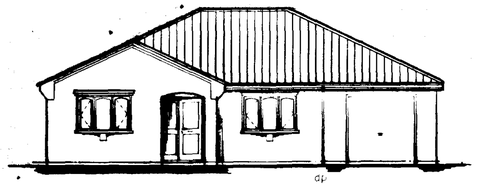
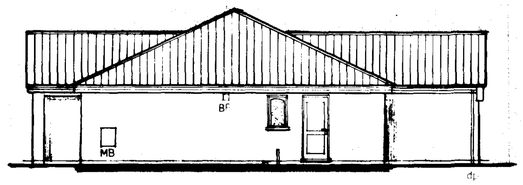
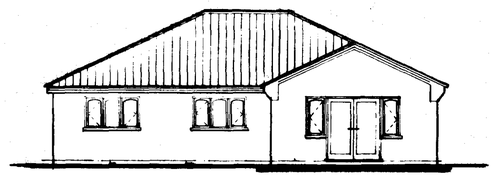
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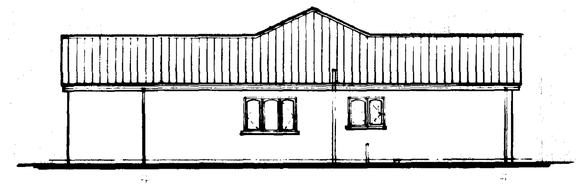
FRONT ELEVATION.



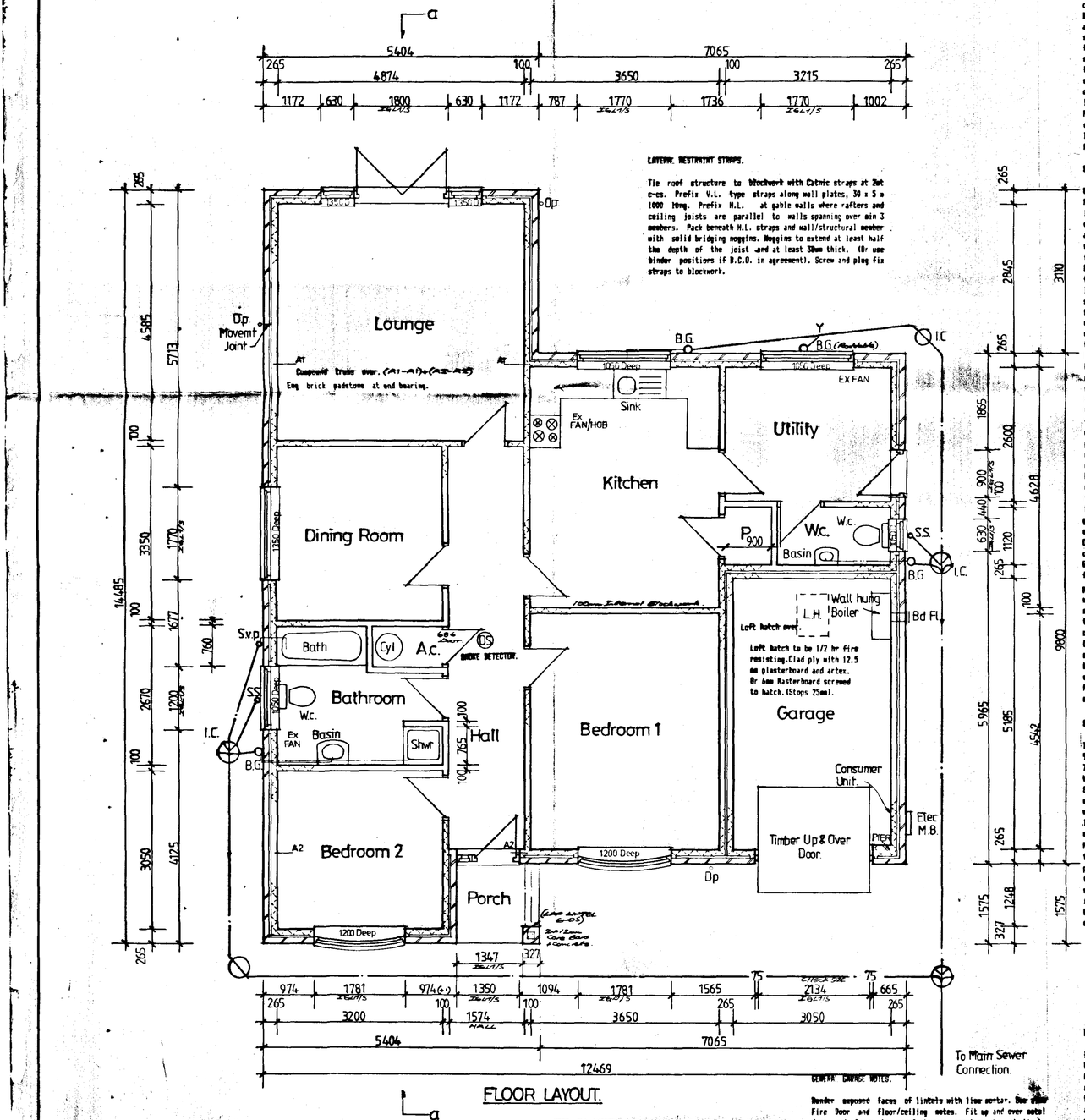
END ELEVATION.



REAR ELEVATION



END ELEVATION.



FLOOR LAYOUT.

NOTE. ALL INTERNAL LINTELS TO BE T.G. INTERNAL 100 TYPE UNLESS OTHERWISE STATED ON PLAN.

LATERAL RESTRAINT STRAPS.

Tie roof structure to blockwork 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.D. in agreement). Screw and plug fix straps to blockwork.

STORM DRAINAGE.

Fit 112mm dia h.r. 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 squarelime. 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 drains via adaptor. Underground drains to be 100mm dia Hepworth Super sleeve or 0mm 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 cube 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 out to BS 6301 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 Storm 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 combed 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 faces(within 150mm) and connected to rocker pipes with a length of at most 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 further 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 each 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 S.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 250mm 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 C20P concrete base with 215mm Class B engineering brick walls with a grade B medium duty cover unless otherwise stated. Run Drains to: Septic Tank: G.R.P Klargester or similar spec septic tank. Sizes as follows, 2700 litre for max of 4 people. 3750 for max of 9 people. All installed to manufacturers spec.Outlet to underground irrigation drains to be in accordance with manufacturers spec and the conclusion of a percolation test to BS 6297: 1983. Details available from Local Authorities or Agent. Details and test to be carried out by Building Contractor or Client and calculation of size and length of soakaway to be ascertained and submitted to Local Authority before tank installed/ordered. On the UNSATISFACTORY outcome of this test a Sealed Cesspool or Mini Treatment Plant to be installed (the latter dependant on a trickle outlet being available etc).

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. Sink, 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. Provide shower on raised plinth to allow access to shower trap (75mm). Provide trapped gulley (as indicated on floor plans). Kitchen and Utility wastes to have bottle gullies fitted with roddable access etc. Install stubstacks as shown with screw down sealed cap or air admittance valve as indicated on plan. Sockets to both S.v.ps and Stubstacks to be min 450mm above drain invert. Bend at foot of Svp to have min radius of 200mm at the centre line.

R.P.C.

Install Natsw or similar d.p.c. to BS6398 min 150mm above G.L. and 10mm thick Bosscor insulated d.p.c. to all reveals. Fit dpc to external lintels (See lintal notes). Also to roof/wall abutments above load flashings. Provide weep holes where appropriate if necessary.(See Flashing notes also). Step up as required adj to entrance doors to maintain height above paving. (Where applicable).

GENERAL GARAGE NOTES.

Render exposed faces of lintels with lime mortar. Use 30MP 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

BRICKWORK/WALLS.

103mm facings to for all elevations. 65mm cavity with 65mm Dri-therm installed to manufacturers spec (Alternavely 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. Cloam cavity with blockwork 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 Soil Drainage notes.

d.p.c, tap splayed to shed outwards. Lay 2 course facings to outer leaf below d.p.c.(or Eng bricks). Inner leaf in [illegible]c/similar approved internal thermal block with 12mm thick, 2 coat gypsum plaster/skim finish. Incorporate piers as indicated.

Install movement joints as shown in locations on plans. 12mm Compribond or 10mm wide filled Marley Willmott compressible foam, Mastic pointed with a 12x20mm polysulphide sealant. (SPACED AT 6m APART ON SIDES OF UNITS & 22.5m c-cs

C.

LINTELS.

Install I.G. 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 5250 which should extend to the edge of the loe 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 litrms/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 400mm sq.

WINDOWS, DOORS AND GLAZING.

Windows as drawing with double glazing installed with timber beads in non 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 730mm wide not exceeding 0.5m2 may be 6mm annealed glass.
All windows and doors to be draughtproofed.
All doors to be double glazed.

Bow and bay windows to have G.R.P.Canopy or lead Canopy over. Support brackets and Exterior grade 19mm Plywood window board and nosing.

JOINERY (INTERNAL).

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

TIMBER.

All timber to be SC3 Grade.

CEILINGS.

12.5mm plasterboard ceilings throughout to BS.1230 and installed to manufacturers details.
Support all joints and edges of boards with timber
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 unit 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 the latest Edition of the IEE wiring regulations. Socket /lighting sockets to to the requirements of the clients.Consumer unit to be fitted at high level.

METER BOXES.

Install to supply company requirements. Install necessary lintel and Tray d.p.c/membrane over. Fit in position as indicated or where most practical and to be min 500mm and max 1000mm above path level.

SPACE HEATING AND PLUMBING.

Install Boulter/Trianco type Oil 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 dvices 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 thewostat 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.

WATER SUPPLY.

Estimate existing to BS 5615 and BS 5261.

ROOF.

Lay concrete interlocking roof tiles to BS 402 and/ain 75 lap)Type as plan..... and to manufacturers specification on 25x38mm Sanalised sw tile battens and untearable roofing felt to BS 747 Type 1F, with min 150mm lap in each direction on ready made Flint 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/NHBC for checking before roof work commences. Roof bracing to be to BS 5268 and 75x100mm SC3. 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 nail to each rafter with 2no, 10 gauge galvanised nails. Also web 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 node points fixed as above. Trusses to be fixed to 50x100mm wall plates bedded in 1:4 cement mortar with galv truss clips. Install Compound/girder trusses with truss ends fitted in H/s joist hangers fixed to compound. These details to be in strict accordance with truss manufacturer s details.Details to be submitted to BCO/NHBC before work commences on roof structure. Incorporate layboards, dwarfing trusses and GRP valley trays/tiles/Code 4 lead to roof intersections.

Offset fascia board from brickwork. Install 6mm quaterboard with Glidevale BM64 continuous soffit ventilator installed to achieve min 10mm continuous air gap full length of eaves. Install roof vent BM601 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. Box corbel at eaves. Corbel at 150mm per 4 courses with brick tor 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.

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.
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 site 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/fired in strict accordance with the manufacturers recommendations.

SOUTH HOLLAND DC
HOUSING & PLANNING
18 MAY 1998
Ref: 0502/98

DETERMINED
PLAN

Architectural Design Services
S. J. Thrower
3 Newgate Road
Tydd St Giles
Wisbech
Cambridgeshire
PE13 5LH
Telephone
01945 870022

Proposed Two Bedroomed Bungalow and Garage adj to Yew Tree House, Churchway, Tydd St. Mary.

For. S.P.& J. Sanderson.

Floor Plan/ Elevations.

1-50 1-100	May 98	S.J.T.	—

For Section/Floor Details See Drng no SH/41798

DRG No SH/41698