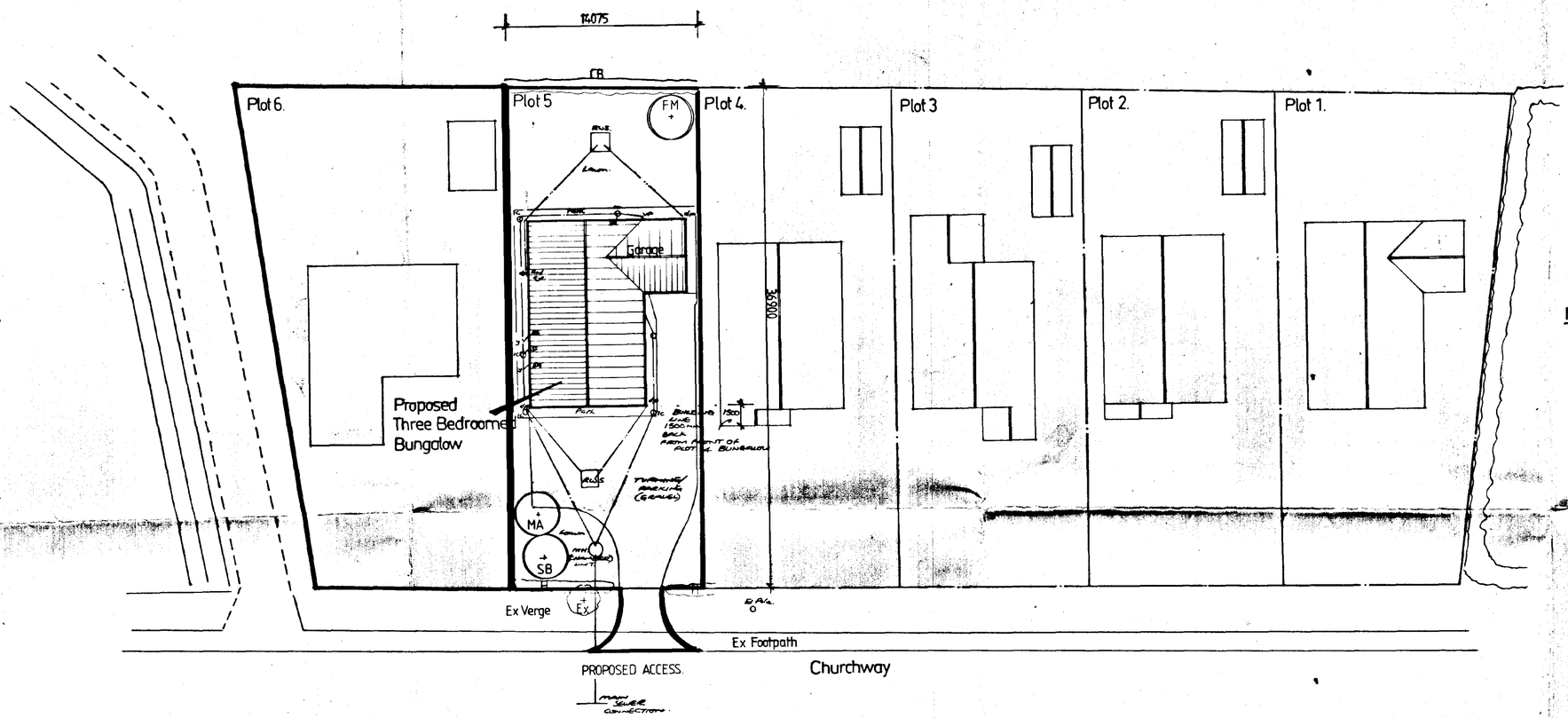


SITE PLAN 1-200.

Landscaping Schedule.

Existing to Remain.

Tree Planting.

Species.

MA - MOUNTAIN ASH.
FM - FIELD MAPLE.
SB - SILVER BIRCH.

H — HAWTHORN HEDGING.

CB — COPPER BEECH HEDGING. (Rear Boundary).

2mt

2mt Close Boarded Fence
Side Boundary to Building Line.

SOUTH HOLLAND DC
HOUSING & PLANNING
15 APR 1999
Ref: H373/99

DETERMINED PLAN

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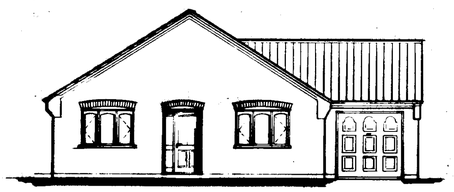
Proposed Three Bedroomed Bungalow with Integral Garage on Plot 5, Churchway, Tydd St. Mary.

For S.P & J. Sanderson.

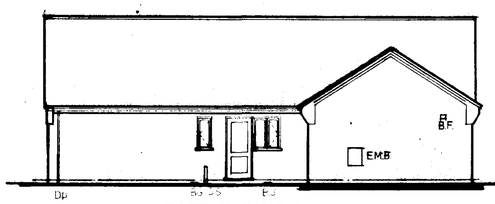
Site Plan.

Dng no SH/50599

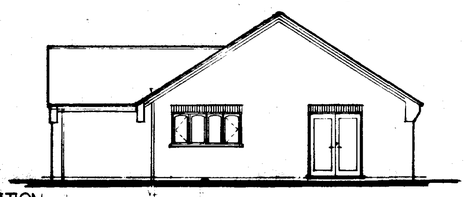
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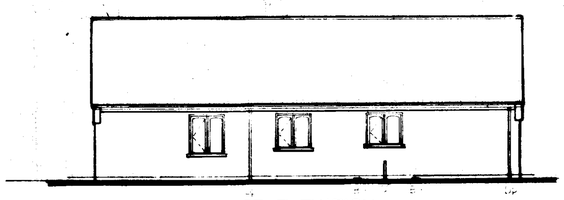
SOUTH ELEVATION.
Front.



EAST ELEVATION.



NORTH ELEVATION.



WEST ELEVATION.

ROOF.

Lay concrete interlocking roof tiles to BS 402 and/or in 75 Lap/Type as plan..... and to manufacturers specification on 25x38mm tanalised sw tile battens and untearable roofing felt to BS 747 Type 1F, with min 150mm lap in each direction on roofs made fink type trusses. CHECK ROOF PLATE WIDTHS BEFORE ORDER PLACED. Trussed rafters at 600mm c-cs and designed and fabricated to BS 5268. Manufacturers certificate and calculations to be submitted to BCO/BMBC for checking before roof work commences. Roof bracing to be to BS 5268 and 25x100mm DCS. Diagonal bracing running from eaves to ridge at underside of rafters (also on top of ceiling joists running from eaves to inner binders if shown on section). Lap joints if necessary and cut to suit rafter with 2no, 30 gauge galvanised nails. 44mm sw bracings at approx 45 degrees in plane of webs. Fixing as before and shown on section if required depending on span). 25x100mm Binders at ridge and webs points fixed as above. Trusses to be fixed to 50x100mm wall plates bedded in 1:4 cement mortar with galv truss clips.

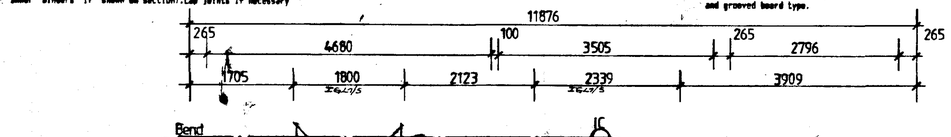
Incorporate layboards, diminishing trusses and GRP valley trays/tiles/Code 4 lead to roof intersections.

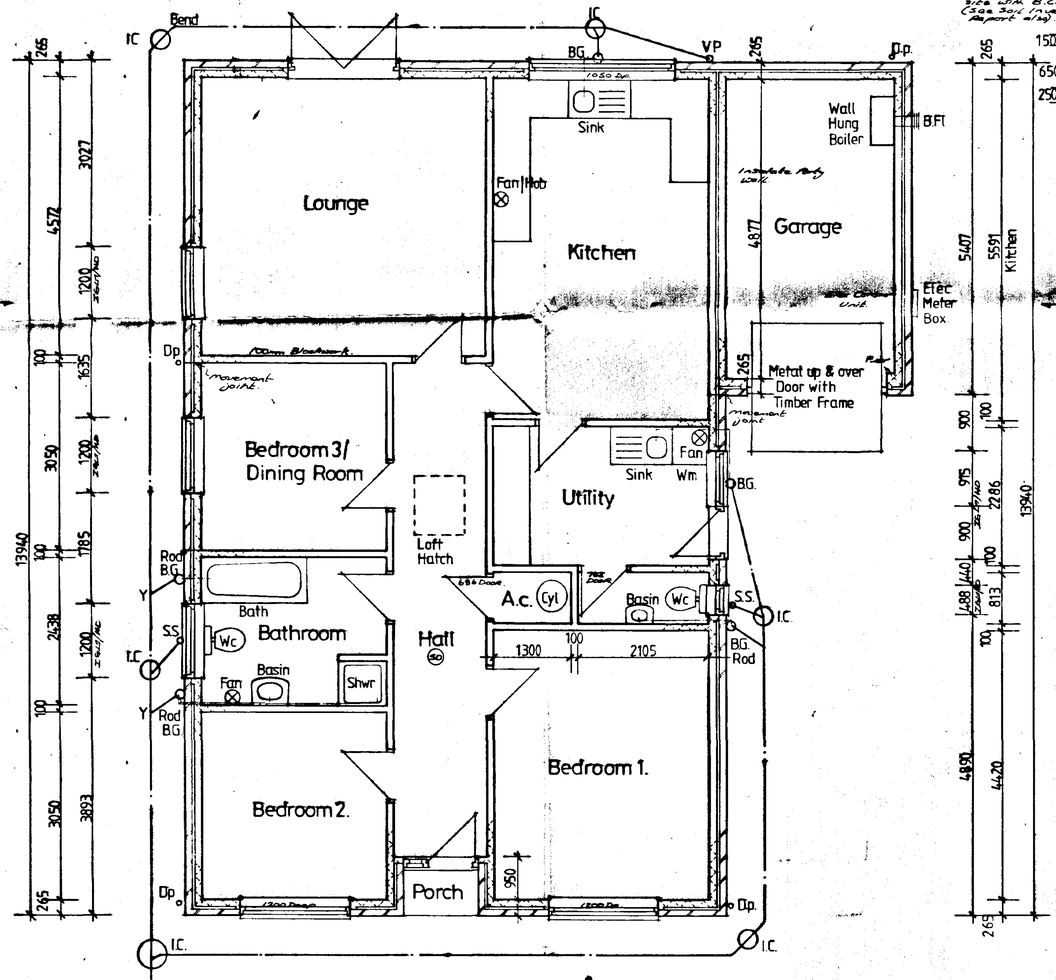
UPVC Fascia board 225mm from brickwork. Install 6mm weatherboard with Glidevale BV604 continuous soffit ventilator installed to achieve min 10mm continuous air gap full length of eaves. Install roof vent BV601 between rafters and over plates to ensure air flow over insulation.

Or alternatively fit overthe fascia type vents. Any Softwood eaves and ext roof to be to BS 4978 and BS 5268 treated to British Wood Preserving Association Commodity Specification C. Site cut sw to be saturated with appropriate preservative where cut etc.

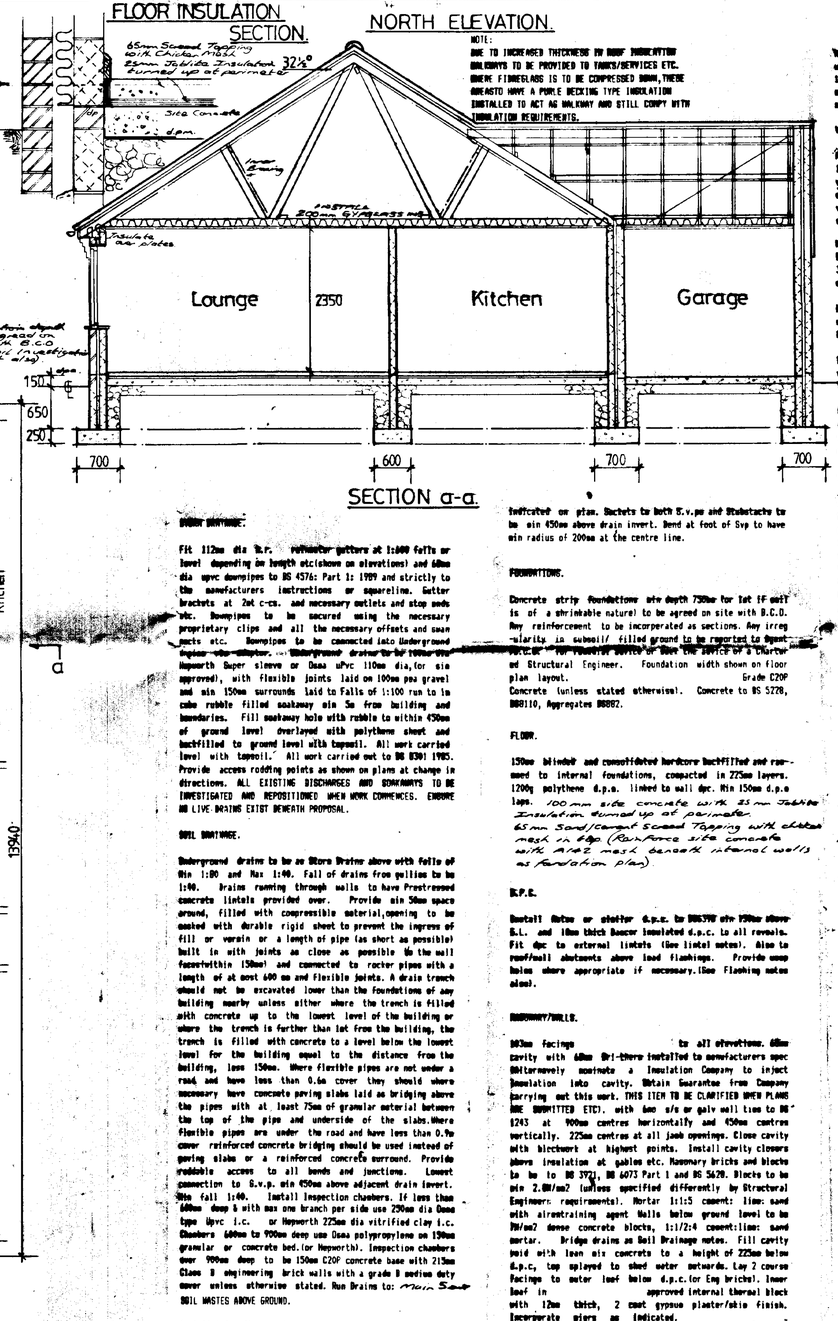
Build up 2 course oversail in brickwork to gables. Sw corbel at eaves. Corbel at 150mm per 4 courses with brick tar reinforcement mesh incorporated every 2nd course tied back into main wall.(or Galv ties).

Install loft hatch to manufacturers recommendations and trimming out etc. Install water tank supports to manufacturers specifications depending on span and capacity of tanks etc. Ensure platform is of the 150x75mm tongued and grooved board type.





PROPOSED FLOOR LAYOUT.



SECTION a-a.

NOTE:
DUE TO INCREASED THICKNESS OF ROOF INSULATION WALKWAYS TO BE PROVIDED TO TANKS/SERVICES ETC. WHERE FIBREGLASS IS TO BE COMPRESSED DOWN, THESE AREAS TO HAVE A PURLE DECKING TYPE INSULATION INSTALLED TO ACT AS WALKWAY AND STILL COMPLY WITH INSULATION REQUIREMENTS.

RAIN WATER GOODS.

Fit 112mm dia R.W. rainwater gutters at 1:600 falls or level depending on length etc(shown on elevations) and 68mm dia upvc downpipes to BS 4576: Part 1: 1989 and strictly to the manufacturers instructions or equivalent. Gutter brackets at 2mt c-cs. and necessary outlets and stop ends etc. Downpipes to be secured using the necessary proprietary clips and all the necessary offsets and swan necks etc. Downpipes to be connected into Underground system via shoe/gulley. Underground drains to be 100mm dia Hepworth Super sleeve or Osma uPvc 110mm dia,(or sim approved), with flexible joints laid on 100mm pea gravel and min 150mm surrounds laid to Falls of 1:100 run to in coke rubble filled soakaway min 5m from building and boundaries. Fill soakaway hole with rubble to within 450mm of ground level overlayed with polythene sheet and backfilled to ground level with topsoil. All work carried level with topsoil. All work carried out to BS 8301 1985. Provide access rodding points as shown on plans at change in directions. ALL EXISTING DISCHARGES AND SOAKAWAYS TO BE INVESTIGATED AND REPOSITIONED WHEN WORK COMMENCES. ENSURE NO LIVE DRAINS EXIST BENEATH PROPOSAL.

SOIL DRAINAGE.

Underground drains to be as Sfords Drains above with falls of Min 1:80 and Max 1:40. Fall of drains from gullies to be 1:40. Drains running through walls to have Prestressed concrete lintels provided over. Provide min 50mm space around, filled with compressible material, opening to be sealed with durable rigid sheet to prevent the ingress of fill or vermin or a length of pipe (as short as possible) built in with joints as close as possible to the wall faceswithin 150mm) and connected to rocker pipes with a length of at least 600 mm and flexible joints. A drain trench should not be excavated lower than the foundations of any building nearby unless either where the trench is filled with concrete up to the lowest level of the building or where the trench is farther than 1mt from the building, the trench is filled with concrete to a level below the lowest level for the building equal to the distance from the building, less 150mm. Where flexible pipes are not under a road and have less than 0.6m cover they should where necessary have concrete paving slabs laid as bridging above the pipes with at least 75mm of granular material between the top of the pipe and underside of the slabs.Where flexible pipes are under the road and have less than 0.9m cover reinforced concrete bridging should be used instead of paving slabs or a reinforced concrete surround. Provide roddable access to all bends and junctions. Lowest connection to B.v.p. min 450mm above adjacent drain invert. Min fall 1:40. Install Inspection chambers. If less than 600mm deep & with max one branch per side use 290mm dia Osma type Upvc i.c. or Hepworth 225mm dia vitrified clay i.c. Chambers 600mm to 900mm deep use Osma polypropylene on 150mm granular or concrete bed.(or Hepworth). Inspection chambers over 900mm deep to be 150mm C20F concrete base with 215mm Class B engineering brick walls with a grade B medium duty mover unless otherwise stated. Run Drains to: Main Sewer

SOIL WASTES ABOVE GROUND.

Install 110mm dia.upvc.B.v.p to head of drain terminating min 900mm above nearest opening window with durable cage cover. 75mm dia above roof.or terminate via a ridge vent. W.C.wastes in 110mm dia upvc. Bath waste in 50mm dia upvc. Bint, shower, washing machine wastes in 40mm dia upvc.Washing machine to have necessary upstand trap. Basin wastes in 32mm diator 40mm if required). Wastes exceeding 1.7mts in length to have anti-vac traps fitted. Wastes not exceeding 1.7mts in length to have 76mm P.Traps fitted. rrovide shower on raised plinth to allow access to shower trap (75mm). Provide trapped gulley (as indicated on floor plans). Kitchen wastes to have bottle gulley fitted with roddable access etc. Install stubstacks as shown with screw down sealed cap or air admittance valve as indicated on plan. Buckets to both B.v.pe and Stubstacks to be min 450mm above drain invert. Bend at foot of Svp to have min radius of 200mm at the centre line.

FOUNDATIONS.

Concrete strip foundations min depth 750mm for 1mt if soil is of a shrinkable nature) to be agreed on site with B.C.O. Any reinforcement to be incorporated as sections. Any irregularity in subsoil/ filled ground to be reported to Superintending Officer or Engineer before any concrete is poured and Structural Engineer. Foundation width shown on floor plan layout. Grade C20P Concrete (unless stated otherwise). Concrete to BS 5228, BS8110, Aggregates BS882.

FLOOR.

150mm blinded and consolidated hardcore bedFITted and rammed to internal foundations, compacted in 225mm layers. 1200g polythene d.p.o. limbed to wall dpc. Min 150mm d.p.o laps. 100 mm side concrete with 25 mm Jablite Insulation turned up at perimeter 65mm Sand/Cement Screed Topping with chicken mesh in top (Reinforce site concrete with A142 mesh beneath internal walls as foundation plan)

D.P.C.

Install flatsw or slatter d.p.c. to BS6398 min 150mm above G.L. and 10mm thick Bonar insulated d.p.c. to all reveals. Fit dpc to external lintels (6mm lintel mates). Also to roof/wall abutments above lead flashings. Provide weep holes where appropriate if necessary.(See Flashing notes also).

BRICKWORK/WALLS.

103mm facings to all elevations. 68mm cavity with 68mm Dri-therm installed to manufacturers spec (Alternatively nominate a Insulation Company to inject Insulation into cavity. Obtain Guarantee from Company carrying out this work. THIS ITEM TO BE CLARIFIED WHEN PLANS ARE SUBMITTED ETC). with 6mm s/s or galv wall ties to BS 1243 at 900mm centres horizontally and 450mm centres vertically. 225mm centres at all jamb openings. Close cavity with brickwork at highest points. Install cavity closers above insulation at gables etc. Masonary bricks and blocks to be to BS 3921, BS 6073 Part 1 and BS 5628. Blocks to be min 2.8N/mm2 (unless specified differently by Structural Engineers requirements). Mortar 1:1:5 cement: lime: sand with airentraining agent Walls below ground level to be 7N/mm2 dense concrete blocks, 1:1/2:4 cement:lime: sand mortar. Bridge drains as Ball Drainage notes. Fill cavity hold with lean mix concrete to a height of 225mm below d.p.c, top splayed to shed water outwards. Lay 2 course facings to outer leaf below d.p.c.(or Eng bricks). Inner leaf in approved internal thermal block with 12mm thick, 2 coat gypsum plaster/skim finish. Incorporate piers as indicated. Provide vapour barrier/board sealed over externally with a 12x20mm polysulphide sealant. Install movement joints as shown in locations on plans. 12mm Compriband or 10mm wide filled Morley Hillseal compressible foam, Mastic pointed with a 12x20mm polysulphide sealant.(Use To Every Block course)

Walls to achieve a 'U'Value of not exceeding 0.45w2 degrees C.

LINTELS.

Install R.S. type steel lintels to manufacturers instructions, min end bearing 150mm. All external lintels to have a tray d.p.c. installed in accordance with BS.5260 which should extend to the edge of the sw and at least 100mm beyond each end of the lintel to shed moisture clear of reveals. See ref nos on plan. Ensure lintels have manufacturers insulation installed.

VENTILATION.

All HABITABLE ROOMS to have ventilation openings equal to 1/20th floor area of the room and with some part of the ventilation opening at least 1.75m above the floor level, eg. opening window. HABITABLE ROOMS to have trickle ventilators in top of window frames with controllable and secure ventilation opening min 8000mm sq.(draught secure).

KITCHEN to have an openable window (no minimum size). Background Ventilation of 4000mm sq. Mechanical Extraction 30 litres/second adjacent to hob or 60 litres/per second elsewhere or PSV.

UTILITY ROOM to have an opening window (no minimum size).Background Ventilation of 4000mm sq. Mechanical Extraction 30 litres/second or Passive S.V.

BATHROOMS (WITH OR WITHOUT W.C.) to have openable window (no minimum size). Background Ventilation of 4000mm sq. Mechanical Extraction of 15 litres/second or Passive S.V.

SANITARY ACCOMMODATION (SEPARATE FROM BATHROOM) to have openable window 1/20th of floor area or mechanical ventilation at 6 litres /second per. Background Ventilation of 4000mm sq.

WINDOWS, DOORS AND GLAZING.

Windows as drawing with double glazing installed with timber heads in sem setting glazing compound. Fix windows 150mm from each end of jamb, adjacent to each opening jamb and at max 600mm c-cs. All windows to be as specified on plan as calculated for the Building Regulations etc. Any alterations to be agreed with Agent and Building Control Before ordering etc. Also if windows are ordered different from plan and are not available when work commences on site please ensure profiles are checked against dimensions ordered etc.(Especially bow and bay windows). Glazing laminated or toughened glass to BS6206, Class B in the following critical locations. WINDOWS 800mm or less above floor level. within 300mm of a door and 1500mm or less above floor level. DOOR 1500mm or less above floor level. EXCEPTION; small panes maximum 250mm wide not exceeding 0.5m2 may be bon annealed glass.

All windows and doors to be draughtproofed.

All doors to be double glazed.

JOINERY (INTERNAL).

Standard mouldings, architraves and skirtings to clients choice/specification.

CEILINGS.

12.5mm plasterboard ceilings throughout to BS.1230 and installed to manufacturers details. Prefix 500g polythene vapour barrier to ceiling joists below insulated roof spaces. Support all joints and edges of boards with timber noggins. Tape all joints.Artex and cove finish to clients requirements. Ensure boards are layed perpendicular to joist span and joints staggered and fixed at min 150mm c-cs.

INTEGRAL GARAGE CEILING.

Install 12.5mm FIRELINE board or 2 layers of 12.5mm Wallboard with joints staggered/sealed and supported at edges or 1 layer with at least 5mm skim finish.

SMOKE DETECTION.

Mains operated self contained smoke alarms to BS 5446: Part 1 to be installed in circulation area within 7000mm 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 the others. At least one smoke alarm to be installed to each storey containing accomodation and all to be interconnected. Self containing smoke alarms to be permanently wired to a separately fused circuit at the distribution board. Installation to conform to IEE Regulations. Fixing of smoke alarms should be not less than 300mm from any wall or light fitting. Where wall mounted units are installed they are to be a height between 150mm and 300mm below ceiling. Occupants of property to be provided with information on the use and maintenance of the equipment or advising on suitable maintenance contractors.

ELECTRICAL.

Electrical installation to comply with latest edition of the IEE wiring regulations. Meter, Consumer control to be to the requirements of the clients.Consumer unit to be fitted at high level.

METER BOXES.

Install to supply company requirements. Install secondary lintel and Tray d.p.c/seebrane over. Fit in position as indicated or where most practical and to be min 500mm and max 1800mm above path level.

TIMBER.

All timber to be SC3 Grade.

SPACE HEATING AND PLUMBING.

Install Baxiter/Trianco type GAT Fired boiler to manufacturers and heating engineers specification.Flue to be balanced flue type with cage guard cover over if lower than 2mts from ground level.Ensure min 600mm from any opening. Install radiators to rooms. Radiators to have thermostatic valves fitted and flow control devices are required such as pressure bypass valves are required to prevent unnecessary boiler cycling. Install 117 litre hot water cylinder Complying with BS1566 or BS3198 to of the pre-insulated type, fitted with a 3kw immersion heater and thermostat and timer controls. Thermostat should be provided to not only shut off the supply of heat when the required temperature is reached but also in conjunction with the room thermostat, to shut off the boiler when no heat is required. A timer is also required to shut off the supply of heat for the periods when water heating is not required. Cylinder to be the vented type. Provide slatted shelving in airing cupboard as required. See also insulation notes.

LATERAL RESTRAINT STRAPS.

Tie roof structure to Brickwork with Catnic straps at 2mt c-cs. Prefix V.L. type straps along wall plates, 30 x 5 x 1000 long. Prefix H.L. at gable walls where rafters and ceiling joists are parallel to walls spanning over min 3 members. Pack beneath H.L. straps and wall/structural member with solid bridging noggins. Noggins to extend at least half the depth of the joist and at least 38mm thick. (Or use binder positions if B.C.O. in agreement). Screw and plug fix straps to Brickwork.

GENERAL GARAGE NOTES.

Render exposed faces of Blocks with Fine mortar. Sw Sfords Fire Door and floor/ceiling notes. Fit up and over metal door and frame to manufacturers requirements and clients choice etc. Check on site before setting out and ordering etc.

INSULATION.

Install fibreglass mineral wool quilt insulation between ceiling joist/bottom chord of trusses and rafters in all roof spaces as shown on section. All exposed pipework and ducts together with storage vessels to be adequately lagged in accordance with Part L of the Building Regulations. Flow and return pipes to hot water vessel to be insulated for at least one metre from their points of connection. Insulation to be minimum of 15mm thickness. Fit sealing strip and bolt around loft hatch. Ensure all ducts and pipework through ceilings/floors/and hollow constructions or voids are sealed around.

GENERAL NOTES.

Do Not Scale from drawings, if in doubt ask.

Contractors are responsible for checking all dimensions on site when work commences and before ordering materials. Any discrepancies should be brought to the attention of the designers for remedial advice as soon as possible.

All details shown on the drawing are based on typical office conditions for the area. No responsibility can be accepted for any abnormal conditions. Any such conditions to be reported to designer for amendments or the Professional services of a Chartered Structural Engineer to be sought.

The notes shown are mainly to cover the requirements for Building Regulations and should not be used as a full specification.

If materials, products and workmanship are not fully specified they are to be of the standard appropriate to the work and suitable for the purpose stated above and all work to be in accordance with good building practice and in accordance with BS for Workmanship on Building Sites. All materials, products and workmanship to comply with the appropriate BS and EOTA Standards.

All materials and products to be handled,stored and used/fixed in strict accordance with the manufacturers recommendations.

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
15 APR 1999
Ref: S373/99

Proposed Three Bedroomed Bungalow and Garage on Plot 5 Church Way (adj New House), Tydd St. Mary. For. S.P.& J. Sanderson.

ARCHITECTURAL DESIGN SERVICES.
S.J.THROWER.
Tel. 01945 870022.

Scale. 1-50. 1-100. | Date. Feb 96. | Drwng no. SH/232/96 Dn. 3

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