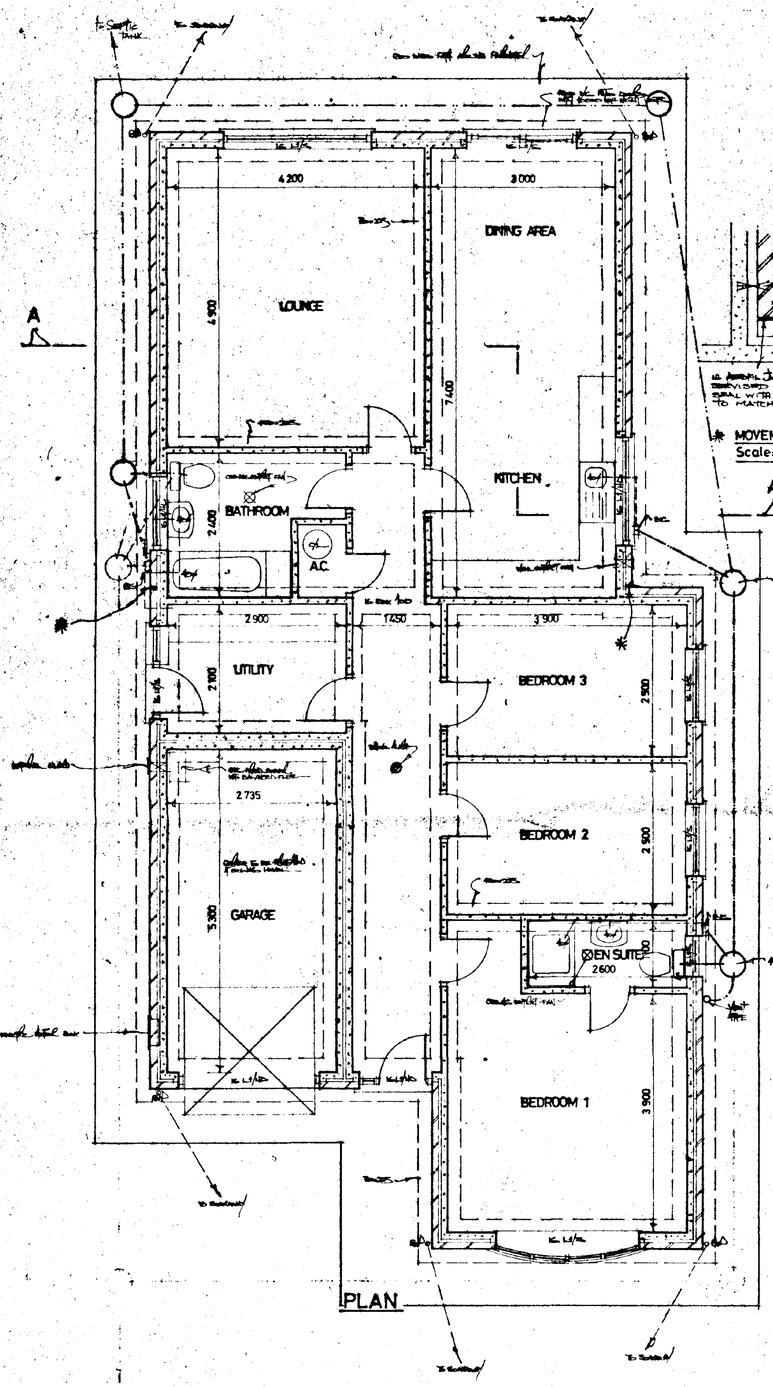
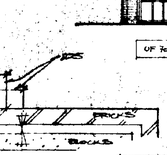


