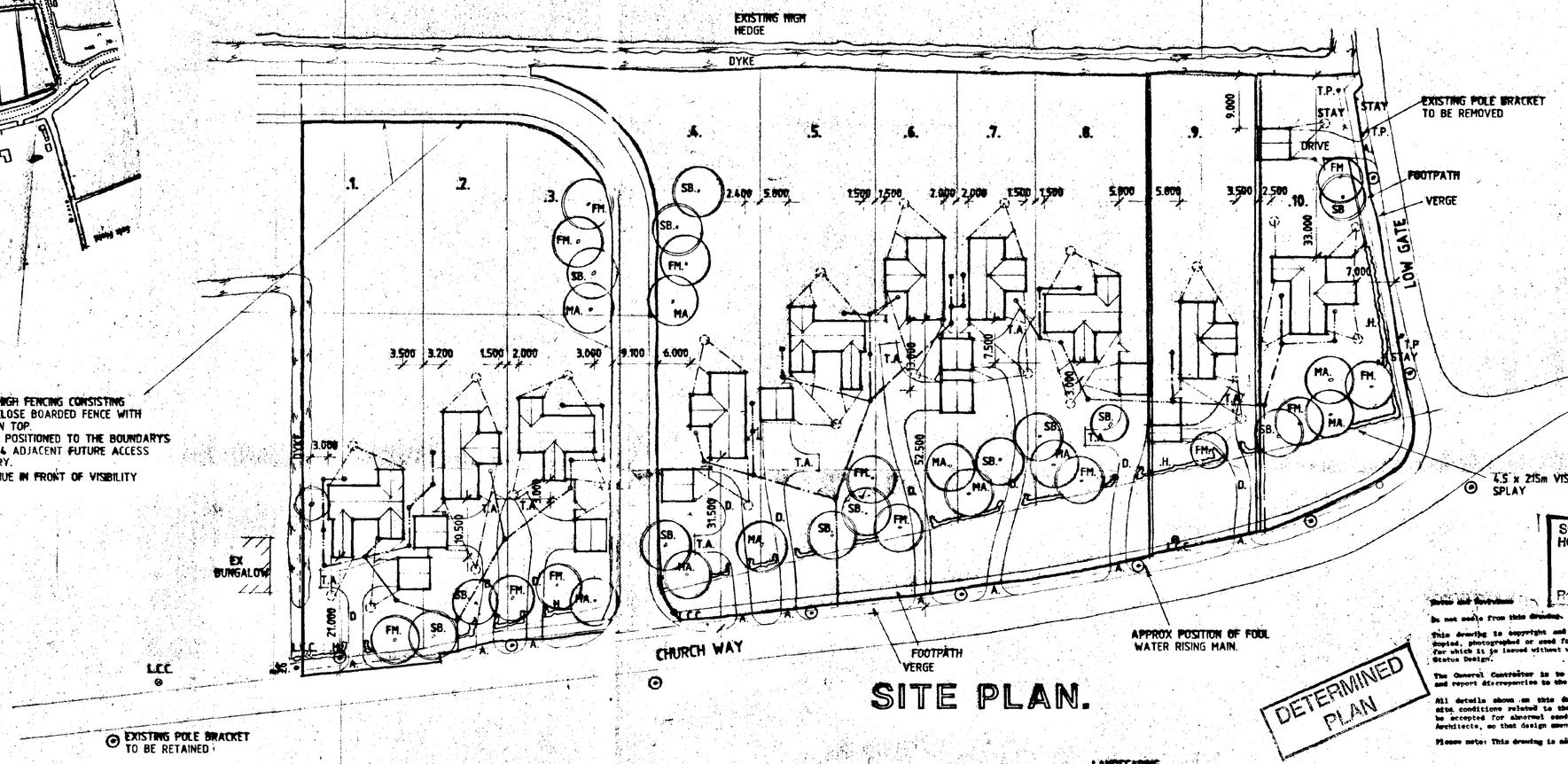


FALL 1:30



FOOTPATH SECTION

50 x 150 EDGING KERBS
25 DENSE BIT. MAC. WEARING COURSE 6mm NOM. SIZE
50 DENSE BIT. MAC. BASECOURSE 20mm NOM. SIZE
100 TYPE 1 . 2 AGG. SUB-BASE



SITE PLAN.

DETERMINED PLAN

FENCING

PROVIDE 1.8m HIGH FENCING CONSISTING OF 1.5m HIGH CLOSE BOARDED FENCE WITH 300 TRELLIS ON TOP.
FENCING TO BE POSITIONED TO THE BOUNDARYS OF PLOTS 1 - 4 ADJACENT FUTURE ACCESS ROAD BOUNDARY.
NOT TO CONTINUE IN FRONT OF VISIBILITY SPLAY LINES.

DWELLINGS

PLOT .1.	DON & DOUBLE GARAGE TSM/B
PLOT .2.	DEE [HANDED] & DOUBLE GARAGE TSM/B
PLOT .3.	SPEY [HANDED] & DOUBLE GARAGE TSM/A
PLOT .4.	DEE & DOUBLE GARAGE TSM/B
PLOT .5.	DON [HANDED] & DOUBLE GARAGE TSM/B
PLOT .6.	DEE & DOUBLE GARAGE TSM/A
PLOT .7.	DEE [HANDED] & DOUBLE GARAGE TSM/A
PLOT .8.	SPEY & DOUBLE GARAGE TSM/A
PLOT .9.	DEE .3. [HANDED] & SINGLE GARAGE TSM.
PLOT .10.	MODIFIED SPEY & DOUBLE GARAGE TSM/B

NOTE

GARAGES TO HAVE WINDOWS ON FRONT ELEVATION WALLS FACING ROAD ONLY ON PLOTS 1,3,4,6 & 9

EXTERNAL MATERIALS

GOXHILL, TERRACOTTA, DOUBLE PANTILES TO ALL PLOTS

TARMAC, FENLAND MULTI FACING BRICKS TO PLOTS 1,2,8 & 9

TARMAC, DANUM ANTIQUE FACING BRICKS TO PLOTS 3,6 & 7

TARMAC, OXTON RED MULTI FACING BRICKS TO PLOTS 4,5, & 10

EXISTING POLE BRACKET TO BE RETAINED

STEET LIGHT TO L.C.C. SPEC. S/35/C/93 WITH R.E.C. SUPPLY

COLS. ON CHURCH WAY TO BE SITED AT BACK OF VERGE [MIN. SET-BACK 1.0m]

PUBLIC FOOTPATH

FOOTPATH TO SITE FRONTAGE TO BE CONSTRUCTED ALL IN ACCORDANCE WITH L.C.C. DEVELOPMENT ROAD LAYOUT GUIDE - BOOKLET

FOOTPATH & FRONTAGE VERGE & LAND FORWARD OF VISIBILITY SPLAY TO BE DEDICATED TO THE L.C.C. HIGHWAYS

KEY

1.8m HIGH LINK WALL WITH GATE

A. - ACCESSES TO BE MIN. 2.5m WIDE & CONSTRUCTED ALL TO L.A. APPROVAL

D. - DRIVE OF WASHED GRAVEL ON 100 HARDCORE. CONC. EDGING KERBS

T.A. - TURN TURNING AREA FROM GARAGE ALL TO L.A. REQUIREMENTS

SOAKAWAY

PROVIDE A 1.5m WIDE FOOTPATH TO SITE FRONTAGE ALONG CHURCH WAY & LOW GATE AS SHOWN ALL TO L.A. REQUIREMENTS.

PROVIDE A VISIBILITY SPLAY OF 4.5m x 215m ALONG CHURCH WAY FROM THE JUNCTION WITH LOW GATE & TO BE CLEARLY DEFINED BY CONC. MARKER POSTS.

ALL KERBINGTO BE TIED INTO EXISTING KERBING

LANDSCAPING

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

SB - SILVER BIRCH TREE

MA. - MOUNTAIN ASH TREE

FM. - FIELD MAPLE TREE

H. - PLANT HAWTHORN HEDGE TO SITE FRONTAGE

BETWEEN PLOTS 3 & 4 ALLOW SPACE AS SHOWN FOR AN ACCESS ROAD TO SERVE LAND TO REAR ALL TO L.C.C. REQUIREMENTS. THIS TO REMAIN IN L.C.C. OWNERSHIP.

FOUL DRAINAGE

CONNECT TO FOUL WATER RISING MAIN VIA 3No VACUUM POTS ALL IN ACCORDANCE WITH A.W. REQUIREMENTS

ROOF WATER

CONNECT TO SOAKAWAYS AS SHOWN

G. - PLOT 9 ALTS - 16.11.95
F. ~~- STREET LIGHT ALTS - 15.11.95~~
E - L.C.C. REQUIREMENTS 3.10.95
D - FENCING ADDED - 13.9.95
C - FOOTPATH & STREET LIGHT ALTS 25.8.95

THIS DRG. TO BE READ IN CONJUNCTION WITH SPEY, DON, DEE & MODIFIED SPEY & DOUBLE GARAGE .TSM, DEE 3 & SINGLE GARAGE TSM.

SOUTH HI... HOUSING ...
07 DEC 199...
Ref 1176/95

Notes and Reservations

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, so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED RESIDENTIAL DEVELOPMENT AT CHURCH WAY, TYDD ST. MARY FOR

D & H BUILDINGS.

1:500 1:2500	95001/3
MARCH-95	B.GILHAM.

A - DRAINAGE ETC - 15.5.95
B - STREET LIGHTING & FOOTPATH 25.7.95 & LANDSCAPING

Status House, 4 Princes Street, Holbeach, Lincs. PE12 7BB
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