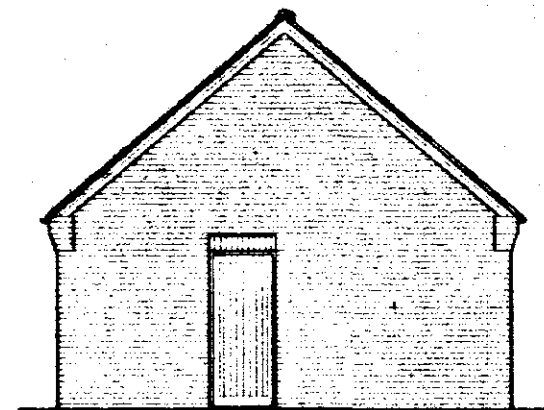
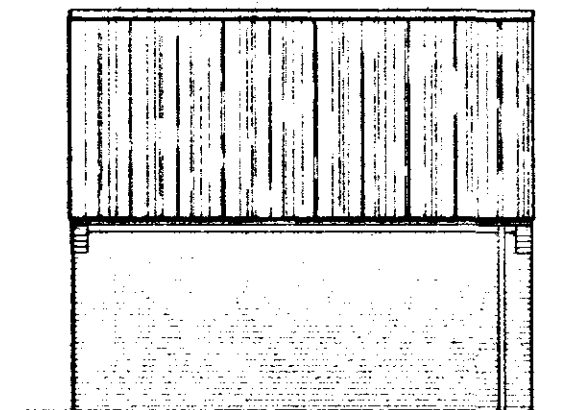




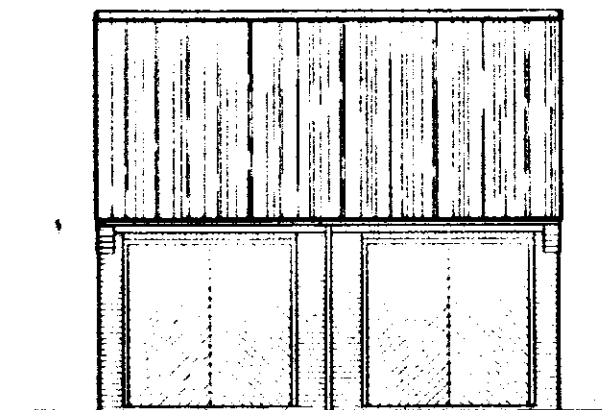
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

PITCHED ROOF CONSTRUCTION.

Interlocking concrete roof tiles to match existing to B.S. 475 part 2 1971, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type IP) 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 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 board. 38 x 100 ceiling batten. All trusses to be strapped to wall plate by 50 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bracing 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 Yarnac Homelite 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 5/4 mix concrete oversite on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm: 150 bladed and consolidated hardcore

FOUNDATIONS.

Under walls as shown provide strip concrete foundations as follows: Under 215 walls provide 225 x 600 all 5/4 mix to B.S. 5928 1990 All foundations taken down to bear on local 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.

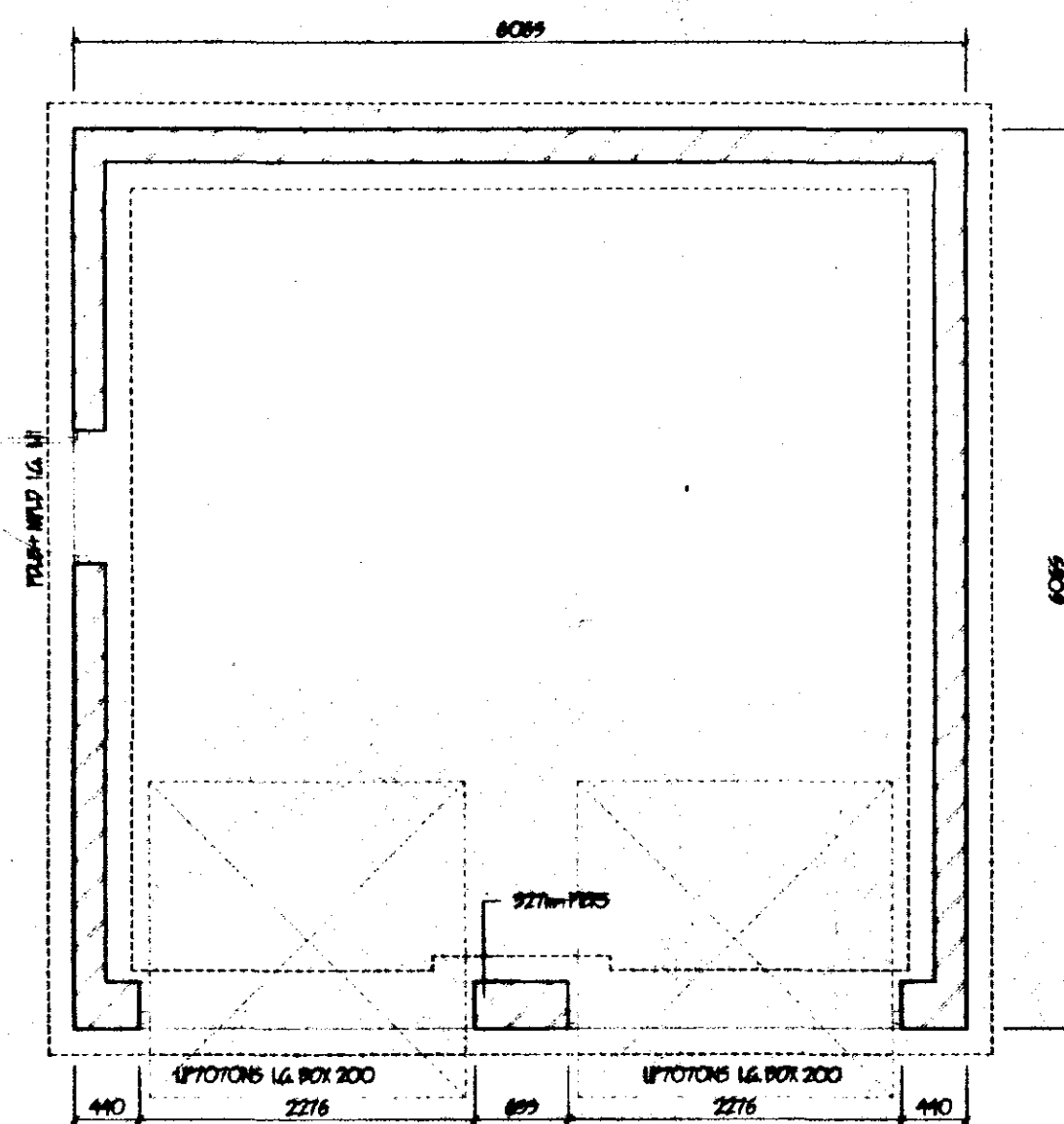
115 dia. half round rainwater gutters to 65 dia. rainwater pipes 82.4 dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

LINTELS.

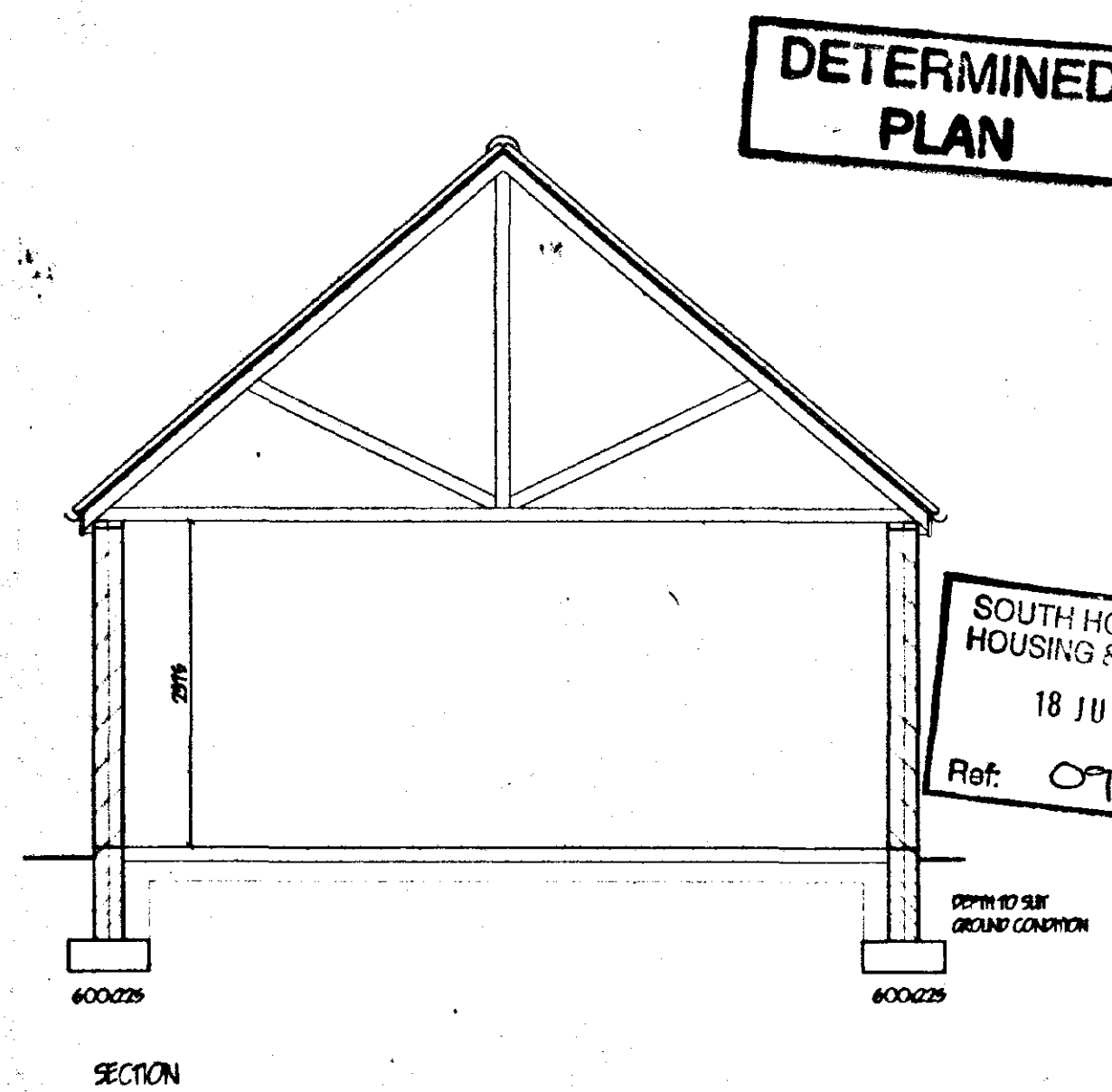
All lintels to be manufactured by Messrs. L.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121. Lintels in garage to be underlined with 12.7 fireline board or receive 12mm render and skim.

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

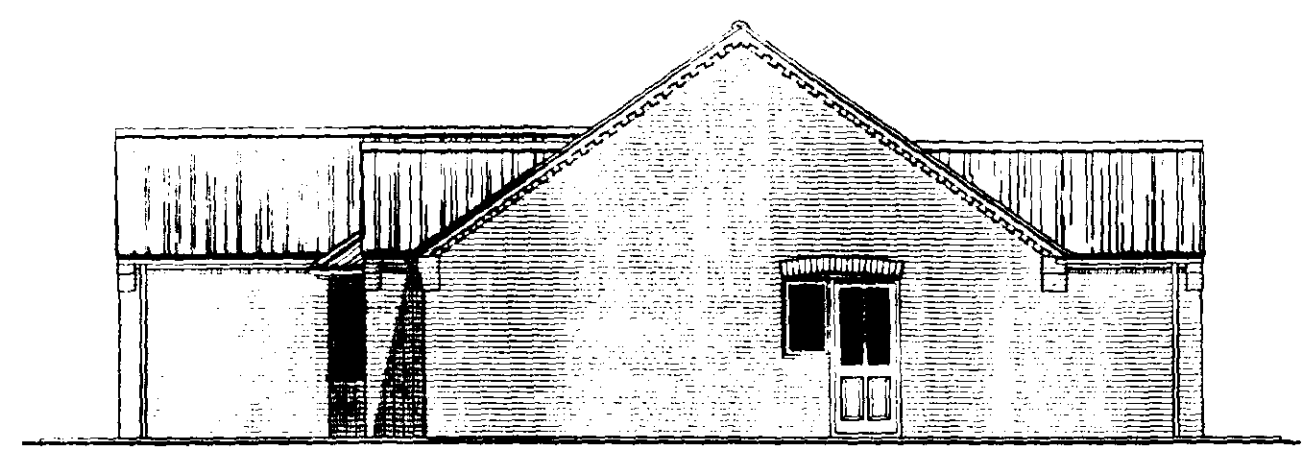
SOUTH HOLLAND DC HOUSING & PLANNING
18 JUL 2000
Ref: 0901/00

G. R. MERCHANT LENG AMICE FIWO ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS Unit 4, Wrights Mews 12A Park Road, Holbeach, Spalding, Lincs. PE12 7EE Tel: 01406 480800 Fax: 01406 425744 E-Mail: G. R. Merchant @ Merchant. PB. Co. UK	
Project: RESIDENTIAL DEVELOPMENT BANK FARM, HOLBEACH BANK, SPALDING, Lincs.	
Client: D. P. BANKS	
Drawing: DOUBLE GARAGE	
Job Ref: 076-00	Drawing No: 05
Date: JULY '00	Drawn: J.C.
Scale: 1:50 1:100	
DO NOT SCALE FROM THIS DRAWING This drawing is copyright and may not be altered, traced, photographed or used for any other purpose other than that for which it is issued. The General Contractor is to check all dimensions on site and report any discrepancies to the Architect. No details shown on this drawing including foundations are based upon typical site conditions unless stated to the contrary. No responsibility can be accepted for abnormal conditions which may be encountered during construction unless reported to the Architect so that design amendments may be considered. Site and surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.	

