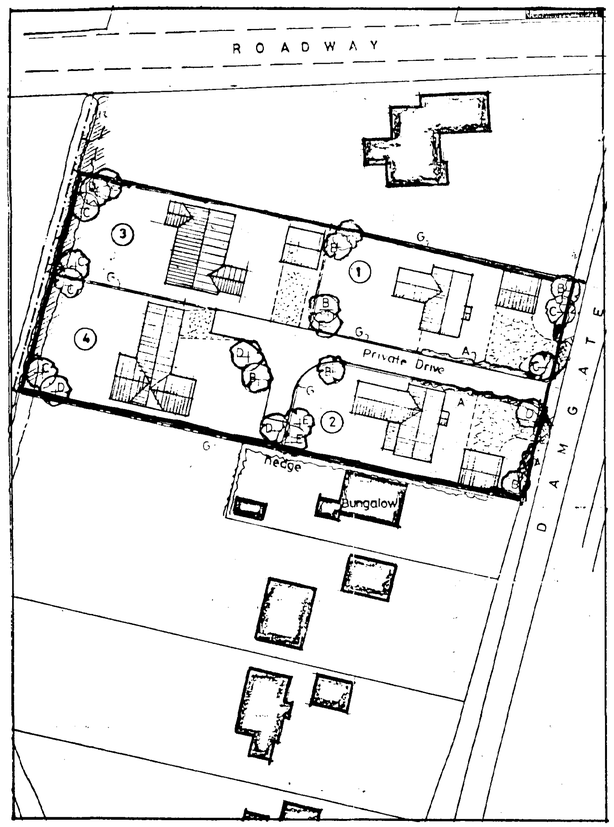


SITE LAYOUT
1/500

LANDSCAPING & TREE PLANTING

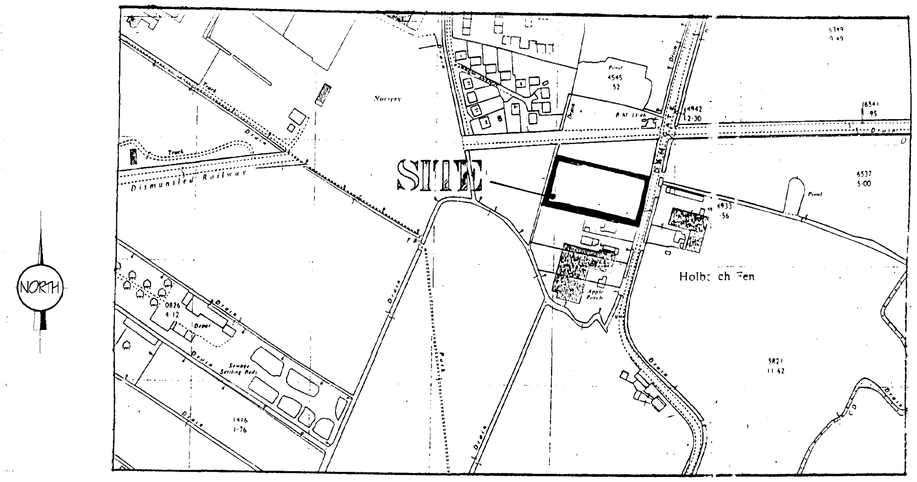
A MIXED HEDGE
- (a) Field Maple (Acer Campestre)
- (b) Hawthorn (Crataegus Monogyna)
- (c) Beech (Fagus Sylvatica)
- (d) Blackthorn (Prunus Spinosa)
- (e) Buckthorn (Rhamnos Cathartica)

B SILVER BIRCH (BETULA PENDULA) FEATHERED
C RED HAWTHORN (CRATAEGUS PAULS SCARLET) FEATHERED
D WHITE BEAM (SORBUS ARIA) FEATHERED
E BEECH (FAGUS SYLVATICA) FEATHERED
F TURKISH HAZEL (CORYLUS COLURNA) FEATHERED
G 1800MM HIGH CLOSE BOARDED FENCE

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 tubed.

1/3 to ½ bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.



LOCATION PLAN
1/2500

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Ref. Revision Date

Project
RESIDENTIAL DEVELOPMENT.
DAMGATE.
HOLBEACH.
SPALDING. LINCS.

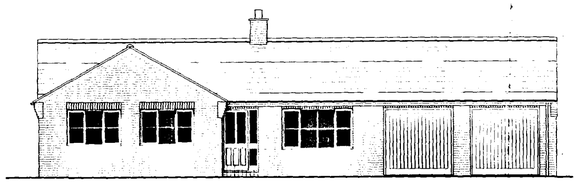
Client
D. BROWN. [BUILDING CONTRACTORS] LTD.

Drawing
SITE & LOCATION PLANS.

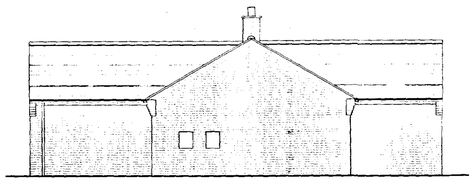
Job Ref.	Drawing No.
670-03	01.
Date	Drawn
APRIL '03	GRM.

Scale
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DO NOT SCALE FROM THIS DRAWING



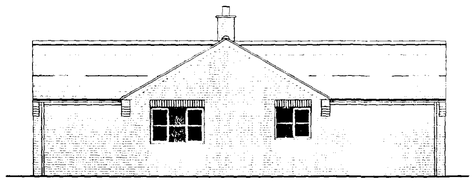
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



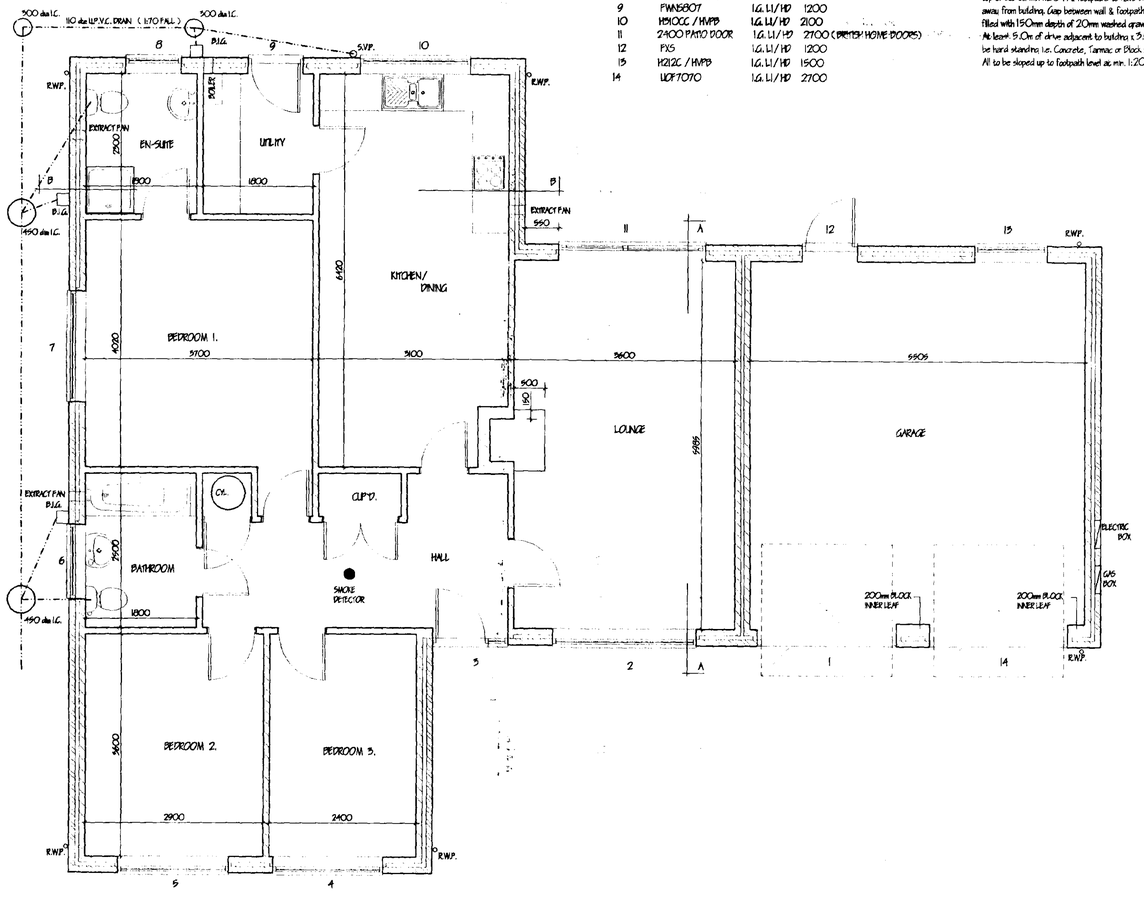
SIDE ELEVATION

POS'N	JOINERY	LINTEL	LENGTH
1	W.DP.7070	I.G. L1/HD	2700
2	HA13CMC / HWP82	I.G. L1/HD	2700
3	XPER.2.0	I.G. L1/HD	1900
4	HS12CC / HWP82	I.G. L1/HD	2100
5	HS12CC / HWP82	I.G. L1/HD	2100
6	H21.0C / HWP3	I.G. L1/5	1900
7	HS12CC / HWP82	I.G. L1/HD	2100
8	H2N.0C / HWP3	I.G. L1/HD	1200
9	FWNBBOT	I.G. L1/HD	1200
10	HS10CC / HWP8	I.G. L1/HD	2100
11	2400 PATIO DOOR	I.G. L1/HD	2700 (BRITISH HOME DOORS)
12	PX5	I.G. L1/HD	1200
13	H2.12C / HWP8	I.G. L1/HD	1900
14	W.DP.7070	I.G. L1/HD	2700

LEVEL ENTRY THRESHOLD
Provide "Ashton & Pail" Mobility door frame & threshold (PN29M-M08). 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 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. Grass between wall & footpath to be filled with 150mm depth of 20mm washed gravel.
At least 9.0m of drive adjacent to building c 9.0m wide to be hard standing i.e. Concrete, Tarmac or Block pattern.
All to be sloped up to footpath level at min. 1:20



SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 65 dia. rainwater pipes 92.4 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. 9.0m to edge from dwelling.

GLAZING.
Double glaze property throughout (minimum 6mm air gap to all units) excluding garage. 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 areas. 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.

HOT WATER AND SPACE HEATING.
Provide wall mounted Gas fired Condensing Boiler complete with fan assisted balanced flue. Fit durable wire guard to flue externally . Provide timer switch and suitable thermostat to dwelling or Fit thermostatic valves to all radiators. Hot water storage system to be thermostatically controlled with timer switches and be vented. All hot water storage tanks and pipes to be insulated to B.R. U.I. part 3.

SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446: pt.1. in positions shown on plan.

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 100mm 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 flexi joints to correspond with joints in pipework. Provide 695 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm gap around pipe, opening masked both sides of wall with ridged sheet materials: Soil and vent pipes to be 100mm int. dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm dia. PVC to B.S. 5255: 1989 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.

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. to min. 100mm. lay 300mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete over hardcore: Concrete mix GEN4 to B.S. 5328: pt1 1991. 150 hardcore: Hard 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. 1181: 1971 and to be laid sock to uppermost. 100 face brickwork, surround to flue and to extend min. 600mm above ridge line and ten metre in cartelled out brickwork and clay pot. Weak mix concrete infill around flue as work proceeds: Trim roof area to 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 C 1-29). Appliance to be in accordance with the building regulations. Provide louvered permanent vent to ext. wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 600 x 100 prestressed conc. lintel over chimney opening.

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 C.P. 121: Internal lintels to be I.G. 100 F.. type. Lintels in garage to be underlined with 12.7 fire board or receive 12mm render and skim. Provide damp end weep holes and stopends to cavity tray.

CEILINGS.
200mm glassfibre insulation total thickness. 100mm between rafters & 100mm over Joists. 12.7mm Gyproc "Alpha" plasterboard 3mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Garage ceilings to be 12.7mm Gyproc Fireline board : Provide access trap to roof space opening to be lined with 75 x 25 planted stops: Access panel to be 12mm plywood on layer of 12.7mm Fireline board fixed to face. Provide metal grand

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 drawings 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. 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.

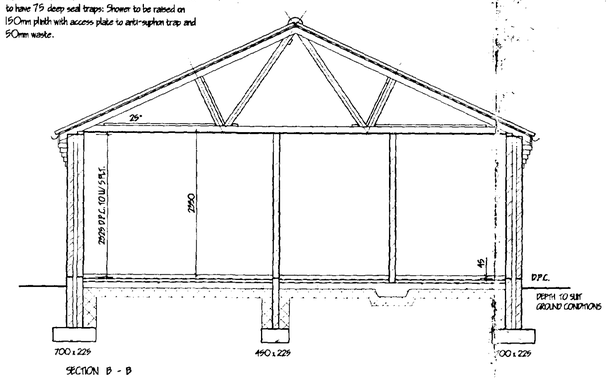
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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

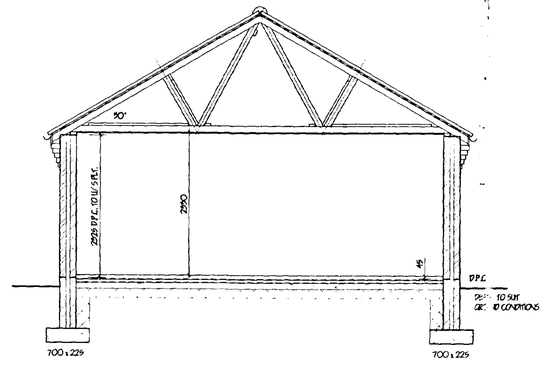
HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety Legislation for Building Sites and Work Places.
The Employer / Client is advised that, should the works need to comply with 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 drawings 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.

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 bellis insulation boards in accord. with makers instructions and agreement 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 900 vertical centres at all unbonded joints of cavity. Cover cavity with "thermabate" preformed cover and provide Bitumen felt DPC to C.P. 21: External walls to have max. "U" value of 0.45 W/m2 deg. C.: Internal walls of 10.0mm Tarmac Hemelite solid insulation blocks and to receive 10mm S/C render and 3mm skim (except garage).



SECTION B - B



SECTION A - A

PLOT 4.

ref.	revision	date

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Fax: 01406 425744
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Project
RESIDENTIAL DEVELOPMENT
DAMGATE,
HOLBEACH,
SPALDING, LINC'S.

Client
D. BROWN (BUILDING CONTRACTORS) LTD.

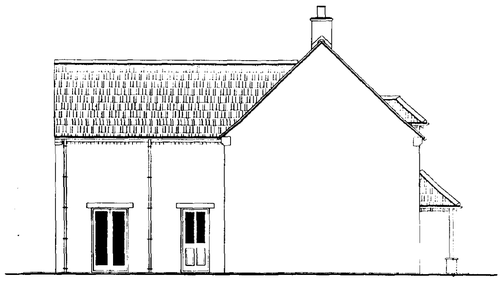
Drawing
FLOOR PLAN/ SECTION/ ELEVATIONS
BRAWLEY
DOUBLE GARAGE

Job Ref	Drawing No
678-03	02
Date	Drawn
APRIL '03	J.C.
Scales	
1:50 1:100	

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The General Contractor is to check all dimensions on site and report any discrepancies to the Architect.
All details shown on this drawing including building lines are based upon typical site conditions related to the area. No responsibility can be accepted for any extra conditions which may be discovered during excavation or construction unless reported to the Architect on that design arrangements may be considered. Site soil investigations are recommended in respect of foundations to establish specific site conditions before a tender work is undertaken.



REAR ELEVATION



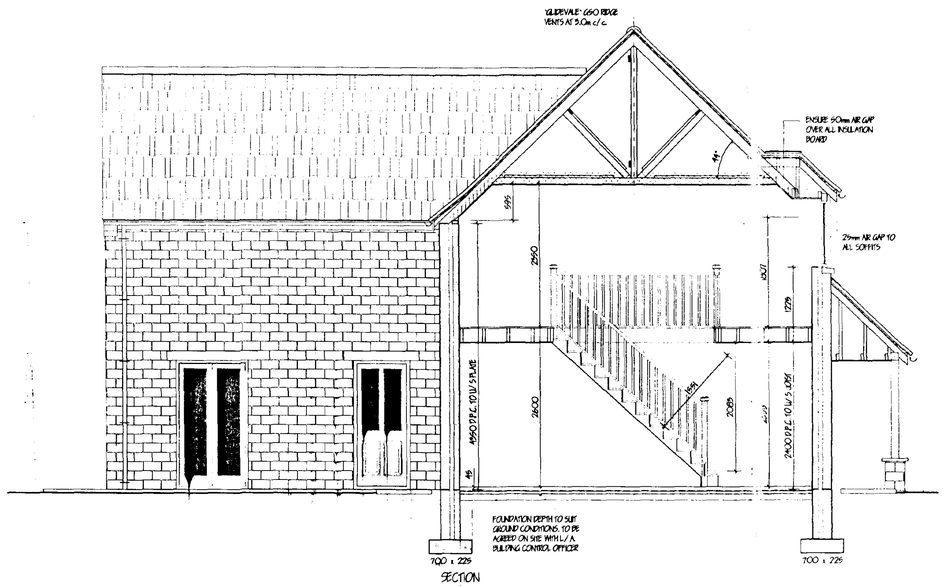
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SECTION

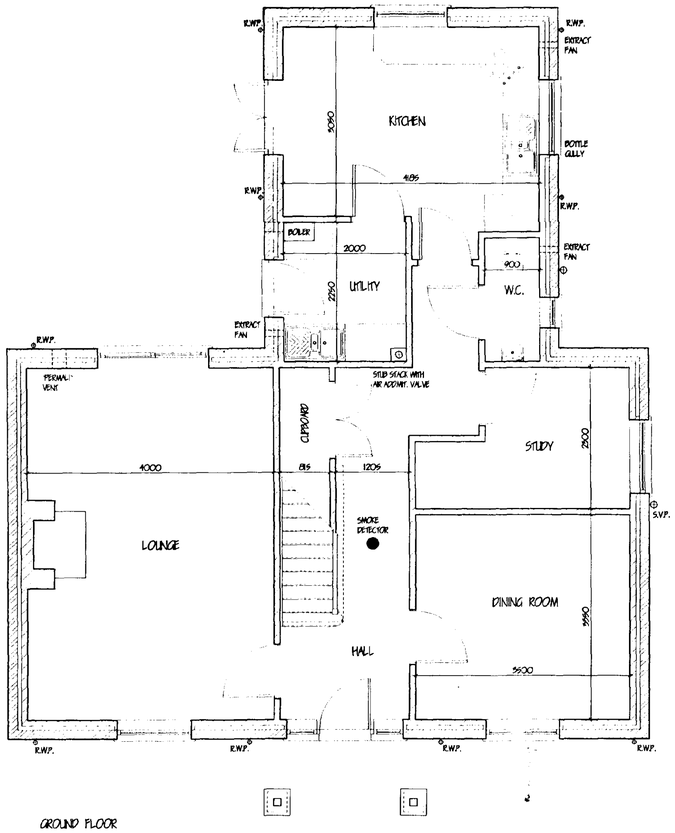
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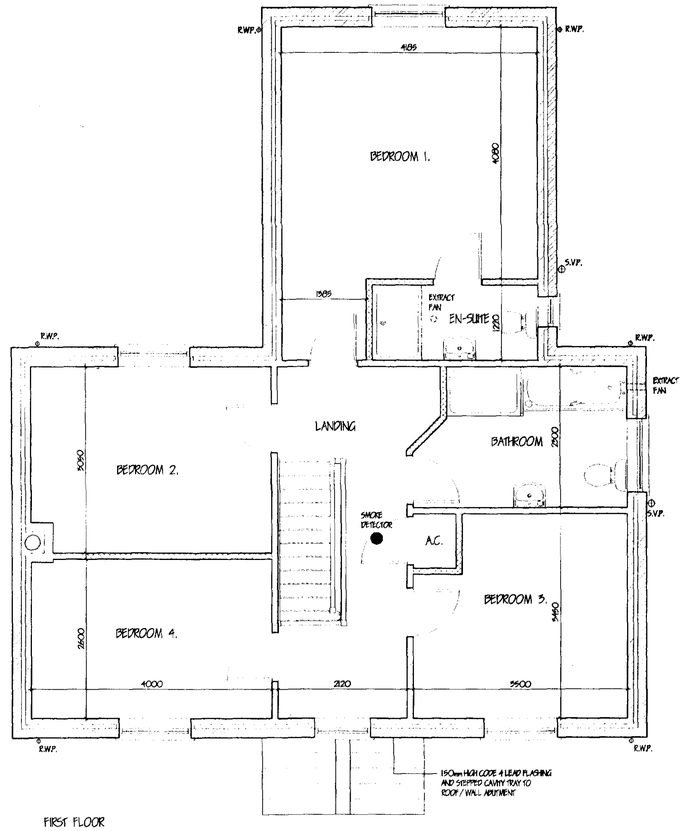
STANDARDS.
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Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
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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.



GROUND FLOOR



FIRST FLOOR

PLOT 1.

ref	revision	date

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Project
4 BEDROOM HOUSE
DANGATE.
HOLBEACH.
SPALDING. LINCS.

Client
D. BROWN. [BUILDING CONTRACTORS] LTD.

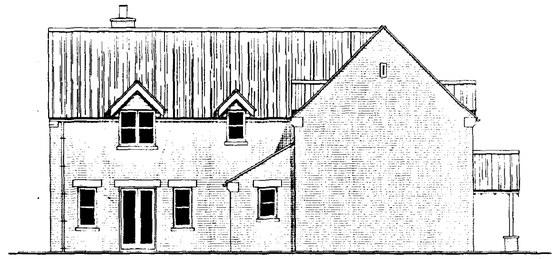
Drawing
FLOOR PLANS / ELEVATIONS / SECTION

Job Ref	Drawing No
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Date	Drawn
APRIL '03	J.C.
Scales	
1:50 1:100	

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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.



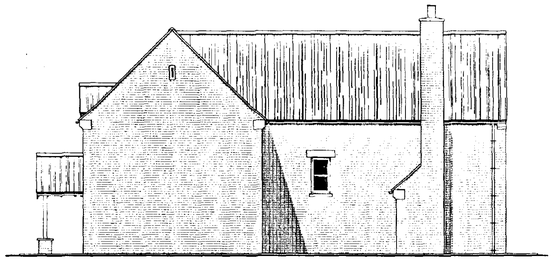
FRONT ELEVATION



SIDE ELEVATION



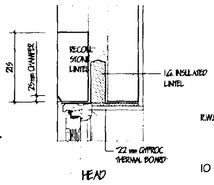
REAR ELEVATION



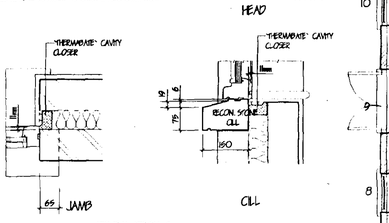
SIDE ELEVATION

LIGHTING.
To Kitchen and all Bedrooms provide energy efficient light fittings capable only of taking lamps having a luminous efficacy greater than 40 lumens per circuit. External lightins 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
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, sockets outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

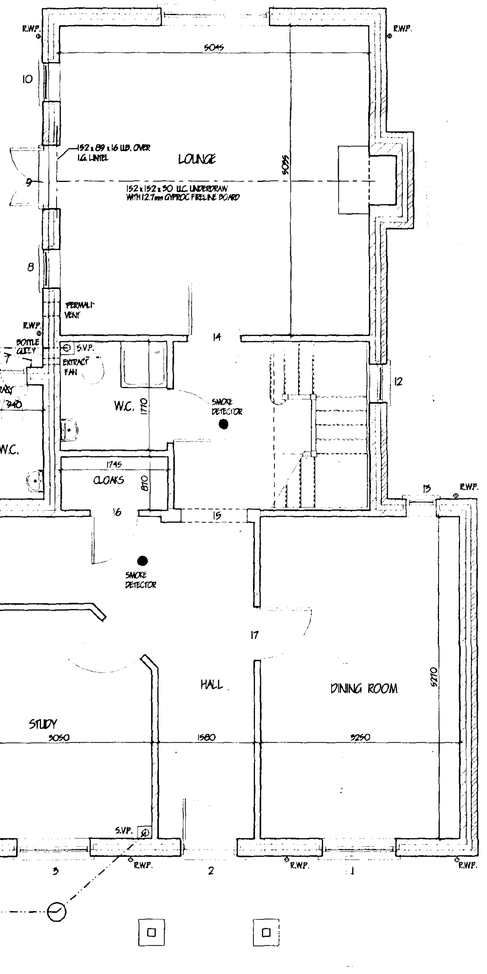


HEAD



JAMB CILL

REVEAL DETAILS



GROUND FLOOR

FOUL DRAINAGE
Inspection chamber construction to be "Ownall" 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 pipe work. Provide 65 x 100 pre-stressed concrete lintel bridging where pipes pass thrauch walls, provide compressible filler around pipe, openins masked both sides of wall with ridged sheet material: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head terminates with PVC balloon. Waste pipes to be generally 40mm dia. If over 3.0m ing run increase to 50mm dia. All PVC to B.S. 5955: 1979 complete with roddins eyes at every chanse of direction: Bath, basins and sink to have 75 deep seal traps: Shower to be rassed on 150mm plinth with access plate to anti-syphon trap and 90mm waste. All redundant drains to be arubbed 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. Septic tank / Treatment plant operating and maintenance instruction notice to be provided by installer.

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 12m dia. soak away min. 5.0m to edge from dwelling. All footpaths and drives to slope away from building.

GLAZING.
Double glaze properly throughout (minimum 12mm air gap to all units with Low "E" 0.5 (Glass) max "U" value 2.0 W/ sq.m. K excluding carage. All glazing below F.F.L and 800mm high and between F.F.L and 1500mm high to doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

FIRE ESCAPE WINDOWS
All habitable rooms in the upper story 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 750mm high (the route through the opening may be at an angle rather than straight through) Th bottom of the openable area should not be more than 1100mm above floor level

CEILINGS.
Flat ceilings lay 250mm glass fibre insulation total thickness. 100mm between joists & 150mm over Joists to provide max. "U" value of 0.16 W/ sq.m.K. Skopes ceilings lay "Celotex GA2080 + GA2040 " to provide a max "U" value of 0.2 w/ sq.m.K. Ensure 50mm air gap over all insulation. 12.7mm Gyproc plasterboard 3mm skim finish: Provide min. 50 x 38 noggins to all plasterboard edsers. 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 Jabitex to log surface. Provide slide bolt fastening & draught seal all raund

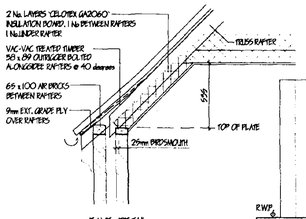
LEVEL ENTRY THRESHOLD
Provide "Jeldwen Ltd." Mobility door frame & threshold (FM29M-MOB) Principal entrance to building. All External doors to be 838mm wide.

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 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 sil 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 pavers. All to be sloped up to footpath level at min. 1:20

STAIRCASE AND BALLISTRADE.
Construct staircase as follows: 915 o/a x strings 15No. risers of 200mm ex. 25 x 225: 225 aprra ex 32 x 250: pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have ex 38 x 50 shaped 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.

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

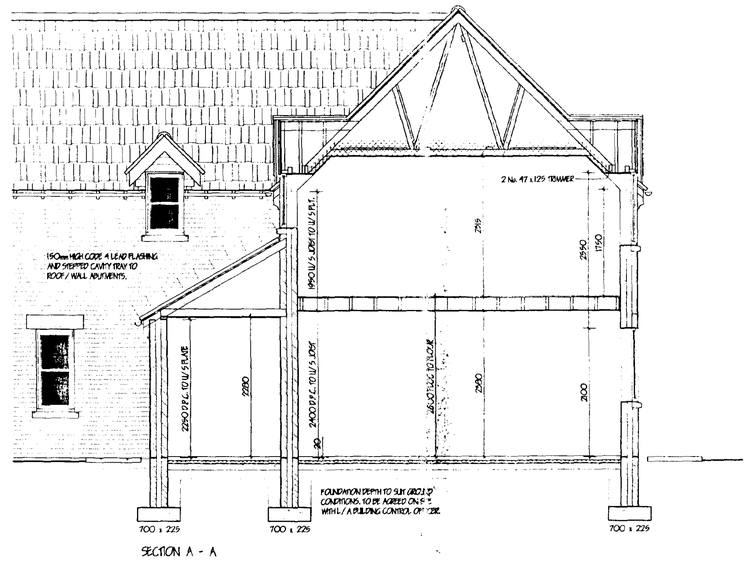


EAVE DETAIL

JOINERY / LINTEL SCHEDULE

POSITION	JOINERY	LINTEL	LENGTH
1	H212CC	I. G. LI/ 575	1500
2	FN29M-MOB	I. G. LI/ 575	1350
3	H212CC	I. G. LI/ 575	1500
4	H2100CC	I. G. LI/ 575	1900
5	H110C	I. G. LI/ 575	900
6	FN29M-MOB	I. G. LI/ 575	1350
7	H110C	I. G. LI/ 575	900
8	H115C	I. G. LI/ 575	900
9	FCP120	I. G. LI/ 575	1500
10	H115C	I. G. LI/ 575	900
11	H2115CC	I. G. LI/ 575	2100
12	H112C	I. G. LI/ 575	900
13	HN12C	I. G. LI/ 575	900
14	INT DOOR (838)	I. G. BOX 100	1200
15	OPENING	I. G. BOX 100 x 2	1500
16	INT DOOR (762)	I. G. BOX 100	1200
17	INT DOOR (838)	I. G. BOX 100	1200
18	INT DOOR (838)	I. G. BOX 100	1200
19	INT DOOR (838)	I. G. LI/ 575	1200
20	H212CC	DORMER	
21	HN10CC	DORMER	
22	H212CC	DORMER	
23	H212CC	DORMER	
24	H2096CC	DORMER	
25	H110C	DORMER	
26	H212CC	DORMER	
27	H212CC	I. G. LI/ 575	1500
28	INT DOOR (762)	I. G. BOX 100	1200
29	INT DOOR (762)	I. G. BOX 100	1200
30	OPENING	I. G. BOX 100	1500
31	INT DOOR (762)	I. G. BOX 100	1200
32	INT DOOR (762)	I. G. BOX 100	1200

ALL JOINERY CODES "JELDWEN LTD." ALL LINTEL CODES "I.G. LTD."



SECTION A - A

HOT WATER AND SPACE HEATING.
Provide Oil fired condensing boiler (min SEDBUK 86 %) with fan assisted balanced flue. Fit durable wire guard to externally to boiler flue. Provide timer switch, suitable 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 storage cylinders to have min. 35mm thick factory applied foam insulation and pipe work to be insulated to B.S. 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
To Office and other commercial premises provide heating controls to limit heating to hours of normal occupation with manual override. Sinks and basins in Office and other commercial premises to be provided by self contained thermostatically controlled instantaneous water heaters.

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt. 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.

FIRST FLOOR

PLOT 2.

LIMITATIONS.
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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. 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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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 Regulation 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 independant 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.

ref	revision	date

G. R. MERCHANT
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ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
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Tel: 01406 490900
Fax: 01406 425744
E-Mail: G. R. Merchant @ Merchant. FS. Co. UK

Project
4 BEDROOM HOUSE
DAWGATE,
HOLBEACH,
SPALDING, LINCS.

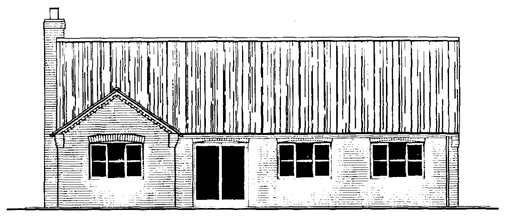
Client
D. BROWN (BUILDING CONTRACTORS) LTD.

Drawing
FLOOR PLANS/ SECTION/ ELEVATIONS

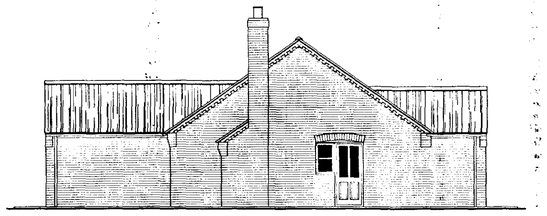
Job Ref	Drawing No
678-03	04
Date	Drawn
APRIL '03	J.C.

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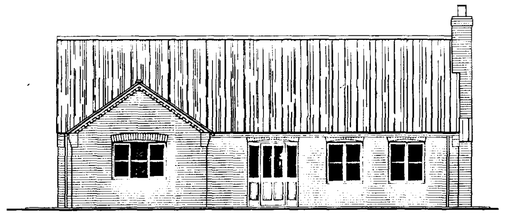
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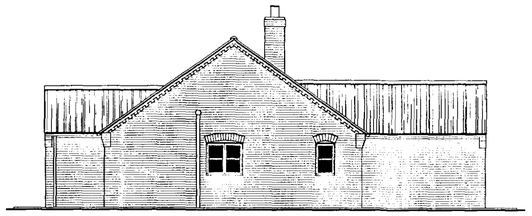
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

GLAZING.
Double glaze 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 openna 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.

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. U.I. 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 and socket outlets to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

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 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. Twinplate special-ist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988, TRUSS CALC'S TO BE SUBMITTED 10 L/ A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/ c to a pitch of 35 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. 1.9m 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.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 webs in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 454lo ceiling joists. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/ c : install code 4 lead valley liner.

BAY ROOF CONSTRUCTION.
Plain concrete tiles on 25 x 38 s/ w battens of roofing felt to B.S. 747 (type 1F) on 47 x 100 rafters and ceiling joists at max. 400mm c/ c. 90 x 90 head plate halved into 90 x 90 corner posts. 12.5mm Gyproc" plasterboard ceiling: 200mm glassfibre insulation quilt.

CEILINGS.
200mm glassfibre 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 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 9mm ply with layer of 12.7mm Fireline board fixed to rear. 100mm Loft lite to top surface. Provide slide bolt fasteners & draught seal all round

LEVEL ENTRY THRESHOLD
Provide "Bolton & Paul" Mobility door frame & threshold (PN2?M-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.

"FOOT"PATHS/ DRIVES.
Provide min. 900mm wide footpath positioned at D.P.C. height & min 150mm away from face of wall to entrance of building. At entrance positions ramp up to top of dwelling min 1:20 . All footpaths to have slope (of away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel. At least 5.0m of drive adjacent to building x 3.0m wide to be hard standing i.e.. Concrete, Tarmac or Block pavers. Fall to be sloped up to footpath level at min. 1:20

LINTELS.
All lintels to be manufactured by Messers. 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 walls to be I.G. 100 Dpc tape. Provide Perp-end weep holes and stopends to cavity tray.

SOIL 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 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 accressand with joints in pipework. Provide 65 x 100 mortar-mixed concrete lintel bridging where pipes pass through walls, allow 50mm gap around pipe, opening sealed both sides of wall with rubber sleeved 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 32mm & 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to B.S. 5955: 1979 complete with golden eagles 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.

SURFACE WATER DRAINAGE.
112mm dia. half round rainwater gutters to 65mm dia. downpipes: 110mm dia. underground pipes flexibly jointed on a fall of 1:70 pipes bedded and surrounded in 150mm of sand and discharge to 1.2m dia. soakaway min. 5.0m distance from dwellings.

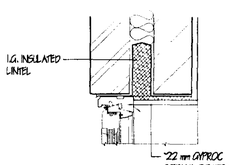
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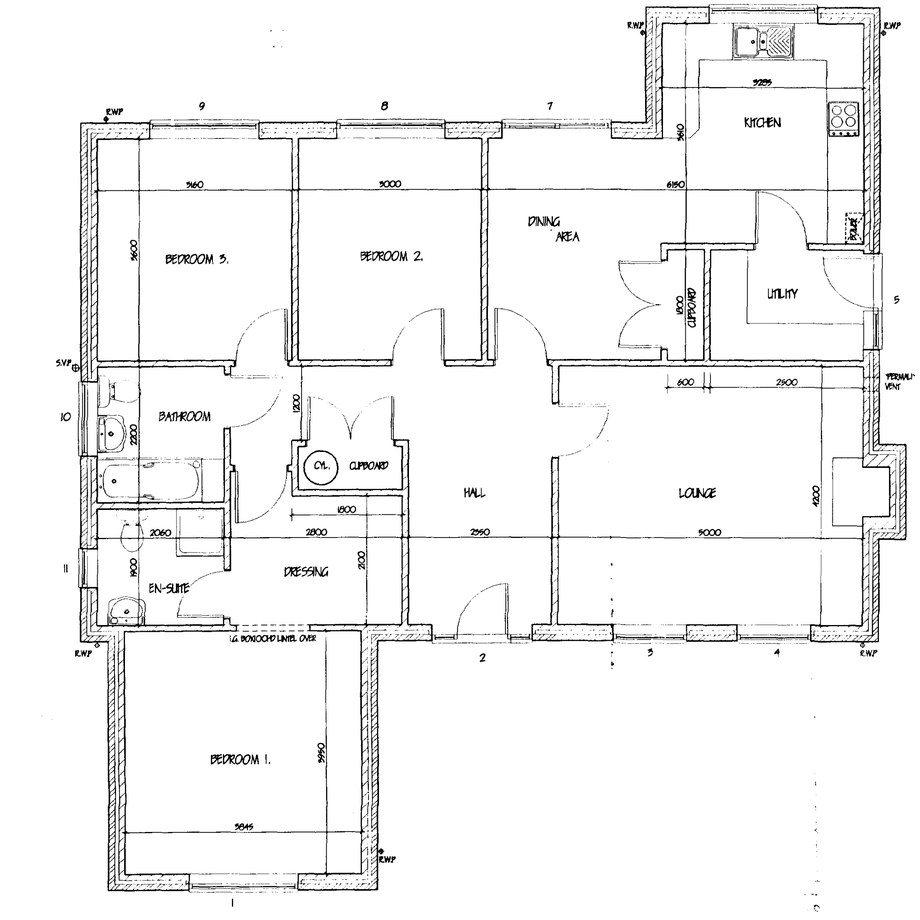
STANDARDS.
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HEALTH & SAFETY.
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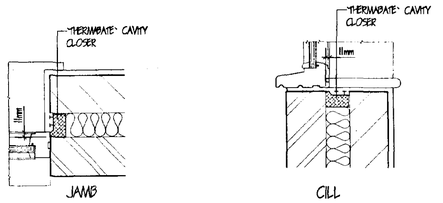
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HEAD



FLOOR PLAN.

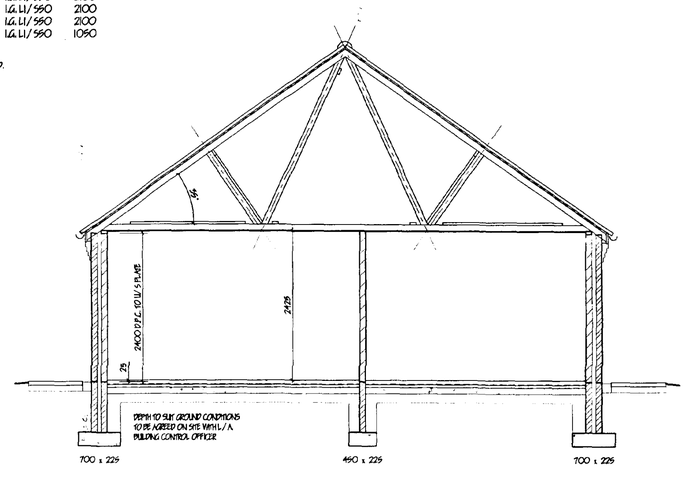


REVEAL DETAILS

LINTEL / JOINERY SCHEDULE

1	H21CC	I.G. L1/ 150	2100
2	PE016SFF	I.G. L1/ 150	1950
3	H21CC	I.G. L1/ 150	1900
4	H21CC	I.G. L1/ 150	1900
5	H10C/ PN29M-MOB	I.G. L1/ 150	1950
6	H10CC	I.G. L1/ 150	2100
7	PALWEL	I.G. L1/ 150	2100
8	H21CC	I.G. L1/ 150	2100
9	H21CC	I.G. L1/ 150	2100
10	H21CC	I.G. L1/ 150	2100
11	H10C	I.G. L1/ 150	1050

JOINERY CODES :- ELTOMEN LTD.
LINTEL CODES :- I.G. LINTELS.



SECTION

PLOT 3.

rel	revision	date
A	FRONT BAY REMOVED / SHED I REPOSITIONED	AUG '03

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

Project
3 BEDROOM BUNGALOW
DAMGATE,
HOLBEACH,
SPALDING, LINCS.

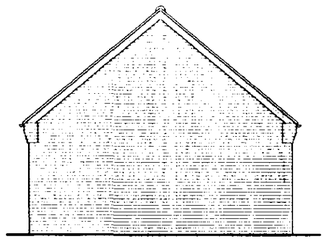
Client
D. BROWN (BUILDING CONTRACTORS) LTD.

Drawing
FLOOR PLAN / ELEVATIONS

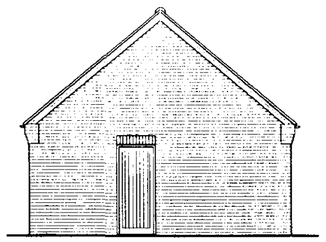
Job Ref	Drawing No
678-03	05
Date	Drawn
APRIL '03	J.C.

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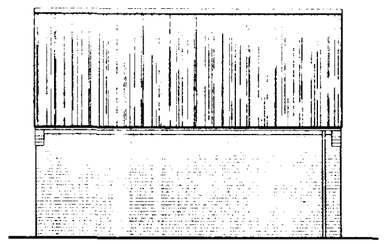
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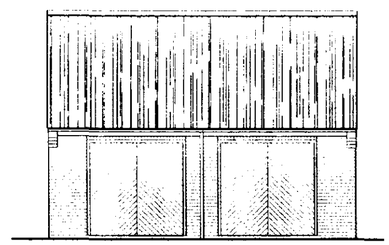
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

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 regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinaplate 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 40 deg. CHECK ON SITE. 38 x 100 ridge node 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 gap and fly proof screen: All

WALLING.
Face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 100mm Tarmac Hemelite insulation block to form 215mm wall

SUB STRUCTURE WALLING.
2 x 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.

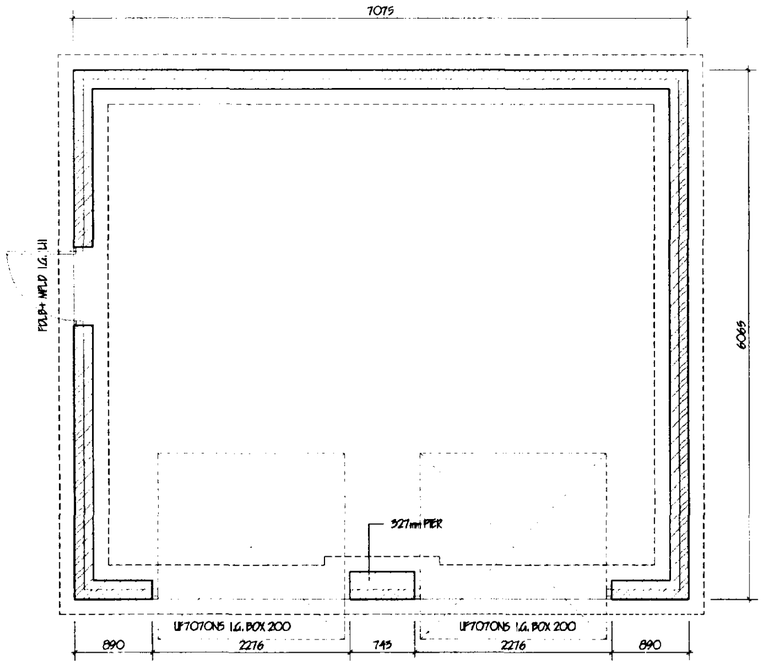
GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm ST4 mix concrete oversite on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm : 150 blinded and consolidated hardcore

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 215 walls provide 225 x 600 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.

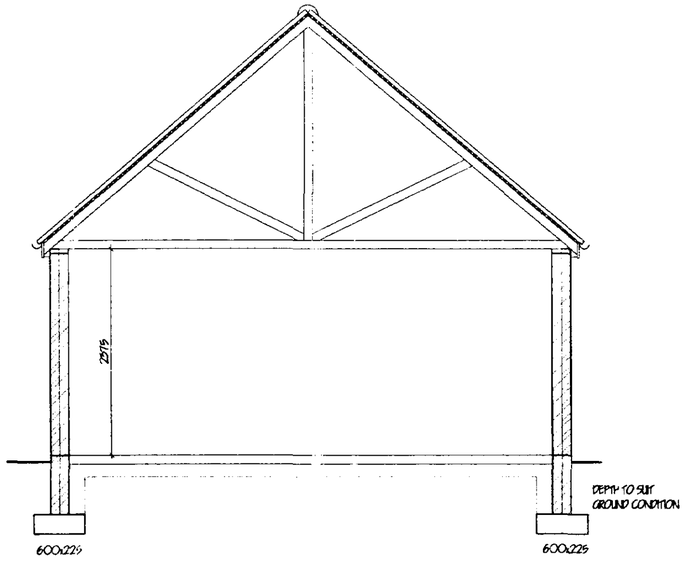
SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 65 dia. rainwater pipes 82.4 dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

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.

PLOTS 1 AS DRAWN
PLOTS 2 OPPOSITE HAND



FLOOR PLAN



SECTION

rel	revision	date

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

Project
DOUBLE GARAGE
DAMGATE.
HOLBEACH.
SPALDING, LINC'S.

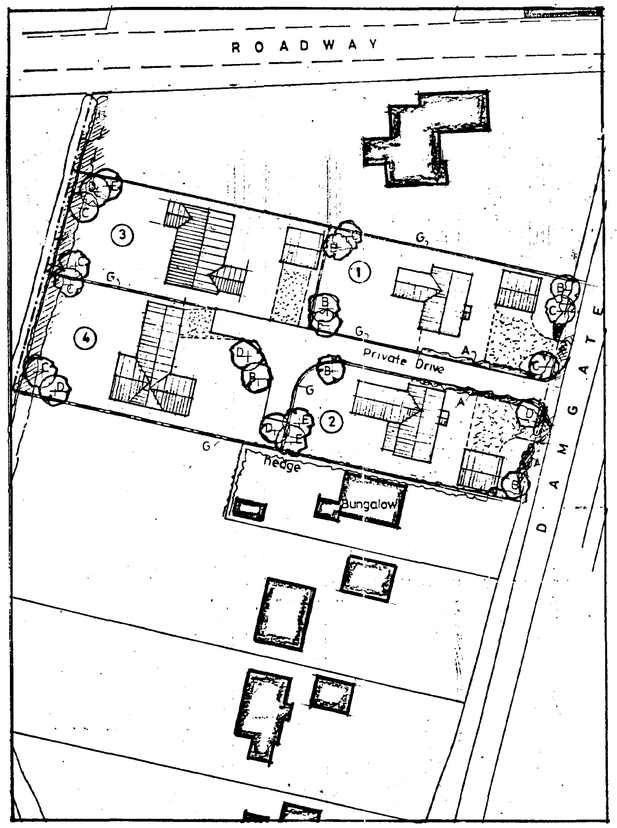
Client
D. BROWN.E BUILDING CONTRACTORS) LTD.

Drawing
FLOOR PLAN / ELEVATIONS / SECTION

Job Ref	Drawing No
678-03	06
Date	**Drawn**
APRIL '03.	GRM.

Scales
1:50 1:100

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SITE LAYOUT
1/500

LANDSCAPING & TREE PLANTING

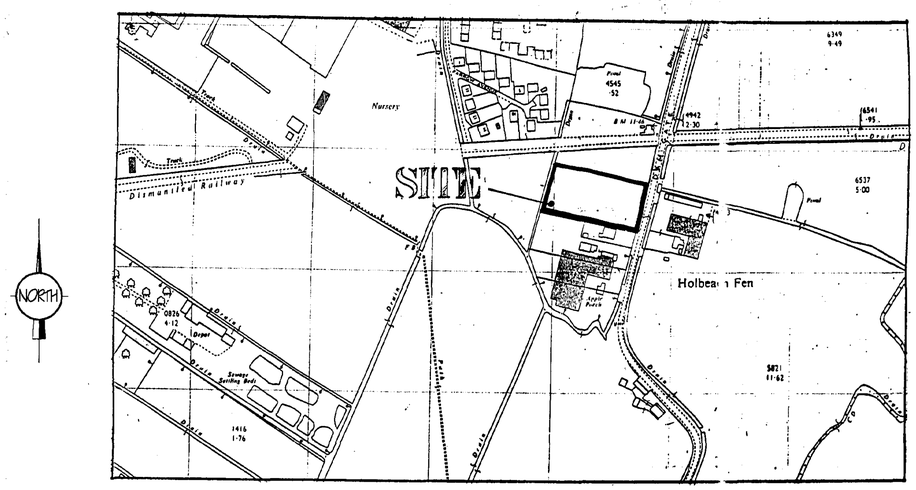
A MIXED HEDGE
- (a) Field Maple (Acer Campestre)
- (b) Hawthorn (Crataegus Monogyns)
- (c) Beech (Fagus Sylvatica)
- (d) Blackthorn (Prunus Spinosa)
- (e) Buckthorn (Rhamnos Catharica)

B SILVER BIRCH (BETULA PENDULA) FEATHERED
C RED HAWTHORN (CRATAEGUS PAULS SCARLET) FEATHERED
D WHITE BEAM (SORBUS ARIA) FEATHERED
E BEECH (FAGUS SYLVATICA) FEATHERED
F TURKISH HAZEL (CORYLUS COLURNA) FEATHERED
G 1800MM HIGH CLOSE BOARDED FENCE

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 tubed.

1/3 to ½ bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.



LOCATION PLAN
1/2500

SHDC
Planning & Development
17 APR 2003
Ref 0481/03

DETERMINED
PLAN

ref. revision date

G. R. MERCHANT I.ENG AMICE FIWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

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Fax 01406 425744
E-Mail: G. R. Merchant @ Merchant. Fs. Co. UK

Project
RESIDENTIAL DEVELOPMENT.
DAMGATE.
HOLBEACH.
SPALDING. LINCS.

Client
D. BROWN. [BUILDING CONTRACTORS] LTD.

Drawing
SITE & LOCATION PLANS.

Job Ref.	Drawing No.
670-03	01.
Date: APRIL '03	Drawn: GRM.

Scales
AS INDICATED.

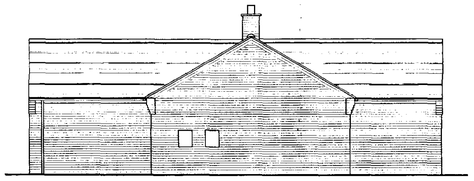
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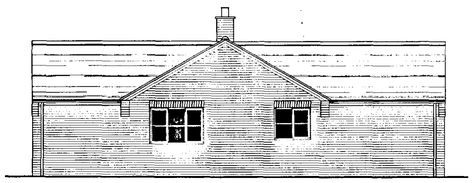
FRONT ELEVATION



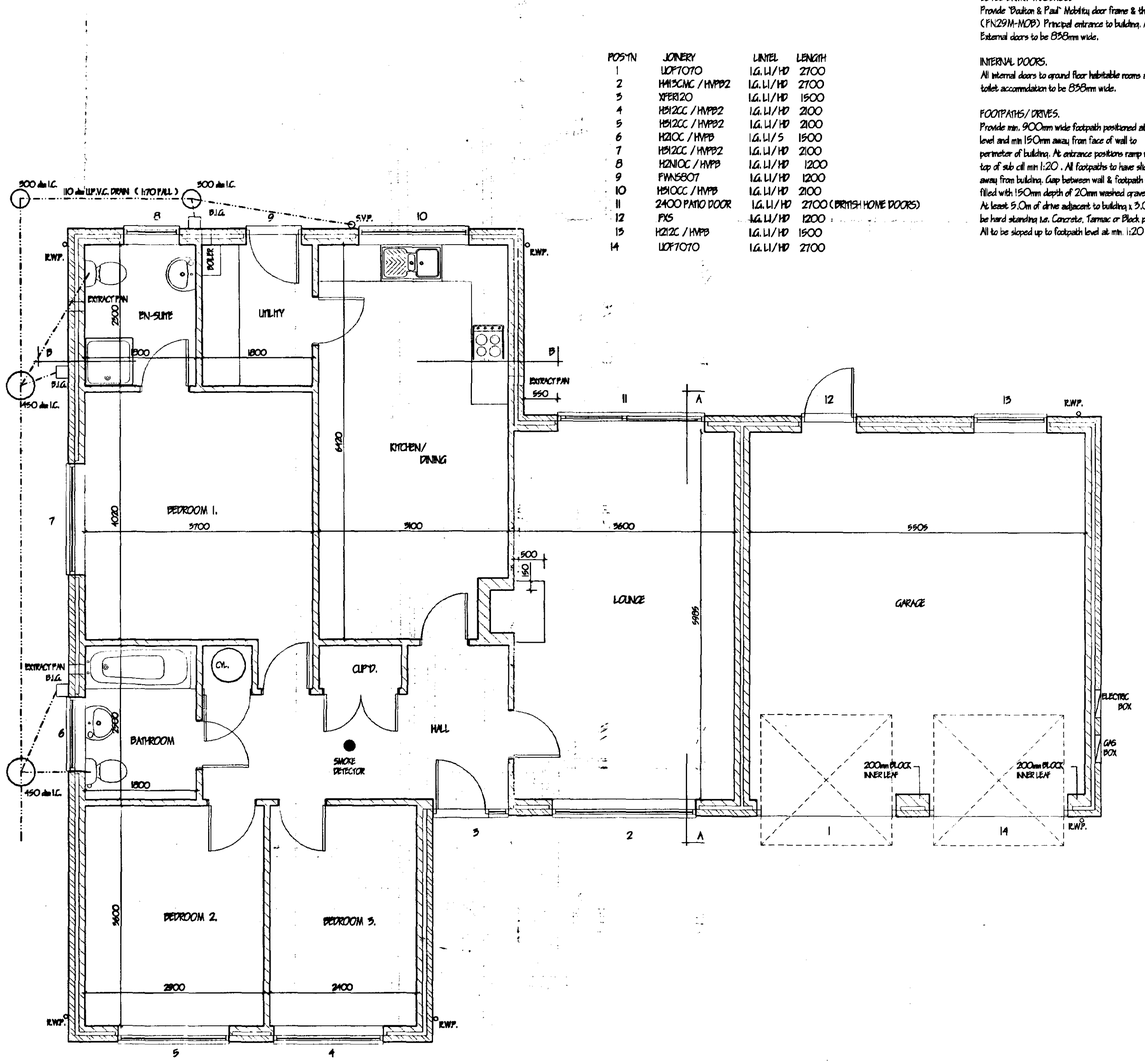
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



POS'N	JOINERY	LINTEL	LENGTH
1	UOPTOTO	I.G. LI/HD	2700
2	HW1SCMC / HYPB2	I.G. LI/HD	2700
3	XFEB12O	I.G. LI/HD	1900
4	H912CC / HYPB2	I.G. LI/HD	2100
5	H912CC / HYPB2	I.G. LI/HD	2100
6	H12OC / HYPB	I.G. LI/S	1500
7	H912CC / HYPB2	I.G. LI/HD	2100
8	H2N1OC / HYPB	I.G. LI/HD	1200
9	FIXNSBOT	I.G. LI/HD	1200
10	H91OCC / HYPB	I.G. LI/HD	2100
11	2400 PATIO DOOR	I.G. LI/HD	2700 (BRITISH HOME DOORS)
12	FIXS	I.G. LI/HD	1200
13	H212C / HYPB	I.G. LI/HD	1500
14	UOPTOTO	I.G. LI/HD	2700

LEVEL ENTRY THRESHOLD
Provide 'Avalon & Paul' Mobility door frame & threshold (FN291H-NOR) 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 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.
At least 5.0m of drive adjacent to building 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

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 65 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 to edge from dwelling.

GLAZING.
Double glaze property throughout (minimum 6mm air gap to all units) 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 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.

HOT WATER AND SPACE HEATING.
Provide wall mounted Gas Fired Condensing Boiler complete with fan assisted balanced flue. Fit durable wire guard to flue externally . Provide timer switch and suitable thermostat to dwelling or fit thermostatic valves to all radiators. Hot water storage system to be thermostatically controlled with timer switches and be vented. All hot water storage tanks and pipes to be insulated to B.R. LI. part 3.

SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446: pt.1. in positions shown on plan.

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 100mm 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 flexi 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 masked both sides of wall with rubber sheet material: Soil and vent pipes to be 100mm int. dia. PVC to B.S. 4514: 1969 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm dia. PVC to B.S. 5255: 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.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil a: 1 Lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 50mm Polystyrene insulation bo: rd, on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm, lay 300mm wide D.P.M. at to into D.P.C. to lap floor D.P.M. All on 100 concrete over site: Concrete mix GEN1 to B.S. 5328: pt 1991: 150 - rolled and consolidated hardcore: Garage floor to be as ab ve except sand cement screed and insulation:

FLUE CONSTRUCTION.
225mm internal diamet - clay flue liners to B.S. 1181: 1971 and to be laid sol t uppermost: 100 face brickwork surround to fl and to extend min. 600mm above ridge line and lea nate in corbelled out brickwork and clay pots: Weak mix. onc. infill around flue as work proceeds: Trim roof area d flue, no timber within 40mm of flue: At roof/ flue int section provide code 4 lead flashing and 2 course a nsering bricks.

OPEN FIRE.
To be capable of burning nvaluless fuel: Hearth to be constructed of non combu ible material min. 125mm thick: To project from fi e of wall by min. 500mm and pass reverses by min. 15 mm: All in accordance with approved document part 1. (part C 1-25) . Appliance to be in accordance with b ding regulations. Provide lowered permanent vent i cast. wall to give min. 50% of the appliance throat op ng area positioned 150 above floor level. Provide 65 100 prestressed conc. lintel over chimney opening.

LINTELS.
All lintels to be manufac ured by Messers. I.G. and to be installed in accordance w h makers' instructions, and to have min. end bearing o 150mm and at external positions to have cavity ng D.P.C. to CP. 121: Internal lintels to be I.G. 100 E tupe. Lintels in garage to be underlined with 12.7 Fin se board or recess 12mm render and skim. Provid 'erp-end weep holes and stopends to cavity tray

CEILINGS.
200mm glassfibre ins ation total thickness. 100mm between rafters & 100mm over Joists. 12.7mm Gyproc "duplex" plasterboard 3mm skim finish: Provide min. 38 x 38 noggins to all plastc board edges. All joints to be taped and filled. Garag ceiling to be 12.7mm Gyproc Fireline board i Provide access trap to roof space: openings to be lined with 3 x 25 planted stops: Access panel to be 12mm ply w layer of 12.7mm Fireline board fixed to face. Draught s all round

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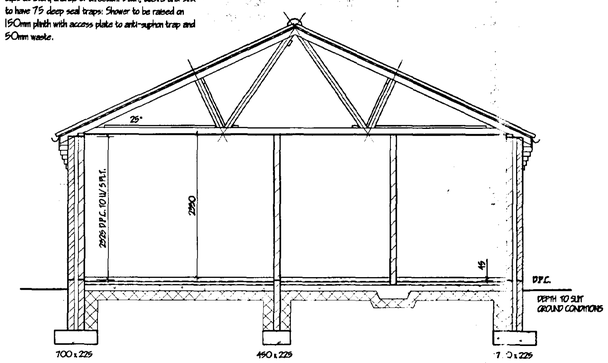
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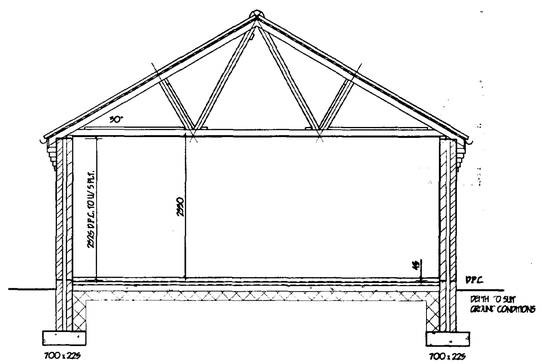
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WALLING.
265 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and augment cent' 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" reinforced closer and provide bitumen felt DPC to C.P. 21: External walls to have max. 'U' value of 0.45 W/ m2 deg. C.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks and to receive 10mm S/C render and 3mm skim (except garage).



SECTION B - B



SECTION A - A

SHDC
Planning & Development
17 APR 2003
Ref' 0481/03

PLOT 4.
DETERMINED PLAN

ref.	revision	date

G. R. MERCHANT
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ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
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Spalding, Lincs. PE12 7EE
Tel: 01406 420600
Fax 01406 425744
E-Mail G. R. Merchant @ Merchant. FS. Co. UK

Project
RESIDENTIAL DEVELOPMENT
DAMGATE,
HOLBEACH,
SPALDING, LINCS.

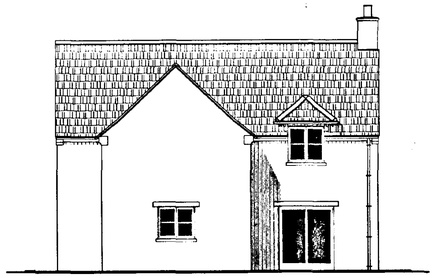
Client
D. BROWN (BUILDING CONTRACTORS) LTD.

Drawing
FLOOR PLAN/ SECTION/ ELEVATIONS
BRAMLEY
DOUBLE GARAGE

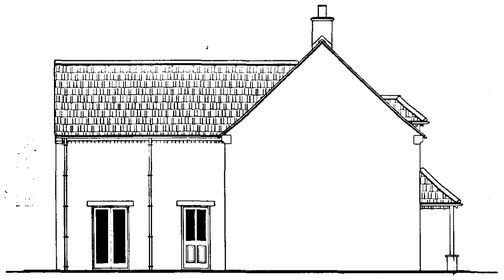
Job Ref.	Drawing No.
678-03	02
Date	Drawn
APRIL '03	J.C.

Scales
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REAR ELEVATION



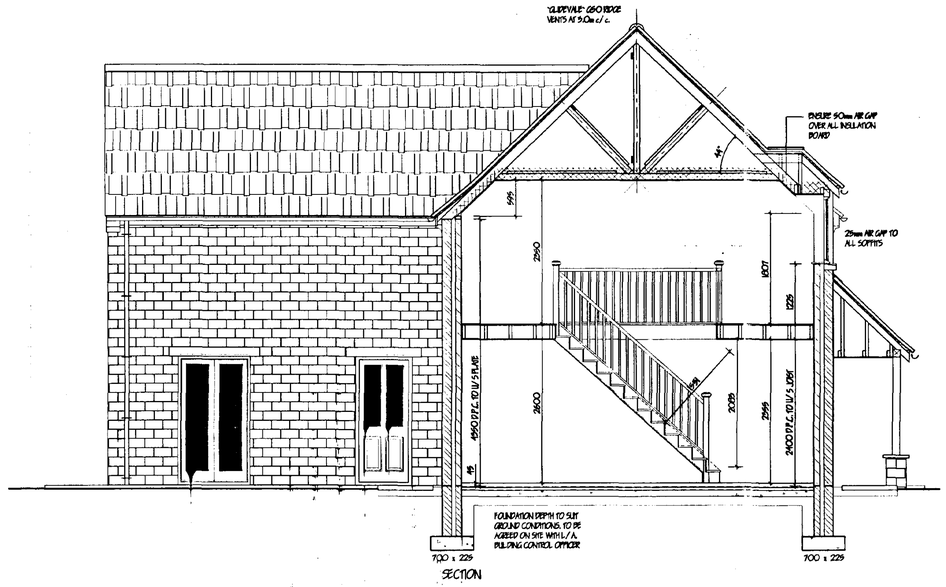
SIDE ELEVATION



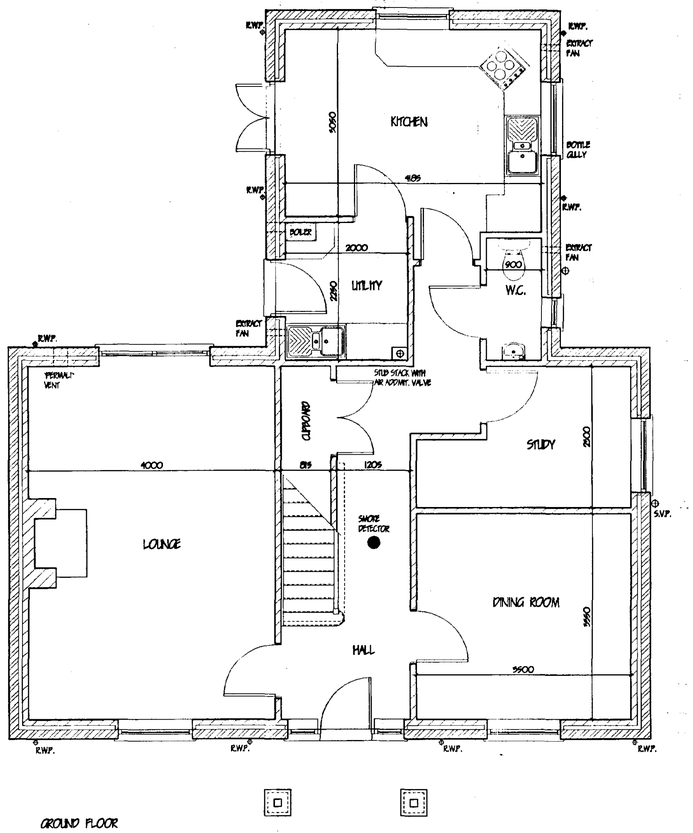
FRONT ELEVATION



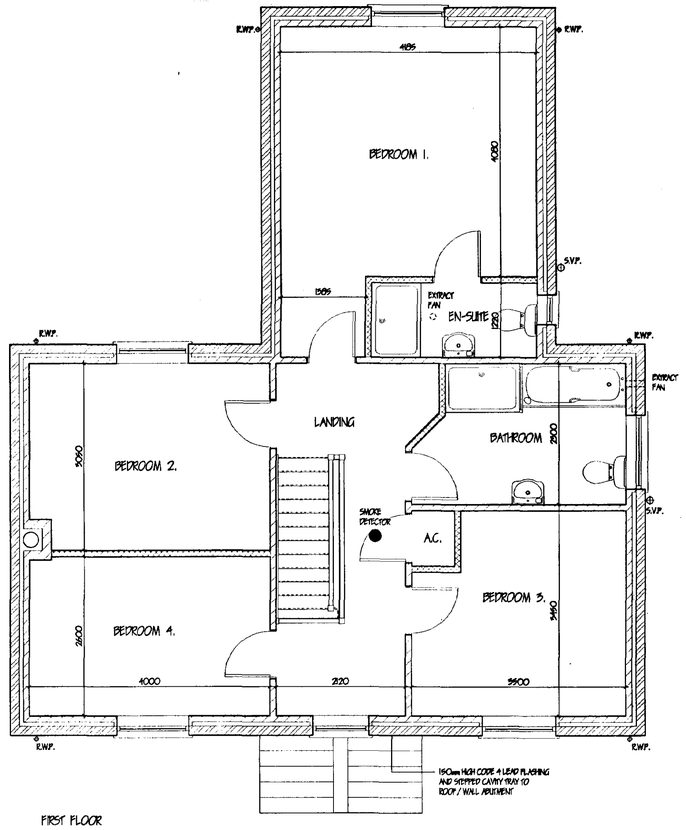
SIDE ELEVATION



SECTION



GROUND FLOOR



FIRST FLOOR

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SHDC
Planning & Development
17 APR 2003
Ref 0481/03

PLOT 1.

DETERMINED
PLAN

ref.	revision	date

G. R. MERCHANT
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Spalding, Lincs. PE12 7EE
Tel: 01406 490600
Fax: 01406 425744
E-Mail: G. R. Merchant @ Merchant. FS. Co. UK

Project
4 BEDROOM HOUSE
DANGATE,
HOLBEACH,
SPALDING, LINCS.

Client
D. BROWN [BUILDING CONTRACTORS] LTD.

Drawing
FLOOR PLANS / ELEVATIONS / SECTION

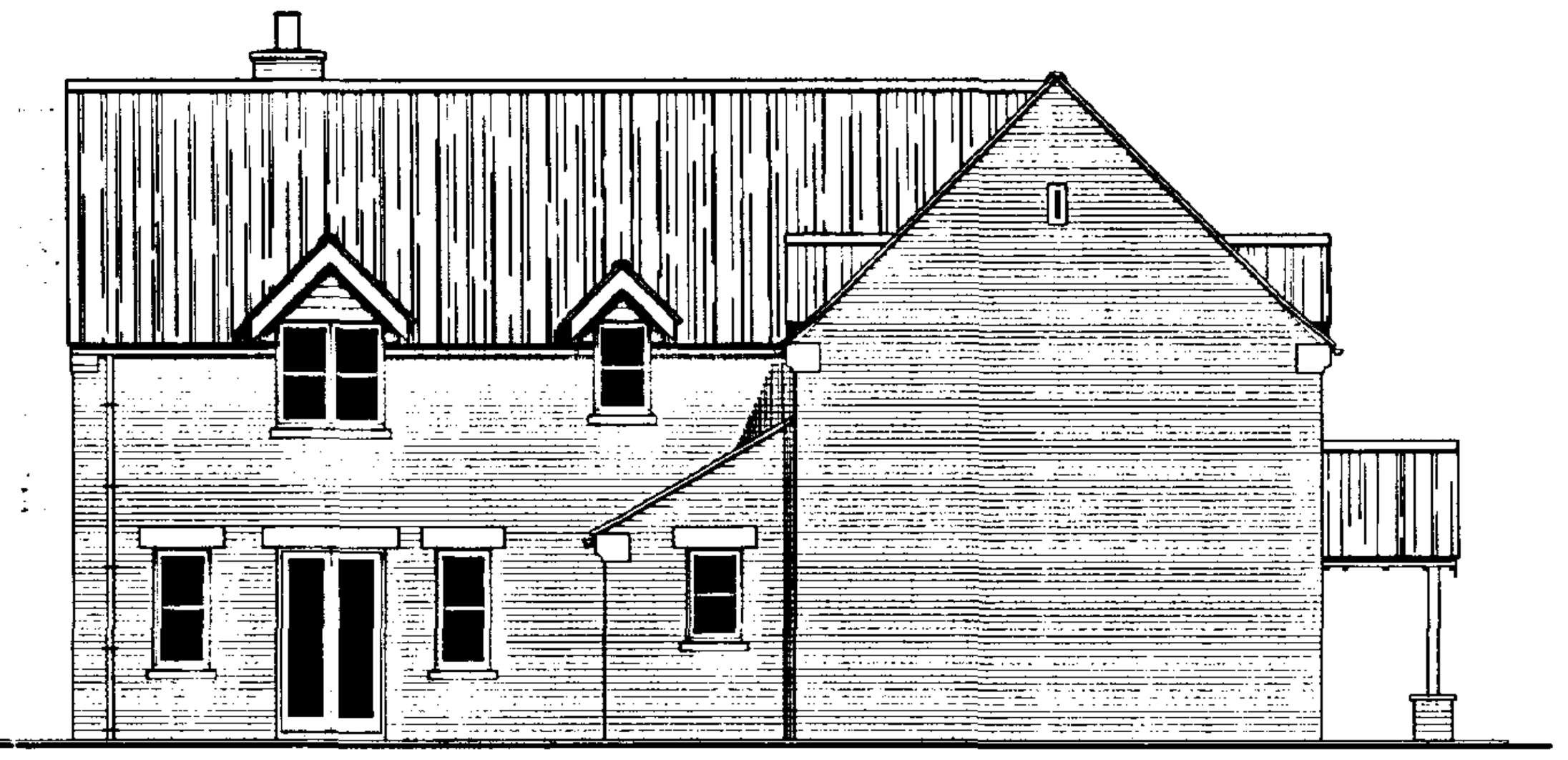
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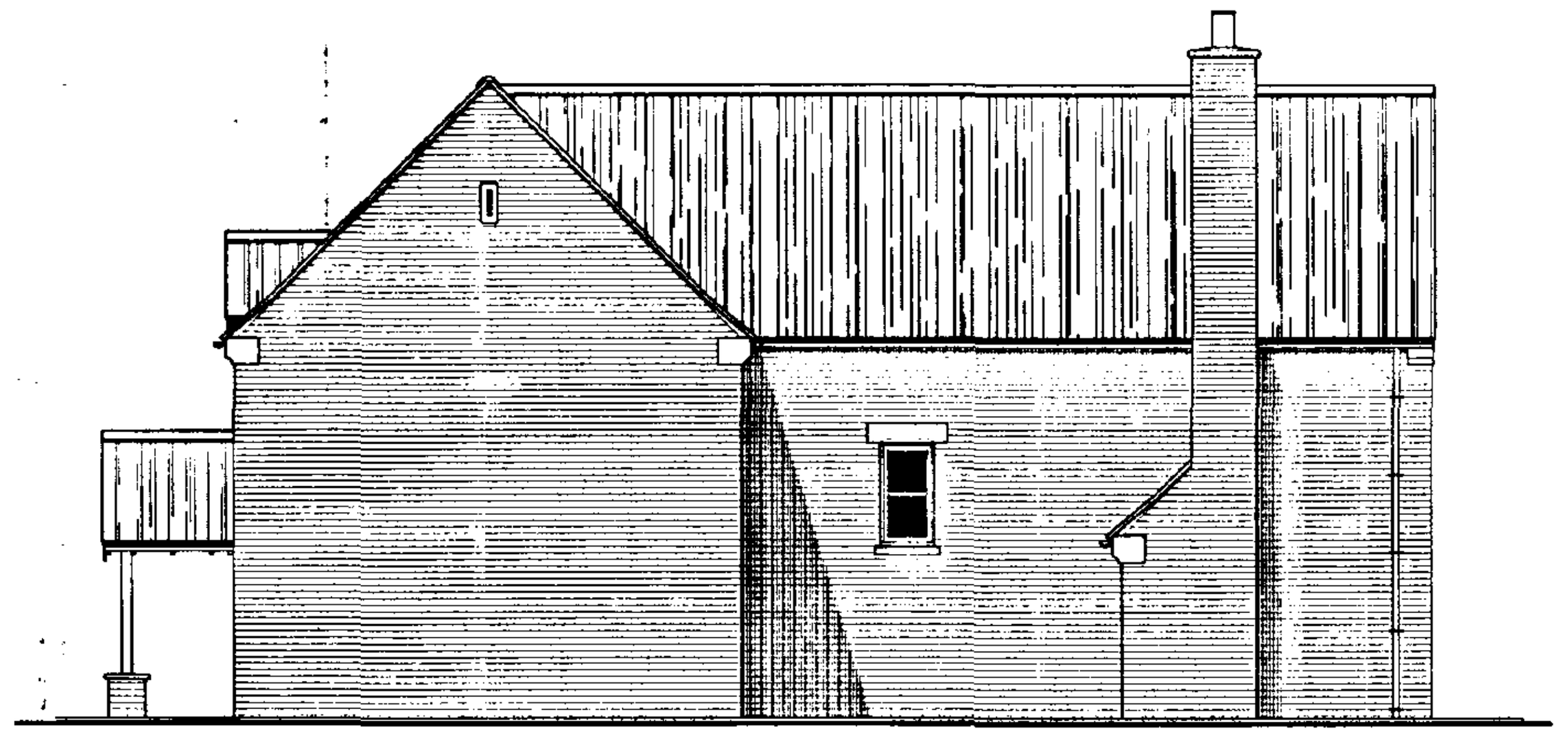
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

FIRE ESCAPE WINDOWS.
All habitable rooms in the upper story of a dwelling should have a window with an unobstructed operable area of at least 0.33 sq.mm. and at least 450mm wide x 750mm high (the route through the opening may be at an angle rather than straight through) Th bottom of the operable area should not be more than 1100mm above floor level

CEILINGS.
Flat ceilings lay 250mm glass fibre insulation total thickness. 100mm between joists & 150mm over Joists to provide max. 'U' value of 0.16 W/ sq.m.K. Sloped ceilings lay 'Celotex GA2080 + GA2040' to provide a max 'U' value of 0.2 w/ sq.m.K. Ensure 50mm air gap over all insulation. 12.7mm Gyproc plasterboard 3mm 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

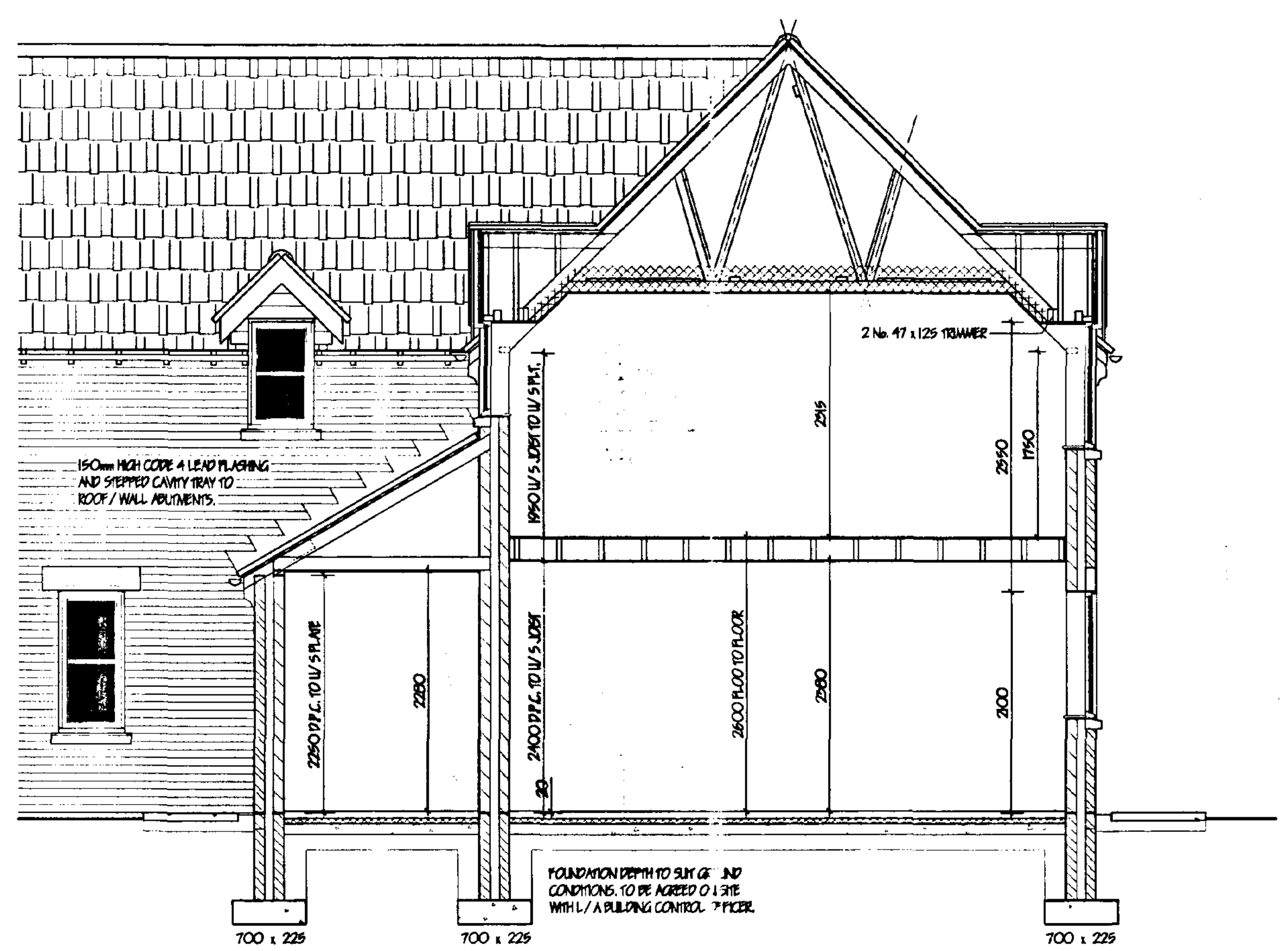
LEVEL ENTRY THRESHOLD
Provide 'Jeldwen Ltd.' Mobility door frame & threshold (FN29M-MOB) Principal entrance to building. All External doors to be 838mm wide.

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet 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

STAIRCASE AND BALLUSTRADE.
Construct staircase as follows: 915 o/ a strings 13No. risers of 200mm ex 25 x 225; 223 going ex 32 x 250; pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have ex 38 x 50 shaped 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.

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.



SECTION A - A

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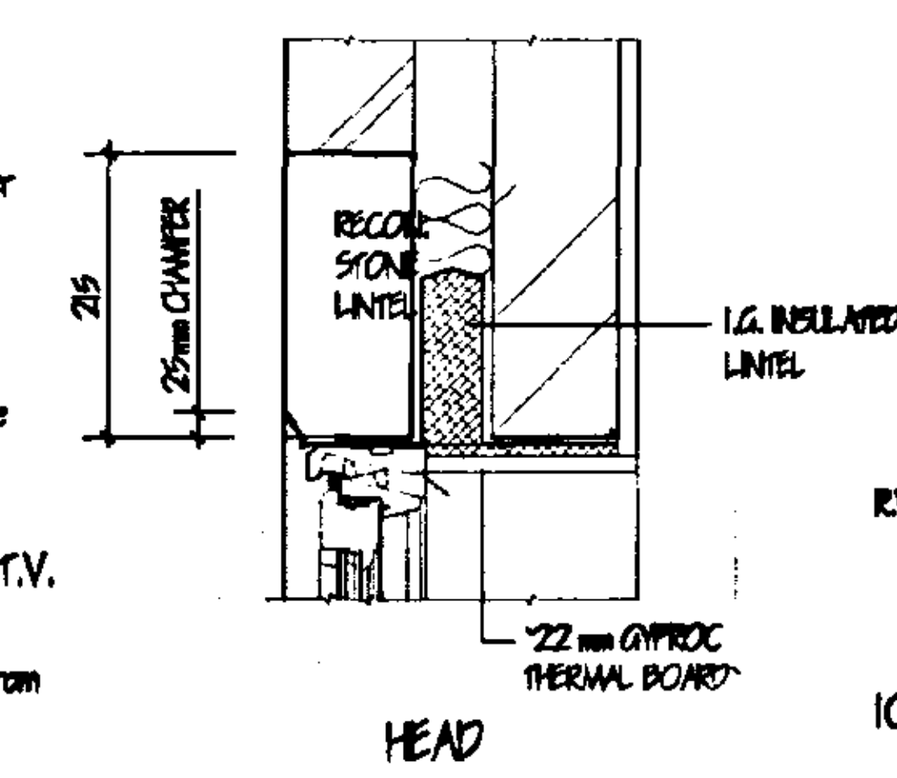
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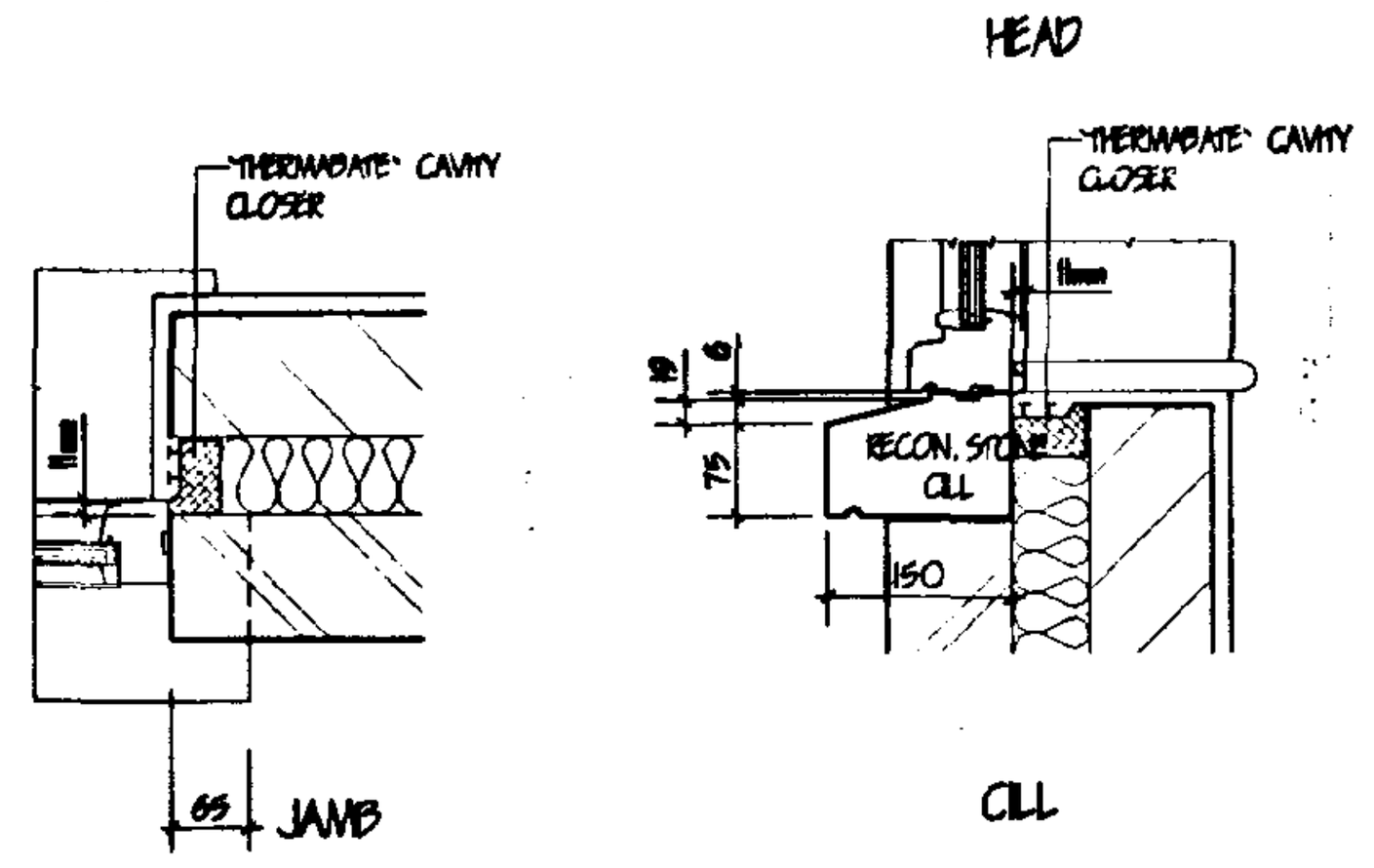
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LIGHTING.
To Kitchen and all Bedrooms provide energy efficient light fittings capable only of taking lamps having a luminous efficacy greater than 40 lumens per circuit. External lighting to be fitted with Dawn-Dusk or movement sensors and capable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

GENERAL.
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.



HEAD



JAMB

CILL

REVEAL DETAILS

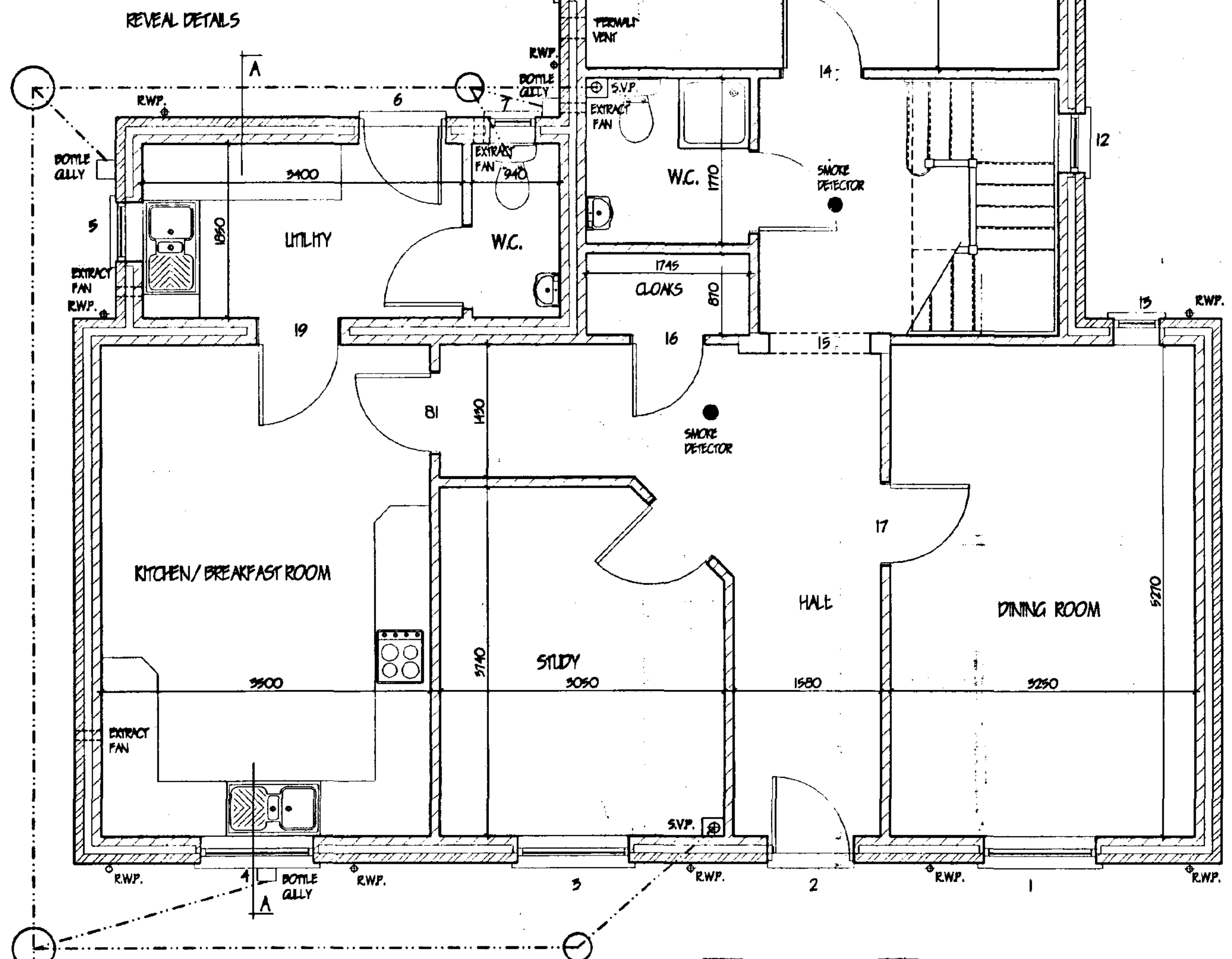
FOUL DRAINAGE
Inspection chamber construction to be "Osma" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4660:1983 flexibly jointed and laid to makers' instructions 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. Septic tank / Treatment plant operating and maintenance instruction notice to be provided by installer.

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.

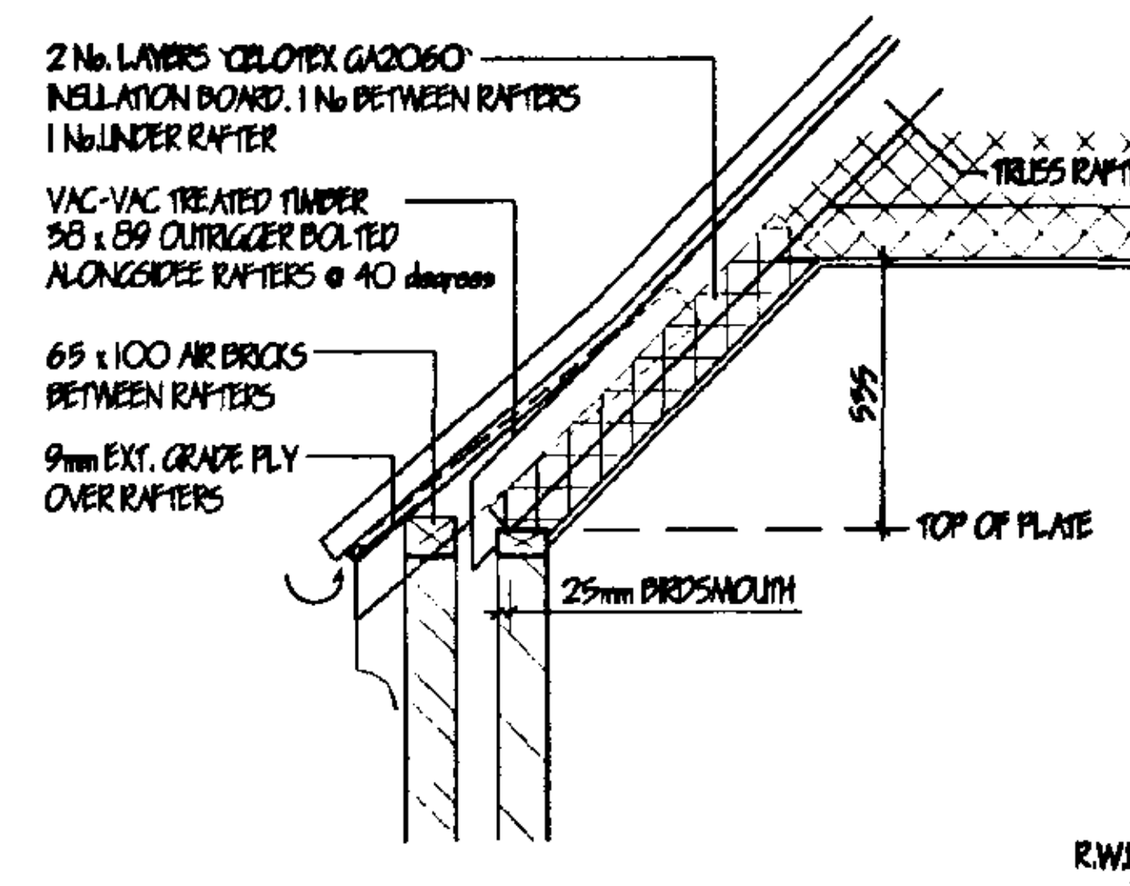
GLAZING.
Double glaze property throughout (minimum 12mm air gap to all units with Low 'E' 0.5 Glass) max 'U' value 2.0 W/ sq.m. K excluding garage. All glazing between f.f.l. and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

HOT WATER AND SPACE HEATING.
Provide Oil fired condensing boiler (min SEDBUK 85 %) with fan assisted balanced flue. Fit durable wire guard to externally to boiler flue. Provide timer switch, suitable 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 storage cylinders to have min. 35mm thick factory applied foam insulation and pipe work to be insulated to B.S. 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
To Office and other commercial premises provide heating controls to limit heating to hours of normal occupation with manual override. Sinks and basins in Office and other commercial premises to be provided by self contained thermostatically controlled instantaneous water heaters.

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.



GROUND FLOOR

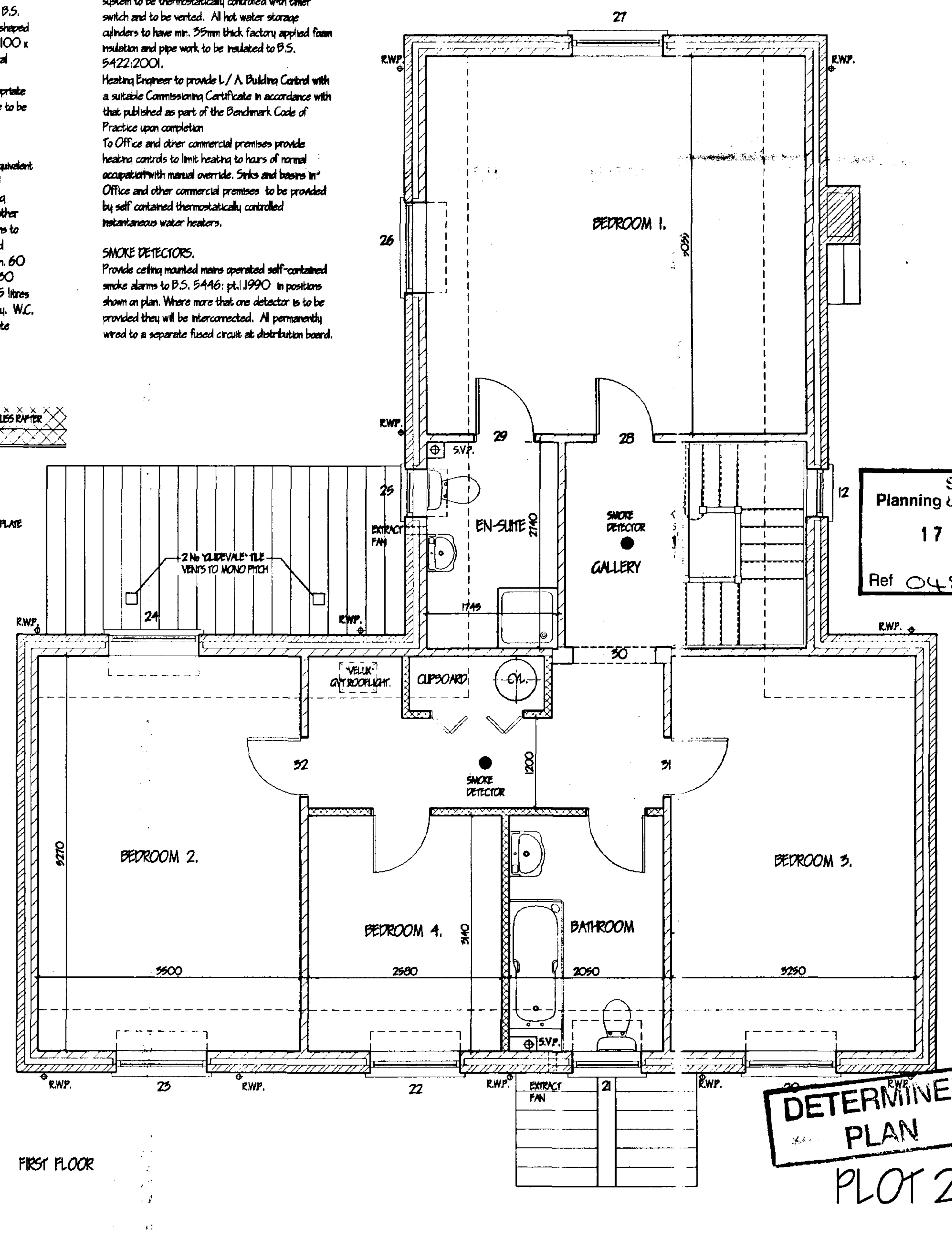


EAVE DETAIL

JOINERY / LINTEL SCHEDULE

POSITION	JOINERY	LINTEL	LENGTH
1	H212CC	I.G. LI/ 575	1500
2	FN29M-MOB	I.G. LI/ 575	1350
3	H212CC	I.G. LI/ 575	1500
4	H210CC	I.G. LI/ 575	1500
5	H110C	I.G. LI/ 575	900
6	FN29M-MOB	I.G. LI/ 575	1350
7	H110C	I.G. LI/ 575	900
8	H113C	I.G. LI/ 575	900
9	FCP120	I.G. LI/ 575	1500
10	H113C	I.G. LI/ 575	900
11	H513CC	I.G. LI/ 575	2100
12	H112C	I.G. LI/ 575	900
13	HN12C	I.G. LI/ 575	900
14	INT DOOR (838)	I.G. BOX 100	1200
15	OPENING	I.G. BOX 100 x 2	1500
16	INT DOOR (762)	I.G. BOX 100	1200
17	INT DOOR (838)	I.G. BOX 100	1200
18	INT DOOR (838)	I.G. BOX 100	1200
19	INT DOOR (838)	I.G. LI/ 575	1200
20	H212CC	DORMER	
21	HN10CC	DORMER	
22	H212CC	DORMER	
23	H212CC	DORMER	
24	H209CC	DORMER	
25	H110C	DORMER	
26	H212CC	DORMER	
27	H212CC	I.G. LI/ 575	1500
28	INT DOOR (762)	I.G. BOX 100	1200
29	INT DOOR (762)	I.G. BOX 100	1200
30	OPENING	I.G. BOX 100	1500
31	INT DOOR (762)	I.G. BOX 100	1200
32	INT DOOR (762)	I.G. BOX 100	1200

ALL JOINERY CODES 'JELDWEN LTD.' ALL LINTEL CODES 'I. G. LTD.'



FIRST FLOOR

ref	revision	date

SDC Planning & Development
17 APR 2003
Ref 0481/03

DETERMINED PLAN

PLOT 2.

G. R. MERCHANT
I.ENG AMICE FIWO
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
Unit 4, Wrights Mews
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Spalding, Lincs. PE12 7EE
Tel: 01406 490800
Fax: 01406 425744
E-Mail: G. R. Merchant @ Merchant. F9. Co. UK

Project
4 BEDROOM HOUSE
DAMGATE,
HOLBEACH,
SPALDING, LINCS.

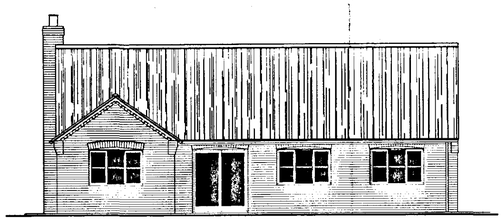
Client
D. BROWN [BUILDING CONTRACTORS] LTD.

Drawing
FLOOR PLANS/ SECTION/ ELEVATIONS

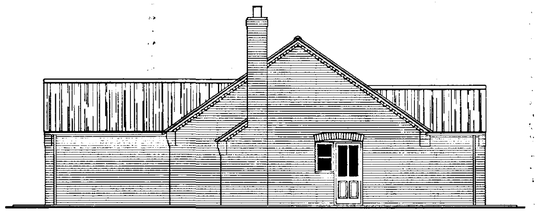
Job Ref.	Drawing No.
678-03	04
Date	**Drawn**
APRIL '03	J.C.

Scales
1:50 1:100

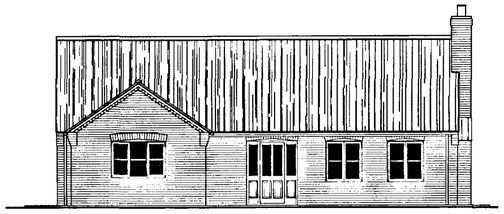
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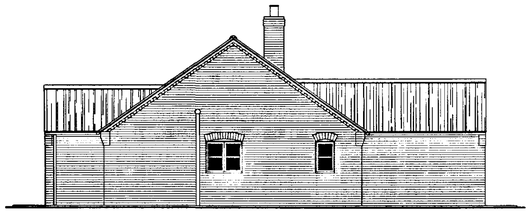
REAR ELEVATION



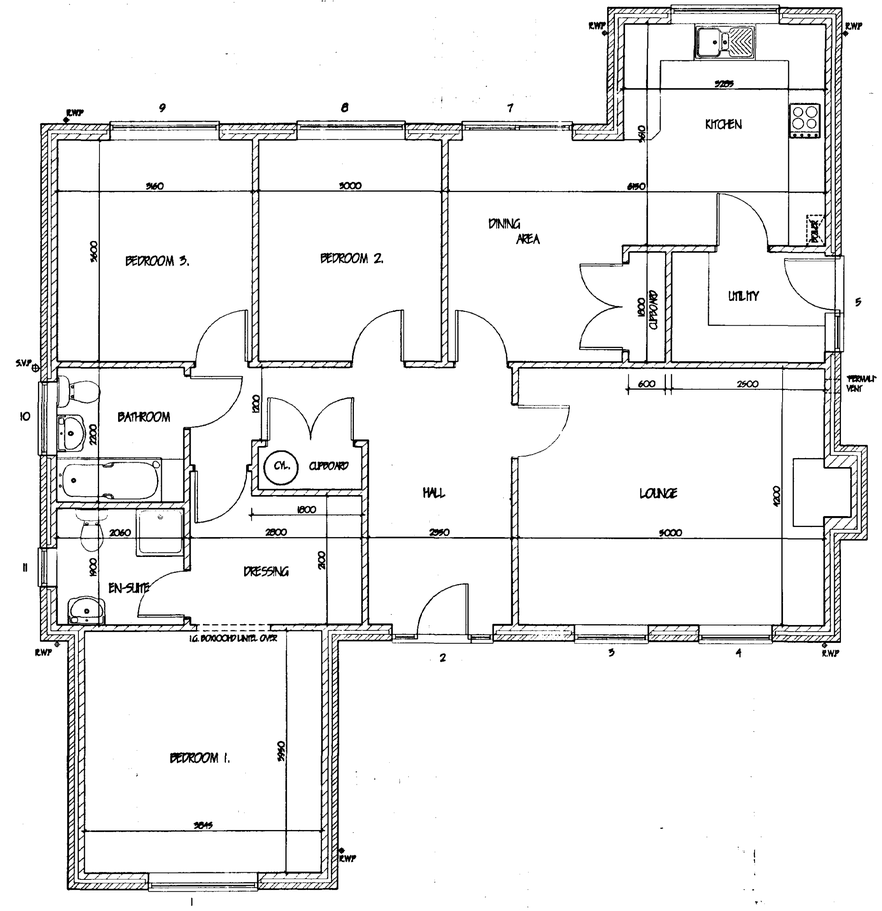
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



FLOOR PLAN.

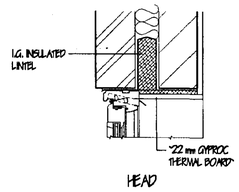
GLAZING.
Double glaze properly throughout (minimum 6mm air gap to all units). All glazing between F.F.L. and 800mm high and between F.F.L. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

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.

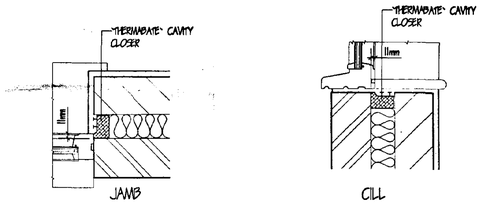
HOT WATER AND SPACE HEATING.
Provide wall mounted Gas fired condensing boiler with fan assisted balanced flue. Fit durable wire guard to externally to boiler flue. Provide timer switch and suitable zone thermostate to dwelling, fit thermostatic control valves to all radiators. Hot water system to be 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 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.



HEAD

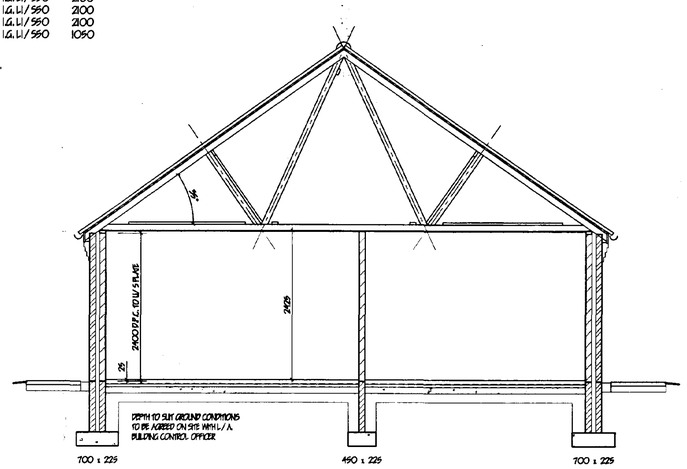


REVEAL DETAILS

LINTEL / JOINERY SCHEDULE

1	H212CC	I.G. U/ 550	2100
2	FE016SFF	I.G. U/ 550	1950
3	H213CC	I.G. U/ 550	1800
4	H213CC	I.G. U/ 550	1500
5	H110C/ FN29M-MOB	I.G. U/ 550	1950
6	H210CC	I.G. U/ 550	2100
7	PALM3L	I.G. U/ 550	2100
8	H212CC	I.G. U/ 550	2100
9	H212CC	I.G. U/ 550	2100
10	H210CC	I.G. U/ 550	2100
11	H110C	I.G. U/ 550	1050

JOINERY CODES :- ELEMENT LTD.
LINTEL CODES :- I.G. LINTELS.



SECTION

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 reagard to wind speed, roof pitch and exposure catagory as detailed in CP3 chapter V part 2 1972. Timberplex specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. 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. 38 x 100 ridge rade 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 10mm wide continuous air gap and fly proof screen: All structural timber to be min.SC3 grade, stamped 'IRH' 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 web 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.

BAY ROOF CONSTRUCTION.
Plain concrete tiles on 25 x 38 s/ w battens of roofing felt to B.S. 747 (type 1F) on 47 x 100 rafters and ceiling joists at max. 400mm c/ c. 90 x 90 head plate halved into 90 x 90 corner posts. 12.5mm Gyproc' plasterboard ceiling 200mm glassfibre insulation quilt.

CEILINGS.
200mm glassfibre insulation total thickness. 100mm between joists & 100mm over Joists. 12.7mm Gyproc plasterboard 5mm 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 Firelne board fixed to face. 100mm Jablite to top surface. Provide slide bolt fastening & draught seal all round

LEVEL ENTRY THRESHOLD
Provide "Poulton & Paul" Mobility door frame & 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 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 trip c' 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. At least 5.0m of drive adjacent to building 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

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: Internal lintels to be I.G. 100 Dpc tape. Provide Perp-end weep holes and stopends to cavity tray

FOUL DRAINAGE
Inspection chamber construction to be "Osmal" 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 rodent shield material: Set and work pipes to be 110mm dia. PVC to B.S. 4514: 1989 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 50mm waste.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly joined to a fall of 1:170 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwelling.

SHDC
Planning & Development
17 APR 2003
Ref 0481/03

DETERMINED
PLAN
PLOT 3.

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 G.R. Merchant. 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.

COPYRIGHT RESERVED.
Copies of this drawing must be made only with the written permission of G. R. Merchant.

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 independant 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.

ref.	revision	date
A	FRONT BAY REMOVED / REPOSITIONED	AUG '03

G. R. MERCHANT
I.ENG AMICE FIWO
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Fax: 01406 425744
E-Mail: G. R. Merchant @ Merchant. Fsb. Co. UK

Project
3 BEDROOM BUNGALOW
DAMGATE,
HOLBEACH,
SPALDING, LINCS.

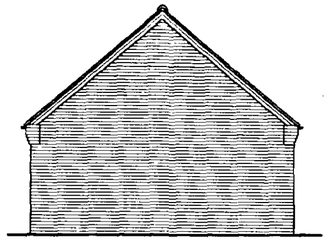
Client
D. BROWN [BUILDING CONTRACTORS] LTD.

Drawing
FLOOR PLAN / ELEVATIONS

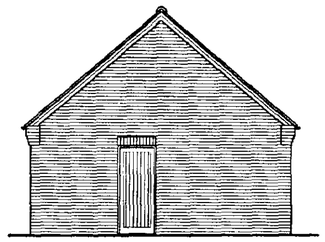
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678-03	03
Date	Drawn
APRIL '03	J.C.

Scales
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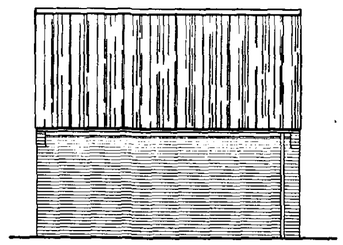
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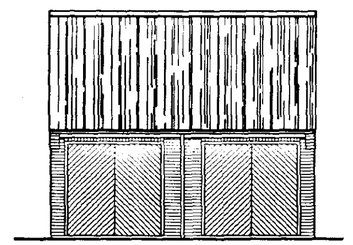
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

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 regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinaplate 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 35 deg. CHECK ON SITE. 38 x 100 ridge node 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 opp and fly proof screen: All

WALLING.
Face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 100mm Tarmac Hemelite insulation block to form 215mm wall

SUB STRUCTURE WALLING.
2 x 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.

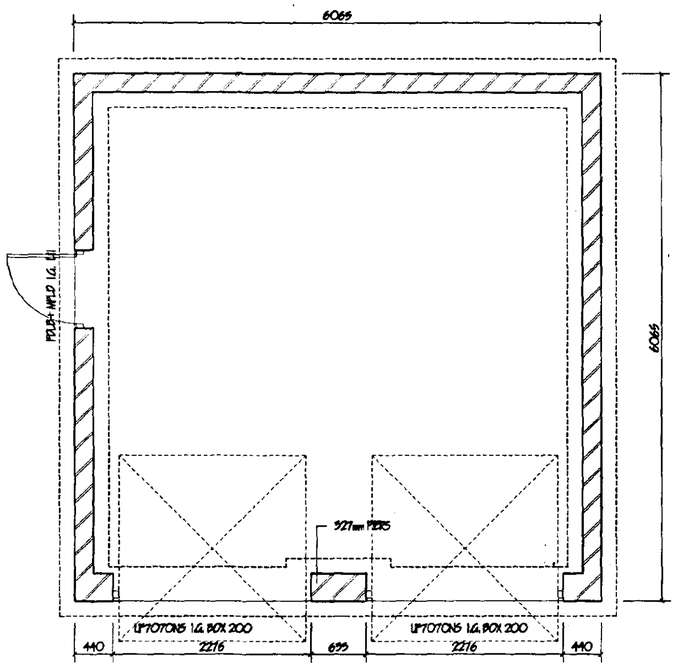
GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm ST4 mix concrete oversite on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm : 150 blinded and consolidated hardcore

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 215 walls provide 225 x 600 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.

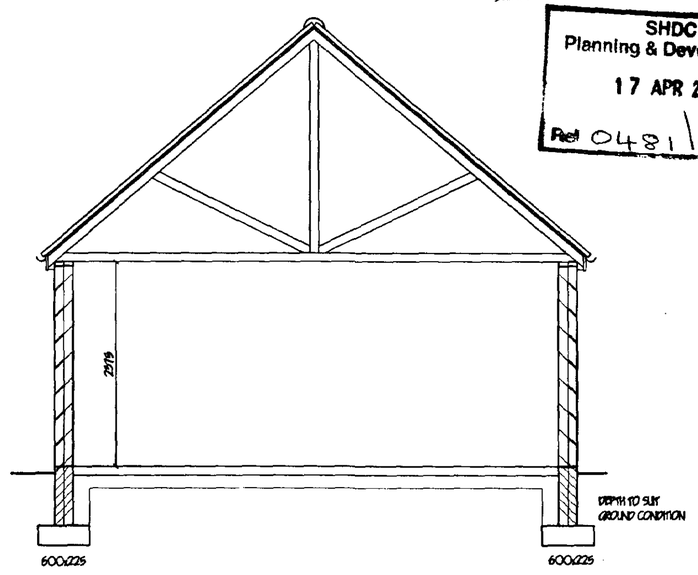
SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 65 dia. rainwater pipes 82.4 dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

LINTELS.
All lintels to be manufactured by Messers. 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.

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.



FLOOR PLAN



SECTION

DETERMINED PLAN

SHDC
Planning & Development
17 APR 2003
Ref 0481/03

PLOTS 1, 2 & 3.

ref.	revision	date

G. R. MERCHANT
I.ENG AMICE FTWO
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
Unit 4, Wrights Mews
12A Park Road, Holbeach,
Spalding, Linos. PE12 7EE
Tel: 01406 490800
Fax: 01406 425744
E-Mail: G. R. Merchant @ Merchant. Fs. Co. UK

Project
DOUBLE GARAGE
DAMGATE.
HOLBEACH.
SPALDING, LINC'S.

Client
D. BROWN.[BUILDING CONTRACTORS] LTD.

Drawing
FLOOR PLAN / ELEVATIONS / SECTION

Job Ref.	Drawing No.
678-03	06
Date: APRIL '03.	Drawn: GRM.

Scales
1:50 1:100

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