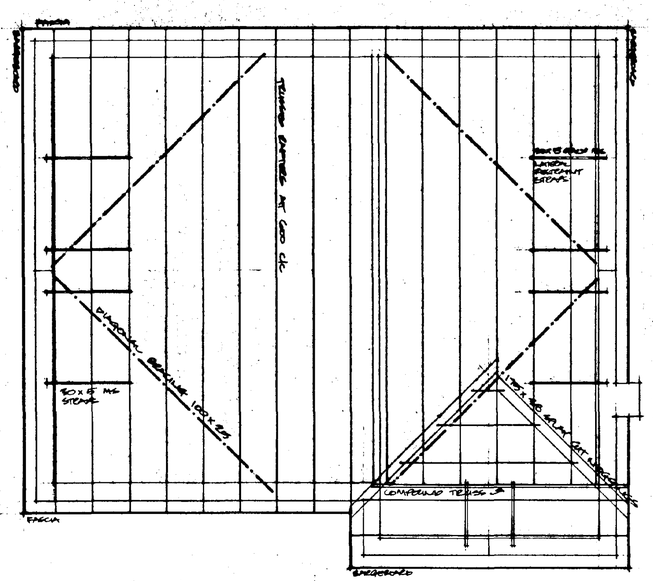


ROOF FRAMING LAYOUT

PITCHED ROOF CONSTRUCTION.
(Pre Formed Trusses)
Interlocking concrete roof tiles to B.S.473:650 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:trusses to be Fink type at 600c/c. to a pitch of 35deg: 38 x 100 ridge node binder 2No 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 to verge and ceiling ties at max. 2.0m 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: Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists At roof intersections provide 25 x100 lay boards and diminishing trusses at 900 c/c. Install code 4 lead valley liner: Close cavity at plate level.

CEILINGS.
150mm glasscfibre insulation laid between joists: 12.7mm Gyproc plasterboard with artex finish: Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm fairfaced blockboard.

WALLING.
265mm cavity walling to consist of face brickwork to B.S.3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65mm cavity: build into cavity 65mm thick "Rockwool" cavity wall batts in accord. with makers instructions 100mm Hemelite solid insulation blocks: 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: At every closure of cavity provide insulated DPC, Damcor, to C.P.121 external walls to have max 'U' value of 0.45 W/m2 deg. C.: Internal walls of 100mm Hemelite solid insulation blocks and to receive 10mm S/C render and 3mm skim.

SUB STRUCTURE WALLING.
100mm class A dense concrete blocks: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC. Use PL durability designation bricks below dpc.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 65mm sand and cement screed reinforced with light steel mesh (D98) over 25mm thickness high density extruded polystyrene insulation slabs, Polyfoam Plus or similar, on 100 concrete oversite: Concrete mix C15P min. 1200g polythene membrane to be lapped continuous with DPC by 100mm: 150mm minimum blinded and compacted hardcore:

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows. Under 265mm cavity walls provide 225 x 700 and under 100 walls provide 225 x 450 all C20P mix. All foundations taken down to firm 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. Where internal walls are taken up off floor them thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation.

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

OPEN FIRE
To be capable of burning smokeless fuel: Hearth to be constructed of non combustible material and be min. 125 thick and project from wall face by 500 and passed sides by min. 150mm. In accordance with approved document part J. (part C 1-25) Appliance to be in accordance with building regulations. Provide 225 x 150 louvred permanent vent positioned 150 above floor level.

LINTELS.
All lintels to be as 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 corrugated steel type internal 100.

WINDOWS AND DOORS.
All joinery items where possible shall be of standard manufacture. Windows shall have trickle vents allowing 4000 sq mm adjustable ventilators in frame heads.
All windows shall provide at least 5% of the floor area of the room they serve in openable casements for rapid ventilation.

DOUBLE GLAZING.
Double glaze property throughout.
Glass in doors and any glazing adjacent to doors and/or less than 800mm above floor level to be in toughened glass complying with B.S.6206:1981.

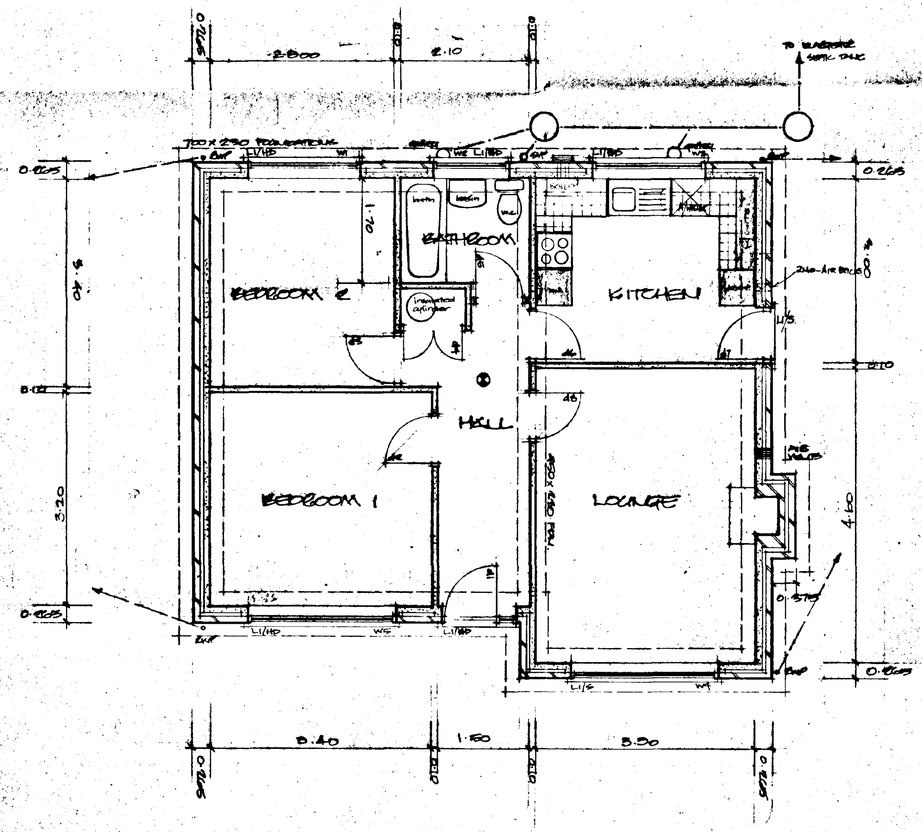
FOUL DRAINAGE.
Inspection chamber construction to be 'Bartol' and installed in accordance with makers instructions with the internal diameter related to the depth in accordance with B.S.8301:1985 Foul drainage pipes to be 110mm dia. UPVC to B.S.4650:1983 Flexibly jointed and laid to makers instruction 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 with 150 concrete with Flexel joints to correspond with joints in pipework: Provide suitable bridging (70mm conc. lintol)where pipes pass through walls, wrap pipe in min. 25mm flexible 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 38 int. dia. PVC to B.S.3943:1979 complete with rodding eyes at every change in direction: Bath, basins and sink to have 75 deep seal traps:
Gullies to be roddable type.

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 dia. rainwater pipes 82.4 dia. underground pipes Flexibly jointed to a fall of 1:70 pipes bedded and surrounded in 100 pea gravel and discharge to 1.2m dia.rubble filled soakaways min. 5.0m from dwelling.

MECHANICAL VENTILATION.
Within Kitchen provide cooker hood type extractor fan, Xpelair XTH60, or similar.
Within Bathroom provide Xpelair WX200 wall mounted. In all cases extractor fans to be ducted to outside air.

HOT WATER AND SPACE HEATING
Provide wall mounted oil fired central heating and hot water boiler with balanced flue: Flue to have durable wire guard externally. All water storage tanks and pipe work to be insulated to B.R.L5.
Air temperature thermostatic control to boiler (room stat) for heating control and tank stat for hot water storage temperature control.
Hot water storage system to be vented type. Cylinder to be preinsulated.
Water installations to comply with the A.W. Regulations and Water Act:

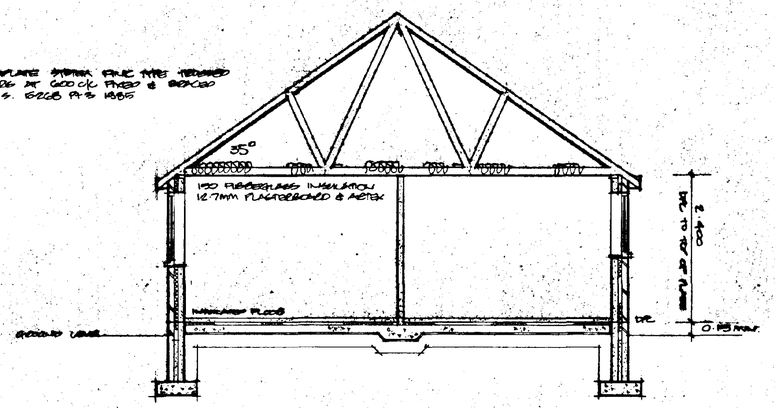
Oil storage tank to be 600 gallon size on brick piers within impervious bund wall construction capable of containing 700 gallons (i.e. contents + 10%) in the event of a tank rupture.



GROUND FLOOR PLAN

SMOKE ALARM.
PROVIDE MAINS OPERATED SELF CONTAINED SMOKE ALARM THAT CONFORMS TO BS.5446 PART 1:2 IN ACCORDANCE WITH APPROVED DOCUMENT PART J. ALSO INSTALLED TO MANUFACTURERS INSTRUCTIONS.

TWINAPLATE SYSTEM ROOF TYPE TRUSSED RAFTERS AT 600 C/C FIXED & DESIGNED TO B.S. 5268 PTS 1985



SECTION

SOUTH HOLLAND D.C.
PLAN DEPT
02 SEP 1994
REF. 0847/94

DETERMINED
PLAN

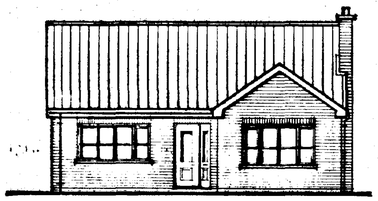
G. R. MERCHANT
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 490800

PROJECT:
2 BEDROOM BUNGALLOW.
WASHWAY ROAD.
HOLBEACH.
SPALDING. LINCS.

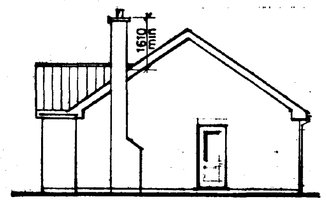
CLIENT:
G.MACKMAN.
147 SPALDING ROAD.
HOLBEACH.
SPALDING.
LINCS

SCALES:	DATE:
1/50.	AUG 94.
G.R.MERCHANT.	DRAWING No.: GM.2.

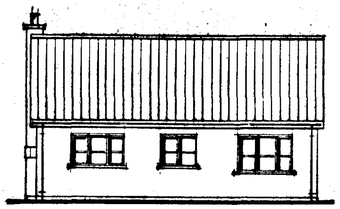
REVISIONS:



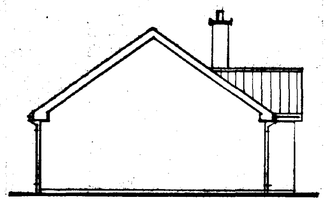
FRONT.



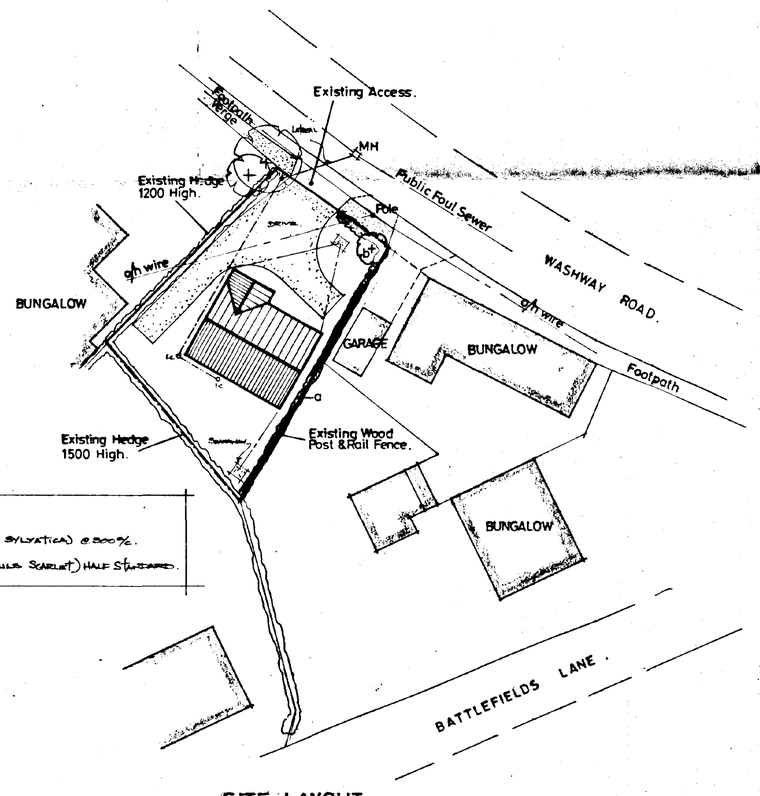
SIDE.



REAR.



SIDE.



TREE PLANTING.

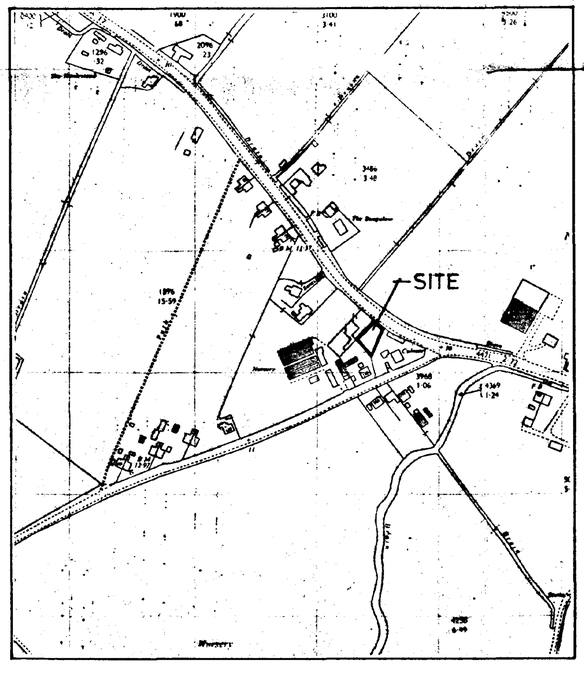
a — GREEN BEECH HEDGING (FAGUS SYLVATICA) @ 300%.

b — RED HAWTHORN (CRATAEGUS PAULS SCARLET) HALF STANDARD.

SITE LAYOUT.

SCALE: 1/250.

N



LOCATION PLAN.

SCALE: 1/2500.

SOUTH HOLLAND D.C.
PLAN DEPT
02 SEP 1994
REF. 0847/94

DETERMINED PLAN

G. R. MERCHANT
I.ENG AMICE, FIWO,
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PROJECT:
2 BEDROOM BUNGALOW.
WASHWAY ROAD.
HOLBEACH.

CLIENT:
G. MACKMAN.
147 SPALDING ROAD.
HOLBEACH.
SPALDING.
LINCS.

SCALES: 1/100. (UNLESS OTHERWISE STATED)

DATE: AUG 94.

G.R.MERCHANT.

DRAWING No: GMC.

REVISIONS: