Notes and Warnings

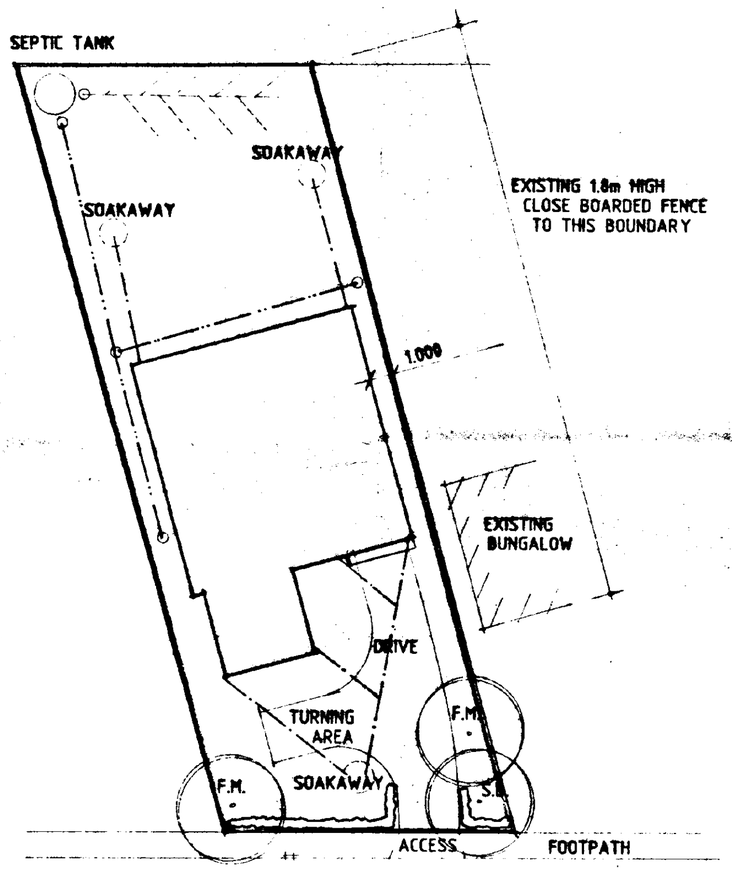
Do not scale from this drawing.

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All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

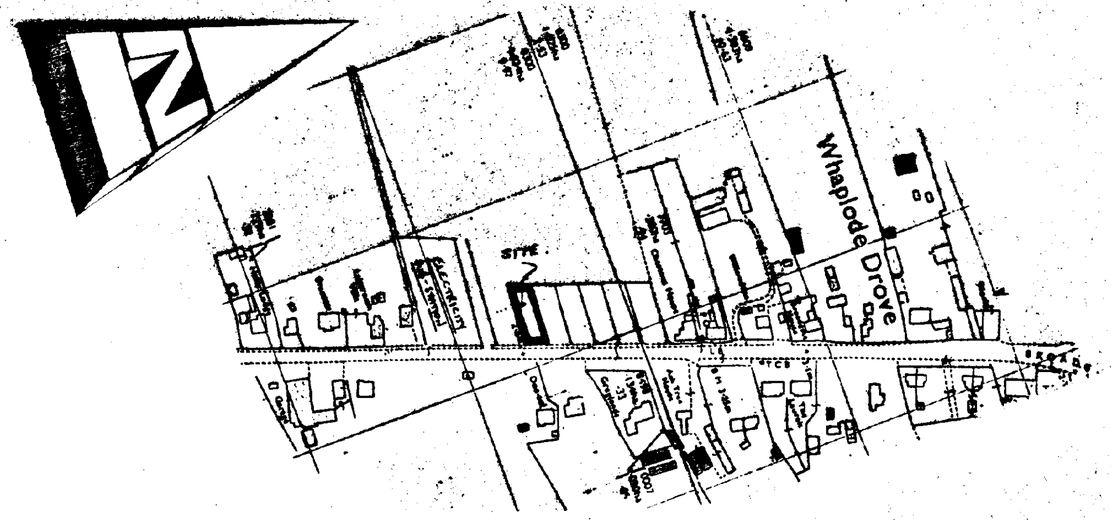
Please note: This drawing is not a conveyance drawing.



BROADGATE

SITE PLAN.

