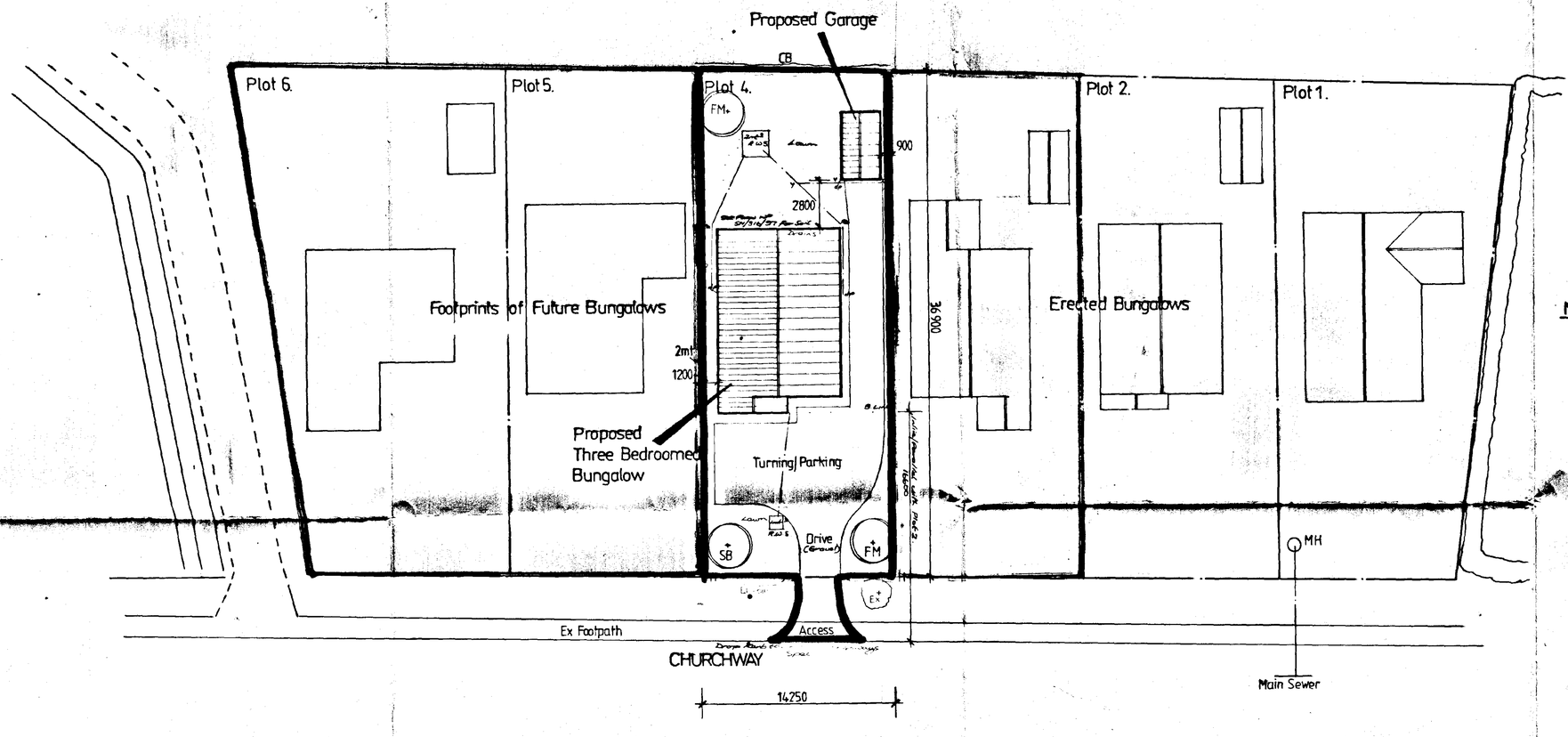


SITE PLAN 1-200.

SOUTH HOLLAND DC
HOUSING & PLANNING
22 JUN 1998
Ref: 0635/98

DETERMINED PLAN

Landscaping Schedule.

Ex 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.

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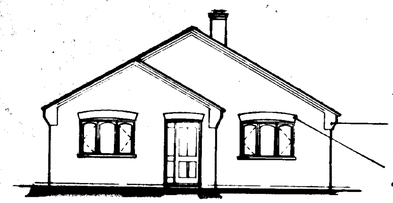
Proposed Three Bedroomed Bungalow with Detached Garage on Plot 4, Churchway, Tydd St. Mary

For S.P & J. Sanderson.

