BRICKS: BUTTERLEY OLD ENGLISH ROSE

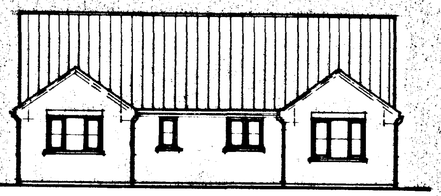
TILES: SANDTOFT DOUBLE PANTILES - TERRACOTTA



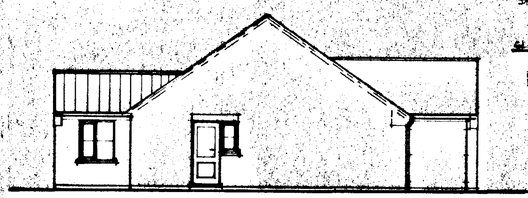
FRONT



SIDE



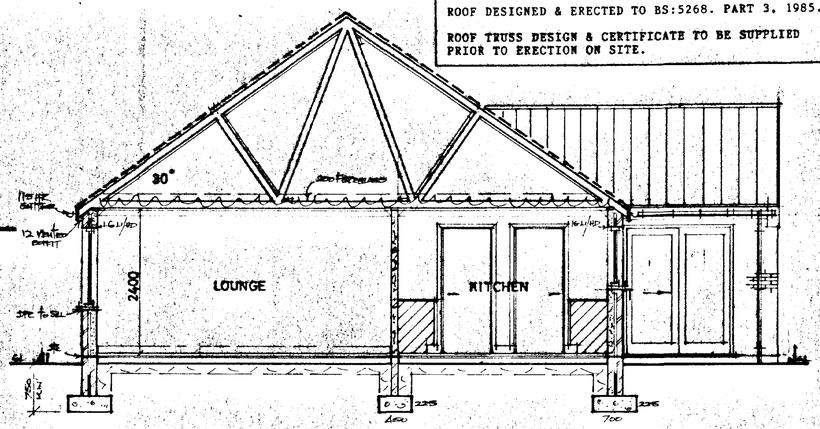
REAR



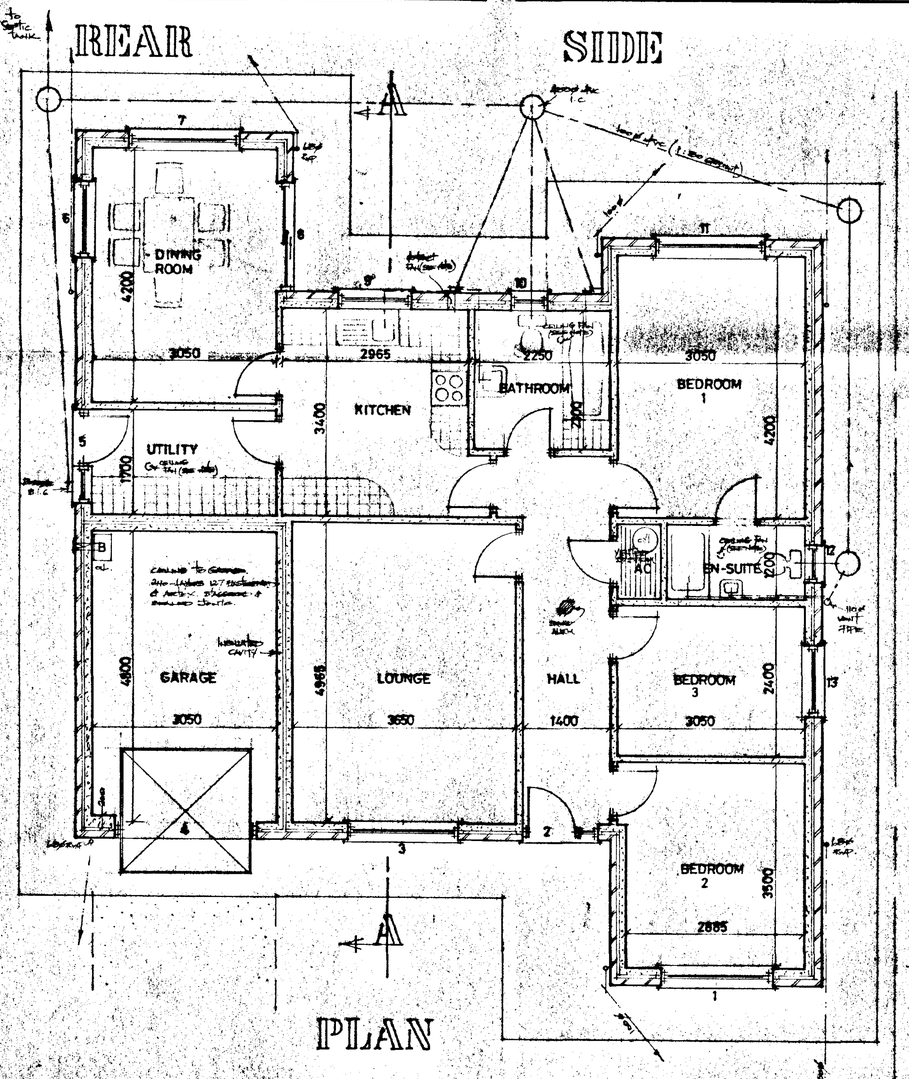
SIDE

ROOF DESIGNED & ERECTED TO BS:5268. PART 3, 1985.

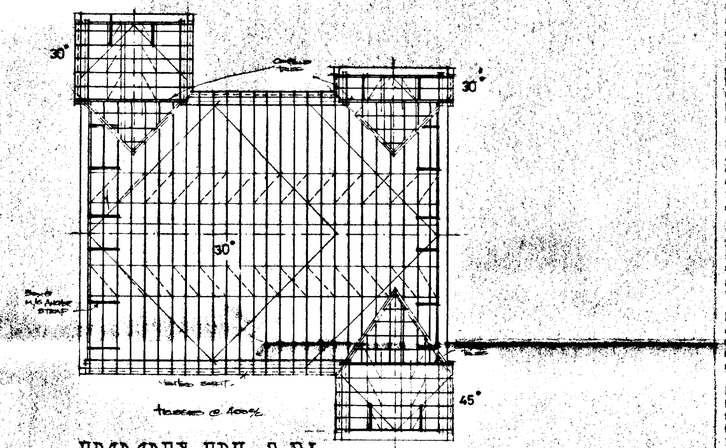
ROOF TRUSS DESIGN & CERTIFICATE TO BE SUPPLIED PRIOR TO ERECTION ON SITE.



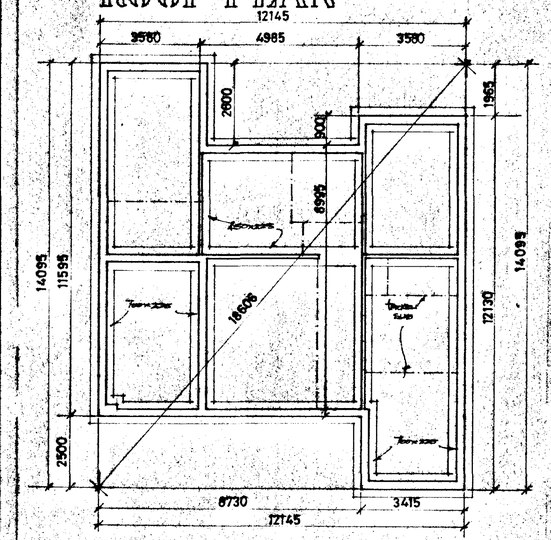
SECTION AA



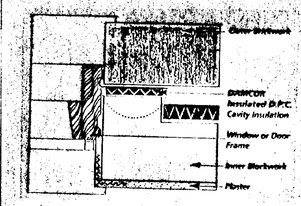
PLAN



ROOF PLAN



FOUNDATION PLAN



DOOR WINDOW & LINTEL SCHEDULE

POS	REF	LINTEL	LENGTH
1	H312CC	LG L1/S 50	2100
2	FE127	LG L1/HD 50	1650
3	H313CC	LG L1/HD 50	2100
4	UF7070NS	LG L1/HD 50	2700
5	FNS/H110C	LG L1/S 50	1800
6	H213C	LG L1/HD 50	1500
7	H313CC	LG L1/S 50	2100
8	PAUV18L	LG L1/HD 50	2100
9	H210CC	LG L1/HD 50	1500
10	H110C	LG L1/HD 50	1050
11	H312CC	LG L1/S 50	2100
12	H110C	LG L1/S 50	1050
13	H212C	LG L1/S 50	1500

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 tc. be as directed, all radiators to be fitted with therm.ostatic valves. It is not recommended to have thermostatic radiator valves fitted on the radiators in the room served by the room thermostat.
Heating controls: Honeywell room stat, Honeywell cylinder stat and Honeywell programmer - S Plan system.
Heating and hot water system to be fitted with flow controls e.g: motorised valves, electrically interlocked with boiler and pump to prevent unnecessary boiler cycling.

ELECTRICAL INSTALLATION
All work to be carried 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 position as directed.

WALL TILING
Provide and fix in new Bathroom to walls and window cill, Kitchen window cill and over work tops, ceramic wall 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, including and proper preparation of all surfaces in accordance with the coating manufacturers specification.

PROTECTED GLAZING AREAS
Provide toughened glass to BS:6206, 1981 in following areas. To all windows within 800 of finished floor level. To all door glazing within 1500 of finished floor level. This applies to side screens also within 300 of door. Protected glazing to be permanently marked with BS: kite mark.

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 manufacturers instructions and BS 5534 Pt 1, 1978. Battens 38 x 25 at gauge centres on underside Type 1F sarking felt with minimum 150mm lape.

LATERAL RESTRAINT STRAPPING
Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling, ceiling joists and rafter levels where they run parallel to walls. Solid strut below the straps and tight pack against the walls.

INSULATION
Lay 200mm FIBREGLASS, 100mm between joists and 100mm over joists, maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope. Ensure insulation is countinuous with cavity wall insulation.

ROOF VENTILATION
6mm plywood with 12mm continuous gap to soffit board. Provide fine mesh flyproof screen to ventilation gap. Proprietory spacer ventilator over joists to maintain 50mm clear airway above insulation.

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

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, with at least 2 No. weep holes per opening not more than 450mm apart.

FOUNDATIONS
Generally to be in mass concrete ST 4 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 L1/HD 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 end bearing and installed strictly in accordance with the makers instructions. Faces of all lintels to be covered with at least 15mm of lightweight plaster.

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 (12mm 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 sash or frame head to give minimum 8,000/4,000 sq mm ventilation, depending on location. Windows and doors to be fully draughtproofed.

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.

SKIRTING AND ARCHITRAVES
Timber mouldings, skirting and architraves to be standard section or as otherwise directed.

SMOKE ALARMS
Provide mains operated self-contained smoke alarm that conforms to BS:5446, Part 1. Provide at least one on each floor depending on layout and size in accordance with approved document, Part 1. More than one smoke alarm should be inter-connected.
NOTE: Smoke alarms to be permanently wired to a separate fused circuit at the distribution board.
Also read in conjunction with approved manufacturers instructions. (see position on drawing),

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. Hot water cylinder to be fitted with 50mm polystyrene insulation.

Provide thermostatic radiator valves to control output from heating system.

Pipes in roof void which do not help to heat building to be insulated to BS:5422, 1977.

GROUND FLOOR
65mm mortar screed reinforced with chicken wire on 500 gauge polythene separating layer on 50mm Jablite (or similar) polystyrene insulation on 100mm thick ST4 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 of vegetation.

WALLS
Cavity work to be 285mm overall width comprising 100mm clay facing bricks, 65mm cavity filled with CROWN DRITHERM fibreglass insulation batts, 100mm load bearing "Tarmac Topblock" 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.

VENTILATION
Natural ventilation area of windows to be not less than 1/20 of room floor area. All habitable room windows to have 8000mm squared sight vents, kitchen, utility, bathroom and w.c. windows to have 4000mm squared sight vents. Extractor fans to be provided in kitchen (min 60 litres/sec), bathrooms and wc (min 15 litres/sec) and utility (min 30 litres/sec)

BOILER
New boiler to be oil fired, wall mounted, balanced flue type of approximately 18kw output rating. Flue terminal to be fitted with suitable cage guard.

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

ABOVE GROUND DRAINAGE
Hand basin waste to be 32mm dia, we 110mm dia PVC. Bath and sink wastes 40mm dia, use polypipe 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 wc 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 1:40 with 300mm pearagravel bed and surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturers instructions complete with cover and frame. 450mm dia inspection chambers not to exceed 1m below ground level. Back inlet gullies to be of the roddable type. Drains runs with less than 300mm ground cover to have paving slab protection over trench on top of pearagravel, omit where concrete path cast over pipe runs, where drains pass under driveways protect in a similar manner. Where drains pass through cavity walls support over each leaf with precast concrete lintel and provide 50mm space all round the pipe, mask opening both sides with rigid sheet material to prevent entry of fill or vermin.(Reg H1-A14. Diagram A1.)

RAINWATER GOODS
PVC gutters 115mm hr and 68mm dia down pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to soakaway.

SOAKAWAYS
To be a minimum 5.0 metres from any building and to be 1 cu.m. rubble filled with inlet pipe discharging to centre of soakaway.

PLASTERWORK
Walls to be plastered cement:lime:soft sender with skim finish a total of 13mm thick including reveals and lintel soffits.

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

PROJECT:
3 BEDROOM BUNGALOW & GARAGE

CLIENT:
C.J. BOLAND

DETERMINED PLAN

SCALES: *1/50 & 1/100*

DATE: *MAY 1997*

G.R.MERCHANT.

DRAWING No.: *CJB-D.02*

REVISIONS:

SOUTH HOLLAND DC
HOUSING & PLANNING
01 DEC 1997
Ref: 1254/97

ELMHURST ENERGY SYSTEMS LTD
SAP ENERGY EFFICIENCY RATING
94
CERTIFICATE NO: 25820

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.

SUMMIT 2299 4567

8048 11947

LANDSCAPING SCHEME

A 1.8m & 1.2m HIGH CLOSE BOARDED FENCE

B WHITEBEAM (SORBUS ARIA LUTESCENS) FEATHERED

C HAWTHORN (CRATAEGUS OXYACANTHOIDES) FEATHERED

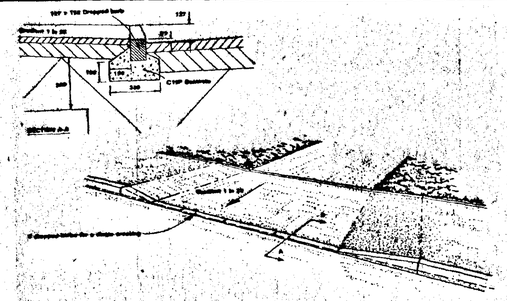
D BEECH (FAGUS SYLVATICA) FEATHERED

E SILVER BIRCH (BETULA PENDULA) FEATHERED

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

All trees to be planted with minimum 0.6m plastic mulch mat and to be staked, tied and tubed.

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



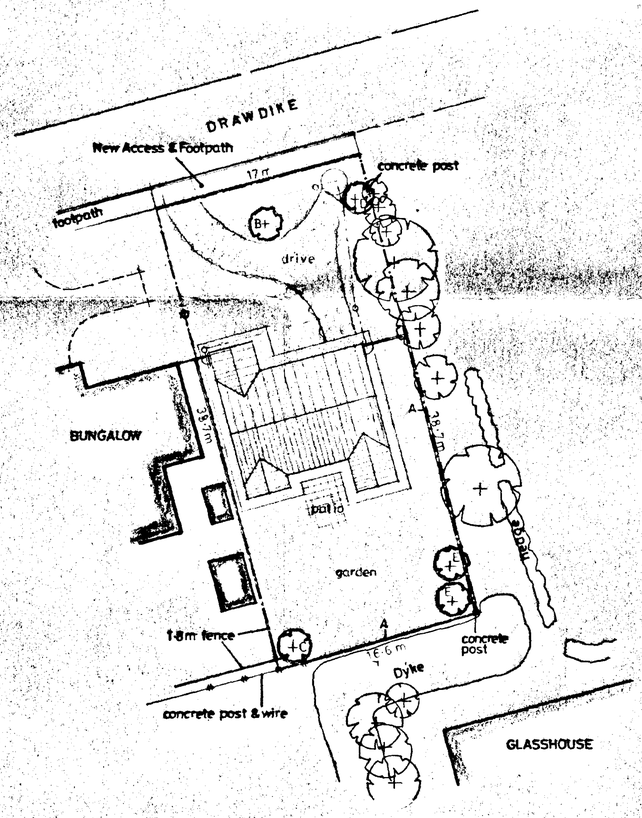
DOMESTIC VEHICLE CROSSING (REF. CLAUSE 1.6(A))

DOMESTIC VEHICLE CROSSING
(Flexible Construction)

1 Excavate for as necessary and compact the formation prior to laying any foundation material. Provide, lay and compact using vibrating compaction equipment 380mm finished thickness of non-frost susceptible crushed rock, crushed slag or crushed concrete to Type 1 grading. If CBR values are below 2% an approved Geotextile or an extra 150mm of sub-base will be required.

2 Provide, lay and compact 50mm finished thickness of 20mm nominal size dense bitumen macadam basecourse to BS: 4987 using 100 pen bitumen binder. Void content 2.8%.

3 Provide, lay and compact 25mm finished thickness of 6mm nominal size bitumen macadam wearing course to BS: 4987 using 100 pen bitumen binder. Void content 2.10%.

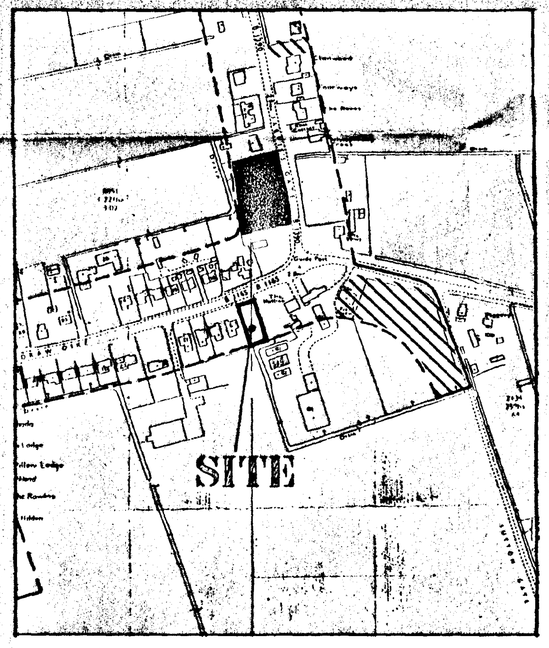


DEPTH OF FOUNDATIONS TO BE DETERMINED ON SITE WITH BUILDING INSPECTOR & WITH DUE CONSIDERATION TO NHBC DOCUMENT 'BUILDING NEAR TREES'.

N

SITE PLAN

1 : 250



LOCATION PLAN

1 : 2500

SEPTIC TANK

Connect foul water drains to 800 gallon capacity 'Klargester' type septic tank constructed in accordance with LA requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accordance 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 30m² 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 80, 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. Environment Agency 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 DC
HOUSING & PLANNING
01 DEC 1997
Ref: 1254/97

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

PROJECT:

3 BEDROOM BUNGALOW & GARAGE
DRAWDIKE
SUTTON ST JAMES

CLIENT:

C.J. BOLAND

DETERMINED PLAN

SCALES:	DATE:
AS INDICATED	*NOV 1997*
G.R. MERCHANT.	DRAWING No.: *CJB.D.01*

REVISIONS:

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.