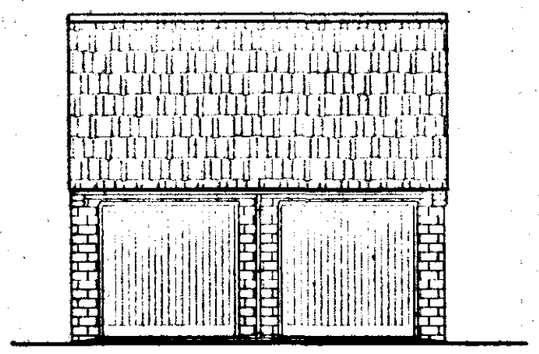
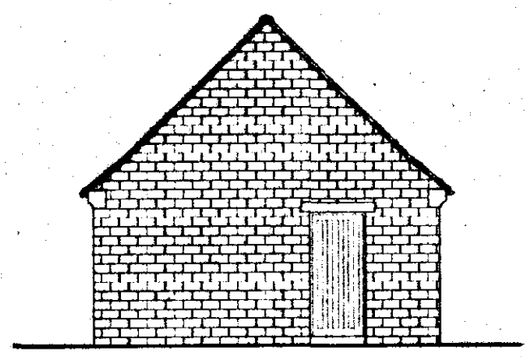
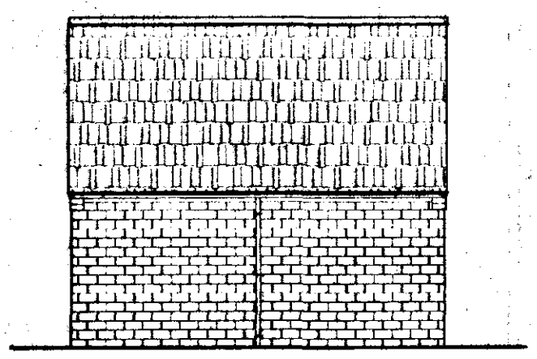