PLAN



MOVEMENT JOINT.
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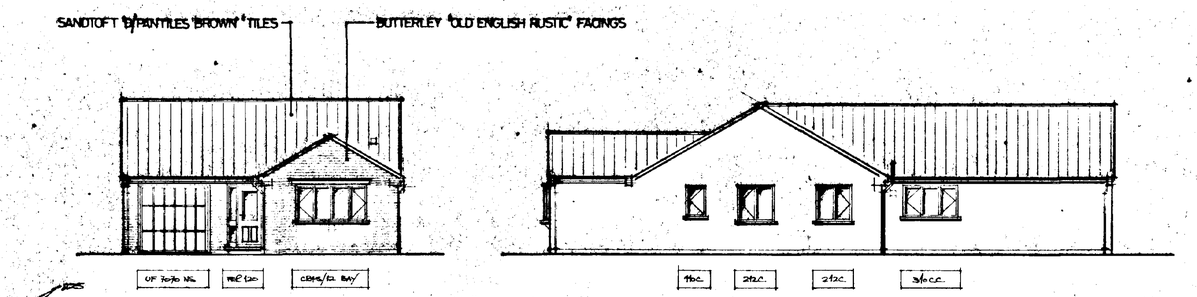
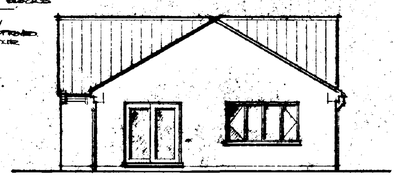


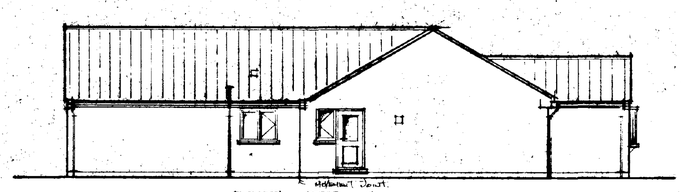
FRONT

ALL WINDOWS TO HAVE LEADED LIGHTS

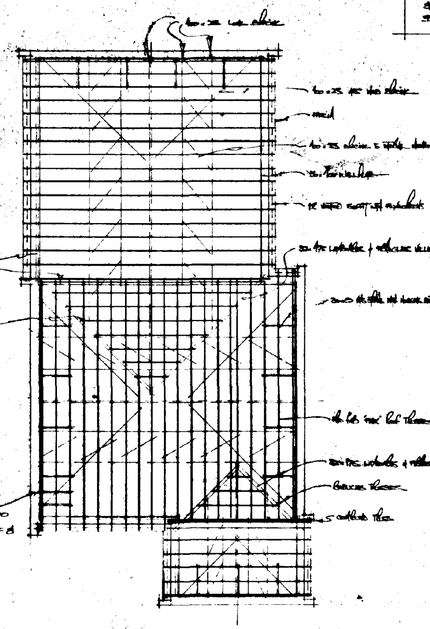
SIDE



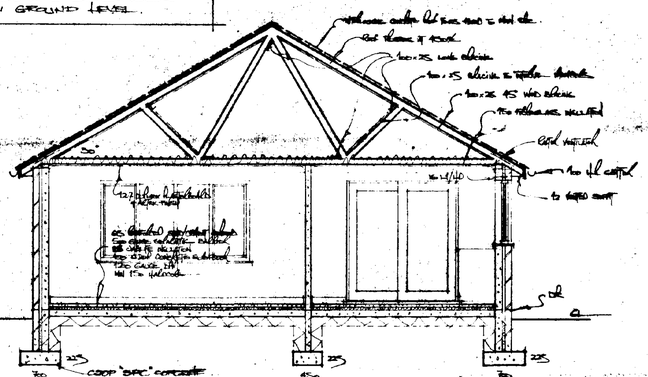
REAR



SIDE



ROOF PLAN



SECTION AA

BULPHATE RESISTING CEMENT to be used in all foundations & brickwork & blockwork below ground level.

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 38 x 25 at gauge centres on untearable Type 1F sarking felt with minimum 150mm laps.

STRAPPING
Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling.

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 to soffit board. Provide fine mesh flyproof screen to ventilation gap.

FASCIAS
To be wrot ex 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.

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

LATERAL RESTRAINT
Provide patent 30mm x 5mm galvanised mild steel BATSTRAPS or similar at 1.8m 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.

WALLS
Cavity work to be 265mm overall width comprising 100mm clay facing bricks, 65mm cavity filled with CROWN DRITHERM 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.

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
65mm mortar screed reinforced with chicken wire on 500 gauge polythene separating layer on 25mm Jablite (or similar) polystyrene insulation on 100mm thick C20P concrete sub-floor on 1200 gauge DPM lapped with DPC in walls. 150mm min hardcore, blinded and compacted. Excavate oversite to 100mm deep to remove topsoil or vegetation.

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 C20P strip 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. LL/S in cavity wall openings generally, unless stated othewise. 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 BOULTON & 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 sash or frame head to give minimum 4,000 sq mm ventilation.

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

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 caried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring 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.

HEATING
New Boiler to be oil fired, wall mounted. balanced flue type of approximately 16Kw output rating. Flue terminal to be fitted with suitable cage guard.

FLASHINGS
All flashings, soaker etc to be in CODE 4 sheet lead properly cut, dressed and fixed.

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

HOT WATER STORAGE:
PROVIDE SYSTEM AND INSTALLATION AS APPROVED BY BRITISH BOARD OF AGREMENT. SYSTEM TO BE VENTED AND INSULATED IN ACCORDANCE WITH BS 5615 1985.

PROVIDE THERMOSTATIC RADIATOR VALVE TO CONTROL OUTPUT FROM HEATING SYSTEM.

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

Protected Access Glazing.
PROVIDE TOUGHENED GLASS TO BS 6206. PART 2 TO FOLLOWING AREAS: TO ALL WINDOWS WITHIN 800 OF FINISHED FLOOR LEVEL, TO ALL DOORS GLAZING WITHIN 1500 OF FFL., THIS APPLIES TO SIDE SCREENS ALSO WITHIN 300 OF DOOR

SMOKE ALARMS.
PROVIDE MAINS OPERATED BATTERY-CONTAINED SMOKE ALARM THAT CONFORMS TO BS 5446 PART 1. PROVIDE AT LEAST ONE ON EACH FLOOR DEPENDING ON LAYOUT AND SIZE IN ACCORDANCE APPROVED DOCUMENT PART 1. MORE THAN 1 SMOKE ALARM SHOULD BE INTER-CONNECTED. ALSO USED IN CONJUNCTION WITH APPROVED MANUFACTURERS INSTRUCTIONS. (SEE POSITION ON DRAWING)

DETERMINED PLAN
SOUTH KESTEVEN D.C.
PLAN DEPT.
27 MAY 1994
REF. 0514/94.

G. R. MERCHANT
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 490800

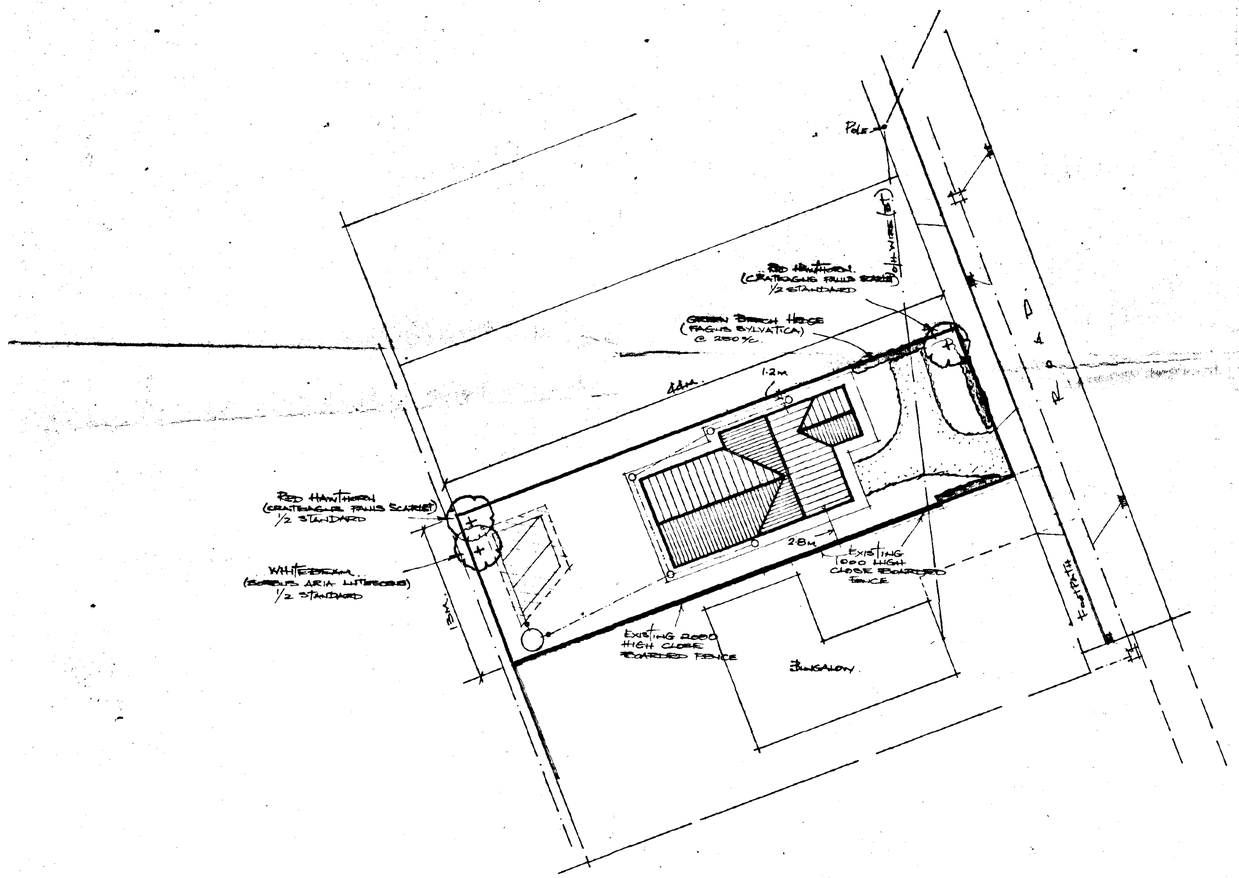
PROJECT:
3 BEDROOM BUNGALOW & GARAGE.
SUTTON GATE.
SUTTON ST. JAMES.