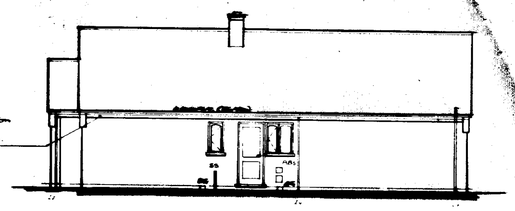
Site Plan.

Dng no SH/43098.

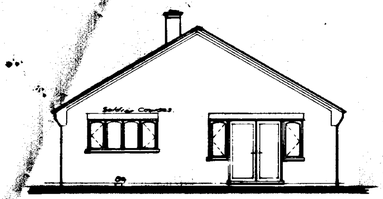
Scale	Date	Drawn	Chkd
1-200	June 98	S.J.T.	—



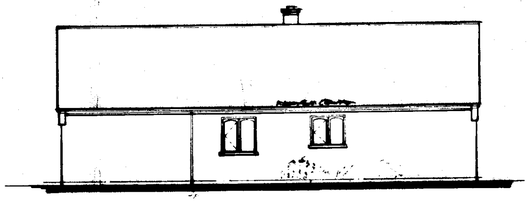
FRONT ELEVATION.



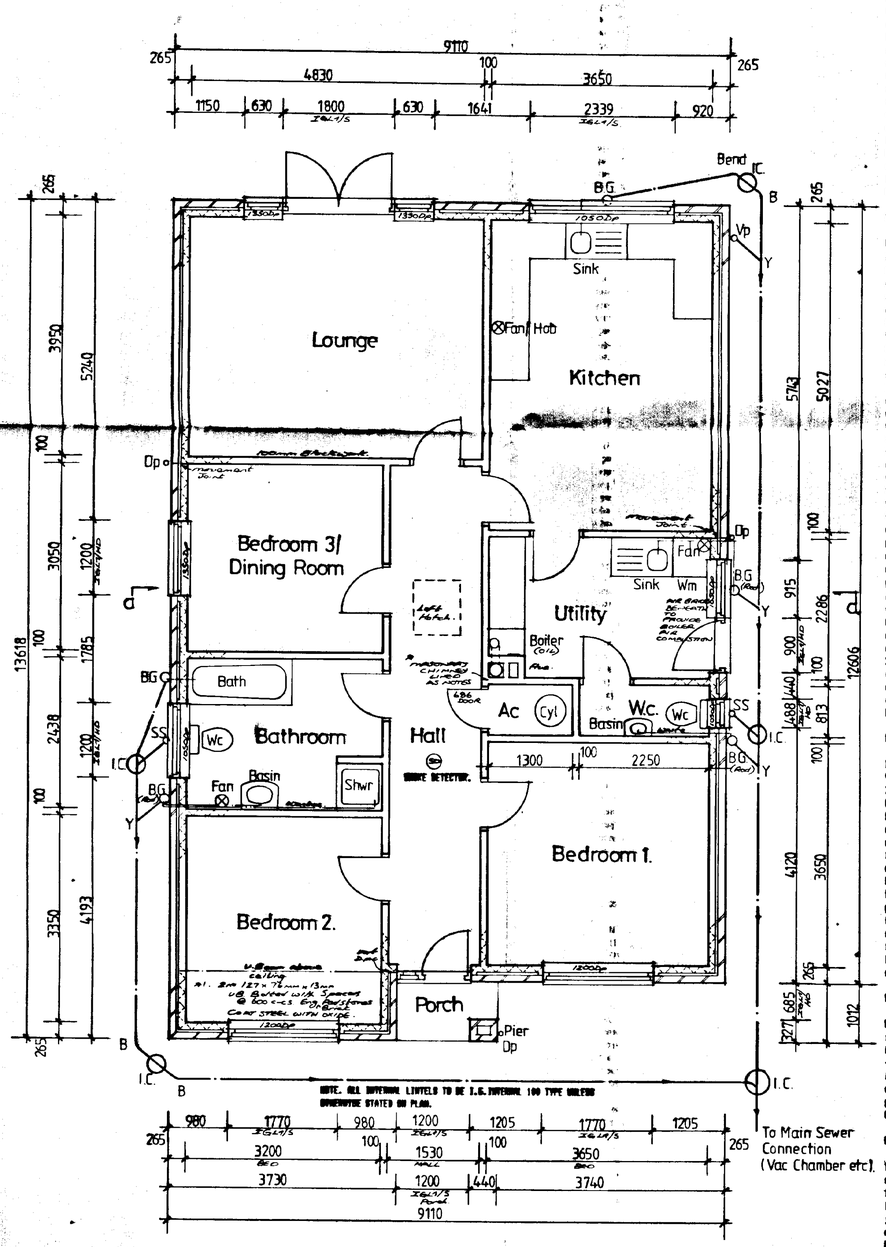
SIDE ELEVATION.



