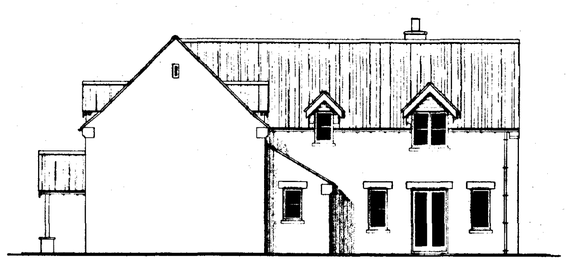
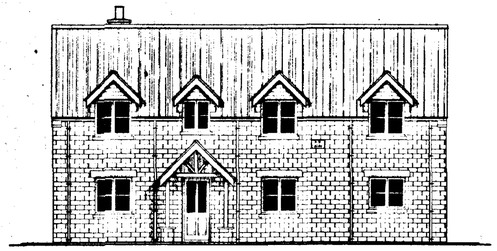


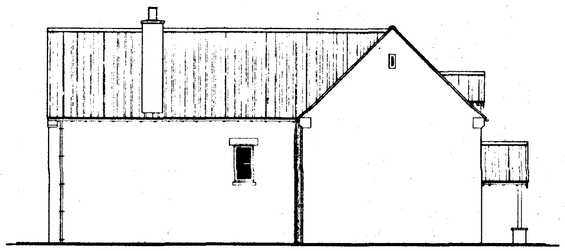
SOUTH - EAST ELEVATION



SOUTH - WEST ELEVATION

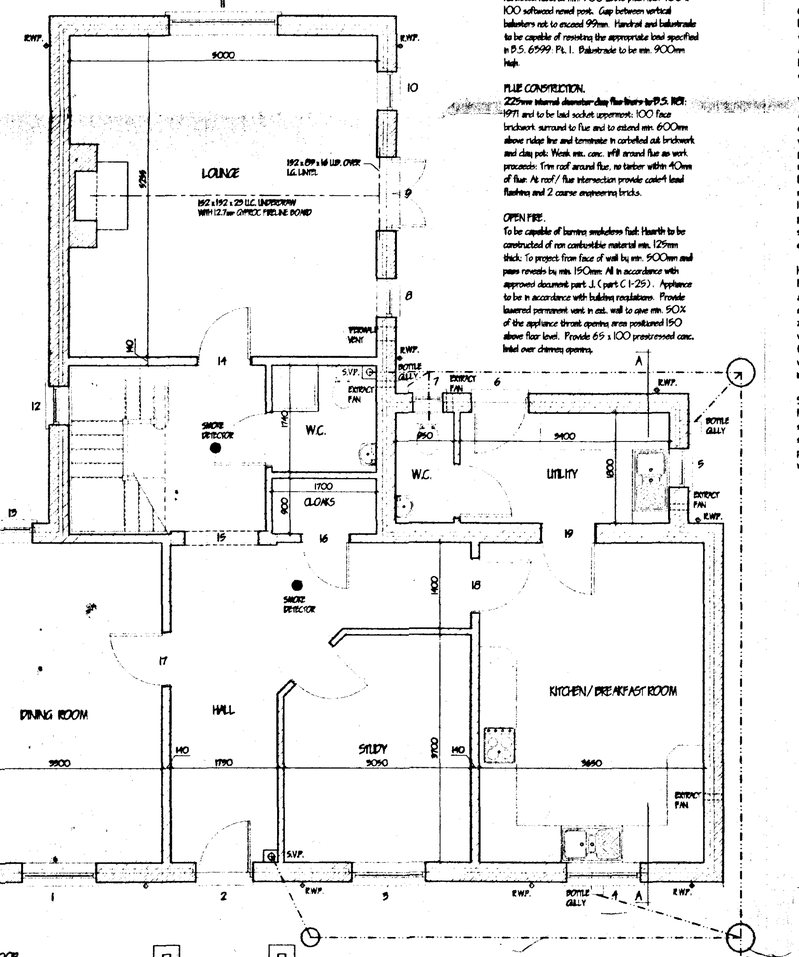


NORTH - WEST ELEVATION



NORTH - EAST ELEVATION

EXTERNAL DETAILS	
Walls:	Natural stone laid in level courses Using a lime based mortar.
Roof:	Bradstone Cotswold rooftiles



GROUND FLOOR

STAIRCASE AND BALUSTRADE.

Construct staircase as follows: 915 o/a x straings 13No. risers of 200mm ex 25 x 225; 250 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 face 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 course engineering 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 reveals by min. 150mm. All in accordance with approved document part J. (part C 1-25). Appliance to be in accordance with building regulations. Provide louvered permanent vent in ext. wall to save min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

SURFACE WATER DRAINAGE.

115mm dia. half round rainwater ogiteers to 65mm dia. rainwater pipes. 110mm dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwelling.

GLAZING.

Double glazed throughout (minimum 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.

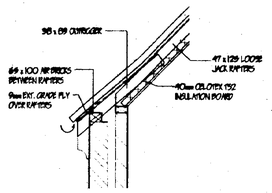
All windows to have openable lights to give the equivalent of 1 / 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall / Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms 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 minute overrun.

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., pt. 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.



EAVE DETAIL

FIRE ESCAPE WINDOWS.

All habitable rooms in the upper storey's of a dwelling should have a window with an unobstructed openable area of at least 0.33 sq.ms. and at least 450mm wide x 450mm high (the route through the opening may be at an angle rather than straight through). The bottom of the openable area should not be more than 1100mm above floor level.

CEILINGS.

To roof void provide 200mm glass fibre insulation total thickness. 100mm between joists & 100mm over. Joists : To Stepped ceilings provide 40mm 'Celotex TS2' insulation board between rafters ensure 50mm air gap over. 12.7mm Gyproc plasterboard 5mm 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 129 planted stops. Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm jambs to top surface. Provide slide bolt fastenings & draught seal all round. Garage ceiling to be 12.7mm Gyproc Fireline board and Artex.

LEVEL ENTRY THRESHOLD

Provide "Pullcon & Peal" Mobility door frame & threshold (PN29M-MOB) Principal entrance to buildings. All External doors to be 838mm wide.

INTERNAL DOORS.

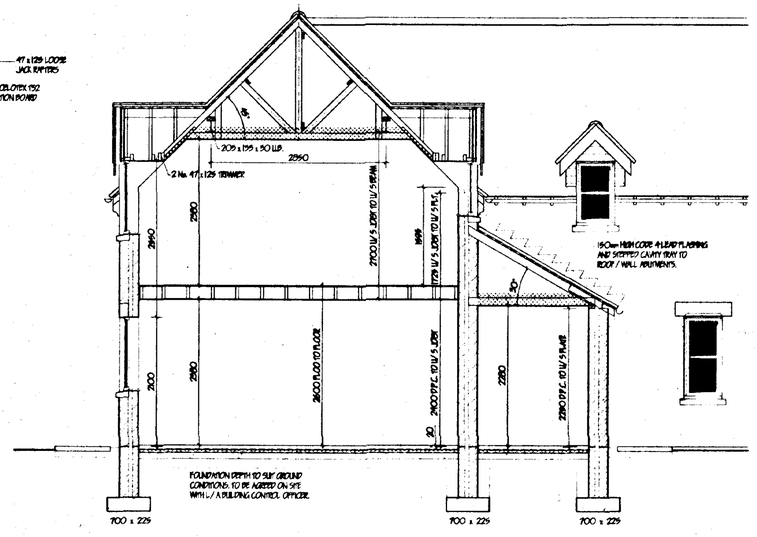
All internal doors to ground floor habitable rooms and toilet accommodation to be 838mm wide.

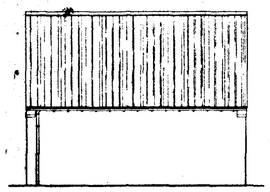
FOOTPATHS / DRIVES.

Provide min. 900mm wide footpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of buildings. 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. Provide 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 pavers. All to be sloped up to footpath level at min. 1:20

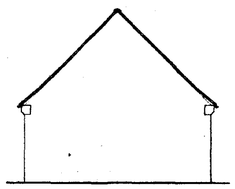
FOUL DRAINAGE

Inspection chamber construction to be "Osmal" 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. A660:1983 flexibly jointed and laid to makers' instructions to a fall of 1:70 bed 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 flexible joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel to drives where pipes pass through walls, allow 50mm app around pipe, opening marked both sides of wall with ridged sheet material. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be generally, 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to B.S. 5255: 1979 complete with raddina 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.

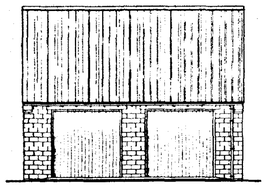

203 x 133 x 30 U.B.
2950
2 No. 47 x 129 TIMBER
2950
2800
2800
2800



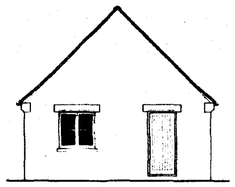
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

FOOTPATHS / DRIVES.
Provide min. 900mm wide footpath positioned as 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 pavers. All to be sloped up to footpath level at min. 1:20

GROUND FLOOR CONSTRUCTION.
Strip all unsuitable soil and lay floor as follows 100mm concrete oversite Concrete mix GEN1A to B.S. 5328: pld 1991in 1200g polythene D.P.M. lapped continuous with D.P.C., lay min. 100mm : 150 blinded and consolidated hardcore.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations 225 x 700 GEN1A mix to B.S. 5328: pld 1991. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should unsuitable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level.

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: Lintels in appear to be underlined with 12.7 firshine board or receive 12mm render and skim. Provide Perp-end weep holes and stopends to cavity tray.

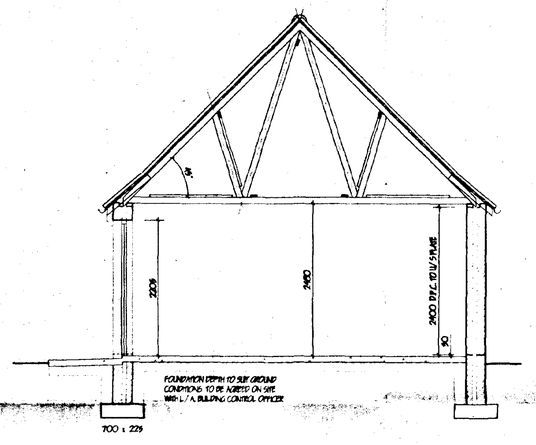
SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 69mm dia. rainwater pipes. 110mm dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway, min. 5.0m to edge from dwelling.

GLAZING.
All glazing between F.F.L. and 800mm high and between F.F.L. and 1900mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 sawn 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 regard to wind speed, roof pitch and exposure category as detailed in B.S. 6399 Pt. 2. Twinplate 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 450c/c to a pitch of 45 deg. 38 x 100 ridge rode binder 38 x 100 cutting binders: All trusses to be strapped to wall plate by 50 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 screen: All structural timber to be min SC3 grade. stamped 'KD' 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 webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4.

WALLING.
215 cavity walling to consist of 150mm shrouded and coursed stone: 65 cavity, build into cavity, Rockwool cavity wall batts insulation boardings in accord. with makers instructions and agrrment cert' No.E8/10187. 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 bitumen felt DPC to C.P. 121.

SUB STRUCTURE WALLING.
100/150mm dense concrete blocks to B.S. 6073 pld 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.



SECTION A - A

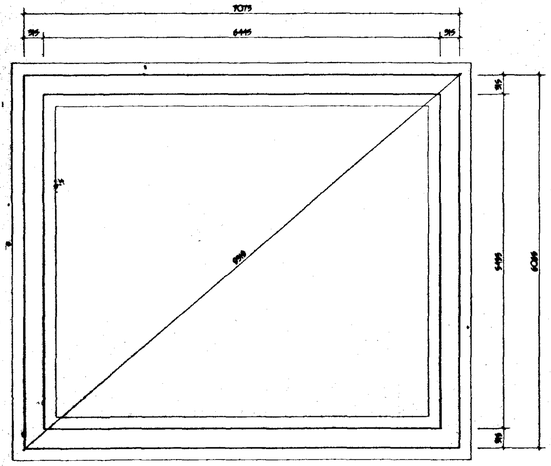
LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/ Building Regulation approval.
The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder / Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by G.R. Merchant, or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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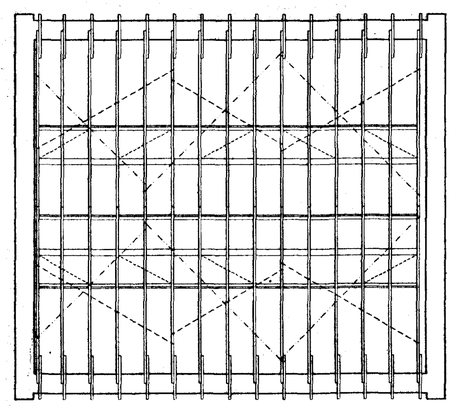
STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc., to be used fitted and installed etc., in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & 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.

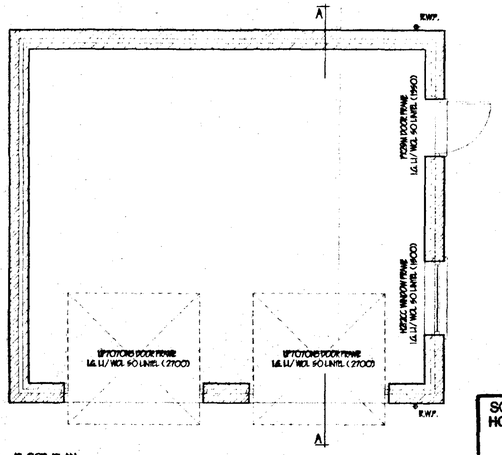
SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.



FOUNDATION PLAN



ROOF PLAN



FLOOR PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
19 SEP 2001
Ref: a827/10

AMENDED PLAN
Ref.

Rev	Revision	Date

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Project
RESIDENTIAL DEVELOPMENT
ABBEY WALK
CROWLAND
LINC'S.

Client
MRS G. PATRICK & MR J. FOREMAN

Drawing
PLAN
DOUBLE GARAGE

Job Ref	Drawing No
309-01	05
Date	Drawn
SEPTEMBER '01	J.C.
Scales	
1:50 1:100	

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The General Contractor is to check all dimensions on site and report any discrepancies to the Architect.
All details shown on this drawing including foundations are based upon typical site conditions which in the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect on that design amendments may be