NOTES

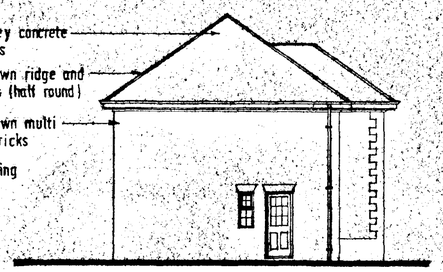
1. Do not scale from this drawing.
2. All dimensions to be checked on site by builder.
3. All details shown on this drawing including foundations, are based upon typical site conditions including soil of good bearing capacity.

   Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

   If adverse soil conditions are encountered, then the advice of a qualified structural engineer should be sought.



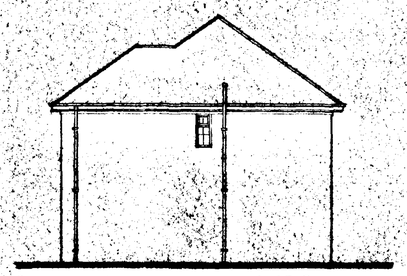
Front Elevation 1:100



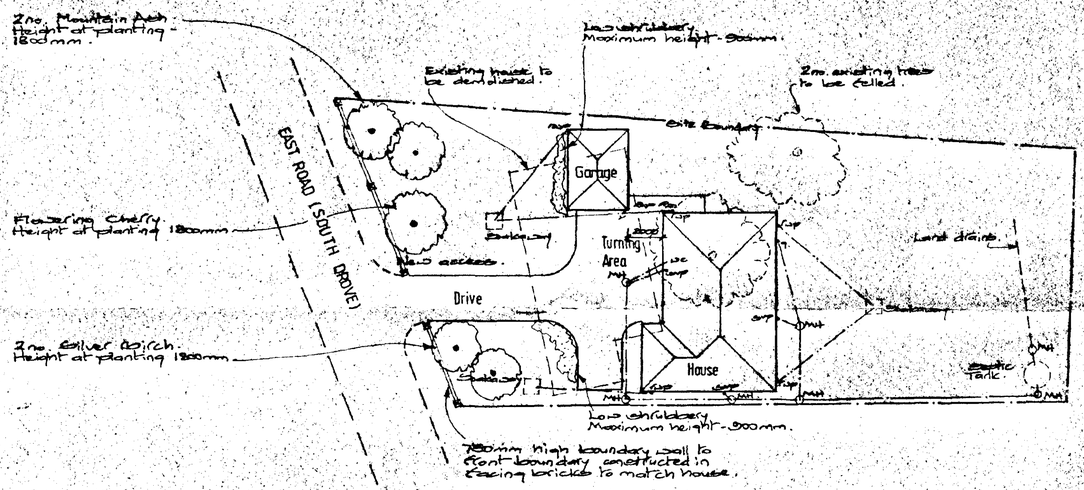
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



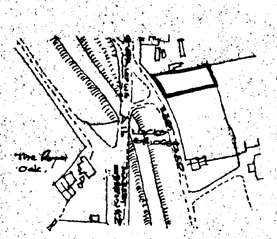
Site Plan 1:200

SEPTIC TANK.

To be 3500 litre minimum capacity Klargester or similar glass reinforced moulded septic tank. To be installed in strict accordance with manufacturers instructions and to be bedded on and surrounded in 150mm minimum thickness concrete.

LAND DRAINS.

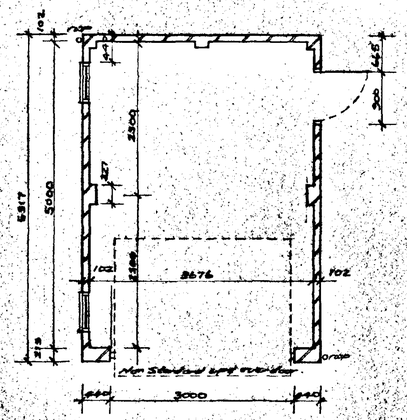
To be provided from septic tank - length to be determined by Percolation test. Pipes to be 100mm diameter perforated clayware jointed, bedded and surrounded in 150mm minimum thickness pea gravel. Pea gravel surround to be covered with polythene sheet before backfilling.

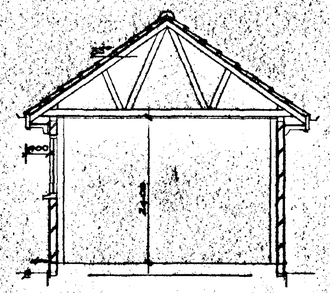


Location Plan 1:2500



GARAGE DETAILS





PLASTERING

Code 5 lead finishings to be provided on all room surfaces.

Gutterys and valley gutters to be formed in code 5 lead.

WATER STORAGE TANK SUPPORT

To be to BS6230:Part3:1988 and to comprise 150mm x 25mm tongued and grooved softwood boarding on 2 no. 75mm x 50mm softwood bearers 400mm apart over 2 no. 200 x 50mm softwood runners over minimum of four ceiling ties.