REAR ELEVATION.



SIDE ELEVATION



PROPOSED FLOOR LAYOUT.

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String Courses to gables with Bow Corbel at eaves/gable intersection

Timber fascia & soffits (part enclosed)

Cantilevered canopy over front & Gable with Corbel Panels

SYMBOL KEY/NOTES.

Fit 112mm dia h.r. rainwater gutters at 1:600 Falls or 1:300 depending on length (dimensions on elevations) and 68mm dia upvc downpipes to BS 4576: Part 1: 1989 and strictly to the manufacturers instructions or equivalent. Gutter brackets at 2m c-cs. and necessary outlets and stop ends etc. Downpipes to be secured using the necessary proprietary clips and all the necessary offsets and bend sacks etc. Downpipes to be connected into Underground drains via adaptor. Underground drains to be 100mm dia Hepworth Super sleeve or 9mm uPvc 110mm dia,(or sim approved), with flexible joints laid on 100mm pea gravel and min 150mm surrounds laid to Falls of 1:100 min to Za 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 8301 1985. Provide access rodding points as shown on plans at change in directions. ALL EXISTING DRAINAGES AND SOAKAWAYS TO BE INVESTIGATED AND REPOSITIONED WHEN WORK COMMENCES. ENSURE NO LIVE DRAINS EXIST BENEATH PROPOSAL.

SOIL SYSTEMS.

Underground drains to be as Above Drains above with Falls of Min 1:30 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 30mm 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 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 1m 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 rodddable 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, in rear 600mm deep & with 4no one branch per side one 750mm dia 6mm type Upvc i.c. or Hepworth 225mm dia vitrified clay i.c. Chambers 600mm to 900mm deep one 6mm 450mm dia polypropylene one 150mm granular or concrete bed.(or Hepworth). Inspection chambers over 900mm deep to be 150mm 1:2:3 concrete base with 215mm Class B engineering brick walls with a grade 3 medium duty cover unless otherwise stated.Min Drains to: Sewer connection to be to Water Authorities Specification. All drains to be tested to Local Authorities satisfaction and BS.8301.

SOIL WASTES ABOVE GROUND.

Install 110mm dia.upvc.B.v.p to Hood of Grate terminating min 900mm above nearest opening window with durable cage cover. 75mm dia above roof.or terminate via a ridge vent. B.c.centres in 110mm dia upvc. Both ends in 50mm dia upvc. Bend, offset, coupling sockets sockets in 40mm dia upvc.Bending section to have necessary sprung trap. Basin wastes in 32mm diator 40mm if required). Wastes exceeding 3.7mts 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 rodddable access etc. Install stubstacks as shown with screw down sealed cap or air admittance valve as indicated on plan. Buckets to both B.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.

FOUNDATIONS.

Concrete strip foundations min depth 750mm for 1no 2F roof to of a shrinkable natural 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 Agent /B.C.O. for remedial advice or seek the advice of a Chartered Structural Engineer. Foundation width shown on floor plan layout. Grade C20P Concrete (unless stated otherwise). Concrete to BS 5228, BS8110, Appropriate BS882.

FLOOR.

100mm Hardcore and compacted hardcore bed(PTIbd of recommend to internal foundations, compacted in 225mm layers. 1200g polythene d.p.m. lished to wall dpc. Min 150mm d.p.c Dupa.Lay 50mm BD Jablite insulation over polythene with the joints taped and perimeter upstand all in accordance with manufacturers specification.NOTE: POLYTHENE D.P.M. MAY BE LAID ON TOP OF JABLITE IF AGREED BY B.C.O./N.H.B.C.

SUPERSTRUCTURE.

BRICKWORK. 100mm site concrete GEIP Grade or C20P where reinforcement is incorporated). 50mm sand/cement screed.

D.P.C.

Bostik Hatter or similar d.p.c. to BS6398 min 150mm above G.L. and 10mm thick Bonecr insulated d.p.c. to all reveals. Fit dpc to external lintels (8mm lintel outset). Also to roof/wall abutments above lead flashings. Provide weep holes where appropriate if necessary.(8mm Flashing outset also).

