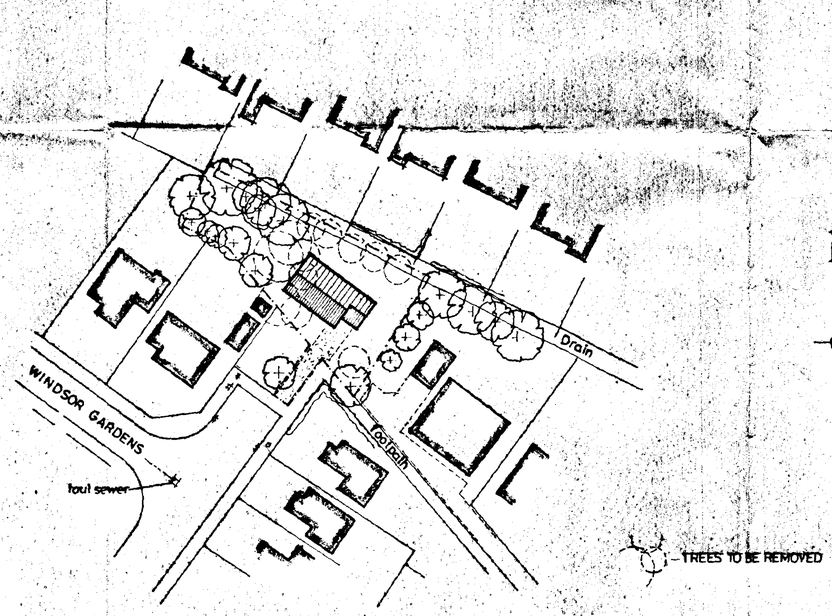
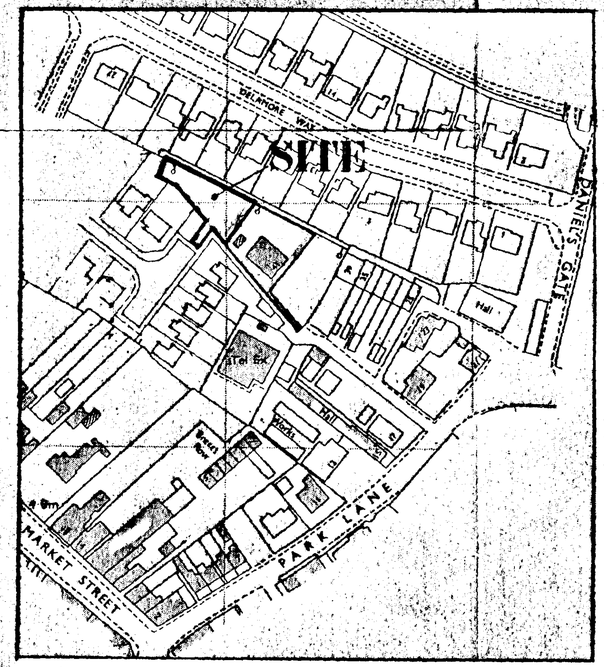


SITE PLAN

1 : 500



LOCATION PLAN

1 : 1250

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
21 MAY 1999
Ref: 0560/99

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

PROJECT:

2 BEDROOM BUNGALOW & GARAGE
OFF WINDSOR GARDENS
LONG SUTTON

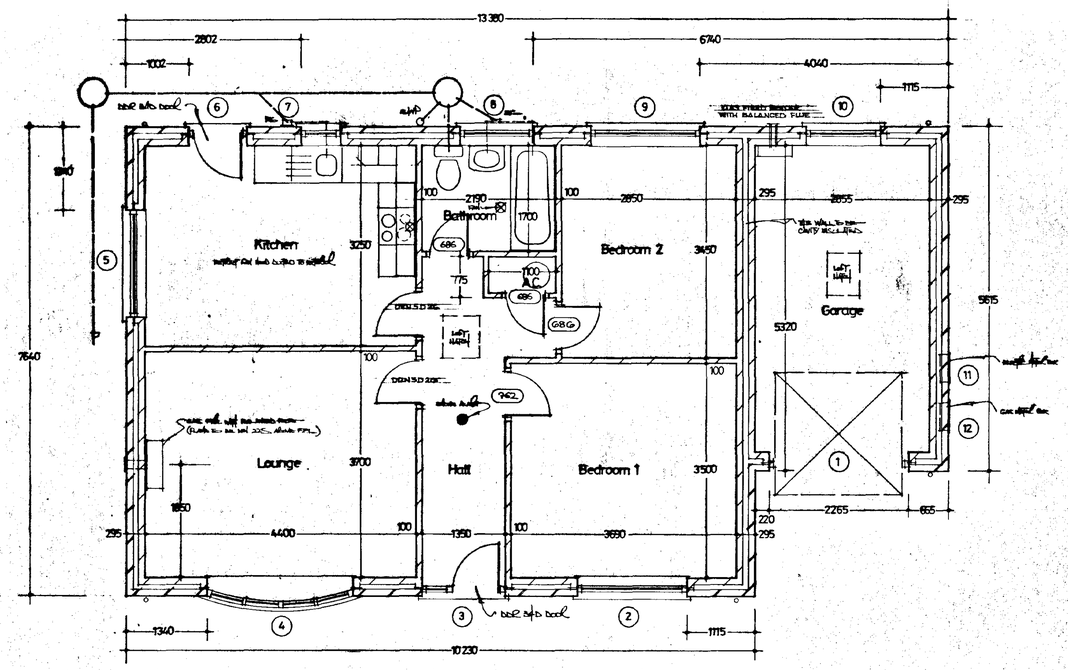
CLIENT:

MR & MRS M. GUBISH

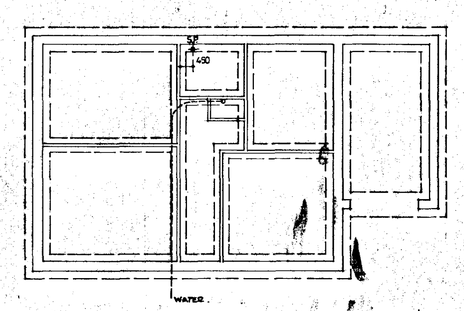
SCALES:	DATE:
AS INDICATED	*APRIL 1999*

G.R.MERCHANT — DRAWING No.: *MG.01*

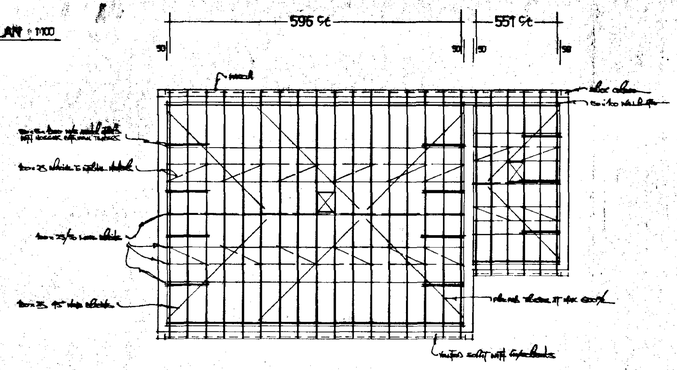
DO NOT SCALE FROM THIS DRAWING
This drawing is copyright and may not be altered, traced, photographed or used for any purpose other than that for which it is issued.
The General Contractor is to check all dimensions on site and report discrepancies to the Architect
All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during



FLOOR PLAN 1:50



FOUNDATION PLAN 1:100



ROOF PLAN 1:100

PREAMBLE WHERE THESE CONSTRUCTION NOTES REFER TO B.S. 0RS OR APPROVED DOCT THEY SHALL BE TAKEN TO MEAN THE BUILDING REGULATIONS AND APPROVED DOCUMENTS THEREIN TOGETHER WITH ANY REVISIONS IN FORCE AT THE TIME OF APPLICATION FOR APPROVAL OF PLANS ELEVATIONS WITH UN-PROTECTED AREAS NOT OVER 5.5m² TO BE MIN 1.0m FROM BOUNDARY OF THE PLOT. FOR DETAILS OF FACING BRICKS & ROOF TILES REFER TO SITE / BLOCK PLANS

WALLS EXTERNAL WALLS OF 103 FACING BRICK, 50 CAVITY INSULATED AS DETAILED ON SECTION / INNER LEAF TO BE 100 LOAD BEARING LYTAG CLINKER THERMAL BLOCKS (OR EQUAL) PLASTERED TWO COAT INTERNALLY WALL TIES TO COMPLY WITH B.S 1243, M TIE AT 450 CENTRES HORIZONTALLY & 300 VERTICALLY & 225 AT JAMBS. ALL LINTELS TO HAVE INSULATED CORES & MIN 150 END BEARING. ALL BLOCKS UP TO D.P.C. TO BE DENSE CONCRETE. ALL BRICKS BELOW D.P.C. TO BE MIN 'F.L.' QUALITY. INTERNAL WALLS TO BE 100 LOAD BEARING BLOCKS (OR EQUAL) PLASTERED TWO COAT, OR 75 STUD PARTITIONS WITH 3MM FINISH PCS TO ALL JAMBS & CILLS OF FRAMED OPENINGS. D.P.C. MIN 150 ABOVE G/L & LAPPED 100 OVER D.P.M. TO FLOORS & LEAN MIX CAVITY FILL UP TO 225 BELOW D.P.C. CAVITY CLOSERS AT FRAME & EAVES TO BE INSULATED AS SHOWN. CAVITIES CLOSED AT EAVES BY USING MASTERBOARD STRIPS TO AVOID THERMAL BRIDGING.

ROOF SMOOTH CONCRETE INTERLOCKING ROOF TILES MIN 70 HEAD LAP ON 25 x 38 TREATED SOFTWOOD BATTENS ON TYPE 1F ROOFING FELT HAVING 150 LAPS IN EACH DIRECTION. PREFABRICATED ROOF TRUSSES AT MAX 600 CENTRES WITH MIN 30 x 8 BRITTAINING STRAPS ON NOGGINS TO ALL RAFTERS & CEILING TIES AT GABLES MAX 1800 CENTRES 50 x 100 WALL PLATES & LONGITUDINAL CEILING TIE BRACES. 25 x 100 DIAGONAL, LONGITUDINAL CHEVRON & APEX BRACES. ALL CONSTRUCTED TO B.S. 5268 : PT 3 : 1985. UPVC RAINWATER GOODS EQUAL TO 100 DIAM. HALF ROUND GUTTERS & 65 DIAM. R.W. DOWNPIPES.

FOUNDS STRIP FOUNDATIONS OF 1:3:6 CONCRETE TO SIZES SHOWN ON SECTIONS. B.T.B.S. MESH REINFORCEMENT WHERE CONSIDERED REQUIRED BY INSPECTORATE MIN 75 UNDERCUT & 300 END LAPS. WHERE HISTORY AND / OR SITE / PILOT LOCATION INDICATES CAUTION LOAD BEARING & CHEMICAL TESTS OF SOIL CONDITIONS BY SOILS ENGINEERS TO BE USED TO DETERMINE IF FOUND CONCRETE (SIZE / TYPE) NEED UPGRADING. (BARRIERS, REINFORCEMENT, OVERDIG - ETC.)

FLOORS GROUND FLOORS TO BE 65 SAND / CEMENT SCREED, 100 ST4 CONCRETE SUB-FLOORS (OR WHERE REINFORCED) 1200 GAUGE POLYTHENE D.P.M. ONTO 75 HARDPLAS SD IN GRADE EXPANDED POLYSTYRENE BOARDS TO B.S. 3837 PT 1 1986 ON MIN 150 BLINDED & COMPACTED HARDCORE WITH PERIMETER INSULATION AS DETAIL

CEILINGS ALL CEILINGS TO DWELLING LINED WITH 12.7 PLASTERBOARD TO NOGGINS & WITH ARTEX FINISH & COVED EDGES. MIN 300 FIBREGLASS TO ROOFS SPACE LEAVES VENTED TO B.S. 5250 REQUIREMENTS EQUAL TO A 10MM CONTINUOUS GAP USING AN ITEM TO BE APPROVED BY INSPECTORATE UPON COMMENCEMENT. INTEGRAL & ATTACHED GARAGE CEILINGS TO HAVE 9.5 & 12.7 PLASTERBOARD WITH JOINTS OVERLAPPING & ARTEX FINISH, ALSO LINTELS TO BE PLASTERBOARDED OVER & PLATES COVERED WITH 6mm MASTERBOARD STRIPS. ALL LOFT HATCHES TO BE INSULATED.

JOINERY WINDOWS, DOORS & FRAMES TO BE AS BOOKLET & PAUL'S CODES INDICATED. ALL WINDOWS TO HAVE TRICKLE VENTS (MIN 8000 mm² PER ROOM) & SEALED DOUBLE GLAZED UNITS WITH 12 mm AIR SPACE GAS FILLED CAVITY & INCORPORATING PILKINGTONS 'K' GLASS TO INTERIOR PANE. (EXCLUDES GARAGE) NATURAL VENTILATION AREA OF WINDOWS TO BE 1/20TH OF ROOM FLOOR AREA. ALL GLAZING TO BE TO APPROVED DOCT IN ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO B.S. 6206 : 1981

HEATING SPACE & WATER HEATING TO BE AS SHOWN BELOW :-
GAS FIRED BOILER WITH BALANCED FLUE & CHECK VALVES.
ALL RADIATORS TO BE FITTED WITH THERMOSTATIC RADIATOR VALVES.
HOT WATER SYSTEM TO BE VENTED TO C.P.S. HOT WATER STORAGE CYLINDER & ALL EXPOSED PIPES TO BE INSULATED TO B.S. 6700 / 1 / SECT 3. ALL BALANCED FLUES TO HAVE EXTERNAL GUARDS. THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDER IN ACCORD WITH B.S. 5376 / 1 / SECT 2 & 6 / 1 / SECT 2 TO BE EQUAL TO OR BETTER THAN WORCESTER HEATSLAVE 3 OR 6 OR MEGA FLO 3 OR 6 OR MEGA FLO COMPACT 3 OR 6 OR MEGA FLO COMPACT 6 OR MEGA FLO COMPACT 9

CHIMNEYS TO BE LINED WITH FLUES OF MIN C.S. AREA OF 31,420 mm² (IE 200 DIAM) IF SQUARE FLUES USED MIN 342.25 mm² C.S.A (IE 185 x 185) ALL WITH SOCKETS & SPIGOT TO B.S. 1181 / 1971 & 1477. SPACE BETWEEN FLUE LINERS & INSIDE OF STACK TO BE FILLED WITH WEAK MORTAR. ALL COMBUSTIBLE STRUCTURAL MATERIALS MIN 40 FROM CHIMNEY. ALL HEARTHS TO B.S. REG 537 / 32 & 33.

SOAKAWAYS SURFACE WATER PIPES TO DISCHARGE TO MIN 1 M³ BRICK BUBBLE SOAKAWAYS, SITUATED AT LEAST 5m FROM ANY BUILDINGS

WASTES ALL WASTES TO BE AS BUNGEE ALL TO HAVE 75 DEEP SEAL TRAPS & BOSSING EYES AT EACH CHANGE OF DIRECTION. ANTI-SIPHONAGE VALVES TO BE PROVIDED WHERE 40 DIAM WASTES EXCEED 3000 & WHERE 32 DIAM WASTES EXCEED 1700 LONG. 100 DIAM VENT / SOIL & VENT PIPES, (WHERE EXTERNAL) TO DISCHARGE DIRECTLY INTO INSPECTION CHAMBERS & WHERE INTERNAL TO HAVE ACCESS PLATE AT THE BASE, ALL TO HAVE DURABLE CAGES TO TERMINALS TO BE MIN 900 ABOVE HIGHEST WINDOW HEAD.

DRAINS ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM. PVC PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (FOUL 1 IN 60, S.W. 1 IN 100). PIPES PASSING THROUGH EXTERNAL WALL TO HAVE GALV STEEL LINTEL OVER, (EACH LEAF) & TO BE SURROUNDED BY A DISC SHEET MATERIAL MIN 75 AROUND PIPE TO ALLOW FOR SETTLEMENT OF THE BUILDING. ALL PIPES TO HAVE MIN 150 PEA GRAVEL BED & SURROUND, UNDER PAVED AREAS & WHERE LESS THAN 600 COVER. MIN 75 PEA GRAVEL OVER PIPES. WHERE UNDER DRIVES WHERE LESS THAN 900 COVER. 75 PEA GRAVEL WITH 75 CONCRETE CANOPY. SURFACE WATER PIPES TO HAVE A BEDDING EYE AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE DEEP SEAL. INSPECTION CHAMBERS UP TO 900 DEEP TO BE 450 DIAM. PVC SET ON 150 S.R. CONCRETE BASE, GRADE C. COVERS GENERALLY BUT GRADE B IN DRIVES, ALL ON 150 CONCRETE PLINTH.

FOOTPATHS 50 CONCRETE PAVING SLABS ON 75 HARDCORE WITH LEAN MIX CONCRETE EDGING

DRIVES SEE BLOCK PLAN.

SMOKE ALARMS INSTALL WHERE INDICATED (●) ALL TO BE INTERCONNECTED & MAINS POWERED WITH SEPARATE FUSE & RESERVE BATTERY TO BS 5446 PT 1 & BE APPROVED IXI & BS 1.

MECH VENT CAPD VENTILATION EXTRACTOR FANS, WHERE SHOWN AS FOLLOWS :-
EXTRACTION RATES IN L/SEC : BATHROOM 15 :
KITCHEN 60 (30 WHERE COOKER EXTRACT HOODS FITTED)
WHERE KNOTED (P) PASSIVE STACK 6/SEM (100 DIAM) IN LIEU OF FANS.
ALL OUTLETS IN LOFT SPACE TO BE INSULATED. (MIN 25 THK)

REVISIONS :

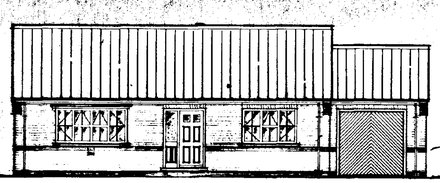
INNER LEAF TO HAVE INTERNAL DAMP PROOF COURSE

MAIN LOFT HATCH TO BE INSULATED & DRAUGHT PROOFED.

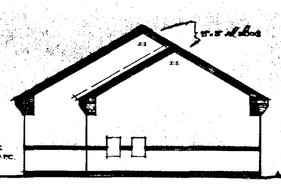
GARAGE LOFT HATCH TO BE FIRE RESISTANT & HAVE RESISTANCE TO SPREAD OF FLAME.

PASSIVE STACK SYSTEMS TO COMPLY WITH BUILDING REGS PART F 1/94.

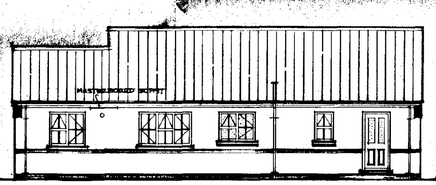
ALL FIRE ESCAPE WINDOWS TO HAVE 515mm WIDE OPENINGS.



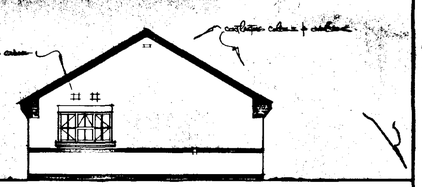
FRONT ELEVATION



SIDE ELEVATION

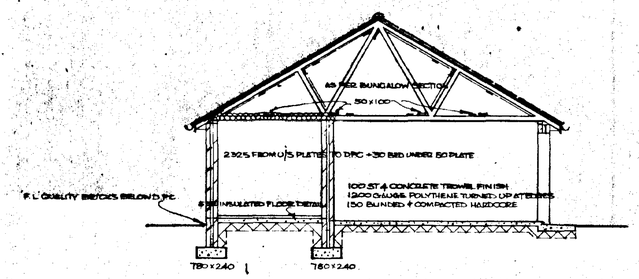


REAR ELEVATION



SIDE ELEVATION

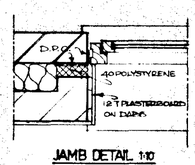
ALL ELEVATIONS 1:100



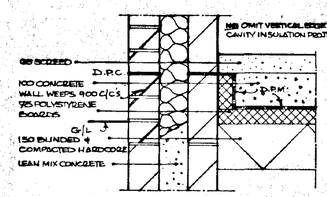
TYPICAL GARAGE SECTION 1:75

NO	JOINERY	LINTEL	LENGTH
1	DF 90/30 HS	GAL 2/75	2 700
2	C 3/12 CBC	"	2 100
3	FR FIRE (DT)	"	1 650
4	COMB C 4/12 CBC	"	2 700
5	C 3/6 CBC	"	2 100
6	PATIO	"	1 200
7	C 1/6 D	"	1 650
8	C 2/6 CD (DP)	"	1 500
9	C 3/12 CBC	"	2 100
10	C 2/6 CD (DP)	"	1 500

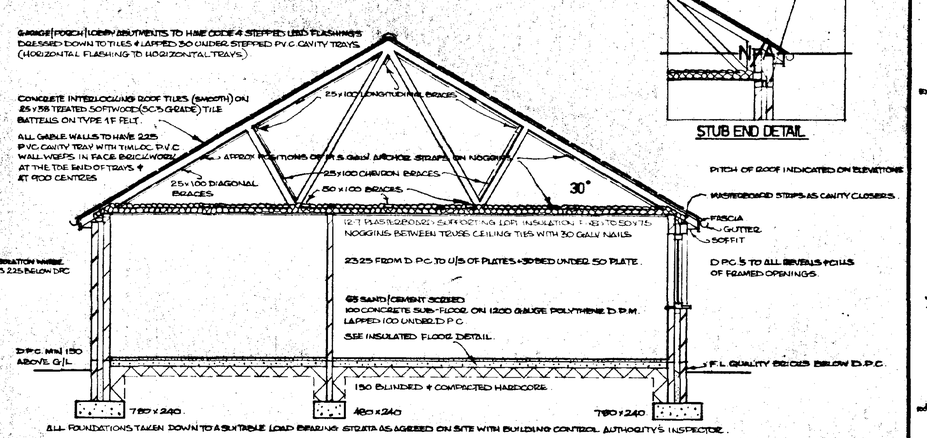
NO	JOINERY	LINTEL	LENGTH
11		MIN	950
12		"	950
13			
14			
15			
16			
17			
18			
19			
20			



JAMB DETAIL 1:10



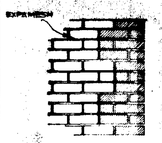
INSULATED FLOOR DETAIL 1:10



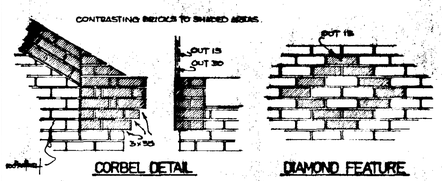
ALL FOUNDATIONS TAKEN DOWN TO A SUITABLE LOAD BEARING STRATA AS AGREED ON SITE WITH BUILDING CONTROL AUTHORITY'S INSPECTOR.

TYPICAL BUNGALOW SECTION 1:50

STUB END DETAIL



FLUSH QUOINS



CONTRASTING BRICKS TO SHADED AREAS.

CORBEL DETAIL

DIAMOND FEATURE

PLANNING APPROVED PLAN
SOUTH HOLLAND DC HOUSING & PLANNING 21 MAY 1999 Ref: 0500/99

ELY QUALITY HOMES HIGH ROAD, WHAPLODE, SPALDING, LINCS.		PROJECT CHAPMANS SITE.	
DRAWN	DATE JUNE '95	TYPE LINCOLN	ISSUED 15/9/99
			NO. 455