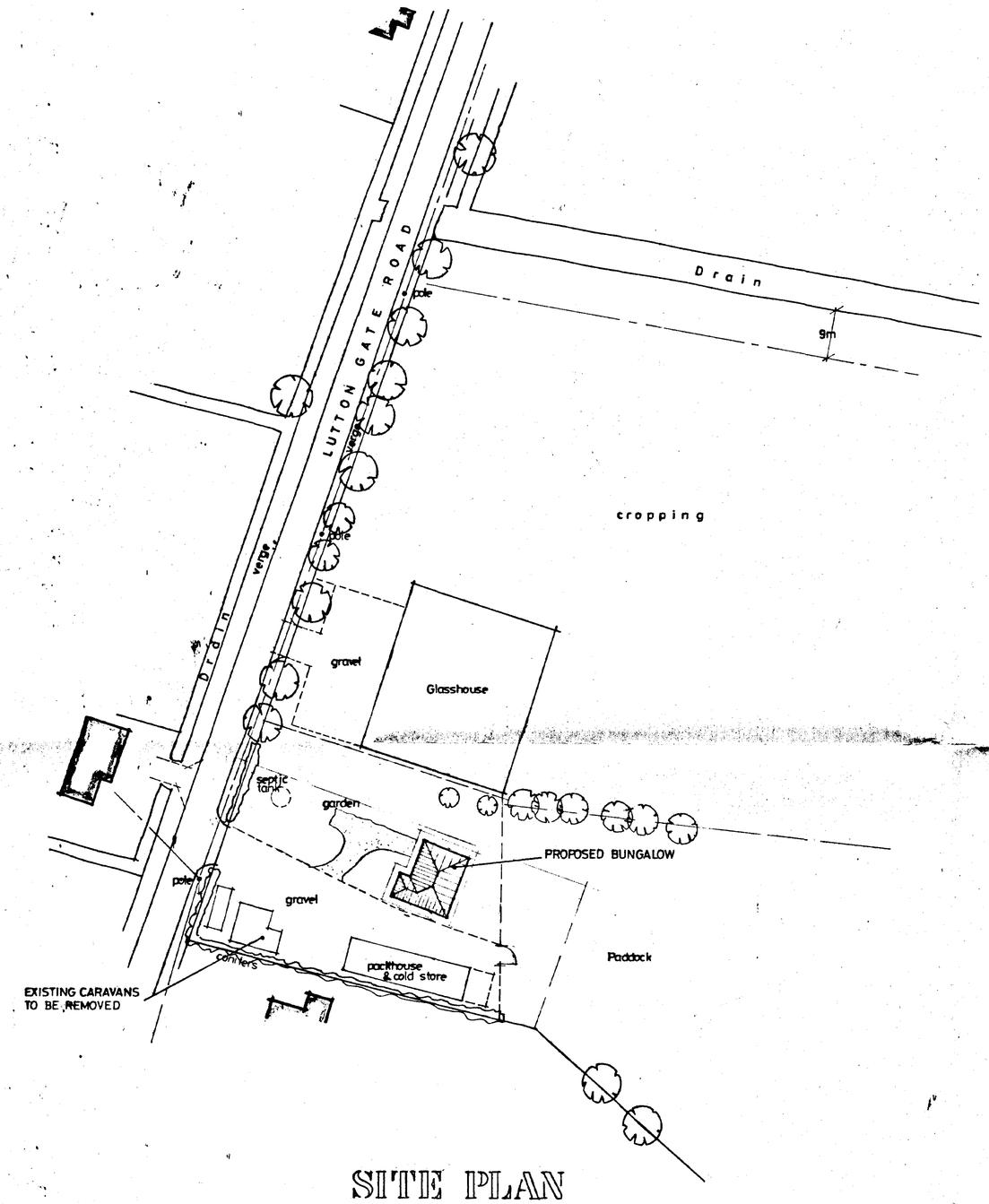
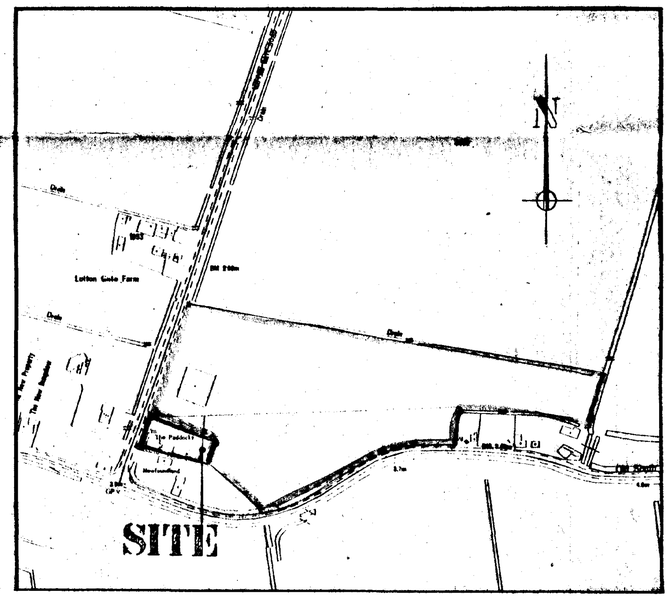


SITE PLAN

1 : 500



LOCATION PLAN

1 : 2500

SOUTH HOLLAND DC
HOUSING & PLANNING
28 JUN 2001
Ref: 0795/01

DETERMINED PLAN

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

PROJECT:

3 BEDROOM BUNGALOW & GARAGE IN CONJUNCTION WITH EXISTING HORTICULTURAL BUSINESS

CLIENT:

W. PRICE
THE PADDOCKS
LUTTONGATE ROAD
THROCKENHOLT

SCALES:	DATE:
AS INDICATED	*AUG 2000*
G.R. MERCHANT.	DRAWING No.: *057/00/01*

REVISIONS:

DO NOT SCALE FROM THIS DRAWING
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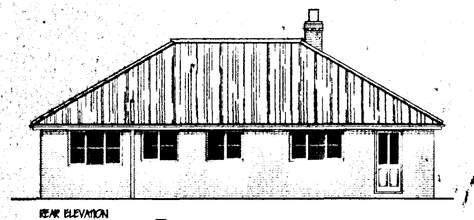
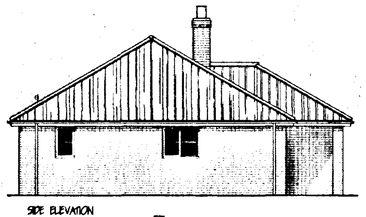
The General Contractor is to check all dimensions on site and report discrepancies to the Architect.
All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

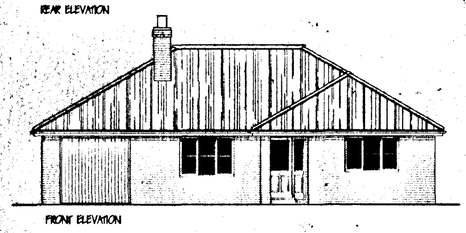
Summit DS (UK) 99982



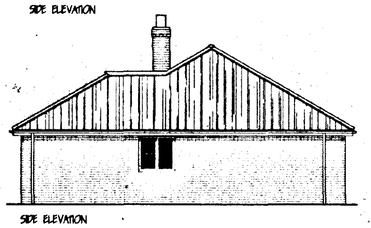
REAR ELEVATION



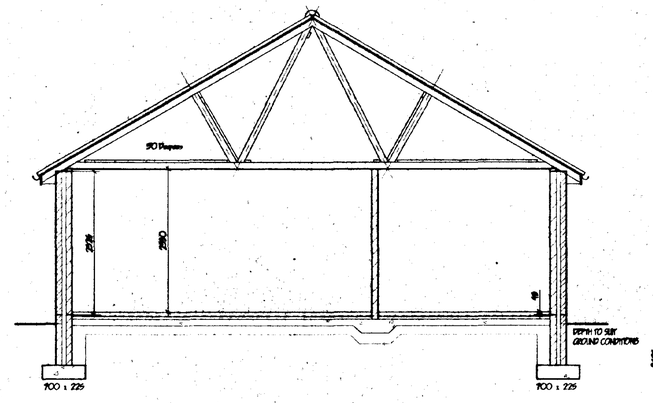
SIDE ELEVATION



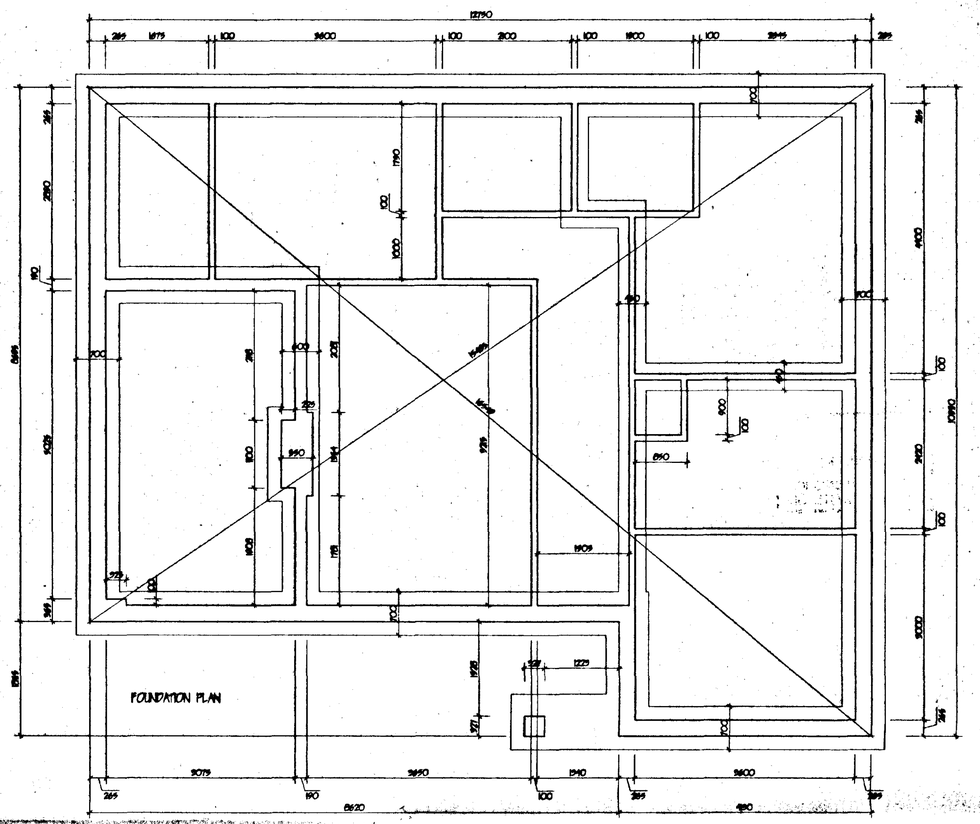
FRONT ELEVATION



SIDE ELEVATION



SECTION



GLAZING.
Double glazed propertly throughout (minimum 6mm air gap to all units) excluding openings. 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 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 Gas fired condensing boiler with flue assisted balanced flue. Provide durable wire guard to flue externally. Provide timer switch and suitable thermostat to dwelling or fit thermostatic 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. LI. part 5.

SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446: pt.1. in positions shown on plan.

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 at external positions to have cavity tray D.P.C. to CP. 121. Internal lintels to be I.G. 100 Plus type. Lintels in openings to be underlined with 12.7 Fireline board or recess 12mm render and skim. Provide Perp-end weep holes and stopends to cavity tray.

FOUL DRAINAGE
Inspection chamber construction to be "Ownit" 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 laid and surround with 100mm pea gravel. Where pipes pass under floors encase in 150mm pea gravel. Where pipes pass under driven surround in 150mm concrete with flexi joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm opp around pipe, opening sealed both sides of wall with rickard sheet metalfoil. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm dia. PVC to B.S. 5255: 1979 complete with rodding eyes at every change of direction: Bath, basins and sink to have 75 deep seal traps: Shower to be ratsed on 150mm plinth with access plate to anti-syphon trap and 50mm waste.

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 Polyfoarmax 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 top floor D.P.M. All on 100 concrete oversite: Concrete mix GEN4 to B.S. 5928: pt1 1991: 150 blinded and consolidated hardcore: Garage floor to be as above except sand cement screed and insulation.

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 GEN4 mix to B.S. 5928: pt1 1991. All foundations taken down to bear on load 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. 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.

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be laid socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot: Weak mix. conc. infill around flue as work proceeds: Trim roof around flue, no timber within 40mm of flue: At roof / flue intersection provide code 4 lead flashing and 2 course engineering bricks.

LEVEL ENTRY THRESHOLD
Provide "Bolton & Pail" Mobility door frame & threshold (PA29M-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 + 3.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers. All to be sloped up to footpath level at min. 1:20

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. (parts C1-2S) . Appliance to be in accordance with building regulations. Provide louvered permanent vent. in ext. 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.

LIMITATIONS.
This drawing is limited to the extent 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 given 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, adherance 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.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. 473 part 2 1971, 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 CP3 chapter V part 2 1972. Timberplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1939. TRUSS CALCS TO BE SUBMITTED TO L / A MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/ c to a pitch of 90 deg. 38 x 100 ridge node 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 bridging 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 spp and fly proof screen: All structural timber to be min.SC3 grade. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webs in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 454 ceiling joists. At roof intersections provide 25 x 100 lay boards and dwangking trusses at 600 c/ c : Install code 4 lead valley liner.

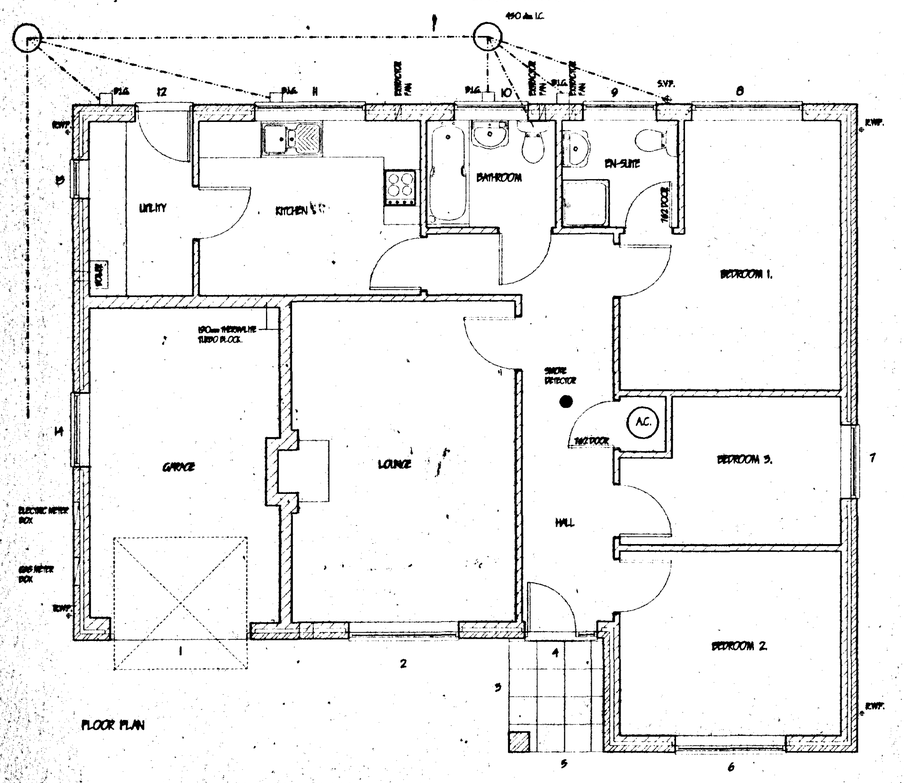
CEILINGS.
200mm glassfibre insulation total thickness. 100mm between joists & 100mm over Joists. 12.7mm Gyproc plasterboard 3mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Garage ceilings to be 12.7mm Gyproc Fireline board and Artex: Provide access trap to roof space: opening to be lined with 25 x 25 planted slope. Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jablite to top surface. Draught seal all round

WALLING.
265 cavity walling to consist of face brickwork to B.S. 5628:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrement cert' No.89 / 1087. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist, turn sell. 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 3mm skim (except garage) .

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt.1 1981: DPC to internal wall positioned to accordance with CP 102 min. 150 above finished ground level. Weak mix. concrete infill to base of cavity to closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.
All new surfaces, timber, plaster etc. to be painted to clients requirements.

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.

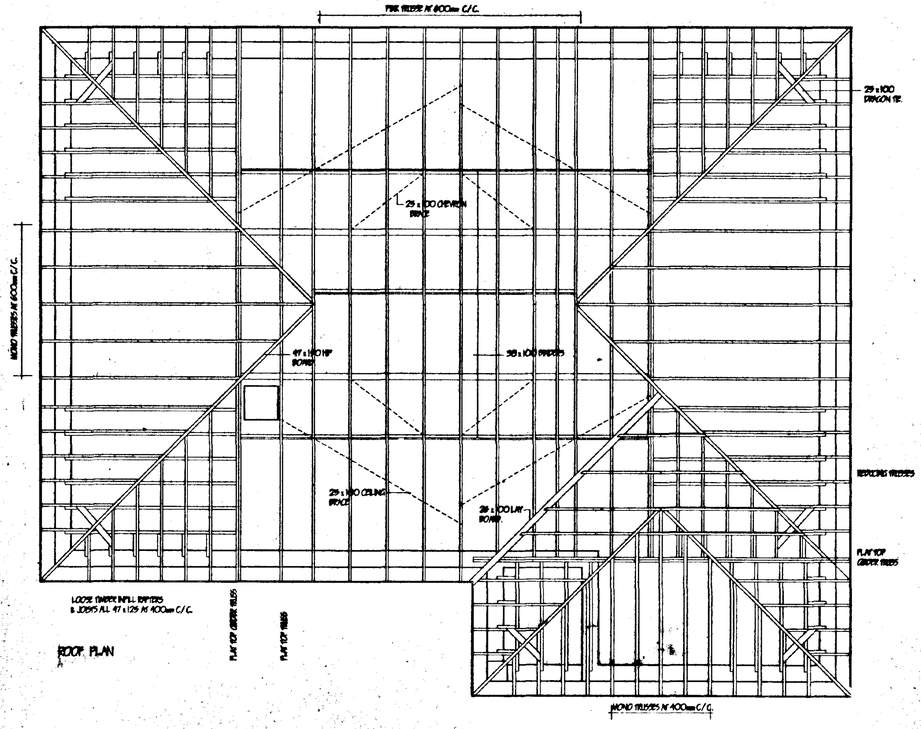


FLOOR PLAN

LINTEL / WINDOW SCHEDULE

POSITION	JOINERY	LINTEL	LENGTH
1	UP TO TOP 5	I.G. LI / HD	2700
2	HP/SCC	I.G. LI / HD	2800
3	ARCH	I.G. LI / HD	1950
4	PER 120	I.G. LI / HD	1500
5	ARCH	I.G. LI / HD	1800
6	HP/2CC	I.G. LI / HD	2400
7	HP/2CC	I.G. LI / HD	1900
8	HP/2CC	I.G. LI / HD	2100
9	H21OC	I.G. LI / HD	1500
10	H21OC	I.G. LI / HD	1500
11	HP/1OCC	I.G. LI / HD	2100
12	PR29M-MOB	I.G. LI / HD	1200
13	H11OC	I.G. LI / HD	900
14	H21OC	I.G. LI / HD	1500

ALL JOINERY CODES BOULTON & PAUL



ROOF PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
28 JUN 2001
Ref: 0795/01

DETERMINED PLAN

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I.ENG AMICE FIWO
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Project
3 BEDROOMED BUNGALOW & GARAGE
THE PADDOCKS,
LUTTONGATE ROAD,
THROCKENHOLT, LINC'S.

Client
W. PRICE

Drawing
PLAN S / ELEVATIONS / SECTION

Job Ref	Drawing No
057-00	02
Date	Drawn
AUGUST '00	J.C.

Scales
1:50 1:100

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