MASONRY/WALLS.

300mm facings to off otherwise.

60mm cavity with 60mm Dri-therm insulation to manufacturers spec (Alternately maintain 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 4mm 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 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. Fill cavity void with lean mix concrete to a height of 225mm below d.p.c, top splayed to shed water outwards. Lay 2 course facings to water level below d.p.c.(or Eng bricks). Lower level in GELCEM or 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 Fibreboard or 10mm wide filled Harley Unilonal compressible foam, Mastic pointed with a 12x20mm polysulphide sealant.

Refer to Services & Water or Gas Consulting Engineers for details.

LINTELS.

Install I.C. 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 tee and at least 100mm beyond each end of the lintel to shed moisture clear of reveals (No roof ons 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 B.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 B.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.

GLAZING, 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 bay and bay windows). Glazing laminated or toughened glass to BS6206, Class B in the following critical locations. DOORWAYS 800mm or less above floor level. within 300mm of a door and 1500mm or less above floor level. DOOR PANELS 800mm or less above floor level. EXCEPTION; small panes maximum 250mm wide not exceeding 0.5m2 may be ton annealed glass.

All windows and doors to be draughtproofed.

All doors to be double glazed.

JOINERY (TIMBER).

Standard mouldings, architraves and skirtings to details

ROOF.

Lay concrete interlocking roof tiles to BS 402 and/or PD 6697Type as plan..... and to manufacturers specification on 25x38mm tanalised on tile battens and counterable roofing felt to BS 747 Type 1F, with min 150mm lap in each direction on roods and/or Fink type trusses. CHECK ROOF PLATE SIZING 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 25x100mm BEX. Diagonal bracing running from eaves to ridge at underside of rafters (also on top of ceiling joists running from eaves to gable, bracing if shown on section).Lay joists if necessary and nail to each rafter with 3no, 90 gauge galvanised nails. 100mm sub bearings at approx 45 degrees in plane of gable. Fixing as before and shown on section if required depending on spans. 25x100mm Binders at ridge and node points fixed as above. Trussed to be fixed to 38x100mm wall plates bedded in 1:4 cement mortar with galv truss clips.

Offset fascia board from brickwork. Install over the fascia

CEILINGS.

Line ceilings with 12.5mm plasterboard nailtape throughout to BS.1230 and installed to manufacturers details. 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 spans and joints staggered and fixed at min 150mm c-cs.

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 confore to IEE Regulations. Fixing of smoke alarms should to 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.

ELECTRICS.

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 Boiler/Primary Oppo UNI Fired Boiler to manufacturers and heating engineers specification.Flue to be 100(and conventional flue as flue notes.

Install radiators to rooms. Radiators to have thermostatic valves fitted and flow control drives 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.

BOILER FLUE.

PLUE FOR CONNECTING APPLIANCE TO THE CHIMNEY IN ACCORDANCE WITH BUILDING BOX 3: 85 & 87 (If gases do not exceed 250degrees Centig Plan Para 3.9 - 3.15 Building Regs & applied CSOE Agrément Certificate if necessary)

Line flue with 225mm clay rebated linears, laid socket upward to BS 1181.Weld between linears and masonary to be filled with good mortar or an insulating type concrete. Terminate flue as above roof as shown on elevation. Offset not less than 30 degrees to the vertical.

Install 2no 225mm sq air bricks to Utility, min 550mm(sq per No output air entry. Masonary to chimney to be min 1500 kg/m3. Fit Ends 4 land position and apron flashing at roof/stack abutments wedged into wall 25mm. Incorporate 2 course engineering brick d.p.c.above flashing.

2 NO TERMINATED FLUE 600mm ABOVE RIDGE LINE

DRAINAGE WATER.

Do not Divide from Drawings, DO by Scale

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

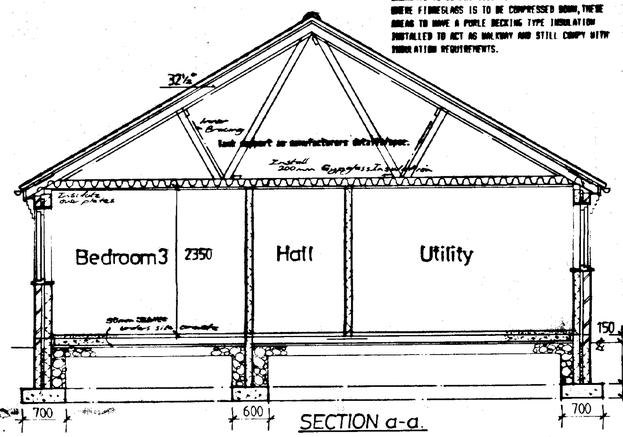
All details shown on the drawing are based on typical site conditions for the area. No responsibility can be accepted for any abnormal conditions. Any such conditions to be reported to designer for amendments or the Professional services of a Chartered Structural Engineer to be sought.

The notes above 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.

NOTE: ALL INTERNAL LINTELS TO BE I.C. INTERNAL 100 TYPE UNLESS OTHERWISE STATED ON PLAN.



SECTION a-a.

Upper ventilators to achieve min 10no continuous air gap full length of eaves. Install roof vent BS681 between rafters and over plates to ensure air flow over insulation. Any Softwood eaves and cut roof to be to BS 4978 and BS 5268 treated to British Wood Preserving Association Commodity Specification C. Ends cut on to be saturated with appropriate preservative where cut etc.

Refill up 2 courses overcroft in brickwork to gables. Use corbel at eaves. Corbel at 150mm per 4 courses with brick tier 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 150x25mm tongued and grooved board type.

INSULATION.

Install fiberglass 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 to minimum of 15mm thickness. Fit sealing strip and bolt to around loft hatch. Ensure all ducts and pipework through ceilings/floors/and hollow constructions or voids are sealed around.

LATERAL RESTRAINT STRAPS.

The roof structure to Attachment with Eldrec straps at 2m c-cs. Profix V.L. type straps along wall plates, 30 x 5 x 1000 long. Profix H.L. at gable walls where rafters and ceiling joists are parallel to walls spanning over min 3 centers. Pack beneath H.L. straps and nail/structural members with nailed bridging noggins. Noggins to extend at least half the depth of the joist and at least 38mm thick. (Do not bind partitions if B.C.O. is agreement). Screw and plug fix straps to Blockwork.

FLASHINGS.

Code 4 or 5 Stay and cover Roof Flashings to all roof/wall abutments to BS 1178 wedged into brickwork 25mm. Cavity trays in conjunction with flashings are to be installed where roofs abut external cavity walls and manufactured soaps to be installed at 1000mm centres (4th Perp).Colour to be agreed.

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22 JUN 1998

Ref: 0635/98/A

DETERMINED PLAN

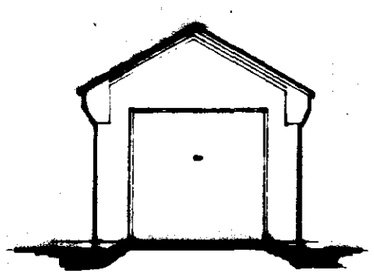
Proposed Three Bedroomed Bungalow with Detached Garage on Plot 2/4 Churchway, Tydd St. Mary.

For. S.P.& J.Sanderson.

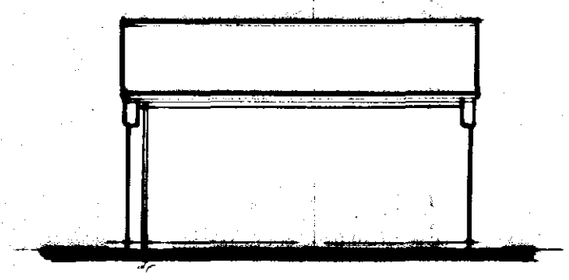
Floor Plan/Elevations/Notes

Scale	Date	Drawn	Chkd
1-50, 1-100	Mar 97	S.J.T.	——

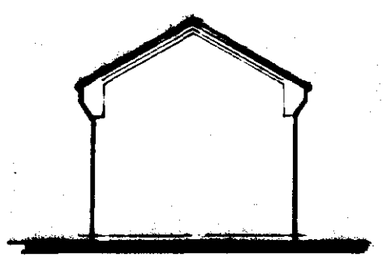
Drng no S.H /316/97 REV A



FRONT ELEVATION.



SIDE ELEVATION.(s).



REAR ELEVATION.

Notes
All notes in general accordance with Mod Bungalow Plans or amended as listed.

* STORM DRAINS.

* FOUNDATIONS. (with around piers).

FLOOR.
Concrete floor slab in garage doorway to be thickened to 300mm. (No insulation or screed).

* D.P.C.

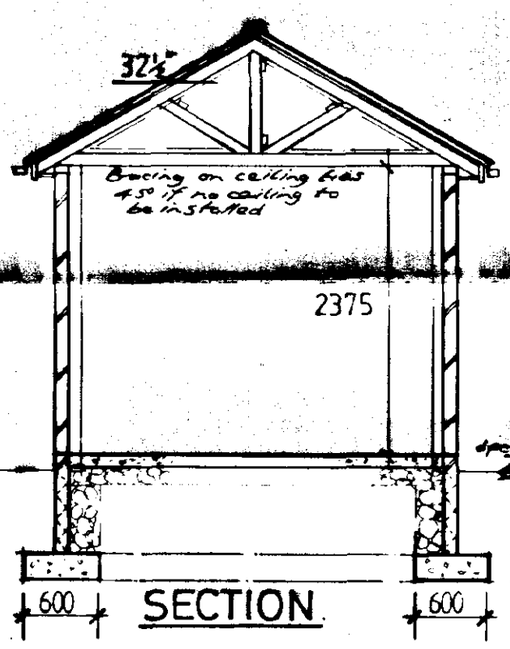
WALLS.
103 mm Brickwork (Front Thickened)
No cavity or insulation. Incorporate piers as indicated.

* CEILINGS
* TIMBER
* LINTELS

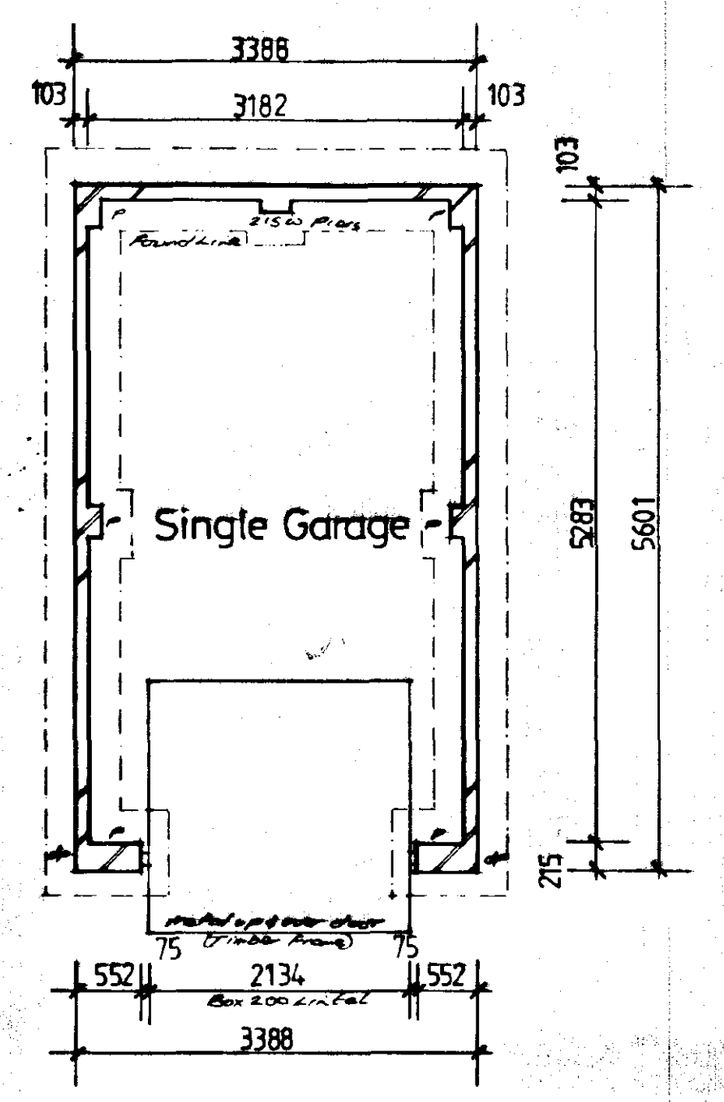
* ELECTRICS.
To clients requirements.

* ROOF. (No insulation or underfelt)

* LATERAL STRAPS.



SECTION.



PLAN VIEW.

SOUTH HOLLAND DC
HOUSING & PLANNING
22 JUN 1998
Ref: 0635/98

B. Building Regulations issue, July 1997
A - Planning Issue Only

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DETERMINED PLAN

Proposed Three Bedroomed Bungalow with Detached Garage on Plots 2,3 & 4. Churchway Tydd St. Mary.

For S.P.& J.Sanderson.

Garage Details.

Scale	Date	Drawn	Rev
1-50. 1-100	Mar 97	S.J.T.	

Drng no SH/319/97.