THIS DRG. TO BE READ IN CONJUNCTION WITH YORK



LOCATION PLAN

DWELLING

YORK (HANDED)

EXTERNAL MATERIALS

SANDTOFT, RUSTIC, DOUBLE PANTILE
CONC. INT. ROOF TILES

REDBANK, ROYALE FACING BRICKS

ACCESS

TO BE MIN. 2.5m WIDE & CONSTRUCTED ALL TO L.A. REQUIREMENTS

TURNING AREA

FORM TURNING AREA FROM GARAGE AS SHOWN ALL TO L.A. REQUIREMENTS

DRIVE

WASHED GRAVEL ON 100 WELL COMPACTED HARDCORE WITH CONC. EDGING KERBS

LANDSCAPING

PLANT HAWTHORN HEDGE TO SITE FRONTAGE AS SHOWN

PLANT TREES AS SHOWN MIN. HEIGHT ON PLANTING TO BE 2.0m

F.M. - FIELD MAPLE
S.B. - SILVER BIRCH

[redacted] connect foul water drains to [redacted] septic tank of required rating (see Manufacturer's specification) constructed in accordance with local authority requirements. The sub-irrigation drainage system to the septic tank is to be determined by percolation test in accord with the provisions of Clause 18.3.2 of British Standard 6297:1983. The applicant is responsible for carrying out the tests and the results should be deposited with the application.

The council recommend that septic tanks, cesspools and settlement tanks be sited a minimum distance of 12 metres from dwellings. Applicants are further advised that during times of inclement weather the ground water level rises accordingly and it is essential that drainage falls to the septic tank are kept to the minimum, say 1 in 30, and the tank, particularly the bottle type is modified by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of the National Rivers Authority must be sought under the provisions of Schedule 22 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 sited within 10 metres of any ditch, pond or watercourse or within 50 metres of any well or borehole.

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 SEWERCOL OF 18,000 LITRES (4,000 gallons) CAPACITY MUST BE USED.

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED BUNGALOW AT BROADGATE, WHAPLODE DROVE FOR

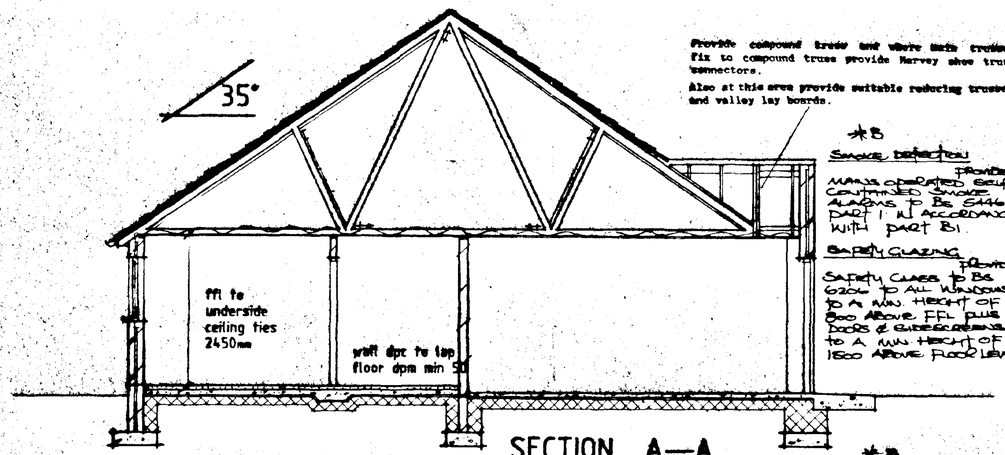
ASHWOOD HOMES

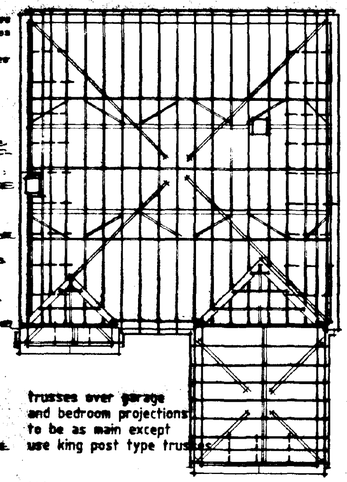
1:200	1:2500	KDH143/1
JAN-95		B.GILHAM.