PLOT'S 1&2



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

GLAZING

Double glaze property throughout (minimum 6mm air gap to all units). All doors 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. 8000mm³ per room free air ventilation per room. To all other rooms provide min 4000 mm³. All following rooms to have in addition to above: Hall / Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms to extract min. 50 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

Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 25 softwood treated battens on underfelt to B.S. 747 (type 1P) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with interlocking of 75mm and to be fixed in accordance with rafter to wind speed, roof pitch and exposure category, as detailed in CP9 chapter V part 2 1972. Timberate specialist made prefabricated roof trusses to comply with B.S. 5268 part 5 1988. TRUSS CALC 5 10 PE SUBMITTER 10 L / A MIN. 20 DAYS FROM 10. BREC/TAL Trusses to be at 600mm c/c to a pitch of 35 deg. 25 x 100 rafter side bracing. 25 x 100 rafter side bracing to be strapped to wall plate by 90 x 5 galvanneal metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Nuts provide solid brackets beneath straps. 50 x 100 wall plate bedded on sand and cement. 25 x 175 fascia boards: 6mm ext. grade plywood soffit: complete with 100mm wide continuous air gap and fly proof screen. All structural timber to be min. SC5 grade, stamped 'K1' or 'K2' to indicate moisture content of 20% or less all in accordance with BS 4978. Where span of trusses rather 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 4th ceiling joists. All roof intersections provide 25 x 100 lag boards and diminishing trusses at 600 c/c: install code 4 lead valley liner.

SMOKE DETECTORS

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

Plan concrete tiles on 25 x 25 s/w battens of rafters felt to B.S. 747 (type 1P) on 47 x 100 rafters and ceiling joists at max. 400mm c/c. 90 x 90 head plate nailed into 90 x 90 corner posts. 12.5mm Gypocor[®] plasterboard ceiling. 200mm glassfibre insulation quilt.

CEILING

200mm glassfibre insulation total thickness. 100mm between joists & 100mm over joists. 12.5mm Gypocor[®] plasterboard 5mm skin finish. Provide min. 50 x 50 recess 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 plastered stops. Access panel to be 12mm ply with layer of 12.5mm Fynline board fixed to face. 100mm Jistite to top surface. Provide slide bolt fasteners & draught seal all round.

LEVEL ENTRY THRESHOLD

Provide 'Boulton & Paul' Mobility door frame & threshold (FN29M-NOB). Principal entrance to building. All internal doors to be 850mm wide.

INTERNAL DOORS

All internal doors to ground floor habitable rooms and where accommodation to be 850mm wide.

FOOTPATHS / DRIVES

French min. 900mm wide footpaths positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance position ramp up to top of wall 4mm 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 & 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block paving. /3 to be sloped up to footpath level at min. 1:20.

UNITS

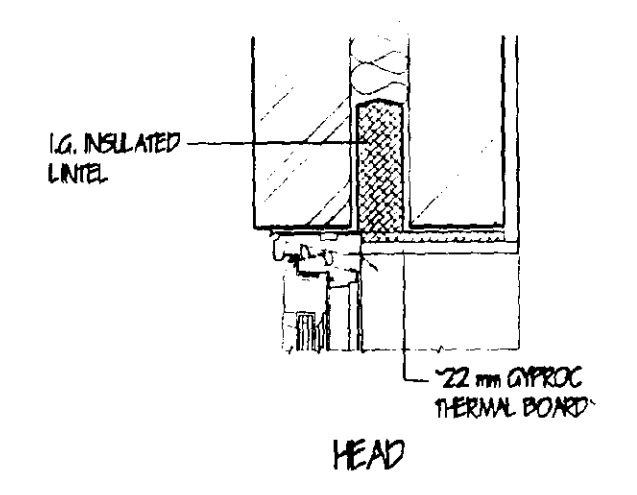
All units to be manufactured by Mowlem, L.G. and to be installed in accordance with makers' instructions, and to have min. and bearings of 150mm and at external positions to have cavity trap D.P.C. to CP 121. Internal units to be L.G. 100 Plus type. Provide P-trap and weep holes and stopcocks to cavity trap.

WALL DRAINAGE

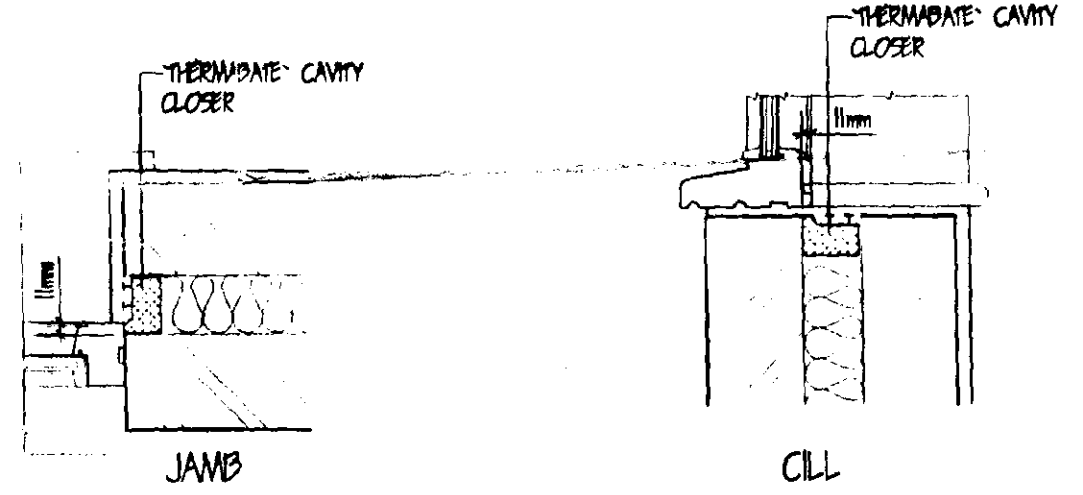
Interlock chamber construction to be 'Omni' and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with P.S. 650:1985. Fall drainage pipes to be 110mm dia. UVC, to B.S. 4660:1985. Flexible jointed and seal to makers' instructions to a fall of 1:70 lead and surmount 1/2 100mm pipe above ground. Where pipes pass under drives or are surrounded in 150mm concrete with final joints to correspond with joints in pipework. Provide 65 x 100 precast concrete lintel brackets where pipes pass through walls, above 50mm gap around pipe, opening must be both sides of wall with reduced sheet material. 50 and waste pipes to be 110mm dia. PVC to B.S. 4544: 1981 and to extend 900mm above window head terminating with PVC balcons. Waste pipes to be generally 40mm dia. If over 5.0m run increase to 50mm dia. All PVC to B.S. 5945: 1979 complete with rodding cups at every change of direction. Bath, basins etc. to have 75 deep seal traps. Shower to be raised on 50mm plinth with access plate to anti-siphon trap and 50mm waste.

WATER DRAINAGE

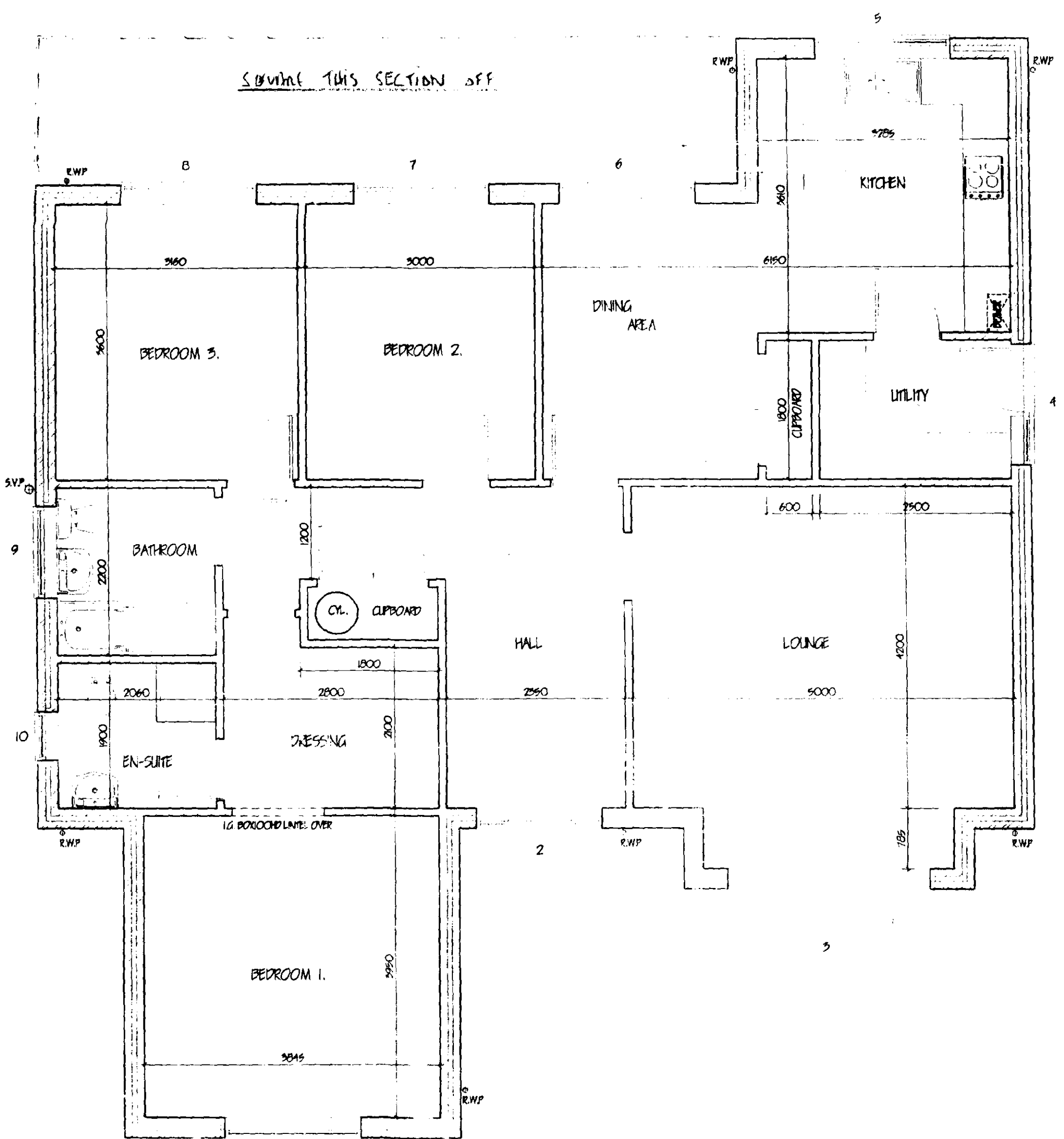
150mm dia. half round rainwater gutters to 65mm dia. rain water pipes 110mm dia. underground pipes. Finally, joint to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharging to 125mm dia. soakaway min. 5.0m to edge from dwelling.



HEAD



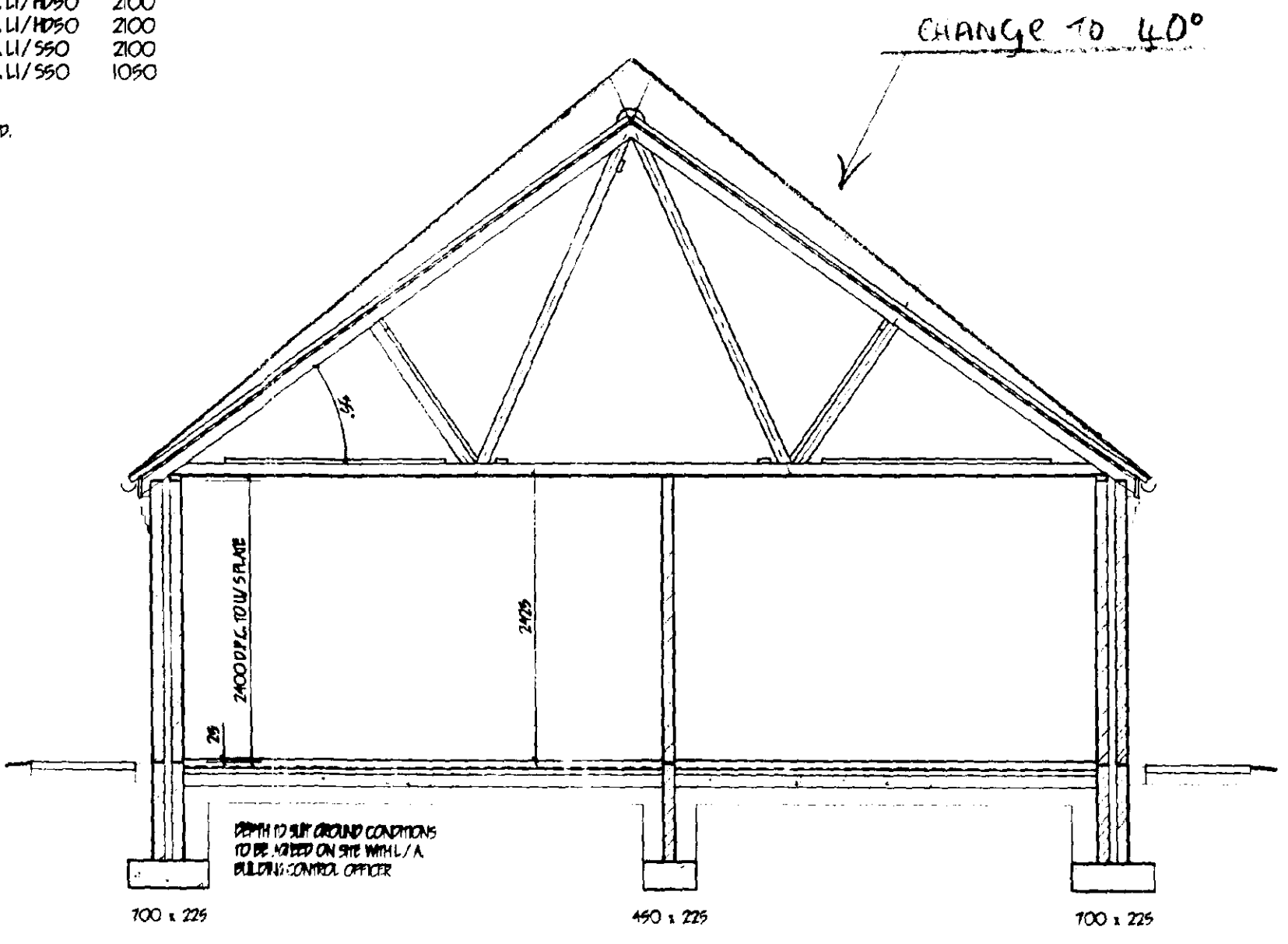
REVEAL DETAILS



LINTEL / JOINERY SCHEDULE

1	H10CC	L.G. U/H/HSO	2100
2	PE165FF	L.G. U/H/HSO	1950
3	SP5/H10C/H10CC/H10C	L.G. U/H/HSO	3000
4	H10C/FN29M-NOB	L.G. U/H/550	1950
5	H10CC	L.G. U/H/HSO	2100
6	PA10EL	L.G. U/H/HSO	2100
7	H10CC	L.G. U/H/HSO	2100
8	H10CC	L.G. U/H/HSO	2100
9	H10CC	L.G. U/H/550	2100
10	H10C	L.G. U/H/550	1050

JOINERY CODES - RWP JOINERY LTD.
LINTEL CODES - L.G. LIMITED



SECTION

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 areas 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.

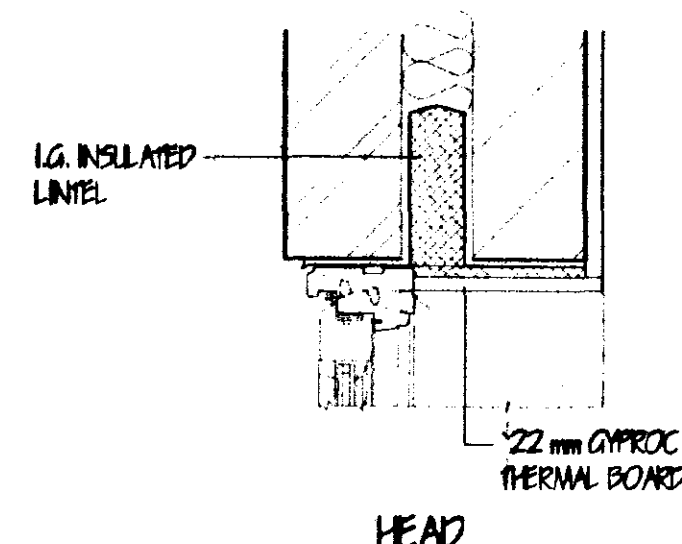
HEALTH & SAFETY

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.

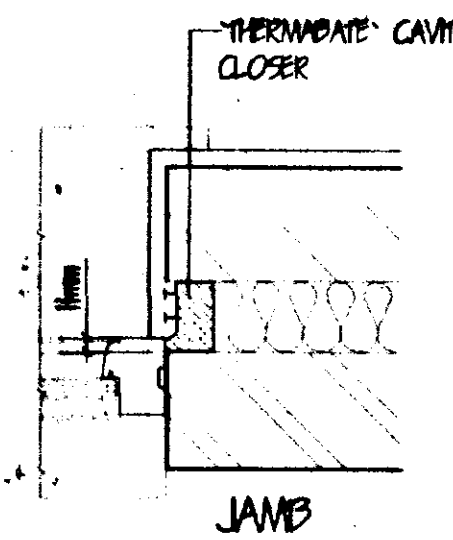
SCOPE OF THE WORKS

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.

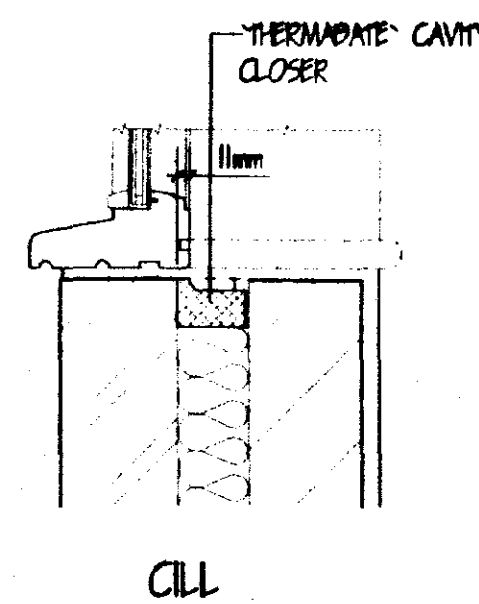
G. R. MERCHANT 1. ENG AMICE FIWO ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS Unit 4, Wrights Mews 18A Park Road, Holbeach, Spalding, Lincs. PE11 8 7ES Tel: 01454 480800 Fax: 01454 485744 E-Mail: G. R. Merchant @ Merchant. PS. Co. UK	
Project: RESIDENTIAL DEVELOPMENT BANK FARM, HOLBEACH PARK, SPALDING, Lincs.	
Client: D. P. BANKS	
Drawing: FLOOR PLAN / ELEVATIONS	
Job No: 076-00	Drawing No: 02
Date: JULY '00	Drawn: J.G.
Scale: 1:50 1:100	
DO NOT SCALE FROM THIS DRAWING This drawing is copyright and may not be drawn, copied, reproduced or used for any other purpose other than that for which it is issued. The Client/Consultant is to ensure all dimensions are clear and report any discrepancies to the	



HEAD



JAMB



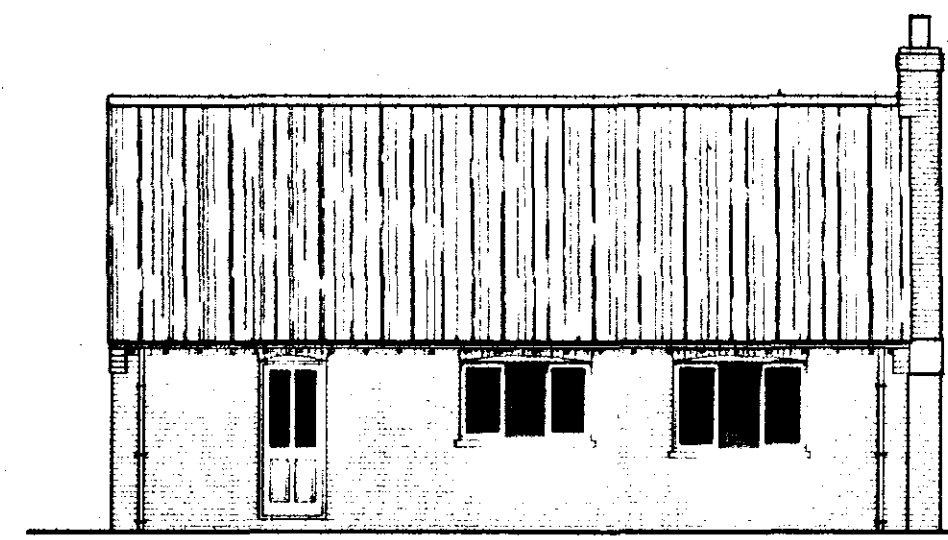
SILL

REVEAL DETAILS

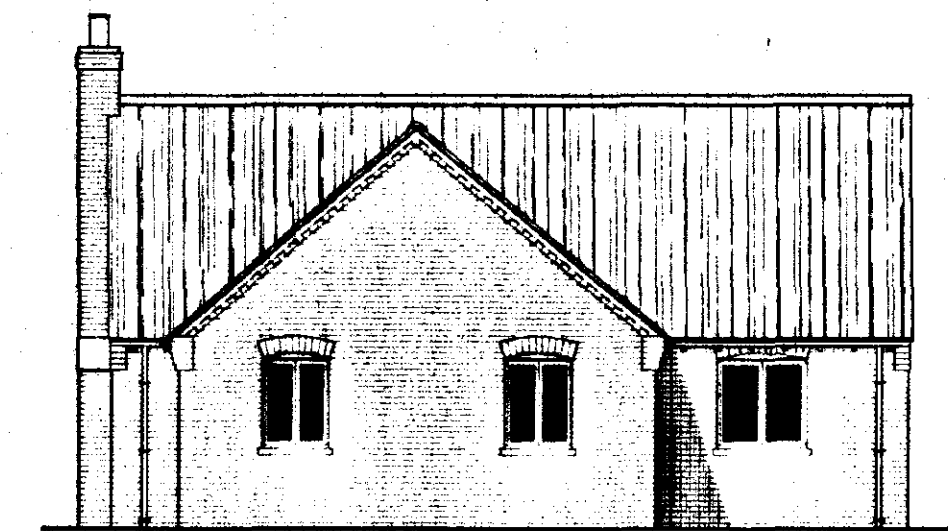
JOINERY / LINTEL SCHEDULE

FORM	JOINERY	LINTEL	LENGTH
1	UP/OTONS	16.11/10.90	2700
2	212CC	16.11/5.90	1900
3	212CC	16.11/5.90	1800
4	212CC	16.11/5.90	1800
5	212CC	16.11/5.90	1200
6	212CC	16.11/5.90	1200
7	212CC	16.11/5.90	1950
8	212CC	16.11/10.90	2100
9	212CC	16.11/10.90	2100
10	212CC	16.11/5.90	1950
11	212CC	16.11/5.90	1200
12	212CC	16.11/5.90	1200
13	212CC	16.11/5.90	1900
14	212CC	16.11/5.90	1200
15	212CC	16.11/5.90	1200

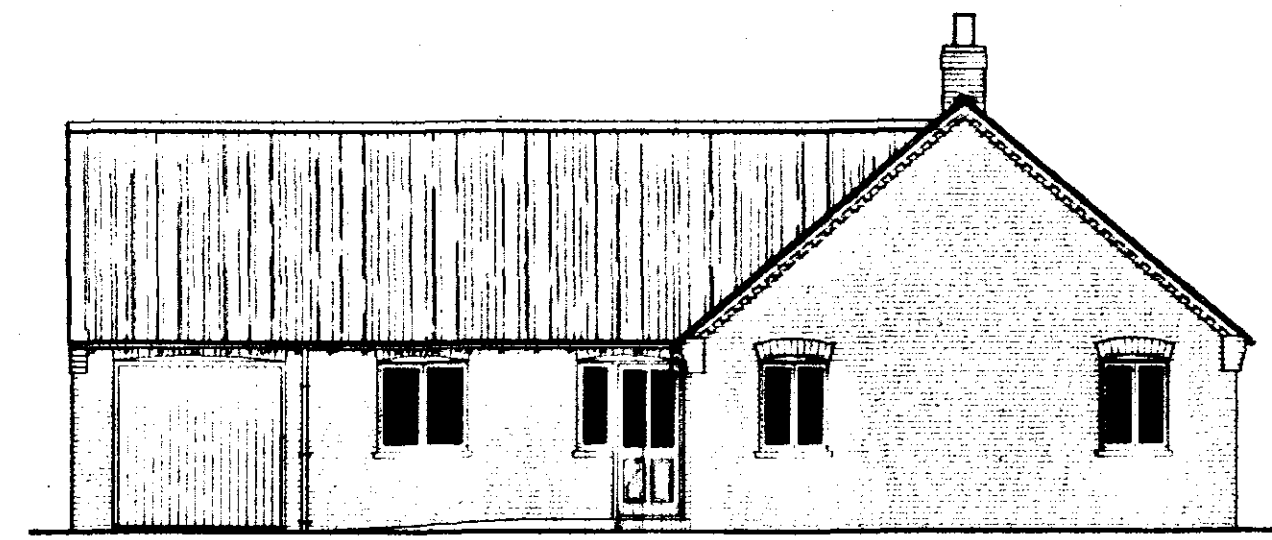
JOINERY CODES: POLYTON & PAUL LTD.
LINTEL CODES: I. G. LTD.



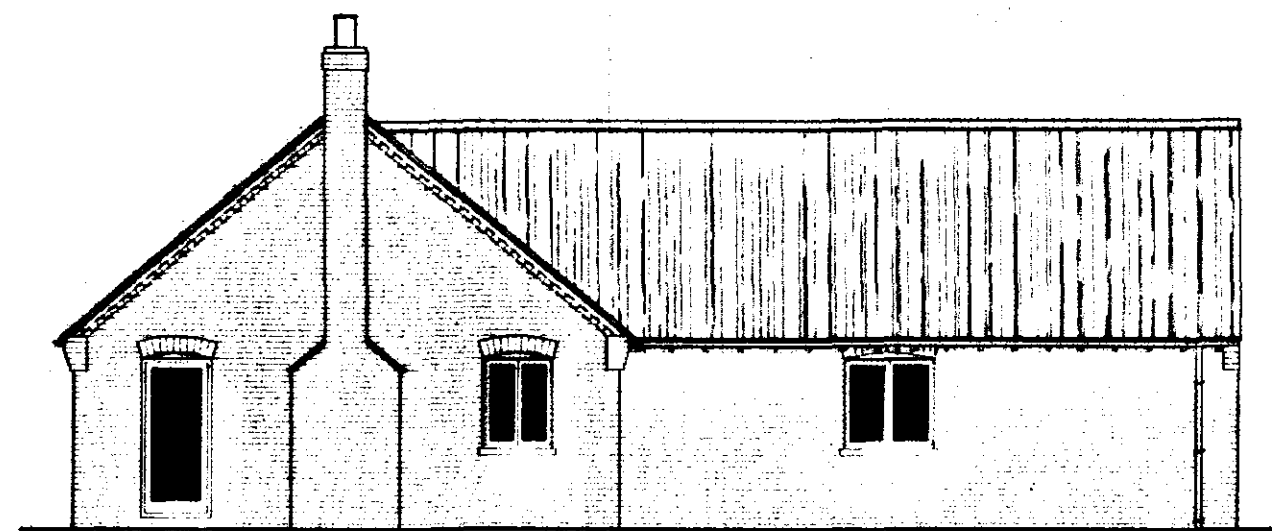
SIDE ELEVATION



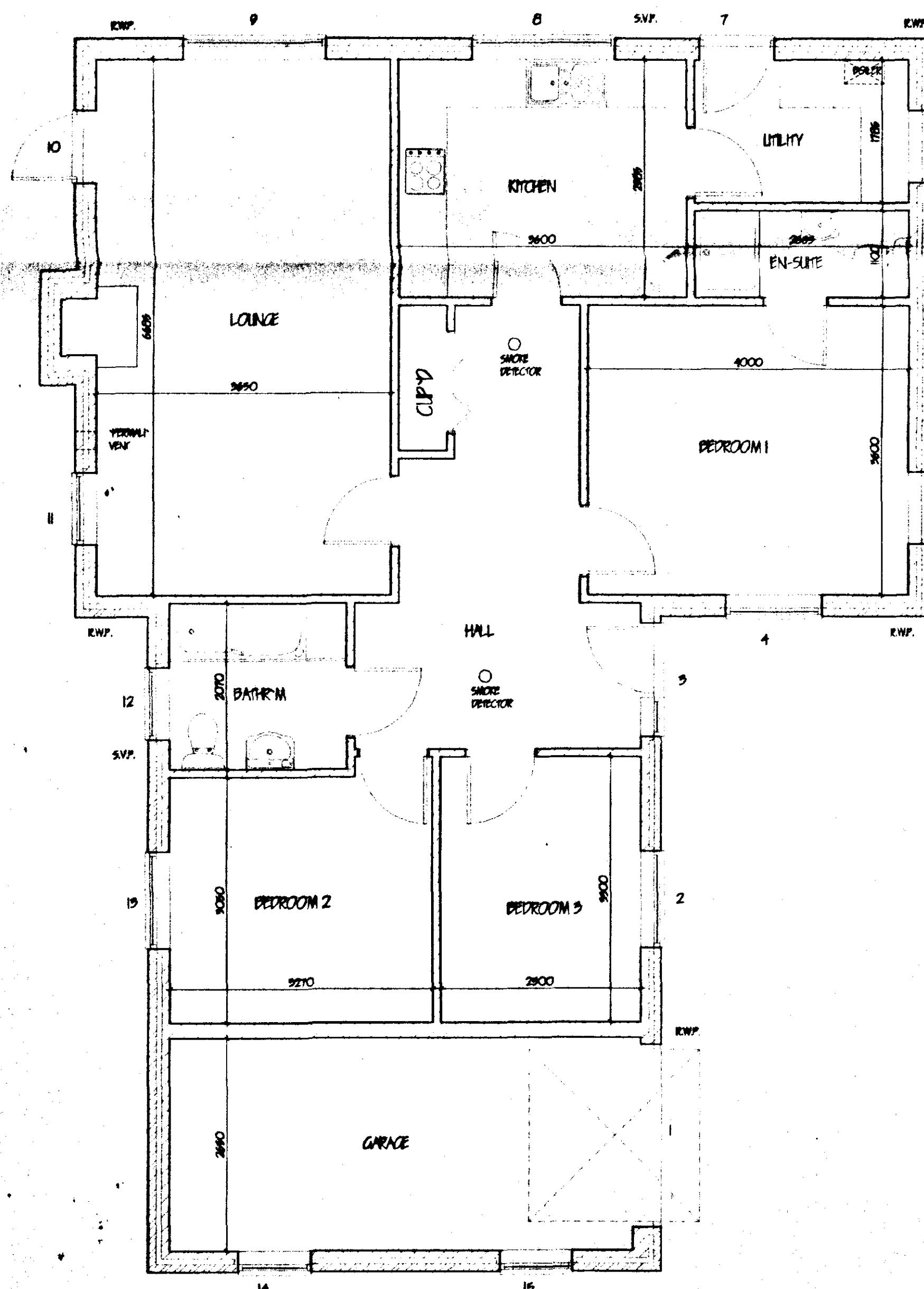
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



FLOOR PLAN

FIXED ROOF CONSTRUCTION

Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 36 softwood treated battens on underfelt to B.S. 747 (type F) 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 CP3 chapter 4 part 2.1972. Timberplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 2.1985. TRUSS CALC'S 10 DE SUBMITTED 10/1/01. MIN. 28 DAYS PRIOR TO Erection. Trusses to be at 600mm/c to a pitch of 40 deg. 98 x 100 rafter made timber 36 x 100 ceiling joists. All trusses to be strapped to wall plate by 90 x 5 galvanneal metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bridging beneath straps 90 x 100 wall plate bedded on sand and concrete. Exposed rafters fixed. 6mm dia. cable plywood soffits complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be min. SC3 grade, stamped 'DRI' or '10' to indicate moisture content of 20% or less 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 450 ceiling joists. At roof intersections provide 25 x 100 lag, boards and diminish trusses at 600 c/c. Install code 4 lead valley liner.

Ceilings

200mm glassfibre insulation total thickness. 100mm between joists & 100mm over joists. 12.7mm Gypoc plasterboard 9mm skin finish. Provide min. 36 x 36 noggins to all plasterboard edges. All joints to be taped and filled. Garage ceiling to be 12.7mm Gypoc. Fireline board and Arflex. Provide access trap to roof space opening to be lined with 25 x 25 plasterboard. Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jablette to top surface. Provide slide bolt fasteners & draught seal all round.

WALLING

265 cavity walling to consist of face brickwork to B.S. 5923:1974 for clay bricks and B.S. 1871:1978 for calcium silicate bricks. 65 cavity built into cavity. Random cavity wall built on insulation base in accordance with masonry instructions and approved code. No. 59/1087. 100mm Tarmac Hamble solid insulation blocks or render. Cavity walls laid together using galvanneal iron battens laid out 900 horizontally and 450 vertically to B.S. 1249:1978 wall ties positioned at 300 vertical centres at all unbonded corners of cavity. Close cavities with 'thermatrack' preformed closer and provide bitumen felt DPC to C.P. 121. External walls to have min. 'U' value of 0.45 W/m2 dec. C. Internal walls of 100mm Tarmac Hamble solid insulation blocks. All to receive 100mm S/C render and 2mm skan (except garage).

LEVEL ENTRY THRESHOLD

Provide 'Duckon & Paul' Moblity door frame & threshold (PN29M-NCP) Principal entrance to building. All External doors to be 895mm wide.

INTERNAL DOORS

All internal doors to ground floor habitable rooms and toilet accommodation to be 895mm wide.

GROUND FLOOR CONSTRUCTION

Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500mm polythene D.P.M. on 200mm Celotex RFI insulation board, on 1200mm polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 150mm deep prestressed concrete beams to B.S. 8110. p.k.: 1995 complete with 100mm 5.5kN/m2 concrete block infill to B.S. 5750: pt.2. 1987. Block density 1900kg/m3 for ground floors. Garage floor to be as above except 50mm sand cement screed only with 1 layer A95 mesh reinforcement. 61mm sand/cement screed thoroughly brotched into all joints. Alternative: Floor construction as above but 19mm T&G flooring under chipboard on 25mm Celotex RFI insulation board laid on overite in lieu of screed and insulation board. Ensure 12mm expansion gap to perimeter of boarding. Use treated chipboard to kitchen and bathroom. Install cranked ventilators to opposite sides of building to give min. 1500mm2 actual opening per lin. m. Internal walls to receive 100mm dia. openings to give equivalent cross flow ventilation. Min. air space under infill blocks to be 150mm.

PILE CONSTRUCTION

225mm internal diameter clay pile driven to B.S. 118: 1971 and to be laid socket appearance: 100 face brickwork surround to face and to extend min. 600mm above ridge line and terminate in controlled air brickwork and damp proof. Work min. conc. W8 around pile as work proceeds. Trim roof around pile, no timber within 40mm of pile. At roof / floor intersection provide cold lead flashings 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 C1-25). Appliance to be in accordance with building regulations. Provide lateral permanent vent in end. 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.

LINING

All linings to be manufactured by Mowlem. L.G. and to be installed in accordance with masonry instructions, and to have min. and bearing of 150mm and at external positions to have cavity trap D.P.C. to C.P. 121. Internal linings to be L.G. 100 Pk type. Linings in garage to be underlaid with 12.7 fibreboard or receive 12mm render and skan. Provide Parylene wrap holes and stopends to cavity trap.

ROOFING / 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 position ramp up to top of sub sill min 120. All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with 50mm depth of 20mm washed gravel. At least 5.0m of drive adjacent to building & 1.5m wide to be hard standing in Concrete, Tarmac or Block paving. All to be sloped up to footpath level at min. 1:20

POLE DRAINAGE

Inspection chamber construction to be 'Osmat' and installed in accordance with masonry instructions with the internal diameter related to the depth in accordance with B.S. 5901:1985. Fall drainage pipes to be 110mm dia. UPVC to B.S. 4660:1985 flexible jointed and lead to masonry instructions to a fall of 1:70 lead and surround with 100mm pea gravel. Where pipes pass under floors encase in 150mm pea gravel. Where pipes pass under drains surround in 150mm concrete with fixed joints to correspond with joints in support. Provide 65 x 100 prestressed concrete lintel bridges where pipes pass through walls. Allow 50mm gap around pipe, opening marked both sides of wall with red dot short material. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1995 and to extend 900mm above weather head terminating with PVC bellows. Waste pipes to be generally 40mm dia. If over 5.0m long run increase to 50mm dia. All PVC to B.S. 5945: 1979 complete with rodlock eyes at every change of direction. Path, 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.

SURFACE WATER DRAINAGE

115mm dia. half round rainwater gutters to B.S. 4514: 1995 and to extend 900mm above weather head. Downpipes 110mm dia. underground pipes flexible jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 125mm dia. soakaway min. 5.0m to equal from dwelling.

GLAZING

Double glaze properly throughout (minimum 6mm air gap to all units) excluding garage. All electrics between 1.1m and 800mm high and between 1.1m 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 habitable 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. 50 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

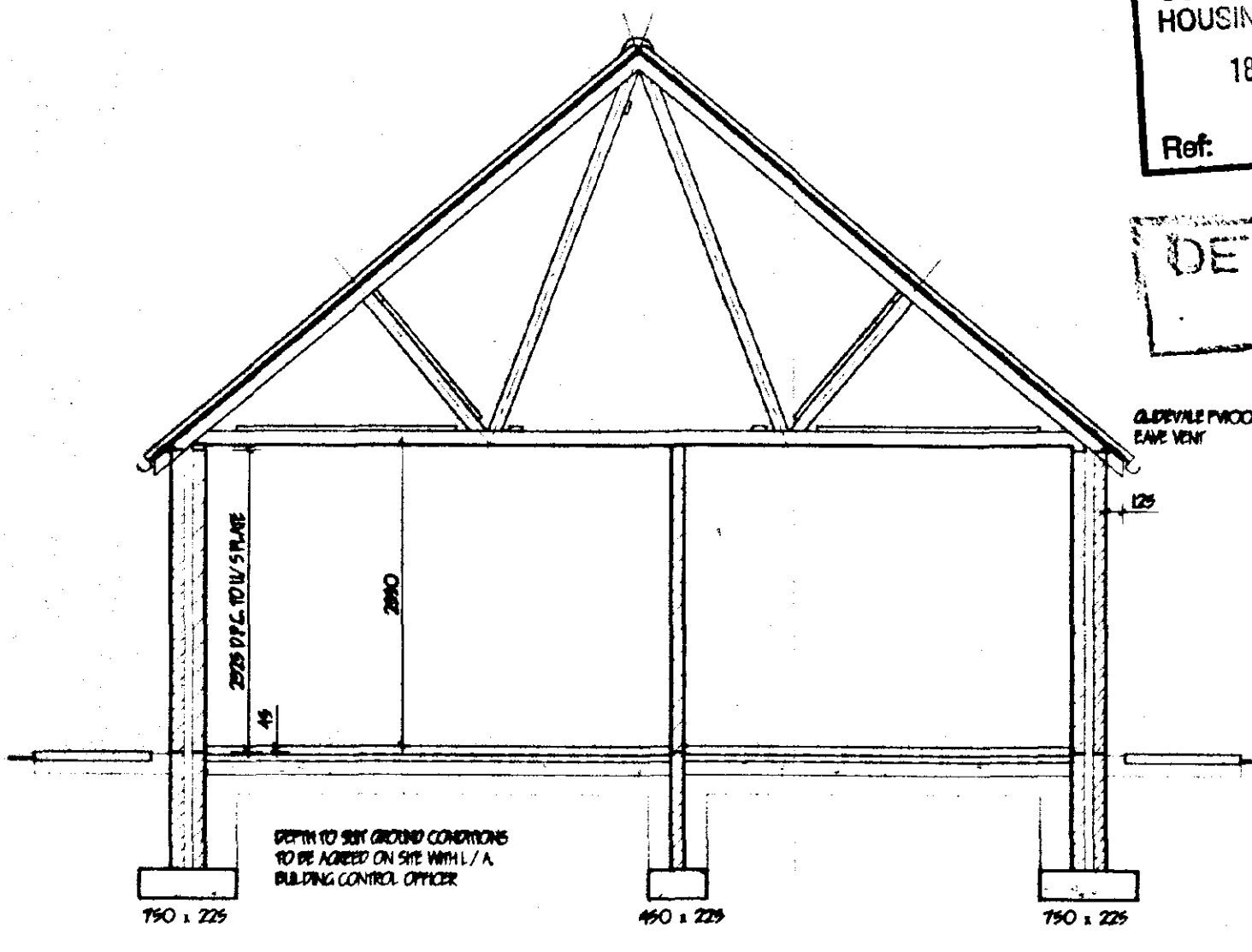
Provide wall mounted gas fired condensing boiler with fan assisted balanced flue. Fixable wire guard to automatically boiler flue. Provide timer switch and suitable zone thermostat to dwellings. Fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to B.R. L1. part 3.

SMOKE DETECTORS

Provide ceiling mounted smoke 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 separate 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 work basins. All electrical switches and socket outlets to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.



SECTION

SOUTH HOLLAND DO
HOUSING & PLANNING
18 JUL 2000
Ref: 0701/00

DETERMINED
PLAN

G. R. MERCHANT LEAD AMICE PIWO ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS Unit 4, Wiggins House 18th Floor, Wiggins House, Spalding, Lincs. PE11 7EE Tel 01406 480800 Fax 01406 488744 E-Mail G. R. Merchant @ Merchant. Co. UK	
Project RESIDENTIAL DEVELOPMENT BANK FARM, HOLBEACH PARK, SPALDING, Lincs.	
Client D. P. BANKS	
Drawing FLOOR PLAN / ELEVATIONS	
Job Ref 076-00	Drawing No 05
Date JULY '00	Drawn J.C.
Scale 1:50 1:100	
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PLOT 3



REAR ELEVATION



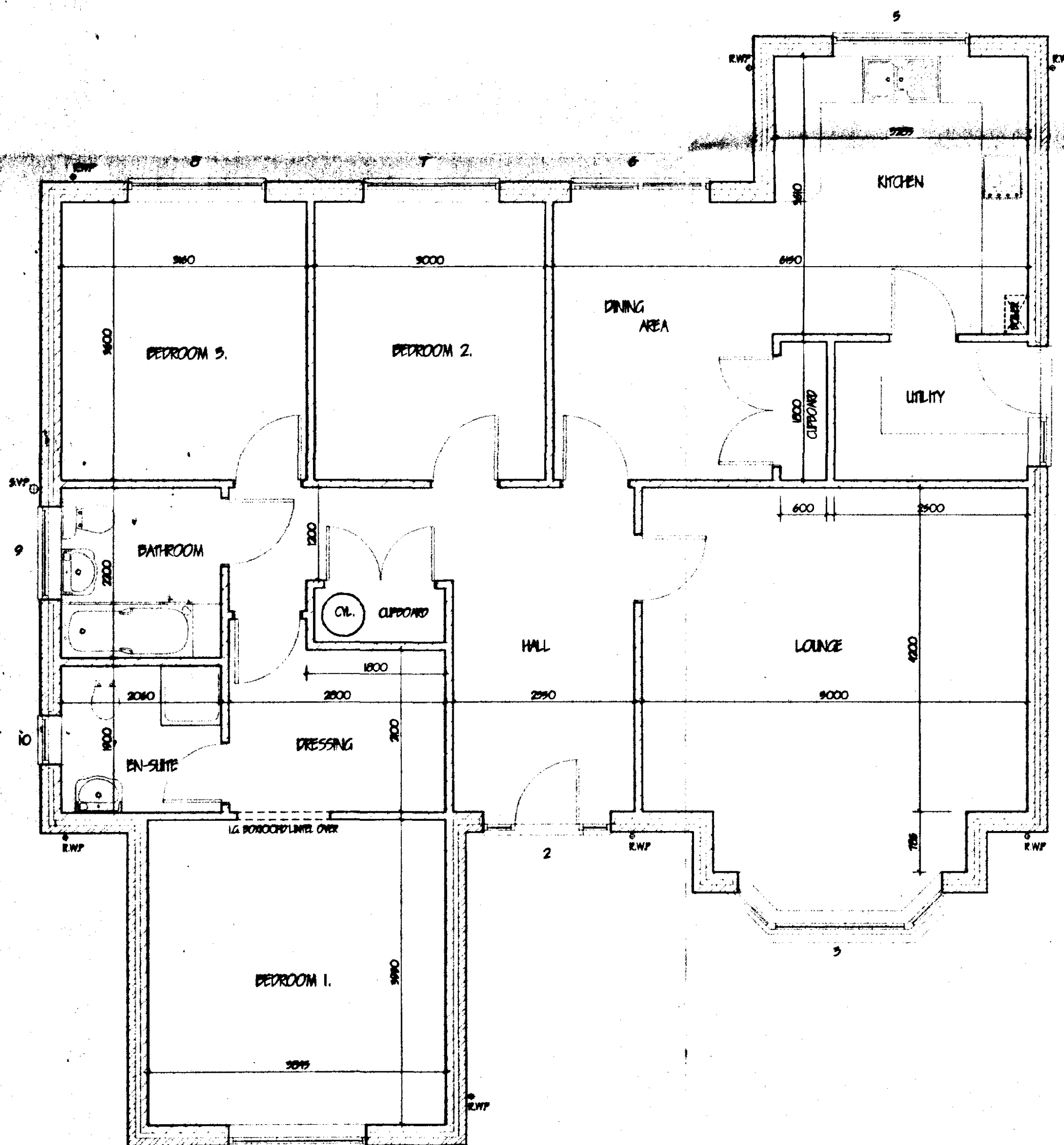
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

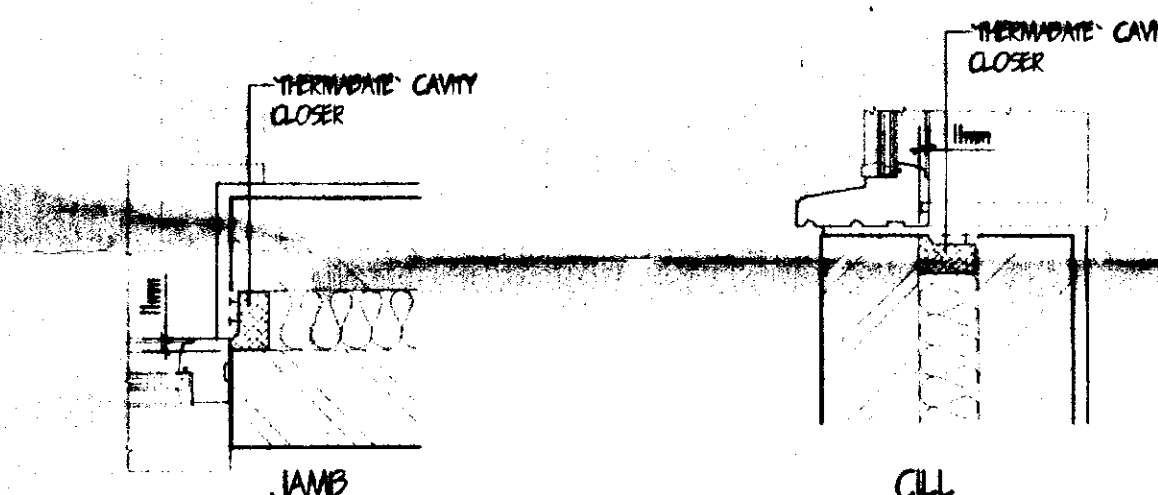


FLOOR PLAN

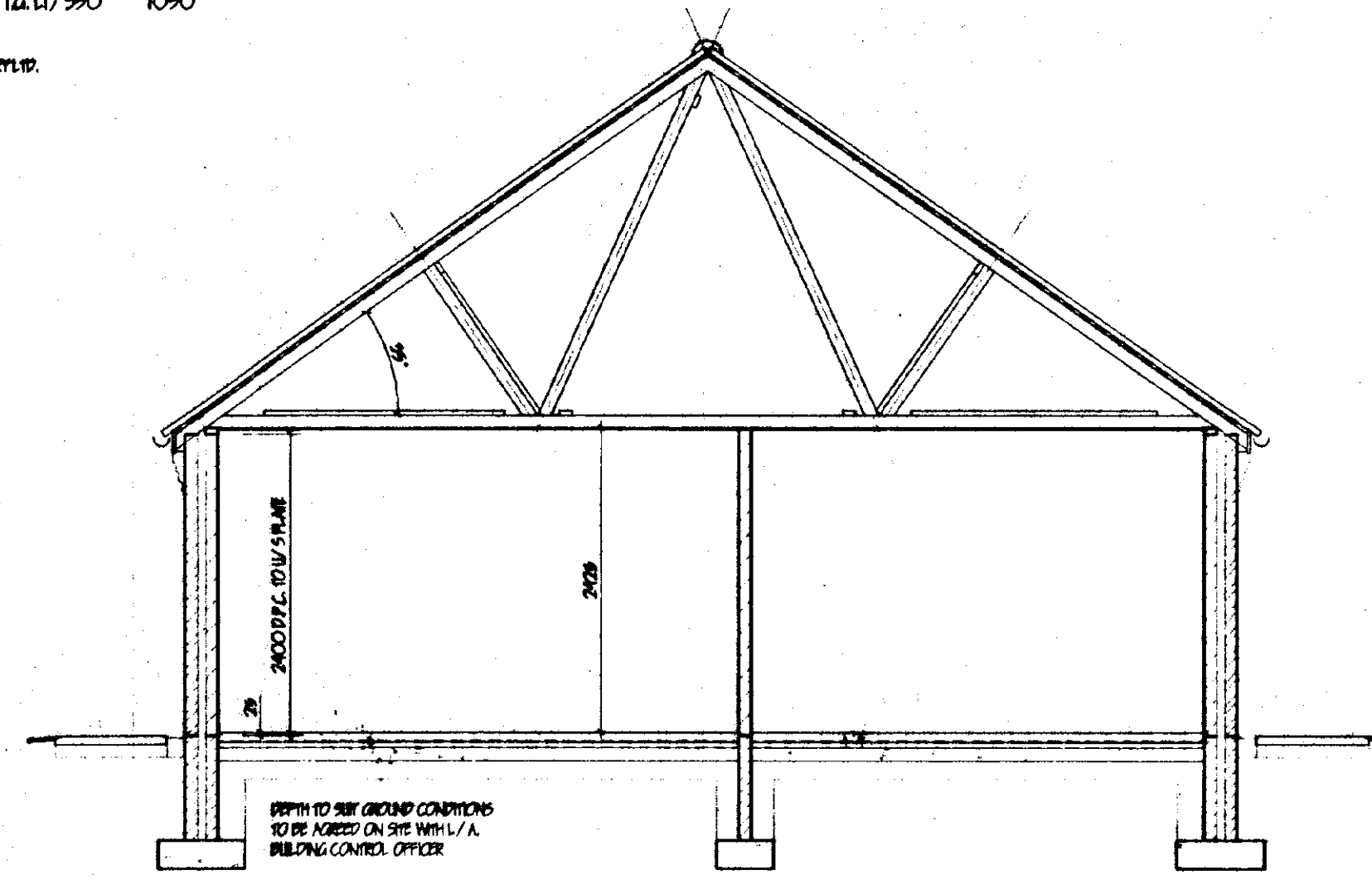
LINTEL / JOINERY SCHEDULE

1	HERZCC	LG.U/HPSO	2000
2	HERZCC	LG.U/HPSO	1950
3	SPS/HIIC/HIICC/HIIC	LG.U/HPSO	3000
4	HIIC/PN29M-MOB	LG.U/S90	1950
5	HERZCC	LG.U/HPSO	2000
6	PAINTER	LG.U/HPSO	2000
7	HERZCC	LG.U/HPSO	2000
8	HERZCC	LG.U/HPSO	2000
9	HERZCC	LG.U/S90	2000
10	HIIC	LG.U/S90	1050

JOINERY CODES: 1-10
LINTEL CODES: 1-10



REVEAL DETAILS



SECTION

GLAZING.
Double glaze property throughout (minimum 8mm air gap to all units). All glazing between 1.1m and 800mm high and between 1.1m and 1500mm high in doors and side lights to be safety glass to P.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: Kitchen to extract min. 60 litres per second. Utility room 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. It is desirable wire guard to externally to boiler flue. Provide timer switch and suitable zone thermostat to controls. Flue thermostat 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 P.R. L1, part 5.

SMOKE DETECTORS.
Provide carbon monoxide tested smoke self-contained smoke alarm to P.S. 5446, p.t.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 separate 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.

PITCHED ROOF CONSTRUCTION.
Interlock concrete roof tiles to P.S. EN 490 / 491, on 25 x 96 softwood batten on underfelt to P.S. 747 (type 1) 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 rafter to wall stud, roof pitch and exposure category as detailed in CP2 chapter V part 2 1972. Timber trusses spaced at 900mm centres to comply with P.S. 6268 part 3 1985. TRUSS L.A.C.S. 10 BE SUBMITTED TO / A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 9/12. 36 x 100 ridge pole batten. 36 x 100 rafters batten. All trusses to be strapped to wall plate by 50 x 5 galvanneal metal straps acting as anchor and lateral restraint straps at min. 1.5m c/c. Note: provide solid brackets batten straps. 50 x 100 wall plate batten on wall and concrete. 25 x 175 fascia boards: 6mm int. grade plywood soffit complete with 100mm wide continuous air gap and fly proof screen. All structural timber to be min. S.C.5 grade, stamped 'DRI' or '10' to indicate moisture content of 20% or less at 12% in accordance with P.S. 4978. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webs in accordance with Truss Plate Assoc. Each bulletin sheet 4. Timber supports are to be provided beneath water storage tanks over 400kg capacity. All roof intersections provide 25 x 100 lag bolts and anchoring trusses at 600 c/c. Initial code 4 lead valley liner.

BAY ROOF CONSTRUCTION.
Plan concrete tiles on 25 x 96 a/v battens of rafters felt to P.S. 747 (type 1) on 47 x 100 rafters and ceiling joists at max. 400mm c/c. 90 x 90 head plate batten into 90 x 90 corner joist. 12.7mm Gypsum plasterboard ceiling. 200mm glassfibre insulation quilt.

CEILING.
200mm glassfibre insulation total thickness. 100mm between joists & 100mm over joists. 12.7mm Gypsum plasterboard 9mm skin. Provide 36 x 36 recess to all plasterboard edges. All joists to be taped and filled. Provide access trap to roof space opening to be fixed with 25 x 25 planted slope. Access panel to be 12mm ply with layer of 12.7mm Fireboard fixed to face. 100mm rebate to top surface. Provide solid bulk fastening & draught seal all round.

LEVEL ENTRY THRESHOLD.
Provide 'Duxon & Pat' Mobility door frame & threshold (PN29M-MOB) Principal entrance to building. All External doors to be 850mm wide.

INTERNAL DOORS.
All internal doors to spread floor habitable rooms and toilet accommodation to be 850mm 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 position ramp up to top of sub sill min 1:20. All footpaths to have slope fall from back to front. Footpaths with 1:10 slope to be fixed with 150mm depth of 20mm washed gravel. At least 50mm of drive adjacent to building 1:50 slope to be hard standing i.e. Concrete, Tarmac or Block paving. All to be sloped up to footpath level at min. 1:20.

LINTELS.
All lintels to be manufactured by Messrs. L.G. and to be installed in accordance with makers' instructions, and to have min. and bearing of 150mm and all external positions to have cavity tray D.P.C. to CP. 12. Internal lintels to be LG 100 Plus type. Provide Parylene vapour holes and channels to cavity tray.

FULL DRAINAGE.
Inspection chamber construction to be 'Osmat' and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with P.S. 8501/1985. Full drainage pipes to be 110mm dia. UPVC to P.S. 4660/1985 flexible jointed and laid to makers' instructions to a fall of 1:70 lead and surround with 100mm pea gravel. Where pipes pass under floors excavate in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with fixed joints to correspond with joints in pipework. Provide 65 x 100 precast concrete lintel bridges where pipes pass through walls, allow 50mm gap around pipe, opening meshed both sides of wall with rigid sheet material. Soil and vent pipes to be 110mm dia. PVC to P.S. 4514/1985 and to extend 900mm above window head terminations with PVC ballcock. Waste pipes to be generally 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to P.S. 5945/1979 complete with racking eyes at every change of direction. Pans, basins and sinks to have 75 deep seal traps. Shower to be raised on 150mm ply with access plate to anti-siphon trap and 50mm waste.

SURFACE WATER DRAINAGE.
150mm dia. half round rainwater gully to 65mm 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 120mm dia. soakaway min. 5.0m to edge from chertline.

LIMITATIONS.
This drawing is issued in the name of information contained and does not purport to contain a full specification of the works. It is issued for the purpose of allowing Planning / Building Regulations approval. This drawing must not be used as a contract document. 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 open dimensions shall be checked by the Builder / Contractor and will be his responsibility from commencement of site work. 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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SOUNDINGS.
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 PPA 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.

G. R. MERCHANT LENO ANICE FIWO ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS Unit 4, Wrights House 188, Pacific Road, Northwich, Spalding, Lincs. PE12 7EE Tel 01408 480800 Fax 01408 485744 E-Mail G. R. Merchant@grmerchant.co.uk Co. UK	
Project: RESIDENTIAL DEVELOPMENT BANK FARM, HOLBEACH PARK, SPALDING, Lincs.	
Client: D. P. BANKS	
Drawing: FLOOR PLAN / ELEVATIONS	
Job Ref: 076-00	Drawing No: 02
Date: JULY '00	Drawn: J.C.
Scale: 1:50 1:100	
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DETERMINED PLAN
PLOT 1

LANDSCAPING & TREE PLANTING SCHEME

- A MIXED HEDGE
(a) HAWTHORN (CRATAEGUS MONOGYNA)
(b) BEECH (FAGUS SYLVATICA)
(c) BLACKTHORN (PRUNUS SPINOSA)
(d) BUCKTHORN (RHAMNUS 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

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.

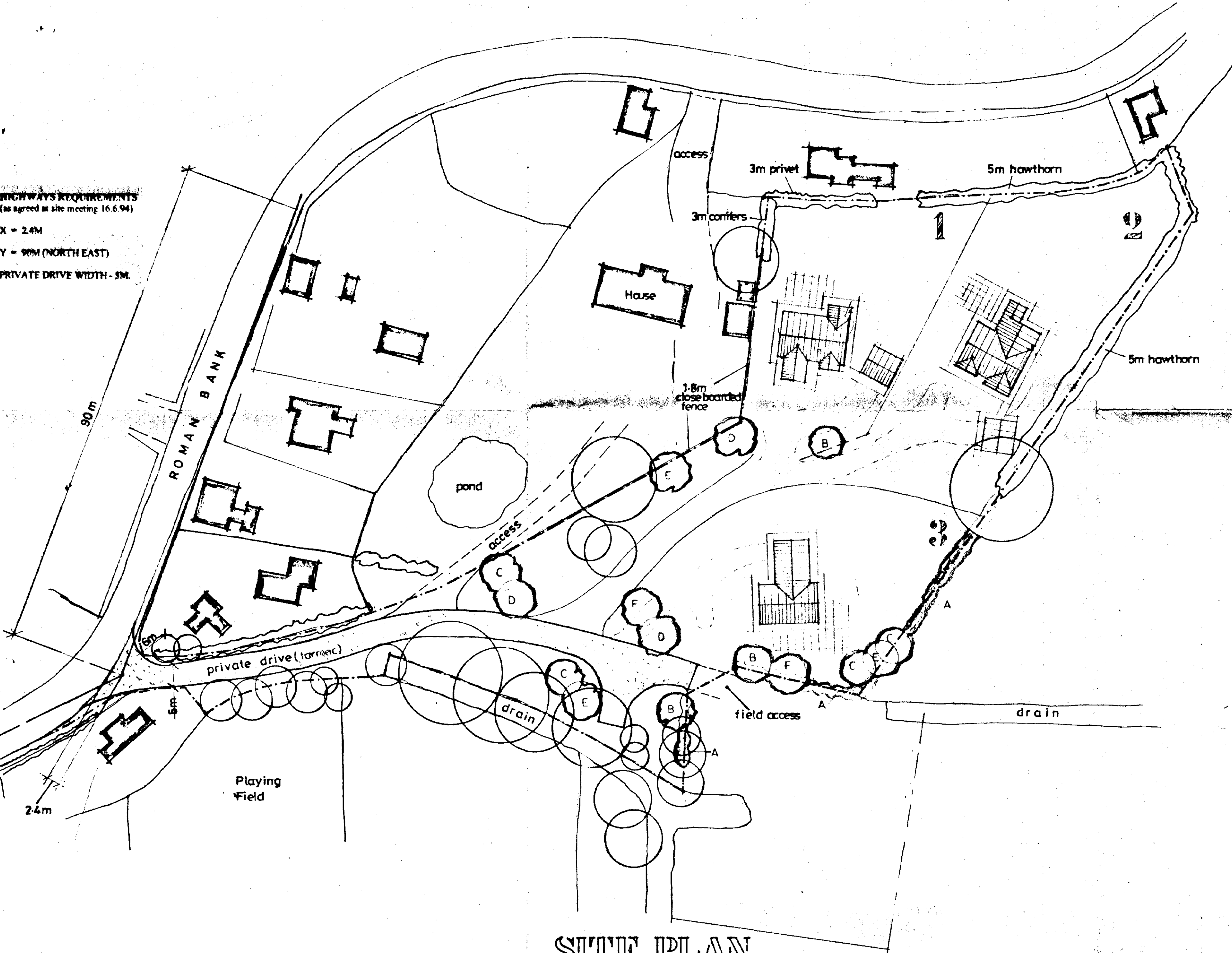
1/3 to 1/2 Bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.

RIGHTWAYS REQUIREMENTS
(as agreed at site meeting 16.6.94)

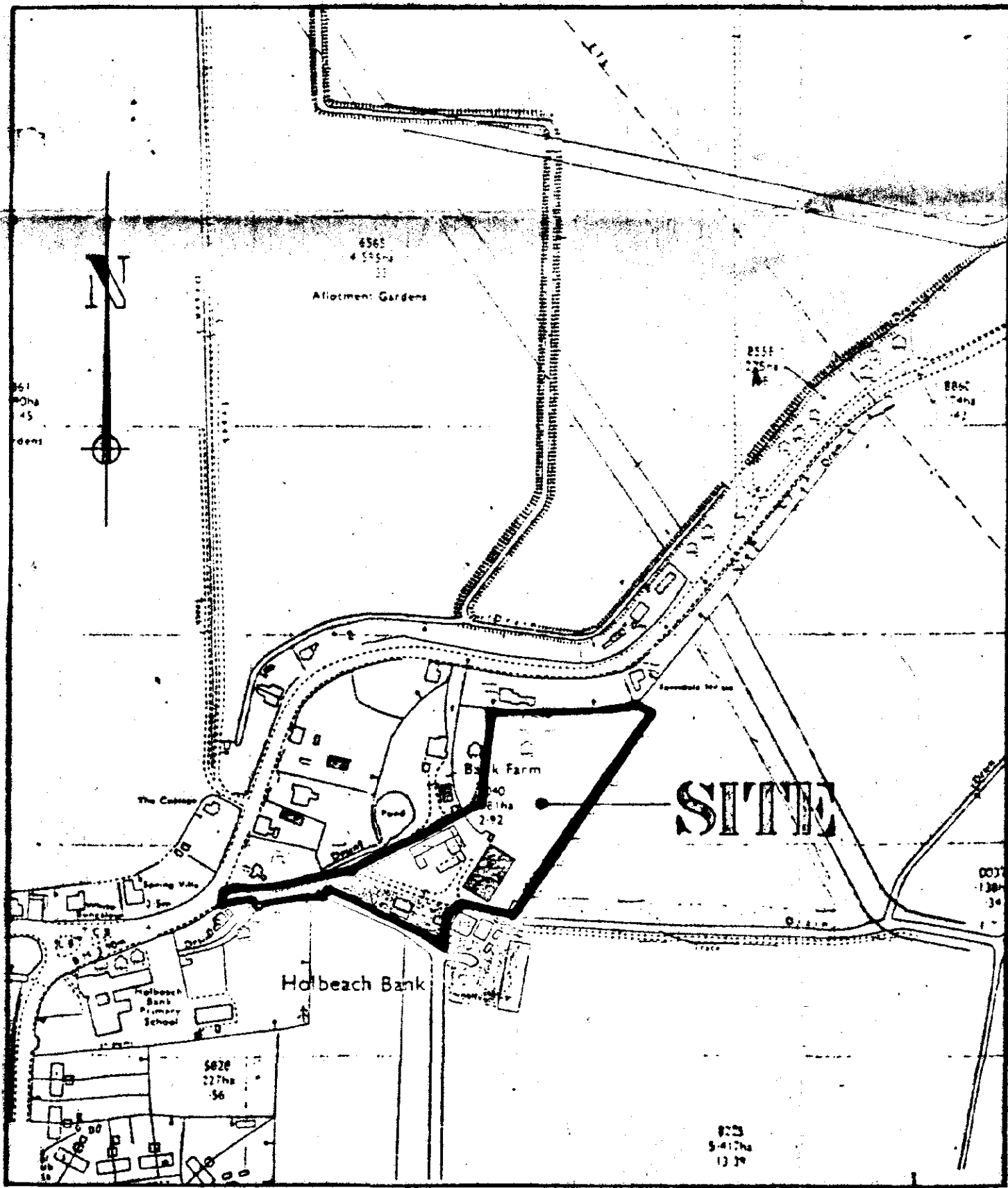
X = 2.4M

Y = 90M (NORTH EAST)

PRIVATE DRIVE WIDTH - 5M.



SITE PLAN
1 : 500



LOCATION PLAN
1 : 2500

SEPTIC TANK
Connect foul water drains to 800 gallon capacity 'Klargester' type septic tank constructed in accordance with LA requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accordance with the provisions of clause 15.3.2 of BS:6297, 1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30m² of sub-irrigational drainage or such length as may be determined by the test, whichever is the greater. The Council recommend that septic tanks, cesspools and settlement tanks be sited at a minimum distance of 12 metres (40 feet) from dwellings. Applicants are further advised that during times of inclement weather, the ground water level rises accordingly. It is essential that drainage falls to the septic tank are kept to the minimum say 1 in 80, and the tank particularly the bottle type, is modified by reducing its neck length by cutting to ensure that both inlet and outlet are maintained above ground water level. Environment Agency do not permit septic tank soakaway systems to be situated within 10 metres of any watercourse or to discharge effluent directly or indirectly into an aquifer. SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES (4000 GALLONS) CAPACITY, OR MINI-PACKAGED TREATMENT PLANT MUST BE USED.

SOUTH HOLLAND DC
HOUSING & PLANNING
18 JUL 2000
Ref: 0901/00

G. R. MERCHANT
LENG AMICE, FWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

PROJECT:

RESIDENTIAL DEVELOPMENT
BANK FARM
HOLBEACH BANK

CLIENT:

D.P. BANKS

SCALES: AS INDICATED

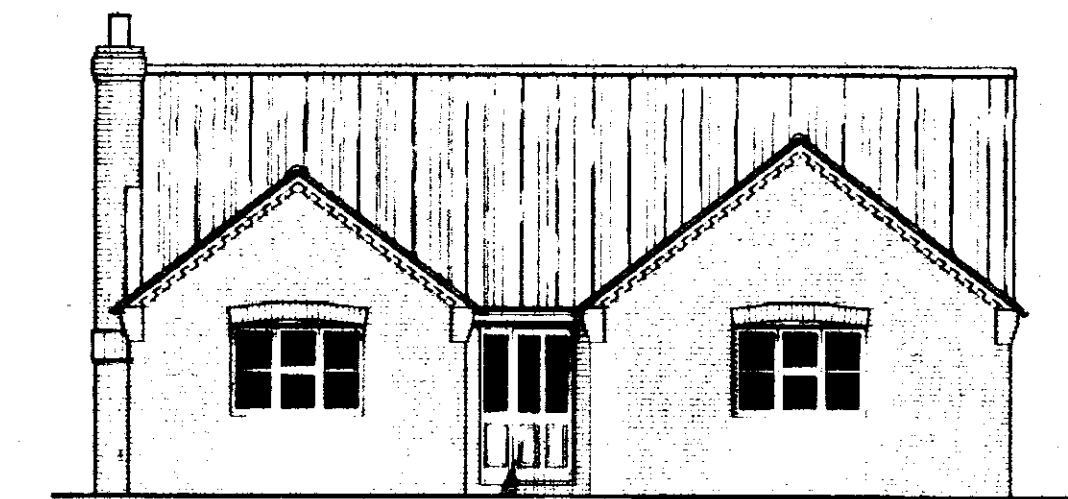
DATE: JULY 2000

G.R. MERCHANT
DRAWING No.: 076/00001

REVISIONS:

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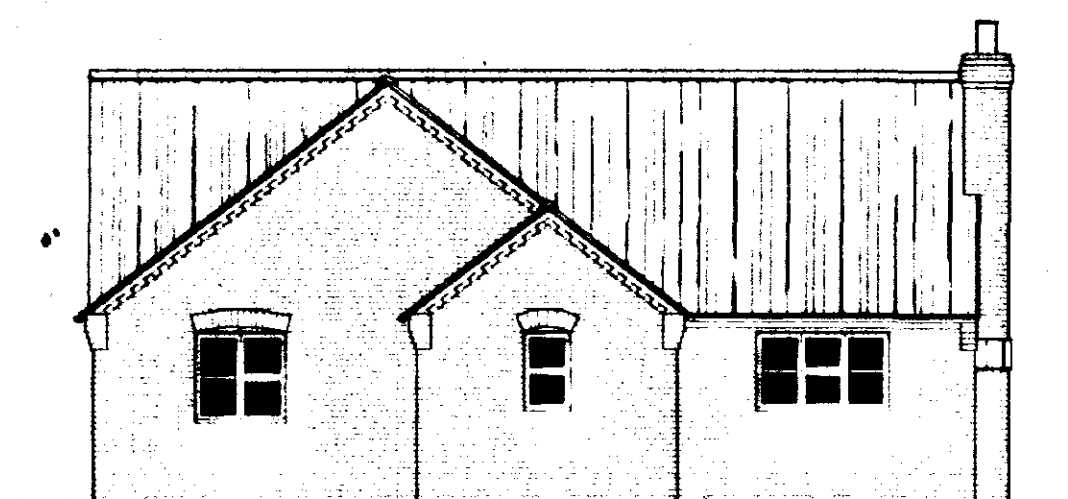
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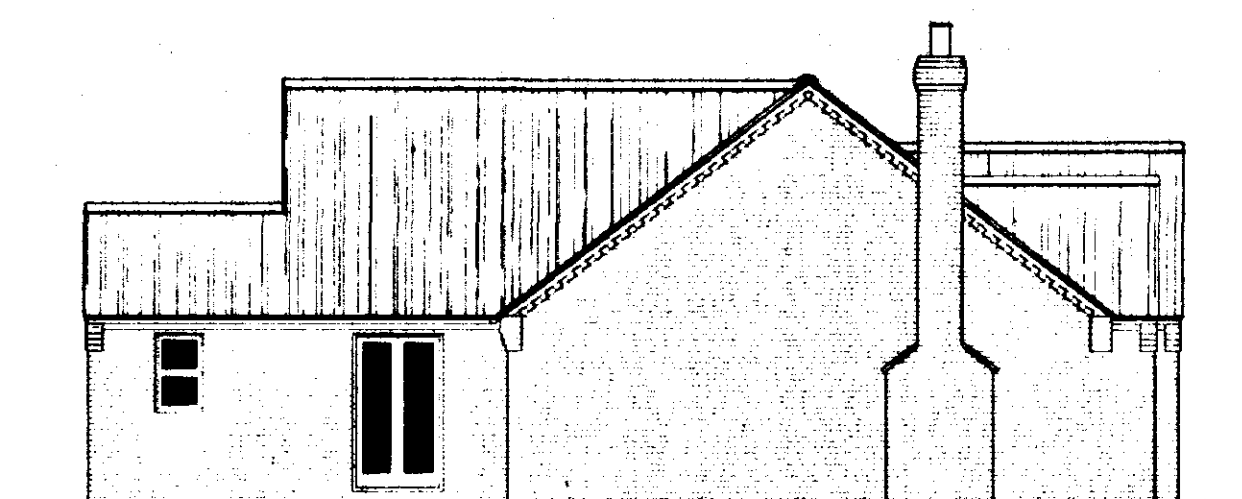
FRONT ELEVATION



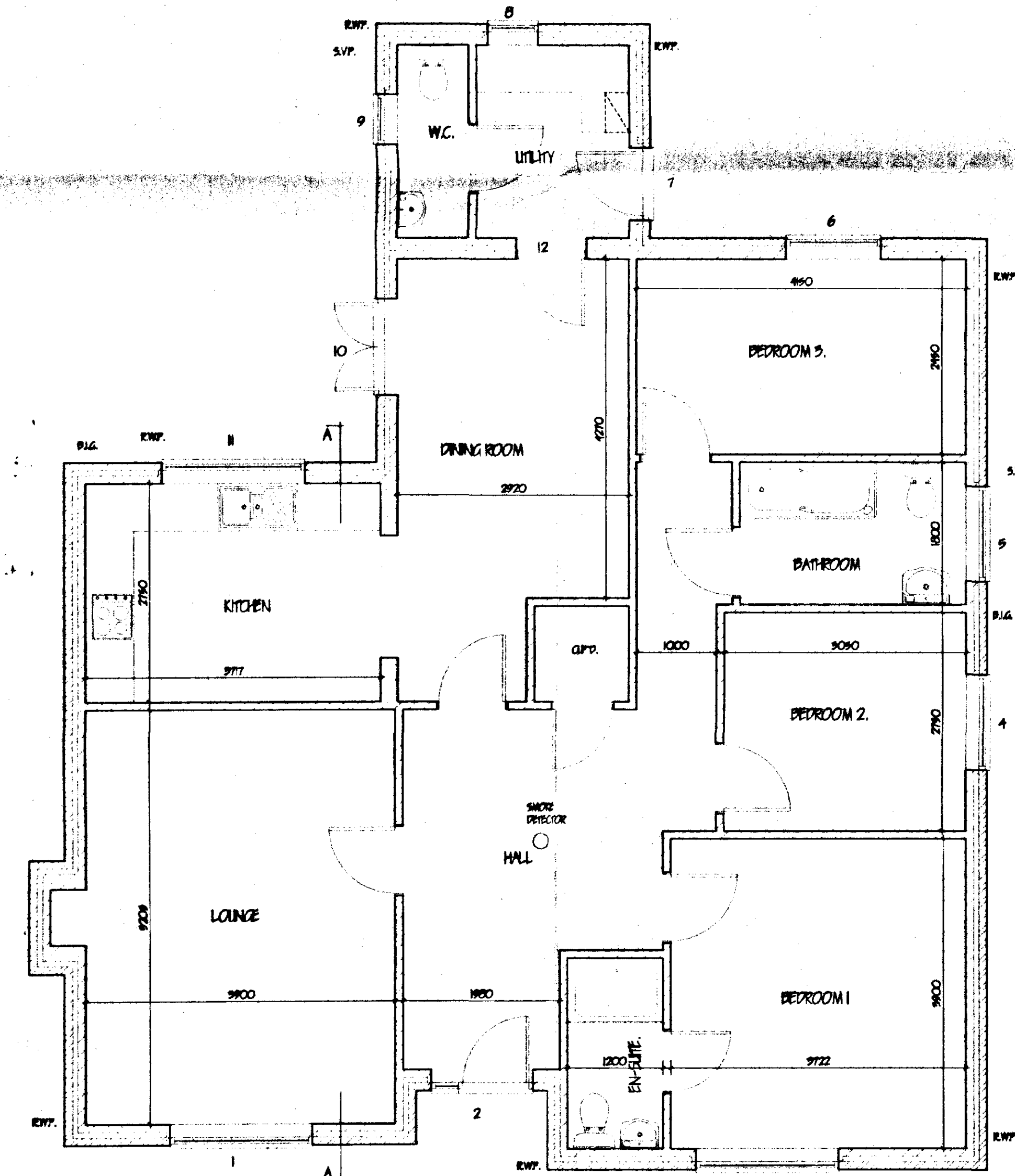
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FLOOR PLAN

LINTEL / JOINERY SCHEDULE

1	HM22PC	14.11/5.90	200
2	SL22P	14.11/5.90	1650
3	HM22PC	14.11/5.90	200
4	H22CP	14.11/5.90	1500
5	H22CP	14.11/5.90	1500
6	H22CP	14.11/5.90	1500
7	PN29M-MOB	14.11/5.90	1950
8	H10P	14.11/5.90	900
9	H10P	14.11/5.90	900
10	PC120	14.11/HD 50	1500
11	HM22PC	14.11/HD 50	2100
12	INT. DOOR	14.11/HD 50	1200

JOINERY CODES: 123456789101112
LINTEL CODES: 14.11/HD 50

VEILMENT

Inspection chamber construction to be "Close" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with P.S. 850/1965. Fall drainage pipes to be 100mm dia. UPVC to P.S. 466/1985 flexible jointed and lead to makers' instructions to a fall of 1:70 lead and surround with 100mm pea gravel. Where pipes pass under floors encase in 150mm concrete with flange joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridges where pipes pass through walls, allow 50mm gap around pipe, openings sealed both sides of wall with radol sheet material. Soil and vent pipes to be 100mm dia. PVC to P.S. 451/1965 and to extend 900mm above window head terminating with PVC ballon. Waste pipes to be generally 40mm dia. If over 5.0m long run increase to 50mm dia. All PVC to P.S. 594/1979 complete with radol caps at every change of direction. Pairs, basins and sinks to have 15 deep seal traps. Shower to be raised on 150mm plinth with access plate to anti-siphon trap and 50mm waste.

SURFACE WATER DRAINAGE

115mm dia. half round rainwater gullies to 65mm dia. rainwater pipes 110mm dia. underground pipes flexible jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 120mm dia. soakaway min. 5.0m to edge from dwelling.

GLAZING

Double glaze property throughout (minimum 6mm air gap to all units). All glazing between F11 and 800mm high and between F11 and 1500mm high in doors and side lights to be safety glass to P.S. 6206. All windows / doors to be draught sealed.

VEILMENT

All windows to have opening height 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: Kitchen to have mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility room to extract min. 50 litres per second. Bathroom 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

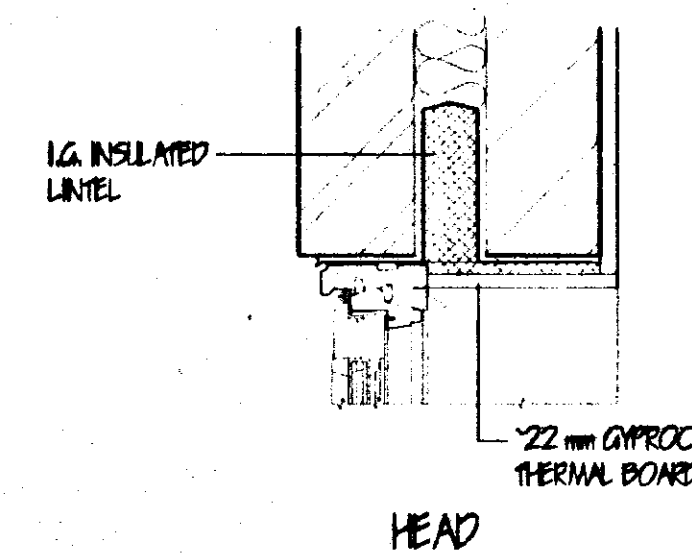
Provide wall mounted Gas fired condensing boiler with fan assisted balanced flue. It's desirable wire guard to automatically to boiler flue. Provide timer switch and suitable zone thermostats to dwellings. The thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to P.R. L1, part 5.

SMOKE DETECTORS

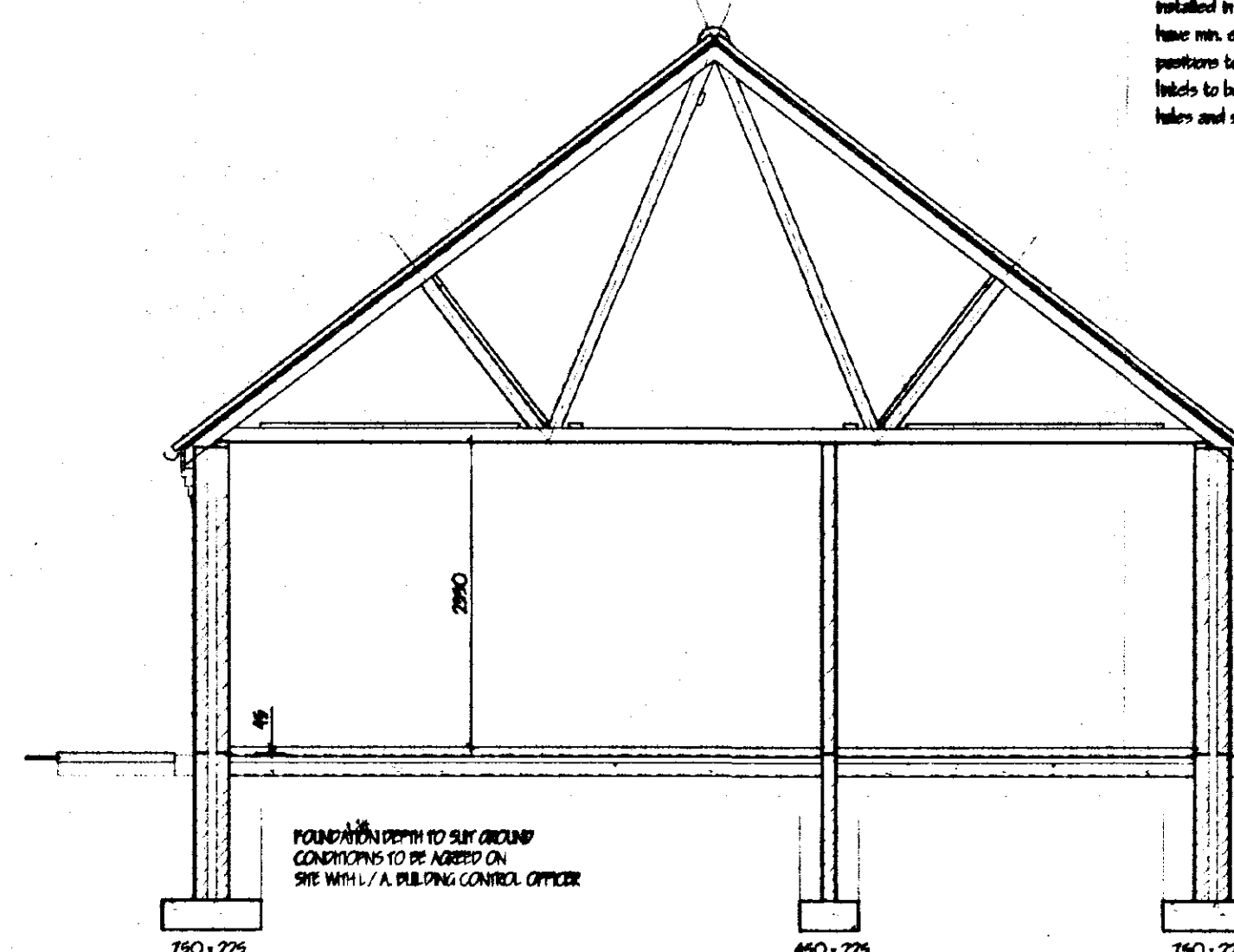
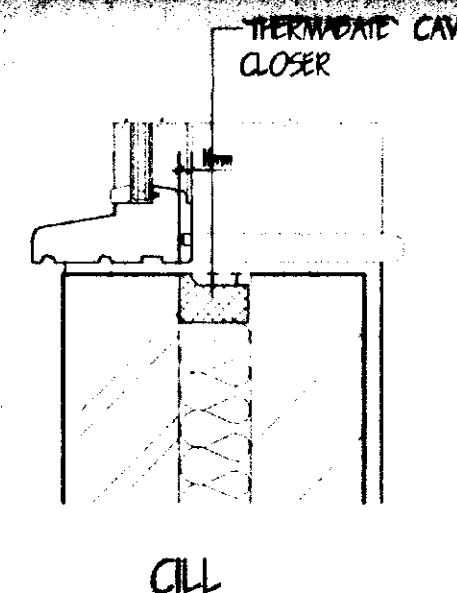
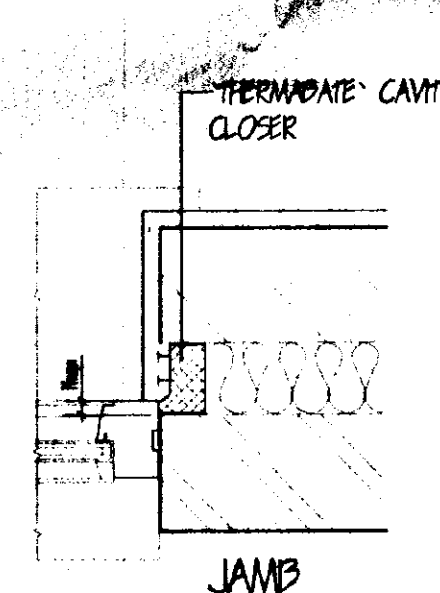
Provide ceiling mounted mains operated self-contained smoke alarms to P.S. 5446; p11990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

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.



REVEAL DETAILS



SECTION A - A

PITCHED ROOF CONSTRUCTION

Interlocking concrete roof tiles to P.S. EN 490 / 491, on 25 x 96 softwood batted battens on underfelt to P.S. 747 (type IF) 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 CPD chapter V part 2 1972. Turnplate spectacle made prefabricated roof trusses to comply with P.S. 5268 part 5 1968. TRUSS CALCS TO BE SUBMITTED TO L.A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 37.5 deg. 36 x 100 ridge rafter level. 36 x 100 ceiling beams. All trusses to be strapped to wall plate by 30 x 5 galvanneal metal straps across an anchor and lateral restraint straps at min. 1.5m c/c. Note: provide solid bracing beneath straps. 50 x 100 wall plate bedded on sand and cement. 25 x 175 fascia boards. 6mm ext. grade plastered soffits complete with 100mm wide continuous air gap and fly proof screen. All structural timber to be min. 50% grade, stamped 'TR' or 'TD' to indicate moisture content of 20% or less at time of installation with P.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. Timber supports are to be provided beneath water storage tanks over 400kg ceiling joists. At roof intersections provide 25 x 100 lag boards and galvanneal bracing at 600 c/c. Install code 4 lead valley batten.

CEILING

200mm dense fibre insulation total thickness. 100mm between joists & 100mm over joists. 12.7mm Gypoc plasterboard 2mm skin thick. Provide min. 30 x 90 supports to all plasterboard edges. All joists to be lapped and fixed. Provide access trap to roof space opening to be fixed with 25 x 25 slatted doors. Access panel to be 12mm ply with 12.7mm fibre board fixed to face. 100mm laths to top surface. Provide slide bolt fastening & draught seal all round.

LEVEL ENTRY THRESHOLD

Provide 'Plaston & Paul' Mobility Door Frame & Threshold (PN29M-MOB) Principal entrance to building. All External doors to be 850mm wide.

INTERNAL DOORS

All internal doors to ground floor habitable rooms and toilet accommodation to be 850mm wide.

FOOTPATHS / DRIVES

Provide min. 900mm wide footpath positioned at D.P.C. level and up 150mm from face of wall to perimeter of building. At entrance position ramp up to top of sub. at min. 1:20. All footpaths to have slight fall away from buildings. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel. At least 5.0m of drive adjacent to building & 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block paving. All to be sloped up to footpath level at min. 1:20.

FLUE CONSTRUCTION

225mm internal diameter clay flue thence to P.S. 1106/1971 and to be lead socket up to min. 100mm face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corrugated cast iron and clay pot. Work min. conc. 100mm around flue as work proceeds. Trim roof around flue, no timber within 40mm of flue. At roof / flue intersection provide cast lead flashing and 2 course engineering bricks.

OPEN FIRE

To be capable of burning solid 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 documents part J (part C1-25). Appliance to be in accordance with building regulations. Provide lowered permanent vent in ext. wall to open min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

LINTELS

All lintels to be manufactured by Messrs. I.G. and to be installed in accordance with makers' instructions, and to have min. and bearings of 150mm and all external openings to have cavity trays D.P.C. to CP 121. Internal lintels to be I.G. 100 Plus type. Provide Pary and weep holes and sloped to cavity tray.

SOUTH HOLLAND DO
HOUSING & PLANNING
18 JUL 2000
Ref: 0901/00

DETERMINED
PLAN

PLOT 2

LIMITATIONS

The 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 or 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 work. 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

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HEALTH & SAFETY

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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.

G. R. MERCHANT LENO AMICE FIWO ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS Unit 4, Wrights House 18th, Pacific Road, Houghton, Spalding, Lincs. PE18 7EE Tel: 01408 480800 Fax: 01408 488744 E-Mail: G. R. Merchant@G. R. Merchant. PS. Co. UK	
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Client: D. P. BANKS	
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