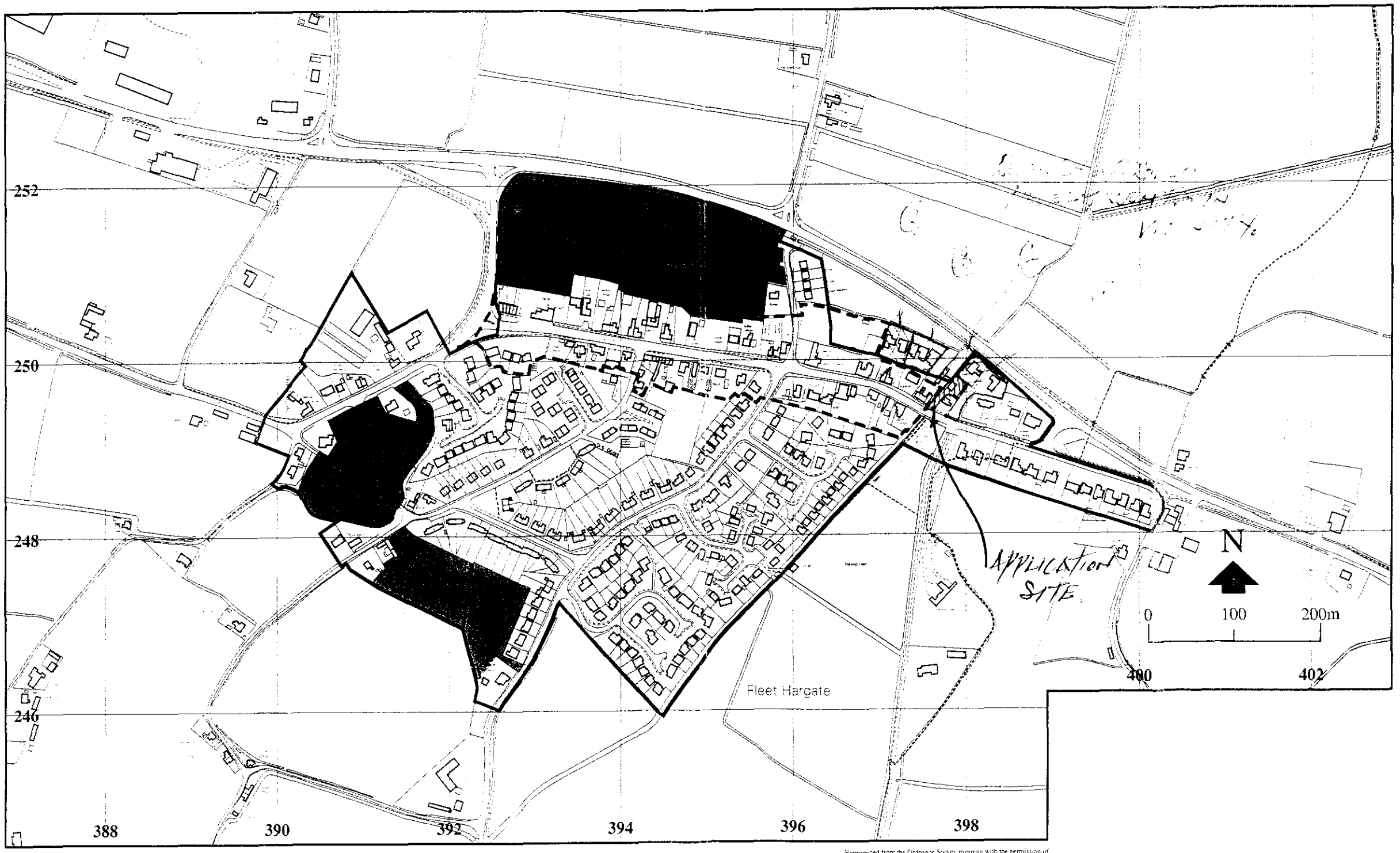
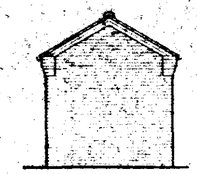
Inset 6
Fleet Hargate

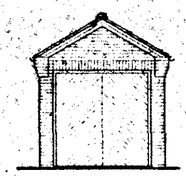


South Holland District Local Plan - Adopted October 1998

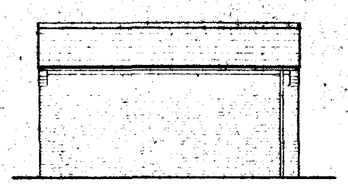
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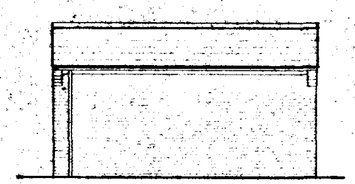
REAR ELEVATION



FRONT ELEVATION



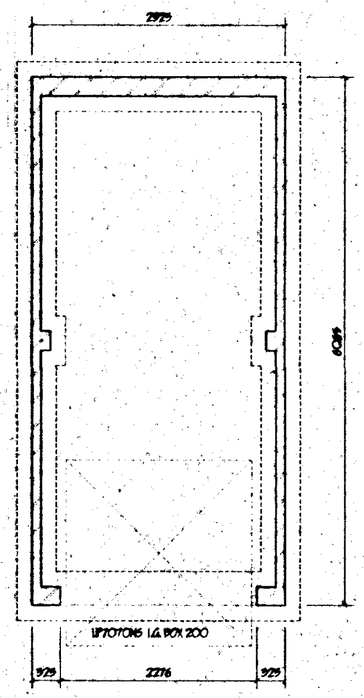
SIDE ELEVATION



SIDE ELEVATION

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 relevent Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

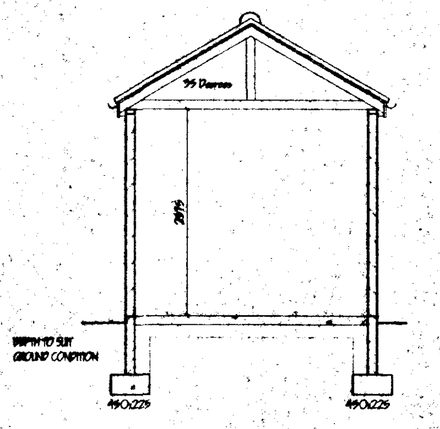
WALLING.
Face brickwork to B.S. 5921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks. Cavity walls 215mm : Flank walls 105mm with 215 x 215 piers at mid point.



FLOOR PLAN

SURFACE WATER DRAINAGE.
185 dia. half round rainwater gutters to 89 dia. rainwater pipes 82.4 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 from dwelling.

LINTELS.
All lintels to be manufactured by Masterq. 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 upravge to be underlined with 12.7 fireline board or receive 12mm render and skim.



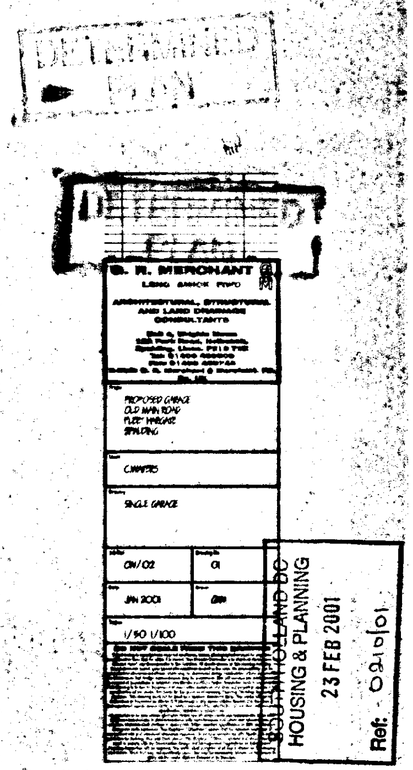
SECTION

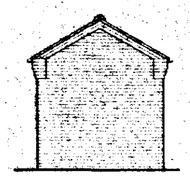
PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to match existing to B.S. 473 part 2 1971, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with reagard to wind speed, roof pitch and exposure catagory as detailed in CP3 chapter V part 2 1972. Twinspiete specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. TRUSS CALCS TO BE SUBMITTED TO L / A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/ c to a pitch of 35 deg. CHECK ON SITE. 38 x 100 ridge purlin binder 38 x 100 ceiling binder. 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 upp and fly proof screen: All structural timber to be min SC3 grade.

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. Brickwork below d.p.c. to be F.L quality.

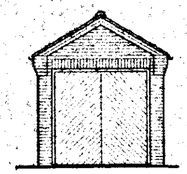
GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm ST4 mix concrete oversite on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm : 150 blinded and consolidated hardcore

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 215 walls provide 225 x 600 and under 100 walls provide 225 x 450 all ST4 mix to B.S. 5328: 1990. 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.

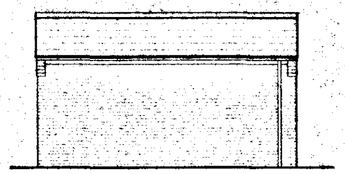




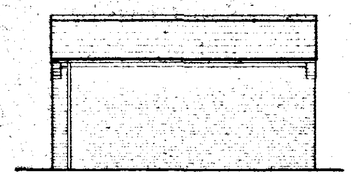
REAR ELEVATION



FRONT ELEVATION



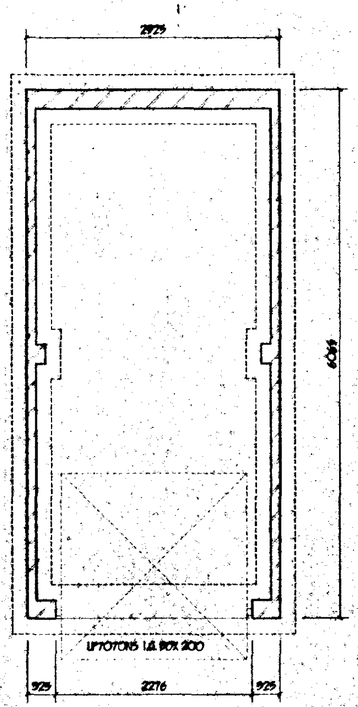
SIDE ELEVATION



SIDE ELEVATION

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.

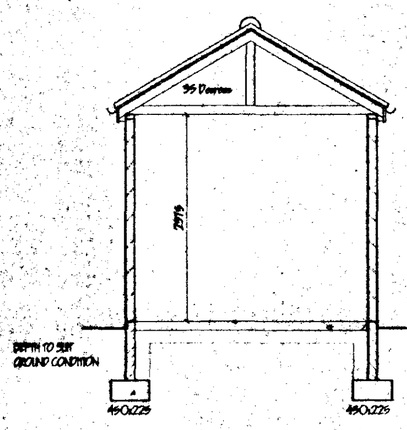
WALLING.
Face brickwork to B.S. 5921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks. Cavity walls 285mm : Flank walls 105mm with 215 x 215 piers at mid point.



FLOOR PLAN

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 89 dia. rainwater pipes 82.4 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 from dwelling.

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 fireline board or receive 12mm render and skim.



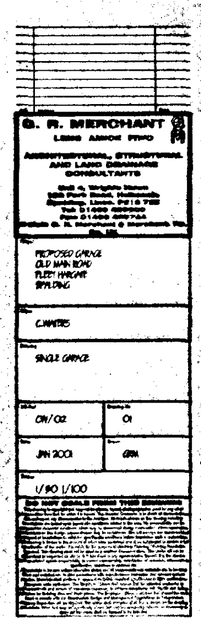
SECTION

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to match existing to B.S. 473 part 2 1971, 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 category as detailed in CP3 chapter V part 2: 1972. Purpose specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. 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 35deg. CHECK ON SITE. 38 x 100 ridge rafter binder 38 x 100 ceiling binder. 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 eave and fly proof screen. All structural timber to be min. SC3 grade.

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. Brickwork below d.p.c. to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm 5:1:4 mix concrete oversite on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm : 150 blinded and consolidated hardcore

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 215 walls provide 225 x 600 and under 100 walls provide 225 x 450 all 5:1:4 mix to B.S. 5328: 1990. 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.



LANDSCAPING, TREE PLANTING & FENCING SCHEME

A 1.8m high close boarded fence

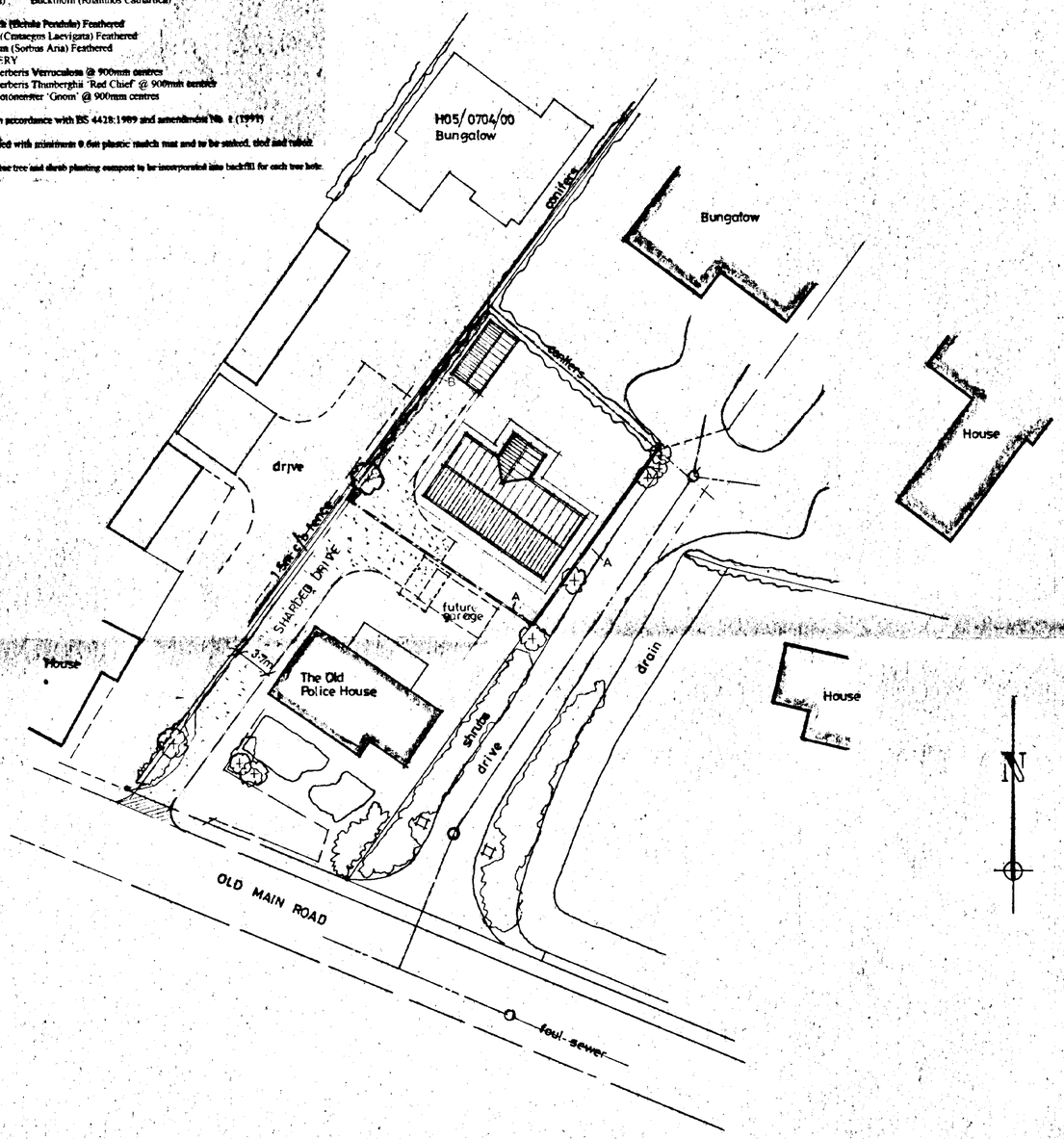
B MIXED HEDGE
- (a) Hawthorn (Crataegus Monogyna)
- (b) Beech (Fagus Sylvatica)
- (c) Blackthorn (Prunus Spinosa)
- (d) Buckthorn (Rhamnus Catharticus)

