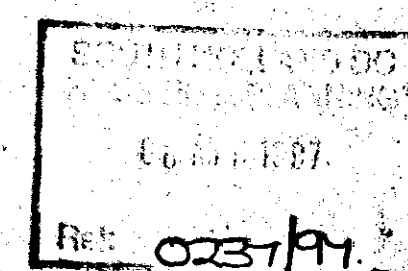


STREET SCENE



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 TEL: HOLBEACH (01406) 490800

PROJECT:
RESIDENTIAL DEVELOPMENT
WASHWAY ROAD
SARACENS HEAD

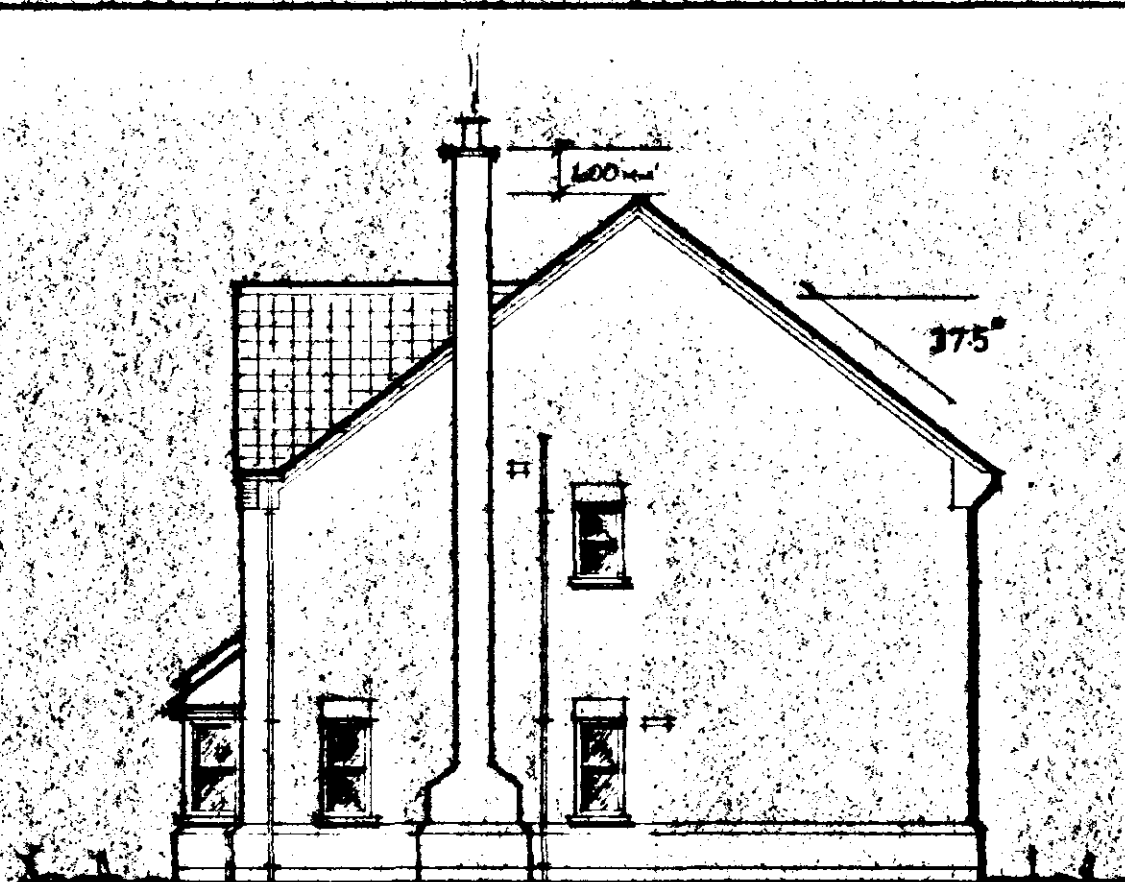
CLIENT:
ASHWOOD HOMES

SCALES: 1/250 DATE: FEB 1997

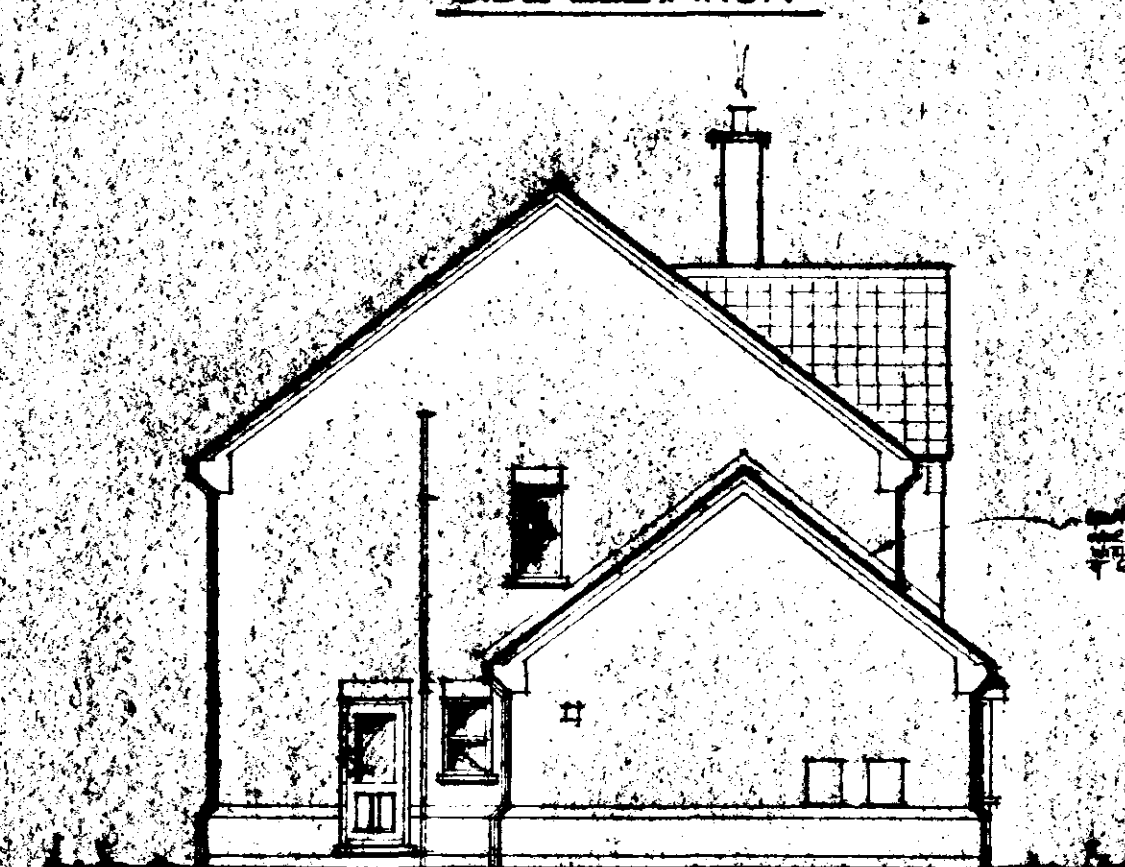
DRAWING No.: AR-WR-02

REVISIONS:

DO NOT SCALE FROM THIS DRAWING
 This drawing is copyright and may not be altered, traced, photographed or used for any purpose other than that for which it is issued.
 The General Contractor is to check all dimensions on site and report discrepancies to the Architect.
 All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.



SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

HOT WATER STORAGE:
Provide system and installation as approved by
BOROUGH BOARD OF AGENTMENT. SYSTEM TO BE INSTALLED
AND INSULATED IN ACCORDANCE WITH BS 5422:1977.

**REMOVE IMMEDIATELY SUBSTITUTIONS TO CONTROL
DRAINAGE FROM HEATING SYSTEM.**

**PIPES IN ROOF VOID WHICH DO NOT LEAK TO HEAT
BUILDING TO BE INSULATED TO BS 5422:1977.**

Footings
To be 100 concrete. CIP. 100mm dia. 100mm deep.
BOLTS 10mm OTHERWISE TO FALL 25mm.

BOILER
New boiler to be installed. Well shown.
balanced flue type of approximately 10kW
output rating. Flue terminal to be fitted with
suitable cage guard.

FLASHINGS
All flashings, soaker etc to be in C.C. &
sheet lead properly cut, dressed and fixed.

STAIRCASE
Staircase to be standard manufacture 900mm
maximum overall width, with minimum clear
width of 800mm. Maximum pitch to be 42deg
with a rise of 202mm and going of 228mm.
Handrail to be 900mm above the pitch line
of the staircase and 900mm on landing.
Balusters at 100mm centres. Ensure minimum
2 metres headroom over stair.

DECORATION
All new surfaces, timber (except self
finished surfaces eg doors) plaster etc to be
painted to clients instructions.

ELECTRICAL INSTALLATION
All work to be carried out in accordance with
the latest I.E.E. Regulations. Extend
electrical circuits from consumer unit in
giving mains and install lighting and
power points in positions as directed.

WALL TILING
Provide and fix in new bathroom to walls
and window cill. Kitchen window cill and
over work tops, ceramic all tiles with
waterproof fix and grout. Tiles to be
selected and areas to be tiled to be
determined later.

DECORATION
Allow for decorating all new surfaces.
ensure full and proper preparation of all
surfaces in accordance with the coating
manufacturers specification.

DAMP PROOF COURSES
Provide external heavy duty polythene dpc
material at 150mm minimum above ground
level in all leafs of cavity walling, piers
and columns. Dpcs to be linked with dpc.
Also provide vertical and horizontal dpc
around openings for windows and doors in
cavity walls and similar material as cavity
trays over lintels.

FOUNDATIONS
Generally to be in mass concrete C20/F 28
700mm wide x 225mm thick under cavity
walling, 450mm x 225mm under partition
walls. Thicken floor slab to 250 x 450 wide
below non-loadbearing partition walls.
Excavations shall be down to a firm,
consistent, loadbearing stratum to the
approval of the Local Authority Building
Control Officer.

LINTELS
To be I.G. L/S in cavity wall openings
generally, unless stated otherwise.
Internal door openings in block walls to be
I.G. Box 100 lintels. All lintels to
have minimum 150mm end bearing and
installed strictly in accordance with the
makers instructions.

WINDOWS AND DOORS
Windows and doors to be as BOUTON & PAUL
in treated softwood standard metric joinery
unless otherwise indicated. All windows
and doors to be double glazed (sealed unit
type). Patio doors to be purpose made UPVC
and fitted with a night vent giving 10,000
sq mm of ventilation opening. All other
windows to be fitted with adjustable
ventilators in each or frame head to give
minimum 4,000 sq mm ventilation.

JOINERY
Doors, frames, linings, skirting, etc.
architraves, window board and timber
mouldings etc to be of standard manufacture
and be as BOUTON & PAUL or equal approved.

GLAZED GLASS AREAS
Provide toughened glass to be fixed into
following areas: TO ALL WINDOWS WHEN 2m
OR MORE HIGH. AT LEAST ONE ON EACH FLOOR
EXCEPT ON LANDINGS AND STAIRS. IN ACCORDANCE
WITH 1500 OF P.P.L. THIS APPLIES TO SIDE
GLAZING ALSO WITHIN 2m OF DOOR.

GLASS ALARMS
Provide mains operated self-contained
GLASS ALARMS THAT CONTRIBUTE TO BE SILENT
TYPICAL PROVIDE AT LEAST ONE ON EACH FLOOR
EXCEPT ON LANDINGS AND STAIRS. IN ACCORDANCE
WITH 1500 OF P.P.L. MORE THAN 1 SILENT
ALARM SHOULD BE INSTALLED. ALSO ALARMS
IN CONJUNCTION WITH APPROVED MANUFACTURERS
ALARMING. (SEE POSITION ON DRAWING)

GARAGE FLOOR
100mm thick C20/F concrete floor slab on
1800 gauge DPM. 150mm min hardcore.
blinded and compacted. Excavate over-site
to 100mm deep to remove topsoil and
vegetation.

ABOVE GROUND DRAINAGE
Hard basin waste to be 50mm dia. W.C.
110mm dia PVC. Bath and sink wastes 40mm
dia. use polypropylene push fit pipework.
all traps to be 75mm deep seal. all
pipework etc to be accessible throughout
their runs for cleansing repair and
replacement. Connect bath, basin and W.C.
wastes to 110mm dia stack. Sink to
discharge to back inlet gully with pull
out stopper for rodding. Soil and
vent stack to be carried 900mm above window
heads and fitted with patent ventilating
terminal.

UNDERGROUND DRAINAGE
110mm UPVC pipe to fall 1:70 with 300mm
pregravel bed and surround. Inspection
chambers to be 450mm dia preformed
plastics installed to manufacturer's
instructions complete with cover and frame.
Drain runs with less than 300mm ground
cover to have paving slab protection over
trench on top of pregravel surround on
haunched back trench. Omit where concrete
path cast over pipe runs.

WATERWATER GOODS
PVC gutters 150mm hr and 60mm dia down
pipes to match including all bends outlets,
clips, brackets, connectors etc and connect
to underground drain to soakaway.

SKIRTINGS
To be minimum 5.0 metres from any building
and to be 1 cu. m. rubble filled with inlet
pipe discharging to centre of soakaway.

PLASTERWORK
Walls to be plastered cement:lime:sand
render with skim finish a total of 13mm
thick including reveals and lintel soffits.

SKIRTING AND ARCHITRAVES
Timber mouldings, skirting and architraves
to be standard section or as otherwise
directed.

HOT WATER AND HEATING ETC
Install hot water and heating pipework to
provide hot and cold water supplied to all
new appliances in the building and provide
space heating to all new areas. Radiator
positions to be as directed.

VENTILATION
Natural ventilation area of windows to be
not less than 1/20 of room floor
area. All windows to have 4000 mm squared
night vents. Extractor fans to be
provided in kitchen (min 60 litres/sec)
and bathroom and WC (min 15 litres/sec).

GROUND FLOOR
65mm mortar screed reinforced with chicken
wire on 500 gauge polythene separating
layer on 90mm Jableite (or similar)
-polystyrene insulation on 100mm thick C20/F
concrete sub-floor on 1200 gauge DPM
lapped with DPC in walls. 150mm min
hardcore, blinded and compacted. Excavate
over-site to 100mm deep to remove topsoil
of vegetation.

ROOF CONSTRUCTION
Roofs to be constructed in accordance with
and to the sizes shown on the drawings.
All timbers to be G.S. grade softwood
properly seasoned and to an acceptable
moisture content for carcassing timber
where traditional roof. Where trussed
rafters adopted they shall be of an
approved manufacturer and designed,
assembled, erected and braced in
accordance with B.S. 5269, Part 3, 1969.

ROOF COVERINGS
Provide interlocking tiles, to be
fixed in accordance with the manufacturer's
instructions and BS 5534 Pt 1 1978. Buttress
38 x 25 at gauge centres on untearable Type
IF sarking felt with minimum 150mm laps.

STRAPPING
Provide and fix 38mm x 10mm patent
galvanised mild steel straps at 1.6 metre
centres to anchor wallplate to blockwork
walling.

FIRST FLOOR CONSTRUCTION
Provide and fix 19mm tongued and grooved
flooring grade wood particle board on G.S.
grade softwood floor joists to the sizes
indicated on the drawing. Provide solid
strutting at mid span of joists. Build
joists into walls to full bearing width of
wall, but ensure not to encroach into the
cavity.

INSULATION
Lay 150mm FIBREGLASS between joists and
maintain minimum 50mm gap between top of
insulation and sarking felt where
insulation runs up to roof slope.

ROOF VENTILATION
6mm plywood with 12mm continuous gap in
soffit board. Provide fine mesh flyproof
screen to ventilation gap.

FASCIAS
To be 25mm x 25mm neutral thickness
painted softwood with rebate for soffit.
Frame out in 38 x 25 S/N for soffit support.

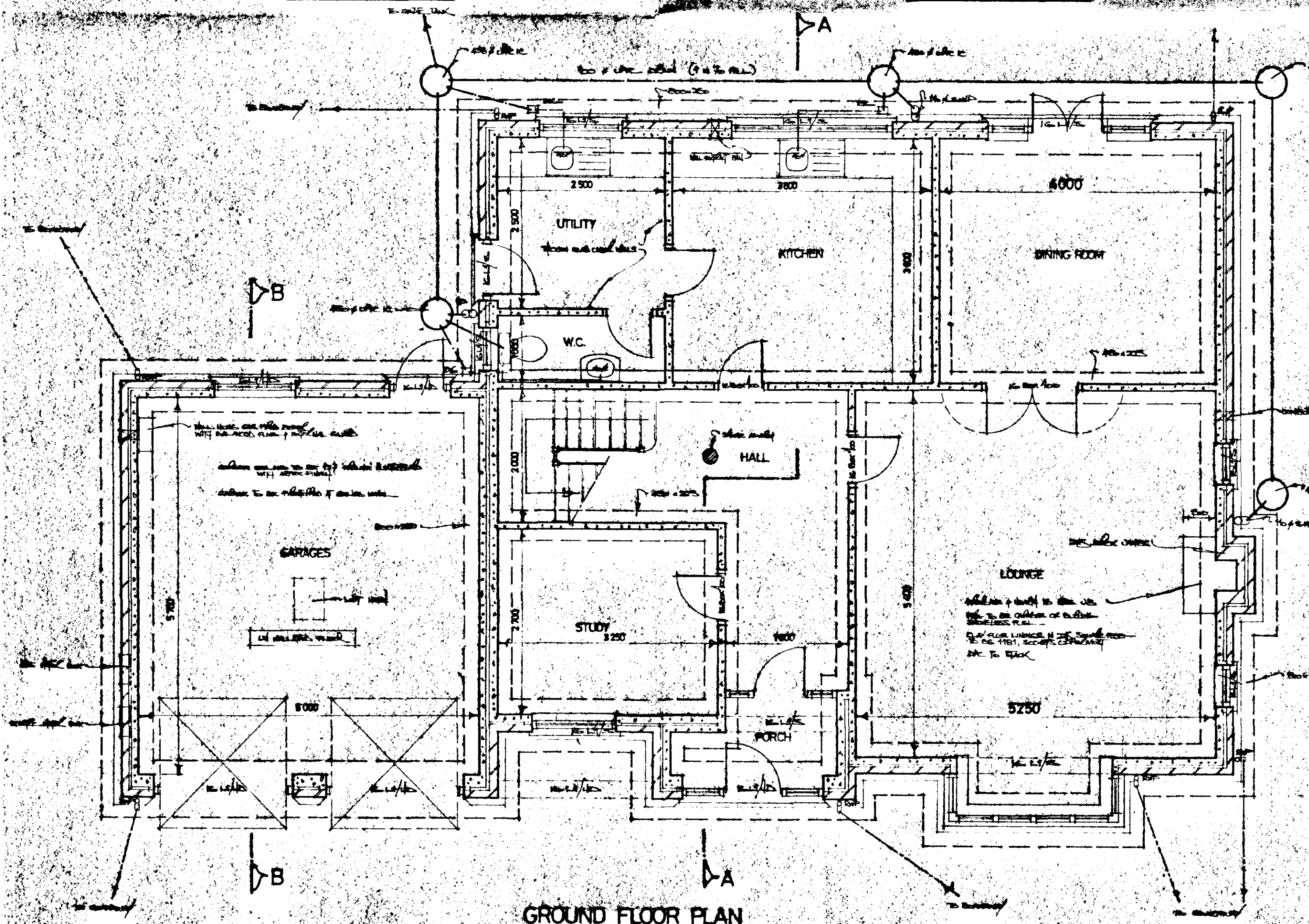
CEILINGS
Provide and fix 12.7mm GYPROC Wallboard to
all new ceilings. Nag all perimeters and
board joints prior to fixing plasterboard
to fully support sheeting. Fix GYPROC
ceiling and ARDEX finish to ceiling.

LATERAL RESTRAINT
Provide patent 30mm x 5mm galvanised mild
steel BATSTRAPS or similar at 1.6m centres
at first floor level, ceiling joist and
rafter levels where they run parallel to
the walls. Solid strut below the straps
and tight pack against the walls.

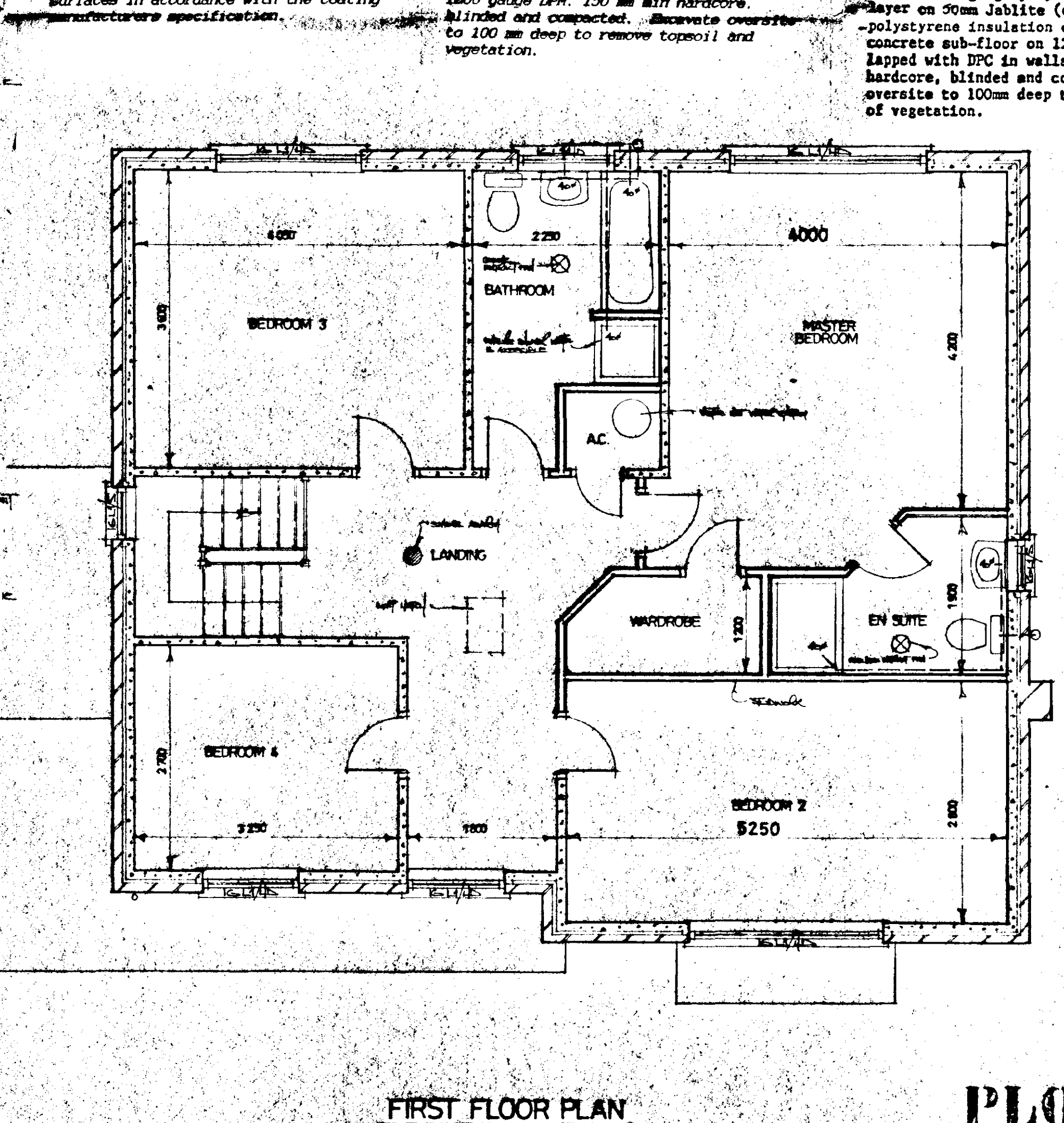
STUDWORK PARTITIONS
To the first floor, or where shown, form
studwalls in 75mm x 50mm softwood studs at
400mm centres with 75mm x 50mm head and
sole plates and noggings at 1200mm centres.
Clad with 12.7mm GYPROC WALLBOARD scribe
tape joints and skim finish. Pack 75mm
thick fibreboard between studs. Provide
double floor joists where under partitions.

WALLS
Cavity work to be 250mm overall width
comprising 100mm clay facing bricks. 65mm
cavity filled with CROWN DRITHERM
fibreless insulation batts, 100mm load
bearing "Thermalite" insulation blocks.
Internal partitions to be in 100mm
blockwork walling. Wall ties in cavity
walling to be stout galvanised wire
butterfly type at 900mm centres
horizontally and 450mm centres vertically
every alternate tie course to be staggered
450mm. At openings provide ties at 225mm
centres vertically within 225mm of the
openings.

SUB STRUCTURE WALLS
To be in TYPE A dense aggregate concrete
blockwork up to ground level. Cavity to be
filled with lean mix concrete.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Ref: 0231/17

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PROJECT:
4 BEDROOM HOUSE & GARAGE.

CLIENT:
ASHWOOD HOMES.
HOLBEACH MANOR.
FLEET ROAD.
HOLBEACH.

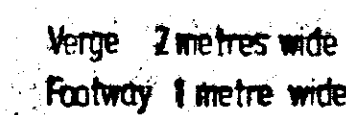
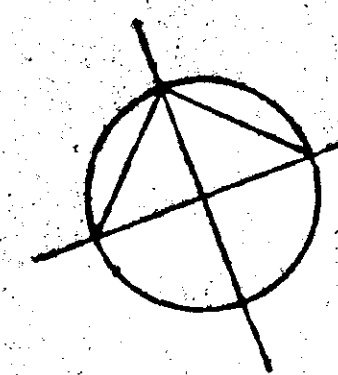
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DATE:
FEB 1997

DRAWING No.:
AH-WR.01/6

REVISIONS:

PLOT 6



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REVISIONS:	