SOUTH HOLLAND DC
HOUSING
20 JUL 2001
Ref: 0758/01

LANDSCAPING & TREE PLANTING

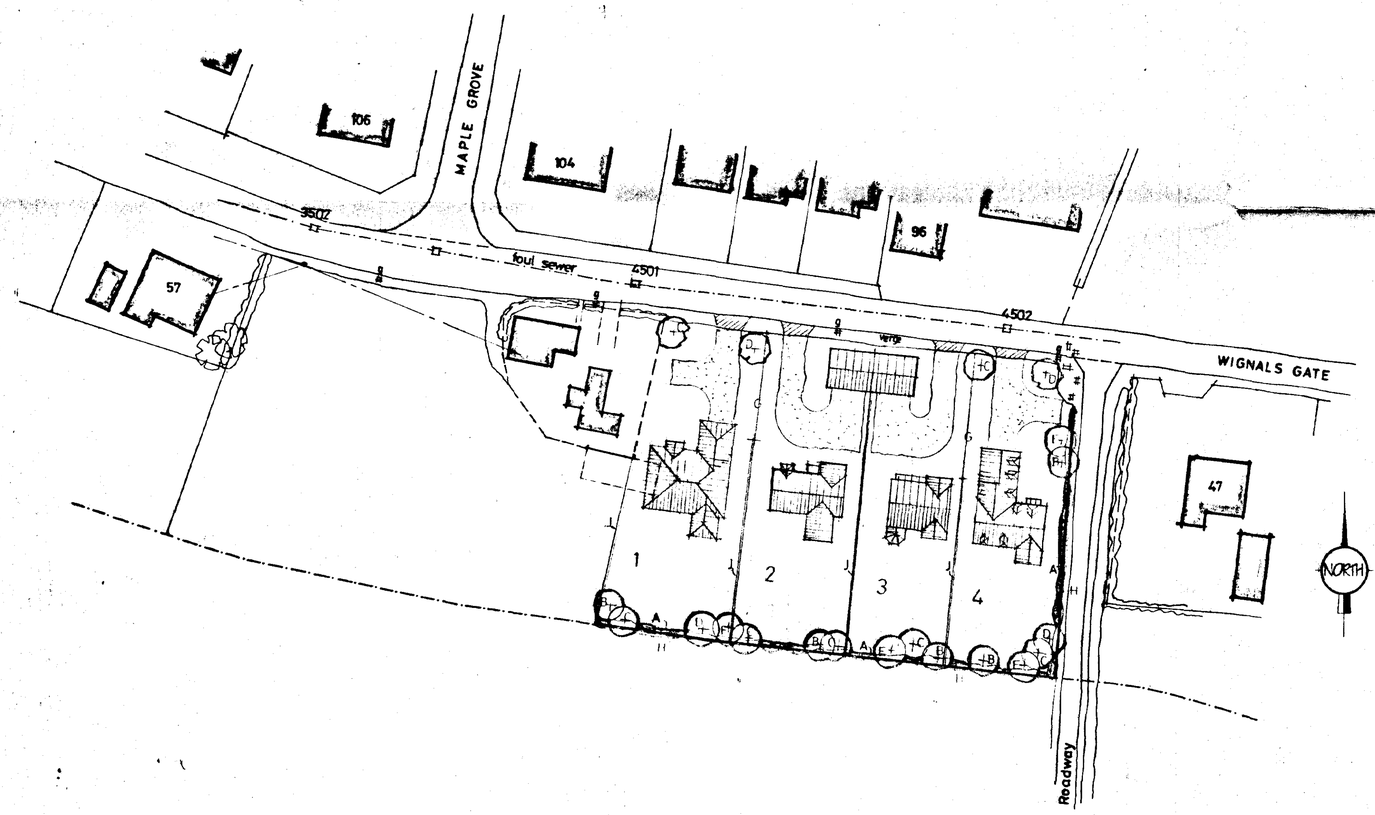
A MIXED HEDGE
- (a) Hawthorn (Crataegus Monogyna)
- (b) Beech (Fagus Sylvatica)
- (c) Blackthorn (Prunus Spinosa)
- (d) Buckthorn (Rhamnos Cathartica)

B SILVER BIRCH (BETULA PENDULA) FEATHERED
C HAWTHORN (CRATAEGUS LAEVIGATA) FEATHERED
D WHITE BEAM (SORBUS ARIA) FEATHERED
E BEECH (FAGUS SYLVATICA) FEATHERED
F TURKISH HAZEL (CORYLUS COLURNA) FEATHERED
G Boundaries between plots to be defined with concrete post & wire fencing
H 1.2 metre high chain link fencing
J 1.8 metre high close boarded fencing

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

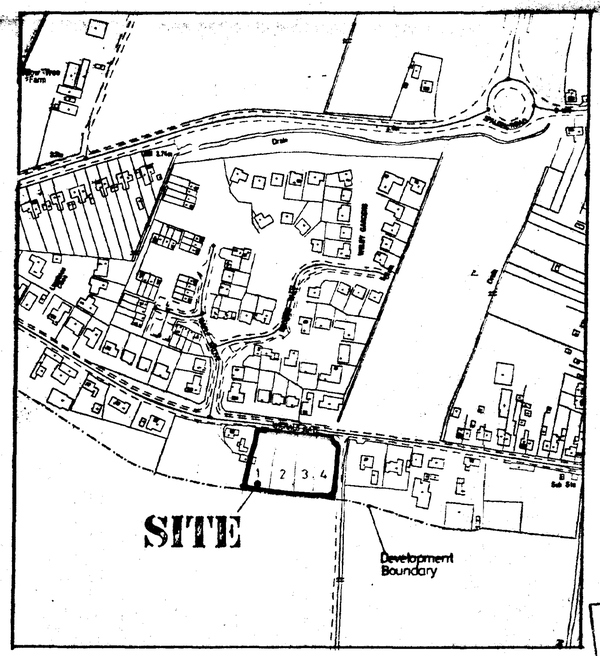
All trees to be planted with minimum 0.6m plastic mulch mat and to be staked, tied and tubed.

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



SITE PLAN

1/500



LOCATION PLAN

1/2500

SOUTH HOLLAND DC
HOUSING
20 JUL 2001
Ref: 0758/01

DETERMINED PLAN

ref	revision	date

G. R. MERCHANT
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Project
RESIDENTIAL DEVELOPMENT
WIGNALS GATE
HOLBEACH
SPALDING LINCS

Client
FENBANK BUILDERS

Drawing
LOCATION & SITE PLANS

Job Ref	Drawing No
239/01	01
Date	Drawn
APRIL 2001	GRM

Scales
AS INDICATED

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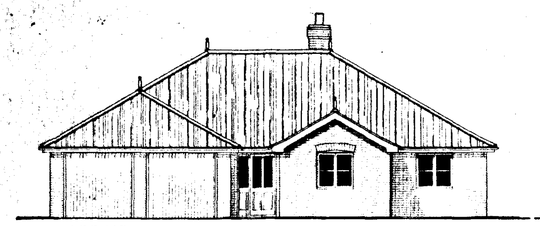
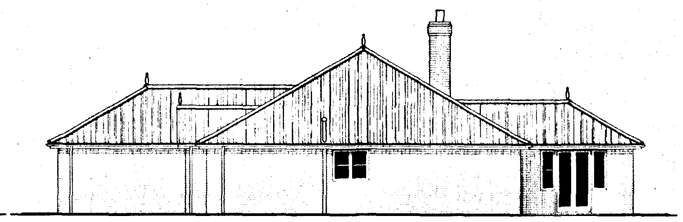
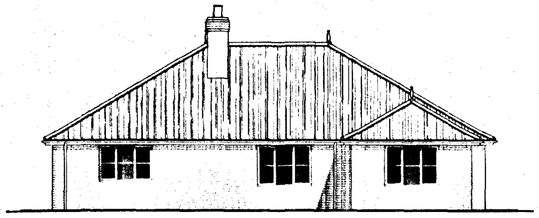
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant code of practice. Materials shall conform to appropriate British standard specification or BBA certificate or European code equivalent. The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and 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. The works shall comprise of all that is shown on the drawing and details. Work that may not specifically shown but may be reasonably inferred as necessary to



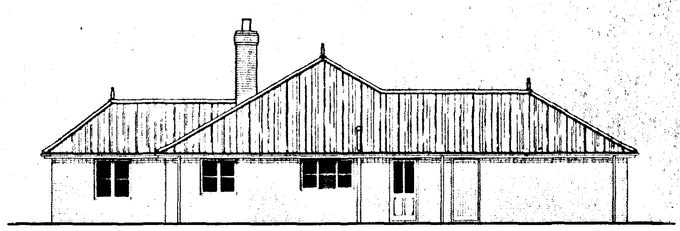
NORTH ELEVATION



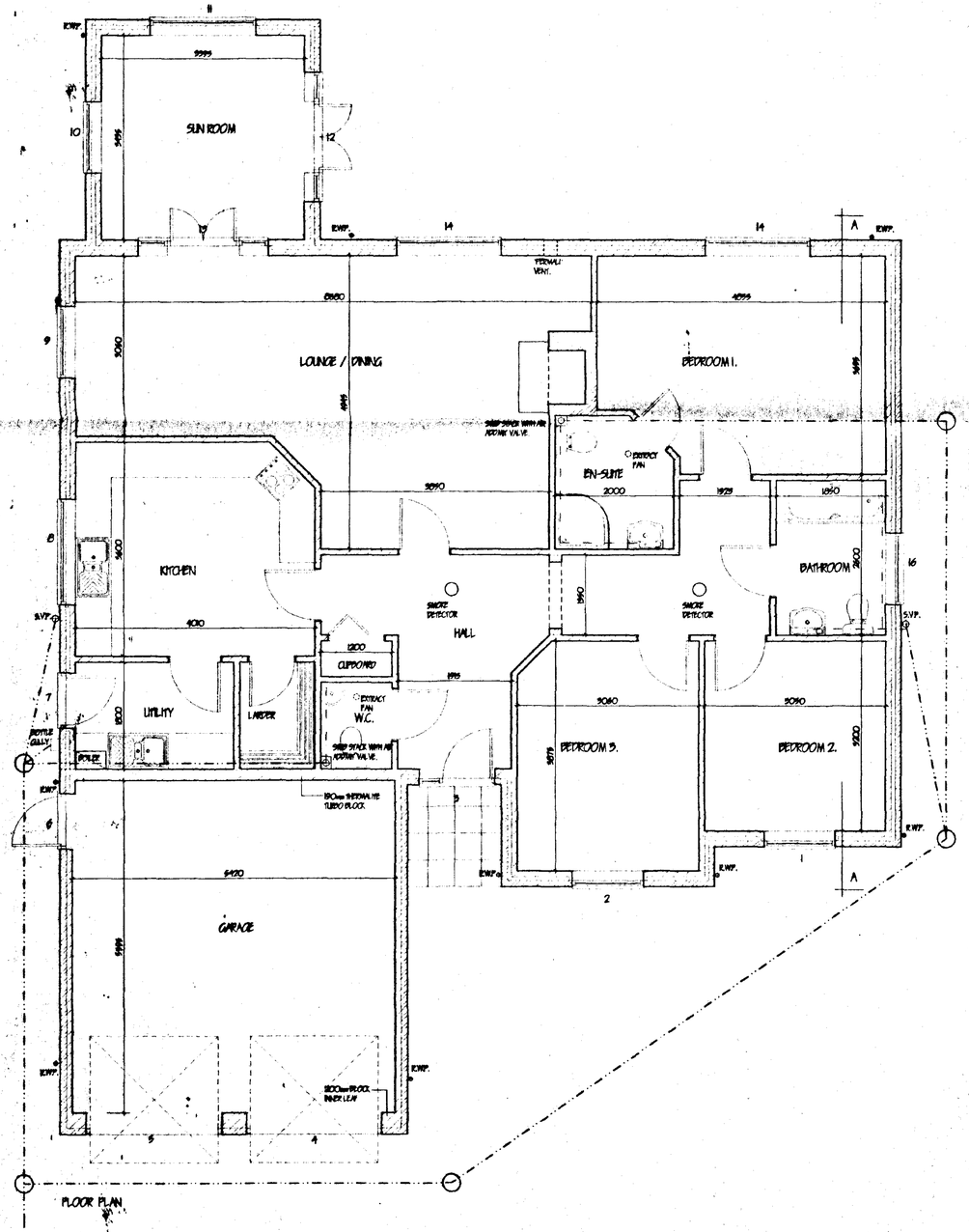
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION


SUN ROOM
LOUNGE / DINING
KITCHEN
HALL
EN-SUITE
BEDROOM 1.
BEDROOM 3.
BEDROOM 2.
BATHROOM
UTILITY
LAUNDER
W.C.
CUPBOARD
GARAGE
EXTRACT FAN
SMOKE DETECTOR
SHOWER WITH AIR ADDITIVE VALVE
RWP.
SVP.
FOUL VENT.
BOTTLE GULLY
RYLOC
180mm BEDMAKE TURBO BLOCK
100mm BLOCK INNER LEAF
3990
3995
4095
3080
3090
3995
4995
5420
5995
1200
1995
1950
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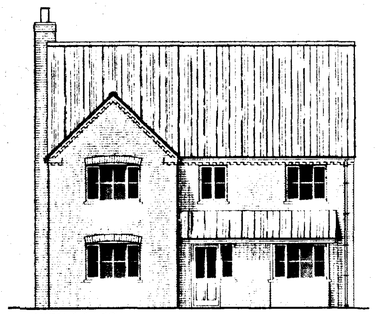
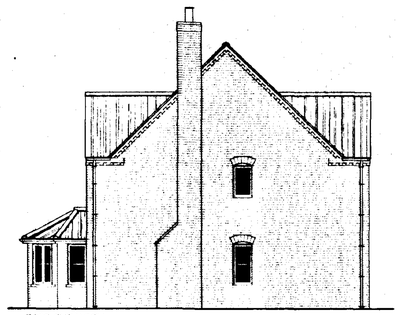
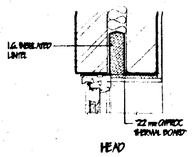


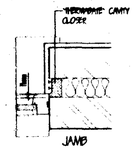
NORTH ELEVATION



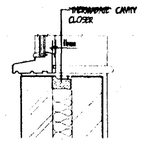
EAST ELEVATION



HEAD



JAMB

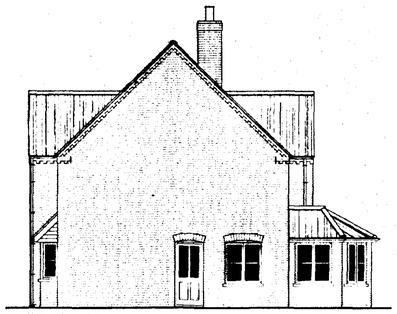


CILL

REVEAL DETAILS



SOUTH ELEVATION



WEST ELEVATION

HOT WATER AND SPACE HEATING.
Provide wall mounted Oil fired condensing boiler with fan assisted balanced flue. Fit durable wire guard to underside of 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. LI. part 5.

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt.1.1990 in positions shown on plan. Where more than 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.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes. 110mm dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwellings.

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 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 with 15 minute overrun.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure category as detailed in CP5 chapter V part 2 1972. Timberlok 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 44 deg. 38 x 100 ridge and binder. 38 x 100 cutting binders. All trusses to be strapped to wall plates by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.8m c / c. Note: provide solid bridging beneath straps. 50 x 100 wall plate bedded on sand and cements Fit 'Ventilvent FW100' to all eaves to provide 10mm wide continuous air gap and fly proof screen. All structural timber to be min.SC3 grade. stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webs 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 ley boards and diminishing trusses at 600 c / c : Install code 4 lead valley liner.

CEILINGS.
200mm dense fibre insulation total thickness. 100mm between joists & 100mm over Joists. 12.7mm Gyproc plasterboard 2mm 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 shale bolt fastening & draught seal all round

LEVEL ENTRY THRESHOLD
Provide 'Dorken & Pad' Mobility door frame & threshold (MD29M-HDD) Principal entrance to buildings. 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 ab D.P.C. level and min 150mm away from face of wall to perimeter of buildings. At entrance positions ramp up to top of sub cill min 1:20 . All footpaths to have 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 ± 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 BALUSTRADE.
Contract staircase as follow: 9/5 o/ a stirrup 15No. risers of 200mm at 25 x 225: 225 aprns at 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 at 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.

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1571: 1971 and to be laid socket uppermost. 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot. Weak mix. conc. infill around flue as work proceeds: Trim roof around flue, no timber within 40mm of flue. At roof / flue intersection provide code 4 lead flashing and 2 course overstocking bricks.

OPEN FIRE.
To be capable of burning smokeless fuel. Hearth to be constructed of non combustible material min. 125mm thick. To project from face of wall by min. 500mm and pass reveals by min. 150mm. All in accordance with approved document part J. (part C1-25). Appliance to be in accordance with building regulations. Provide balanced permanent vent in ext. wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

FOUL DRAINAGE
Inspection chamber construction to be "Osmel" 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 flexi joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm app around pipe, opening sealed both sides of wall with ridged sheet material: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1969 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be generally, 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to B.S. 5955: 1979 complete with rodding eyes at every change of direction: Basin, 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.

LIMITATIONS.
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STANDARDS.
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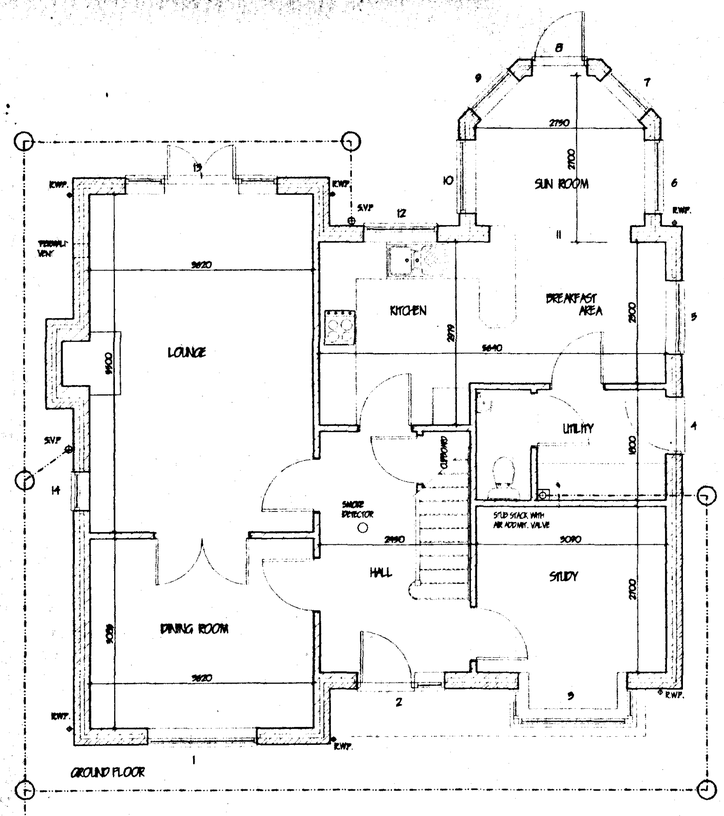
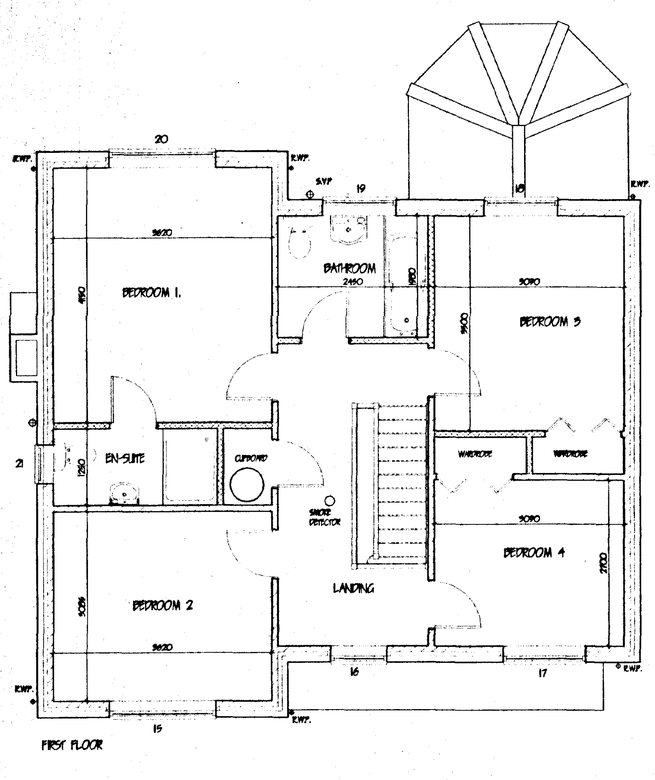


GROUND FLOOR

LINTEL / JOINERY SCHEDULE

POSN.	JOINERY	LINTEL	LENGTH
1	HNN12CMC	I.G. / LINTEL	2100
2	FN29M-MOB / HN12C	I.G. / LINTEL	1650
3	SQ / HN12C / HNN12CMC / HN12C	I.G. / LINTEL	2100
4	FN29M-MOB	I.G. / LINTEL	1950
5	H21SCC	I.G. / LINTEL	1500
6	H21SCC	I.G. / LINTEL	1500
7	H21SCC	I.G. / LINTEL	1200
8	FN29M-MOB	I.G. / LINTEL	1950
9	H21SCC	I.G. / LINTEL	1200
10	H21SCC	I.G. / LINTEL	1500
11	OPENING	I.G. / LINTEL	2700
12	H21CCC	I.G. / LINTEL	1800
13	FCP24O	I.G. / LINTEL	2700
14	HI9C	I.G. / LINTEL	900
15	HNN12CMC	I.G. / LINTEL	2100
16	H21CCC	I.G. / LINTEL	1200
17	HNN12CC	I.G. / LINTEL	1650
18	H21ZCC	I.G. / LINTEL	1900
19	H21CCC	I.G. / LINTEL	1800
20	HNN12CMC	I.G. / LINTEL	2100
21	HI10C	I.G. / LINTEL	900

JOINERY CODES 'KELBY JOINERY LTD'
LINTEL CODES 'I. G. LTD.'



FIRST FLOOR

SOUTH [illegible] DC
ROOM [illegible]
20 JUL 2001
Ref: Hon/0758/01

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LENG AMICE FIWO
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Project: RESIDENTIAL DEVELPOMENT
WAGNALS GATE
HOLBEACH
SPALDING LINCS

Client: FENBANK BUILDERS

Drawing: FLOOR PLAN / ELEVATIONS
PLOT 3.

Job Ref: 258 — DETERMINED PLAN

Date: MAY '01 — J.C.

Scales: 1:50 1:100

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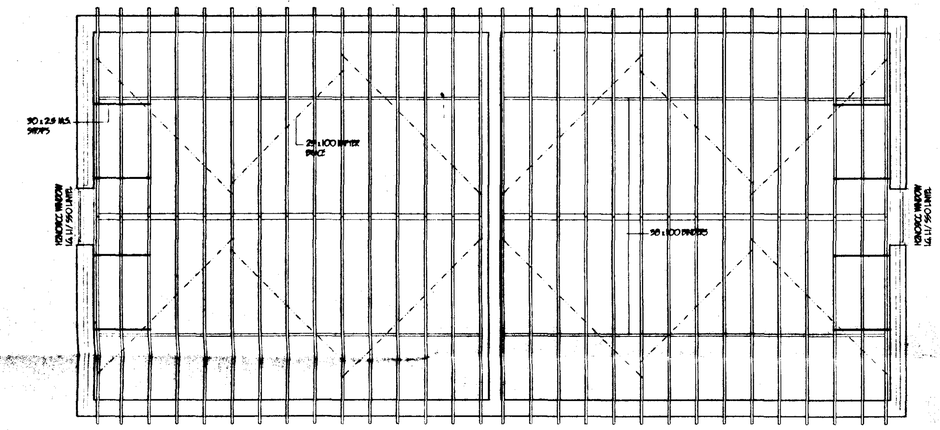
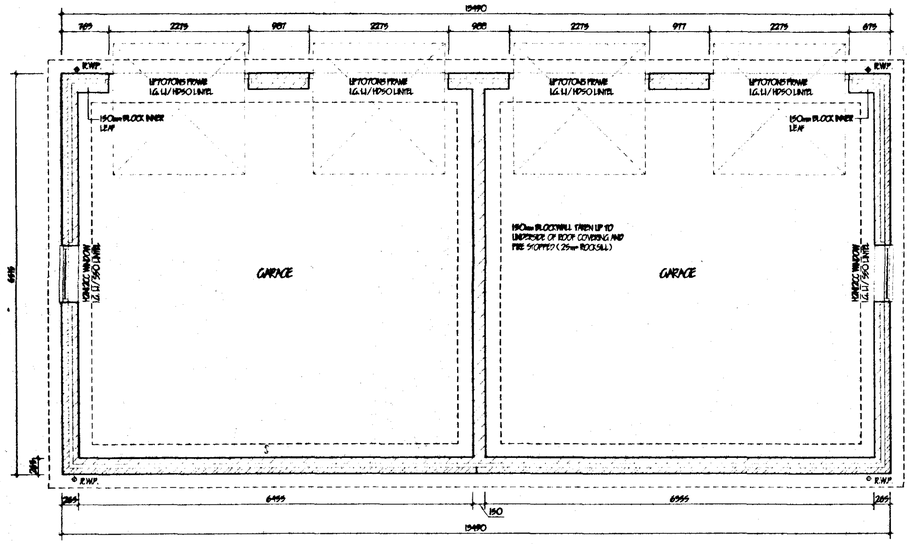
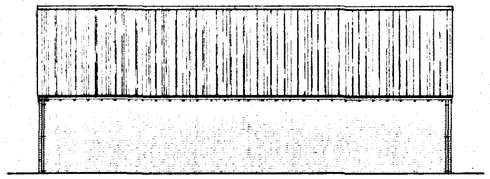
PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 150 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Turnaplate specialist made prefabricated attic 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 450c/c to a pitch of 40 deg. 38 x 100 ridge node binder 38 x 100 ceiling binders. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bridging beneath straps. 50 x 100 wall plate bedded on sand and cement. 10mm wide continuous air gap and fly proof vermin to eaves. All structural timber to be min.SC3 grade. stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with B.S. 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.



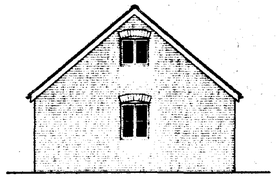
ROOF PLAN



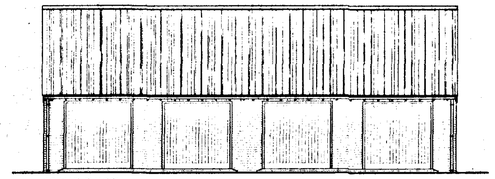
FLOOR PLAN



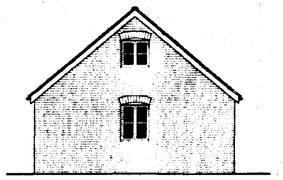
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

CEILINGS.
Gerrose cetrex to be 12.7mm Gyproc board and skim. Provide access trap to roof space. opening to be lined with 25 x 25 planted stopp. Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face.

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 batten insulation boarding in accord. with makers instructions and agrement cert. No.85 / 1087. 100mm Tarmac Hemelite solid insulation blocks or similar. Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity. Close cavities with "Thermabate" preformed closer and provide bitumen felt DPC to C.P. 121. Internal walls of 150mm Tarmac Hemelite solid insulation blocks.

SUB STRUCTURE WALLING.
100 / 150mm 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. Mesh rein concrete infill to bond of cavity no closer than 225 to DPC.. All brickwork below DPC to be F.L. quality.

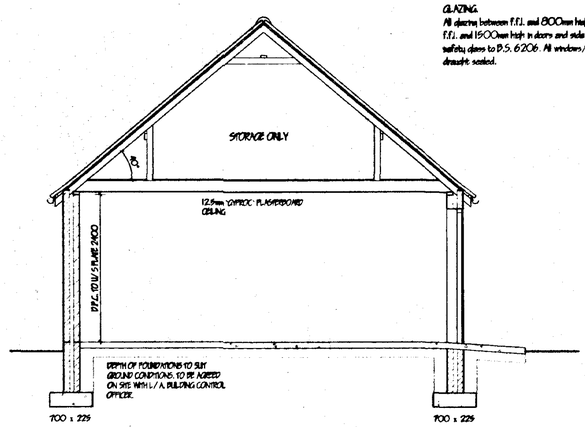
GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100 concrete oversite: Concrete min. GEN4 to B.S. 5328: pt 1991: on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm: 150 blinded and consolidated hardcore.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 265 cavity walls provide 225 x 700 and under 150 walls provide 225 x 700 all GEN4 mix to B.S. 5328: pt 1991. All foundations taken down to bear on load bearing stratus 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.

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 all external positions to have cavity tray, D.P.C. to CP. 121: Lintels in opense to be underlined with 12.7 fireline board or receive 12mm render and skim. Provide Perp-end weep holes and stopends to cavity tray.

SURFACE WATER DRAINAGE
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway, min 5.0m to eaves from dwelling.

GLAZING
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.



SECTION

LIMITATIONS.
This drawing is limited to 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, adherence to specification, variations to contract etc.

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

HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

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

RECEIVED
TRUSTEES BUILDINGS
26 JUN 2001
Ref: Ho/1075801

ref	revision	date

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Project
RESIDENTIAL DEVELOPMENT
WIGNALS GATE
HOLBEACH
SPALDING LINCS.

Client
FENBANK BUILDERS

Drawing
GARAGE BLOCK
PLOTS 2 & 3

Job Ref	Drawing No
259-01	06
Date	Drawn
MAY '01	J.C.
Scales	
1:50, 1:100	PLAN

DETERMINED
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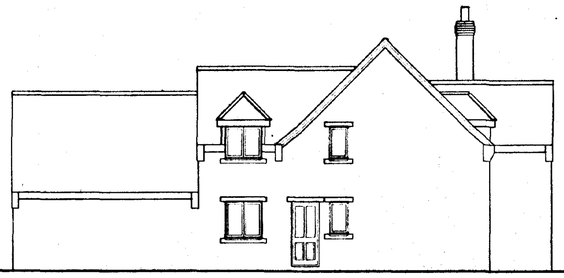
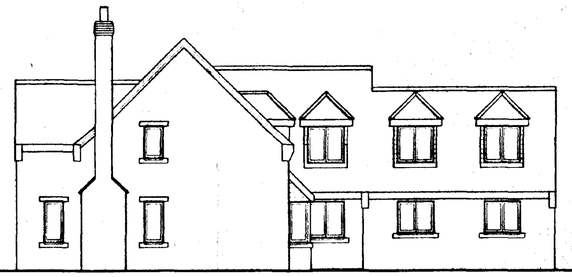
REAR ELEVATION



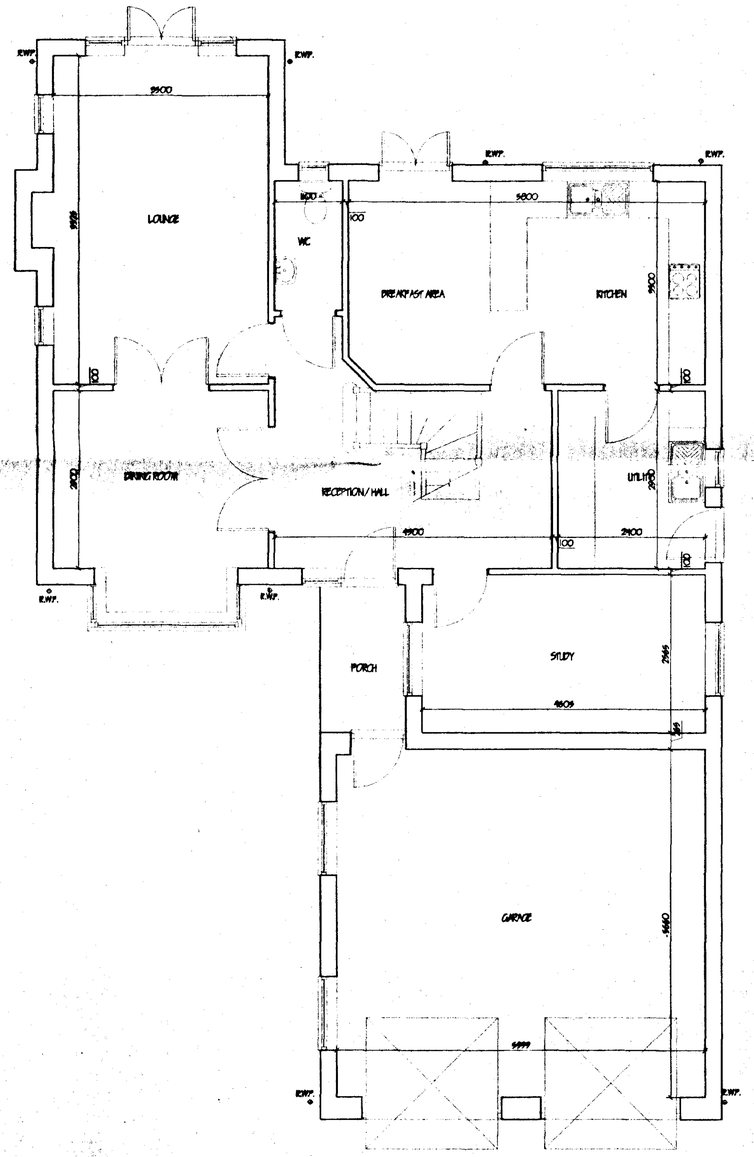
SIDE ELEVATION



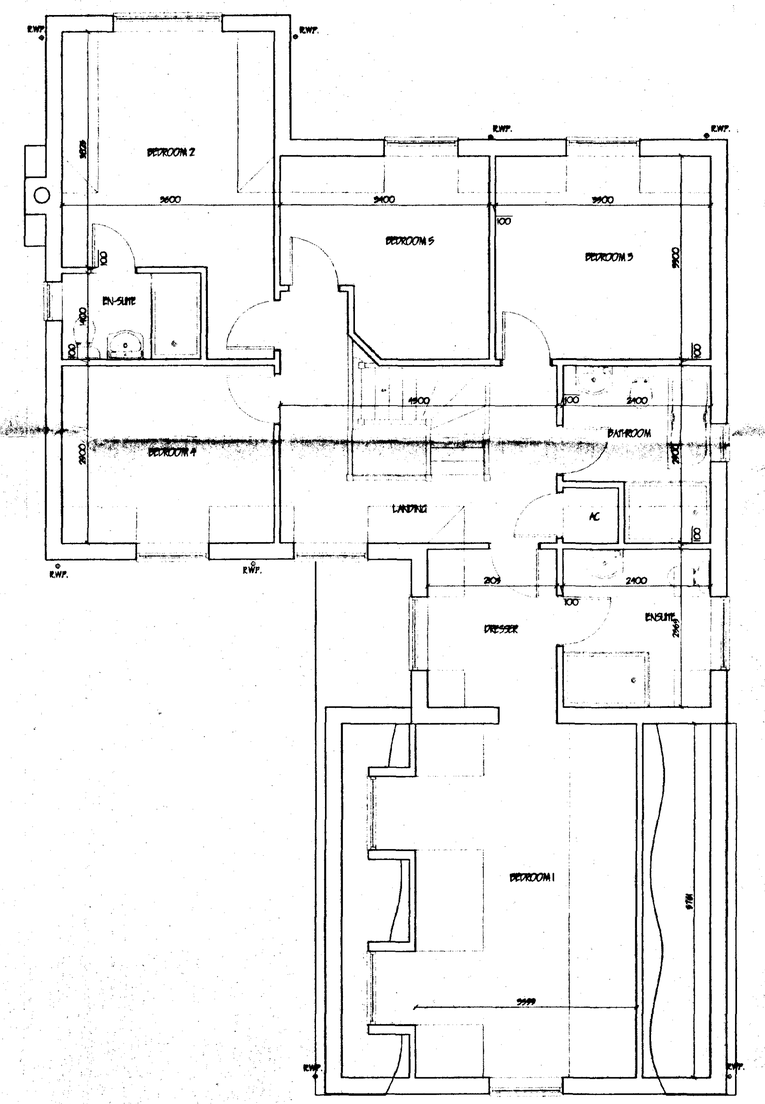
FRONT ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SOUTH HOLLAND DISTRICT COUNCIL
PLANNING
26 JUL 2001
Ref: H0/107581/01

ref	revision	date
A	Drawing Handed/ toilet moved/ cupd under stairs	July 2000

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Project
RESIDENTIAL DEVELOPMENT
WIGNAL'S GATE
HOLBEACH
SPALDING LINCS

Client
FENBANK BUILDERS

Drawing
PLANS AND ELEVATIONS
5 BEDROOM HOUSE AND DOUBLE GARAGE
PLOT 4

Job Ref	Drawing No
239/01	07

Date	Drawn
MAY 2001	PW

DETERMINED PLAN

Scales
1/50 1/100

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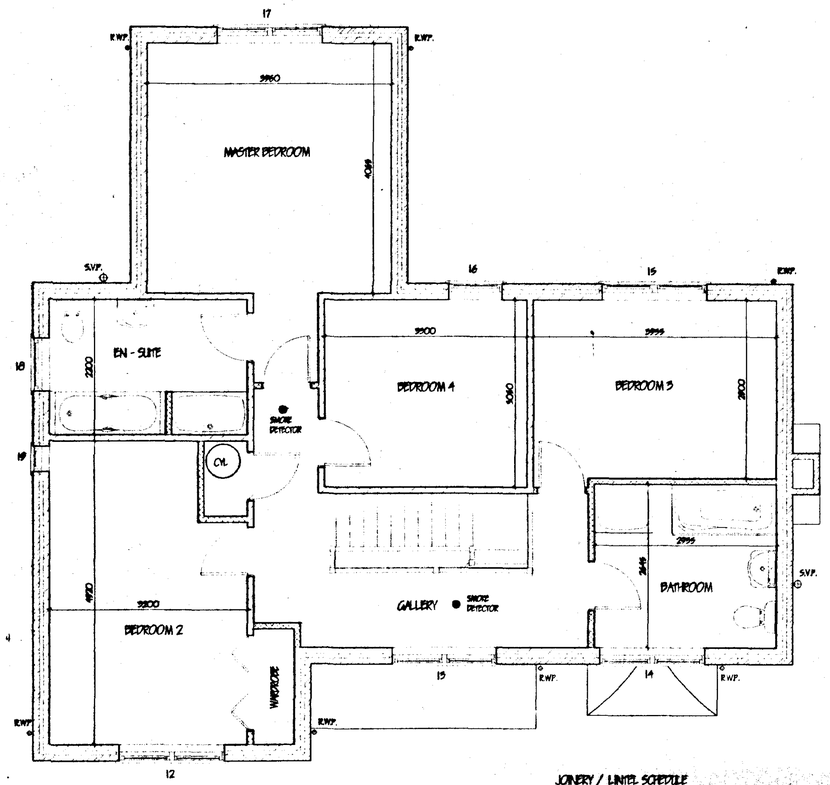


FIRST FLOOR



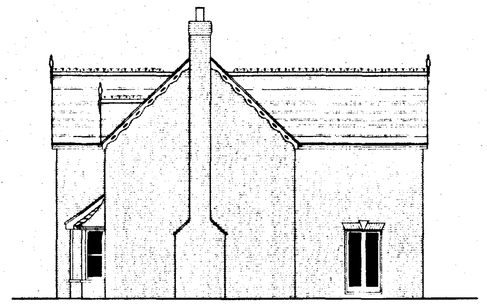
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



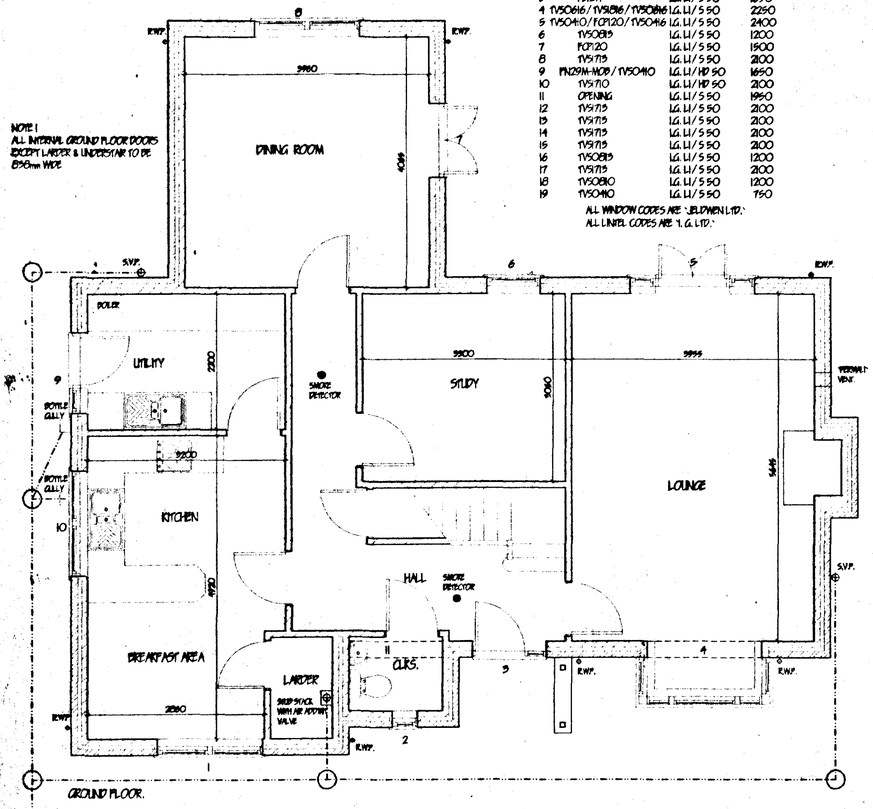
SIDE ELEVATION

JOINERY / LINTEL SCHEDULE

POSITN	JOINERY	LINTEL	LENGTH
1	TVS1713	LG.LI/S 50	2100
2	TVS0410	LG.LI/S 50	750
3	FE1277	LG.LI/S 50	1650
4	TVS0616 / TVS1516 / TVS0816	LG.LI/S 50	2250
5	TVS0410 / FCP1210 / TVS0416	LG.LI/S 50	2400
6	TVS0813	LG.LI/S 50	1200
7	FCP1210	LG.LI/S 50	1500
8	TVS1713	LG.LI/S 50	2100
9	FN259H-NOB / TVS0410	LG.LI/HD 90	1650
10	TVS1710	LG.LI/HD 90	2100
11	OPENING	LG.LI/S 50	1950
12	TVS1713	LG.LI/S 50	2100
13	TVS1713	LG.LI/S 50	2100
14	TVS1713	LG.LI/S 50	2100
15	TVS1713	LG.LI/S 50	2100
16	TVS0813	LG.LI/S 50	1200
17	TVS1713	LG.LI/S 50	2100
18	TVS0810	LG.LI/S 50	1200
19	TVS0410	LG.LI/S 50	750

ALL WINDOW CODES ARE "JELDWEN LTD."
ALL LINTEL CODES ARE "L.G. LTD."

NOTE!
ALL INTERNAL GROUND FLOOR DOORS EXCEPT LARDER & UNDERSTAIR TO BE 838mm WIDE

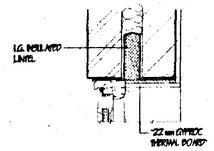


GROUND FLOOR.

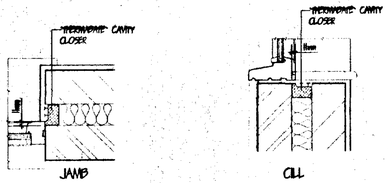
HOT WATER AND SPACE HEATING.
Provide wall mounted Gas fired condensing boiler with fan assisted balanced flue. Fit durable wire guard to externally to boiler flue. Provide timer switch and suitable zone thermostats to dwelling. Fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to B.R. 11. part 3.

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt.1 1990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a 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.

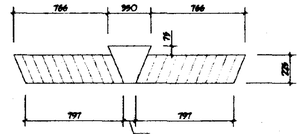


HEAD

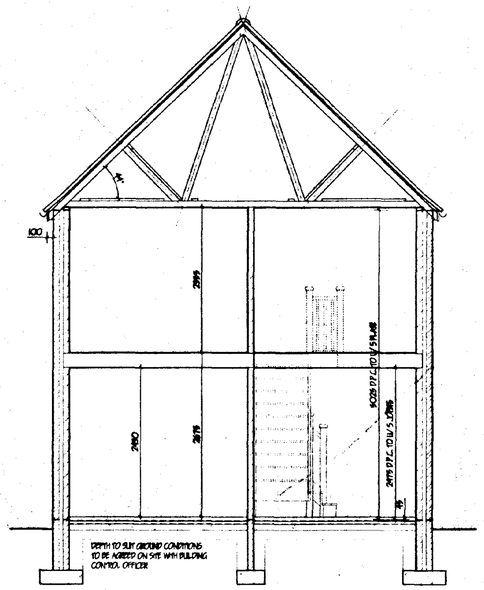


JAMB CILL

REVEAL DETAILS



TYPICAL WINDOW ARCH DETAIL 1:25



SECTION

LEVEL ENTRY THRESHOLD
Provide "Doulton & Paul" Mobility door frame & threshold (FN259H-NOB) to at least one entrance to building.

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 zones 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

STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 915 o/a x stringer 14No. risers of 191mm ex. 25 x 225: 225 going ex. 32 x 250: pitch 42deg. Min. headroom 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have ex. 38 x 90 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.

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be laid socket uppermost; 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled oak brickwork and clay pots. Weak mix. conc. infill around flue as work proceeds. Trim roof around flue, no timber within 40mm of flue. At roof / flue intersection provide code 4 lead flashing and 2 course engineering bricks.

OPEN FIRE.
To be capable of burning smokeless fuel. Hearth to be constructed of non combustible material min. 125mm thick. To project from face of wall by min. 500mm and pass reveals by min. 150mm. All in accordance with approved document part J. (part C 1-25). Appliance to be in accordance with building regulations. Provide louvered permanent vent in ext. wall to size min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

LINTELS.
All lintels to be manufactured by Messers. LG. and to be installed in accordance with makers' instructions, and to have min. end bearings of 150mm and all external positions to have cavity tray. D.P.C. to CP. 121. Internal lintels to be LG. 100 Plus type. Provide Perp-end weep holes and stopends to cavity tray.

FOUL DRAINAGE
Inspection chamber construction to be "Osma" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 110mm dia. UPVC. to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 laid and surrounded with 100mm pea gravel. Where pipes pass under floors encase in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexi joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm app around pipe, opening sealed both sides of wall with rolend sheet material. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1969 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be generally 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to B.S. 5255: 1979 complete with rodding eyes at every change of direction. Baths, basins and sink to have 75 deep seal traps. Shower to be raised on 150mm plinth with access plate to anti-siphon trap and 50mm waste.

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.

STANDARDS.
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CEILINGS.
200mm glassfibre insulation total thickness. 100mm between joists & 100mm over Joists. 12.7mm Gyproc plasterboard 3mm skim finish. Provide min. 50 x 50 margins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space; opening to be lined with 25 x 25 planted slops. Access panel to be 12mm ply with layer of 12.7mm Firelne board fixed to face. 100mm Jablite to top surface. Provide slate bolt fastenings & draught seal all round.

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Project
RESIDENTIAL DEVELOPMENT
WAGNALLS GATE
HOLBEACH
SPALDING LINCS

Client
FENBANK BUILDERS

Drawing
PLANS & ELEVATIONS
5 BEDROOM HOUSE
PLOT 2

Job No: 259/01
Drawing No: 08
Date: MAY 2001
Status: PLANNING
Scales: 1/50 1/100

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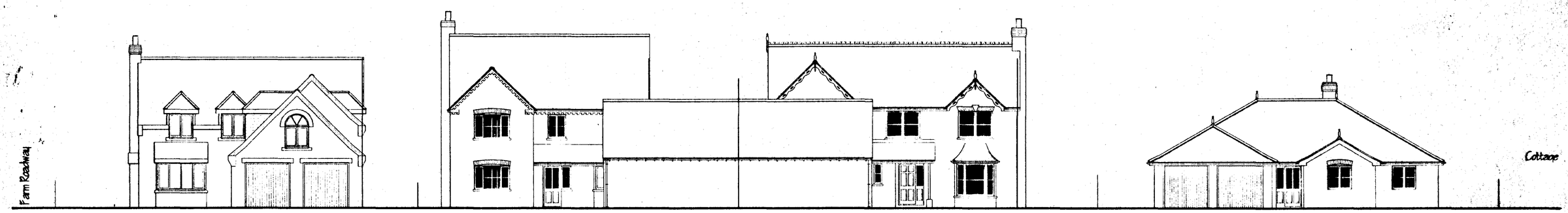
RECEIVED 26 JUN 2001
Ref: H08/0758/01



STREET SCENE

ref	revision	date

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Project
RESIDENTIAL DEVELOPMENT
WIGNAL'S GATE
HOLBEACH
SPALDING LINCS

Client
FENBANK BUILDERS

Drawing
STREET SCENE

Job Ref	Drawing No
239/01	09
Date	Drawn
MAY 2001	GRM
Scales	
1/100	

DETERMINED PLAN

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H09/0758/01