C Silver Birch (Betula Pendula) Feathered
D Hawthorn (Crataegus Laevigata) Feathered
E White Beam (Sorbus Aria) Feathered
F SHRUBBERY
- Berberis Verruculosa @ 900mm centres
- Berberis Thunbergii 'Red Chief' @ 900mm centres
- Cotoneaster 'Gnom' @ 900mm centres

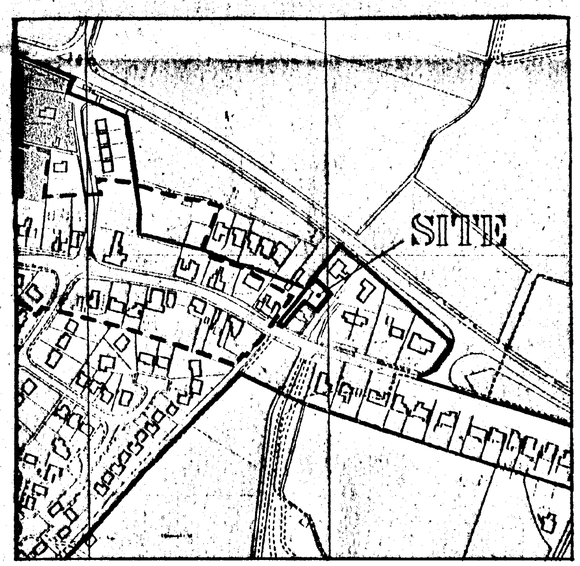
All planting to be in accordance with BS 4428:1989 and amendments No. 1 (1991)

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

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

DO NOT SCALE FROM THIS DRAWING

This drawing is copyright and may not be altered, traced, photographed or used for any purpose other than that for which it is issued
The General Contractor is to check all dimensions on site and report discrepancies to the Architect
All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

Summit DS (UK) 99962

SOUTH HOLLAND DC
HOUSING & PLANNING
23 FEB 2001
Ref: 0210/01

A 26.07.01 Amended Access & Boundary Details

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

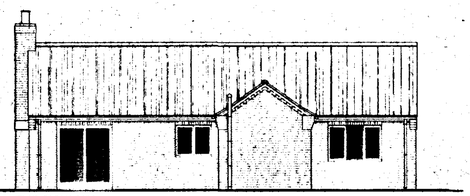
PROJECT:
BUNGALOW & GARAGE
OFF OLD MAIN ROAD (A.17)
FLEET HARGATE

CLIENT:
MR & MRS C. WATERS

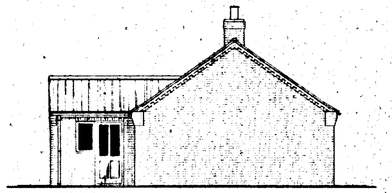
SCALES: *AS INDICATED* | DATE: *MARCH 2000*

G.R.MERCHANT | DRAWING No.: *CW.01 A*

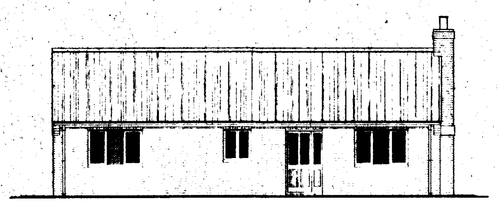
REVISIONS: A



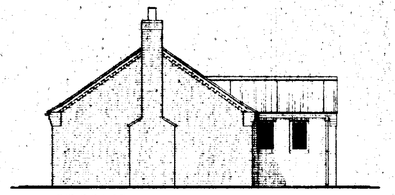
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

LINTELS.
All lintels to be manufactured by Marshalls U.K. and to be installed in accordance with makers' instructions, and to have min. end bearings of 150mm and at external positions to have cavity tray D.P.C. to CP 121: Internal lintels to be U.K. 100 Box 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 1:70 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 flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls: allow 50mm gap around pipe, opening sealed both sides of wall with ridged sheet material: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1985 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 roadding eyes at every change of direction. Basins and sink to have 75 deep seal traps: Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 90mm 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 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway, min. 5.0m to edge from dwelling.

GLAZING.
Double glazed property 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 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.

LEVEL ENTRY THRESHOLD
Provide "Dalton & Pail" Mobility door frame & threshold (PN29M-MOD) Principal entrance to building. All External doors to be 850mm wide.

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilets accomodation 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 building. At entrance positions ramp up to top of nib of 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 9.0m of drive adjacent to building x 3.0m 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. on 50mm 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: pt 1991: 150 blended and consolidated hardcore:

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 265 cavity walls provide 225 x 600 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.

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 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 C1-2,9) . Appliance to be in accordance with building regulations. Provide louvered permanent vent in ext. wall to give min. 50% of the appliance throat opening area positioned 190 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

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 respect to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Timberplate 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 35 deg. 38 x 100 ridge rode binder. 38 x 100 ceiling binderer. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint: straps at max. 1.8m 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 vide 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 5.0m provide additional bracing within the plane of the walls in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists. At roof intersections provide 25 x 100 lay boards and determine trusses at 600 c / c : Install code 4 lead valley liner.

CEILINGS.
200mm glassfibre insulation total thickness. 100mm between joists & 100mm over Joists. 12.7mm Gyproc plasterboard 5mm skim finish: Provide min. 50 x 38 margins 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 slopes: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm ladette to top surface. Provide slide bolt fastening & draught seal all round.

WALLING.
265 cavity walling to consist of face brickwork to B.S. 5921:1974 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 manufacturers instructions and approved cert' No.89 / 1087. 100mm Tarmac Hemelite solid insulation blocks or similar. Cavity walls load together using galvanised fixing ties set 900 horizontally and 450 vertically to BS 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity. Close cavities with "Thermabate" preformed closer and provide between 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 3mm skim.

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.

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. L1. 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.

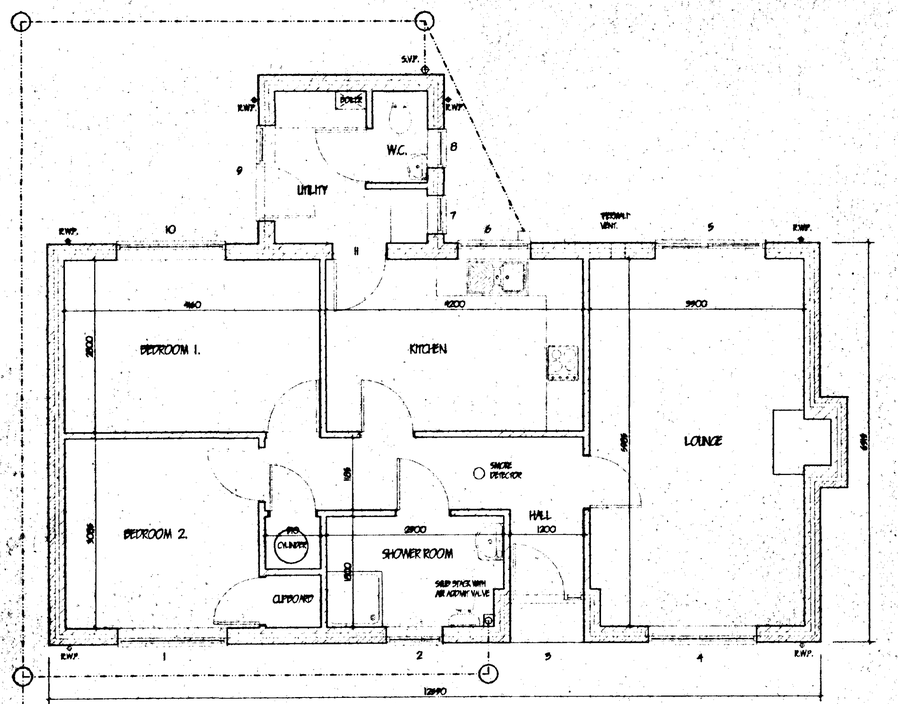
LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning / Building Regulation approval. The drawing must not be used as a contract document. Dimensions.
All dimensions shall be taken from or free from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes. All open 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.

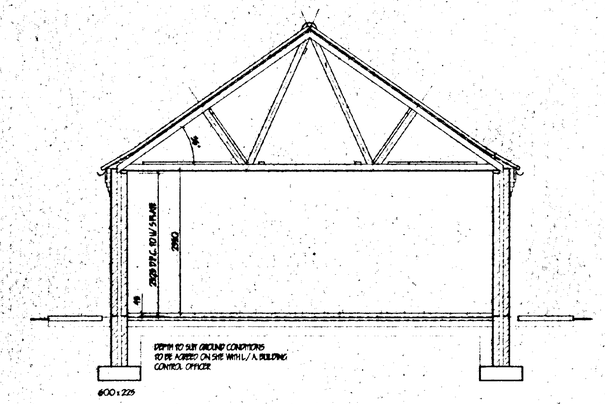
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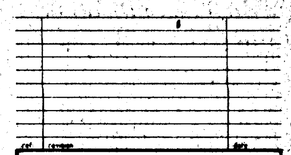
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G. R. MERCHANT
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Project
PROPOSED BUNGALOW
OLD MAIN ROAD,
FLEET HARGATE,
SPALDING, LINCS.

Client
MR & MRS C. WATERS

Drawing
FLOOR PLANS / ELEVATIONS / SECTION

Job Ref	Drawing No
CW / 01	1A
Date: JANUARY '0	Drawn
Scales: 1:50 1:100	DETERMIN... PLAN

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LANDSCAPING, TREE PLANTING & FENCING SCHEME

A 1.8m high close boarded fence

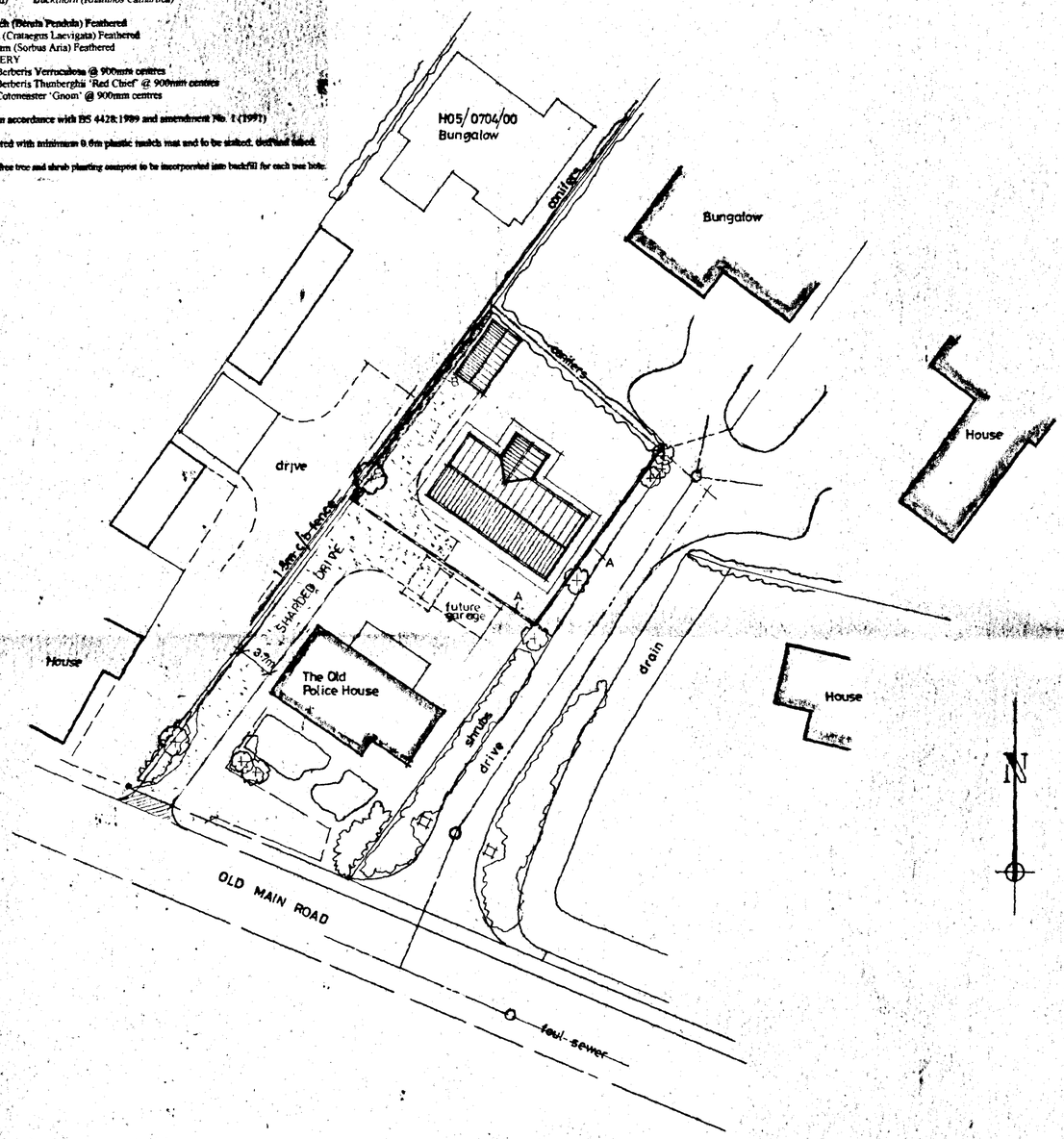
B MIXED HEDGE
- (a) Hawthorn (Crataegus Monogyna)
- (b) Beech (Fagus Sylvatica)
- (c) Blackthorn (Prunus Spinosa)
- (d) Buckthorn (Rhamnos Catharticus)

C Silver Birch (Betula Pendula) Feathered
D Hawthorn (Crataegus Laevigata) Feathered
E White Beam (Sorbus Aria) Feathered
F SHRUBBERY
- Berberis Verruculosa @ 900mm centres
- Berberis Thunbergii 'Red Chief' @ 900mm centres
- Cotoneaster 'Gnom' @ 900mm centres

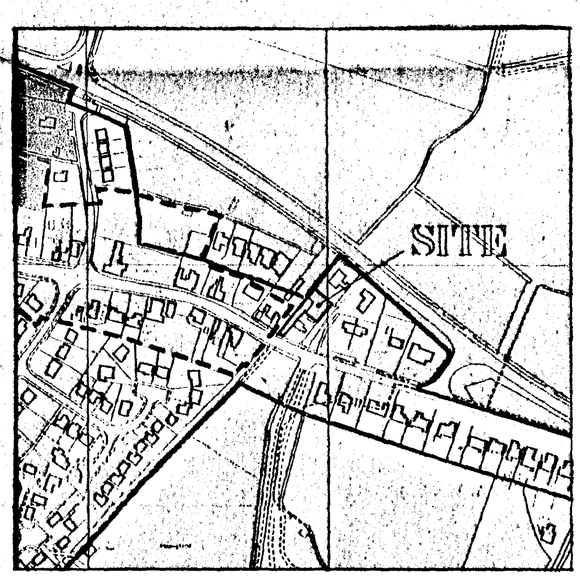
All planting to be in accordance with BS 4428:1989 and amendment No. 1 (1991)

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

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

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A 26-01-00 Amended Access & Building orientation

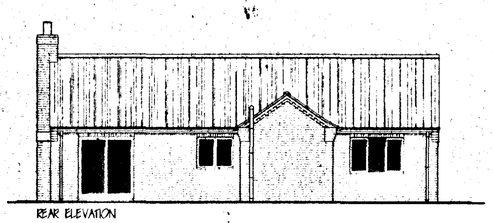
G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

PROJECT:
BUNGALOW & GARAGE
OFF OLD MAIN ROAD (A.17)
FLEET HARGATE

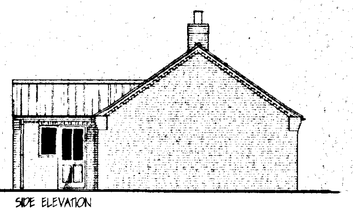
CLIENT:
MR & MRS C. WATERS

SCALES:	DATE:
AS INDICATED	*MARCH 2000*
G.R.Merchant	DRAWING No.: CW.01 A

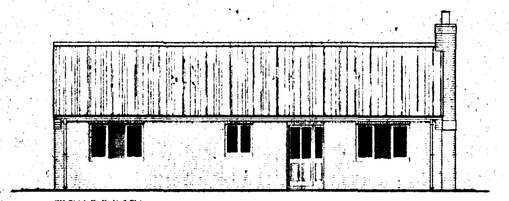
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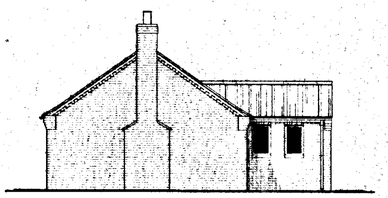
REAR ELEVATION



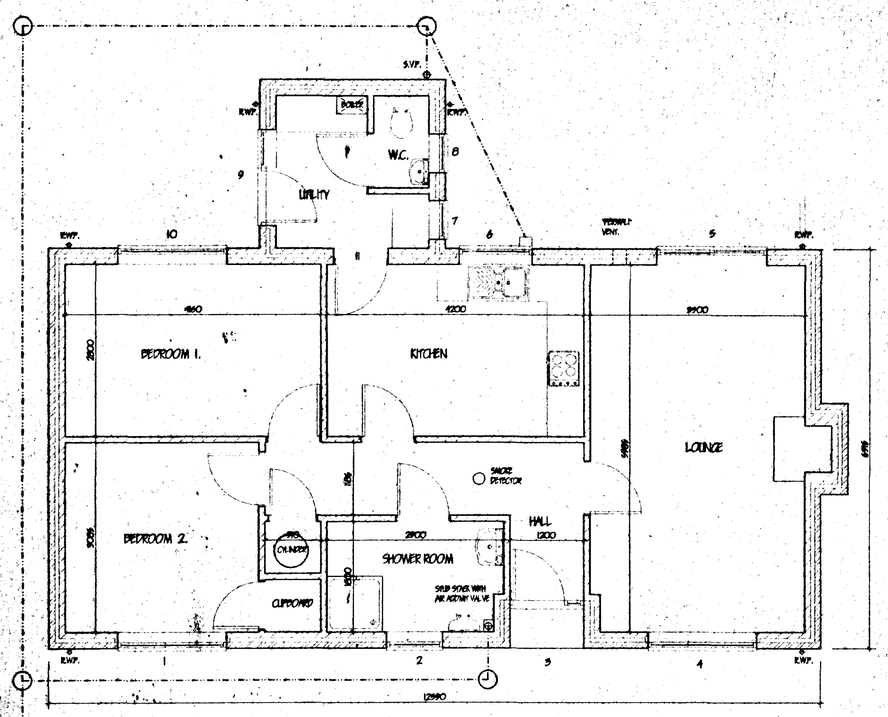
SIDE ELEVATION

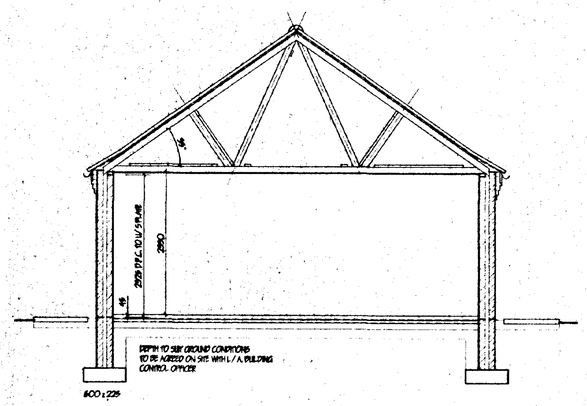


FRONT ELEVATION



SIDE ELEVATION





LINTELS.
All lintels to be manufactured by Marshalls 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 Box type. Provide Perp-end weep holes and stopends to cavity tray.

FOUL DRAINAGE
Inspection chamber construction to be "Osmp" 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. 4660:1985 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 flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm gap around pipe, sparing sealed both sides of wall with rockpol 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. ff. over 3.0m long run increase to 50mm dia. All P.V.C. to B.S. 5049. 1979 complete with roddina eyes at every change of direction. 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 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway, min. 5.0m to edge from dwelling.

GLAZING.
Double glazer properly throughout (minimum 6mm air app 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 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.

LEVEL ENTRY THRESHOLD
Provide "Dualton & Pail" Mobility door frame & threshold (FN29M-MOB) Principal entrance to building. All External doors to be 838mm wide

INTERNAL DOORS
All internal doors to ground floor habitable rooms and toilet accomodation 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 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 vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 50mm Polystyrene insulation board, on 1200g polythene D.P.M. trapped continuous with D.P.C. by min. 100mm. lap 500mm 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; ptl 1991: 150 blinded and consolidated hardcore.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 265 cavity walls provide 225 x 600 and under 100 walls provide 225 x 450 all GEN4 mix to B.S. 5328; ptl 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 off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation.

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 processes. Trim roof around flue, no timber within 40mm of flue. At roof / flue intersection provide code4 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 C1-29). Appliance to be in accordance with building regulations. Provide louvered permanent vent in ext. wall to give min. 50% of the appliance throat opening and positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 50 softwood treated battens on underfelt to B.S. 747 (type lF) 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 reward to wind speed, roof pitch and exposure catagory as detailed in CP3 chapter V part 2 1972. Tymeplate 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 35 deg. 38 x 100 ridge rode 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: 50 x 100 wall plate bedded on sand and cements 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 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 454 ceiling joists. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/ c : Install code 4 lead valley liner.

CEILINGS.
200mm glassfibre insulation total thickness. 100mm between joists & 100mm over Joists. 12.7mm Gyproc plasterboard 5mm skim finish: Provide min. 90 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 slope: Access panel to be 12mm ply with layer of 12.7mm Fibrine board fixed to face. 100mm Jablite to top surface. Provide slide bolt fastening & draught seal all round

WALLING.
265 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: build into cavity Rockwool cavity wall batts insulation boards in accord. with makers instructions and approved cert' No.85 / 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 between 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 3mm skim.

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 bore of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

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 dwellins, 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 that one detector is to be provided they will be interconnected. All permanently wired to a seperate 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.

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 open 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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