# PROPOSED NEW BUNGALOW AT WEST'S NURSERIES, 20 MALLARD ROAD, LOW FULNEY, SPALDING, LINCS. FOR MR & MRS J.S. WEST

| REF. | QTY | BOULTON & PAUL SOFTWOOD LINTELS | I.G. INSULATED LINTOLS | LENGTH |
|---|---|---|---|---|
| 1 | 1 | CR35/113T/113V/113V/113V/113T all | Li/ND | 3300 |
| 2 | 2 | FED 180 RR/Door to clients choice | Li/S | 2100 |
| 3 | 2 | 3½ CVC | Li/HD | 2550 ← |
| 4 | 2 | Hienduerson Regent Chevron 2134 W x 2134 H | Li/S | 2550 |
| 5 | 3 | 210W | Li/ND | 3000 ← |
| 6 | 11 | FNS/Door to clients choice | Li/S | 1200 |
| 7 | 11 | NOTV | Li/S | 750 |
| 8 | 1 | FNS/Door to clients choice | Li/HD. | CONTINUOUS LINTOL OVER 5 C.B. |
| 9 | 1 | 310CVC | Li/S | 2100 |
| 10 | 1 | 2N12W | Li/S | 1200 |
| 11 | 11 | 2400 W x 2100H Patio Door | Li/S | 2700 |
| 12 | 1 | TRULINE SPANISH STYLE ARCH SS2A45 | Box Lintol 75 | 1500 |
| 13 | 2 | FM82R/Door to clients choice | Li/S | 1200 |
| 14 | 9 | INTERNAL DOORS to CLIENT CHOICE | INTERNAL 100 | 1100 |

← LINTOL MUST BE THIS LENGTH WITH WEIGHT OF 19.43 Kg/m

← LINTOL MUST BE THIS LENGTH WITH WEIGHT OF 19.43 Kg/m

USE HEAVY DUTY LINTOLS UNDER COMPOUND GIRDERS.
SEE NOTES ON DRAWINGS 2 OF 3.
ALL ABOVE DOORS ARE FOR REF. ONLY. CLIENT REQ'S P.V.C. DOUBLE GLAZED DOORS & WINDOWS
REQ'D SOFFITS & FASCIAS. COLOUR :- WHITE (MIN. 12MM AIR GAP TO DOUBLE GLAZING)

THE MIN. FOOD STORAGE CAPACITY IS 1.75 CU. M. THIS CAN BE IN THE FORM OF A PANTRY OR SUCH OTHER FITMENTS FOUND IN OR OFF A KITCHEN i.e. FITTED UNITS REFRIGERATOR FREEZER. AN AMALGAM OF ANY OF THE ABOVE WHICH PRODUCES 1.75 CU.M. IS SATISFACTORY, SOME PART MUST BE CAPABLE OF BEING VENTILATED BY NATURAL OR MECHANICAL MEANS.

SURFACE WATER DRAINAGE

110Ø U.P.V.C. POLYDRAIN OR SIMILAR SURFACE WATER PIPE TO MIN. 1200Ø BRICK FILLED WITH POLYTHENE OVER & COVERED WITH TOP SOIL. MIN. GRADIENT OF PIPE 1 IN 100 LAYED ON GRAVEL FROM 5 TO 10MM, PLACE SELECTED BACKFILL AROUND PIPE TO HT. LEVEL WITH CROWN.

SMOKE DETECTION ETC.

PROVIDE SMOKE DETECTOR IN HALLWAY MAINS OPERATED WITH BATTERY BACK UP TO BS 5446 PT 1. WHERE MORE THAN ONE IS FITTED THESE TO BE INTERLINKED. DETECTORS TO BE WITHIN 7M. OF KITCHEN / LOUNGE DOORS & WITHIN 3 M. OF BEDROOM DOORS. WHERE HALL / PASSAGE LONGER THAN 15 M. PROVIDE 2 NO DETECTORS.

SAFETY GLAZING ALL TO BS 6206 & STD

WINDOWS

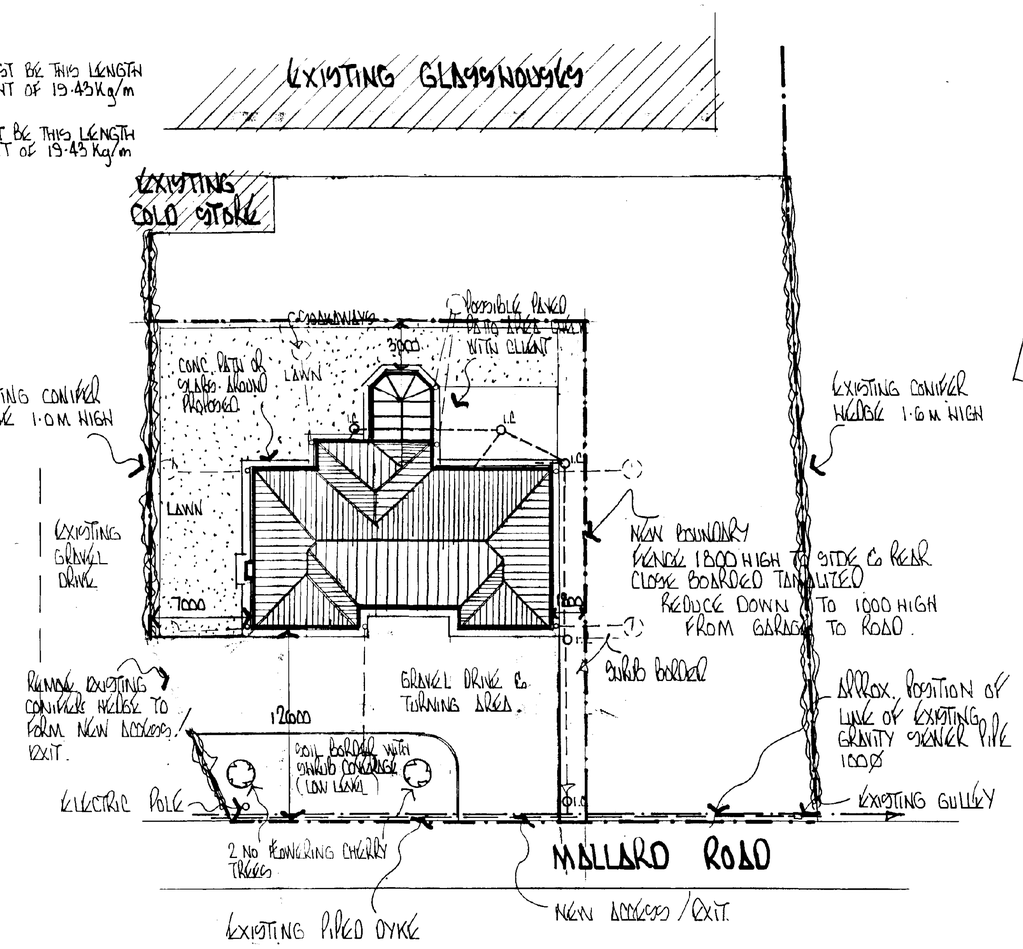
ANY GLASS WITHIN 800 MM ABOVE F.F.L. TO BE TOUGHENED

DOORS

ANY GLASS WITHIN 1500 MM ABOVE F.F.L TO BE TOUGHENED

HEATING / HOT WATER SUPPLY SYSTEM CONTROLS

FIT T.R.V TO ALL RADIATORS & THERMOSTAT/TIME SWITCH TO HOT WATER CYLINDER

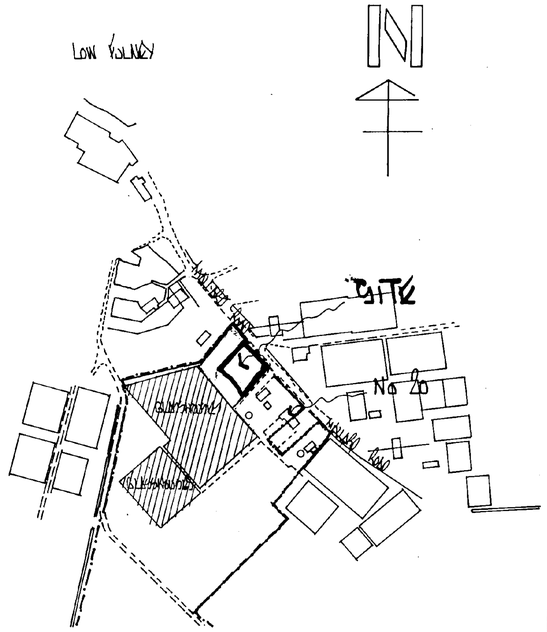



## BLOCK PLAN

SCALE 1/200

BOILER NOTES CONT. FROM ORWG. 2 OF 3

FLUE PIPE / BOILER TO BE INSTALLED TO MANF RECOMMENDATIONS & APPROVED DOCUMENT J OF THE BUILDING REGULATIONS
APPLIANCE TO HAVE AT LEAST 150 CLOSE DISTANCE ON HEARTH TO REAR & SIDES & AT LEAST 300 TO FRONT IF APPLIANCE IS OPENABLE
BOILER TO BE ON CONSTRUCTIONAL HEARTH OF SOLID NON-COMBUSTABLE MATL AT LEAST 125 MM THK. ANY WALL WITHIN 150 OF THE HEARTH SHOULD BE OF SOLID NON-COMBUSTABLE MATL. AT LEAST 75 THK. FOR A HT. OF AT LEAST 1200 ABOVE HEARTH.
MIN 6000 BTU BOILER NON CONDENSATING
CYLINDER SIZE 36" x 18" WITH 25 MM LAGGING MIN.
+ THERMOSTATING RAD. VALVES.




## LOCATION PLAN

SCALE 1/2500

DETERMINED 03/11/96

DETERMINED PLAN

REV 'B' BRICK COLOUR & LANDSCAPING ADDED
REV. 'A' REVISED TO SUIT BUILDING REGS.

DRWG. 3 OF 3

# PROPOSED NEW BUNGALOW AT WESTS NURSERIES, 20 MALLARD ROAD, LONG SUTTON, SPALDING, LINCS. FOR MR & MRS J.S. WEST

**JOINERY :-**

ALL COPIES GIVEN ARE FOR BOULTON & PAUL SOFTWOOD JOINERY WITH REBATES FOR DOUBLE GLAZED SEALED UNITS. CLIENT REQUIRES U.P.V.C. WHITE DOUBLE GLAZED WINDOWS, DOORS, FASCIA, BARGES & SOFFITS. WINDOWS / DOOR COPIES GIVEN ARE FOR REF. SOFFITS TO HAVE 10 MM CONTINUOUS AIR GAP & PVC FASCIA NEON. ALL WINDOWS TO HAVE TRICKLE VENTES TO GIVE 8000 mm² AIR FLOW. GARAGE DOORS SHOWN ARE MANUAL ALLOW FOR ELECTRIC OPERATION LIFT.

ALL I.G. INSULATED LINTELS LAID TO MANF. INSTRUCTIONS WITH MIN. 150 END BEARING. PROVIDE SAND / CEMENT RENDER TO UNDERSIDE OF ALL EXPOSED LINTELS IN GARAGE FOR FIRE PROTECTION OR 12 GYPROC FIRELINE BOARD.

**FOOTPATHS & DRIVE :-**

PROVIDE CONCRETE SLAB FOOTPATH AROUND WHOLE PERIMETER OF BUNGALOW. SET SLABS AWAY FROM WALLS & INFILL GAP WITH 20MM. GRANITE CHIPPINGS (PURPLE). TO AREA INFRONT OF CONSERVATORY ALLOW FOR CONC SLABS PROVIDE 20 MM GRANITE CHIPPINGS (PURPLE) DRIVE OFF HARDCORE BASE WITH CONC. EDGE KERBING.

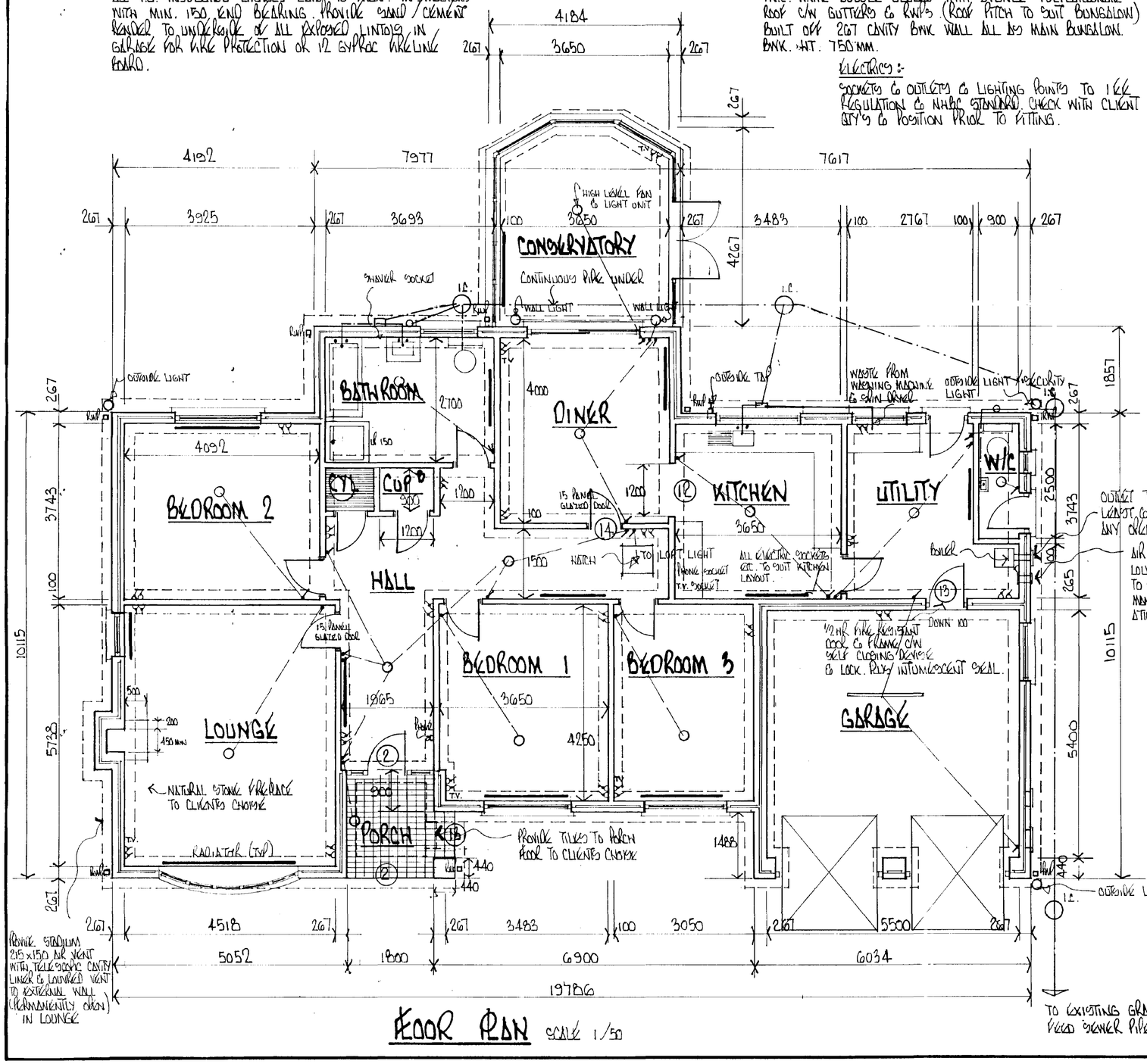
**CONSERVATORY :-**

**CONSERVATORY :- (BY SPECIALIST)**

P.V.C. WHITE DOUBLE GLAZED WITH BRONZE POLYCARBONATE ROOF C/W GUTTERS & RWPS (ROOF PITCH TO SUIT BUNGALOW) BUILT OFF 267 CAVITY BWK WALL ALL AS MAIN BUNGALOW. BWK. HT. 750 MM.

**ELECTRICS :-**

SOCKETS & OUTLETS & LIGHTING POINTS TO I.E.E. REGULATION & NHBC STANDARD. CHECK WITH CLIENT ETC'S & POSITION PRIOR TO FITTING.




## FLOOR PLAN SCALE 1/50

**FOUNDATIONS :-**

700 WIDE x 225 DEEP CONC. STRIP FOUNDATIONS TO ALL CAVITY BWK. 450 WIDE x 225 DEEP CONC. STRIP FOUNDATIONS TO SINGLE LEAF INTERNAL 100 THK. WALLS. THICKEN OUT OVERSITE TO 450 x 225 WITH 45° BATTERS UNDER NON-LOAD BEARING UTILITY 100 THK. WALLS IF REQ'D. CONCRETE MIX ST4. ALL TAKEN DOWN TO A SUITABLE LOAD BEARING SUB STRATA. IF ANY NON LOAD BEARING SUB STRATA IS ENCOUNTERED THE DESIGNER IS TO BE INFORMED BEFORE LAYING ANY CONCRETE & THE ADVICE OF A CONSULTING ENGINEER WILL BE OBTAINED. ALL THE ABOVE WORK IS TO BE APPROVED BY THE LOCAL BUILDING INSPECTOR. EXTEND FOUNDS TO CHIMNEY BREAST & BWK. PILLARS.

**WALLS :-** (102 FACING BWK. 65 INTERNAL 100 HEMELITE OR BLOCK RENDER / SKIM. U VALUE = 0.43 W/m²K)
267 CAVITY BWK. TO COMPRISE :- 102 FACING BWK. MARLEY CAMBRIDGE RIDGLOW, 65 CAVITY WITH 65 ORITHERM INSULATION LAID TO MANF. INSTRUCTIONS, 100 HEMELITE OR SIMILAR APPROVED INSULATION BLOCK, RENDER & SKIM INTERNAL WALLS EXCEPT GARAGE WALLS. MORTAR TO B.R.E. DIGEST NO 178 & CP121 PART 1 1973 & AS RECOMMENDED BY BWK/BLOCK MANF. G.D.V. OR SIMILAR WALL TIES BUTTERFLY OR TWIST TYPE WITH CENTRAL DRIP & FITTED IN ACCORDANCE WITH BS5628. TIES AT 900 CRS HORIZONTAL & 450 CRS VERTICAL STAGGERED & AT 300 CRS AS NEAR TO DOOR / WINDOW JAMBS AS POSSIBLE. D.P.C.'S AROUND ALL OPENINGS CAVITY TRAYS ABOVE I.G. LINTOLS. D.P.C.'S & D.P.M'S TO BE JOINED & CONTINUOUS. CLOSE CAVITY AT WALLPLATE LEVEL. LEAN MIX TO CAVITY MIN. 150 BELOW D.P.C. CLASS 'A' CONC BLOCKS BELOW GROUND LEVEL. BRICKS BELOW GROUND LEVEL TO BE F.L. QUALITY TO BS 3921. DRAINS PASSING THRO WALLS TO BE PROTECTED BY CONC. LINTOL OVER & MIN. 50 GAP AROUND PIPE GAP FILLED WITH COMPRESSIBLE MATERIAL & VERMIN GUARD TO EXTERNAL FACE OF WALL. 50 x 100 WALLPLATES OFF MORTAR BED WITH 30 x 5 x 1000 LG GALV. METAL ANCHOR STRAPS AT MAX. 2M. CRS. PROVIDE THERMAL BREAKS WHERE REQ'D IN THE STRUCTURE TO AVOID COLD BRIDGING OCCURING. (THERMABATE CAVITY CLOSERS TO JAMBS / CILLS)

**FLOOR :-**

150 MIN. CONSOLIDATED HARDCORE BLINDED 1200 GAUGE D.P.M. LAID OVER P.C. 100 MIN. OVERSITE CONC. ST4 MIX. 65 SAND / CEMENT SCREED. OVERSITE CONCRETE TO GARAGE FLOOR TO HAVE STEEL FLOAT FINISH. NOTE BETWEEN D.P.M. & OVERSITE CONC. PROVIDE 40 MM INSULITE FLOORING GRADE SD TO WHOLE AREA OF BUNGALOW / CONSERVATORY FLOOR & TO PERIMETERS. NON TO GARAGE FLOOR.

**ROOF :-**

MARLEY OR SIMILAR APPROVED CONC. INTERLOCKING ROOF TILES TYPE :- MENDIP SMOOTH BROWN FITTED TO MANF. INSTRUCTIONS. 75 HEADLAP. OFF 38 x 25 T.T. TILING BATTENS ON 1 LAYER OF UNDERDRAIN ROOFING FELT TYPE 1F BS747 WITH MIN. 150 LAPS. TWINADAPTE 'LINK' OR SIMILAR APPROVED TRUSSES AT MAX. 400 CRS. TO COMPLY WITH B.S. 5268 PART 3 1985 & FITTED TO MANF. INSTRUCTIONS. WATER TANK & LOFT WATCH CONSTRUCTION IN ACCORDANCE WITH MANF. INSTRUCTIONS. 200 F/G INSULATION BETWEEN CEILING JOISTS. 10 PLASTERBOARD & ARTEX FINISH TO CLIENTS CHOICE. 127 GYPROC COVING THRO-OUT. TO GARAGE CEILING PROVIDE 1/2 GYPROC FIRELINING BOARD & ARTEX C/W FIRE STOP TO WALLS TO GIVE 1/2 HR. FIRE RESISTANCE. ALL STRUCTURAL TIMBER SC3 GRADE. 114 MM P.V.C. SQUARE GUTTERS (WHITE). 65 MM P.V.C. SQUARE R.W.P.'S. ALL SOAKAWAYS MIN. 5 M. FROM BUILDINGS. FIBREGLASS TO BE LAYED 100 MM BETWEEN JOISTS & 100 MM OVER JOISTS.

**DRAINS :-**

POLYDRAIN OR SIMILAR APPROVED 110 Ø UPVC ALL LAID TO A 90° CLEANSING GRADIENT. ALL JUNCTIONS TO HAVE 90 BENDS. PROTECT ALL DRAINS NOT UNDER A ROAD WHICH HAVE LESS THAN 600 COVER WITH CONC. PAVING / SLABS. IF DRAINS ARE LAID UNDER A ROAD PROVIDE CONCRETE HAUNCHING OVER PIPES TO BE LAID ON SELECTED BACKFILL & GRANULAR BED. G.N.P. TO EXTEND 900 ABOVE WINDOW / DOOR HEADS & TERMINATE IN BALLON FINIAL. TS DEEP SEAL TRAPS & RODDING POINTS TO ALL WASTE PIPES. 50 MM WASTE TO SINK. 40 MM WASTE TO BATH & SINK. 40 MM WASTE TO BASIN. I.C.'s TO BE POLYDRAIN HIGH DENSITY BLACK, POLYETHYLENE WITH CLEAR SEAL & CAST IRON LID. BUILT OFF 15 MM BED. PROVIDE HEAVY DUTY LID IF WITHIN DRIVE. MIN. FALL OF SOIL DRAINS 1 IN 80.

**VENTILATION :-**

0311/96

PROVIDE MECHANICAL VENTILATION TO BATHROOM TO GIVE A MIN ~~AIRFLOW OF 15 LITRES~~ PER SECOND DUCTED TO EXTERNAL AIR. TO KITCHEN PROVIDE MECHANICAL VENTILATION TO GIVE A MIN. AIRFLOW OF NOT LESS THAN 60 LITRES PER SECOND OR INCORPORATED WITHIN A COOKER HOOD & EXTRACTING AT A RATE NOT LESS THAN 30 LITRES PER SECOND.

HOT WATER SYSTEM TO BE VENTED. HOT WATER CYLINDER & PIPES TO BE INSULATED. PROVIDE MECHANICAL VENTILATION TO GIVE MIN. AIRFLOW OF 30 LITRES PER SECOND TO UTILITY.

**CHIMNEY :-**

OPEN FIRE TO LOUNGE TO BURN SMOKELESS FUEL. HEARTH TO APPROVED DOCUMENT J PART C TO BE OF NON COMBUSTABLE MATERIAL & AT LEAST 125 THK. MIN. 225 Ø FLEXIBLE CLAY FLUE LINERS TO B.S. 1181 WITH SOCKETS U.P. PROVIDE AIR BRICKS TO GIVE PERMANENT 5500 mm² AIR FLOW. ALL TIMBER TO BE MIN. 40 AWAY FROM CHIMNEY. STACK TO BE MIN. 440 SQ WITH 2 No COURSES BLUE ENGINEERING BRICKS. D.P.C. NO 4 LEAD FLASHING STEPPED WITH COVER APRON. STACK TO TERMINATE IN TS CONC. CAP & CLAY POT.

**BOILER :-** (SEE ALSO NOTES RE :- BOILER ON DRWG. 3A OF 3)

OIL FIRED BOILER "CAMUS BOILTER" OR SIMILAR APPROVED WITH HORIZONTAL BALANCED FLUE WITH DUCTING & GRILLE TO EXTERNAL WALL. PROVIDE AIR BRICK. AS REQ'D LOUNGE. HOT WATER CYLINDER TO HAVE INSULATED JACKET. INSULATE HEATING PIPEWORK TO ROOF / CEILING. THE OUTLET FROM THE BALANCED FLUED BOILER TO BE AT LEAST 600 MM FROM ANY OPENING.

REV. A REVISED TO SUIT BUILDING REGS.

DRWG 2 OF 3

KEY & BWK. TYPE & LANDSCAPING AGREED