SOUTH HOLLAND DC
HOUSING & PLANNING
24 SEP 2001
Ref: 1142/01

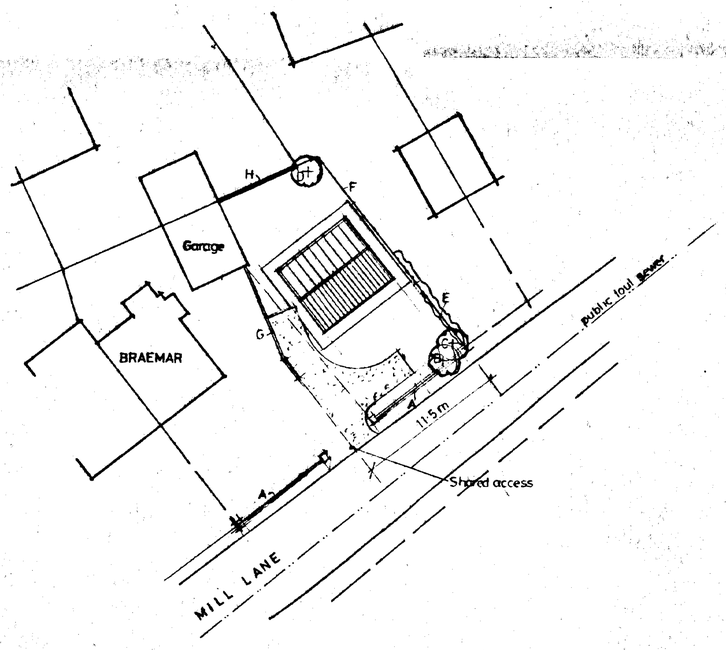
LANDSCAPING & TREE PLANTING

A	EXISTING FRONTAGE WALL
B	SILVER BIRCH (BETULA PENDULA) FEATHERED
C	HAWTHORN (CRATAEGUS LAEVIGATA) FEATHERED
D	WHITE BEAM (SORBUS ARIA) FEATHERED
E	EXISTING CONIFERS
F	EXISTING 1.8M CLOSE BOARDED FENCE
G	1.8M CLOSE BOARDED FENCE
H	EXISTING 1.8M WALL

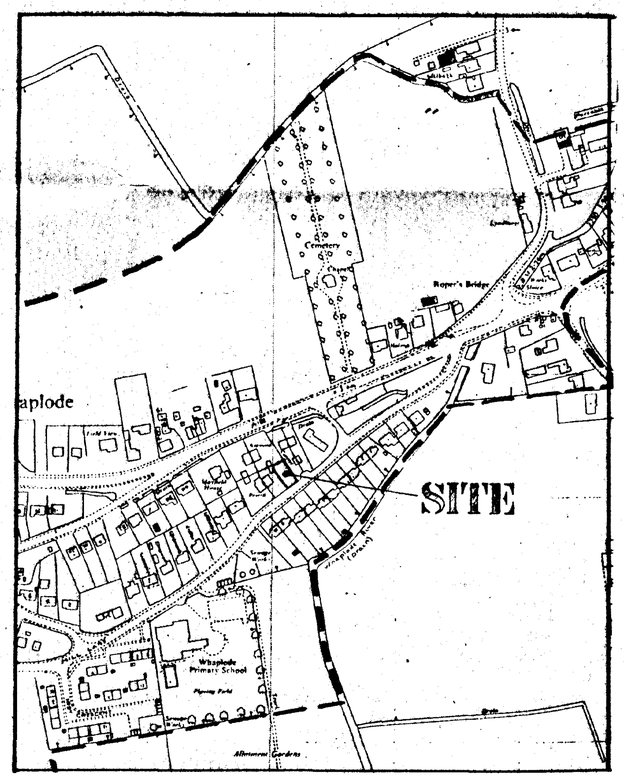
All planting to be in accordance with BS 4428:1989 and amendment No. 1 (1991)

All trees to be planted with minimum 0.6m plastic mulch mat and to be staked, tied and tubed.

1/3 to ½ bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.



SITE PLAN
1/250



LOCATION PLAN
1/2500



ref	revision	date
A	REDUCE & RE-DESIGN HOUSE	13.09.01

G. R. MERCHANT
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Project
3 BEDROOM HOUSE
adj 'BRAEMAR'
MILL LANE, WHAPLODE,
SPALDING, LINCS

Client
P. G. FRITH

Drawing
SITE & LOCATION PLANS

Job Ref	Drawing No
305/01	02 A
Date	Drawn
AUG 2001	GRM

Scales
AS INDICATED

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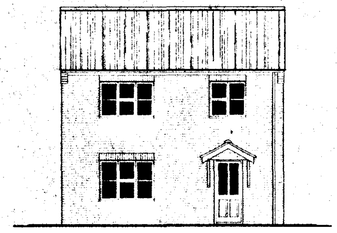
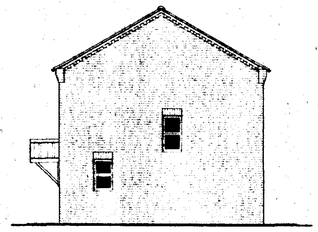
All materials to be new unless otherwise stated and all components and materials etc. to be used filled and installed etc. in strict accordance with manufacturers instruction and relevant code of practice. Materials shall conform to appropriate British standard specification or BBA certificate or European code equivalent. The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for building sites and Work places. The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an Independent Planning Supervisor will be required. The works shall comprise of all that is shown on the drawing and details. Work that may not specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

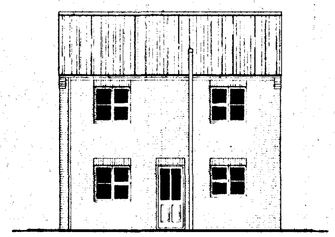
DETERMINED
PLAN



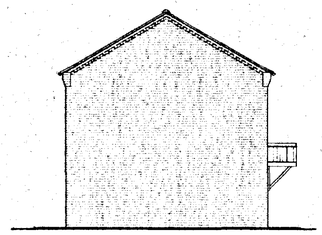
SOUTH - EAST ELEVATION



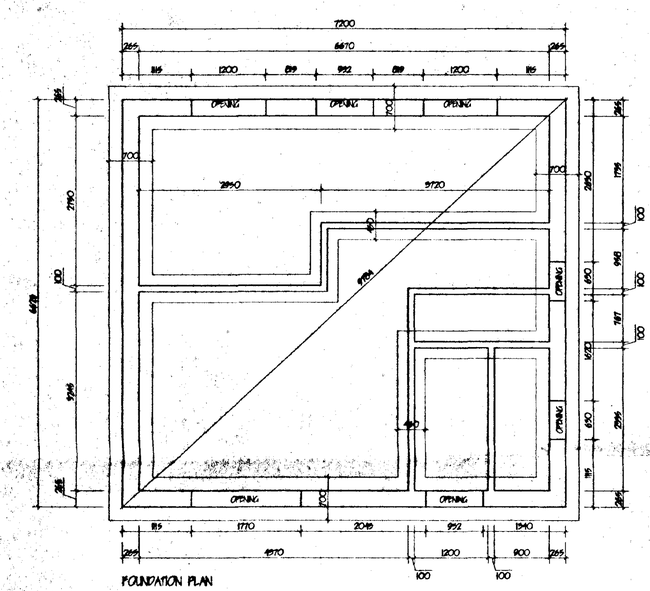
NORTH - EAST ELEVATION



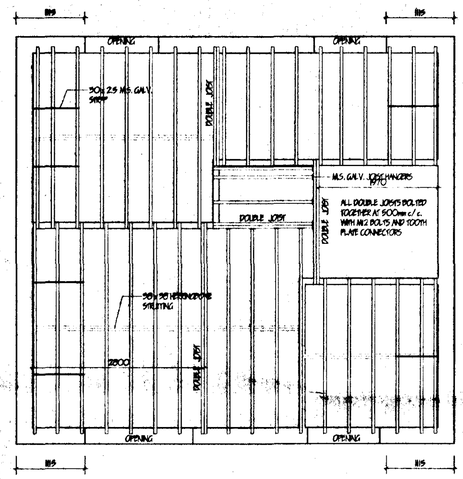
NORTH - WEST ELEVATION



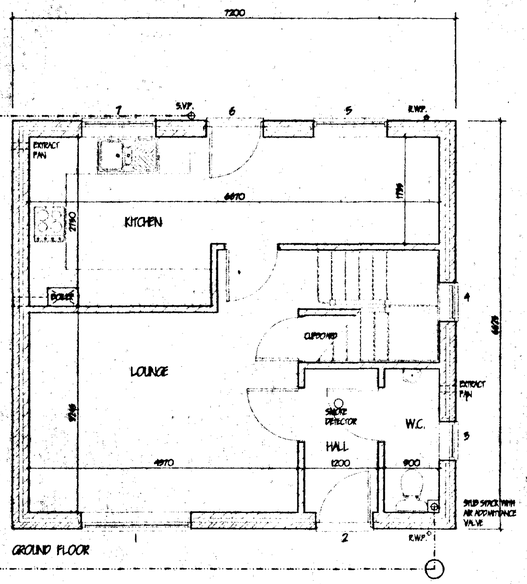
SOUTH - WEST ELEVATION



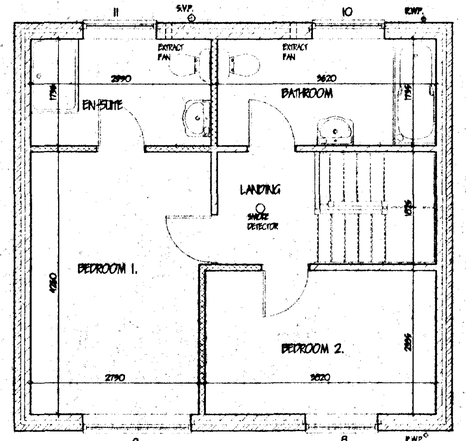
FOUNDATION PLAN



JOIST PLAN



GROUND FLOOR



FIRST FLOOR

FOUNDATIONS.

Under walls as shown provide strip concrete foundations as follows: Under 265 cavity walls provide 225 x 700 and under 100 walls provide 225 x 450 all GEN4 mix to B.S. 5328 pt1 1991. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation.

STAIRCASE AND BALUSTRADE.

Construct staircase as follows: Eight c/ a stringe 13No. risers of 200mm ex 25 x 225: 225 going ex 32 x 250: pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have ex 38 x 50 shaped hardwood handrail min. 900 above pitch line. 100 x 100 softwood newel post. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in B.S. 6399: Pt. 1. Balustrade to be min. 900mm high.

FLUE CONSTRUCTION.

225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be laid socket uppermost; 100 faxe brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot: Weak mix. conc. infill around flue as work proceeds: Trim roof around flue, no timber within 40mm of flue: At roof / flue intersection provide code 4 lead flashings and 2 coarse courses extra bricks.

OPEN FIRE.

To be capable of burning smokeless fuel: Hearth to be constructed of non combustible material min. 125mm thick: To project from face of wall by min. 500mm and pass rearwards by min. 150mm: All in accordance with approved document part. J. (part C 1-25) . Appliance to be in accordance with building regulations . Provide lowered permanent vent in ext. wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

LINTELS.

All lintels to be manufactured by, Messrs. I.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP: 121: Internal lintels to be I.G. 100 Pax type. Provide Perp-end weep holes and stopends to cavity tray.

FOUL DRAINAGE

Inspection chamber construction to be "Osmat" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985 . Foul drainage pipes to be 110mm dia. UPVC to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:170 laid and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm opp around pipe, opening masked both sides of wall with rebated sheet material: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1969 and to extend 900mm above window head terminating with P.V.C balloon. Waste pipes to be generally 40mm dia. If over 3.0m long run increase to 50mm dia. All P.V.C. to B.S. 5255: 1979 complete with rodding eyes at every change of direction. Bath, basins and sink to have 75 deep seal traps. Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 50mm waste.

SURFACE WATER DRAINAGE.

115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly jointed to a fall of 1:170 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwelling.

GLAZING.

Double glaze throughout, Casement 6mm air gap to all units) . All glazing between F.F.L. and 800mm high and between F.F.L. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.

VENTILATION.

All windows to have opening lights to give the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall / Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility room to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 waste overrun.

JOINERY / LINTEL SCHEDULE

POSITION	JOINERY	LINTEL	LENGTH
1	HSH2DC	I.G. LI / HD 90	2100
2	PN29M-MOB	I.G. LI / 5 90	1350
3	HIDD	I.G. LI / 5 90	900
4	HI2D	I.G. LI / 5 90	900
5	H2L2DD	I.G. LI / 5 90	1800
6	PN29M-MOB	I.G. LI / 5 90	1350
7	H2LODD	I.G. LI / 5 90	1500
8	HSH2DC	I.G. LI / 5 90	2100
9	H2L2DD	I.G. LI / 5 90	1500
10	H2L2DD	I.G. LI / 5 90	1500
11	H2L2DD	I.G. LI / 5 90	1500

ALL JOINERY CODES 'JELDWEN LTD' ALL LINTEL CODES 'I. G. LTD'.

FIRE ESCAPE WINDOWS.

All habitable rooms in the upper storey's of a dwelling should have a window with an unobstructed openable areas of at least 0.35 sq.m. and at least 450mm wide x 450mm high (the route through the opening may be at an angle rather than straight through) Th bottom of the openable area should not be more than 1100mm above floor level

CEILINGS.

To Flat ceilings provide 200mm quarrfibre insulation total thickness. 100mm between joists & 100mm over Joists : 12.7mm Gyproc plasterboard 3mm skim finish: Provide min 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space opening to be lined with 25 x 25 planted slops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jabbite to top surface. Provide slide bolt fasteners & draught seal all round

WALLING.

265 cavity walling to consist of Faxe brickwork to B.S. 5628:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and approved cert.' No.89/1087. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity. Close cavities with "thermabate" preformed closer and provide bituman felt DPC to C.P. 121: External walls to have min "U" value of 0.45 W/ m2 deg. C: Internal walls of 100mm Tarmac Hemelite solid insulation blocks: All to receive 10mm S/ C render and 9mm skim. Stud walls to consist of 38 x 89mm c.l.s studs at 400mm c/ c. both sides to be clad with 12.7mm plasterboard and skim. 100mm quarrfibre infill between studs.

SUB STRUCTURE WALLING.

100mm dense concrete blocks to B.S. 6073 pt.1 1981: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix. concrete infill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

LEVEL ENTRY THRESHOLD

Provide "Pratten & Pail" Mobility door frame & threshold (PN29M-MOB) Principal entrance to building. All External doors to be 838mm wide.

INTERNAL DOORS.

All internal doors to ground floor habitable rooms and toilet accommodation to be 838mm wide

FOOTPATHS/DRIVES.

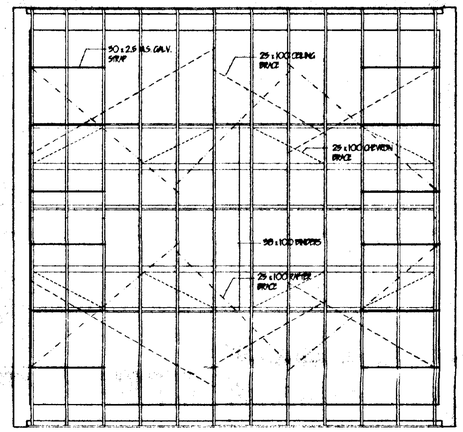
Provide min. 900mm wide flagpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building, At entrance positions ramp up to top of sub cill min 1:20 . All footpaths to have slight fall away from building, Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel. Form 1.0m wide footpath from dwelling to road frontage, suitable for wheelchair access.
At least 5.0m of drive adjacent to building x 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block paviors. All to be sloped up to footpath level at min. 1:20

GROUND FLOOR CONSTRUCTION.

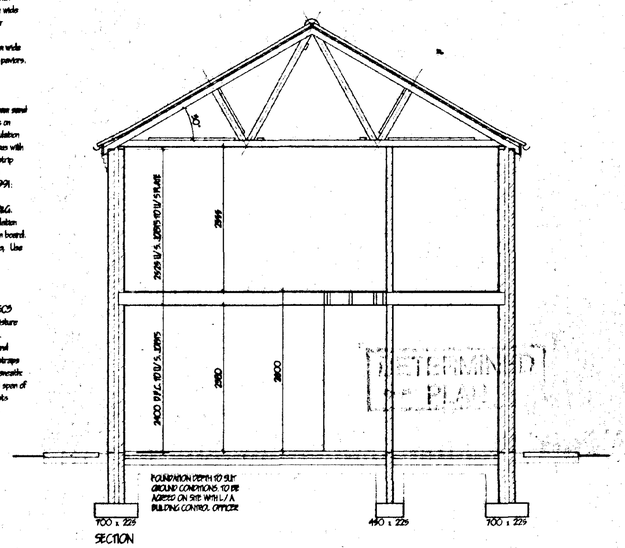
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. or 90mm Polystyrene insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm, lay 300mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete oversite: Concrete mix GEN4 to B.S. 5328: pt1 1991: 150 blinded and consolidated hardcore.
Alternative: Floor construction as above but 19mm T&G flooring grade chipboard on 50mm Polystyrene insulation board laid on oversite in lieu of screed and insulation board. Ensure 10mm expansion gap to perimeter of boarding. Use tranated chipboard to kitchen and bathroom.

FIRST FLOOR CONSTRUCTION

19mm T&G flooring grade chipboard on 47 x 195 SC9 grade joists stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978. at 400c/ c. 50 x 5 galv. steel anchor and lateral restraint straps to joist at max. 1.5m c/ c. straps to be run over min. 3No. joists with solid bridging between: Provide herring bone strutting min. 50 x 38 at mid span of joists where span exceeds 2.5m: Provide 2No. joists bolted together under all first floor walls where not supported on blockwork below.



ROOF PLAN



SECTION

HOT WATER AND SPACE HEATING.

Provide wall mounted Gas fired condensing boiler with fan assisted balanced flue. Fit durable wire guard to externally to boiler flue. Provide timer switch and suitable zone thermostats to dwelling, fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to B.R. U.I. part 3.

SMOKE DETECTORS.

Provide ceiling mounted mains operated self contained smoke alarms to B.S. 5446: pt.1.1990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

GENERAL

All electrical installations to be in accordance with the latest I.E.E. Regulations.
Provide hot & cold water supply to all wash basins.
All electrical switches, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

PITCHED ROOF CONSTRUCTION.

Interlocking concrete roof tiles to B.S. BN 490 / 491, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure categories as detailed in
B. S. 6399 Pt 2. Fernyhalgh specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALC'S TO BE SUBMITTED TO L / A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/ c to a pitch of 30 deg. 38 x 100 ridge ends binder. 38 x 100 eaves binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/ c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screens: All structural timber to be min.SC9 grade, stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webs in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 454lo centre joists.

LIMITATIONS.

This drawing is limited in the amount of inform contained and does not purport to contain a f specification of the works. It is solely for the obtaining Planning / Building Regulation approv The drawing must not be used as a contract alone.
All dimensions shall be taken from site from a Under no circumstances shall measurements b from this drawing for construction or ordering All given dimensions shall be checked by the Builder / Contractor and will be his responsib commencement of site works.
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STANDARDS.

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D	REVISION IN SIZE
A	CLIENTS REQUIRE VENTS
REF	REVISION

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Project
PROPOSED 3 BEDROOMED HOUSE
adj. 'BRAEMAR'
MILL LANE WHAPLODE
SPALDING LINCS.

Client
P. G. PRITH

Drawing
FLOOR PLANS / SECTION / ELEVA

Job Ref	Drawing No
305-01	01-B'
Date	Drawn
JULY '01	J.C.

Scales
1:50 1:100

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