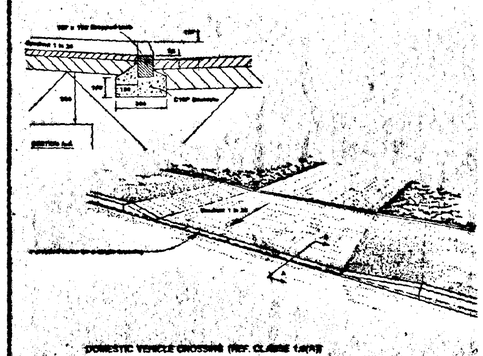


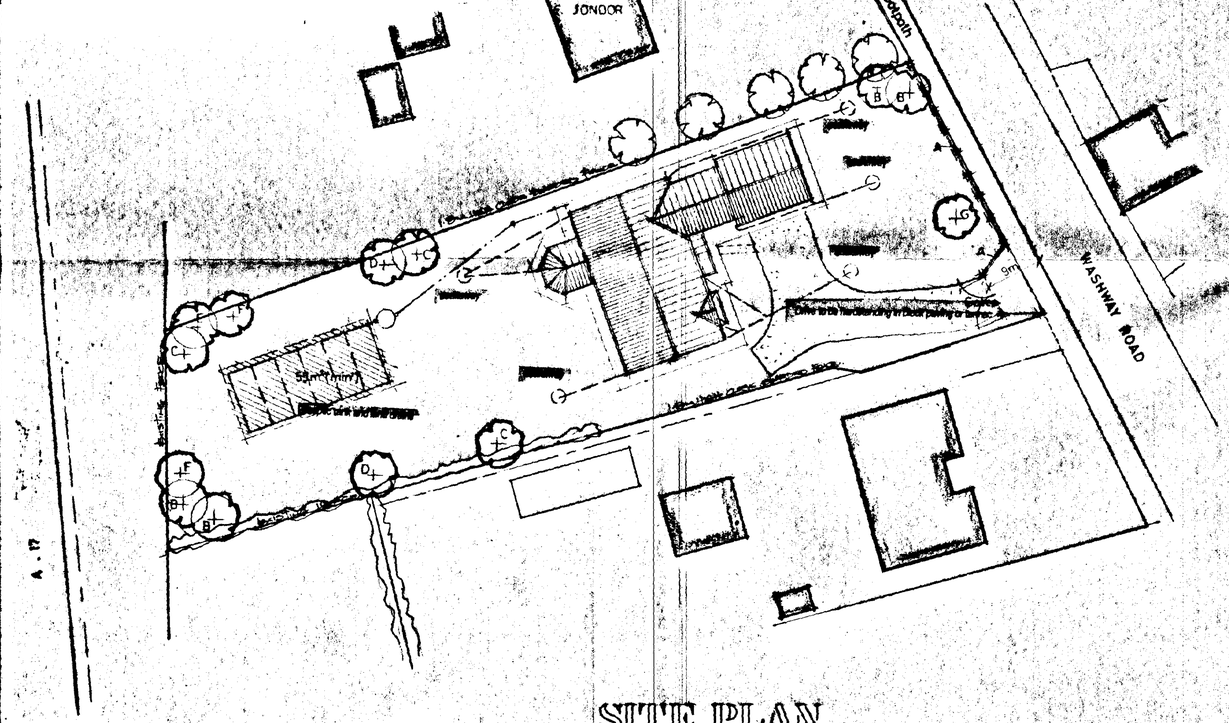
DOMESTIC VEHICLE CROSSING (REF. CLAUSE 1.(a)(i))

DOMESTIC VEHICLE CROSSING
(Flexible Construction)

1 Excavate for as necessary and compact the formation prior to laying any foundation material. Provide, lay and compact using vibrating compaction equipment 380mm finished thickness of non-frost susceptible crushed rock, crushed slag or crushed concrete to Type 1 grading. If CBR values are below 2% an approved Geotextile or an extra 150mm of sub-base will be required.

2 Provide, lay and compact 50mm finished thickness of 20mm nominal size dense bitumen macadam basecourse to BS: 4987 using 100 pen bitumen binder. Void content 2.8%.

3 Provide, lay and compact 25mm finished thickness of 6mm nominal size bitumen macadam wearing course to BS: 4987 using 100 pen bitumen binder. Void content 2.10%.



SITE PLAN
1 : 250

LANDSCAPING & TREE PLANTING SCHEME

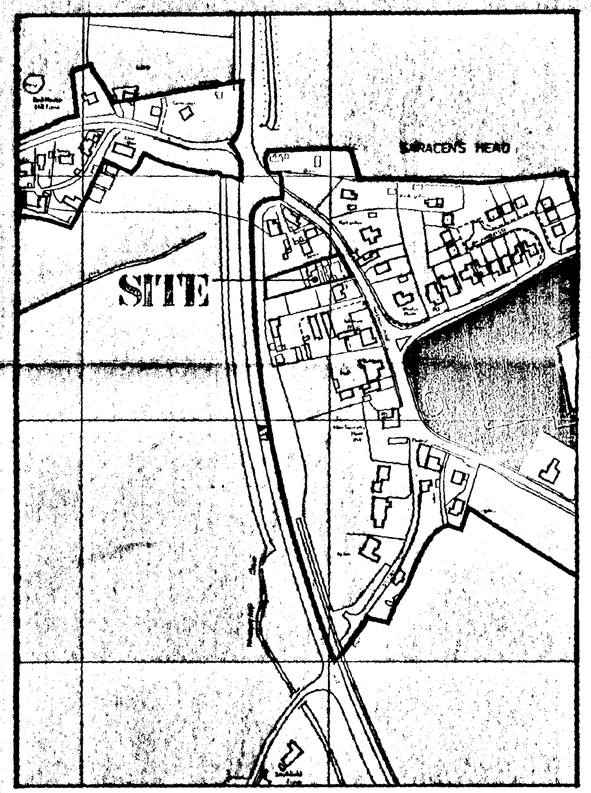
A FRONTAGE FEATURE WALL
B SILVER BIRCH (BETULA PENDULA) FEATHERED
C HAWTHORN (CRATAEGUS LAEVIGATA) FEATHERED
D WHITE BEAM (SORBUS ARIA) FEATHERED
E BEECH (FAGUS SYLVATICA) FEATHERED
F TURKISH HAZEL (CORYLUS COLURNA) FEATHERED
G WILLOW (TORTUOSA - SALIX MATSUDANA) FEATHERED

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

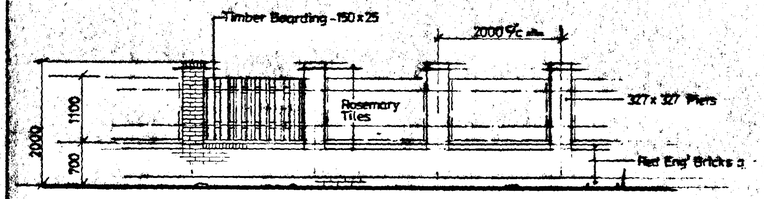
All trees to be planted with minimum 0.5m² plastic mulch mat and to be staked, tied and tubed.

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

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LOCATION PLAN
1 : 2500



WALL DETAIL
1 : 50

SEPTIC TANK
Connect foul water drains to 800 gallon capacity 'Klargester' type septic tank constructed in accordance with LA requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accordance with the provisions of clause 15.3.2 of BS:6297, 1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30m² of sub-irrigational drainage or such length as may be determined by the test, whichever is the greater. The Council recommend that septic tanks, cesspools and soakaways tanks be sited at a minimum distance of 12 metres (40 feet) from dwellings. Applicants are further advised that during times of inclement weather, the ground water level rises accordingly. It is essential that drainage falls to the septic tank are kept to the minimum say 1 in 80, and the tank particularly the bottle type, is modified by reducing its neck length by cutting to ensure that both inlet and outlet are maintained above ground water level. Environment Agency do not permit septic tank soakaway systems to be situated within 10 metres of any watercourse or to discharge effluent directly or indirectly 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 (4000 GALLONS) CAPACITY, OR MINI-PACKAGED TREATMENT PLANT MUST BE USED.

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
24 DEC 1999
Ref: 1305/99

C PLANS SAME AS APPLICATION
D ADDED FENCE HEIGHT & SOUTH BOUNDARIES
A DELETED GARAGE & PATIO

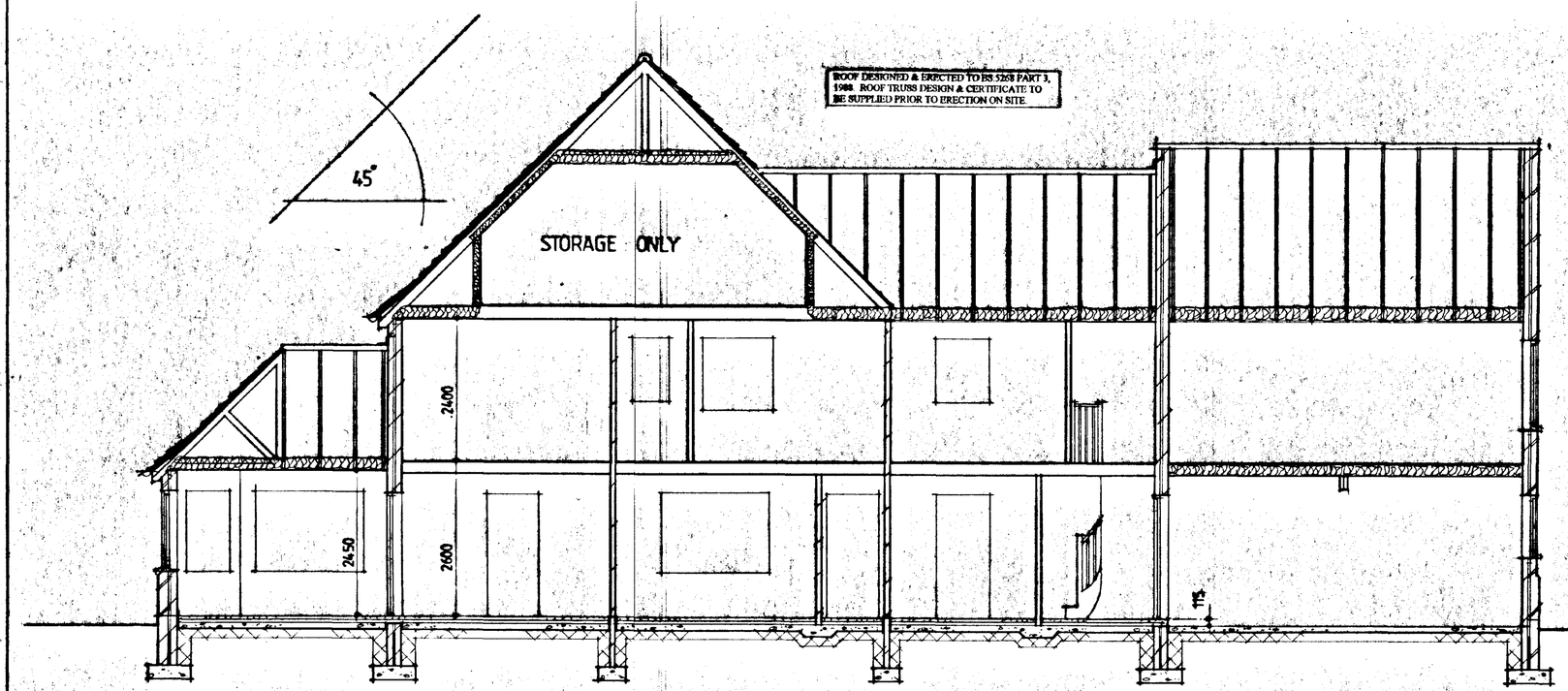
G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

PROJECT:
HOUSE & GARAGE
WASHWAY ROAD
BARACENS HEAD

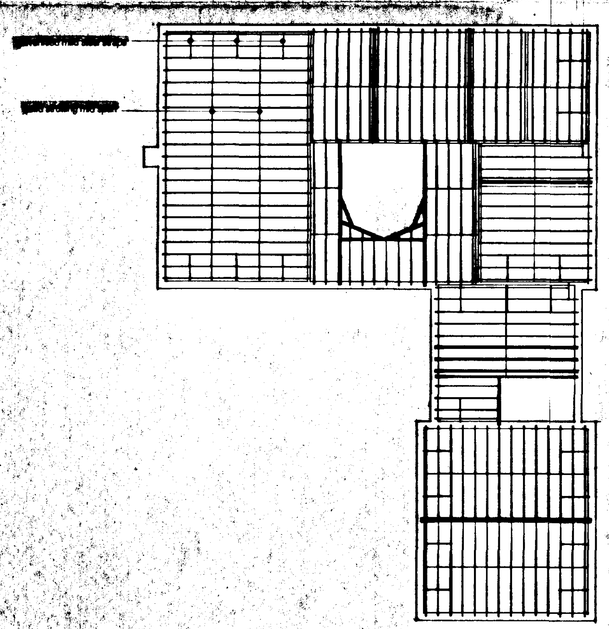
CLIENT:
MR & MRS A.M. WOODS

SCALES:	DATE:
AS INDICATED	*AUG 1999*
G.R.MERCHANT	DRAWING No.: *AMW.1 C*

ROOF DESIGNED & ERECTED TO BS 5268 PART 3, 1988. ROOF TRUSS DESIGN & CERTIFICATE TO BE SUPPLIED PRIOR TO ERECTION ON SITE



SECTION A-A



FLOOR JOIST PLAN

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Bunmid DS (UK) 99982

HOT WATER STORAGE
Provide system and installation as approved by British Board of Agrement. System to be vented and insulated in accordance with BS:5615, 1985.
Hot water cylinder to be fitted with 50mm polystyrene insulation.

Provide thermostatic radiator valves to control output from heating system.

Pipes in roof void which do not help to heat building to be insulated to BS:5422, 1977.

FIRST FLOOR CONSTRUCTION
Provide and fix 19mm tongued and grooved flooring grade wood particle board on G.S. grade softwood floor joists to the sizes indicated on the drawing. Provide solid dwarting at mid span of joists. Build joists into walls to full bearing width of wall, but ensure not to encroach into the cavity.

STUDWORK PARTITIONS
To the first floor, or where shown, form studwalls in 75mm x 50mm softwood studs at 400mm centres with 75mm x 50mm head and sole plates and noggins at 1200mm centres. Clad with 12.7mm GYPROC WALLBOARD, scrim, tape joints and skim finish. Pack 75mm thick fibreglass between studs. Provide double floor joists where under partitions.

STAIRCASE
Staircase to be standard manufacturer 900mm slimchoice overall width, with minimum clear width of 800mm. Maximum pitch to be 42 degrees with a rise of 200mm and going of 223mm. Handrail to be 900mm above the pitch line of the staircase and 900mm on landing. Balusters not to permit passage of 100mm diameter sphere. Ensure minimum 2 metres headroom over stair. All balustrades to be capable of withstanding 0.36 kN/m horizontal force.

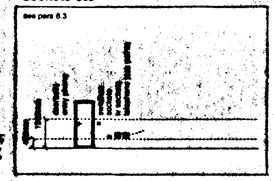
FEATURE BRICKWORK
Provide corbelled brickwork to eaves at gable ends to project 160mm from face of brickwork (4 No. 40mm per course projections) with top projection being 3 No.courses deep. Also to project from gable side brickwork, maximum of 20mm. Provide to rake of gable 2 No.course deep feature, projection 20mm from face consisting 1 No.course stretcher bond with snap header course under.

PROTECTED GLAZING AREAS
Provide toughened glass to BS 6206, 1981 to following areas. To all windows within 800 of finished floor level. To all door glazing within 1500 of finished floor level. This applies to side screens also within 300 of door. Protected glazing to be permantly marked with BS. kite mark.

SMOKE ALARMS
Provide mains operated self-contained smoke alarm that conforms to BS:5446, Part 1. Provide at least one on each floor depending on layout and size in accordance with approved document, Part 1. More than one smoke alarm should be inter-connected.
NOTE: Smoke alarms to be permanently wired to a separate fused circuit at the distribution board.
Also read in conjunction with approved manufacturers instructions. (see position on drawing).

Electrical switches and sockets to be located between 450mm and 1200mm from finished floor level. (See Diagram 22).

Diagram 22 Heights of switches, sockets etc



ROOF CONSTRUCTION
Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S.grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3, 1988.

ROOF COVERINGS
Concrete interlocking tiles, to be fixed in accordance with the manufacturers instructions and BS 5534 Pt 1, 1978. Battens 38 x 25 at gauge centres on underside Type 1F sarking felt with minimum 150mm laps.

LATERAL RESTRAINT STRAPPING
Provide and fix 30mm x 5mm galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling, ceiling joists and rafter levels where they run parallel to walls. Solid strut below the straps and tight pack against the walls.

INSULATION
Lay 200mm FIBREGLASS, 100mm between joists and 100mm over joists, maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope. Ensure insulation is countinuous with cavity wall insulation.

ROOF VENTILATION
6mm plywood with 12mm continuous gap at soffit board. Provide fine mesh flyproof screen to ventilation gap. Proprietory spacer ventilator over joists to maintain 50mm clear airway above insulation.

FASCIAS
To be wrot to 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.

CEILINGS
Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Nog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling.

GROUND FLOOR
65mm mortar screed reinforced with chicken wire on 300 gauge polythene separating layer on 50mm Jablite (or similar) polystyrene insulation on 100mm thick ST4 concrete sub-floor on 1200 gauge DPM lapped with DPC in walls. 150mm min hardcore, blinded and compacted. Excavate oversite to 100mm deep to remove topsoil of vegetation.

WINDOWS AND DOORS
Windows and doors to be as RUGBY JOINERY in standard softwood standard metric joinery, unless otherwise indicated. All windows and doors to be double glazed (14mm sealed unit type). Windows to be fitted with adjustable ventilators in sash or frame head to give minimum 8,000/4,000 sq mm ventilation, depending on location. Windows and doors to be fully draughtproofed.

JOINERY
Doors, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacture and be as RUGBY JOINERY or equal approved.

ABOVE GROUND DRAINAGE
Hand basin waste to be 32mm dia, wc 110mm dia PVC. Bath and sink wastes 40mm dia, use polypipe push fit pipework, all traps to be 75mm deep seal, all pipework etc to be accessible throughout their runs for cleansing repair and replacement. Connect bath, basin and wc wastes to 110mm dia stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 900mm above window heads and fitted with patent ventilating terminal.

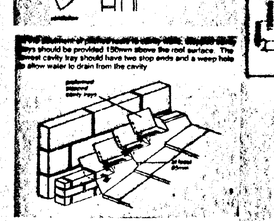
UNDERGROUND DRAINAGE
110mm UPVC pipe to fall 1:80 with 100mm peargravel bed and surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturers instructions complete with cover and frame. 450mm dia inspection chambers not to exceed 1m below ground level. Back inlet gullies to be of the roddable type. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of peargravel, omit where concrete path cast over pipe runs, where drains pass under driveways protect in a similar manner. Where drains pass through cavity walls support over each leaf with precast concrete lintel and provide 50mm space all round the pipe, mask opening both sides with rigid sheet material to prevent entry of fill or vermin.(Reg H1-A14. Diagram A1.)

RAINWATER GOODS
PVC gutters 115mm ie and 68mm dia down pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drains to soakaway.

SOAKAWAYS
To be a minimum 5.0 metres from any building and to be 1 cu.m. rubble filled with inlet pipe discharging to centre of soakaway.

PLASTERWORK
Walls to be plastered (cement: lime: sand render with skim finish a total of 13mm thick including reveals and lintel soffits.

SKIRTING AND ARCHITRAVES
Timber mouldings, skirting and architraves to be standard section or as otherwise directed.



Level entry threshold and ramped approach:-
Provide 1000mm wide footpath constructed from concrete or similar on a hardcore base. At door entry path to be level with finished floor level. Ensure DPC break at threshold point. Path to have slight fall to outside as to drain any standing water. Ramped approach from ground level to be at 1:21. See detail of threshold by Ellen Ltd.

WALLS
Cavity work to be 265mm overall width comprising 100mm clay facing bricks, 65mm cavity filled with CROWN DRITHERM fibreglass insulation batts, 100mm load bearing "Tarmac Topblock" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings. Movement joints to be installed in blockwork in accordance with BS:5628, Part 3, 1985.

SUB STRUCTURE WALLS
To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.

VENTILATION
Natural ventilation area of windows to be not less than 1/20 of room floor area. All habitable room windows to have 8000mm squared night vents, kitchen, utility, bathroom and w.c. windows to have 4000mm squared night vents. Extractor fans to be provided in kitchen (min 60 litres/sec), bathrooms and wc (min 15 litres/sec) and utility (min 30 litres/sec)

BOILER
New boiler to be oil fired, wall mounted, balanced flue type of approximately 18kw output rating. Flue terminal to be fitted with suitable cage guard.

FLASHINGS
All flashings, soaker etc to be in CODE 4 sheet lead properly cut, dressed and fixed.

DAMP PROOF COURSES
Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be lapped with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels, with at least 2 No. weep holes per opening not more than 450mm apart.

FOUNDATIONS
Generally to be in mass concrete ST 4 strip,700mm wide x 225mm thick under cavity walling, 450mm x 225mm under partition walls. Thicken floor slab to 290 x 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

LINTELS
To be I.G L1/HD in cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be I.G. Box 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions. Faces of all lintels to be covered with at least 15mm of lightweight plaster.

HOT WATER AND HEATING ETC
Install hot water and heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed, all radiators to be fitted with thermostatic valves.
It is not recommended to have thermostatic radiator valves fitted on the radiators in the room served by the room thermostat.
Heating controls: Honeywell room stat. Honeywell cylinder stat and Honeywell programmer - S Plan system.
Heating and hot water system to be fitted with flow controls e.g. motorised valves, electrically interlocked with boiler and pump to prevent annecessary boiler cycling.

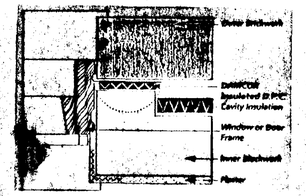
ELECTRICAL INSTALLATION
All work to be carried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in position as directed.

WALL TILING
Provide and fix in new Bathroom to walls and window cill. Kitchen window cill and over work tops, ceramic wall tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.

DECORATION
Allow for decorating all new surfaces, ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

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ACOUSTIC TRICKLE VENTILATORS
To all windows in bedrooms facing North and West plus lounge, kitchen, sun lounge and dining room, provide TVAG 4 acoustic trickle vent by Gildevale (or similar approved) to offer ventilation stated elsewhere.



Timber suspended ground floor - see Section of Engineers details:

Joists to be as follows:
Over lounge and study/hobby area provide 63 x 200 SC4 Grade at 400mm c/c.
Elsewhere provide 50 x 200 SC3 Grade at 400mm c/c.

All trimming and trimmer joists to be 2 No.75 x 200 SC4 Grade joists fixed together.

Provide doubled up joists under partitions that run parallel with joists and also locally under bath.

Ref: G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

PROJECT:
HOUSE & GARAGE
WASHWAY ROAD
SARACENS HEAD

DETERMINED
PLAN

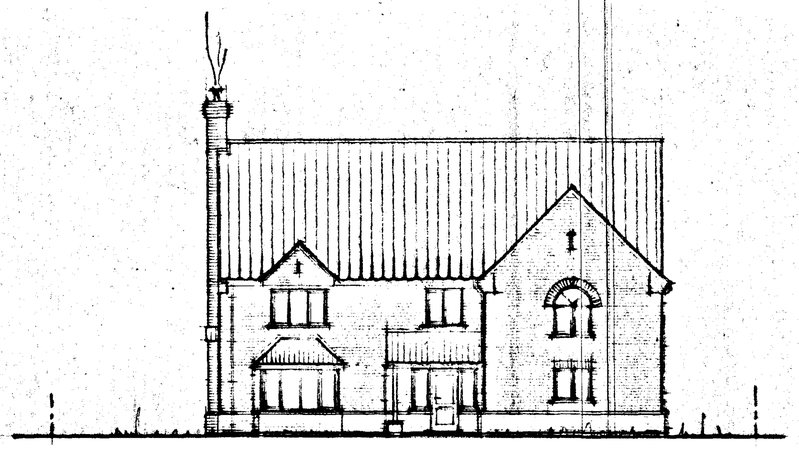
CLIENT:
MR & MRS A.M.WOODS

SCALES: *1/50 & 1/100*

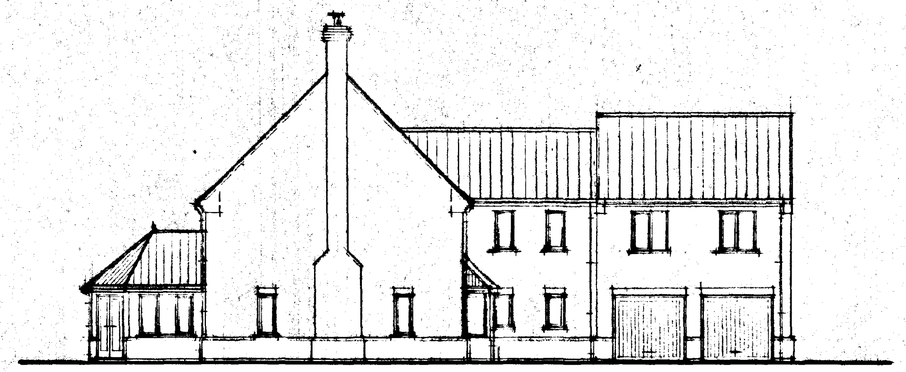
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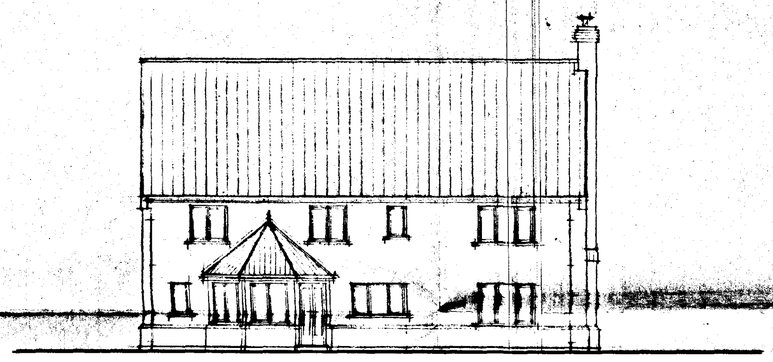
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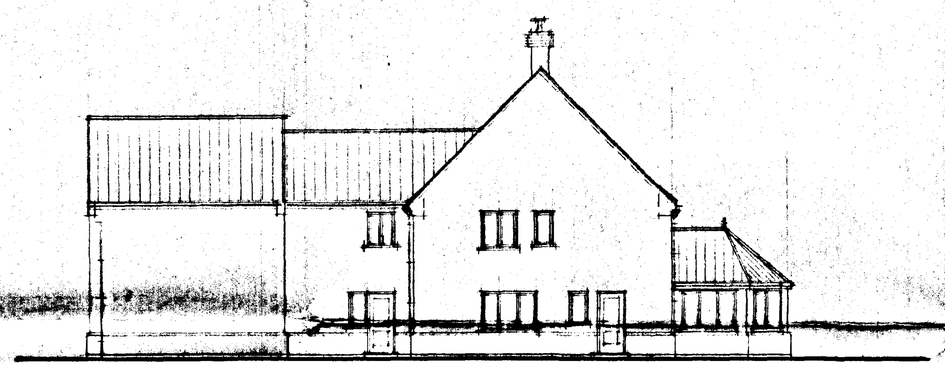
FRONT



SIDE



REAR



SIDE

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
24 DEC 1999
Ref: 1305/99

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PROJECT:
HOUSE & GARAGE
WASHWAY ROAD
SARACENS HEAD

CLIENT:
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SUMMIT 1217

14330

1180 1869 1180 2100

3765

1180

3500

3500

SUN-LOUNGE

Provide connection at ceiling level for flow of air back to room as fitted.
20% cross sectional area of throat opening of appliance.

Fireplace & Hearth to Reg 39.
DPC to stack
Fire capable of burning smokeless fuel.
Clay flue linings to BS:1181, in 225 square flue, all sockets uppermost.

4600

7000

2000

UTILITY

KITCHEN

BREAKFAST AREA

3500

2400

1000

LOUNGE

Cup'd

Cup'd

up

3500

DINING ROOM

8630

1350

490

8100

3640

HALL

719

700

325

1350

2518

1532

325

24167

1050

Cup'd

2700

1650

STUDY

LOBBY

2465

4300

SERVICE ROOM

1900

450

450

up

5350

Roof slab: Flat roof with 2 no. layers of 12.5mm plasterboard laid with staggered joints.

GARAGE

6530

6000

GROUND FLOOR PLAN

for septic tank (see site plan)

4600

Wardrobes & Dressing Area

2000

EN-SUITE

3050

3850

BEDROOM 4

BEDROOM 2

3500

2000

AC

700

8100

BEDROOM 1

LANDING

EN-SUITE

3500

BEDROOM 3

3200

BATHROOM

1200

3150

2965

LANDING

up

1400

GAMES ROOM

6000

5350

FIRST FLOOR PLAN

DETERMINED PLAN

DOOR, WINDOW & LINTEL SCHEDULE

NO	REF	LINTEL	LENGTH
1	210CC	L1/S 50	1500
2	UP & OVER GARAGE DOOR 2134 X 2134		
3	BRICKWORK OPENING WIDTH 2270 W	L1/HD 50	2700
4	INS NO.2	L1/HD 50	2700
5	118C (OPP)	L1/S 50	900
6	118C	L1/S 50	900
7	113C/F28 (DOOR TO CLIENTS CHOICE)		
8	/113C (OPP) PRINCIPLE ENTRANCE SEE LEVEL		
9	ENTRY THRESHOLD DETAIL	L1/HD 50	2250
10	BOA/113C/413CMC/113C (OPP)	L1/HD 50	2700
11	113C (OPP)	L1/S 50	900
12	113C	L1/S 50	900
13	313CC	L1/S 50	2100
14	318CC	L1/S 50	2100
15	213CC	L1/S 50	2100
16	FCP120 (DOOR TO CLIENTS CHOICE)	L1/S 50	1500
17	213C	L1/S 50	1500
18	213C	L1/S 50	1500
19	313CC	L1/S 50	2100
20	110C	L1/S 50	900
21	FR6 (DOOR TO CLIENTS CHOICE)	L1/S 50	1200
22	110C	L1/S 50	900
23	313CC	L1/S 50	2100
24	112CFR6 (DOOR TO CLIENTS CHOICE)	L1/S 50	1800
25	WF26/FERB/210CC	L1/S 50	1500
26	212C	L1/S 50	1500
27	212C	L1/S 50	1500
28	112C	L1/S 50	900
29	112C	L1/S 50	900
30	212C	L1/S 50	1500
31	312CC	L1/HD 50	2100
32	312CC	L1/HD 50	2100
33	110C	L1/S 50	900
34	212CC	L1/S 50	1500
35	212CC	L1/S 50	1500
A	110C	L1/S 50	900
B	212CC	L1/S 50	1500
C	INTERNAL DOOR OPENING	BOX 100	1700
D	INTERNAL DOUBLE DOOR OPENING	BOX 100	1950
E	BEAM OVER	BOX 100	1350
F	HALF HOUR SELF CLOSING FIRE DOOR		
G	100mm STEP DOWN (MIN) INTO GARAGE	L1/S 50	1200
	BEAM OVER	BOX 100	1500

ON GROUND FLOOR LEVEL ALL SINGLE DOORS TO BE 838MM WIDE DOORSETS FOR PART 'M' ACCESS PURPOSES

SOUTH HOLLAND D.C.
HOUSING & PLANNING
24 DEC 1999
Ref: 1305/99

A DWG SO REVISED TO B. PLANS.

G. R. MERCHANT
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& LAND DRAINAGE CONSULTANT
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PROJECT:
HOUSE & GARAGE
WASHWAY ROAD
SARACENS HEAD

CLIENT:
MR & MRS A.M. WOODS

SCALES: 1/50 | DATE: AUG 1999

G.R.MERCHANT | DRAWING No.: AMW.01 A.

REVISIONS:
A.

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SUMMIT 1217