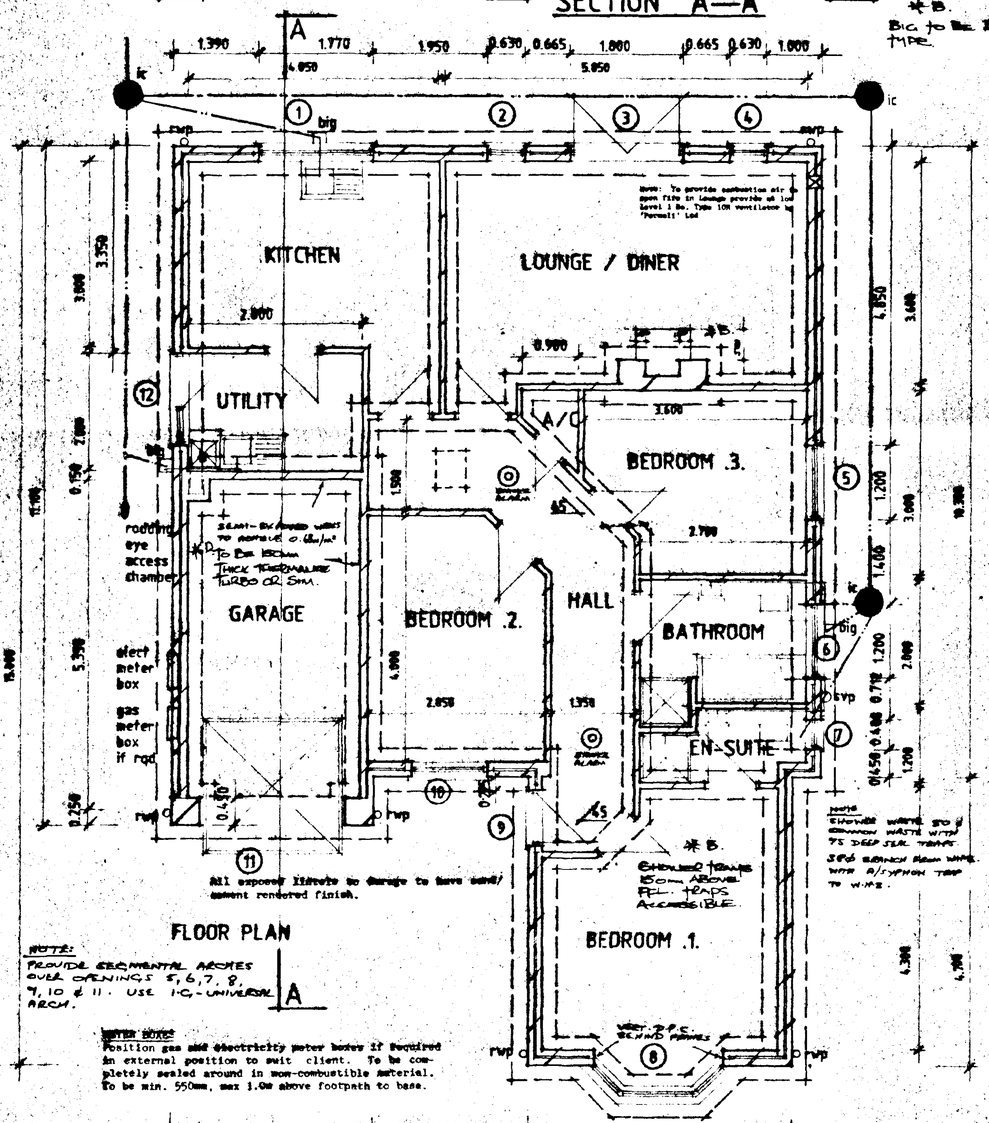
SOUTH HOLLAND D.C. PLAN DEPT. 26 JAN 1995 REF. 95/0043/SAS.

DETE
PLAN

Stanley House, 9 Pinchbeck Street, Holbeach, Lincs. PE12 7EB
Tel: 01406 424343 Fax: 01406 490702

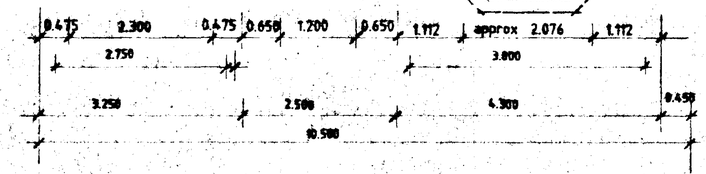






NOTE:
PROVIDE SEGMENTAL ARCHES OVER OPENINGS 5, 6, 7, 8, 9, 10 & 11. USE I.C.-UNIVERSAL ARCH.

WATER BOXES
Position gas and electricity meter boxes if required in external position to suit client. To be completely sealed around in non-combustible material. To be min. 550mm, max 1.0m above footpath to base.

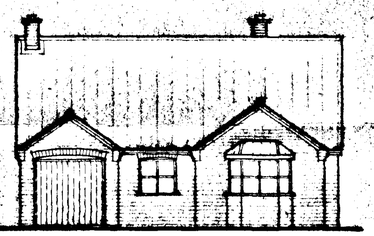


ROOF TRUSS LAYOUT

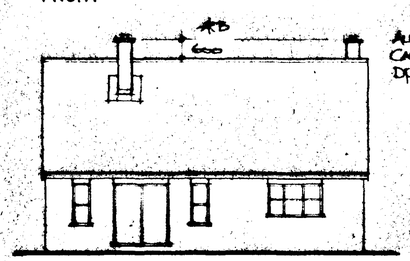
*B.

VENTILATION OF ROOF SPACE
Provide Mayfair 2000 by Silavent Ltd or similar by approved manufacturer to extract ventilation of 100 sq. m./hr (approx 27.5 l/sec) or 70 sq.m/hr (approx 19.5 l/sec). System to offer intermittent operation. SEE KITCHEN FOR DUCTING.

INTERNAL LINTELS
To be I.G. type 100 internal lintels.



FRONT



REAR

ROOF CONSTRUCTION:
Conc. interlocking roof tiles (sero ofite plus) on 38 x 25 s/w treated timber battens on underfelt to B.S. 747 (type 1F) lapped 150mm horizontally and 100mm vertically. Twinaplate fink type trusses @ 600 c/c @ 35° pitch in accordance with B.S. 5268 part 3 1985.
Provide bracing comprising:
25 x 100 longitudinal bracing, 35 x 100 bracing on internal members
and 25 x 100 diagonal roof bracing.
Provide 50 x 100 wallplate. All trusses and gable ladders (if any) to be strapped to wallplate, the gable wall at verges and ceiling level with 30 x 5 m.s. anchor & lateral restraint straps at a max. of 1.200m c/c. At lateral strap positions provide pack and 38 x 50 noggins to trusses.

ROOF VENTILATION:
N/A
To roof soffits use 'Manthorpe' soffit ventilation boards. Soffit boards to give ventilation of equivalent to a 10mm continuous strip.

ROOF INSULATION
Provide 150mm of Gyplaw 1000 by Gyproc Insulation Ltd.

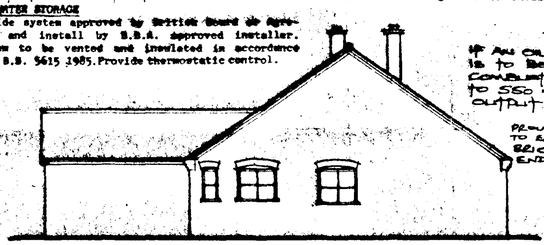
CEILINGS:
To all roof ceilings provide 12.7 Gyproc Sapphire plasterboard and either 5mm skim or Artex finish.
NOTE: To garage ceiling provide 12.7mm Gyproc Fireline board + 6mm INSULATION OVER IN ROOF SPACE PLASTERBOARD TO BE SUPPORTED ON ALL EDGES.

RAINWATER GOODS ETC.
P.V.C. rainwater goods, 100 half round gutters and 65 ø downpipes.
25 x 175 p.a.e. fascia and bargeboards.

TILE/SLATE ROOF CONSTRUCTION
Concrete interlocking tiles on battens - tail on main - on made-on-site roof comprising of:- 38 x 75 rafters, 38 x 100 hip rafters, 38 x 75 jack rafters and 38 x 75 ceiling ties. Build ceiling ties and rafters into wall min. 100 mm or fix into m.s. joist. Provide roof insulation and plasterboard + skim finish on main. SUPPORT ON 50x100 HEADER / WINDOW / PLATE

KITCHEN VENTILATION:
Provide Radia 220 by Silavent Ltd. or similar by approved manufacturer to extract ventilation of 220 cu.m./hr. (approx 61.5 l/sec).
Alternative method - provide suitable another make by Silavent Ltd or similar by approved manufacturer to extract ventilation of at least 30 l/sec. Both systems to offer intermittent operation DUCT TO SOFFIT AND BRICK OR RIDGE VENT - SEE MANUFACTURERS INSTRUCTIONS.

HOT WATER STORAGE
Provide system approved by British Board of Agrément and install by B.B.A. approved installer. System to be vented and insulated in accordance with B.S. 5615 1985. Provide thermostatic control.



SIDE

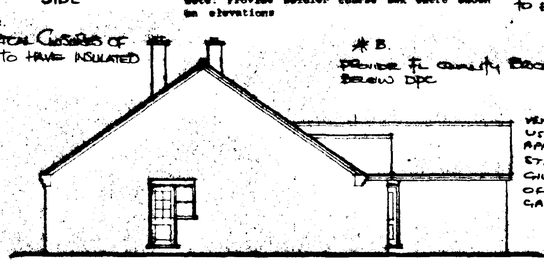
*B
PROVIDE BT FELT DPC CAVITY TRAYS ABOVE ALL LINTELS (EXTERNAL) + WEEPHOLES TO BRICKWORK ABOVE WINDOWS ON GABLES ONLY.

*B.
BUILDERS NOTE:
WHEN TO HAND PROVIDE COPIES OF ROOF DESIGN AND CALCS TO LOCAL AUTHORITY 28 DAYS PRIOR TO ERECTION ON SITE

*B
IF AN OIL FIRED BOILER IS TO BE USED PROVIDE COMBUSTION AIR EQUAL TO 550 mm² KW RATED OUTPUT

PROVIDE DENTIL COURSE TO EAVES & OVERHANG BRICKWORK TO GABLE ENDS.

*D.
NOTE: VENTILATION TO ROOMS TO EQUAL 1/20th FLOOR AREA



SIDE

Note: Provide soldier course brk where shown on elevations

*B
*D

FIRE PLACE:
To be capable of burning smoke-less fuel.
Hearth to be 125mm thick. Flue liners to B.S. 1181, 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

FLUE CONSTRUCTION:
225mm ø clay flue liners to B.S. 1181, 1971.
100mm brick surround. Flue to extend past ridge as stated in approved document J1/2/3 Part B, to terminate in 75mm conc. capping + clay pot. Provide 4lbs lead flashing to flue at roof intersection. Provide 2 no. courses red engineering brk or sim. as d.p.c.
NOTE: No timber to be within 40mm of chimney.

INSPECTION CHAMBER CONSTRUCTION.
'Superaleve' polypropylene inspection chambers bedded on 150mm conc. Form protective 225mm thick conc. collar around head of I.C. with 300mm projection from cover. Covers to be Grade C - light duty circular covers unless I.C.'s are in driveways where Grade B - medium duty covers are to be used.

TRAPDOOR
Provide 750mm x 550mm trapdoor for access to roof space.

FOUL WATER DRAINAGE:
Foul water drains to be 100 ø vitrified clay pipes 'Supersleve' flexible jointed to fall 1:70 bedded in 150 pea gravel. Under buildings drains to be encased in 150 pea gravel with lintel over pipes at wall abutments.
NOTE: Surround pipes at wall abutments with 50 compressible material.
100 ø soil and vent pipe to extend 900mm above window head and to terminate in balloon finial.
B & V P to be fitted with access plate at base.
80mm int. ø p.v.c waste pipes from all appliances complete with 75mm deep sealed traps and rodding eye access points at every direction change.
All above ground drainage to B.S. 5572. All underground drainage to B.S. 8301.
NOTE: Waste pipe from bath to be 90mm ø

SURFACE WATER DRAINAGE:
100mm ø vitrified clay pipes 'Supersleve' flexible jointed to fall 1:70 bedded in 150 pea gravel. Pipes to discharge into 1.200m ø soakaways sited 5.00m from buildings. OR INTO MAINS SEWER *D

PROTECTION TO FOUL AND SURFACE WATER FLEXIBLE PIPES:
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid as bridging above the pipes on min 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover, reinforced conc. bridging should be used between the slabs.

JOINERY & LINTEL SCHEDULE

No	reference	lintel	end brg
1	C310CC	Li/HD	150
2	C113C (OPP)	Li/B	〃
3	KEMBLE PATIO DOOR 1800x2100	Li/HD	〃
4	C113C	Li/B	〃
5	C212C	〃	〃
6	C210C	〃	〃
7	CN10C	〃	〃
8	SPRFR/C112C/C212 DIRECT GLAZED (SPECIAL)/C112C (OPP)	〃	〃
9	FNS-KXTP	〃	〃
10	C212C	Li/HD	〃
11	UP&OVER GARAGE DOOR 2134 x 2134	Li/B	〃
12	FNS- KXTP/ C110C (OPP)	〃	〃

WALLING:
250 cavity walls to consist of:
100 face brk (see site plan for details)
50 cavity, filled with Ecomax dry cavity wall insulation, all work carried out in accordance with Agrement Board Cert. No. 88/2031, or sim. approved.
100 internal skin of 'Lytag' solid insulation blockwork.
Cavity walls tied together using galvanized iron or plastic twist ties spaced 900 horizontally and 450 vertically to comply with B.S. 1243, 1978.
Ground floor internal walls to be 100 solid insulation blockwork.
All internal walls to receive 10mm sand/cement render + skim finish. + underside of lintels *B

Note: Corbell out brk to eaves at gable ends projecting from main brk 140mm (in 4 No. 40mm projections). Provide oversailing brk to gables projecting suitable distance approx 20mm comprising of: 1 No. stretcher course and below 1 No. header course or similar.

HEATING SYSTEM
Provide a room thermostat or thermostatic radiator valve or similar approved to control the output from the heating system. + TIME SWITCH *B

INSULATED PIPES AND DUCTS
All pipes which do not contribute to the heating of the building will be insulated to BS5422:1977

LINTELS
To be by I.G. Lintels SET and installed in strict accordance with manufacturers instructions with min. 150 end brg.
To all jambs and closed cavities provide bit. dult d.p.c. both horizontally and vertically.

SUITABLE ROOMS AND KITCHENS - BACKGROUND VENTILATION:
Provide window manufacturers suitable head (trickle) ventilators giving a total opening area of not less than 8000 sq. mm.

BOILER:
Provide oil or solid fuel type boiler of correct rating in position indicated, sited on 125mm thick concrete hearth (above o'site). Boiler sited 50mm from walls and fitted with cast iron outlet flue with access plate and condensationvessel in brk flue. (Cast iron flue to be 1m long).
Flue to discharge into brick conventional flue as detailed for open fire. If gas is available, provide balanced glue gas fired boiler or required rating in position indicated, sited on 125mm thick conc. hearth (above o'site) sited 50mm from walls.
If oil or solid fuel fired boiler is used provide permanent to kitchen window c.s.a. not less than boiler outlet min. 10,000mm².
To be read in conjunctionwith approved document J1/2/3.

BOUNDARY WALL:
Render tank in roof space to be supported on timbers to spread the load to B.S. 5268 Part 3, 1985.

VALLEYS:
Use fibreglass valleys or provide 665 lead to valleys to make completely watertight.

FOOTPATHS:
Provde wide footpaths around buildings as shown and to fall 25mm away. Constructed of 75mm conc. on 100mm compacted hardcore.

All specified joinery is by Messrs. JOHN CARR Joinery Ltd. metric P.I. softwood range. (Opp) denotes items handed. Lintels are by I.G. Lintels Ltd.
All windows to be double glazed sealed units (unless otherwise noted)

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AMENDED PLAN
Ref.

STATUS DESIGN
6 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB

SOUTH HOLLAND D.C. PLAN DEPT. 22 FEB 1995 APPROVED

'YORK' .2.

ASHWOOD HOMES

NEW BUILD YORK
MARCH-92 B.GILMAN

Architectural, Planning & Building Design Consultants

DETAILS AMENDED PLAN