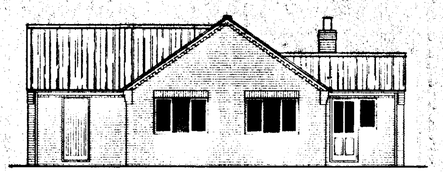
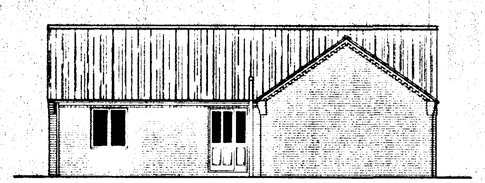


SIDE ELEVATION



REAR ELEVATION



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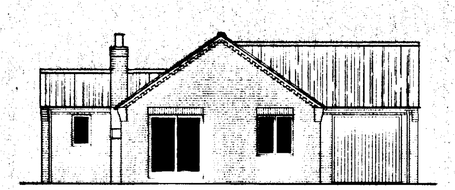
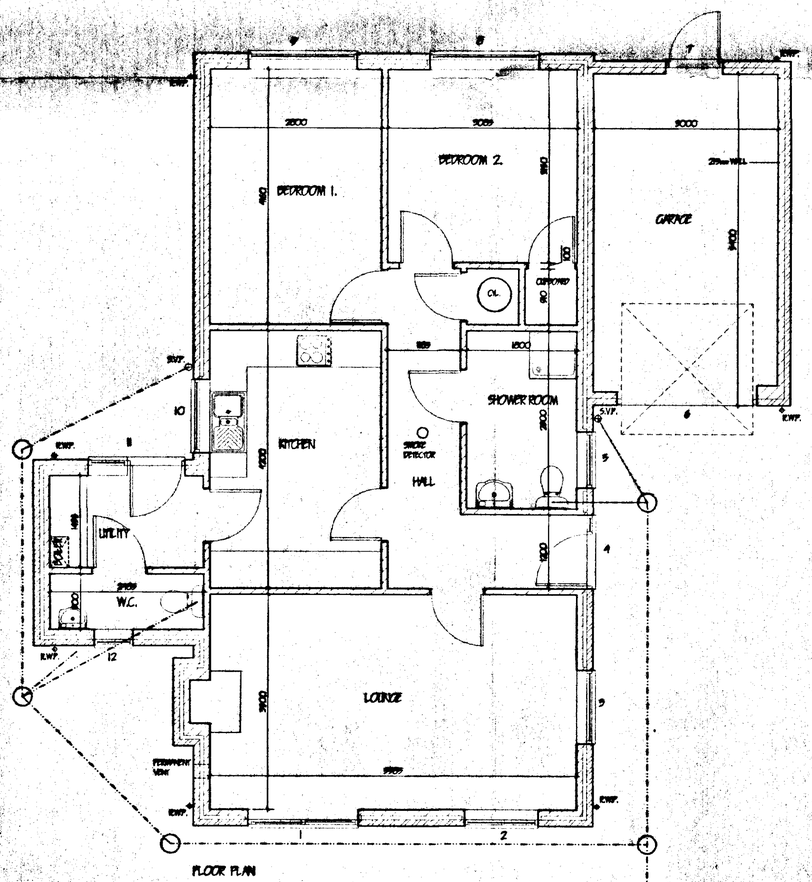
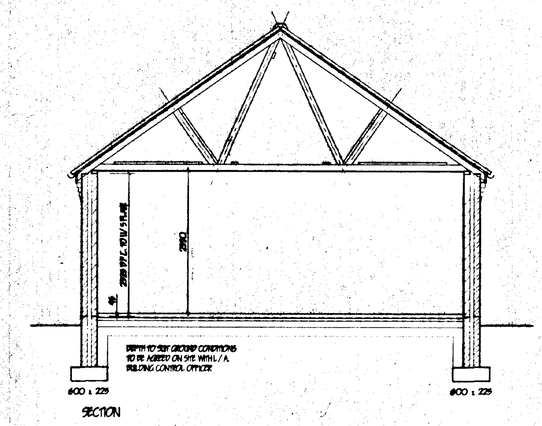


FRONT ELEVATION



FLOOR PLAN



SECTION

VENTILATION.
All windows to have opening lights to give the equivalent of 1/20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall/Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility room to extract min. 30 litres per second. Bathroom 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. Lt. part 5.

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 and socket outlets to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from f.f.l.

LINTELS.
All lintels to be manufactured by Ribmore, U.K. 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 P.P.C. to CP. 121: Internal lintels to be I.G. 100 Box type. Lintels in garage to be underlined with 12.7 Fireline board or receive 12mm render and stop. Provide Perp-end weep holes and stopends to cavity tray.

FOUL DRAINAGE
Inspection chamber construction 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 surrounded 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 bridges where pipes pass through walls, allow 50mm app. around pipe, aperture sealed both sides of wall with rockwool shock materials. 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 rodding eyes at every change of direction: Bath, basins and sink to have 75 deep seal traps: Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 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 glaze properties 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.

CEILINGS.
200mm glass fibre insulation total thickness. 100mm between joists & 100mm over. Joists: 12.7mm Gyproc plasterboard 3mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joists to be taped and filled. Garage ceilings to be 12.7mm Gyproc Fireline board and Artex: Provide access trap to roof space: opening to be lined with 25 x 25 planted stop/s: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jablite to top surface. Provide slide bolt fastenings & draught seal all round.

WALLING.
265 cavity walling to consist of: Base brickwork to B.S. 5628:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrement cert.' No 695/1087. 100mm Tarmac Hanrelite solid insulation blocks or similar: Cavity walls tied together using galvanised twin lasret 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 bitumen 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 Hanrelite solid insulation blocks: All to receive 10mm S/C render and 3mm skim (except garage).

LEVEL ENTRY THRESHOLD
Provide "Poulton & Pail" 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 flagpath positioned at DPC. 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 shuttle fall away from buildings. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel. At least 5.0m of drive adjacent to buildings x 3.0m 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. lapped continuous with D.P.C. lay 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 (BS.N 8.5. 5328: pt 1991: 150 blinded and consolidated hardcore: Garage floor to be as above except sand cement screed and insulation.

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1571: 1971 and to be lead socket uppermost: 100 Face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled oak brickwork and clay pot: Weak mix. conc. infill around flue as work proceeds: Trim roof around flue, no timber within 40mm of flue: At roof/flue intersection provide code 4 lead flashings and 2 coarse 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 give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

LIMITATIONS.
The 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.M. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherance 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.

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, informal as necessary to carry out the works shall be deemed to be included.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. BS 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 CP3 chapter V part 2 1972. Tenreplace specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALCS TO BE SUBMITTED TO L/A. MIN. 22.5 DNS PRICH TO ERECTION. Trusses to be at 600c/c to a pitch of 35° dim. 38 x 100 ridge made timber. 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 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. SC5 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 4No ceiling joists. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/c in accordance with code 4 lead valley, liner.

revision	date	init.	revision details.

SOUTH HOLLAND DC
HOUSING & PLANNING
05 APR 2000
Ref: 0893/80

DETERMINED
PLAN

G. R. MERCHANT
UNIT 4, WRIGHTS MEWS,
PARK ROAD, HOLBEACH, LINC'S.
Tel: 01406 490800

Client.
MR & MRS C. WATERS

Project.
PROPOSED BUNGALOW & GARAGE.
OLD MAIN ROAD,
FLEET HARGATE,
SPALDING,
LINC'S.

Drawing.
FLOOR PLANS / ELEVATIONS / SECTION.

Scale	1:50 1:100	Drawing No.	CW / 01
Date.	MARCH 2000	Drawn.	J.C.

LANDSCAPING, TREE PLANTING & FENCING SCHEME

A 1.8m high close boarded fence

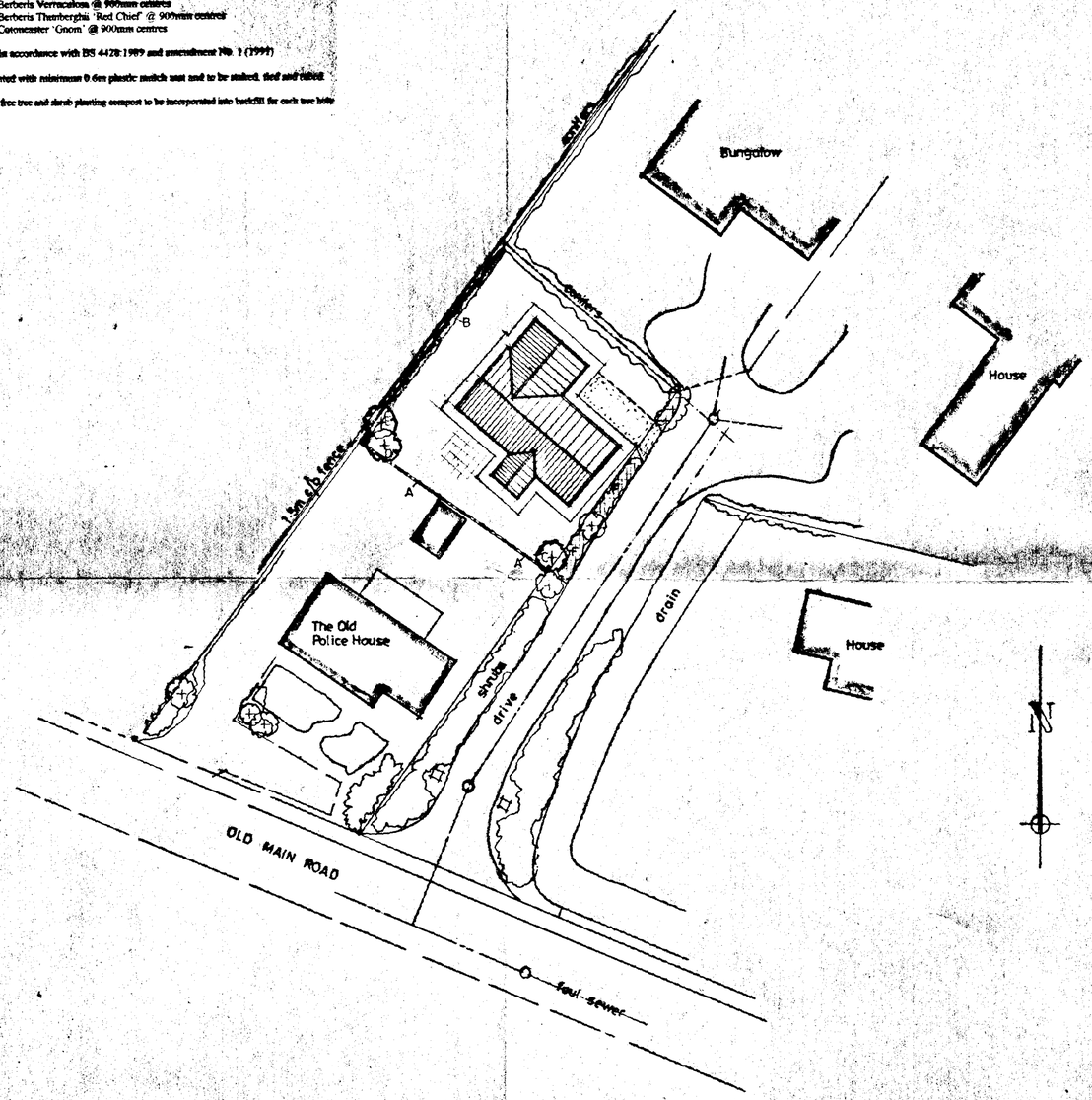
B MIXED HEDGE
- (a) Hawthorn (Crataegus Monogyna)
- (b) Beech (Fagus Sylvatica)
- (c) Blackthorn (Prunus Spinosa)
- (d) Buckthorn (Rhamnos Cathartica)

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

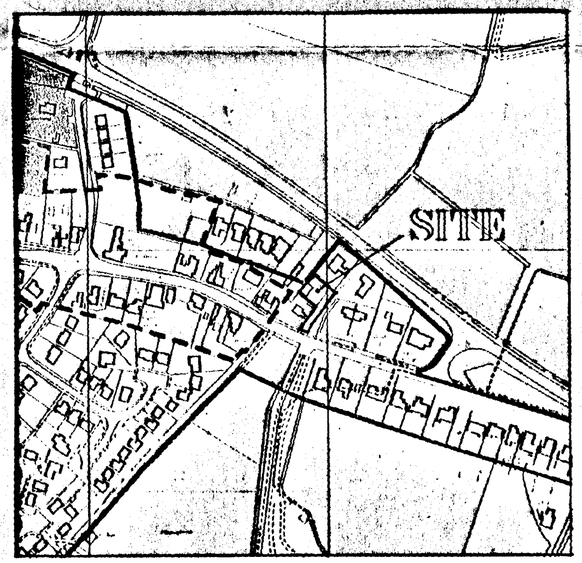
All planting to be in accordance with BS 4428:1989 and amendment No. 1 (1994)

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

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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

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
05 APR 2000
Ref: 0893/00

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

PROJECT:
BUNGALOW & GARAGE
OFF OLD MAIN ROAD (A17)
FLEET HARGATE

CLIENT:
MR & MRS C. WATERS

SCALES:	DATE:
AS INDICATED	*MARCH 2000*

DRAWING No.: