Notes & Disclaimer

Do not scale from this drawing.

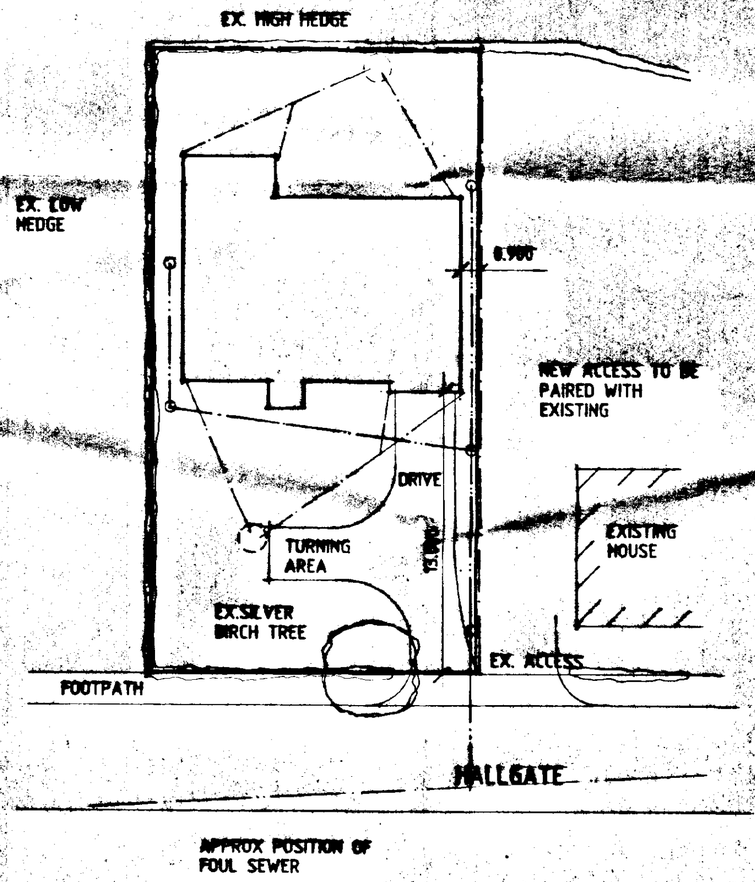
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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

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 correspondence drawing.

Construction work to be carried out with due regard to the Construction(Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSW Act).



SITE PLAN

DWELLING

SEE DRG. 771973/T

EXTERNAL MATERIALS

SANDTOFT, RED, DOUBLE PANTILES

BUTTERLEY, MILTON HALL MULTI RED FACING BRICKS, WITH BLUE BRICKS TO BASE AS PLINTH

DRIVE

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

TURNING AREA

FORM TURNING AREA AS SHOWN ALL TO L.C.C. REQUIREMENTS

ACCESS

MIN. WIDTH OF ACCESS TO BE 2.5m & CONSTRUCTED ALL TO L.C.C. REQUIREMENTS

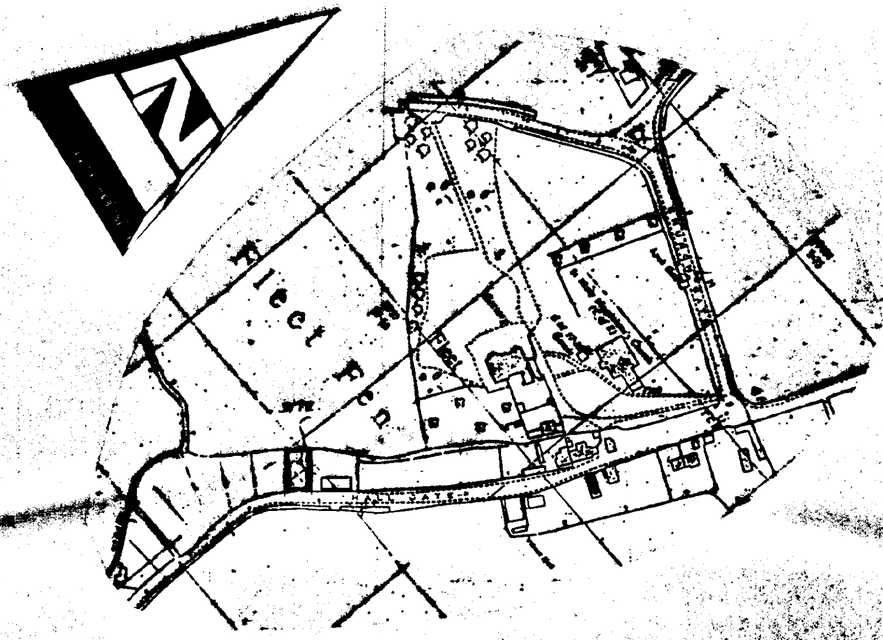
LANDSCAPING

HEDGES & TREE TO REMAIN AS SHOWN

FOUL DRAINAGE

CONNECT TO FOUL SEWER IN ROAD ALL TO A.W. REQUIREMENTS

THIS DRG. TO BE READ IN CONJUNCTION WITH 771973/1



LOCATION PLAN

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED BUNGALOW AT HALLGATE, FLEET FOR MRS. C. COUPLAND.

DETERMINED PLAN

SOUTH HOLLAND DC PLANNING
24 DEC 1997
Ref: H327/97

1:200 1:2500	771973/2
OCT-97	S.GILHAM.

2 Edinburgh Walk, Hutbeach, Spalding, Lincs. PE12 7AP. Tel: 01406 424343 Fax: 01406 490702

Foul Drainage
Provide 225 mm diameter foul drains to BS8301 1971, with minimum 100 mm brick surround. Pipe to extend past ridge on stated in Approved Document H1/2/3 Part B and to terminate in 75 mm concrete capping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or similar at d.p.c. No timbers to be within 40 mm of chimney. Chimney also to be lined in conjunction with Approved D- contract A1/2 thereon 1D.

Ventilation
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% of the cross sectional area of the throat opening on the appliance. Alternatively, provide proprietary underground ducting from appliance to outside air to give above.

Water Mains
Stopcock gas and water mains, either found or provided in a internal position to suit client, to be completely sealed around in non-combustible material, to be minimum 500 mm, maximum 1000 mm above footpath to base.

Gutter Guarding
Provide soldier course brickwork to all areas where shown on elevations.

Concealed Gutter and Overhang Eaves
Provide the above to the design as shown on elevations plus any other details that are shown on the plans.

Roof Ventilation
At eaves provide proprietary ventilation underfelt to a 10 mm continuous gap along eave.

Valleys
Use proprietary Hooglas valleys or provide Code 4 lead to valleys to make completely watertight.

Kitchen Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 60 l/sec. Alternatively provide proprietary cook hook capable of extracting 30 l/sec.

Bathroom Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 15 l/sec. System to offer intermittent operation.

Upper Floors
To roof spaces provide proprietary 270 mm thick insulation laid as 100 mm between joists and 100 mm across joists. Ensure a gap of 50 mm between roof underfelt and quilt at all times.

Foul Water Drainage
Underground drainage to be proprietary 110 mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100 mm pea gravel. Under building drains to be encased in 150 mm pea gravel with lintel over pipes at wall abutments. Surrounds pipes at wall abutments with 50 mm compressible material. 110 mm diameter soil and vent pipe to extend 900 mm above window head and to terminate in bellows finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized vents from all appliances (in accordance with Approved Document H) complete with minimum 75 mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301.

Surface Water Drainage
To be proprietary 110 mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100 mm pea gravel. Pipes to discharge into 1200 mm diameter soakaways sited 5000 mm away from buildings.

Protection to Underground Pipes
Where pipes are not under road and have less than 900 mm cover concrete paving slabs should be laid as bridging above the pipes as minimum 75 mm pea gravel. If flexible pipes are under a road and have less than 900 mm cover reinforced concrete bridging should be used instead of paving slabs.

Inspection Chamber Construction
Proprietary polypropylene inspection chambers bedded on 150 mm concrete. Form protective 255 mm thick concrete outlet around head of inspection chamber with 300 mm 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.

Open Fire
To be capable of heating ventilation find. Hearth to be 125 mm high above finished floor level. Flue liners to BS1181 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

Double Glazing
Provide system approved by glass load certified 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 valves or similar approved to control the output from the heating system.

Insulation Pipes and Tanks
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 800 mm above floor level glass doors to a minimum height of 1500 mm above floor level. Side screens to be same as doors if within 300 mm of doors.

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

Rainwater Goods
PVC rainwater goods 112 mm half round gutters and 68 mm diameter downpipes.

Wall Construction
225 mm cavity walls to consist of:
100 mm face brickwork face size plus 10s dotting, 75 mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100 mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900 mm horizontally and 450 mm vertically to BS1243, 1978. Internal blockwork walls to receive 10 mm sand/cement render and skim finish.

Trickle Vents Within Windows
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000 mm².

Kitchen/Utility/Bathroom/WC Trickle Ventilation
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000 mm².

Utility Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 30 l/sec. System to offer intermittent operation.

Ground Floor Construction
65 mm sand/cement screed on proprietary 50 mm thick floor insulation with perforate insulation to ground on 1200 gauge polythene d.p.m. on 100 mm concrete oversite on minimum 150 mm, maximum 600 mm well blended and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50 mm.

Lintels
All coded lintels as stated in Schedule or stacked on plan to be by I.G. 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 approximately 450 mm c/c.

Sub-structure Walling
100 mm Class A dense concrete blocks. Minimum fill d.p.c. to external walls 150 mm above ground level. Weak mix infill to base of cavities to terminate 225 mm below lowest d.p.c. level

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

Joinery
All joinery as stated in Schedule or manufacturer as shot by Bostwick and Paul. (OC) denotes items handed. All windows to be double-glazed sealed units except to garage.

RO. Type L/0573 Bostle to cavity walls and I.G. type internal lintels to 100 mm internal walls unless stated otherwise.

Gables
Provide timber framed gable ends as detailed on drawing to be either a wall hung type or free standing on 125 mm high concrete boards above oversite. Boards to have protective guard cover and to be minimum 600 mm from any opening into the building. Board in conjunction with Approved Document J1/2/3.

Roof Intersections
If compound truss used; where main trusses tie to compound truss provide proprietary truss connectors. Provide 32 x 175 mm valley lay boards and fix reducing trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.

Roof Construction
Concrete interlocking roof tiles (see tile plan for details) on 38 x 25 mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150 mm horizontally and 100 mm vertically. Prefabricated roof trusses at 600 mm c/c and pitch as stated in accordance with BS5268, 1995. Provide 25 x 100 mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100 mm timber wallplates, the gable wall at verges and ceiling level with 30 x 5 mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200 mm c/c. At abuy positions provide pack and noggins to trusses. Make corrective on supply local authority building control with roof truss calculations 28 days prior to erection on site.

Fascia and Bargeboards
To be 25 x 75 mm PSE with 6 mm groove to house 6 mm thick exterior grade plywood soffit.

Water Tank Support
Water tank in roof space to be supported on timber to spread the load to BS5268 Part 3 1985.

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

Garage Floor Construction
100 mm concrete oversite on 1200 gauge polythene d.p.m. on minimum 150 mm, maximum 600 mm well blended and compacted hardcore. If garage is integral turbasse finished floor level to be 100 mm below that of house. Wall d.p.c. to lap floor d.p.m. by a minimum of 50 mm.

Notes
All electrical work to be carried out by a registered electrician.

Position three internal fire bolters as set out below 300 mm from any openings.

Any bends in flues should not be more than 45°.

All soilvents to be minimum 1 m deep.

Provide cavity trays above to the centre bottom.

Provide new fix provision of solid waste soil/ash (rubbish bins).

All external lintels to be insulated type.

All external joinery to be fully draught proofed.

Roof hatch to be draught sealed and insulated shut.

Insulation in roof space to meet with insulation to external cavity walls to prevent cold bridging.

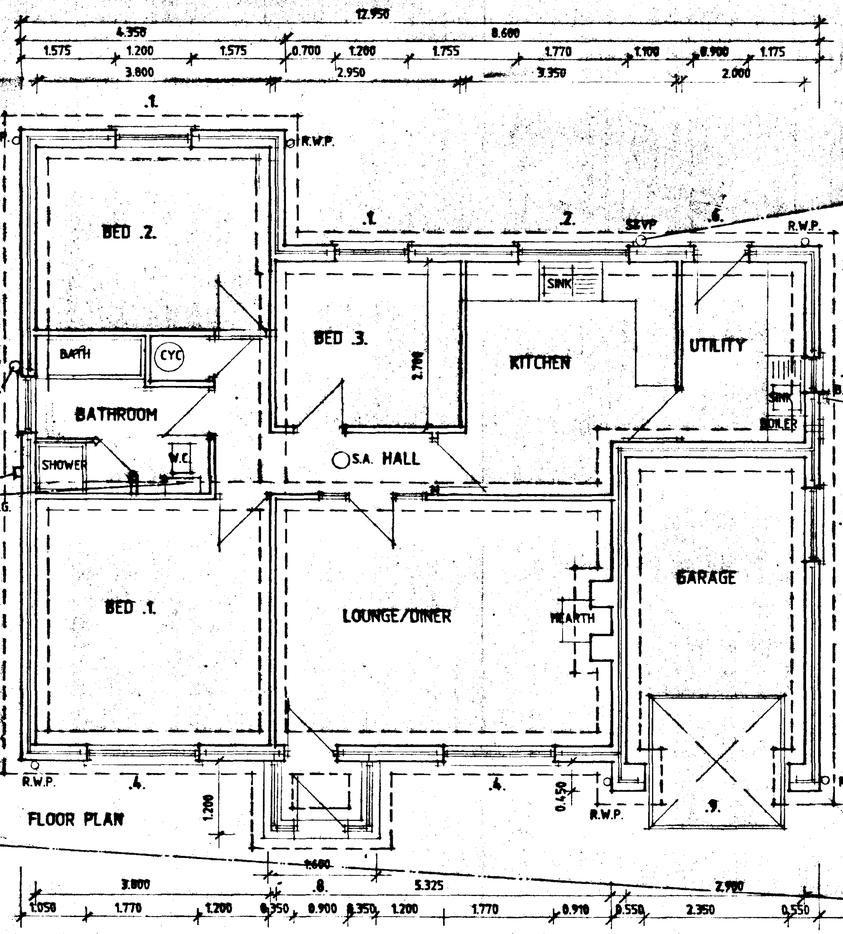
To all domestic floors to external perimeter walls provide 25 mm thick insulation dressed up walls to prevent cold bridging.

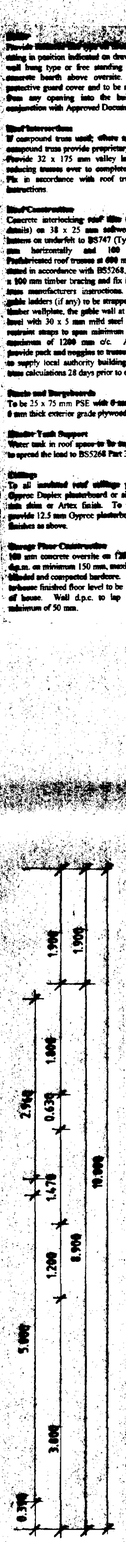
Hot water cylinder to be minimum 105 ltr capacity.

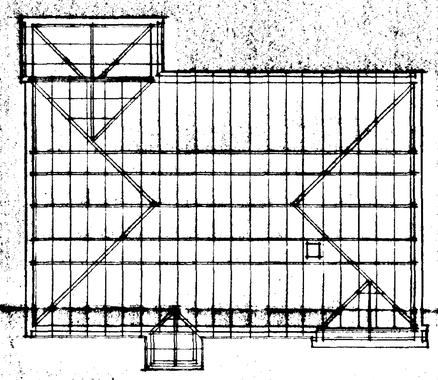
Seal all openings and joints to perimeter walls.

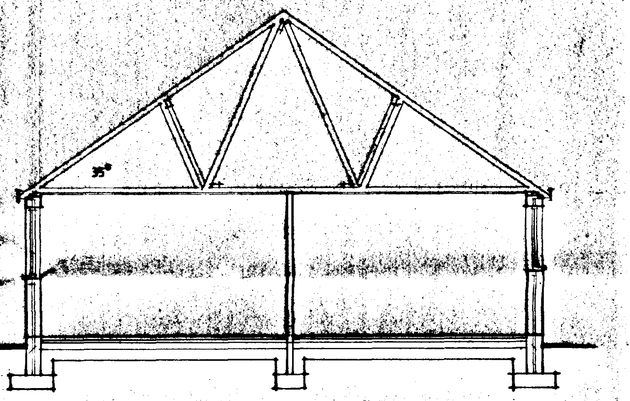
All doors, windows and any loft hatches to be effectively sealed and draught proofed.

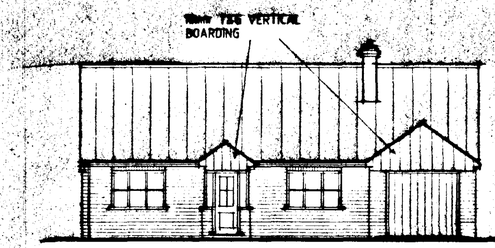
JOINERY SCHEDULE	
No	REFERENCE
1	H210C
2	H310CC
3	H2N10C
4	H312CC
5	H110C
6	FNS / 2XG
7	H210C
8	FNS / 2XH6 / SPECIAL
9	UP & OVER

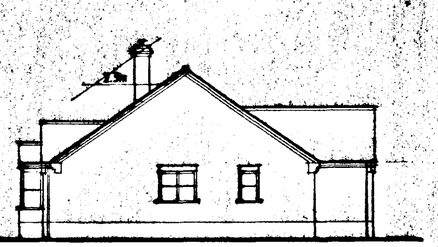


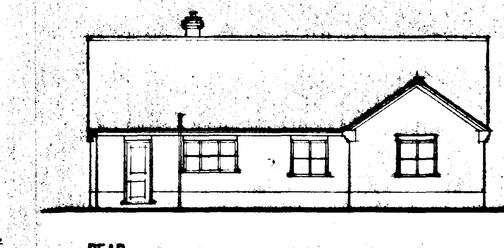














SOUTH HOLLAND DC
HOUSING & PLANNING
24 DEC 1997
Ref: S/97/1071

DETERMINED PLAN

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED BUNGALOW AT HALLGATE, FLEET FOR

MRS. C. COUPLAND.

1:50	1:100	771973/T
OCT-97		B.GILHAM.

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