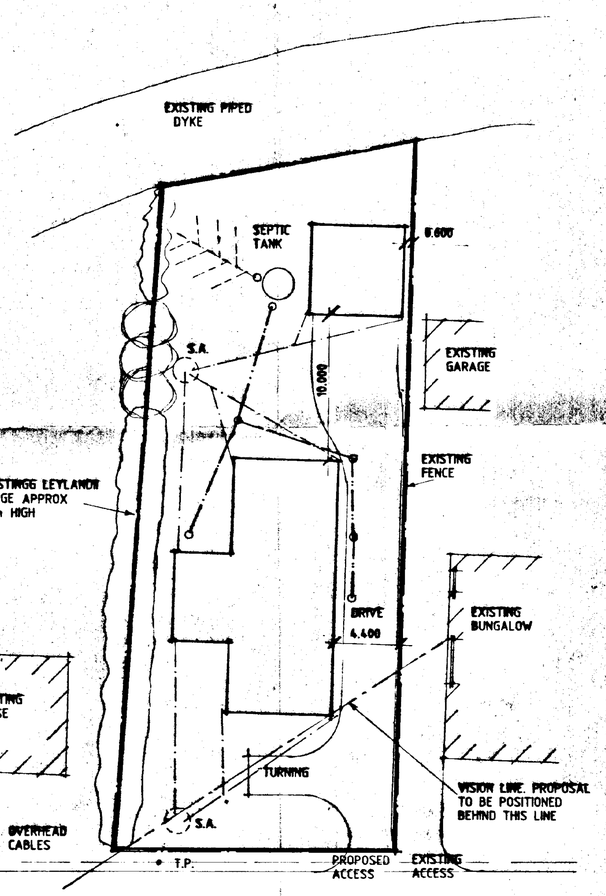
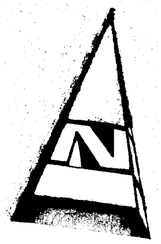
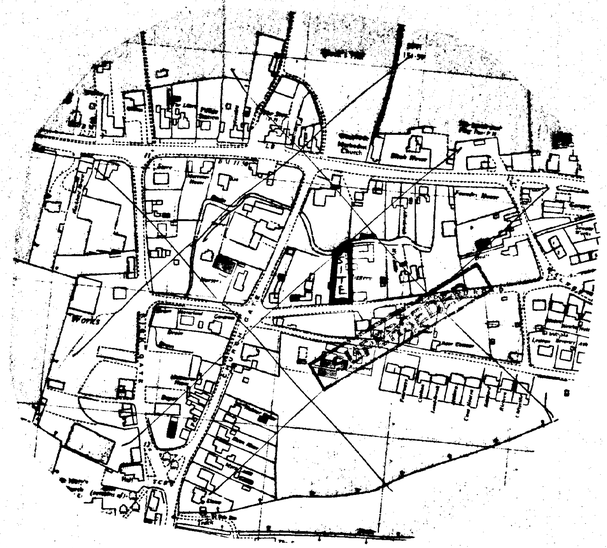


SITE PLAN





LOCATION PLAN

DWELLING

TO BE DEE .3. [HANDED] WITH DOUBLE GARAGE TSM - B [HANDED]

EXTERNAL MATERIALS

SANDTOFT, TERRACOTTA, DOUBLE PANTILE

IBSTOCK FENLAND MULTI FACING BRICKS WITH RUSSETT BROWN MORTAR

DRIVE

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

ACCESS

MIN. WIDTH OF ACCESS TO BE 2.5m & CONSTRUCTED ALL TO L.C.C. REQUIREMENTS. ACCESS TOBE JOINT WITH ADJ. PROPERTY TO THE EAST

THIS DRG. TO BE READ IN CONJUNCTION WITH DEE .3. & DOUBLE GARAGE TSM-B

Foul Drainage

Connect foul drainage to the public Capacity 'Klargester' type septic tank constructed in accordance with local authority requirements. The sub-irrigational drainage system to the sept tank is to be determined by percolation test in accordance with the provisions of clause 15.3.2 of British Standard 6297:1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30 metres of 150mm diam. porous pipe surrounded by 10mm reject aggregate or such length as may be determined by the test, whichever is the greater.

Applicants are further advised that during times of inclement weather, the ground water level rises accordingly and it is essential that drainage fails to the septic tank are kept to the minimum, say 1 in 70, 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 National Rivers Authority must be sought under the provisions of Schedule 12 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 watercourse or to discharge effluent directly 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 (4,000 GALLONS) CAPACITY MUST BE USED.

SOUTH HOLLAND DC HOUSING & PLANNING
0 6 MAR 1998
Ref: 0254/98

DETERMINED PLAN

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED BUNGALOW & GARAGE AT MIDDLE ROAD, WHAPLODE FOR

D & M BUILDINGS LTD.

1:200 1:2500 | 98002/1

MARCH-98 | S.GILHAM.

Client's Instructions

Do not scale from this drawing.

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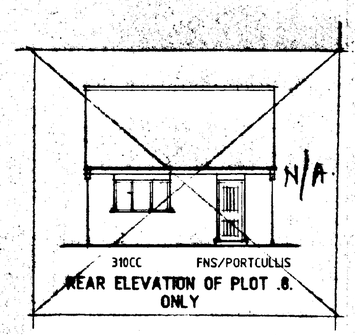
The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

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 Architect so that design amendments may be considered.

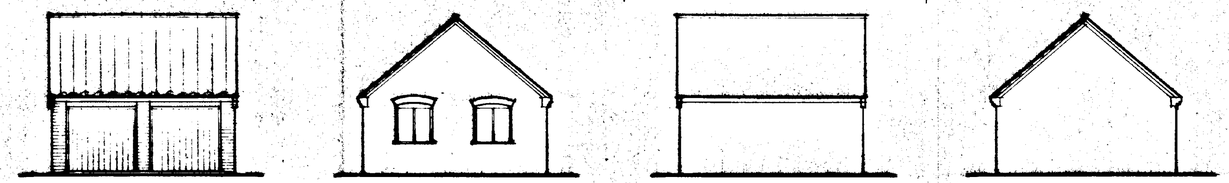
Please note: This drawing is not a conveyance drawing.

Construction work is to be carried out with due regard to the Construction(Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSW Act).

2 Edinburgh Walk, Holbeach, Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490702



REAR ELEVATION OF PLOT .8. ONLY



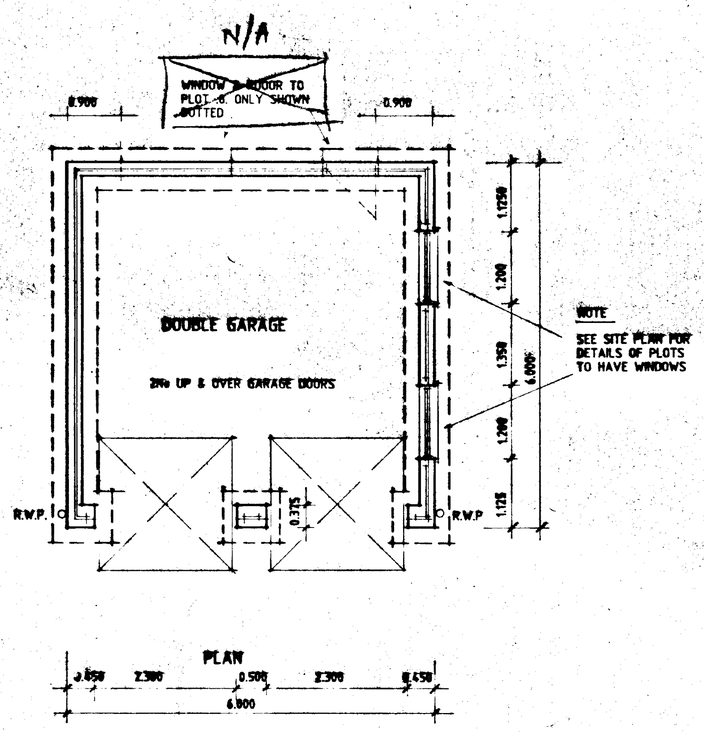
ELEVATIONS OF GARAGE .A.

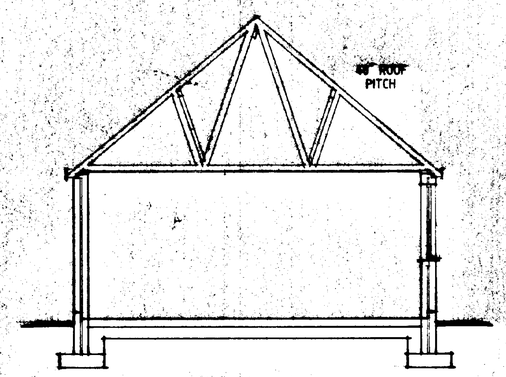
EE E/S LINTELS OVER EXTERNAL OPENINGS

PROVIDE UNIVERSAL ARCH OVER WINDOWS



ELEVATIONS OF GARAGE .B.





SECTION

WALL CONSTRUCTION
270mm cavity walls to consist of 110mm face brickwork (see site plan for details), 50mm cavity
110mm internal skin of Thermalite Shield blockwork. Cavity walls tied together using galvanized iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243 1978. Internal blockwork walls to be same as above.

SURFACE WATER DRAINAGE
To be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

PROTECTION TO UNDERGROUND PIPES
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75 pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

LINTELS
All coded lintels as stated in Schedule or marked on plan to be by
to be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary wasepholes to joints of brickwork at approx. 450mm c/c.

GROUND FLOOR CONSTRUCTION
100mm concrete oversite on 1200 gauge polythene d.p.m. on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

SUBSTRUCTURE WALLING
100mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

FOUNDATIONS
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-loadbearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

JOINERY
All coded joinery as stated in Schedule or marked on plan by
(OC) denotes items Handed. All windows to be double glazed sealed units except to garage.

SOUTH HOLLAND DC
HOUSING & PLANNING
06 MAR 1998
Ref: 0254/98

DETERMINED PLAN

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

DOUBLE GARAGE
.TSM.

1:50 1:100 | APRIL-95

B.GILHAM.

A - PLOT .8. ALTS - 14.5.96

Status House, 4 Princes Street,
Holbeach, Lincs. PE12 7BB
Tel: 01406 424343 Fax: 01406 490702

EAVE VENTILATION
Provide to soffit ~~behind fascia~~ 25mm x 100mm slots for roof ventilation, to be at maximum 1400mm c/c. Position internally flyproof gauze.

WALL CONSTRUCTION
270mm cavity walls to consist of 110mm face brickwork (see site plan for details), 50mm cavity to be filled with Brown Brothers full fill insulation in accordance with BBA Certificate No. 88/1878 or similar approved, 110mm internal skin of Thermalite Shield blockwork. Cavity walls tied together using galvanized iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243 1978. External blockwork walls to be same as above. All internal walls to receive 10mm sand/cement render and skim finish.

LINTELS
Provide ~~galvanized~~ flue type cast steel lintel of required rating in ~~to be either~~ a wall hung type or freestanding on 125mm high concrete hearth above oversite. Boiler to have protective guard cover and to be minimum 600mm from any opening into the building. Read in conjunction with Approved Document J1/2/3.

ROOF INSULATION
To roof spaces provide proprietary 150mm thick insulation ensuring a gap of 50mm between roof underfelt and quilt at all times.

FASCIA AND BARGEBOARDS
To be 25 x 175mm PSE with ~~the~~ grove to accept 9mm thick exterior grade plywood soffit.

HEADER TANK SUPPORT
Water tank in roof space to be supported on bearers to spread the load to BS5268 Part 3 1985.

CEILINGS
To all ~~inhabited~~ roof ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and skimfor ~~9mm skim or Artex~~ finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

CONSTRUCTION JOINTS AND EXPANSION JOINTS
Provide the above to the design as shown on elevations plus any other details that are shown on the plans.

ROOF CONSTRUCTION
Concrete interlocking roof tiles ~~(see site plan for details)~~ on 38 x 25 softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 900mm c/c and pitch as stated in accordance with BS5268 Part 3, 1985. Provide 25 x 100mm timber bracing and fix in accordance with trusss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. All strap positions provide pack and noggins to trusses. Main contractor to supply loads authority Building control with roof truss calculations 28 days prior to erection on site.

ROOF INTERSECTIONS
~~If~~ compound truss used, ~~which must be~~ fixed to compound truss, provide proprietary truss connectors. Provide 32 x 175mm valley bay boards and fix reducing trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.

JOINERY
All coded joinery ~~as~~ to be ~~stated in Schedule or~~ marked on plan ~~as~~ to be to be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approx. 450mm c/c.

GROUND FLOOR CONSTRUCTION
100mm sand/cement screed on ~~100mm thickness~~ oversite on 1200 gauge polythene d.p.m. on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.c. by a minimum of 50mm.

SUBSTRUCTURE WALLING
200mm Class A dense concrete blocks. Damproof felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

FOUNDATIONS
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-loadbearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

JOINERY
All coded joinery ~~as~~ stated in Schedule or marked on plan by
(GC) denotes items handed. All windows to be double glazed sealed units except to garage.

VENTILATORS BEHIND AND KITCHENS
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²

GLAZING
Ensure the patio ~~window and doors and~~ all glazed areas, including lintels, as limited to a minimum 'U' value of 1.2W/m²K. Also at every closure of cavity provide d.p.c.

FLUE CONSTRUCTION
Provide 225mm diameter clay flue liners to BS1181 1971 with minimum 100mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part 3 and to terminate in 75mm concrete capping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or similar as d.p.c. No timber to be within 40mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 1D.

CONDENSATION VENT
Provide proprietary ventilator to room of open fire at low level to outside air (ideally opposite open fire) to give combustion air equivalent to 50% the gross sectional area of the throat opening on the appliance. Alternatively provide proprietary underground ducting from appliance to outside air to give above.

METER BOXES
Position gas and electricity meter boxes as required in external position to suit client. To be completely sealed around in non-combustible material. To be minimum 900mm, maximum 1000mm above footpath to base.

OPEN FIRE
To be capable of burning smokeless fuel. Hearth to be 125mm high above finished floor level. Flue liners to BS1181 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

DRAINAGE
Underground drainage ~~to be~~ to be proprietary 150mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50mm compressible material. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized gratos from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5502 and all underground drainage to BS8301.

SURFACE WATER DRAINAGE
To be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

PROTECTION TO UNDERGROUND PIPES
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75 pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

INSPECTION CHAMBER CONSTRUCTION
Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

KITCHEN VENTILATION
Provide proprietary mechanical extract ventilation unit capable of extracting 90lts/second. Alternatively provide proprietary cooker hood capable of extracting 90lts/second.

BATHROOM VENTILATION
Provide proprietary mechanical extract ventilation unit capable of extracting 15lts/second. System to offer intermittent operation.

HOT WATER STORAGE
Provide system approved by BBA and ~~installed by~~ BBA approved installer. System to be vented and insulated in accordance with BS5615 1985. Provide thermostatic control.

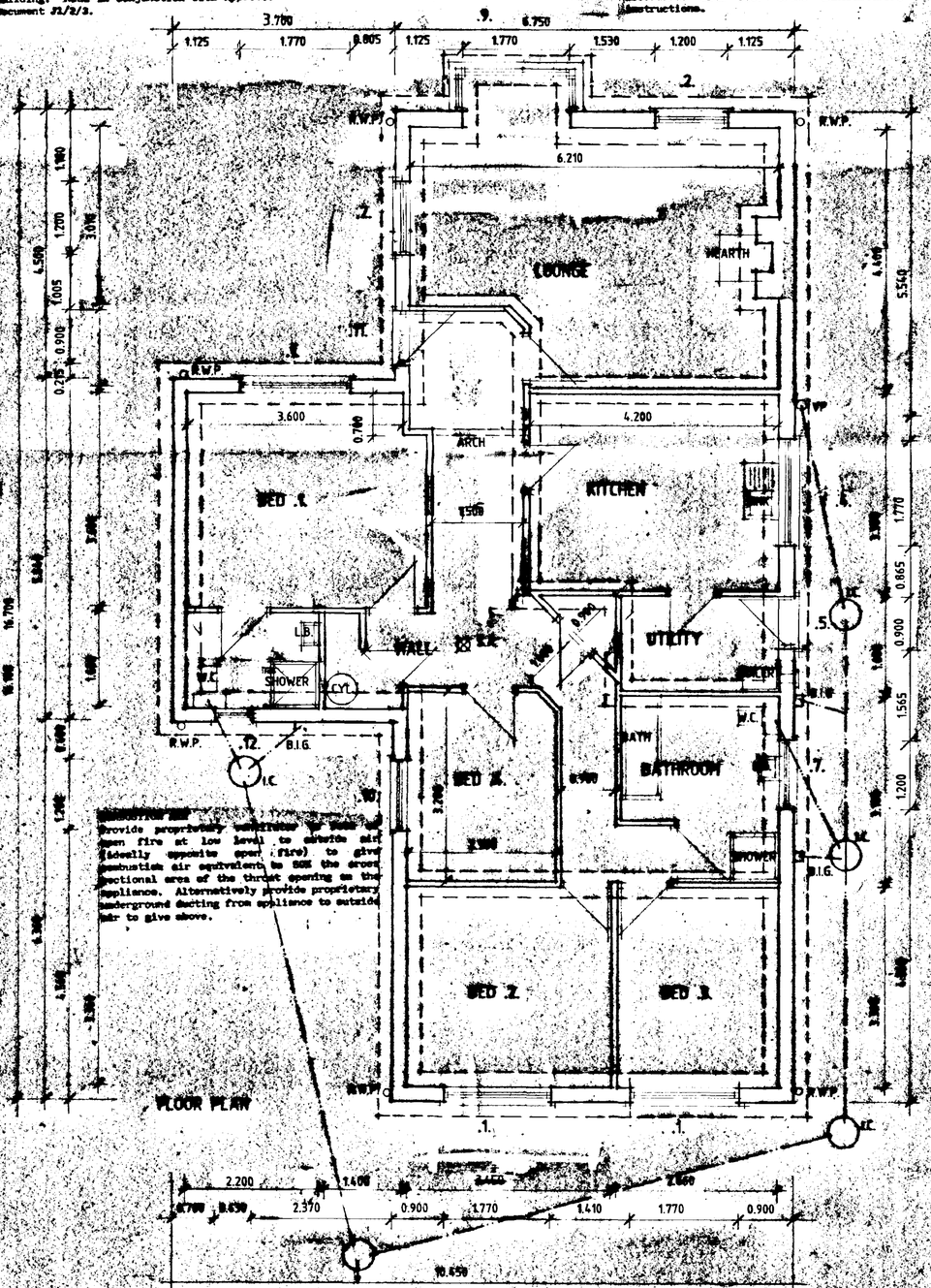
HEATING SYSTEM
Provide room thermostat or thermostatic radiator valve or similar approved to control the output from the heating system.

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

SAFETY GLAZING
Provide safety glass to doors to BS6206 to all ~~windows~~ to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

SMOKE DETECTION
Provide mains operated BSI-controlled smoke alarms to BS5446 Part 1 in accordance with Approved Document B1

RAINWATER GOODS
P.V.C. rainwater goods 220 half round gutters and 68mm diameter downpipes.



JOINERY/LINTEL SCHEDULE			
No	JOINERY REF.	LINTEL	LINTEL LENGTH
1.	312CC	LG - L1/S	2100
2.	212C	"	1500
3.	PATIO DOOR 310CC	"	2100
4.		"	2100
5.		"	
6.		"	1050
7.	SDGE	"	1500
8.		"	1500
9.	SDWTR-VLC/SVCC/VLC (GC)	"	2100
10.	312C	"	1500
11.	FNS/PORTCULLIS	"	1200
12.	YDC	"	1050

JOHN CARR JOINERY.
ANY. LINTELS TO BE EQ. ANY. LINTELS
TO WINDOW 8 PROVIDE UNIVERSAL ARCH

ROOF WINDOW ROOF CONSTRUCTION
Concrete interlocking tiles on battens - felt as per main roof - on made-on-site roof comprising of :- 38 x 75 rafters and ceiling ties.
Provide roof timbers and plasterboard plus skim finish as main.
At gable end provide 38mm tanalised treated timber on 38 x 25 battens on plywood fixed to end rafter.

VENTILATION
At ridge provide proprietary ventilation equivalent to a 5mm continuous gap along ridge.



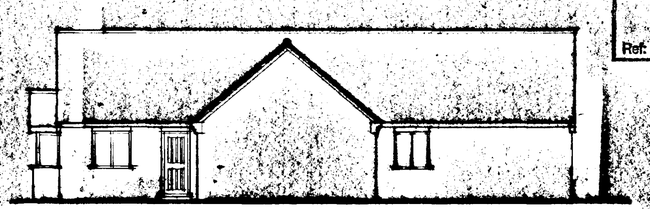
REAR



SIDE

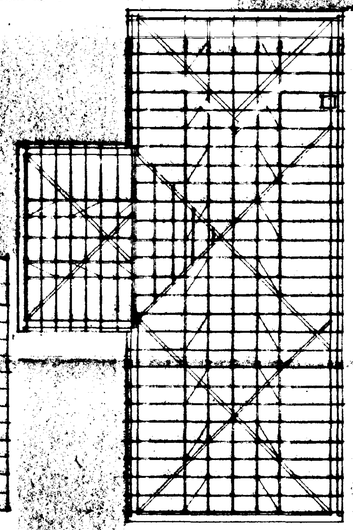


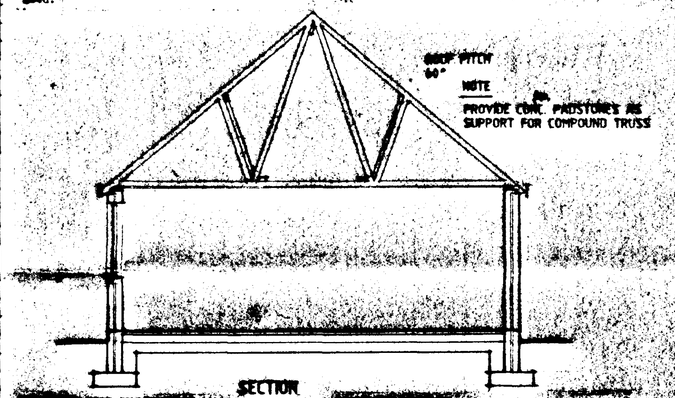
FRONT



SIDE

ROOF PLAN





SECTION

THIS DRG. TO BE READ IN CONJUNCTION WITH WRV/1

DETERMINED PLAN

NOTED Status
CONSULTANTS IN ARCHITECTURE & PLANNING

RECEIVED BUILDING CONTROL 06 MAR 1998 Ref. 0254/98

DEE.
3.

1:50 1:100 | APRIL-95
B.GILHAM.
A - GEN ALTS -7.12.95
B - GEN ALTS - 19.1.96

Status House, 4 Pelham Street, Nelson Lincs. PE12 7BB
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