CLIENT:
C.J. BOLAND.
FOXCLIFFE.
HEALSGATE.
FLEET FEN.

SCALES: 1/50 + 1/100
DATE: MAY 1994.

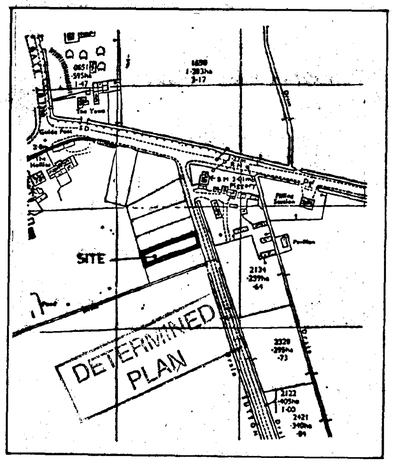
G.R. MERCHANT.
DRAWING No.: CJB. 2/2.

REVISIONS:



SITE PLAN.

SCALE : 1/250.



LOCATION PLAN.

SCALE : 1/2500.

N

SEPTIC TANK

Connect foul water drains to 900 gallon capacity 'Klaromester' type septic tank constructed in accord with LA requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accord with the provisions of clause 15.3.2. of BS:6297, 1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30 metres² of sub-irrigational drainage or such length as may be determined by the test, whichever is the greater. The Council recommend that septic tanks, cesspools and settlement tanks be sited at a minimum distance of 12 metres (40 feet) from dwellings. Applicants are further advised that during times of inclement weather, the ground water level rises accordingly. It is essential that drainage falls to the septic tank are kept to the minimum, say 1 in 70, and the tank particularly the bottle type, is modified by reducing its neck length by cutting to ensure that both inlet and outlet are maintained above ground water level.

Applicants are reminded that the consent of National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act 1989 for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be situated within 10 metres of any watercourse or to discharge effluent directly or indirectly into an aquifer.

SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES, (4000 GALLONS) CAPACITY, OR MINI-PACKAGED TREATMENT PLANT MUST BE USED.

SOUTH HOLLAND D.C.
PLAN DEPT
27 MAY 1994
REF. 0514/94

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 490800.

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SUTTON GATE.
SUTTON-ST-JAMES.

CLIENT:
C.J.BOLAND.
FOXCLIFFE.
HEALEGATE.
FLEET FEN.

SCALES:	DATE:
AS INDICATED.	MAY 1994.
G.R.MERCHANT.	DRAWING No. CJB.2/1.

REVISIONS: