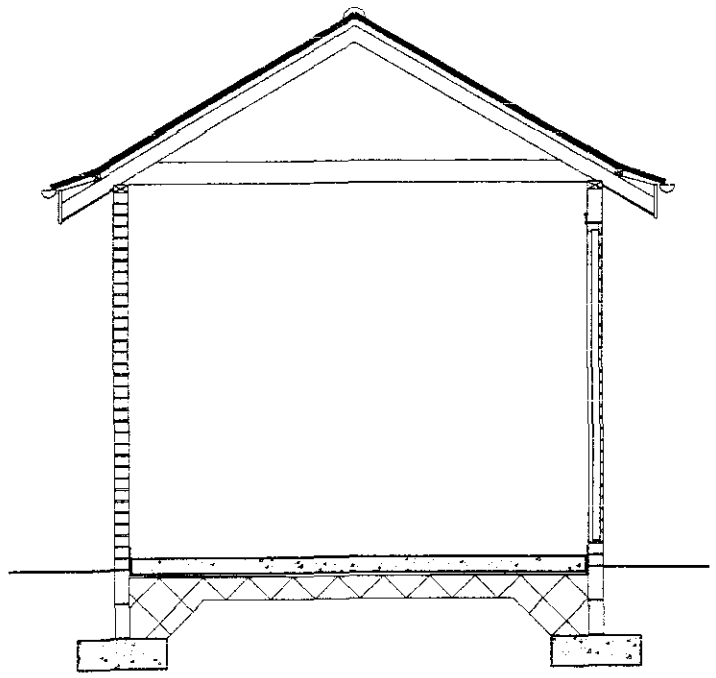
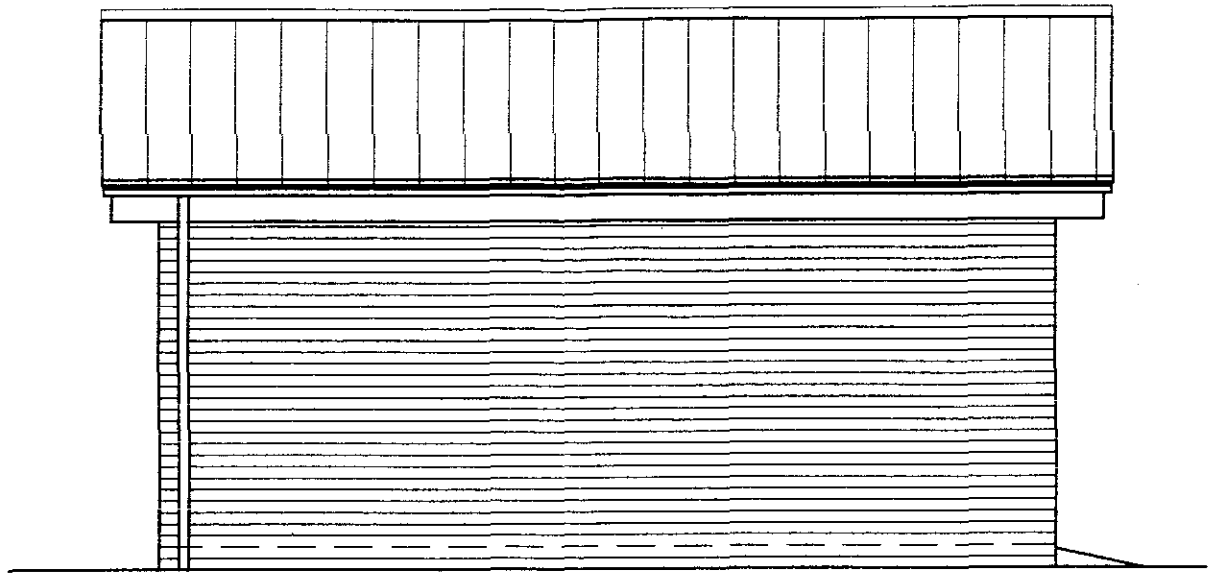
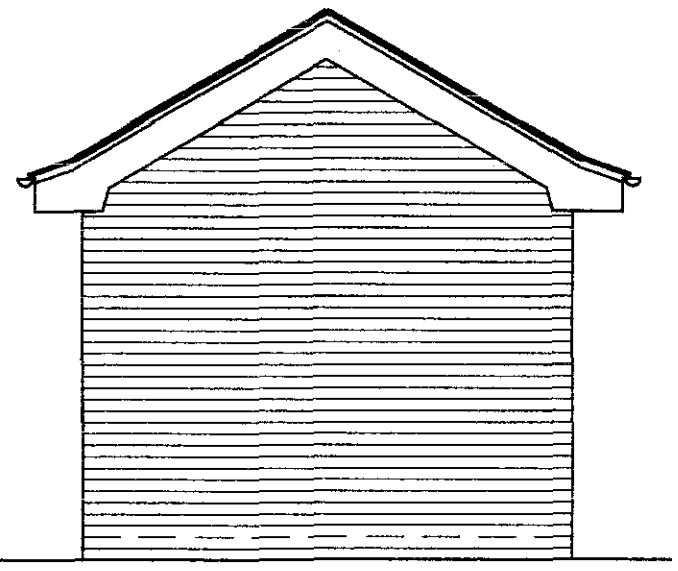


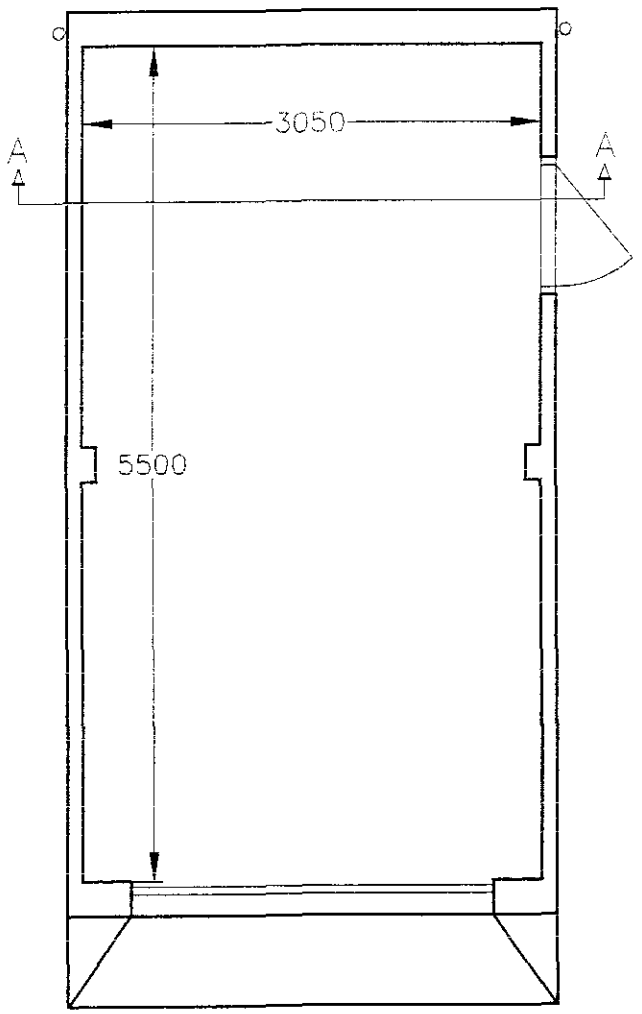
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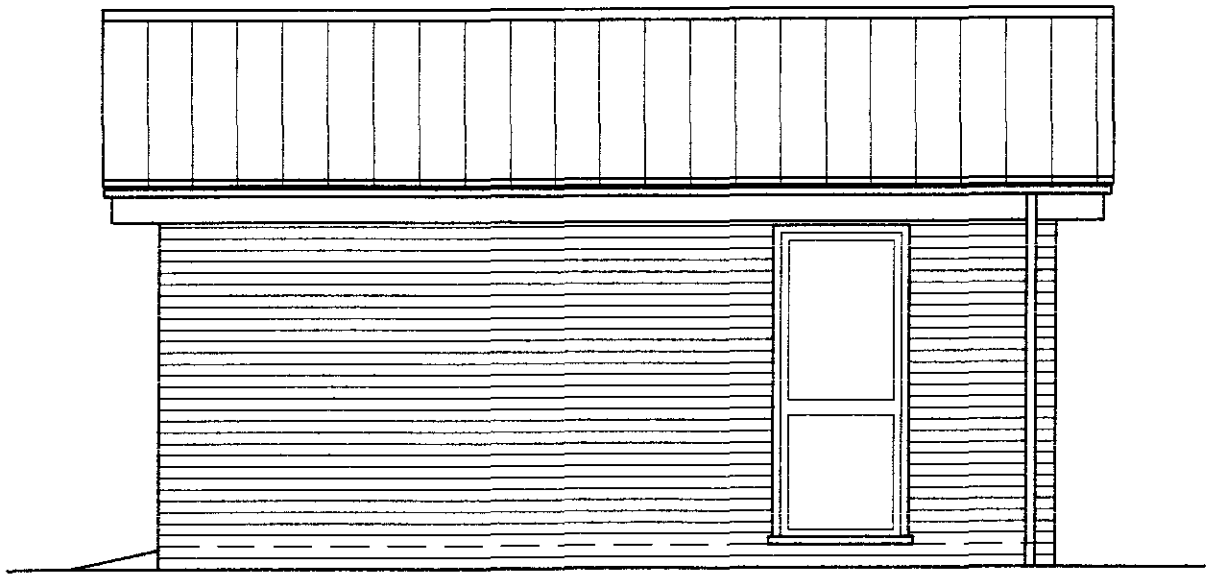
Side Elevation



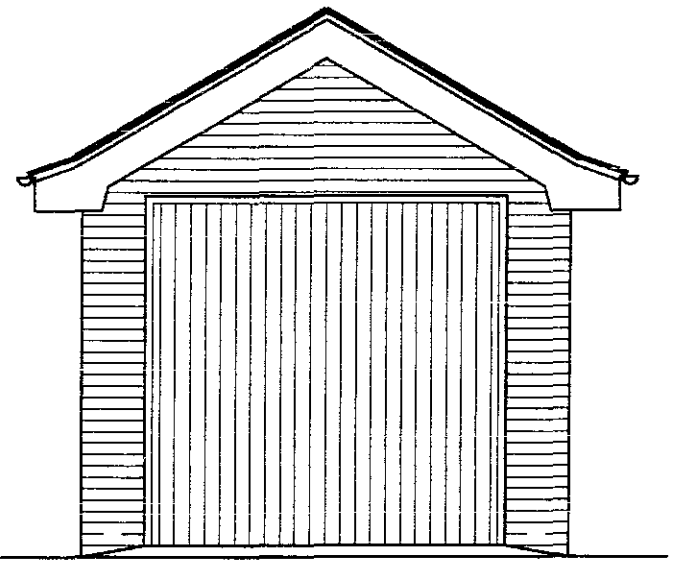
Rear Elevation



Plan



Side Elevation



Front Elevation

External Materials
Walls: Facing bricks:
Colour: Red
Windows: uPVC
Colour: White
Roof: Concrete interlocking tiles
Colour: Red

Proposed Garage Floor Plan, Section & Elevations

Proposed Bungalow at
22b Glen Avenue
Pinchbeck, Spalding, Lincs

Monograms Property Ltd

DATE : Aug 2001 | DRAWN BY : AS

DRAWING SCALE : 1:50 | CHECKED BY :

DRAWING REFERENCE NUMBER / REVISION : 14244 - 05

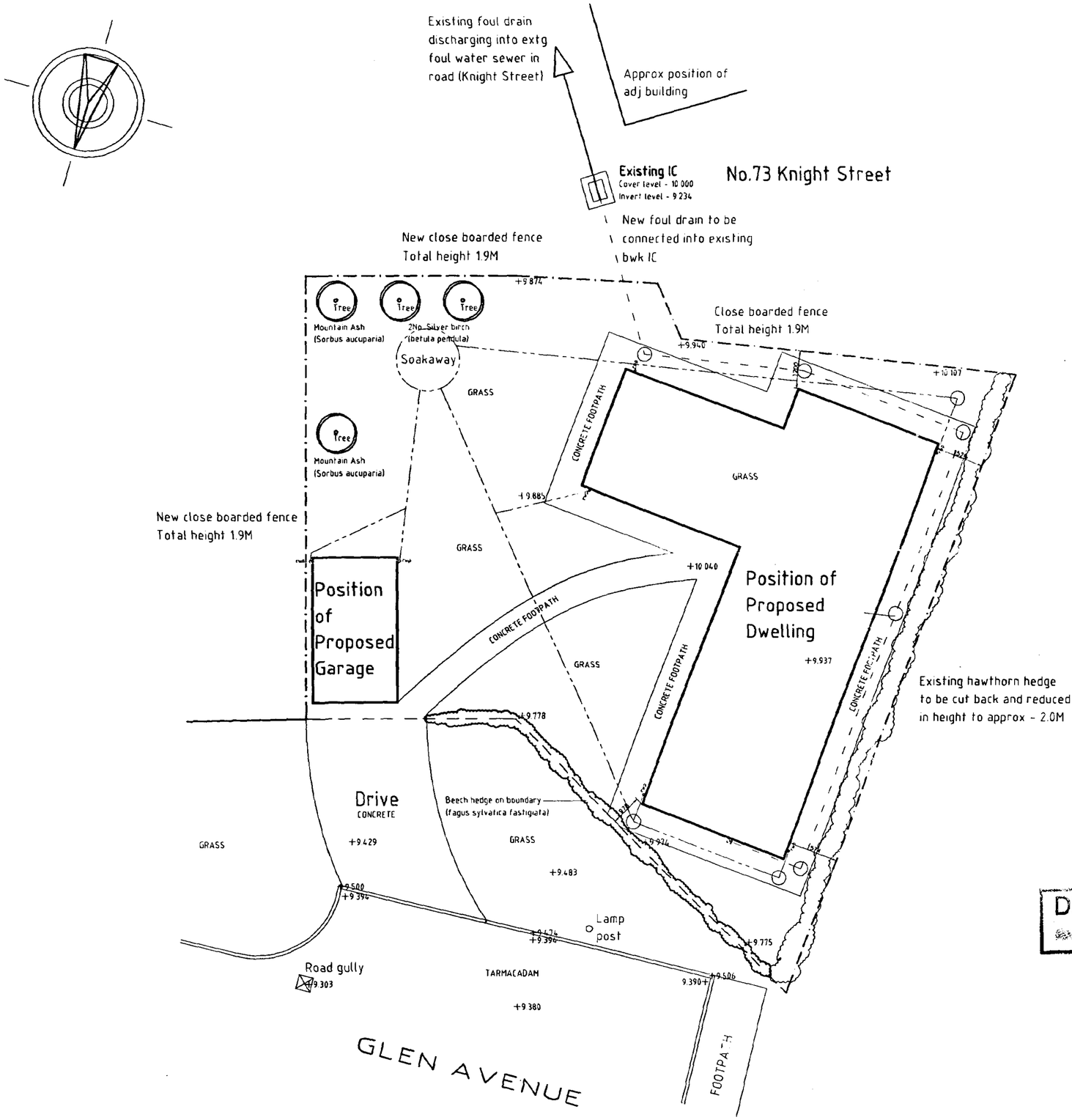
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QUANTITY SURVEYORS
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PROJECT MANAGERS
PLANNING SUPERVISORS

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DETERMINED PLAN

SHDC
Planning & Development
27 FEB 2002
Ref N14/0062/02

LEGEND / NOTES COLUMN :

Key:-

- - - - - - - - - - = Foul drains

———·———·——— = Surface water drains

REV	DESCRIPTION	DATE	INT
C	DRAINAGE & LANDSCAPING ADDED	22.02.02	AS
B	TITLE CHANGED AND DIMENSIONS ADDED	09.08.01	AJO
A	OUTLINE OF PROPOSED DWELLING REVISED	31.07.01	AS

Site Plan as Proposed

Proposed Bungalow at
22b Glen Avenue
Pinchbeck, Spalding, Lincs

Monograms Property Ltd

DATE :	DRAWN BY :
June 2001	AS
DRAWING SCALE : 1:100	CHECKED BY : AJO

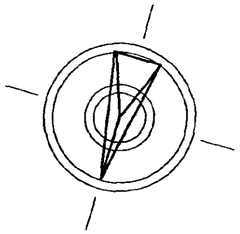
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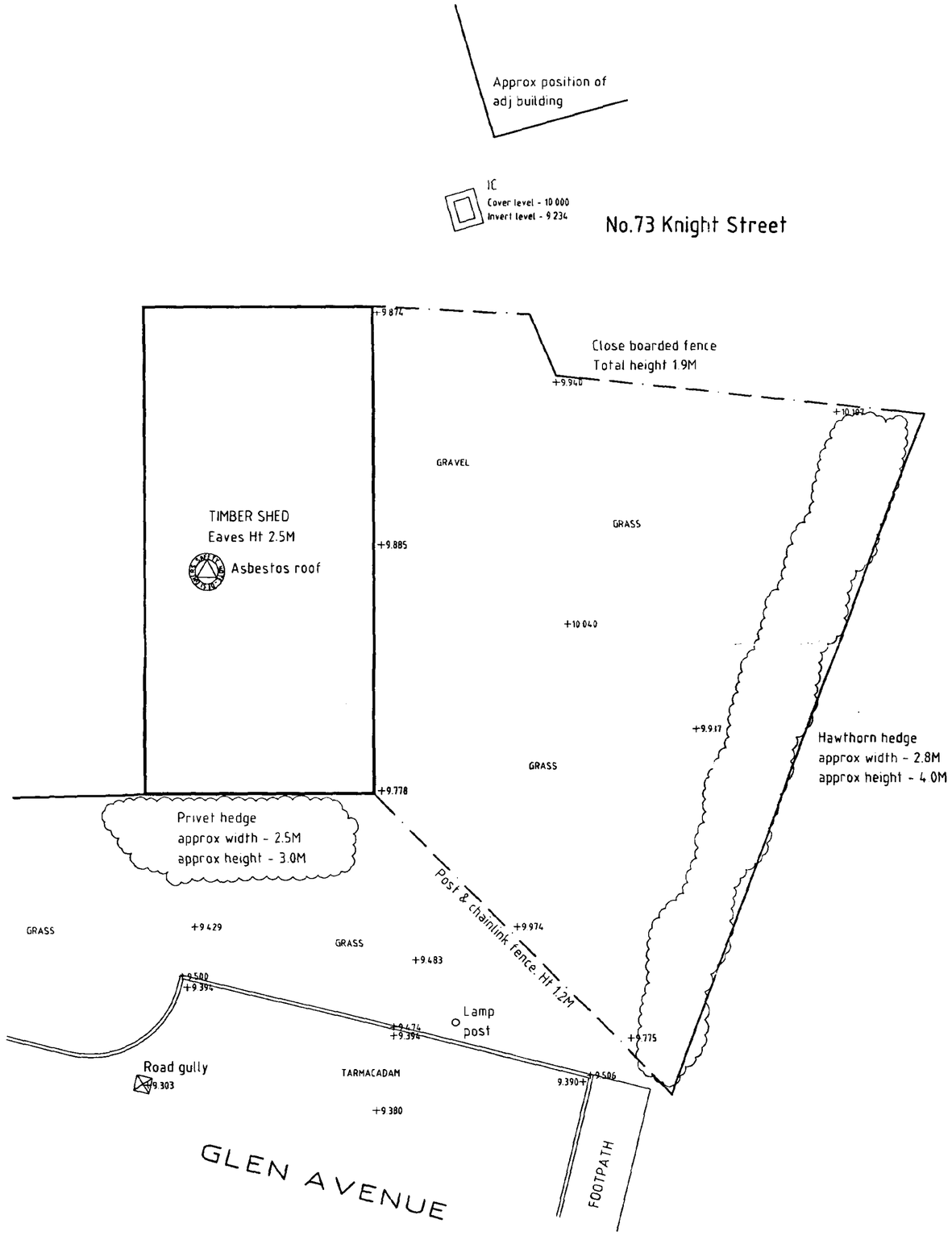
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DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
21 JAN 2002
ref: 0062/02

LEGEND / NOTES COLUMN :

REV	DESCRIPTION	DATE	INT
A	TITLE CHANGED	09.08.01	AJO

Site Plan as Existing

Proposed Bungalow at
22b Glen Avenue
Pinchbeck, Spalding, Lincs

Monograms Property Ltd

DATE :	DRAWN BY :
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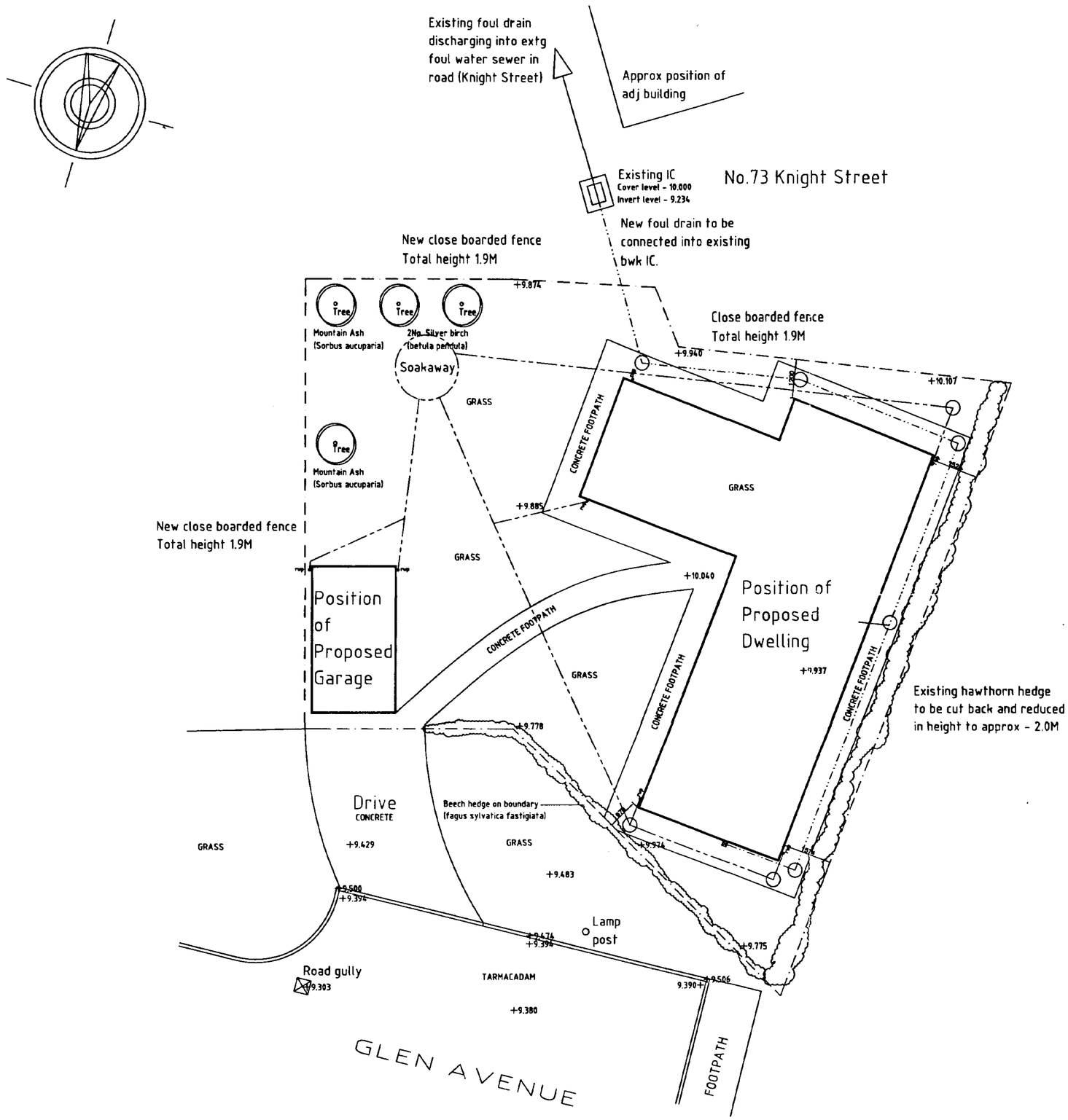
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LEGEND / NOTES COLUMN :

Key:-

---- = Foul drains

— — — = Surface water drains

REV	DESCRIPTION	DATE	INT
C	DRAINAGE & LANDSCAPING ADDED.	22.02.02	AS
B	TITLE CHANGED AND DIMENSIONS ADDED	09.08.01	AJO
A	OUTLINE OF PROPOSED DWELLING REVISED	31.07.01	AS

Site Plan as Proposed

Proposed Bungalow at
22b Glen Avenue
Pinchbeck, Spalding, Lincs

Monograms Property Ltd

DATE : June 2001	DRAWN BY : AS
DRAWING SCALE : 1:100	CHECKED BY : AJO

DRAWING REFERENCE NUMBER / REVISION :

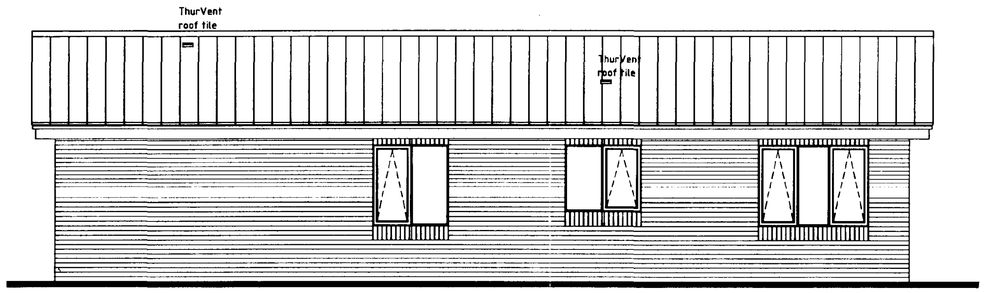
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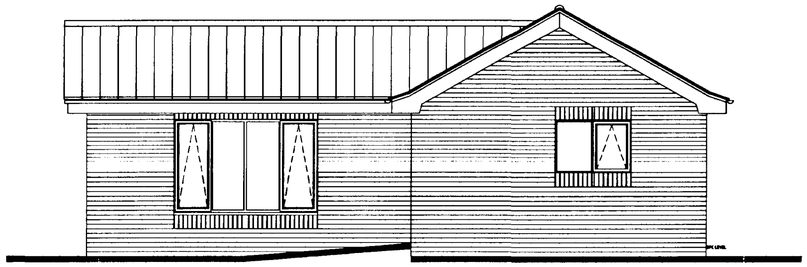
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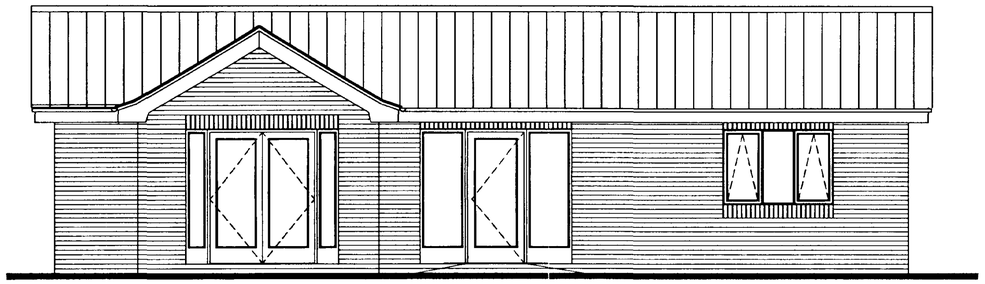
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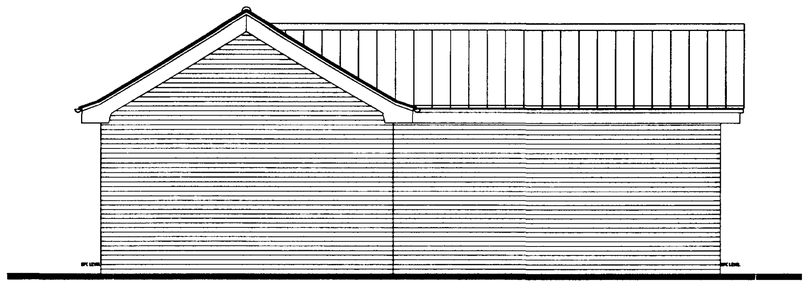
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

Minimum 8000mm sq background ventilation to habitable rooms and kitchen provided by controllable window ventilators.
Proprietary ventilation units fixed above fascia in accordance with manufacturers instructions to give equivalent ventilation to comply with Building Regulations.
760mm minimum clear opening of internal door openings

FOUNDATIONS
600 x 600 mm concrete trench fill foundations to cavity walls, ref to structural engineers details.
All foundations to be situated centrally under walls.
Mix for foundations to be GEN 3 mass concrete to BS 5328:Part 1:1991, ref to structural engineers details

SUBSTRUCTURE
Walls below dpc to be constructed using minimum 7 N / mm sq concrete blocks.
All cavities below ground level to be backfilled using minimum 1:12 concrete.

GROUND FLOOR
Suspended concrete floor to comprise of 65 mm screed, reinforced with chicken mesh, on 500g slip membrane on 59mm Celotex double-R (GA2059) insulation boards on 1200g dpm, laid on concrete infill blocks and joists all to comply with manufacturers recommended instructions and to give minimum U value of 0.25 W / MsqK
100 mm oversite concrete on 1200g damp proof membrane, linked to horizontal dpc on 150 mm blinded consolidated hardcore to garage floor, with 1 : 100 fall towards entrance drive for garage.

DPC
Bituminous felt or polythene horizontal dpc to suit width of masonary, 150 mm above ground level and 150 mm wide vertical dpc to all openings in external walls, all to comply with BS 743 AMD.

EXTERNAL WALLS
100mm facing brickwork, 50mm clear cavity tied to Tyvek breather membrane on 9.5mm plywood sheathing on 38 x 89 mm stud frame with 90mm Rockwool Timber Batts or similar approved between studs, finished with Celotex double-R (GA2010) used as an internal lining finished with Gyproc Wallboard. All to give a U value of 0.35 W / MsqK
Apply aluminium foil vapour seal tape to all joints of Celotex insulation and seal around all penetrations for electrical outlets, switch boxes etc.
All cavities to be closed at eaves and verges with Rockwool TCB cavity barriers or similar approved.
Cavities closed at window, door reveals and movement joints using Rockwool TCB or similar approved.
Wall ties at 375mm centres vertically and 600mm horizontally, with the bottom row of ties 300mm above dpc level and top row of ties at 3 courses below top of brickwork.
Wall ties to openings to be at 300mm vertical centres and within 225mm of jambs.
Cavity trays to be provided above/over horizontal cavity barriers, external lintol openings and meter boxes with weepholes at 15m max centres.
Movement/construction joints formed with Furfix 'Cee Jay' joint former with suitable mastic sealant at 12.0m max centres with stainless steel flexible wall ties each side of joint at 300mm max vertical centres.

INTERNAL WALLS
50 x 75 mm timber studding with 12.5 mm gyproc wallboard each side to ground floor partitions.
Stud partitions to have 75 mm Dritherm between studs for sound reduction.

PITCHED ROOF
Concrete interlocking roof tiles on 25 x 38 mm preservative treated softwood batterns on untearable sarking felt on 30 degree pitch rafters at maximum 600 mm centres with binders and wind bracing all to comply with BS 5268 part 3 1985. Details of trussed rafters and calculations to be submitted before commencement on site.
25 x 100 mm ridge and ceiling binders and diagonal wind bracing.
50 x 100 mm preservative treated softwood wall plates fastened to inner leaf with 30 x 5 x 1000 mm long galvanised mild steel straps at maximum centres, each with 6 No. fixings into blockwork.
30 x 5 x 1500 mm long galvanised mild steel lateral restraint straps with 100 mm turned down fixed to blockwork and fastened to rafters and ceiling joists of 3 No. trussed rafters at gable walls at maximum 2000 mm centres, 50 x 100 noggings beneath straps between rafters and joists or fixed to binders.
300 mm mineral fibre insulation quilt laid between ceiling joists to give minimum U value of 0.16 W / Msq K
Insulation to have minimum 50 mm clearance at eaves for ventilation.
12.5 mm Gyproc wallboard plasterboard and skim ceilings, supported on all edges.
GRP valley gutter fixed to lay boards at valley intersection of roof slopes.
Hatch to roof space to be insulated to same standard as roof.

STEELWORK
Galvanised steel lintols to all openings in external walls by Catnic Ltd or other approved
Wall ties to be galvanised steel in accordance with BS 1243:1978 AMD.

DOORS AND WINDOWS
Door and window frames to be purpose made uPVC by specialist contractor.
All windows to be double glazed (Low-E) 12mm gap to achieve U value of 2.0 W / Msq K.
All full height glazing is to comply with BS 6262 and BS 6206
All glazing is to comply with Part N1 of the Building Regulations.
Window and door frames shall be set back so as to cloak the vertical insulation by at least 25mm.
Level access to be provided to front entrance door with low profile cill, to comply with Part M of the Building Regulations.
Windows to have minimum unobstructed openings of 850mm x 500mm cill height 800mm.

VENTILATION
Extractor fan in bathroom ducted to external air to extract minimum 15 litres per second.
Rapid ventilation to habitable rooms and sanitary accommodation provided by window opening to be minimum 1 / 20th of the floor area.
Rapid ventilation to kitchen provided by extractor fan ducted to external air extracting minimum 60 litres per second.
10,000 mm sq ventilation to patio doors.

DRAINAGE
100 mm diameter uPVC pipes to BS 4660 : 1989 with flexable joints, laid to minimum 1:60 falls on minimum 150 mm pea gravel bed.
Inspection chambers to be Osma uPVC 250 mm diameter to surface water drains.
Inspection chambers to be Osma uPVC 450 mm diameter to foul water drains.
Drains beneath building to be encased in minimum 150 mm concrete.
Drains passing through walls to have 150 mm pea gravel surround extending 900 mm on each side of wall and concrete lintel over.
Drains less than 300 mm below floor slab to be encased in concrete intergral with floor slab.
Drains with less than 600 mm cover to be protected with 75 mm concrete.
Rigid sheet material to mesh 50 mm clearance around opening in wall.
Soakaways to be minimum 5.0 m from building.
32 mm diameter waste pipe to wash handbasin.
40 mm diameter waste pipes to sink, shower and bath.
All waste pipes connected to soil stack to have 75 mm deep seal traps.
100 mm diameter uPVC soil, vent and waste pipe with balloon grating at terminal. Bend at base of pipe to be "
200 mm diameter with lowest connection being minimum 450 mm from bend.

GARAGE
100 mm facing brickwork walls with brick piers at maximum 3000 mm centres.
100 mm facing brickwork tied to 100 mm loadbearing concrete blockwork to walls.

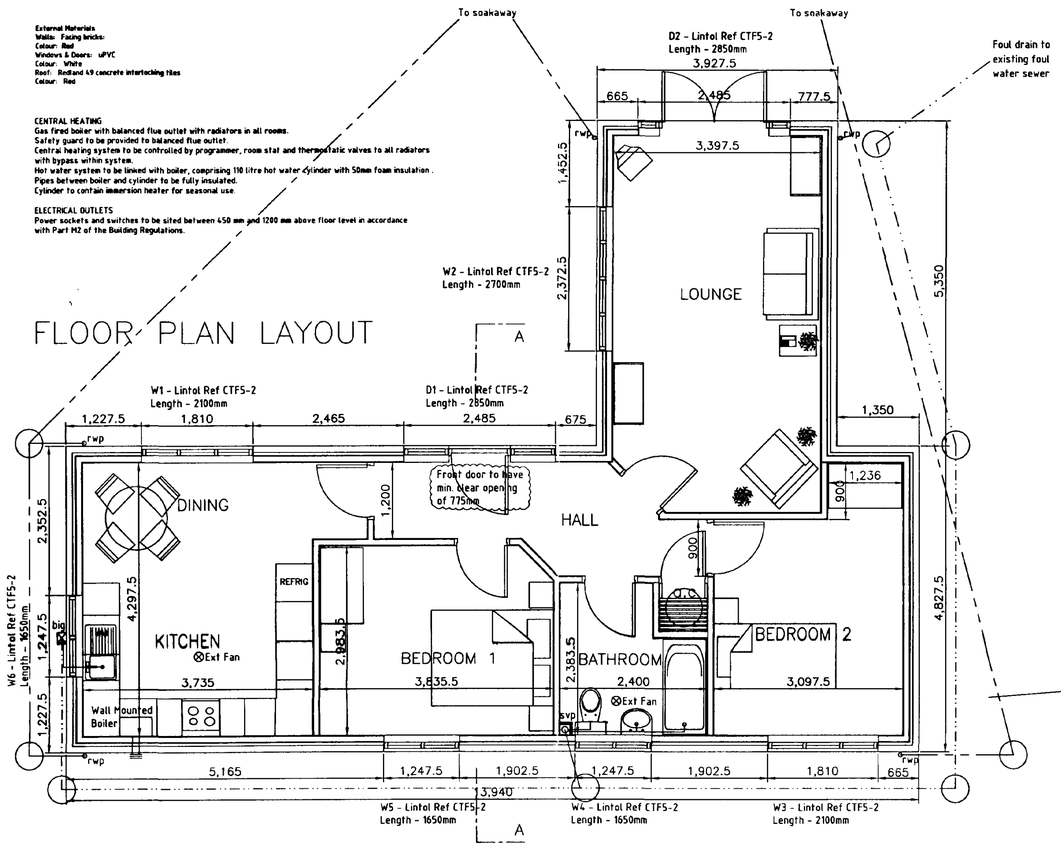
FIRE SAFETY
Self contained automatic smoke detectors to be maximum 7000 mm from kitchen and / or living room door horizontally and maximum 3000 mm from any bedroom door.
Smoke detectors to be permanently wired to a separately fused circuit at distribution board.
Smoke detectors are all to be interconnected.

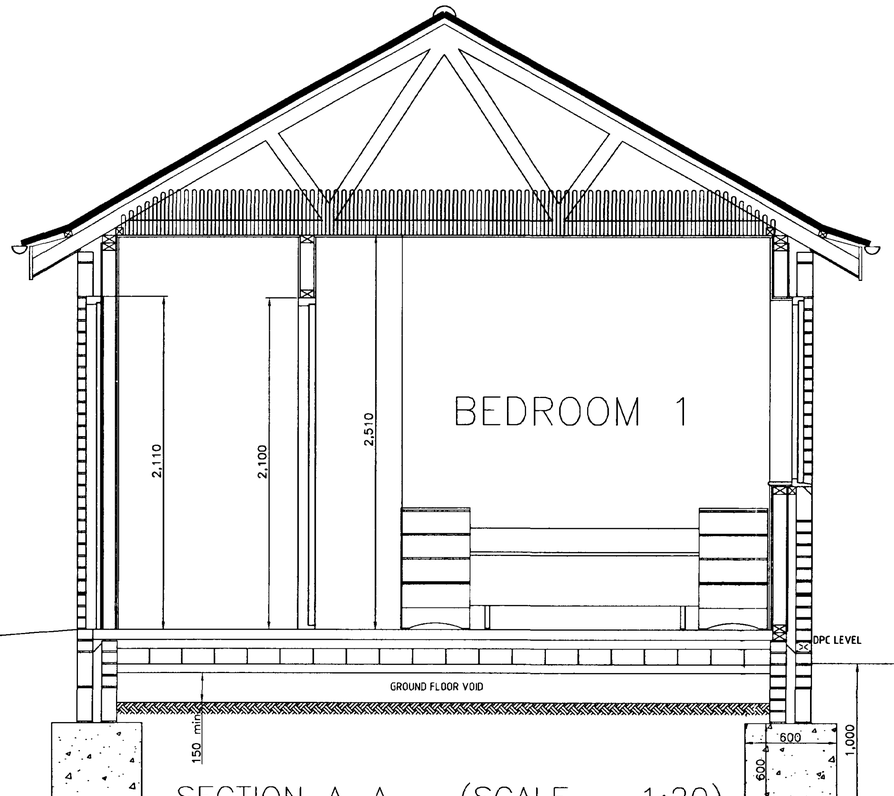
External Materials
Walls: Facing bricks:
Colour: Red
Windows & Doors: uPVC
Colour: White
Roof: Redland 49 concrete interlocking tiles
Colour: Red

CENTRAL HEATING
Gas fired boiler with balanced flue outlet with radiators in all rooms.
Safety guard to be provided to balanced flue outlet.
Central heating system to be controlled by programmer, room stat and thermostatic valves to all radiators with bypass within system.
Hot water system to be linked with boiler, comprising 110 litre hot water cylinder with 50mm foam insulation.
Pipes between boiler and cylinder to be fully insulated.
Cylinder to contain immersion heater for seasonal use.

ELECTRICAL OUTLETS
Power sockets and switches to be sited between 450 mm and 1200 mm above floor level in accordance with Part M2 of the Building Regulations.

FLOOR PLAN LAYOUT





SECTION A–A – (SCALE – 1:20)

REV	DESCRIPTION	DATE	INT
D	BUILDING CONTROL COMMENTS ADDED (REF TO REVISION CLOUDS)	16.04.02	AS
C	BUILDING REGULATIONS NOTES AMENDED	21.02.02	AS
B	BUILDING REGULATIONS INFORMATION ADDED	21.08.01	AS
A	TITLE CHANGED	09.08.01	AJO

Proposed Bungalow Floor Plan, Section & Elevations.

Proposed Bungalow at
22b Glen Avenue
Pinchbeck, Spalding, Lincs

Monograms Property Ltd

DATE : July 2001

DRAWN BY : CLS

DRAWING SCALE : 1:50 @ A1

CHECKED BY : AJO

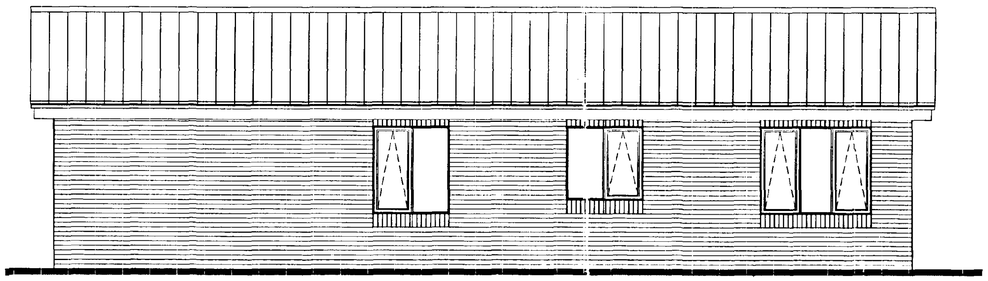
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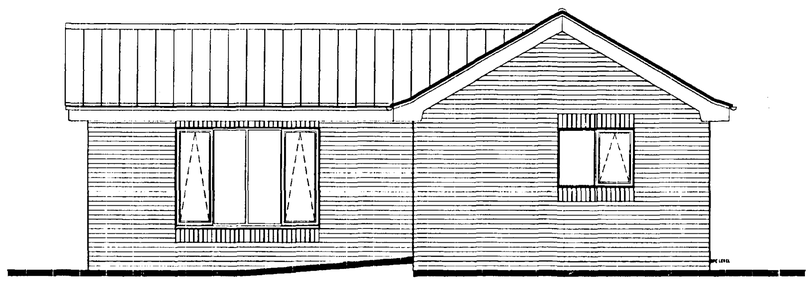
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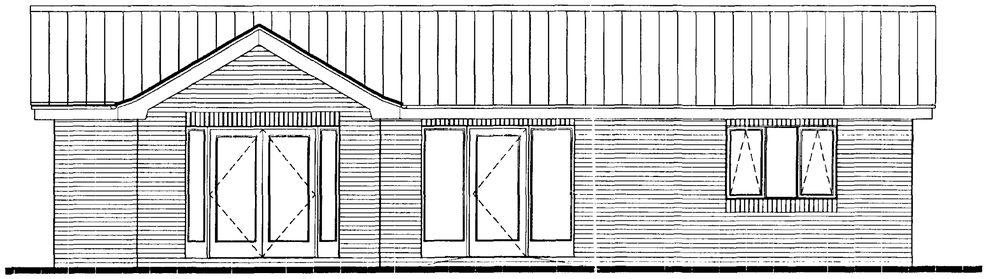
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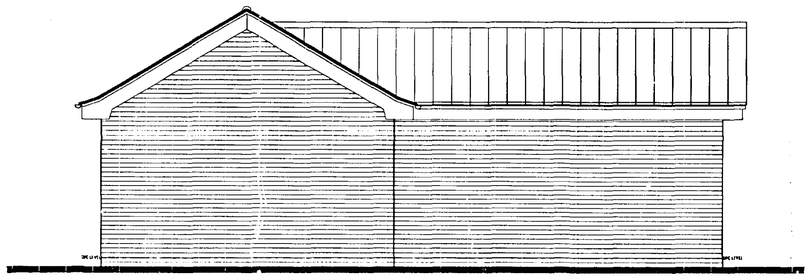
WEST ELEVATION



NORTH ELEVATION



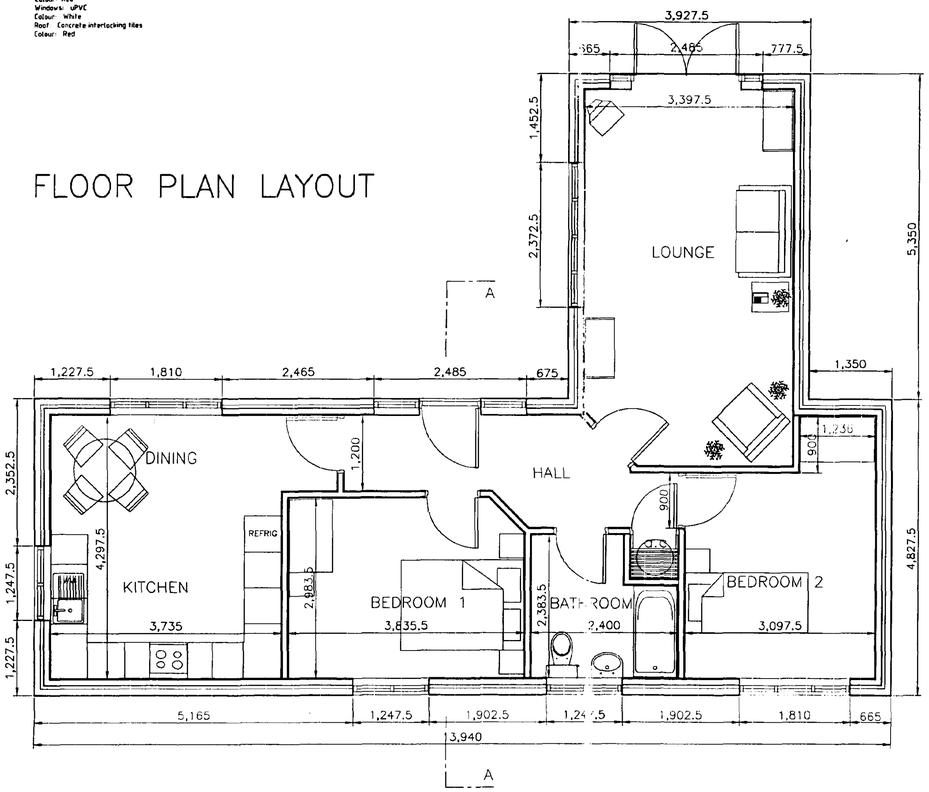
EAST ELEVATION

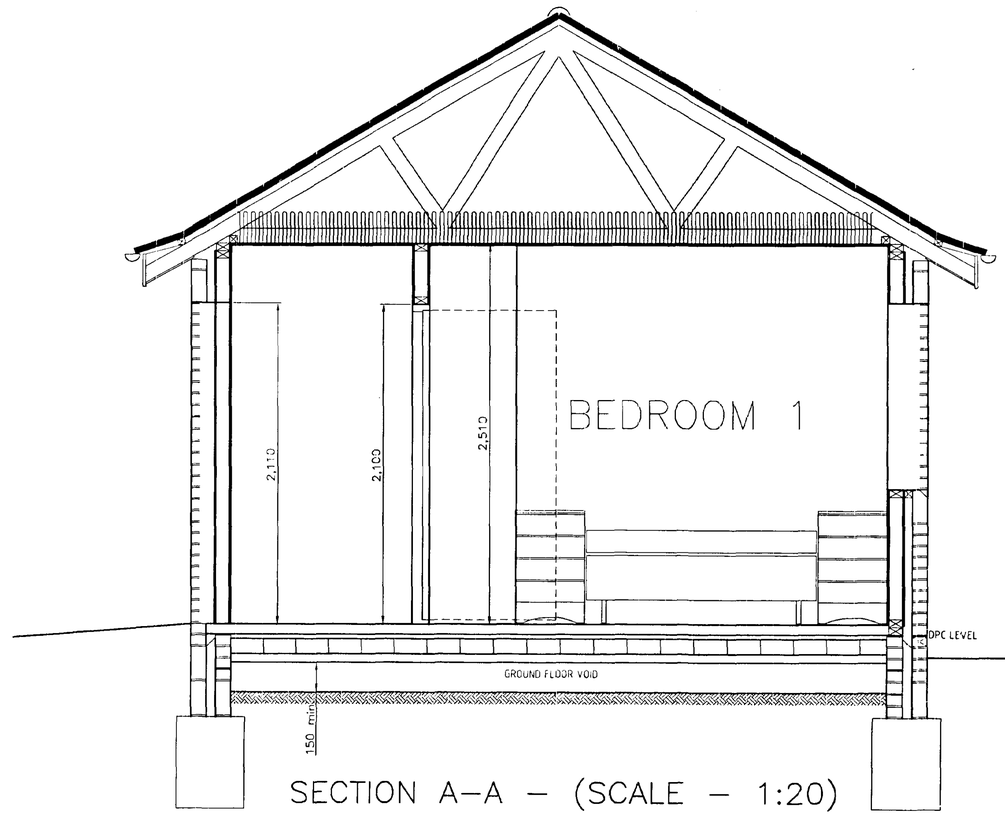


SOUTH ELEVATION

External Materials
Walls: Facing bricks
Colour: Red
Windows: uPVC
Colour: White
Roof: Concrete interlocking tiles
Colour: Red

FLOOR PLAN LAYOUT





SECTION A–A – (SCALE – 1:20)

LEGEND / NOTES COLUMN :

PLAN CHECKED
21 MAR 2002
0662/02

REV.	DESCRIPTION	DATE	INT
A	TITLE CHANGED	19.06.01	AJO

Proposed Bungalow Floor Plan, Section & Elevations.

Proposed Bungalow at
22b Glen Avenue
Pinchbeck, Spalding, Lincs

Monograms Property Ltd

DATE : July 2001
DRAWN BY : CLS
DRAWING SCALE : 1:50 @A1 Size
CHECKED BY : AJO
DRAWING REFERENCE NUMBER / REVISION : 14244 – 04 A

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