HOT WATER STORAGE CYLINDER

To be insulated hot water storage vessel fitted with thermostats and flow switches to and to be vented to the atmosphere.

MECHANICAL VENTILATION

To be provided to kitchen and be capable of extracting 60 litres per second - operated intermittently

To be provided to each bathroom and be capable of extracting 15 litres per second - operated intermittently.

CENTRAL HEATING

To be water flow radiator system. Radiators to be fitted with thermostatic valves and appropriate pipework to be insulated.

Boiler to be gas fired and with balanced flue outlet fitted with wire guard externally.

ELECTRICAL INSTALLATION

To be carried out in strict accordance with the latest edition of the IEE regulations. Socket outlet and lighting positions all to clients requirements.

Consumer unit to be fitted at high level.

METER BOXES

Electric and gas meter boxes to be fitted in external wall in position to be agreed and to be 500mm minimum and 1800mm maximum above path level.

SMOKE DETECTORS

Mains operated self-contained smoke alarms to BS5446:Part 1 to be installed in circulation areas within 7500mm of doors to high risk rooms and within 3000mm of bedroom doors.

Where more than one alarm is installed they should be interconnected so that detection of smoke by any unit activates the alarm in others. At least one smoke alarm to be installed to each storey containing accommodation and all to be interconnected.

Self contained alarms to be permanently wired to a separately fused circuit at distribution board. Installation to conform to IEE Regulations.

Fixing of smoke alarms should be not less than 300mm from any wall or light fitting and to be positioned to facilitate routine maintenance.

Where wall mounted units are installed they are to be at a height between 150mm and 300mm below the ceiling.

Occupants of dwellings to be provided with information on use of equipment and its maintenance.

INTERNAL JOINERY

100mm softwood moulded skirting to be fixed to all walls internally as required.

20mm moulded softwood architraves to be fixed to all openings as required.

STAIRCASE

Timber staircase to be manufactured by specialist.
Minimum clear width: 800mm
Floor to floor height: 2640mm
13no equal risers each: 203mm
12no equal goings to straight treads each: 225mm
2no equal tapered treads.

Balustrade to flight to be 900mm high above pitch line.
Balustrade to landing to be 900mm high.
Openings in balustrade not to exceed 100mm.

Minimum headroom of 2000mm to be maintained above pitch line throughout length of staircase.

DRAINAGE

SOIL/RAINWATER AND WASTE PIPES

Sinks, baths, shower trays and washbasins to have 40mm diameter wastes fitted with accessible 75mm deep seal traps.

Rodding access to be provided at all changes of direction.

Water closets to have 100mm diameter wastes fitted with 50mm deep seal traps.

VENTILATING PIPES

To be 100mm diameter UPVC terminating at 900mm minimum above nearest window head level.

Each to be fitted at top with pvc coated bottom guard mesh.

UNDERGROUND DRAINAGE PIPES

Foul and storm water drains to be 110mm diameter UPVC to BS4660 bedded and surrounded in 150mm minimum thickness of 10mm pea gravel to maintain flexibility. To be laid to self-cleaning velocity as follows:

Foul water : Minimum fall: 1 in 80
Maximum fall: 1 in 40
Fall of drains from gullies: 1 in 40

Storm Water : Fall: 1 in 100

Reinforced concrete lintel to be provided over pipes where passing through a wall.

MANHOLES

To be pre-formed polypropylene inspection or access chambers as indicated and to be installed in strict accordance with manufacturers instructions.

GUTTERWORK

Storm water pipes to drain into soakaways constructed to CP301 minimum 3000mm from any building (6000mm in clay). To be 1800mm x 1000mm x 900mm deep filled with rubble to within 450mm of ground level and overlayed with polythene sheet and backfilled to ground level with vegetable soil.

RAINWATER GOODS

To be UPVC to BS4576:Part 1 installed in strict accordance with manufacturers instructions.

Gutters to be "Ogee" or similar section securely fixed to fascia and laid to falls complete with all required outlet positions, stop ends etc.

Downpipes to be 65mm diameter securely fixed to walls using proprietary clips and complete with all necessary offsets, bend shoe etc.

GULLEYS

To be pre-formed polypropylene and rodeable.

C 17.3.95 Trees & front boundary added.
B 28.11.94. Landscaping added. Detached garage added.
A 30.9.94. Garage omitted.

Revisions

Richard J Diggle

Building Design Consultant

Oak House
Vicarage Close
Holbeach St Johns
Spalding
Lincs
PE12 8RS

Telephone/Fax 0406 540376
Mobile 0850 567072

SOUTH HOLLAND D.C.
PLAN DEPT.
20 MAR 1995
REF. H288/195

Project / Client

NEW HOUSE AND GARAGE
PLOT 1 EAST ROAD (SOUTH DROVE)
LUCK'S BRIDGE
SPALDING

AMENDED PLAN
Ref.

Drawing

SITE PLAN
LOCATION PLAN
ELEVATIONS

DETERMINED PLAN

Scale	Date	Drawn
AS SHOWN	21-03-94	RJD

Number	Revision
200-2	C