

FRONT SIDE REAR SIDE

ELEVATIONS

SPECIFICATION NOTES

GENERAL:-
THE CONSTRUCTION OF THE DETACHED BUNGALOW IS ON A SITE WHICH HAS A LEVEL SOME 1·00M LOWER THAN THE FRONTING HIGHWAY (HURN BANK). IT IS PROPOSED THEREFORE TO CONSTRUCT THE BUNGALOW WITH ITS FLOOR LEVEL RAISED TO THE HIGHWAY LEVEL & FILL & GRADE THE SITE & DRIVEWAY / TURNAROUND TO THE NEW LEVEL.

ROOF:-
'SANDTOFT' SINGLE PANTILE INTERLOCKING TILES COLOUR WEATHERED RED. 38 x 25 TREATED BATTERNS LAID TO GAUGE ON UNTEARABLE ROOFING FELT, 32° ROOF PITCH, PREFABRICATED ROOF TRUSSES AT MAX. 600MM CRS, 100 x 25 CEILING & NODE BINDERS, DIAGONAL CEILING & WIND BRACING. ALL TO COMPLY BS 5268 PT 3 1985. ROOF ANCHORAGE AT ALL EAVES, VERGE & CEILING POSITIONS WITH 30 x 5MM GMS STRAPS AT MAX. 2·00M CRS. ALL WITH NOGGINS AT PARALLEL SIDES. 200 THICK CROWN WOOL LOFT INSULATION LAID AT CEILING LEVEL BETWEEN ROOF TRUSSES. WHITE UPVC SQUARELINE GUTTER & DOWNPIPE SYSTEM. CROSS VENTILATION TO ROOF VOID VIA EAVES VENT SYSTEM. UPVC GUTTER BOARD & SOFFIT SYSTEM. 100 x 75 WALL PLATE.

ALL STRUCTURAL TIMBER
MIN. SC 3 GRADE

CEILING:-
12·7 THICK PLASTERBOARD, STAGGERED TAPED JOINTS. SYSTEM ARTEX FINISH. 125 GYPROC COVE.

WALLS:-
256MM THICK CAVITY WALL TO MAIN AREAS OF 2 COAT CEMENT PAINT FINISH, 2 COAT SMOOTH RENDERED WALL FINISH, 100 CELCON BLOCK TO OUTER SKIN, 50 WIDE DRITHERM INSULATED CAVITY, 100 CELCON BLOCK INNER SKIN PLASTERED 2 COAT WORK INTERNALLY. BELL RENDER STOP. 256MM THICK CAVITY WALL TO LOWER PLINTH AREA WALL OF 'DESIMPLE' HERITAGE BLEND MULTI FACING BRK TO OUTER SKIN, 50 DRITHERM INSULATED CAVITY & 100 CELCON BLOCK INTERNALLY PLASTERED 2 COAT WORK PLASTER INTERNALLY. 7 N BLOCK TO SUBSTRUCTURE WALLS. UPVC VERTICAL & HORIZONTAL DPC'S. 100 CELCON BLOCK PARTITION & BUTTRESS WALLS. FEATURE FACING BRICK CORBLED EAVES, VERGE, HEAD & CILL DETAILS. BUTTERFLY WIRE TYPE WALL TIES TO BS 1243 MAX. SPACING 900MM HORIZ. & 450MM VERT. TIES AT REVEALS EVERY 300MM OF HEIGHT.

GROUND FLOOR:-
75 MM THICK SAND/CEMENT SCREED REINF. WITH CHICKEN WIRE ON CROWN FLOOR SLAB INSULATION. 25MM UNCOMPRESSED THICKNESS ON 'BISON' P.C. BEAM/BLOCK HOUSEFLOOR SYSTEM. INSTALLED STRICTLY TO MANUFACTURERS RECOMENDATIONS. TOP SOIL SAND BLINDED.

FOUNDATIONS:-
REFER GROUND INVESTIGATION REPORT. C20 MIX. CONC. STRIP FOUNDATIONS SIZES AS DETAILED. EXTENDED ON PLAN FOR PIERS.

LINTELS:-
ALL 'CATHIC' GMS. LINTELS TYPES AS DETAILED. ALL 150MM END BEARING. INSTALLED STRICTLY TO MANUFACTURERS RECOMENDATIONS

WINDOWS & DOORS:-
ALL WHITE UPVC UNITS BY SPECIALIST SUPPLIER. ALL DOUBLE SEALED GLAZING UNITS. SAFETY GLAZING TO ALL WINDOW & DOOR CRITICAL AREAS. ALL WITH DRAUGHT STRIPS TO OPENING AREAS. SAFETY GLAZING TO BS 6206

VENTILATION:-
KITCHEN: — RAPID VENTILATION WITH MECH. EXTRACTION VIA COOKER HOOD OPERATING WITH CAPABILITY OF 30 l/SEC. TO OPERATE INTERMITTENTLY IE. WHEN COOKING. BACKGROUND VENT VIA WINDOW TRICKLE VENTS 8000 MM² VENT AREA.
BATHROOM — MECHANICAL EXTRACTION CAPABLE OF 15 l/SEC OPERATED INTERMITTENTLY RAPID VENT VIA WINDOW OPENING.
HABITABLE ROOMS — RAPID VENT WITH WINDOWS MIN. 1/20 FLOOR AREA OF ROOM 1.75M ABOVE FLOOR LEVEL & BACKGROUND VENT VIA WINDOW TRICKLE VENTS MIN. 8000MM² VENT AREA.

HEATING AND HOT WATER:-
OIL FIRED BALANCED FLUED BOILER. MODEL & SIZE TO BE DETERMINED. INSTALLATION BY REGISTERED INSTALLER. 190 l. 'SUPER SEVEN' INDIRECT HOT WATER CYLINDER WITH INSULATION JACKET TO LIMIT HEAT LOSS TO 90W/M² SURFACE AREA OF TANK. SMALL BORE STEEL RAD. HEATING SYSTEM THERMOSTATIC RAD VALVES + BOILER THERMOSTATIC CONTROL TO LIMIT UNDUE WASTE OF ENERGY. HOT WATER PIPES IN ROOF VOID TO BE INSTALLED WITH LAGGING HAVING THERMAL CONDUCTIVITY OF NOT GREATER THAN 0·07 W/MK & THICKNESS EQUAL TO OUTSIDE DIAMETER OF PIPE UP TO MAX. 50MM OR TO BS 5422. VENT PIPE TO HOT WATER CYLINDER. WIRE CAGE GUARD TO BOILER FLUE OUTLET.

ABOVE GROUND DRAINAGE:-
RYMWAY 110 SOIL & VENT PIPE SYSTEM WITH ACCESS POINT FOR RODDING, WITH DURABLE VENT GUARD TERMINAL. 900MM MIN. ABOVE UPPER WINDOW LEVEL. SOIL & VENT DRAIN CONNECTION MADE MIN. 450MM ABOVE ADJACENT DRAIN INVERT LEVEL. RYMWAY POLYPROPYLENE WASTE PIPE SYSTEM. ALL 38MM DIA. WASTE PIPES. ALL 75MM DEEP SEEL ANTIVACUUM DEEP SEAL TRAPS. ACCESS PANEL TO BATH.

F.W. DRAINAGE:-
100 DIA. OSMA UPVC DRAINS, FLEXIBLE JOINTS, 1:40 MIN. FALL. 150 THICK PEA SHINGLE BED & SURROUND. 150 THICK LM.CONC. BED & SURROUND WITH G.F. JOINT WRAP, WHERE LAID THROUGH BUILDING & UNDER DRIVEWAY. P.C. LINTELS TO SUPPORT WALLS WHERE DRAINS ENTER. BECAUSE OF THE RAISED LEVEL OF THE BUNGALOW SELECTED WELL CONSOLIDATED HARDCORE WILL BE REQUIRED UNDER DRAIN RUNS. INSPECTION CHAMBERS BUILT OF 150 THICK CONC SLAB. OSMA UNIVERSAL INSPECTION CHAMBERS 450MM DIA C.I. COVER & FRAME. 450MM DIA CHAMBERS WITH L.M. CONC. SURROUND.
'KLARGESTER' 2·72 M³ STANDARD DUTY SEPTIC TANK INSTALLED MIN. 6·00M FROM BUILDING, 30M MIN. UNDERDRAIN / SOAKAWAY WITH CLINKER SURROUND. TANK INSTALLED STRICTLY TO MANUFACTURERS INSTRUCTIONS / RECOMENDATIONS. BEFORE TANK INSTALLED A PERCOLATION TEST TO BE CARRIED OUT TO ESTABLISH THE AREA OF DRAINAGE REQUIRED

S.W. DRAINAGE:-
GENERALLY AS F.W. SYSTEM BUT LAID TO NEARBY DYKE DISCHARGE. OSMA UNIVERSAL GULLEYS TO ALL RWP OUTLETS

DRIVEWAY/TURNAROUND & PAVING:-
P.C. CONCRETE PAVING SLABS TO PATHS, ON SAND/CEMENT BED & HARDCORE BED. TARMACADAM DRIVEWAY & TURNAROUND OF SELECTED & WELL CONSOLIDATED HARDCORE BED, 40MM BASECOURSE TARMACADAM & 25MM WEARING CORSE TARMACADAM. P.C. EDGINGS WITH LM CONC. BED & HAUNCHING. FINISHED LEVELS OF DRIVEWAY TO BUNGALOW ENTRANCE TO COMPLY REGULATION M2 FOR DISABLED PERSONS ACCESS.

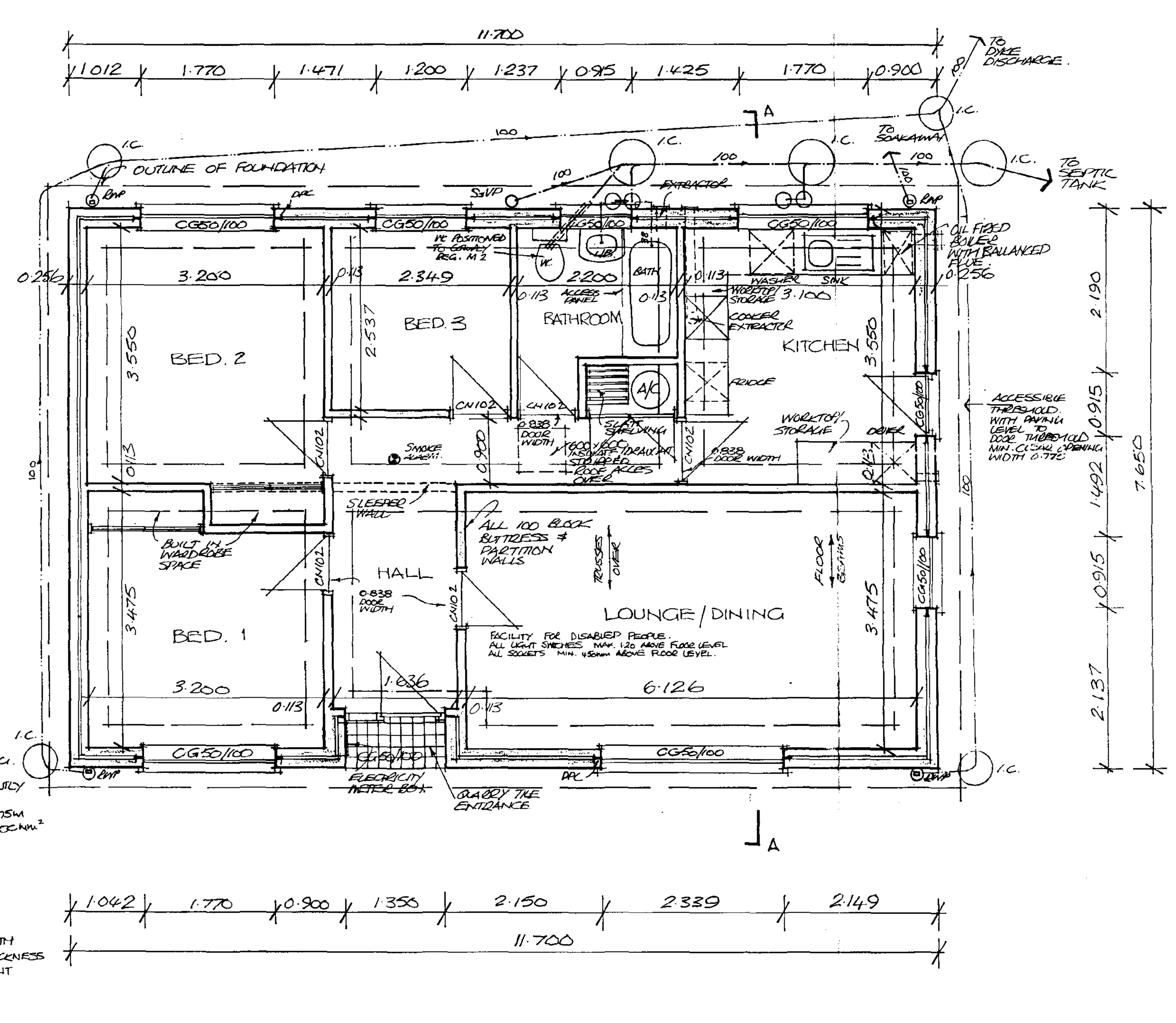
AMENDMENTS ETC.

REFER S.H.D.C. BUILDING CONTROL LETTER 24/3/00 REF. PJA/SBCS/CPC.

A1/2 CONFIRM C20 MIX CONCRETE TO STRIP FOUNDATION. CONFIRM 'BISON' HOUSEFLOOR SYSTEM. REFER MANUFACTURERS DETAILS

B1. CONFIRM SMOKE DETECTORS DESIGNED TO BS 5446 : PART 1

FEB. 2000



PLAN

C4 1200 GAUGE POLYTHENE DPM LINKED TO DPC'S. FLOOR VOID VENTILATION WITH BISON VOID VENTILATORS & AIR BRICKS.

H1/3 FOUL WATER DRAINAGE LAYOUT AMENDED TO SUIT S.H.I.D.B. DEVELOPMENT LIMIT. SEPTIC TANK POSITIONED MIN. 12·00M FROM BUILDING. PERCOLATION TEST TO BE CARRIED OUT & AGREED PRIOR TO START OF DEVELOPMENT. SURFACE WATER DRAINAGE LAYOUT AMENDED & TAKEN TO NEARBY DYKE DISCHARGE.

J1/3 CONFIRM WIRE CAGE GUARD TO BOILER FLUE OUTLET.

L1 REFER SAP ENERGY RATING CALCULATIONS. CONFIRM DRAUGHT SEALS TO ALL OPENINGS, WINDOWS, DOORS & ROOF HATCH.

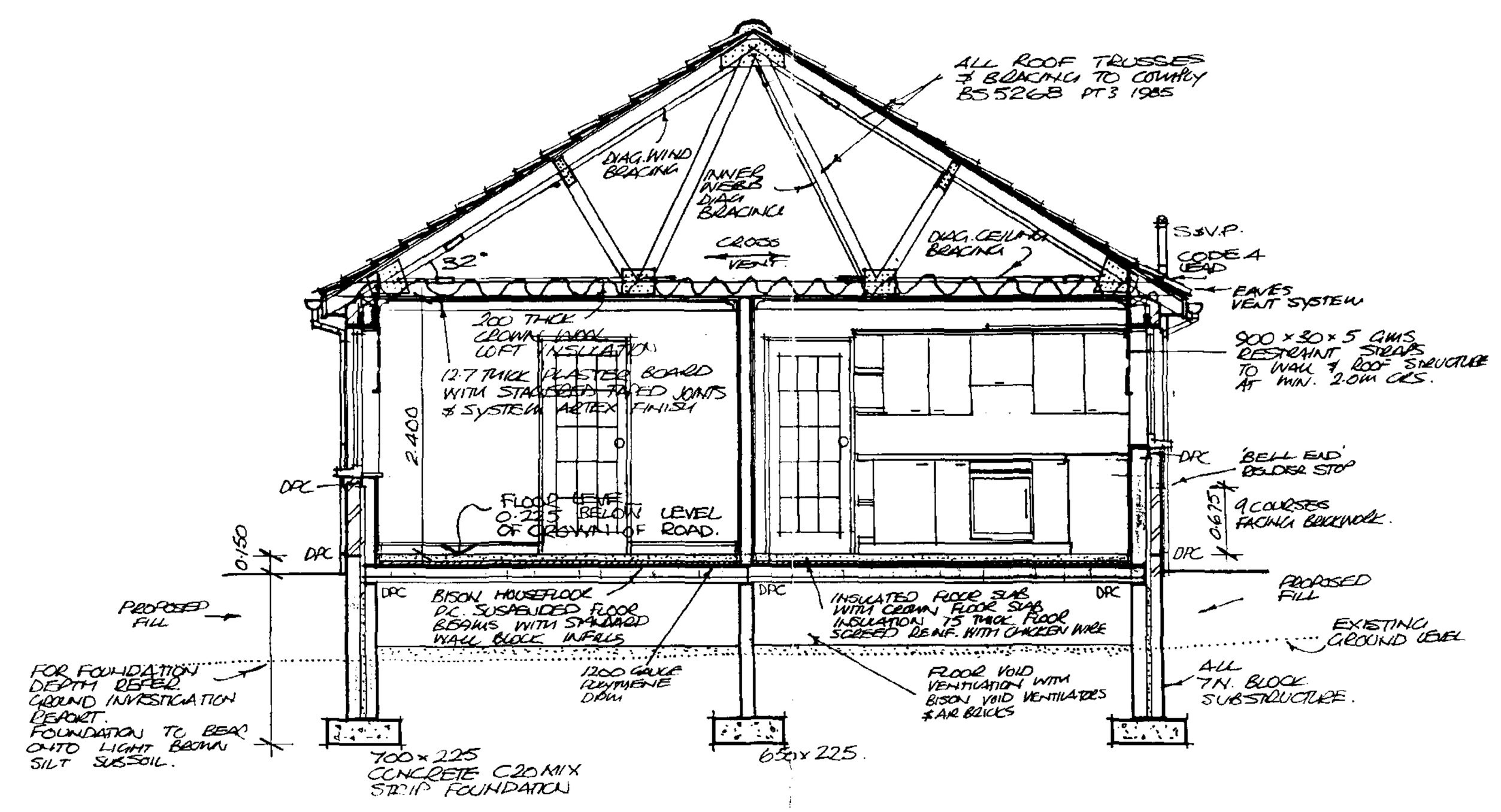
M2 DETAILS AMENDED TO COMPLY WITH REGULATION.

N1. CONFIRM SAFETY GLAZING INSTALLED TO COMPLY BS 6206.

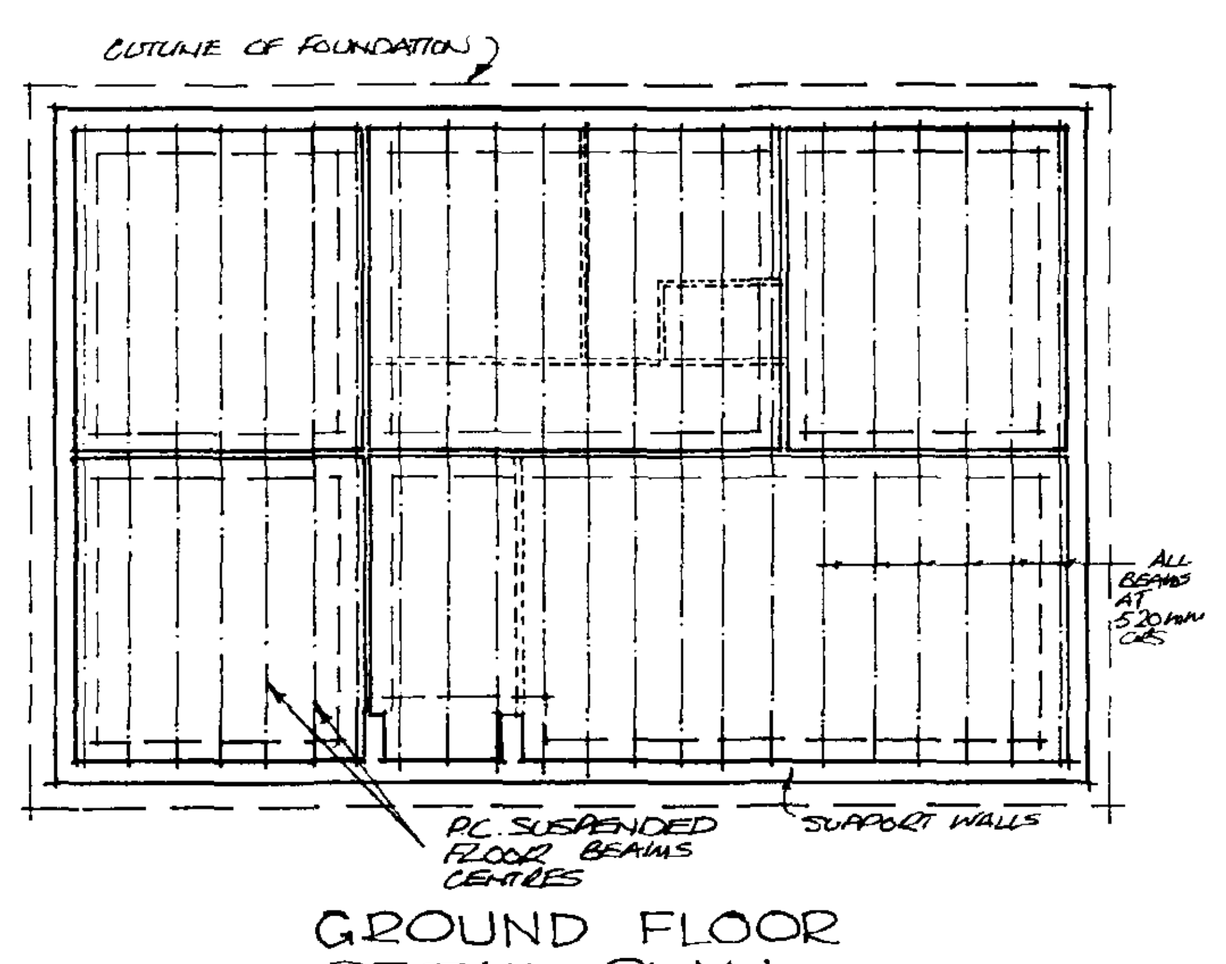
PROPOSED 3 BEDROOM BUNGALOW, SITE ADJACENT DOLLBURN HOUSE, HURN BANK, HOLBEACH HURN, HOLBEACH, SPALDING, LINCS.

FOR A. KIRK AND J. SANDBURG.

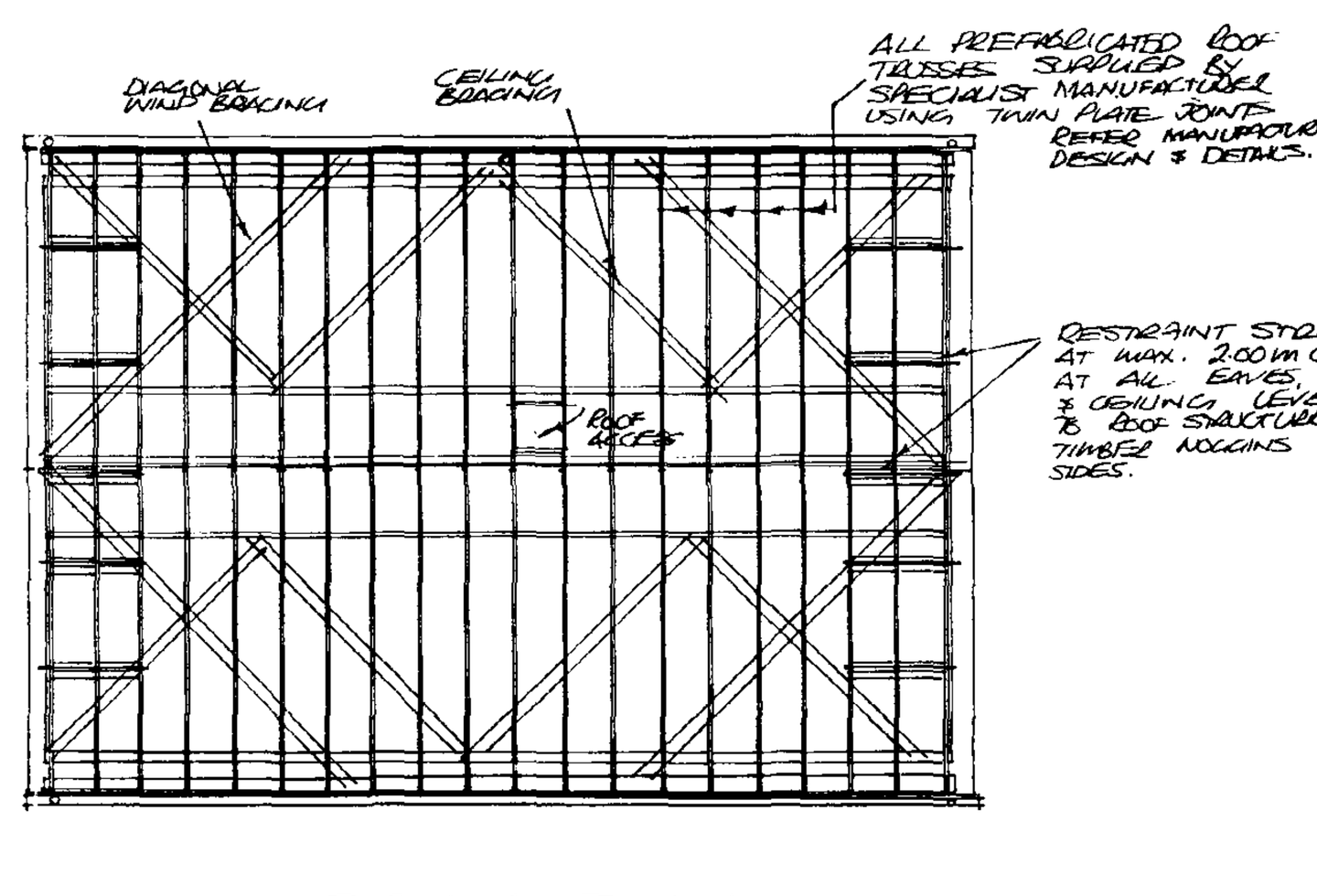
SCALE 1:50 AND 1:100



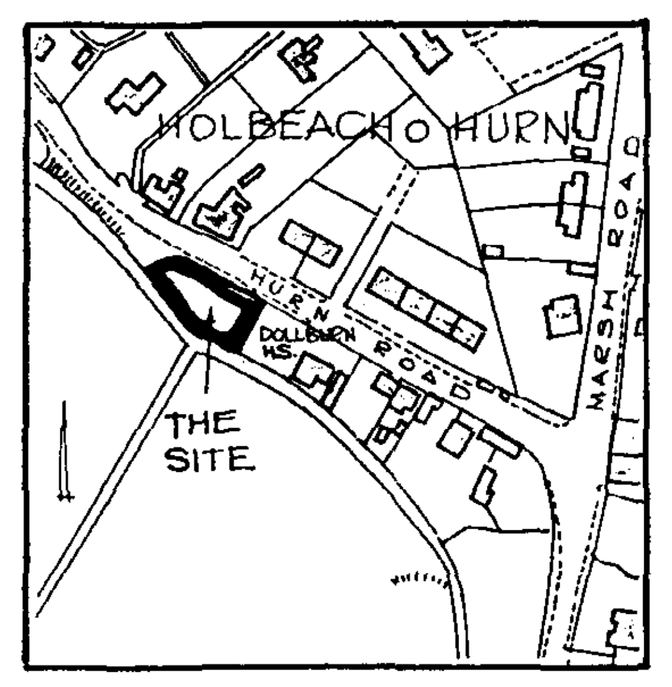
SECTION A-A



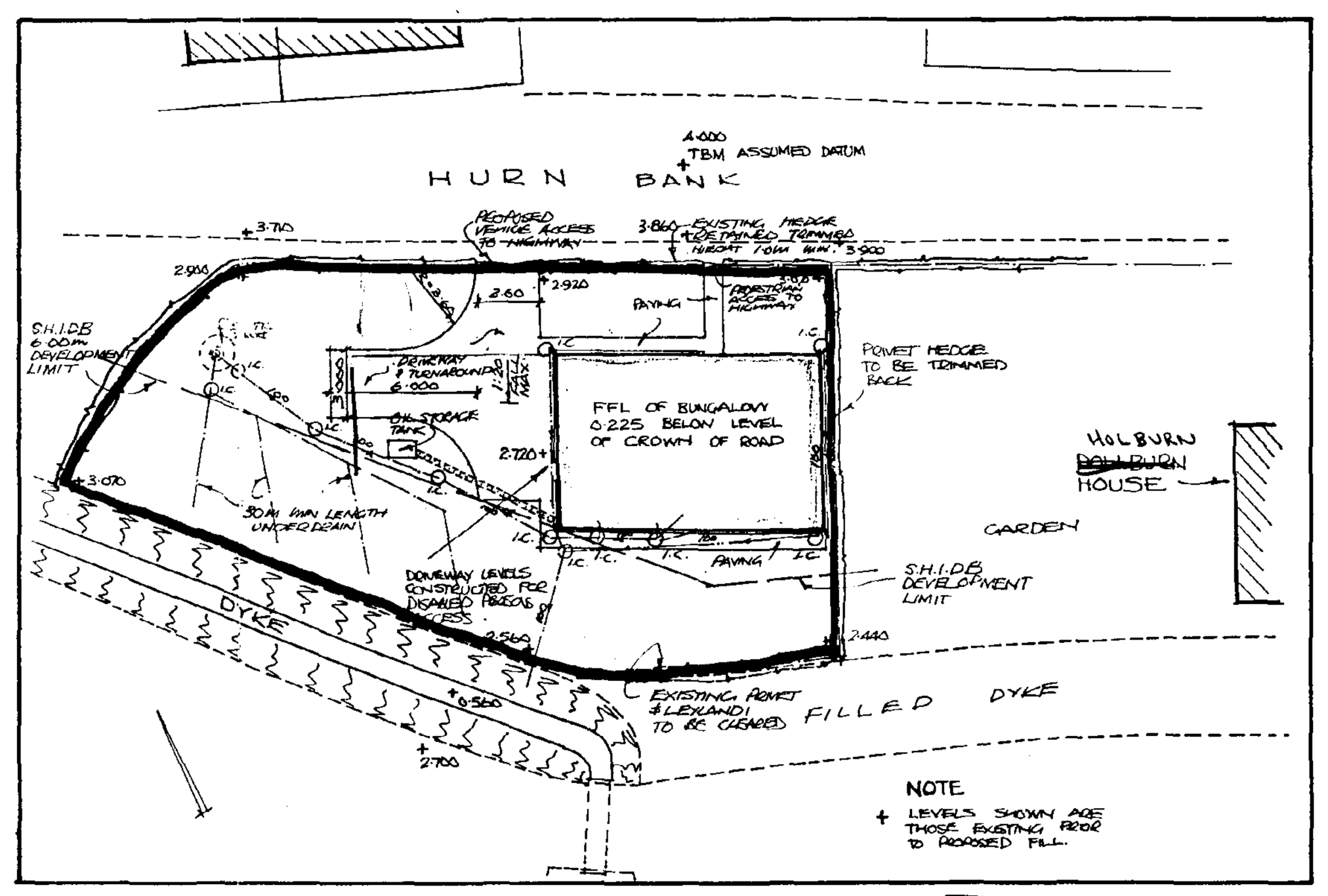
GROUND FLOOR DETAIL PLAN
SCALE 1:100



ROOF PLAN
SCALE 1:100



LOCATION PLAN
SCALE 1:2500



LAYOUT PLAN
SCALE 1:250

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
19 APR 2000
Ref. 0229/00

AMENDED PLAN
Ref.

A1