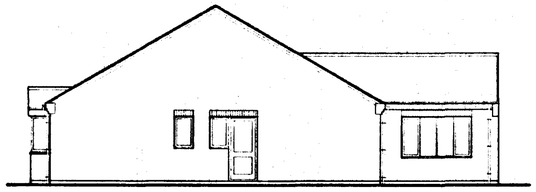
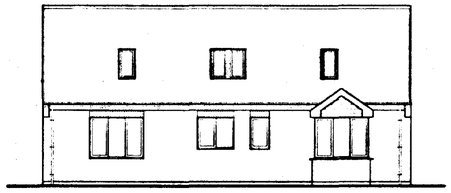


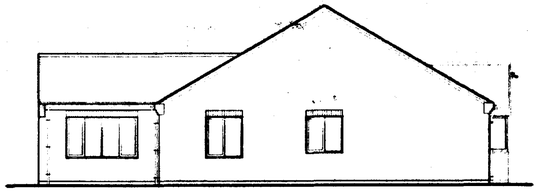
FRONT ELEVATION



SIDE ELEVATION

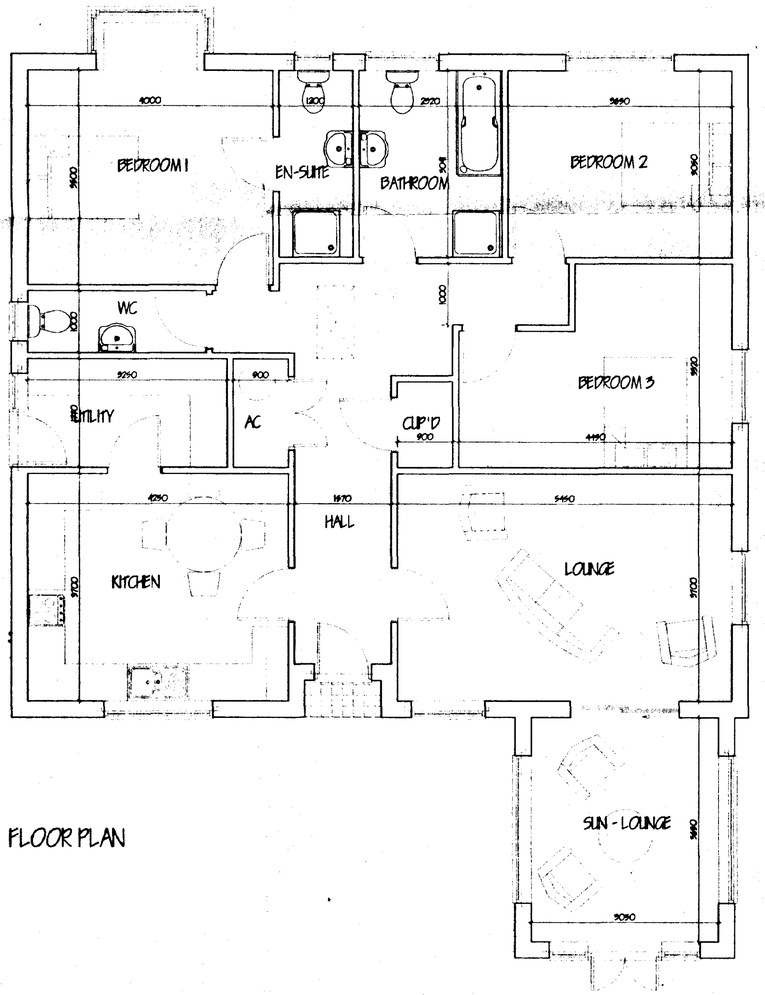


REAR ELEVATION



SIDE ELEVATION

MATERIALS :
BRICKS - IBSTOCK BRADGATE CLARET
TILES - SANDTOFT DOUBLE PANTILES - TERRACOTTA



FLOOR PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
28 AUG 2001
Ref: H035/01

DETERMINED PLAN

rev | revision | date

G. R. MERCHANT
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Project
3 BEDROOM BUNGALOW
Rear of 13 CRANMORE LANE
HOLBEACH
SPALDING LINCS

Client
R ENGLISH - BUILDING CONTRACTOR

Drawing
PLANS & ELEVATIONS

Job Ref: 501/01
Drawing No: 02
Date: AUG 2001
Drawn: GRM
Scales: 1/50 1/100

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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. to strict accordance with manufacturers instruction and relevant code of practice. Materials shall conform to appropriate British standard specification or BBA certificates of European code equivalent. The Employer / Client shall ensure that the selected contractor is competent with and adopts all measures necessary to achieve compliance with health and safety legislation for Building sites and their 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 carry out the works shall be deemed to be included.

LANDSCAPING & TREE PLANTING

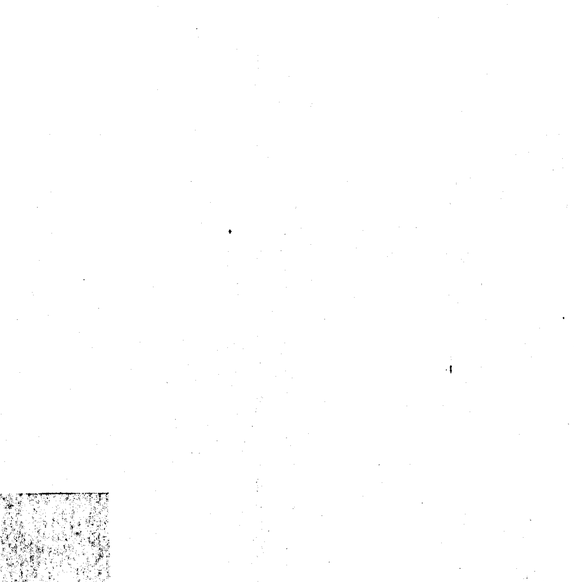
A MIXED HEDGE
- (a) Hawthorn (Crataegus Monogyna)
- (b) Beech (Fagus Sylvatica)
- (c) Blackthorn (Prunus Spinosa)
- (d) Buckthorn (Rhamnos Catharticus)

B SILVER BIRCH (BETULA PENDULA) FEATHERED
C HAWTHORN (CRATAEGUS LAEVIGATA) FEATHERED
D WHITE BEAM (SORBUS ARIA) FEATHERED
E EXISTING 2 METRE HIGH CONIFER HEDGE
F 1.5 METRE HIGH CLOSE BOARDED FENCE
G POST & WIRE BOUNDARY FENCE

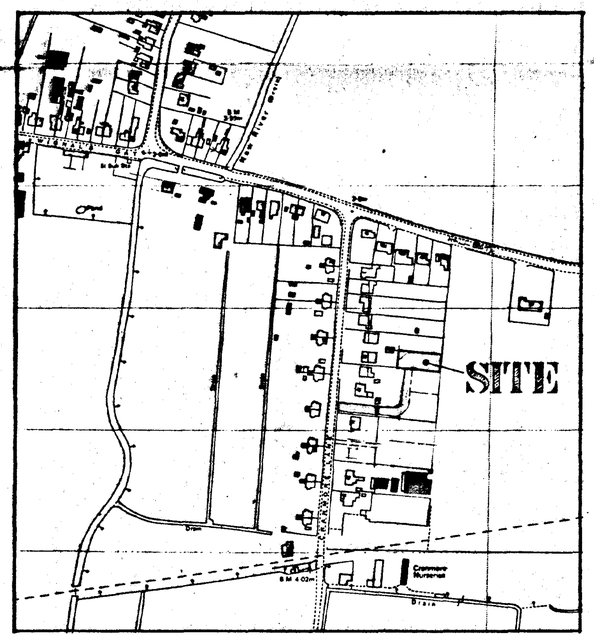
All planting to be in accordance with BS 4428:1989 and amendment No. 2 (1991)

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

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



SITE PLAN
1/250



LOCATION PLAN
1/2500

NORTH

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
28 AUG 2001
Ref: 1035/01

DETERMINED PLAN

Ref. Revision Date

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Project
5 BEDROOM BUNGALOW
Rear of 13 CRANMORE LANE
HOLBEACH
SPALDING LINCS

Client
R ENGLISH - BUILDING CONTRACTOR

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PLANS & ELEVATIONS

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AUG 2001	GRM

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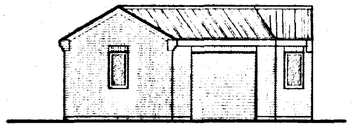
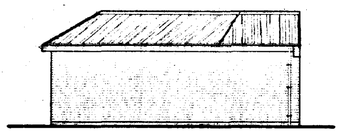
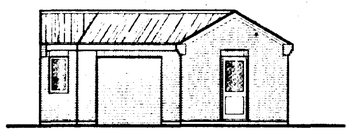
All materials to be new unless otherwise noted and all workmanship and materials are to be of good class and installed etc. to good workmanship with manufacturers instructions and relevant codes of practice. Materials shall conform to appropriate British standard specification or EEC equivalents or European code equivalent. The Employer / Client shall ensure that the adequate information is appointed with the above all necessary to building regulations with Health and Safety and Safety Regulation for Building sites and Work places. The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations as an Notification of 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 carry out the works shall be deemed to be included.



FRONT ELEVATION



SIDE ELEVATION



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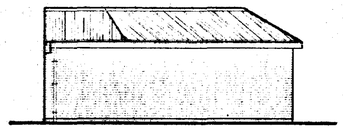

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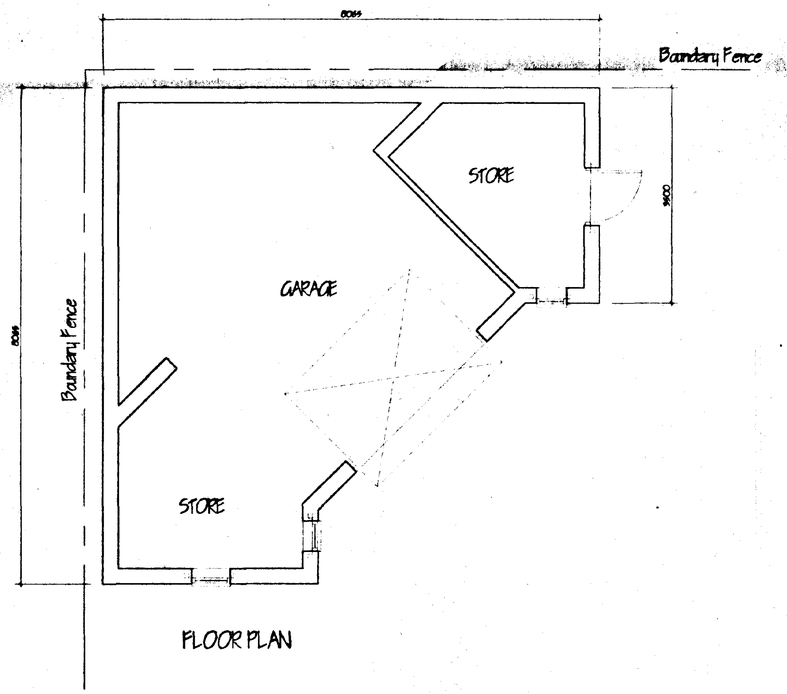
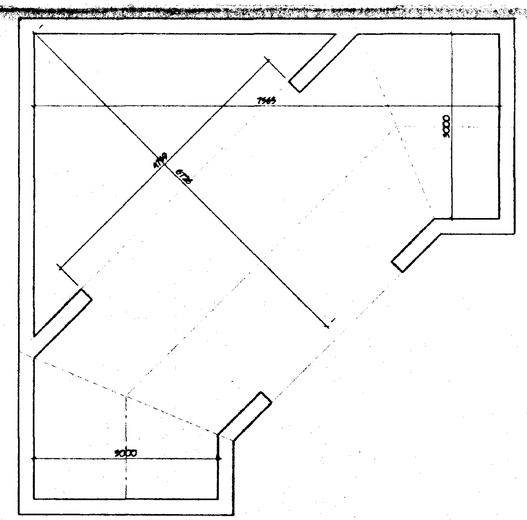


FLOOR PLAN



DIMENSIONAL PLAN

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
28 AUG 2001
Ref: 1035/01

G. R. MERCHANT I.ENG AMICE FIWO

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Project
5 BEDROOM BUNGALOW & GARAGE
Rear of 13 CRANMORE LANE
HOLBEACH
SPALDING LINCS

Client
R ENGLISH - BUILDING CONTRACTOR

Drawing
PLANS & ELEVATIONS
GARAGE BLOCK

Job Ref	Drawing No
301/01	03
Date	Drawn
AUG 2001	GRM

Scales
1/50 1/100

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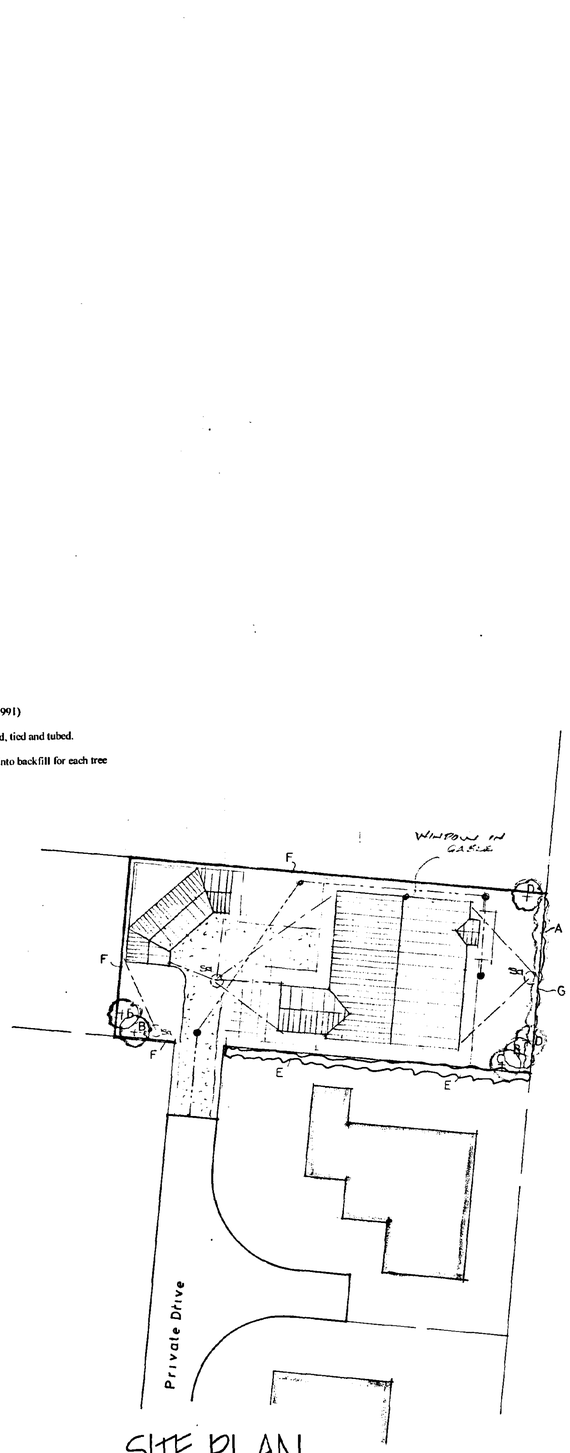
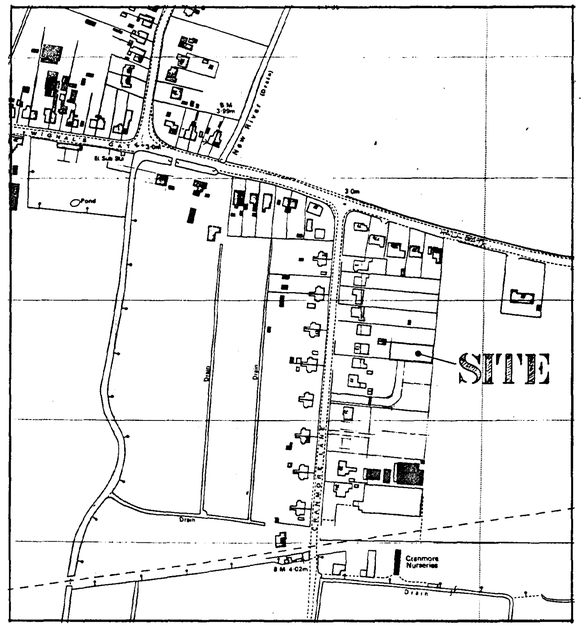


SITE PLAN
1/250



LOCATION PLAN
1/2500

AMENDED PLANS
Ref. 1A

SHDC
Planning & Development
- 6 FEB 2003
Ref 1035/01

NORTH

ref	revision	date

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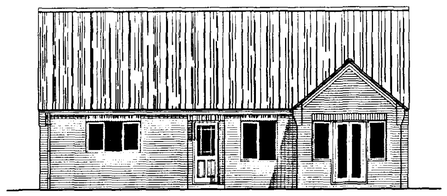
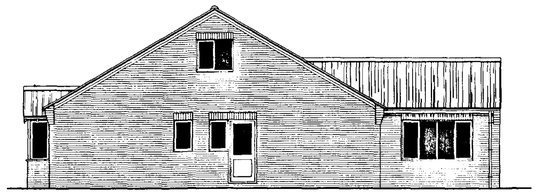
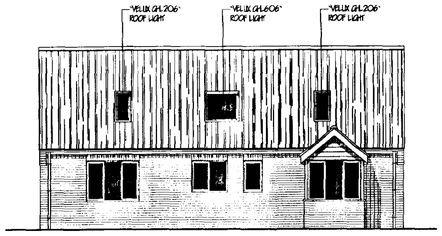


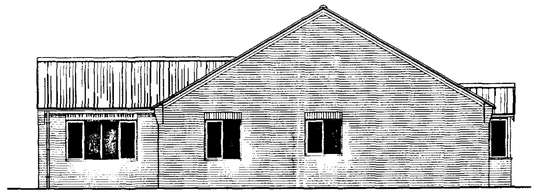
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

MATERIALS :
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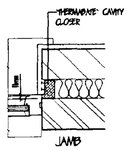
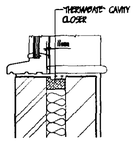


JAMB



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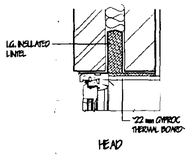
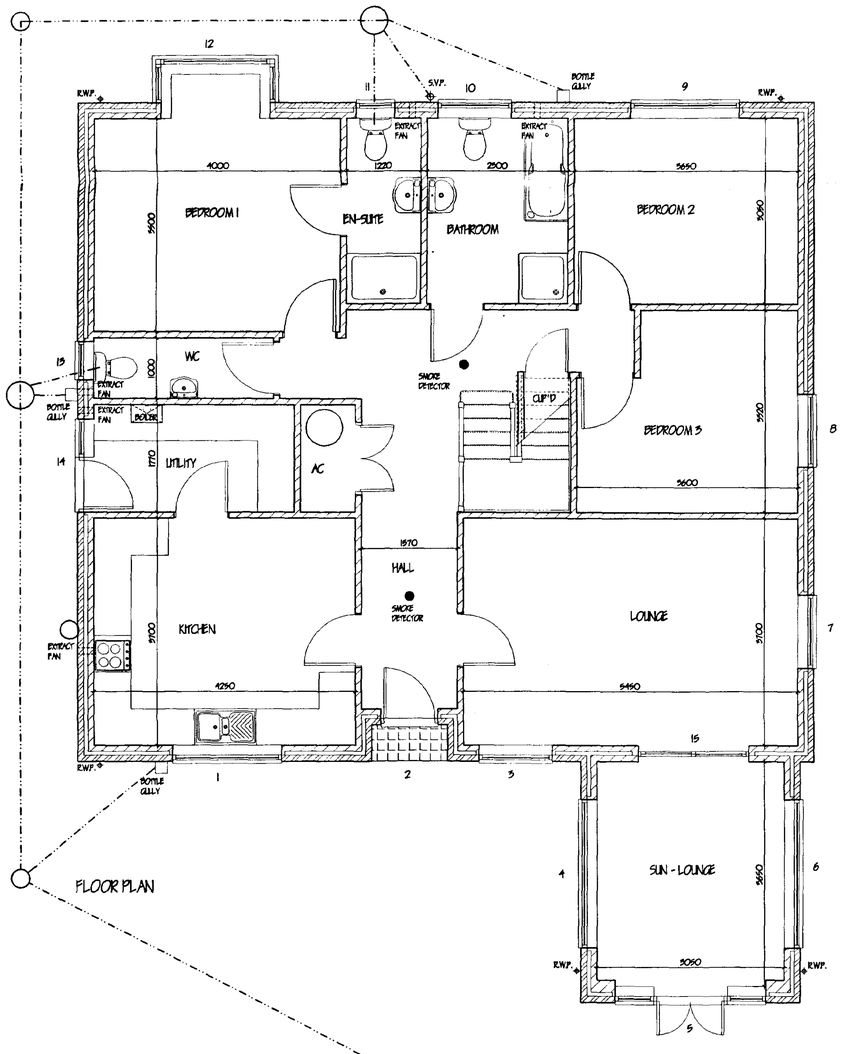


HEAD

REVEAL DETAILS



FLOOR PLAN

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 dwelling.

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

VENTILATION.
All windows to have opening lights to give the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq. permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall / Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 minute overrun.

HOT WATER AND SPACE HEATING.
Provide wall mounted Gas fired condensing boiler with Vertical fan assisted balanced flue terminating at Ridge vent. 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.I.I. pt. 3.

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt1/1990 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, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 265 cavity walls provide 225 x 700 and under 100 walls provide 225 x 450 all GEN1 mix to B.S. 5328: pt1 1991. All foundations taken down to bear or load bearing strata min. depth of 600 to top of foundation: 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 then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation.

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: Internal lintels to be I.G. 100 Flat 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 bed and surround with 10Omm pea gravel: Where pipes pass under floors encase 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 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm gap around pipe, opening masked both sides of wall with rockpad sheet material: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head termination 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. 5049: 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-syphon trap and 50mm waste.

STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 864 o/ a strings 13No. risers of 200mm ex. 25 x 225: 225 apins ex 52 x 250: pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have ex.50 x 150 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.

WALLING.
265 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: bold into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and augment cert' No.835/1087. 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: External walls to have min. "U" value of 0.45 W/ m2 deg. C.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks: All to receive 10mm S/ C render and 5mm skim.

SUB STRUCTURE WALLING.
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: Weak mix concrete infill to bone of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

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

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accommodation to be 838mm wide.

FOOTPATHS / DRIVES.
Provide min. 900mm wide footpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub 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. Form 1.0m wide footpath from dwelling to road frontage, suitable for wheelchair access.
At least 5.0m of drive adjacent to building x 3.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavors. All to be sloped up to footpath level at min. 1:20

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 50mm Polystyrene insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm, lay 500mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete oversite: Concrete mix GEN4 to B.S. 5328: pt1 1991: 150 blinded and consolidated hardcore.

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 regard to wind speed, roof pitch and exposure category as detailed in B. S. 6399 Pt 2. Twinplate 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 30/ 44 deg. 38 x 100 ridge rook 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 bricking beneath straps 50 x 100 wall plate bedded on sand and cement. 25 x 175 Fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min.SC3 grade. stamped "DRY or "KD" to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 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 x 100 lay boards and diminishing trusses at 600 c/ c : install code 4 lead valley liner.

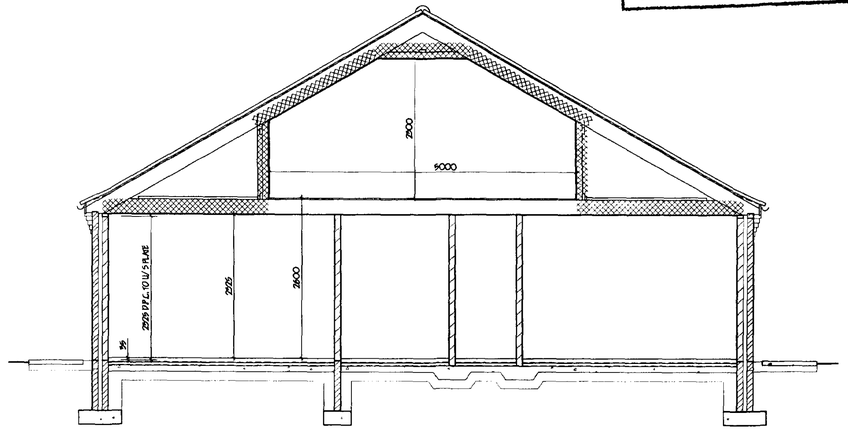
BAY ROOF CONSTRUCTION.
As main roof construction yet with 50 x 100 head plates over 100 x 100 corner posts cable wall construction to be of 38 x 100 studs at 400 c/ c clad externally with 9mm ext. grade plywood breather paper, battens and min. 16mm thick T & V jointed boarding subject to suitable preservative treatment: 150 glassfibre insulation quilt.

CEILINGS.
Flat ceilings lay 250mm glass fibre insulation total thickness. 100mm between joists & 150mm over Joists to provide max. "U" value of 0.16 W/ sq.m.K. Sloped ceilings and walling to attic lay 180mm "Isolite SD." to provide a max "U" value of 0.2 w/ sq.m.K. Ensure 50mm air gap over all insulation. 12.7mm Gyproc plasterboard 3mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Isolite to top surface. Provide slide bolt fastening & draught seal all round

JOINERY / LINTEL SCHEDULE

POSITION	JOINERY	LINTEL	LENGTH
1	3100CC	I.G. L1/HD 150	2100
2	FN29M-MOB	I.G. L1/ S 150	1950
3	215CC	I.G. L1/ S 150	1500
4	415CMC	I.G. L1/HD 150	2700
5	115C/ FCP120/ 115C	I.G. L1/HD 150	2700
6	415CMC	I.G. L1/HD 150	2700
7	215CC	I.G. L1/ S 150	1500
8	212CC	I.G. L1/ S 150	1500
9	315CC	I.G. L1/HD 150	2100
10	210CC	I.G. L1/ S 150	1500
11	110C	I.G. L1/ S 150	900
12	115C/ 315CC/ 115C	I.G. L1/HD 150	2100
13	110C	I.G. L1/ S 150	900
14	110C/ FN29M	I.G. L1/ S 150	1950
15	PATIO DOOR	I.G. L1/HD 150	2100

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



SECTION

D	GABLE WINDOW	FEB. '03
C	STAIRCASE MOVED	DEC. '02
B	ATTIC TRUSSES / LINTELS L9, L23 & 12.	DEC. '01
A	BUILDING REGULATIONS	NOV. '01
ref.	revision	date

SHDC
Planning & Development
- 6 FEB 2003
Ref 1035/01

AMENDED PLANS
Ref. A1

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Project
3 BEDROOM BUNGALOW
Rear of 13 CRANMORE LANE
HOLBEACH
SPALDING LINCS

Client
R ENGLISH - BUILDING CONTRACTOR

Drawing
PLANS & ELEVATIONS

Job Ref	Drawing No
301-01	02-D
Date	Drawn
AUG 2001	GRM

Scales
1/50 1/100

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