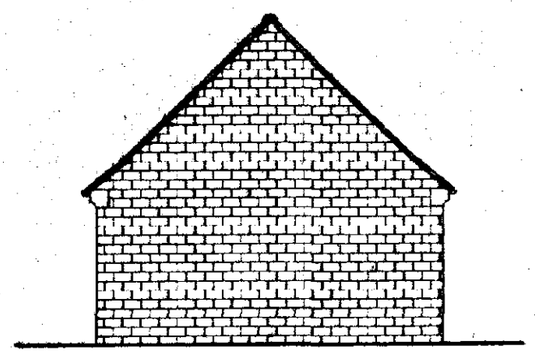
FRONT ELEVATION



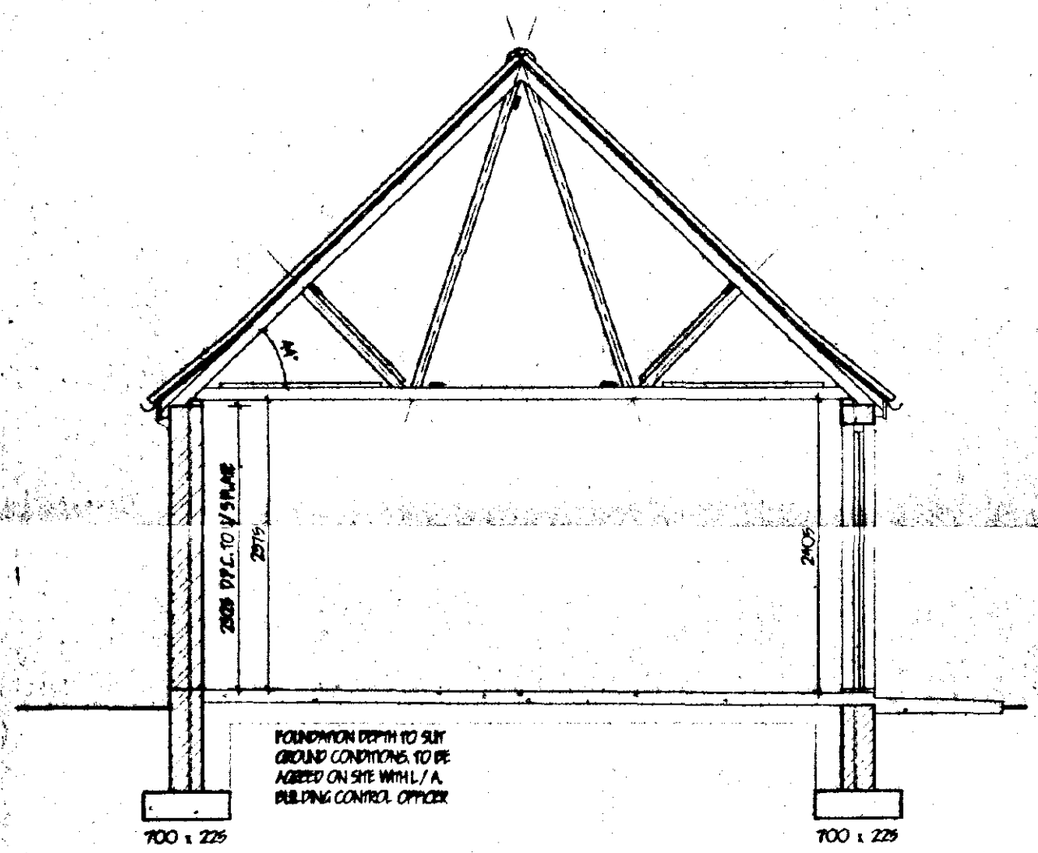
SIDE ELEVATION



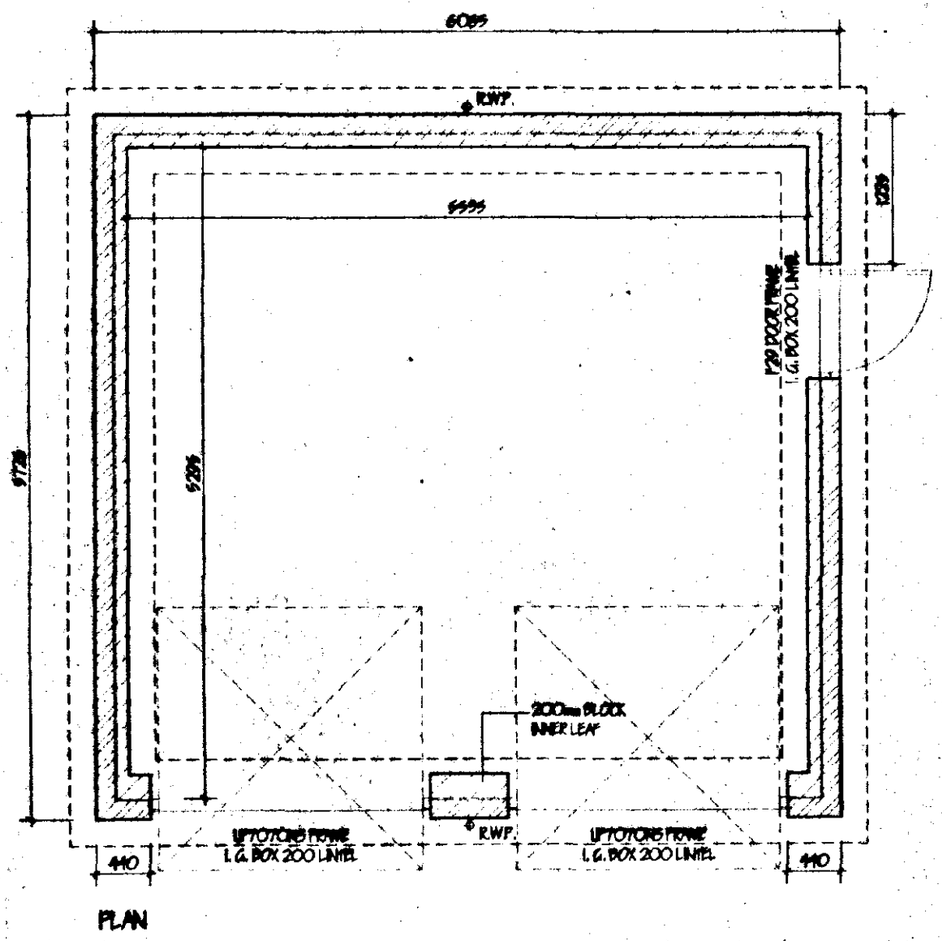
REAR ELEVATION



SIDE ELEVATION



SECTION



PLAN

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PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 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 regard to wind speed, roof pitch and exposure category as detailed in B. S. 6399 Pt 2. Twinsplate 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 44 deg. 38 x 100 ridge node binder 38 x 100 ceiling 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: 90 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 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 9.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4.

WALLING.
265 walling to consist of 150mm Dressed Natural Stone. 100mm Tarmac Hemelite solid insulation blocks or similar: 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.

SUB STRUCTURE WALLING.
100/ 150mm 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.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm concrete oversite: Concrete mix GEN1 to B.S. 5328: pt1 1991. on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm. All on 150 blinded and consolidated hardcore.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations 225 x 700 all GEN1 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.

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 garage to be underlined with 12.7 firelne 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 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.

Rev	Revision

G. R. MERCHANT
I.ENG AMICE FIWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

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E-Mail G. R. Merchant @ Merchant. FS. Co. UK

Project
4 BEDROOM COTTAGE & DOUBLE GARAGE
PICKS FARM COTTAGES
HOP HOLE FARM
DEEPING-ST-NICHOLAS

Client
G. A. CHAPPELL & SONS.

Drawing
DOUBLE GARAGE

Job Ref	Drawing No
194/ 01	05
Date	Drawn
OCT 2001	J.C.

Scales
1:50 1:100

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DETERMINED
PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
-5 NOV 2001
Ref. H270/01

LANDSCAPING & TREE PLANTING

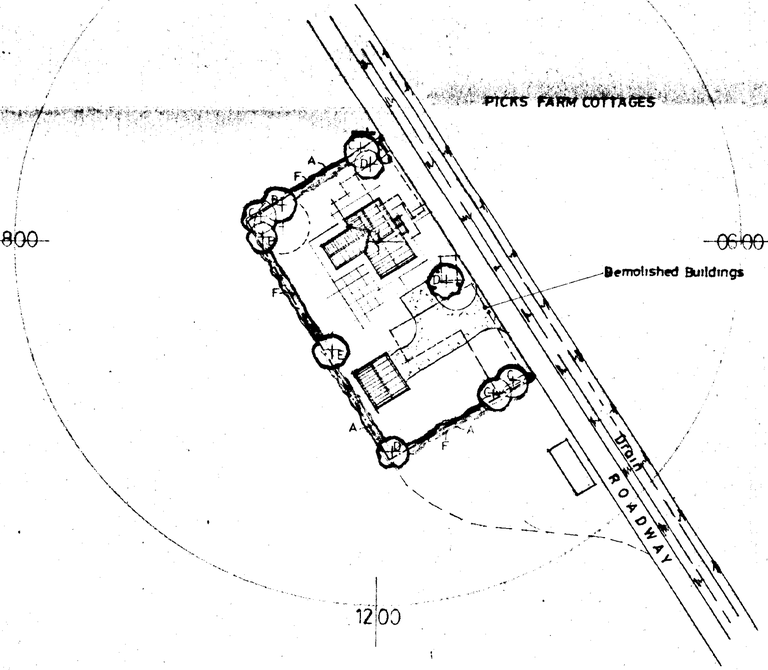
A MIXED HEDGE
- (a) Hawthorn (Crataegus Monogyna)
- (b) Beech (Fagus Sylvatica)
- (c) Blackthorn (Prunus Spinosa)
- (d) Buckthorn (Rhamnus Catharticus)

B SILVER BIRCH (BETULA PENDULA) FEATHERED
C HAWTHORN (CRATAEGUS LAEVIGATA) FEATHERED
D WHITE BEAM (SORBUS ARIA) FEATHERED
E BEECH (FAGUS SYLVATICA) FEATHERED
F LINCOLNSHIRE POST & RAIL FENCING

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

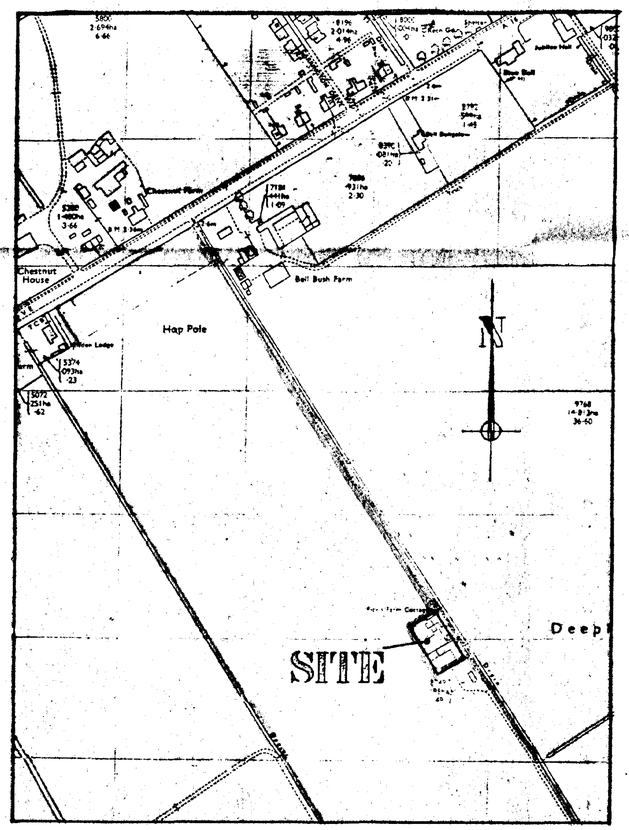
All trees to be planted with minimum 0.6m plastic mesh mat and to be staked, tied and tubed.

6/3 to ½ bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.



SITE PLAN
1/500

POOL WATER DISPOSAL
Klargester (or similar) mini-packaged treatment plant, installed to manufacturers specification discharging into land drainage soakaway system (minimum 30m² soakaway drains).



LOCATION PLAN
1/2500

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
-5 NOV 2001
Ref: 1270/01

G. R. MERCHANT
I.ENG AMICE FIWO

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Project
REPLACEMENT COTTAGE & GARAGE
PICKS FARM COTTAGES
HOP HOLE FARM
DEEPING ST NICHOLAS

Client
G. A. CHAPPELL & SONS

Drawing
SITE & LOCATION PLANS

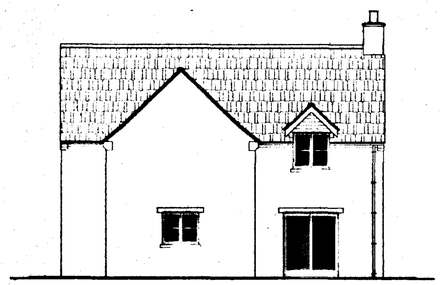
Job Ref	Drawing No
194/01	05
Date	Drawn
OCT 2001	GRM

Scales
AS INDICATED

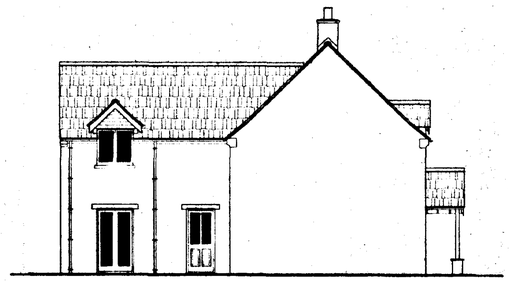
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All materials to be new unless otherwise stated and all components and materials are, to be used strictly in accordance with the manufacturers instructions. Where proprietary products are specified reference should be made to appropriate British standard specifications or other requirements of authorities. The Employer / Client shall ensure that the construction commences in accordance with the details of Planning Approval and Building Regulations and complies with the Building Regulations for Building Work and Other Matters. The Employer / Client is advised that should the works deviate from the Planning and Building Regulations Approved Drawings, then the Approval may be withdrawn. Planning approval will be required. The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but is reasonably inferred as necessary to carry out the works shall be deemed to be included.



REAR ELEVATION



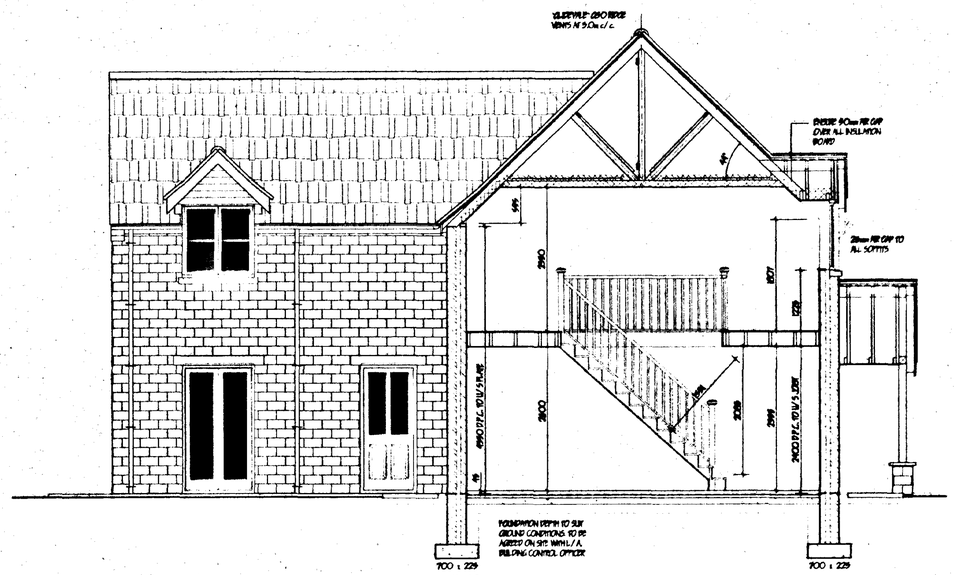
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SECTION

SURFACE WATER DRAINAGE.
89mm dia. half round rainwater spillers to 69mm dia. rainwater pipes. 110mm dia. underground pipes flexible, jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaways on 9.0m to enter from dwelling.

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.

GLAZING.
Double glazed preparts throughout (minimum 6mm air gap to all units). 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.

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 ventilator 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 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. LI. 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.

STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 915 o/a x stringer 13No. risers of 200mm ex. 25 x 225: 225 going ex. 92 x 250: pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5995:1977. Staircase to have ex. 50 x 50 chamfered 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 flashing and 2 coarse engineering bricks.

OPEN FIRE.
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 loverall 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.

FOUL DRAINAGE
Inspection chamber combination to be "Osma" 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 1:70 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, aperture marked both sides of wall with ridged 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 PVC balloon. Waste pipes to be generally 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to B.S. 5955: 1979 complete with roddings 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.

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.m. 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 Flat ceilings provide 200mm quilt/fibre insulation total thickness. 100mm between joists & 100mm over. Joists : To Sloped ceilings provide 100mm "Jabfire 50" ensure 50mm air opp over. 12.7mm Gyproc plasterboard 9mm skim finish. Provide min. 50 x 50 noggins to all plasterboard edges. All joints to be taped and filled. Garnish ceilings to be 12.7mm Gyproc Fireline board and Artex. Provide access trap to roof space. openings to be lined with 25 x 25 planted stops. Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jabfire to tap surface. Provide slate bolt fastening & draught seal all round

LEVEL ENTRY THRESHOLD
Provide "Dalton & Ford" Mobility door frames & 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 footpath positioned at 17 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 pavors. All to be sloped up to footpath level at min. 1:20

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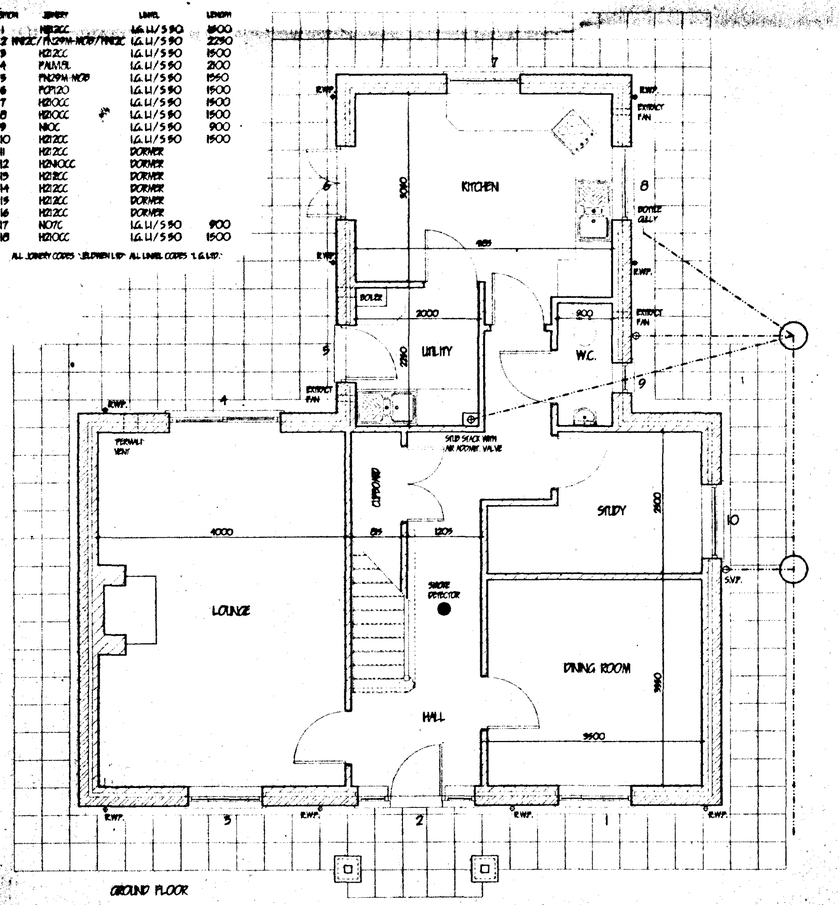
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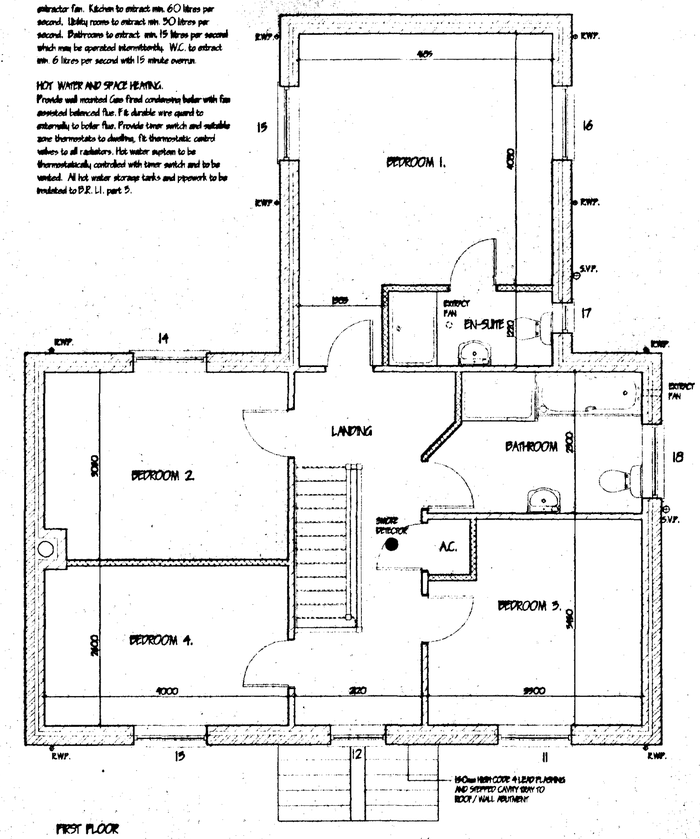
JOINERY / LINTEL SCHEDULE

POSITION	JOINERY	LINTEL	LENGTH
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2	HW12C / HL29M-MOB / HW12C	LG.LI/S90	2250
3	H212C	LG.LI/S90	1500
4	P.M.H.S.	LG.LI/S90	2100
5	PN29M-MOB	LG.LI/S90	1590
6	FCP120	LG.LI/S90	1500
7	H212CC	LG.LI/S90	1500
8	H212CC	LG.LI/S90	1500
9	N1CC	LG.LI/S90	900
10	H212CC	LG.LI/S90	1500
11	H212C	DORMER	
12	H2N1CCC	DORMER	
13	H212CC	DORMER	
14	H212CC	DORMER	
15	H212CC	DORMER	
16	H212CC	DORMER	
17	N1OTC	LG.LI/S90	900
18	H212CC	LG.LI/S90	1500

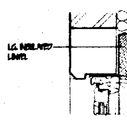
ALL JOINERY CODES "SELKIRKEN LTD" ALL LINTEL CODES "L.G. LTD".



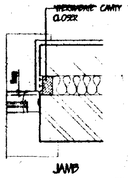
GROUND FLOOR



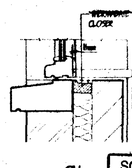
FIRST FLOOR



HEAD



JAMB



CILL

REVEAL DETAILS

A	BUILDING WARRANT	AUG '01
ref	revision	date

G. R. MERCHANT
LEng AMICE FIWO
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4 BEDROOM COTTAGE
PICKS FARM COTTAGES
HOP HOLE FARM
DEEPING-ST-NICHOLAS

Client
G. A. CHAPPELL & SONS.

Drawing
FLOOR PLANS / ELEVATIONS / SECTION

Job Ref	Drawing No
194/01	04
Date	Drawn
OCT 2001	J.C.

Scales
1:50 1:100

DETERM... PLAN...
SOUTH HOLLAND DC HOUSING & PLANNING - 5 NOV 2001

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