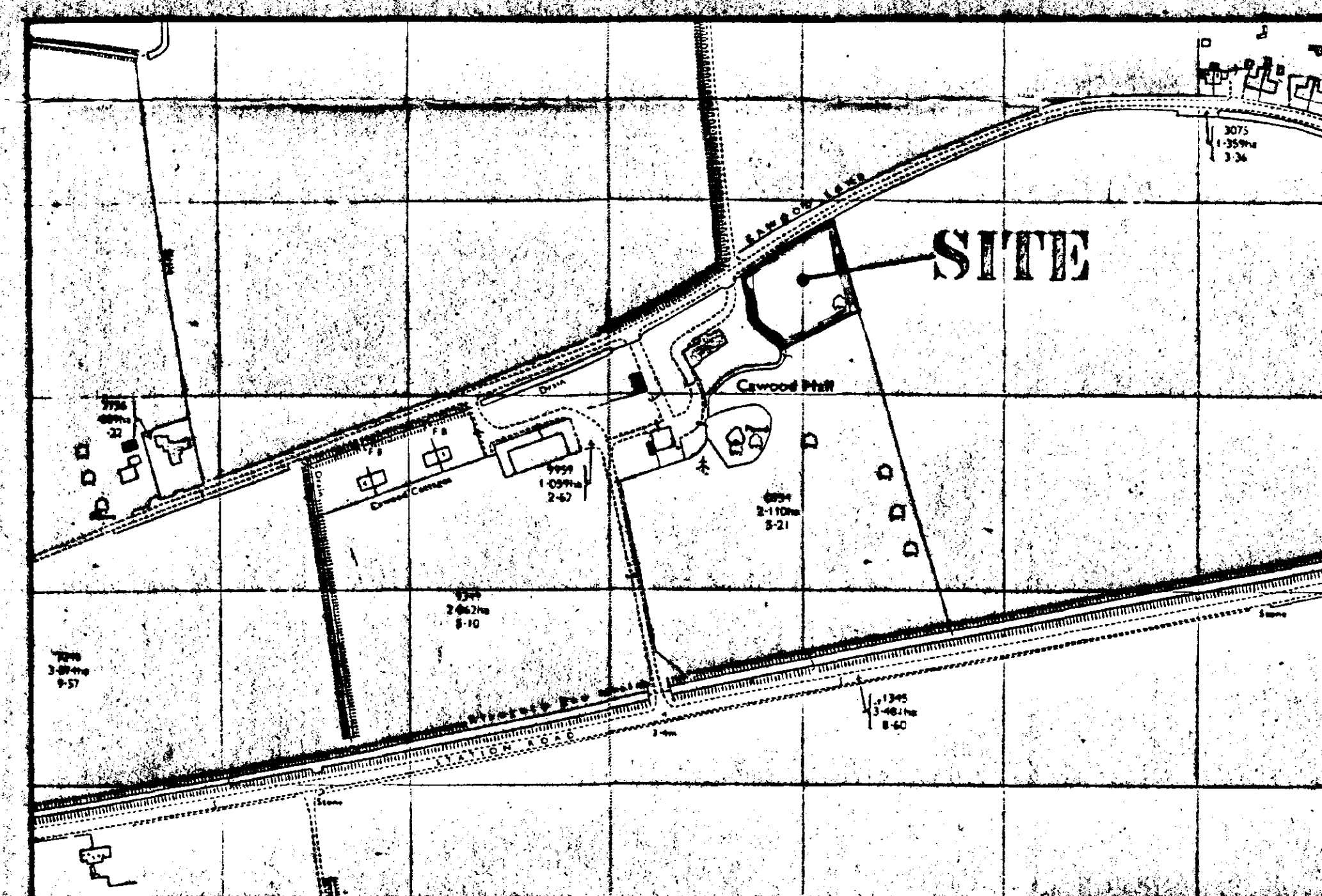
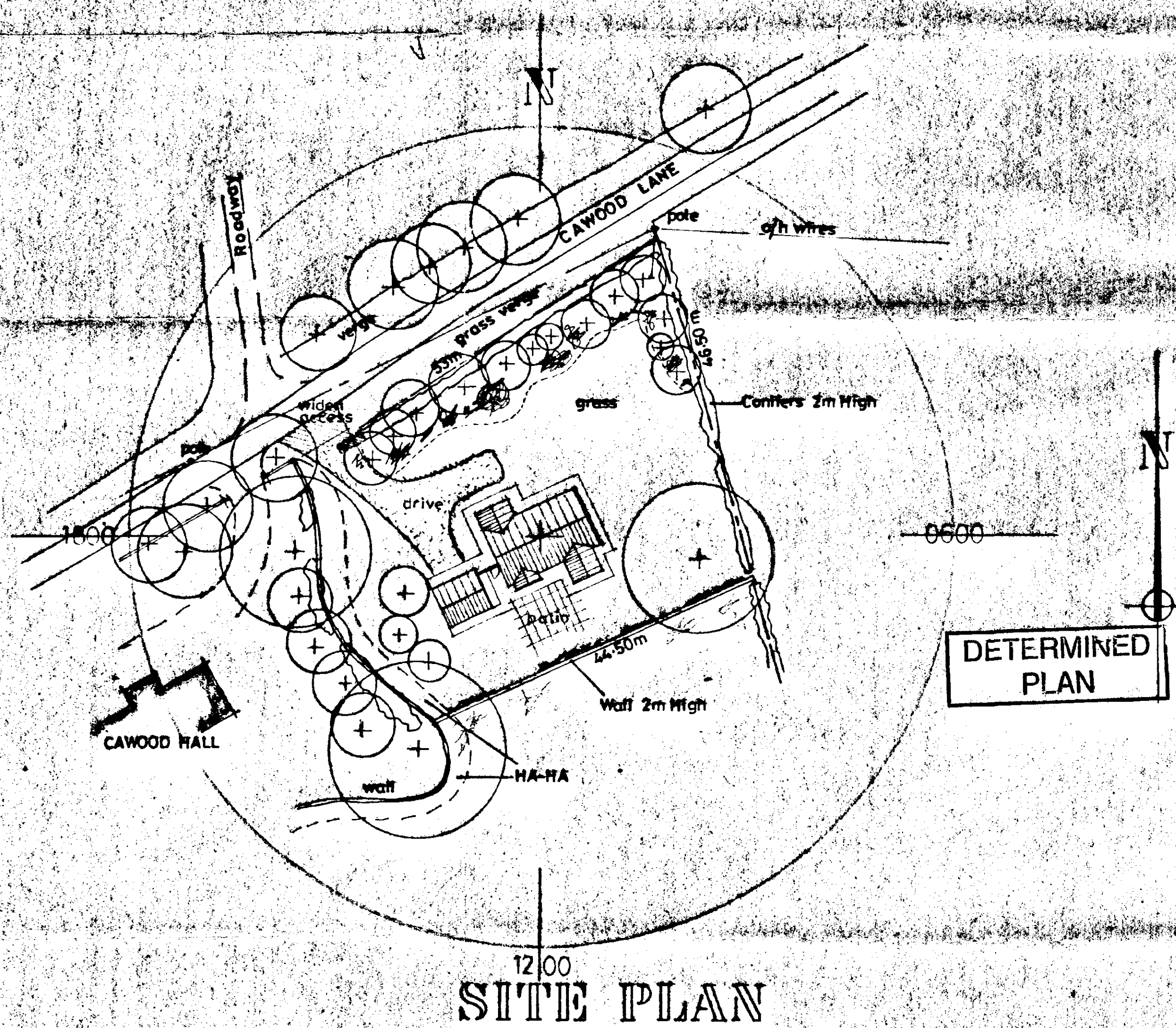


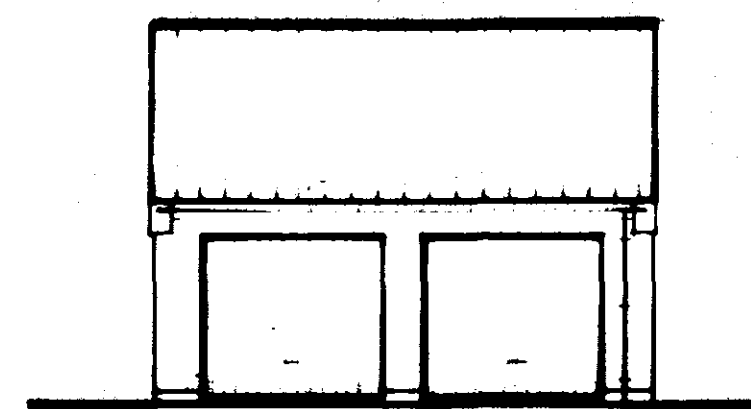


LOCATION PLAN

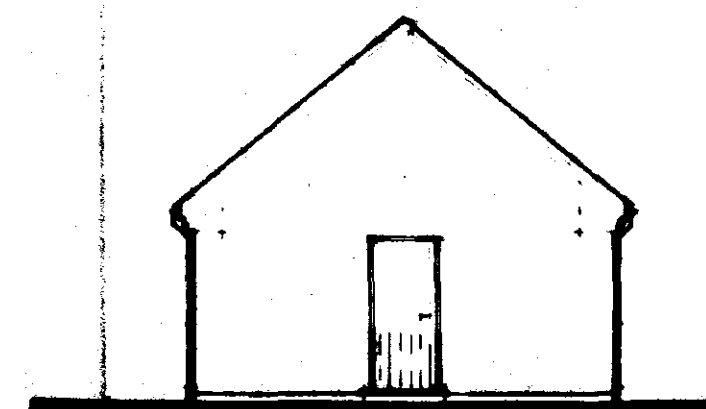
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 The General Contractor is to check all dimensions on site and report discrepancies to the Architect.
 All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted 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.

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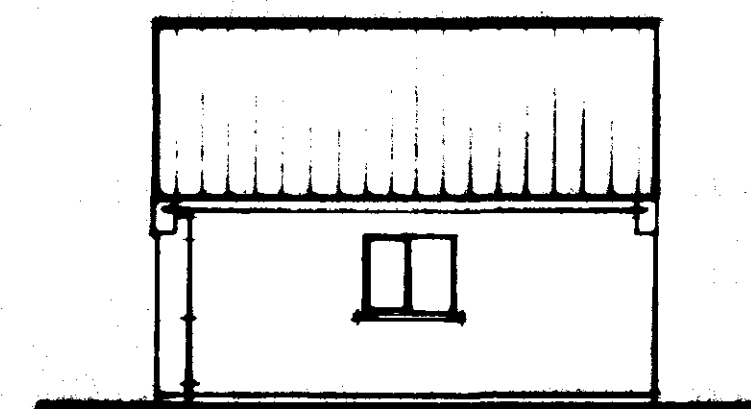
G. R. MERCHANT IENG AMICE, FIWO, ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT TEL: HOLBEACH (01406) 490800	
PROJECT: BUNGALOW & DETACHED GARAGE CAWOOD LANE GOSBERTON	
CLIENT: MRS. E. GARNER	
SCALES: 1/300 1/2500	DATE: APRIL 1997
G. R. MERCHANT	DRAWING No.: EG.01
REVISIONS:	



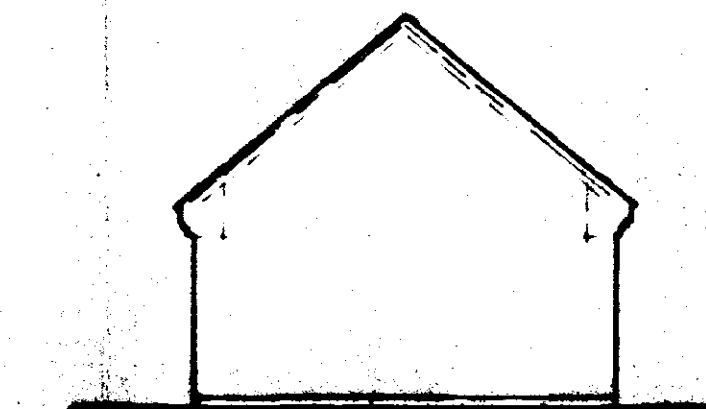
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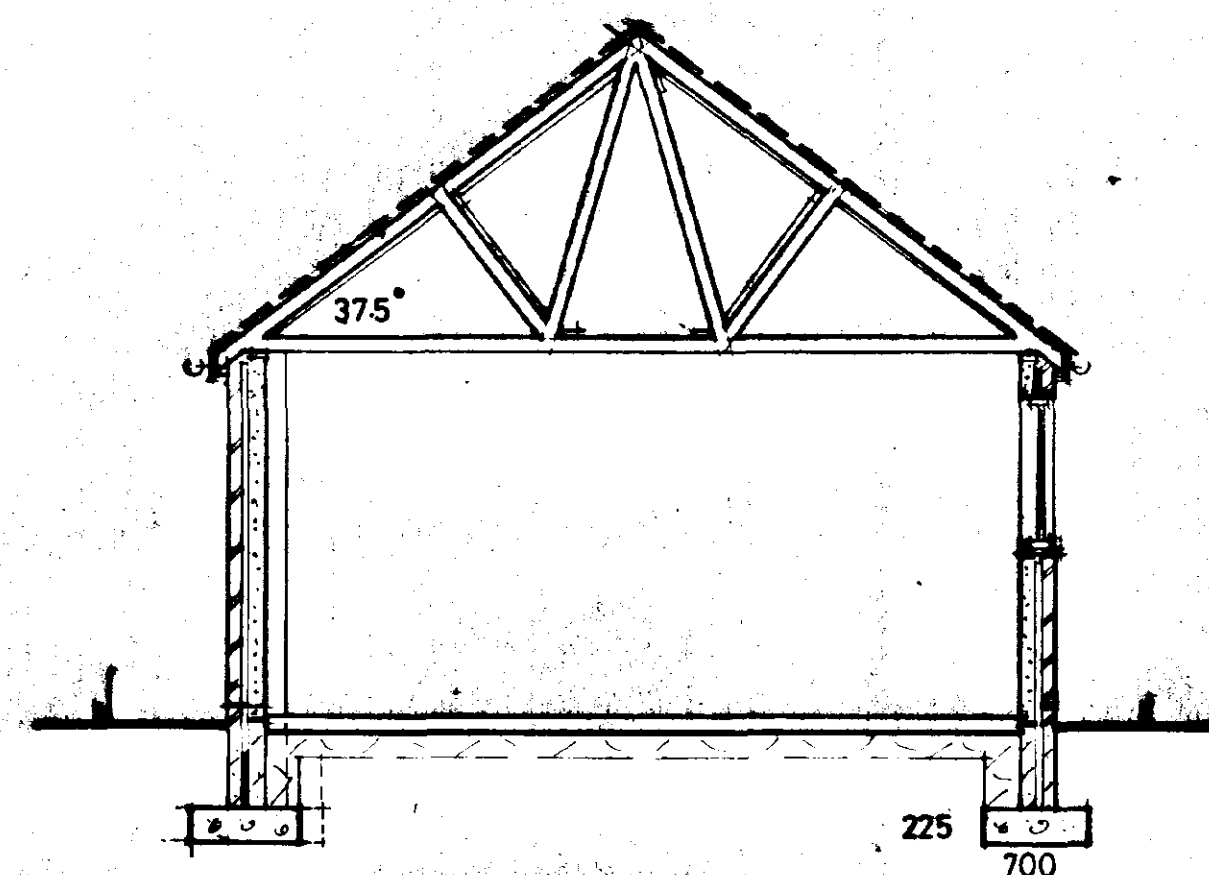
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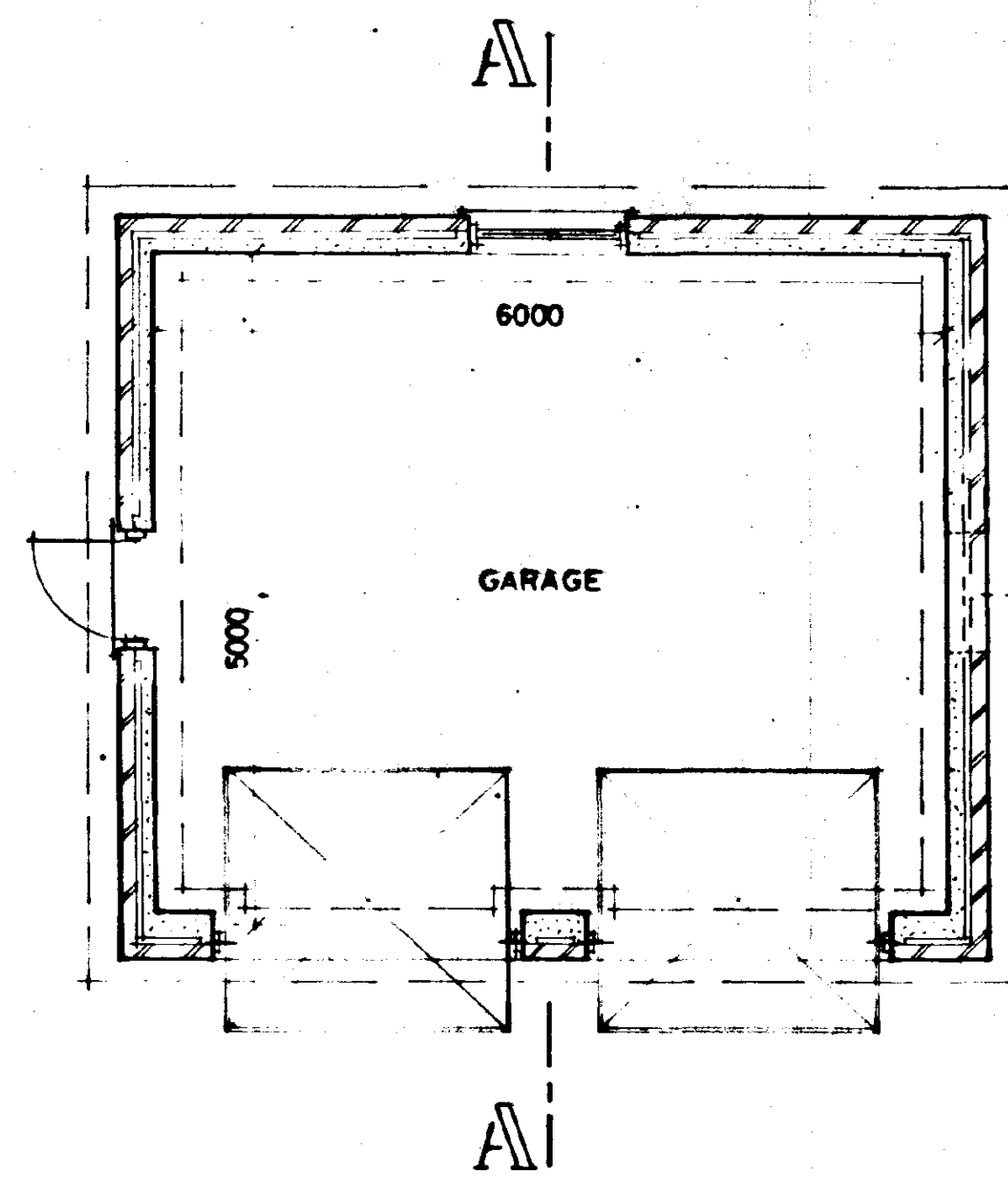
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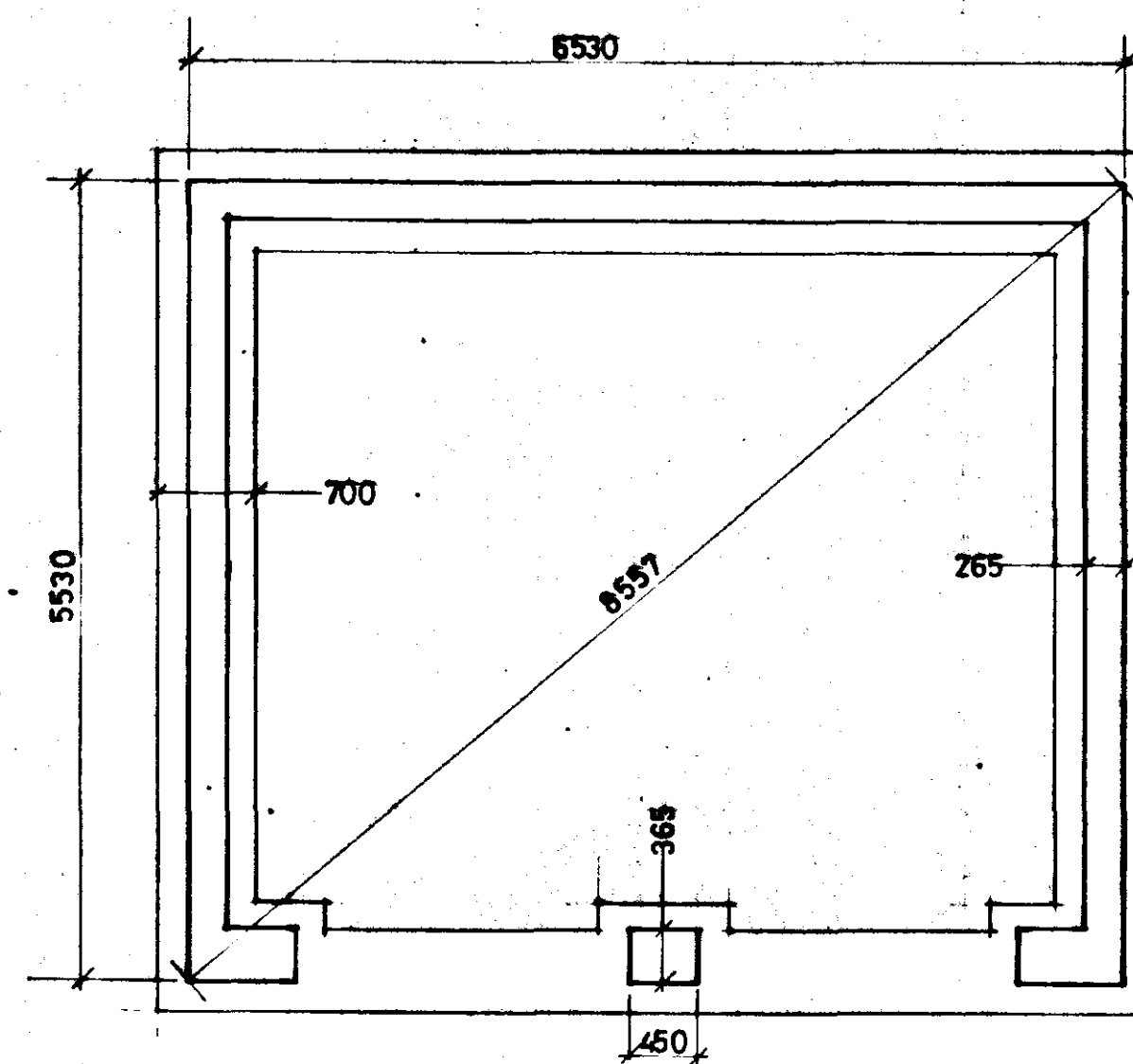
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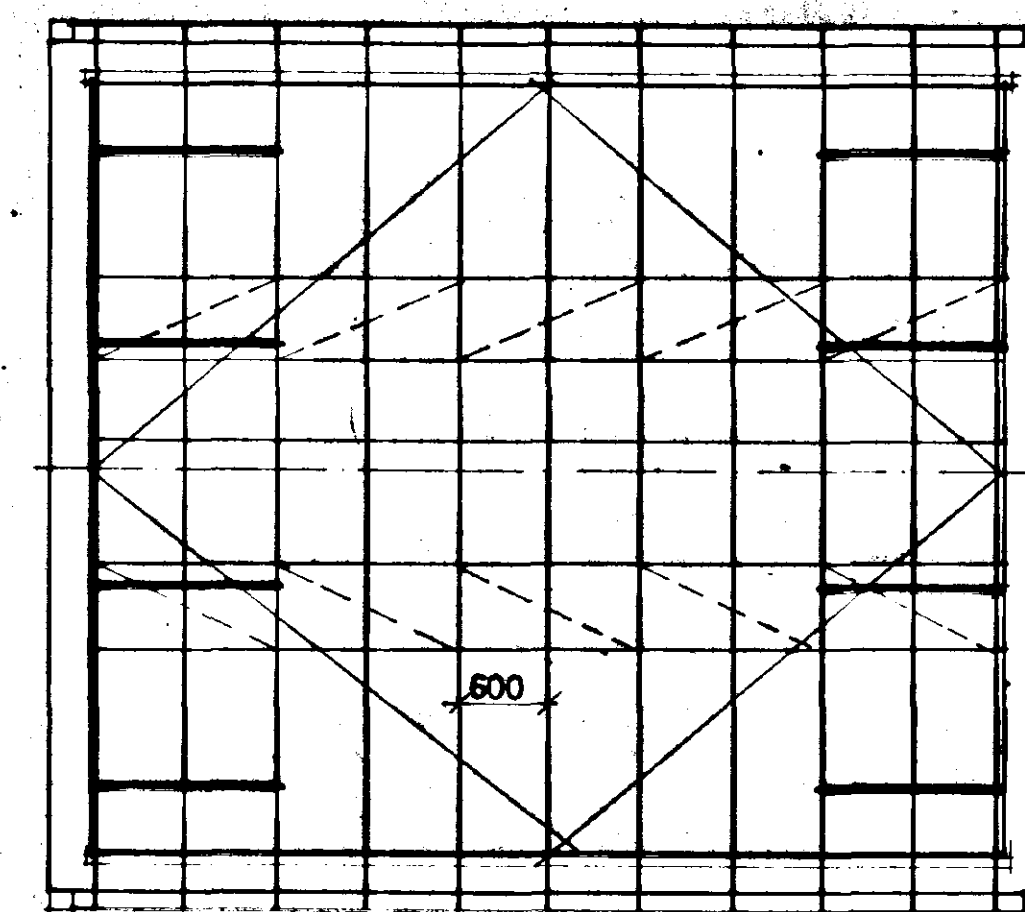
SECTION AA



PLAN



FOUNDATION PLAN



ROOF PLAN

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DOOR, WINDOW & LINTEL SCHEDULE

POS	REF	LINTEL	LENGTH
1	UF7070NS	LGLI/HD30	2700
2	UF7070NS	LGLI/HD30	2700
3	FXS	LGLI/SS50	1200
4	210C	LGLI/HD30	1500

SOUTH HOLLAND DC
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G. R. MERCHANT
LENG AMICE, FWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01408) 490800

PROJECT:

**DETERMINED
PLAN**

CLIENT:

MRS. E. GARNER

SCALES:

1/20 1/200

DATE:

APRIL 1997

G. R. MERCHANT

DRAWING No.:
EG.03

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JOINERY & LISTS SCHEDULES

No.	Reference	Size	Length
1	8120C	1.6 L1/HS	2100
2	8120C	1.6 L1/HS	2100
3	FED 165	1.6 L1/HS	1800
4	8100C	1.6 L1/HS	2100
5	110C	1.6 L1/S	900
6	PHS & WTC	1.6 L1/S	1800
7	113C	1.6 L1/S	900
8	113C	1.6 L1/S	900
9	PALV 24 R	1.6 L1/S	2700
10	212C	1.6 L1/HS	1500
11	2120C	1.6 L1/S	2100
12	110C	1.6 L1/S	900
13	810C	1.6 L1/S	1500

HOT WATER AND HEATING ETC
Install hot water and heating pipework to provide hot and cold water supply to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed, all radiators to be fitted with thermostatic valves. It is not recommended to have thermostatic radiator valves fitted on the radiators in the room served by the room thermostat.
(Heating controls: Honeywell room stat, Honeywell cylinder stat and Honeywell programmer - 5 Plan system.
Heating and hot water system to be fitted with flow controls e.g. motorised valves, electrically interlocked with boiler and pump to prevent unnecessary boiler cycling.

ELECTRICAL INSTALLATION
All work to be carried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring main and install lighting and power points in positions as directed.

WALL TILING
Provide and fix in new bathrooms to walls and window cills, kitchen window cill and over work tops, ceramic wall tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.

DECORATION
Allow for decorating all new surfaces, ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

PROTECTED GLAZING AREAS
Provide toughened glass to BS-6206, 1981 to following areas. To all windows within 900 of finished floor level. To all door glazing within 1500 of finished floor level. This applies to side screens also within 300 of door. Protected glazing to be permanently marked with BS-1100 mark.

ROOF CONSTRUCTION
Roofs to be constructed in accordance with and to the standards shown on the drawings. All rafters to be G.S. grade softwood properly seasoned and to an acceptable moisture content for covering, where traditional rafters. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3, 1985.

ROOF COVERINGS
Concrete interlocking tiles, to be fixed in accordance with the manufacturers instructions and BS 5534 Pt 1, 1978. Dampen 18 x 25 x 25 gauge centres on underside Type IF sarking felt with minimum 150mm lap.

LATERAL RESTRAINT STRAPPING
Provide and fix 30mm x 3mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling, ceiling joists and gutter levels where they run parallel to walls. Solid struts below the straps and tight pack against the walls.

INSULATION
Lay 200mm PYROGLASS, 800mm between joists and 100mm over joists, maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.

ROOF VENTILATION
Down plywood with 12mm continuous gap as soffit board. Provide fine mesh flyproof screen to ventilation gap.

FASCIAS
To be wrought 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.

CEILING
Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Hang all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling.

DAMP PROOF COURSE
Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all walls of cavity walling, plain and columns. Dpc to be lapped with dpm. Also provide vertical and horizontal dpc around openings for windows and doors in cavity walls and similar material as cavity trays over larch.

FOUNDATIONS
Generally to be in mass concrete ST 4 strip 750mm wide x 225mm thick under cavity walling. 450mm x 225mm under partition walls. 150mm above slab to 250 x 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

INTELS
To be 1.6 L1/HS in cavity wall openings generally, to be 1.6 L1/HS in bathroom and kitchen in block walls to be 1.6 L1/HS 100 Ra. All intels to have minimum 150mm and sarking and installed strictly in accordance with the makers instructions. Faces of all intels to be covered with at least 15mm of lightweight plaster.

WINDOWS AND DOORS
Windows and doors to be as BOULTON & PAUL in treated softwood standard metric joinery, unless otherwise indicated. All windows and doors to be double glazed (12mm sealed unit type). Patio doors to be purpose made and fitted with a night vent giving 10,000 sq mm of ventilation opening. All other windows to be fitted with adjustable ventilators in each or frame head to give minimum 8,000/4,000 sq mm ventilation, depending on location. Windows and doors to be fully draughtproofed.

JOINERY
Doors, frames, balustrades, skirtings, window boards and timber mouldings etc to be of standard manufacture and be as BOULTON & PAUL or equal approved.

SMOKE ALARMS
Provide mains operated self-contained smoke alarm that conforms to BS-5446, Part 1. Provide at least one on each floor depending on layout and size in accordance with approved document, Part 1. More than one smoke alarm should be inter-connected.
NOTE: Smoke alarm to be permanently wired to a separate fused circuit at the distribution board.
Also read in conjunction with approved manufacturers instructions (see position on drawing).

HOT WATER STORAGE
Provide system and installation as approved by British Board of Agreement. System to be vented and insulated in accordance with BS-5615, 1985. Hot water cylinder to be fitted with 50mm polystyrene insulation.
Provide thermostatic radiator valves to control output from heating system.

Fixes in roof void which do not help to heat building to be insulated to BS-5422, 1977.

GROUND FLOOR
65mm mortar screed reinforced with chicken wire on 500 gauge polystyrene separating layer on 50mm bubble (or similar) polystyrene insulation on 100mm thick ST4 concrete sub-floor on 1200 gauge DPM lapped with DPC in walls. 150mm min hardcore, bladed and compacted. Excavate over to 100mm deep to remove topsoil of vegetation.

WALLS
Cavity work to be 285mm overall with comprising 100mm clay facing bricks, 65mm cavity filled with CRUWELL DRIFFTHAM Dimpled insulation batts, 100mm load bearing "Tarmac Topblock" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

RUB STRUCTURE WALLS
To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.

VENTILATION
Natural ventilation area of windows to be not less than 1/20 of room floor area. All habitable room windows to have 900mm squared night vents, kitchen, utility, bathroom and w.c. windows to have 4000mm squared night vents. Extractor fans to be provided in kitchen (min 60 litres/sec), bathrooms and wc (min 15 litres/sec) and utility (min 30 litres/sec).

BOILER
New boiler to be gas fired, wall mounted, balanced flue type of approximately 18kw output rating. Flue terminal to be fitted with suitable cage guard.

FLASHINGS
All flashings, whether etc to be in CODE 4 sheet lead properly cut, dressed and fixed.

ABOVE GROUND DRAINAGE
Hand basin waste to be 32mm dia, w/c 180mm dia PVC. Bath and shower wastes 40mm dia, w/c polyprop push fit pipework, all traps to be 75mm deep seal, all pipework etc to be accessible throughout their runs for cleaning repair and replacement. Connect bath, basin and w/c wastes to 110mm dia stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 900mm above window heads and fitted with patent venting terminal.

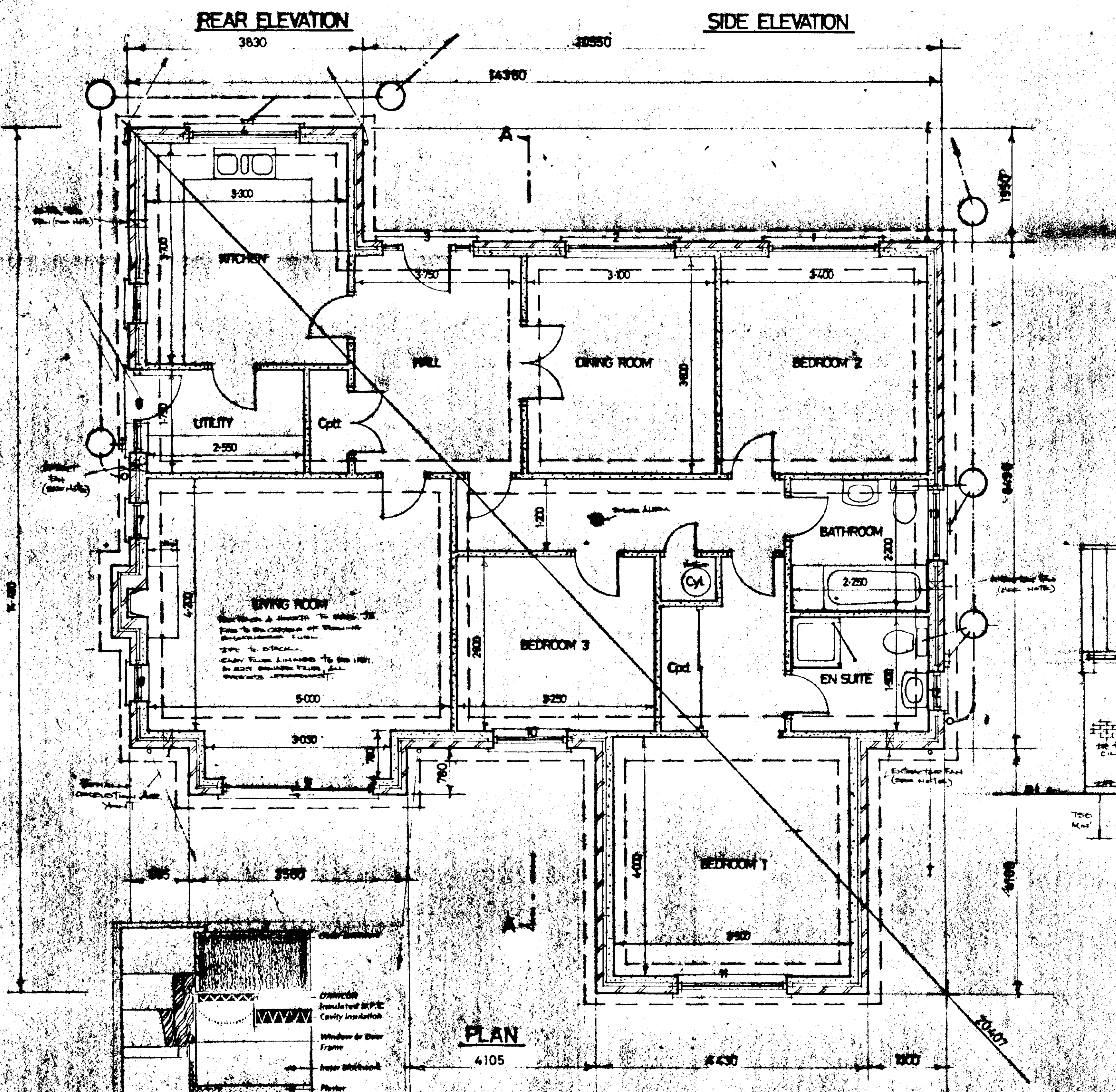
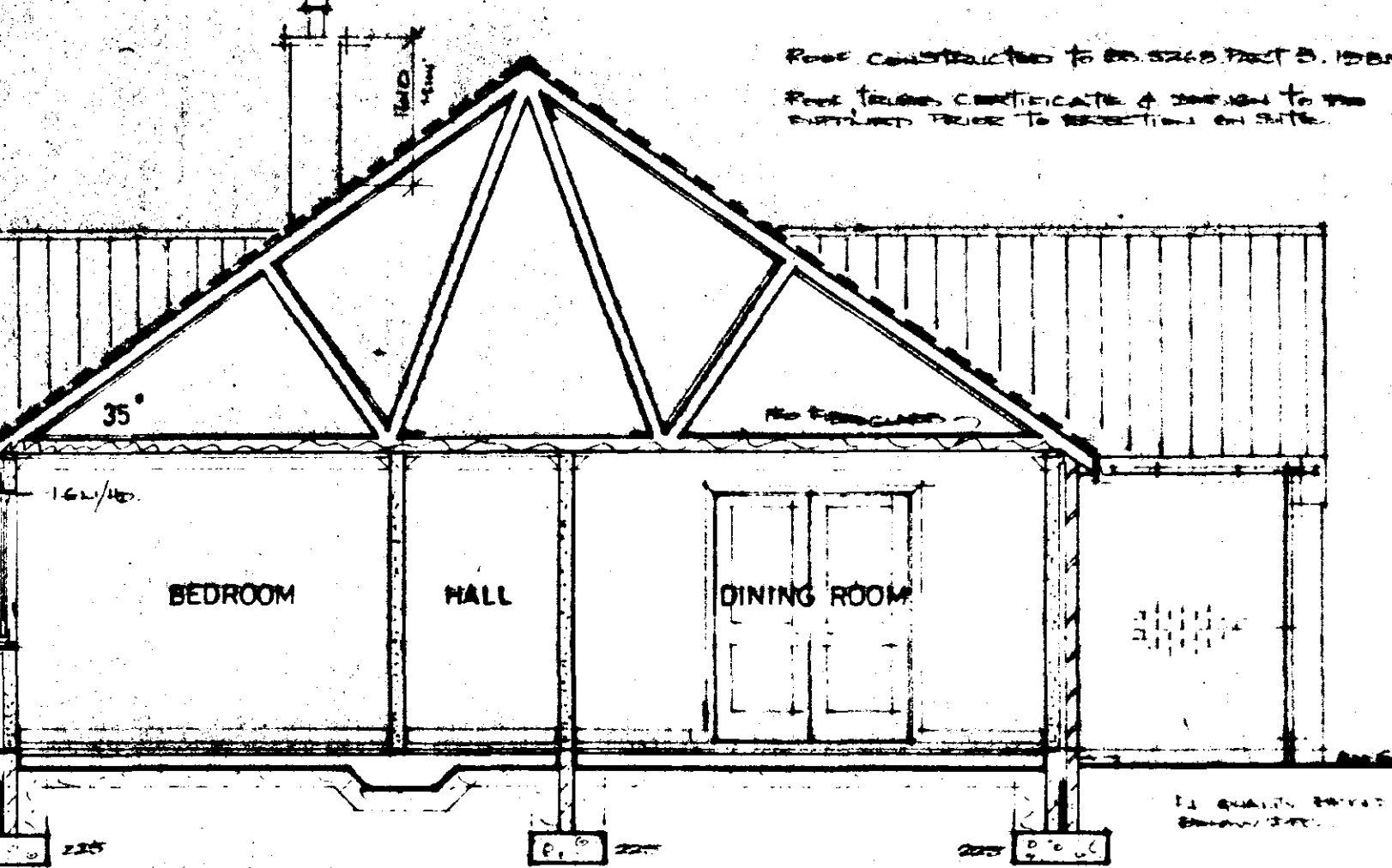
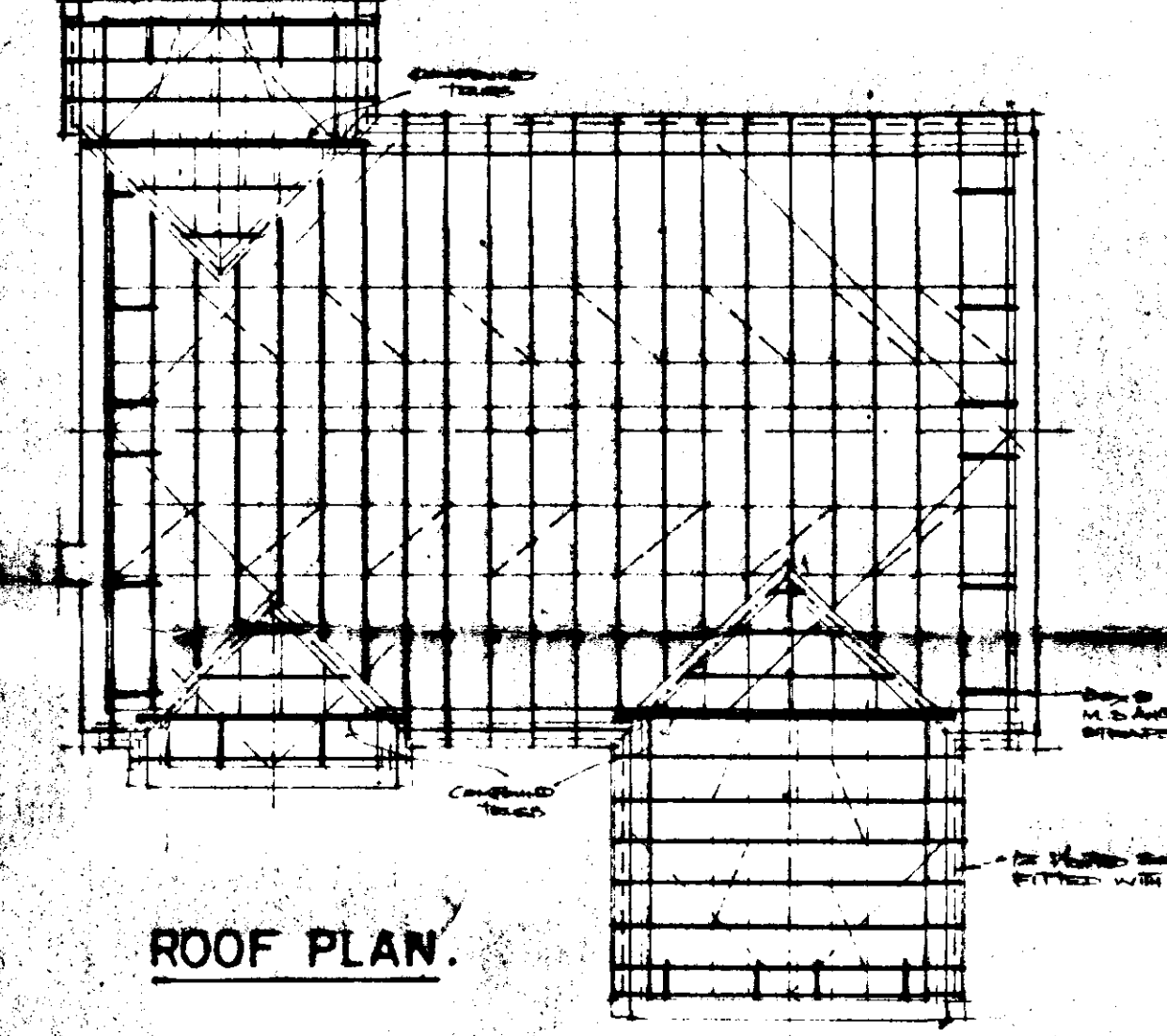
UNDERGROUND DRAINAGE
110mm UPVC pipe to fall 1:80 with 900mm precast bed and surround. Inspection chambers to be 450mm dia preformed plastic installed to manufacturers instructions complete with cover and frame. 450mm dia inspection chambers not to exceed 1m below ground level. Back inlet gully to be of the roddable type. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of precast, omit where concrete path cut over pipe runs, where drains pass under driveways protect in a similar manner. Where drains pass through cavity walls support over each leaf with precast concrete lintel and provide 50mm space all round the pipe, mask opening both sides with rigid sheet material to prevent entry of soil or vermin (Reg H1-A14, Diagram A1).

RAINWATER GOODS
PVC gutters 115mm h/s and 60mm dia down pipes to match including all bends, elbows, clips, brackets, connectors etc and connect to underground drain to soakaway.

SOAKAWAYS
To be a minimum 5.0 metres from any building and to be 1 c.s.m. rubble filled with inlet pipe discharging to centre of soakaway.

PLASTERWORK
Walls to be plastered cement-sand render with skim finish a total of 13mm thick including reveals and lintel soffits.

SKIRTING AND ARCHITRAVES
Timber mouldings, skirting and architraves to be standard section or as otherwise directed.



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TEL: HOLBEACH (0406) 890899. 490800

PROJECT: 3 BEDROOM BUNGALOW

CLIENT: MRS. E. GARNER

SCALES: 1/50 1/100 DATE: APRIL 1997

DRAWING No.: EG.02

REVISIONS: