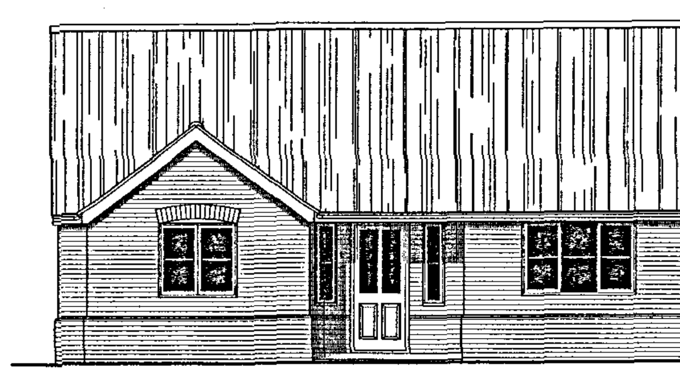
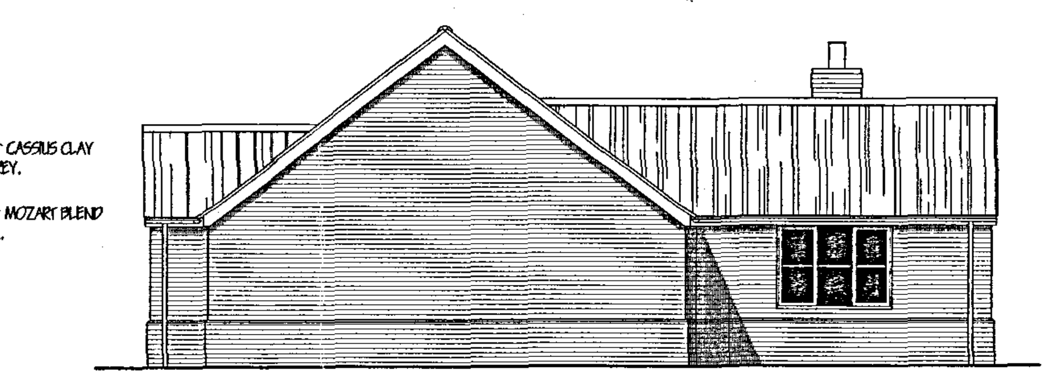


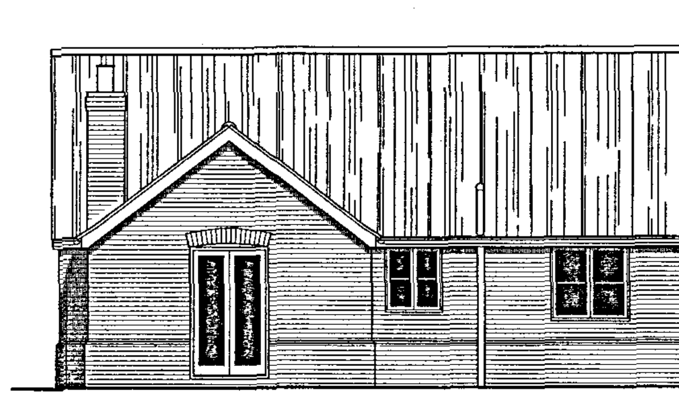
WEST ELEVATION

ROOF: 'SANDTOFT' CASSIUS CLAY TILES - GREY.

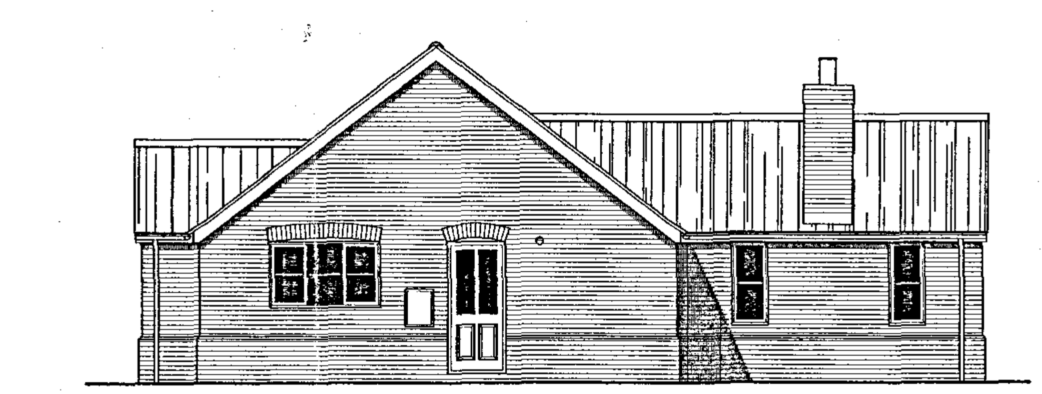
WALL: 'DESIMPEL' MOZART BLEND BRICKWORK.



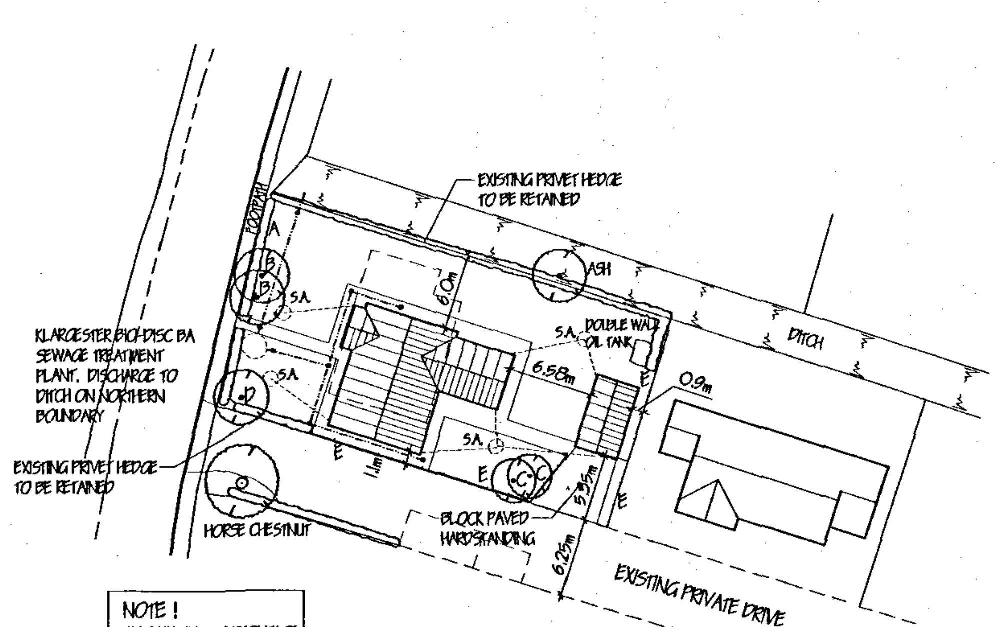
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



NOTE !
ALL HEDGING TO FRONTAGE TO BE MAINTAINED AT MAX. 900mm HIGH

BLOCK PLAN (PROPOSED) 1:500

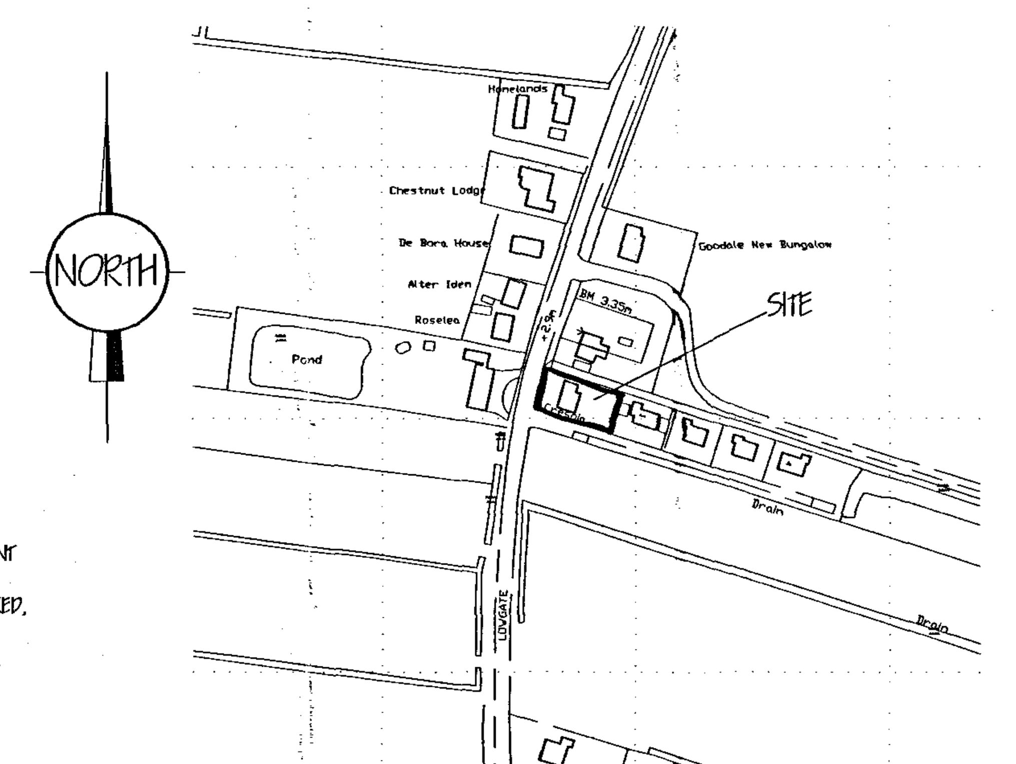
TREE PLANTING / LANDSCAPE SCHEME

A	MIXED HEDGE PLANT HT. 45 - 60 cm @ 40 cm c/c.	
	(a) HAWTHORN (CRATAEGUS MONOGYNA)	
	(b) BEECH (FAGUS SYLVATICA)	
	(c) BLACKTHORN (PRUNUS SPINOSA)	
	(d) BUCKTHORN (RHAMOS CATHARTICA)	
B	SILVER BIRCH (BETULA PENDULA)	STANDARD
C	WHITEBEAM (SORBUS ARIA)	STANDARD
D	LOCUST TREE (ROBINIA PSEUDOACACIA 'FRISIA')	STANDARD
E	1.8m HIGH CLOSE BOARDED TIMBER FENCE	

ALL PLANTING TO BE IN ACCORDANCE WITH B.B. 4428:1989 AND AMENDMENT No. 1 (1991)

ALL TREES TO BE PLANTED WITH MINIMUM 0.6m MULCH MAT AND TO BE STAKED, TIED & TUBED.

1/3 TO 1/2 BAG OF PEAT FREE TREE AND SHRUB PLANTING COMPOST TO BE INCORPORATED INTO BACKFILL FOR EACH PLANT.



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LOCATION PLAN 1:2500

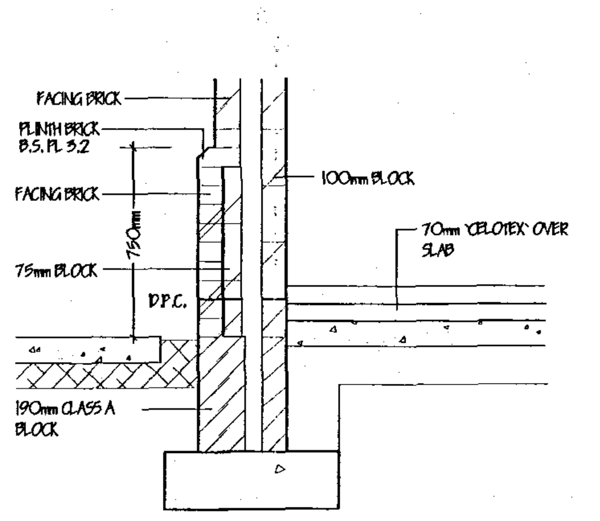
LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/ Building Regulation approval. The drawing must not be used as a contract document alone.
All dimensions shall 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 C.A.D. 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.

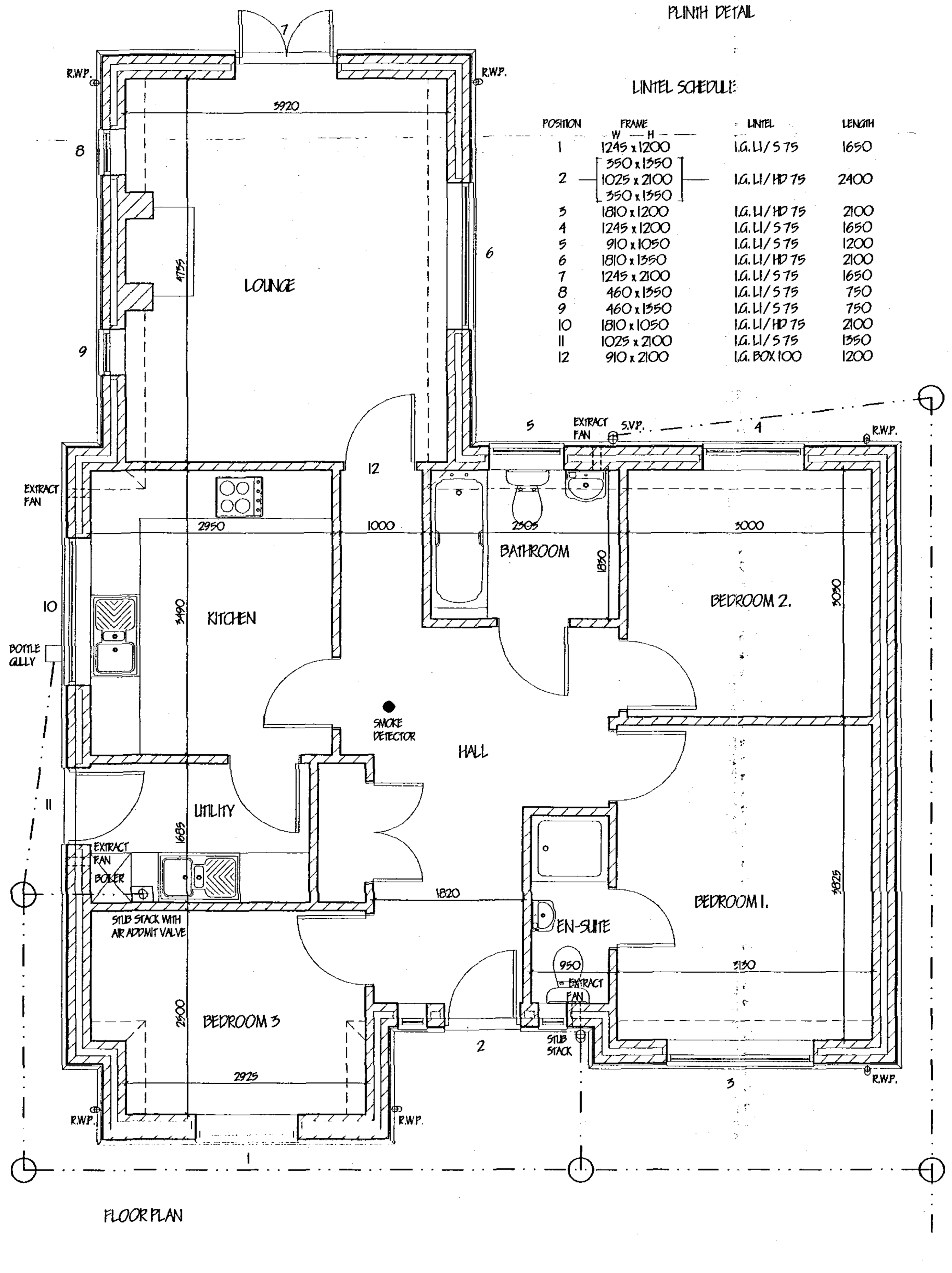
SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.



PLINTH DETAIL

LINTEL SCHEDULE

POSITION	FRAME W — H	LINTEL	LENGTH
1	1245 x 1200	I.G. L1/S 75	1650
2	350 x 1350 1025 x 2100 350 x 1350	I.G. L1/HD 75	2400
3	1810 x 1200	I.G. L1/HD 75	2100
4	1245 x 1200	I.G. L1/S 75	1650
5	910 x 1050	I.G. L1/S 75	1200
6	1810 x 1350	I.G. L1/HD 75	2100
7	1245 x 2100	I.G. L1/S 75	1650
8	460 x 1350	I.G. L1/S 75	750
9	460 x 1350	I.G. L1/S 75	750
10	1810 x 1050	I.G. L1/HD 75	2100
11	1025 x 2100	I.G. L1/S 75	1350
12	910 x 2100	I.G. BOX 100	1200



FLOOR PLAN

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on under felt to B.S. 747 (type IF) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. head lap 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. Twinaplate 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 37.5 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: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 25mm 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 4No ceiling joists. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/c : Install code 4 lead valley liner.

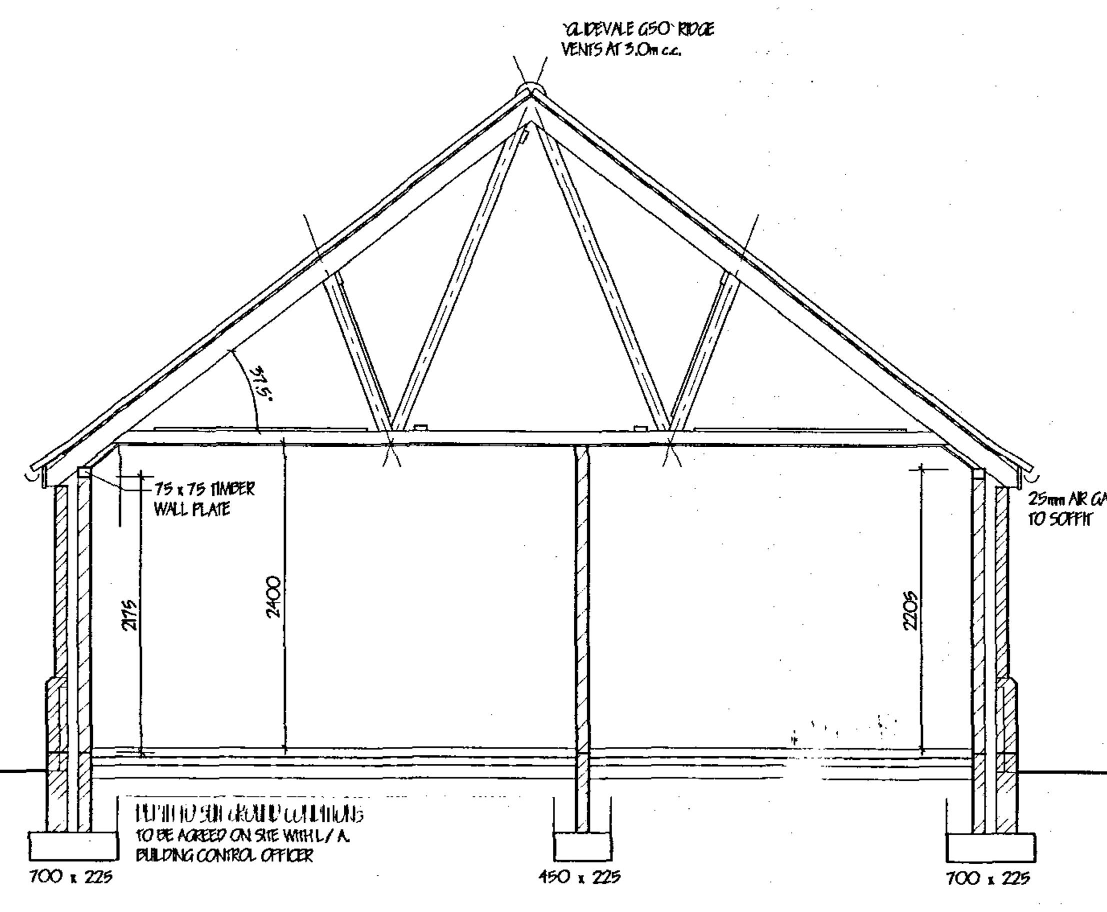
FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be laid socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot: Weak mix. conc. infill around flue as work proceeds: Trim roof around flue, no timber within 40mm of flue: At roof/ flue intersection provide code4 lead flashing and 2 course engineering bricks.

OPEN FIRE.
To be capable of burning wood pellet 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 C1-25). 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.

LINTELS.
All lintels to be manufactured by Messrs. I.G. Codes L1/S 75 and L1/HD 75 all 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. Lintels in garage to be underlined with 12.7 fire line board or receive 12mm render and skim. Provide Perp-end weep holes and stop ends 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. 4660:1983 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 flexel joints to correspond with joints in pipe work: Provide 65 x 100 pre-stressed concrete lintel bridging where pipes pass through walls, provide compressible filler around pipe, opening masked 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. 3943: 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 50mm waste. All redundant drains to be grubbed out or filled with lean-mix concrete. Condensation drainage from boiler flues to discharge via min. 22mm diameter pipe work through a 75mm condensation trap. Alternatively an additional trap should be provided externally to provide the required seal, an air gap should be provided between the boiler and the trap.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 63mm 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. soak away min. 5.0m to edge from dwelling. All footpaths and drives to slope away from building.



SECTION

GLAZING.
Double glaze property throughout with p.v.c.u windows (minimum 24mm air gap to all units with Low 'E' 0.1 Glass) max 'U' value 1.8 W/ sq.m. K excluding garage. 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 that open to 30 degrees or more to provide the equivalent of 1/20th the floor area of each room. Should opening lights be to less than 30 degrees provide the equivalent of 1/10th the floor area of each room. Background ventilation to windows to provide a total of 45,000-sq/mm permanent free air ventilation per dwelling. All following rooms to have in addition to the above wall mounted mechanical extractor fan to provide the following extract rates: Kitchen min. 60 litres per second. Utility rooms min. 30 litres per second. Bathroom/ En-suite min. 15 litres per second, which may be operated intermittently. W.C. min. 6 litres per second with 15 minute over-run.

HOT WATER AND SPACE HEATING.
Provide Oil fired combination boiler in position shown (min SEDBUK 93%) with fan assisted balanced flue. Fit durable wire guard externally to boiler flue. Provide timer switch, suitable full zone and boiler control interlocks, fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water pipework to be insulated to BS 5422:2001

Heating Engineer to provide L/A. Building Control with a suitable Commissioning Certificate in accordance with that published as part of the Benchmark Code of Practice upon completion.

All oil storage tanks to be integrally bunded prefabricated type (2500 litre capacity). And to be fitted with fire valve system in accordance with B.S.5410-1 1997 pts. 8.2 & 8.3. Ensure tank has advice label regarding Oil spillage and Environment Agency emergency hotline telephone number. Tanks to be sited minimum 760mm from any boundary and minimum 1800mm from any building.

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 separate fused circuit at distribution board.

ELECTRICAL INSTALLATIONS.
All electrical work to meet the requirements of Approved Document Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so.
Prior to completion of the works the Local Authority must be satisfied that either:-
An electrical installation certificate issued under a competent persons scheme has been issued.
OR
An appropriate installation certificate has been issued for the work and that it has been signed by a person competent to do so.

LIGHTING.
To all Bedrooms provide energy efficient light fittings capable only of taking lamps having a luminous efficacy greater than 40 lumens per circuit.
External lighting to be fitted with Dawn-Dusk or movement sensors and capable only of taking lamps having a luminous efficacy greater than 40 lumens per circuit.

GENERAL
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.

CEILINGS / INSULATION.
Roof Level: Flat ceilings lay 300mm glass fibre insulation total thickness. 100mm between joists & 200mm over Joists to provide a 'U' value of 0.16 W/ sq.m.K. Sloped ceilings lay 100mm 'Celotex' Extra -R XR3100 between rafters and 40mm 'Celotex tuff-R' GA3040 under rafters with taped joints to provide a 'U' value of 0.2 w/ sq.m.K. Ensure 50mm air gap over all insulation. 12.5mm Gyproc wallboard,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 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jablite to top surface. Provide slide bolt fastening & draught seal all round

WALLING.
285 cavity walling to consist of facing brickwork: 85 cavity: build into cavity Dritherm34 cavity wall batt insulation boarding in accord. with makers instructions and agrement cert' No.84/1268 & 86/1584. 100mm Thermalite Turbo Std.3.5 N/mm2 solid insulation blocks or similar: Cavity walls tied together using stainless steel vertical twist ties set 750 horizontally and 450 vertically all to B.S. EN 845 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: All work to be carried out in accordance with BS Code of Practice 121 Pt 1. 1973. External walls to have 'U' value of 0.30 W/ sq.m.K. Internal walls of 100mm Thermalite Turbo Std. solid insulation blocks.
Movement joints to be installed in blockwork in accordance with B.S. 5628 pt. 3 1985.
All to receive 12.5mm Plasterboard on dot & dabs with skim finish. Stud walls to consist of 70mm 'gyproc' metal studs at 600mm c/c, both sides to be clad with 12.5mm Gyproc SoundBloc and skim. 25mm Isowool Acoustic partition roll infill between studs.

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.

LEVEL ENTRY THRESHOLD
Provide 'Jeldwen Ltd.' Mobility door frame & threshold (FN29M-MOB) Principal entrance to building. All External doors to be 838mm wide. And in all cases to provide minimum 775mm clear opening width.

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 building. At entrance positions ramp up to top of sub sill 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 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: 65mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 65mm 'Celotex tuff R GA3065' 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 over site: Concrete mix GEN1 in non aggressive soils and FND2 mix in sulphate bearing soils to B.S. 5328: pt1 1991: 150 [illegible]

SHDC
PLANNING & DEVELOPMENT
15 AUG 2007
Ref. 1123/07

DETERMINED PLAN

ref	revision	date

G. R. MERCHANT LTD.
I.ENG AMICE FIWO
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
4 Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
Fax: 01406 425744
E-Mail: gr.merchant@btconnect.com

Project: REPLACEMENT DWELLING. 'CRESPIA'. LOWGATE. FLEET. SPALDING. LINC'S.

Client: MR. I. BROWN.

Drawing: FLOOR PLANS, ELEVATIONS & DETAILS. LOCATION & SITE PLANS.

Job Ref.	Drawing No.
1565-07.	10.
Date	**Drawn**
AUGUST '07.	GRM.

Scales: 1/50. 1/100. [unless otherwise stated]

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