

LANDSCAPING & TREE PLANTING SCHEME

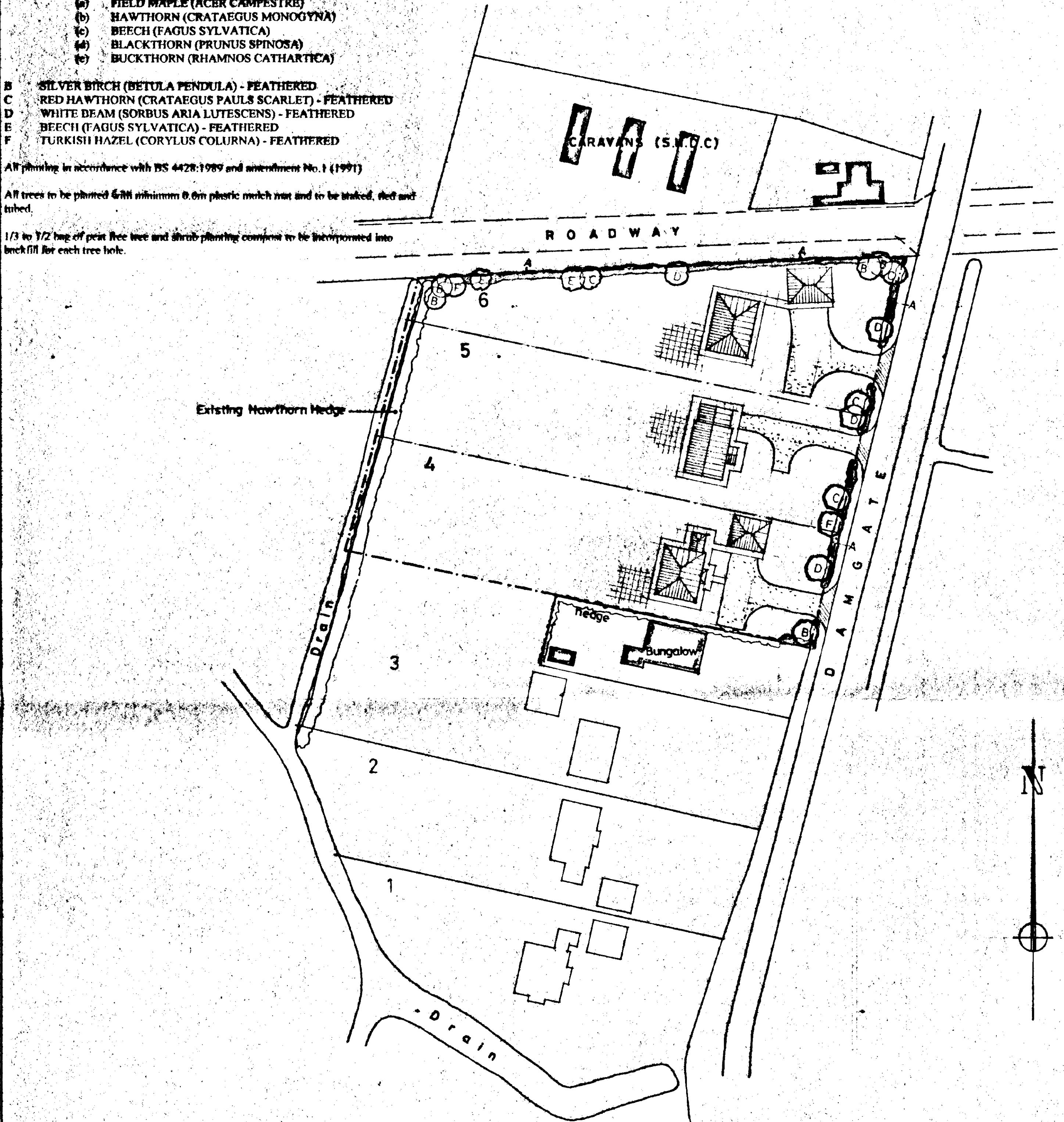
PLOTS TO BE DEFINED BY CONCRETE POSTS & WIRE.

- A MIXED HEDGE
- (a) FIELD MAPLE (ACER CAMPESTRIS)
  - (b) HAWTHORN (CRATAEGUS MONOGYNA)
  - (c) BEECH (FAGUS SYLVATICA)
  - (d) BLACKTHORN (PRUNUS SPINOSA)
  - (e) BUCKTHORN (RHAMNUS CATHARTICA)
- B SILVER BIRCH (BETULA PENDULA) - FEATHERED
- C RED HAWTHORN (CRATAEGUS PAULS SCARLET) - FEATHERED
- D WHITE BEAM (SORBUS ARIA LUTESCENS) - FEATHERED
- E BEECH (FAGUS SYLVATICA) - FEATHERED
- F TURKISH HAZEL (CORYLUS COLUMNA) - FEATHERED

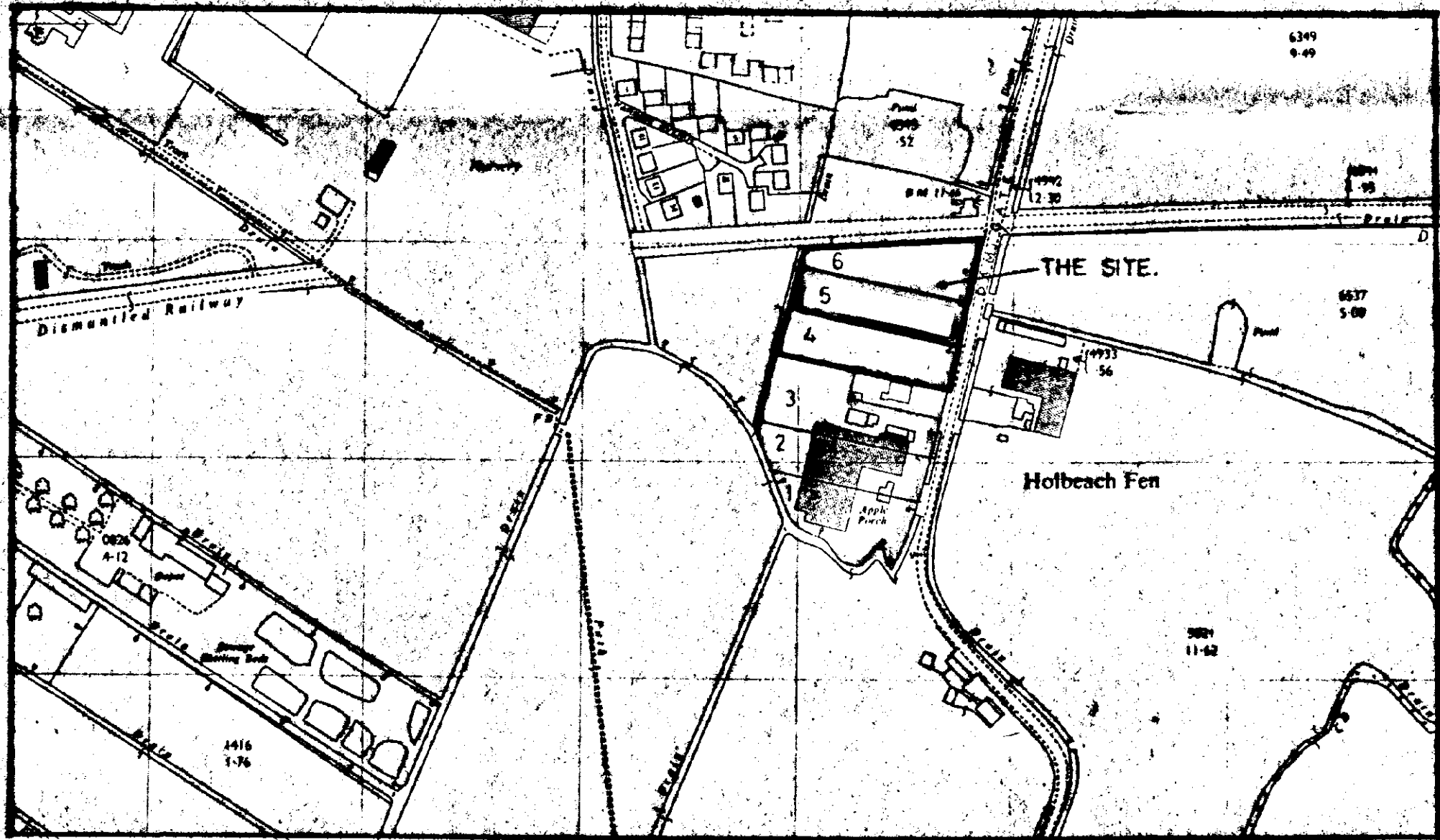
All planting in accordance with BS 4428:1989 and amendment No. 1 (1991)

All trees to be planted 4mm minimum 0.6m plastic mulch mat and to be staked, tied and

1/3 to 1/2 bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.



SITE PLAN



LOCATION PLAN

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.

SOUTH HOLLAND DC  
HOUSING & PLANNING  
20 FEB 1997  
Ref: 0106/97

DETERMINED  
PLAN

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LENG AMICE, FIWO,  
ARCHITECTURAL, STRUCTURAL  
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PROJECT:  
RESIDENTIAL DEVELOPMENT  
DAMGATE  
HOLBEACH

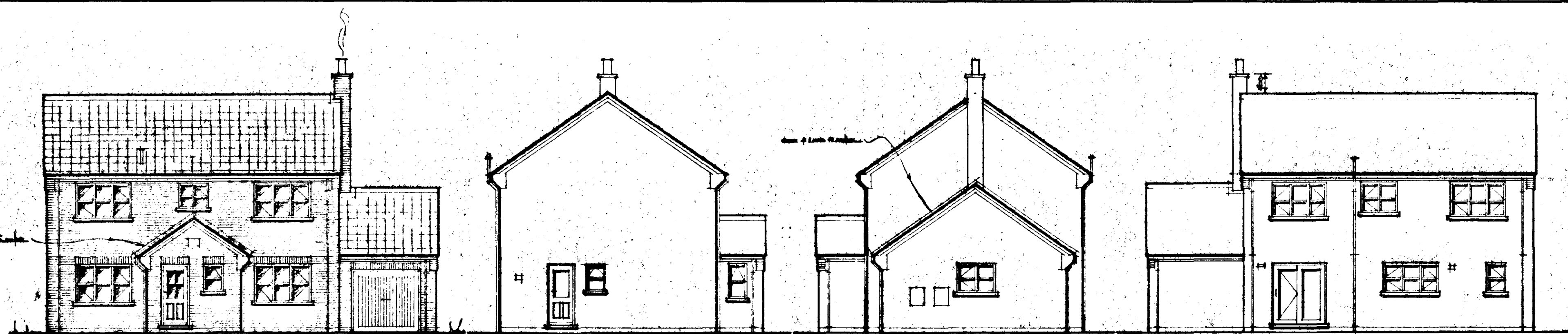
CLIENT:  
D. BROWN

SCALES:  
1/2500 1/500

DATE:  
FEB 1997

REVISIONS:

DRAWING No.:  
DB-D.7

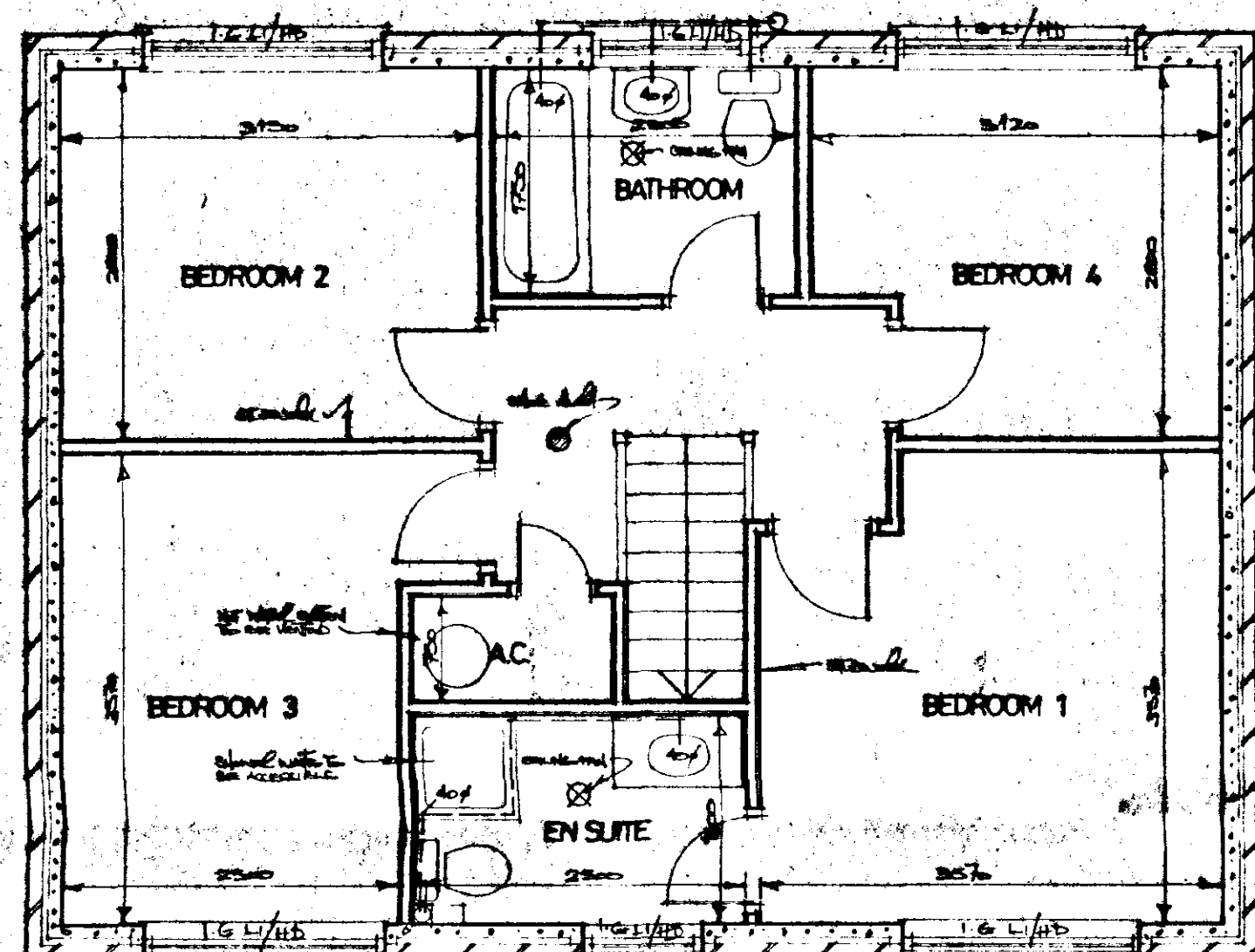


FRONT ELEVATION

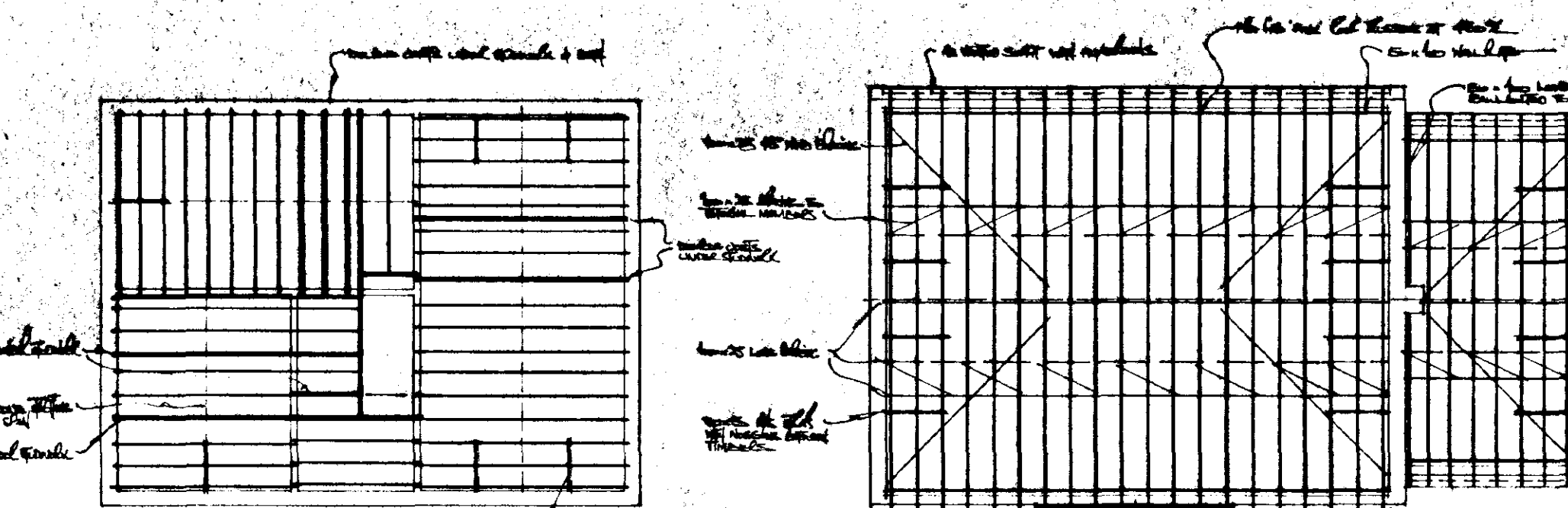
SIDE ELEVATION

SIDE ELEVATION

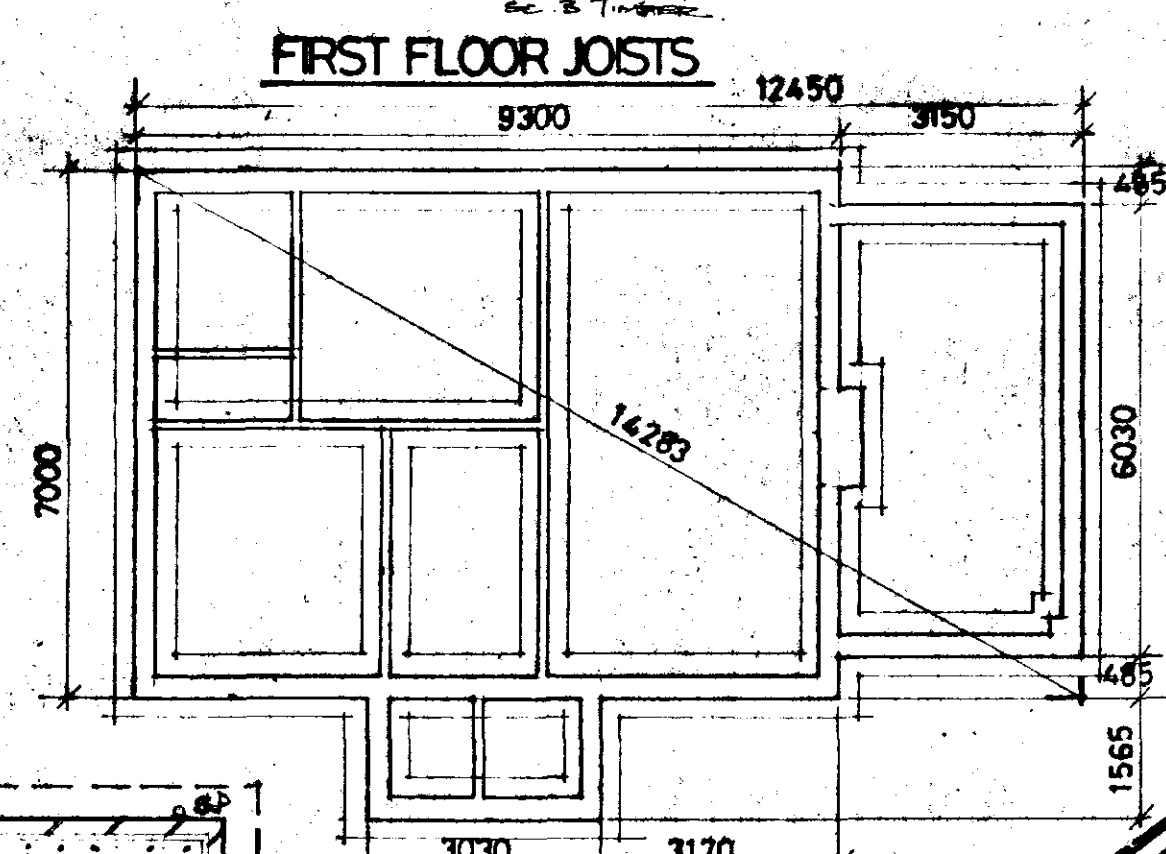
REAR ELEVATION



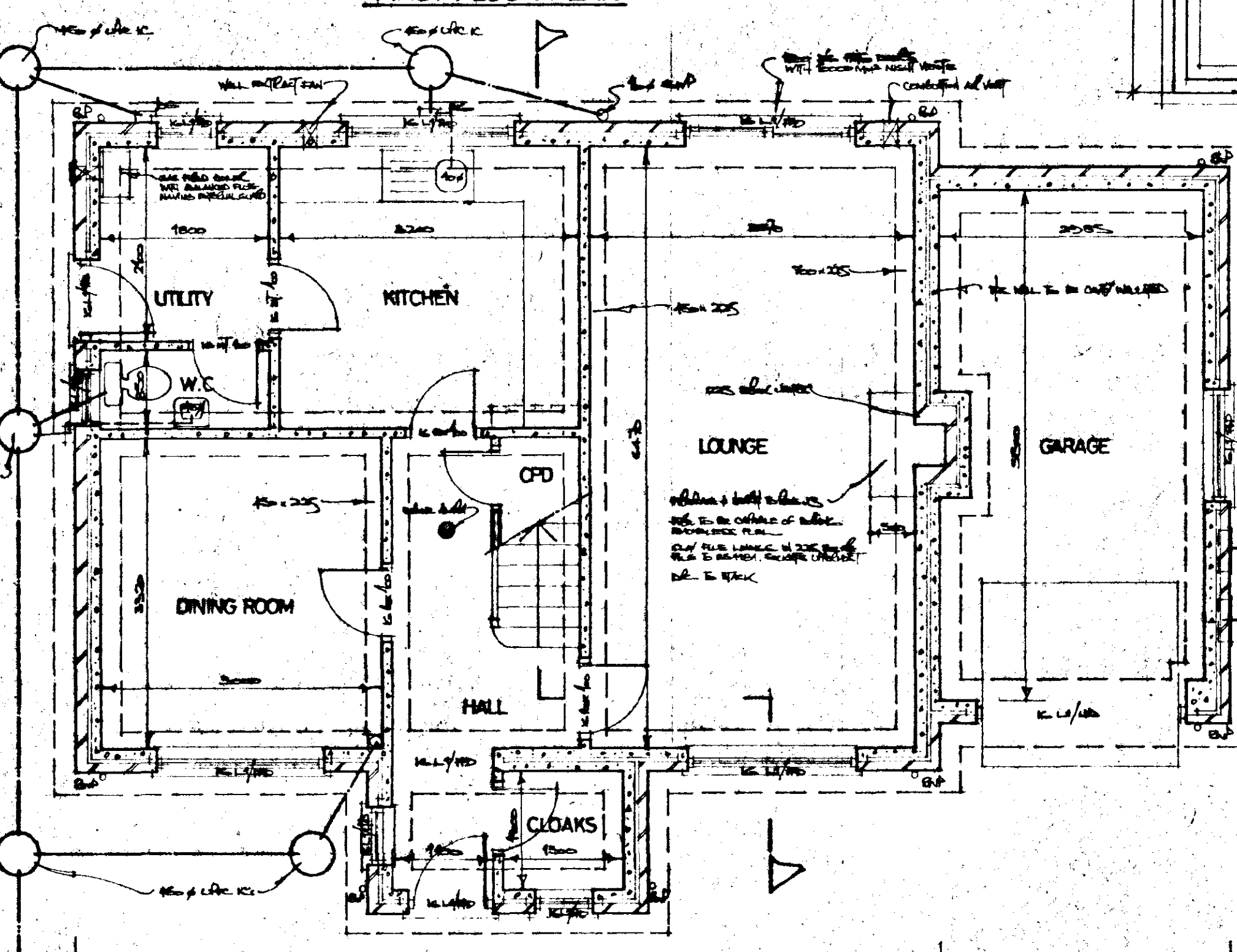
FIRST FLOOR PLAN



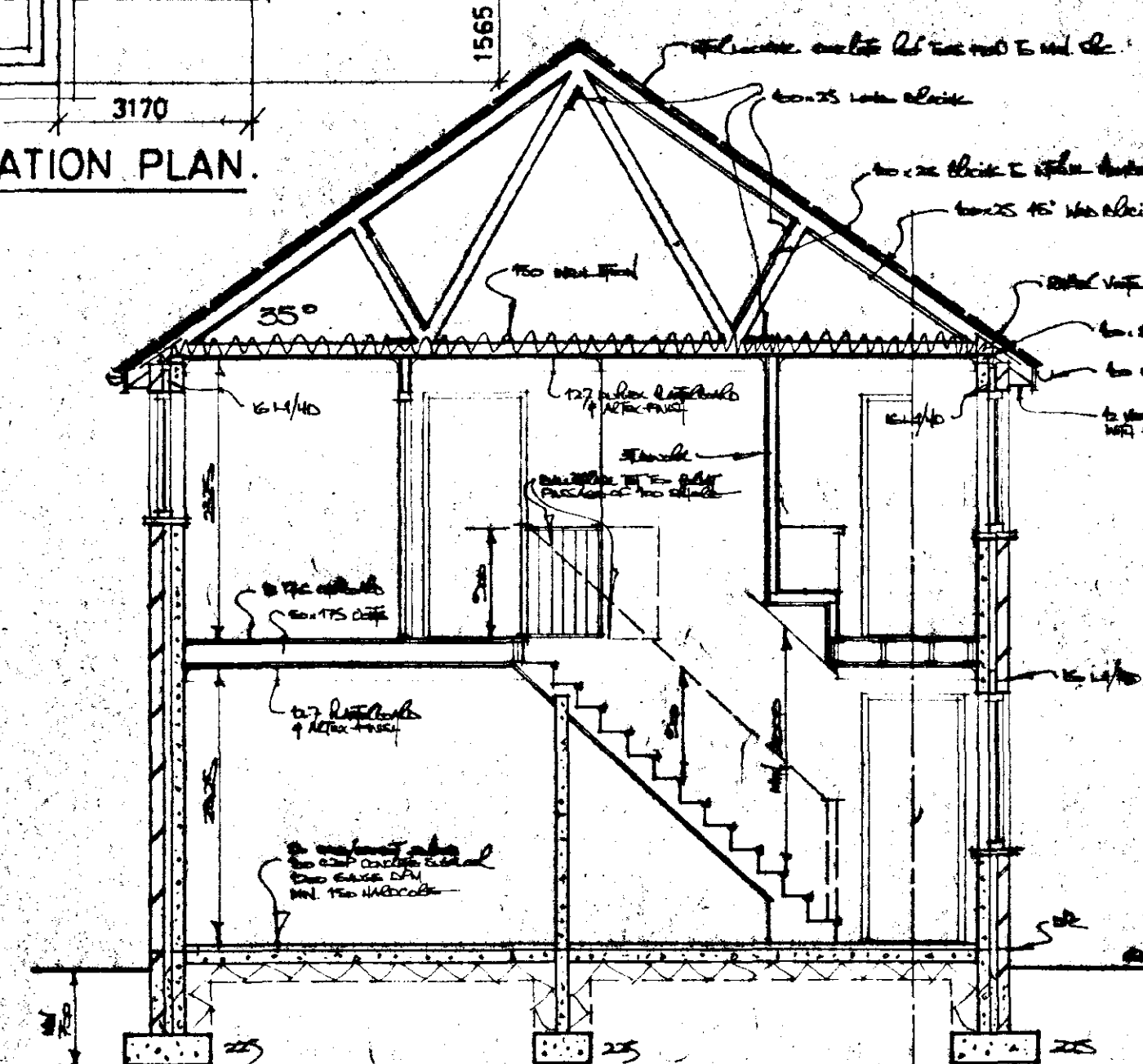
ROOF PLAN



FOUNDATION PLAN



GROUND FLOOR PLAN



SECTION

PLOT 5

#### SUB STRUCTURE WALLS

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

#### ABOVE GROUND DRAINAGE

Hard basin waste to be 32mm 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 100mm peagravel 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 peagravel surround on haunched back trench.omit where concrete path cast over pipe runs.

#### RAINWATER GOODS

PVC gutters 115mm hr and 65mm 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 inlets 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 skirtings, 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.

#### DAMP PROOF COURSES

Provide embossed 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 dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels.

#### FOUNDATIONS

Generally to be in mass concrete C20/25 struts 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 and 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 joiner unless otherwise indicated. All windows and doors to be double glazed (sealed unit type). Patio doors to be purpose made 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, skirtings, architraves, window board and timber sashings etc to be of standard manufacture and be as BOUTON & PAUL or equal approved.

#### 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 bathrooms and WC (min 15 litres/sec).

#### SELECTED GLASSING AREAS

Provide toughened glass to the back of the following areas: TO ALL WINDOWS WITHIN ROOM OF FINISHED FLOOR LEVEL. TO ALL DOOR GLAZING WITHIN 1500 OF F.F.L. THIS APPLIES TO SIDE GLAZING ALSO WITHIN 200 OF DOOR.

#### KNOWLEDGE ALARMS

Provide mains operated smoke-activated alarm system to be installed in accordance with BS 5422 1977. Provide thermionic radiator valve to control output from heating system. PIPES IN ROOF VOID WHICH DO NOT LEAD TO HEAT BUILDING TO BE INSULATED TO BS 5422 1977.

#### 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. 5268, Part 3, 1985.

#### ROOF COVERINGS

Concrete interlocking tiles to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1978. Battens 25 x 25 at gauge centres on unseparable Type IF barking felt with minimum 150mm laps.

#### STRAPPING

Provide and fix 30mm x 3mm 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 as soffit board. Provide fine mesh flyproof screen to ventilation gap.

#### CILLINGS

Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. No all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPRAX coving and ARTEX finish to ceiling.

#### LATERAL RESTRAINT

Provide patent 30mm x 3mm 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 sarking tape joints and skim finish. Pack 75mm thick fibreglass between studs. Provide double floor joists where under partitions.

#### GROUND FLOOR

50mm Mortar screed on 100mm min thickness floor slab, C20/25 concrete mix on 1800 gauge DPM leaved with DPC. 150mm min hardcore, blinded and compacted. Excavate oversite to 100 mm deep to remove topsoil.

#### WALLS

Cavity work to be 200mm overall width comprising 100mm clay facing bricks. 60mm cavity filled with CROWN DRITHEDM fibreglass 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.

BRECKS

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#### PROJECT:

HOUSE & GARAGE  
DOLGATE  
HOLBEACH

#### CLIENT:

D. BROWN

#### SCALE:

1/50 1/100

#### DATE:

JUNE 1996

#### DRAWING No.:

DB-D.62

#### REVISIONS: