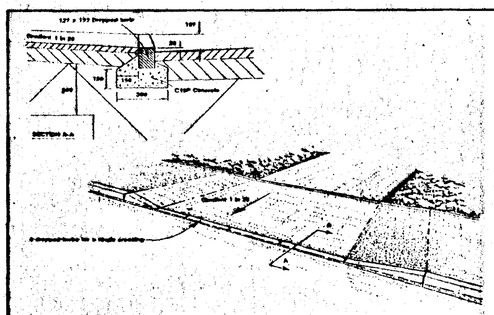


DOMESTIC VEHICLE CROSSING (REF. CLAUSE 1.0(A))

DOMESTIC VEHICLE CROSSING
(Flexible Construction)

1 Excavate for as necessary and compact the formation prior to laying any foundation material. Provide, lay and compact using vibrating compaction equipment 380mm finished thickness of non-frost susceptible crushed rock, crushed slag or crushed concrete to Type 1 grading. If CBR values are below 2% an approved Geotextile or an extra 150mm of sub-base will be required.

2 Provide, lay and compact 50mm finished thickness of 20mm nominal size dense bitumen macadam basecourse to BS: 4987 using 100 pen bitumen binder. Void content 2.8%.

3 Provide, lay and compact 25mm finished thickness of 6mm nominal size bitumen macadam wearing course to BS: 4987 using 100 pen bitumen binder. Void content 2.10%.

LANDSCAPING & TREE PLANTING

A BEECH HEDGING (FAGUS SYLVATICA)

B HAWTHORN (CRATAEGUS OXYACANTHOIDES) FEATHERED

C WHITEBEAM (SORBUS ARIA LUTESCENS) FEATHERED

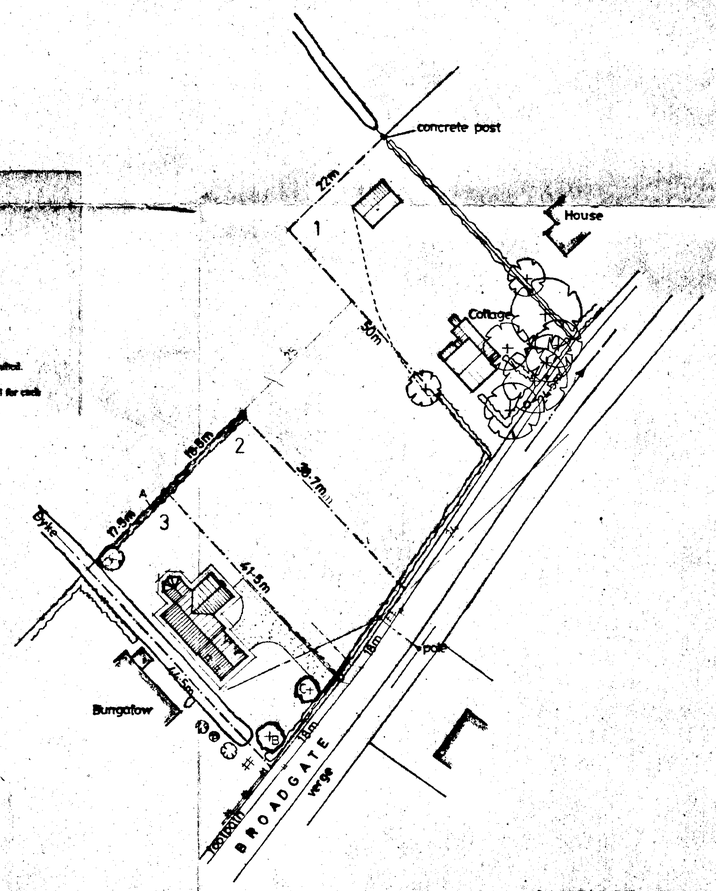
D SILVER BIRCH (BETULA PENDULA) FEATHERED

ALL BOUNDARIES TO BE DEFINED BY CONCRETE POST & WIRE FENCES

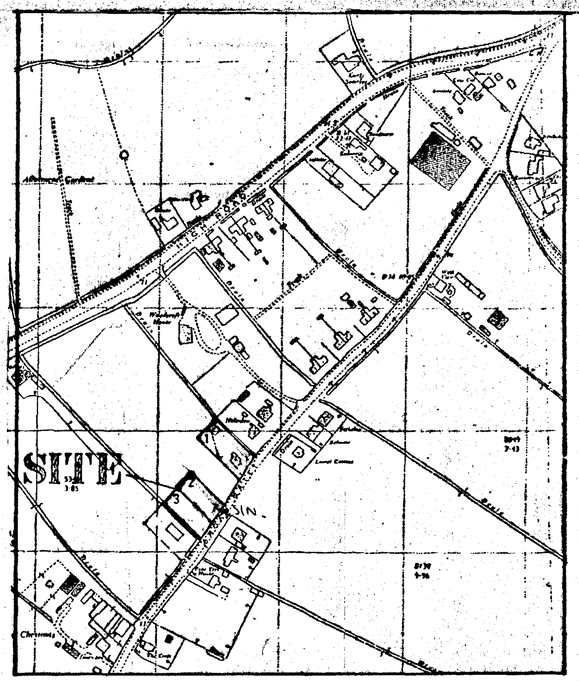
All planting to be in accordance with BS 4428:1989 and amendment No.1 (1991)

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

1/3 to 1/2 bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.



SITE PLAN
1:500



LOCATION PLAN
1 : 2500

SOUTH HOLLAND DC
HOUSING & PLANNING
08 FEB 1999
Ref: 0107/99

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

PROJECT:
RESIDENTIAL DEVELOPMENT
BROADGATE
WESTON

CLIENT:
DGM PROPERTIES LTD

SCALES:	DATE:
AS INDICATED	*JAN 1999*
G.R. MERCHANT.	DRAWING No.: *DGM-W.1*

REVISIONS:

DETERMINED PLAN

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.
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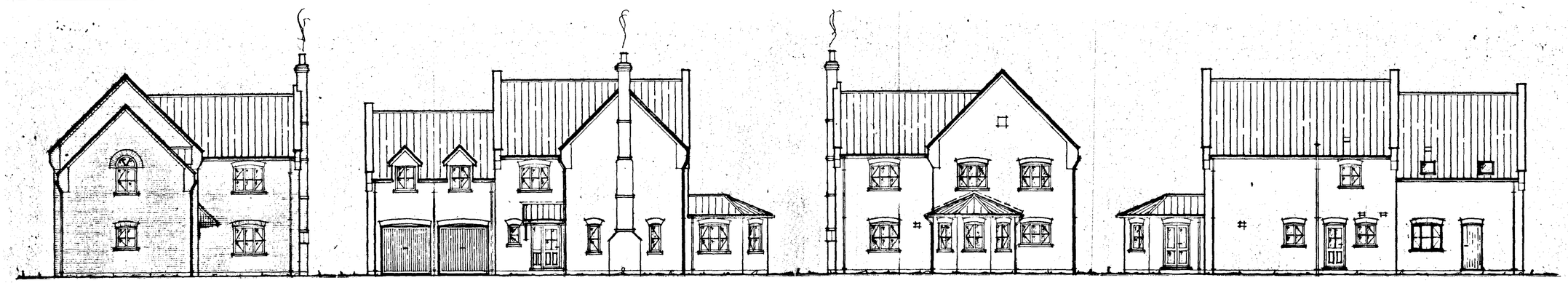
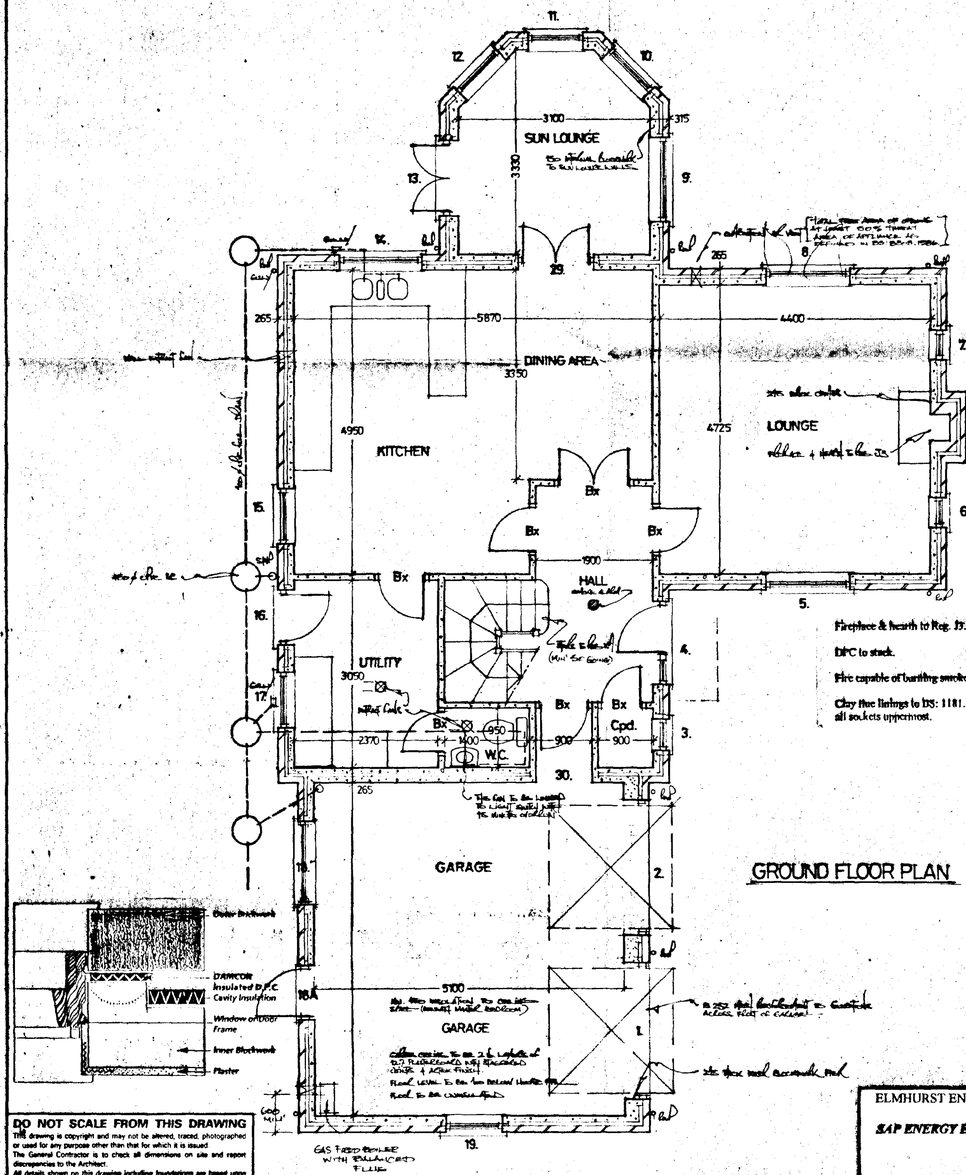
SUMMIT 2299 486T

0046-1194T



FRONT SIDE REAR SIDE



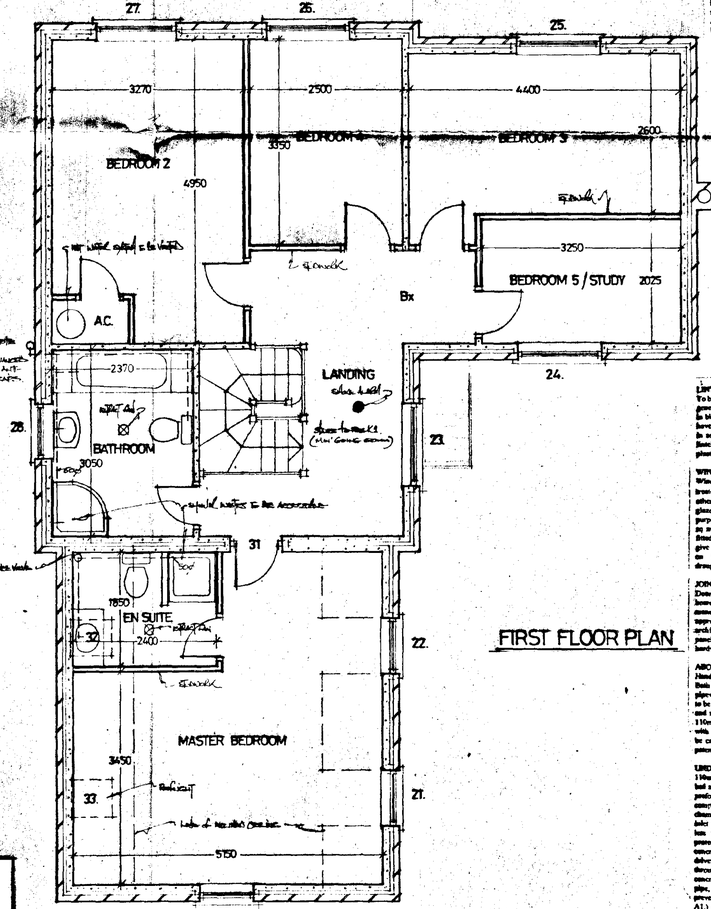
GROUND FLOOR PLAN

Fireplace & hearth to Reg. 19.

DPC to stack.

Fire capable of burning smokeless fuel.

Clay tile linings to BS: 1181. In 225 square flue, all sockets uppermost.



FIRST FLOOR PLAN

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ELMHURST ENERGY SYSTEMS LTD

SAP ENERGY EFFICIENCY RATING

78

CERTIFICATE NO: 28993

FIRST FLOOR CONSTRUCTION

Provide and fix 18mm tongued and grooved chipboard (grade wood particle board or O.S. grade softwood floor joists to the sizes indicated on the drawing. Provide solid strutting at mid span of joists. Build joists into walls to full bearing width of wall, but ensure not to encroach into the cavity.

STUD/WORK PARTITIONS

To the first floor, or where shown, 50no studwalls in 75mm x 50mm softwood studs at 400mm centres with 75mm x 50mm head and sole plates and noggins at 1200mm centres. Clad with 12.7mm GYPROC WALLBOARD, scrim, tape joints and skim finish. Pack 75mm thick fibreglass between studs. Provide double floor joints where under partitions.

STAIRCASE

Staircase to be standard manufacturer 900mm maximum overall width, with minimum clear width of 800mm. Maximum pitch to be 42 degrees with a rise of 200mm and going of 223mm. Handrail to be 900mm above the pitch line of the staircase and 900mm on landing. Risers not to permit passage of 100mm diameter sphere. Ensure minimum 2 metres headroom over stair. All balustrades to be capable of withstanding 0.36kN/m horizontal force.

ROOF CONSTRUCTION

Roofs to be constructed in non-fusible units laid to the slope shown on the drawings. All timbers to be O.S.grade softwood properly seasoned and to an acceptable moisture content for surrounding timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3, 1985.

ROOF COVERINGS

Concrete boarbricking tiles, to be fixed in accordance with the manufacturers instructions and BS 5534 Pt 1, 1978. Eaves 38 x 25 at gauge centres on untearable Type 1F sarking felt with minimum 150mm laps.

LATERAL RESTRAINT STRAPPING

Provide and fix 30mm x 5mm pierced galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling, ceiling joists and rafter levels where they run parallel to walls. Solid strut below the straps and tight pack against the walls.

INSULATION

Lay 200mm FIBREGLASS, 900mm between joists and 900mm over joists, maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope, ensure insulation is continuous with cavity wall insulation.

ROOF VENTILATION

6mm plywood with 12mm continuous gap on soffit board. Provide 6no mesh flyproof screen to ventilation gap. Proprietary spacer ventilator over joists to maintain 50mm clear airway above insulation.

FASCIAS

To be sawn no 25mm nominal thickness softwood softwood slab rebate for soffit. Frame out in 38 x 25 S/W for soffit support

CEILINGS

Provide and fix 12.5mm GYPROC Wallboard to all new ceilings. Fix GYPROC coving and ARTEX finish to ceiling

WALLS

Cavity walls to be 300mm overall width comprising 100mm clay facing bricks, 50mm cavity filled with Tilcavity cavity BL Agrément Cert No. 86/1006 100mm load bearing "Thermalite" (or similar) lightweight blocks. Internal partitions to be in 100mm blockwork walling, unless indicated otherwise. Wall ties in cavity walling to be zinc galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

SUB STRUCTURE WALLS

To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete, or cavity which "Ecosds" foundation blocks to be used.

VENTILATION

Natural ventilation area of windows to be not less than 1/20 of room floor area. All habitable rooms windows to have 8800mm square edge vents, kitchen, utility, bathroom and w.c. windows to have 4000mm squared edge vents. Extractor fans to be provided in kitchen (min 60 litres/sec), bathrooms and wc (min 15 litres/sec) and utility (min 30 litres/sec).

BOILER

New boiler to be gas fired, wall mounted, balanced flue type of approximately 18kw output rating. Flue terminal to be fitted with suitable cage guard.

FLASHINGS

All flashings, soaker etc to be in CODE 4 sheet lead properly cut, dressed and fixed.

DAMP PROOF COURSES

Provide embossed heavy duty polythene disc damp proof at 150mm minimum above ground level to all leafs of cavity walling, piers and columns. Open to be linked with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar potential as cavity trays over lintels, with at least 2 No. weep holes per opening not more than 450mm apart.

FOUNDATIONS

Generally to be in strip concrete ST 4 strip 700mm wide x 225mm thick under cavity walling, 450mm x 225mm under partition walls. Thicken floor slab to 250 x 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

SMOKE ALARMS

Provide mains operated self-contained smoke alarms that conforms to BS:5446, Part 1. Provide at least one on each floor depending on layout and size in accordance with approved documents.
Part 1. More than one smoke alarm should be interconnected.
NOTE: Smoke alarms to be permanently wired to a separate fused circuit at the distribution board.
Also read in conjunction with approved manufacturers instructions (see position on drawing).

HOT WATER STORAGE

Provide system and installation as approved by British Board of Agrement. System to be vented and insulated in accordance with BS:5615, 1985.

Provide thermostatic radiator valve to control space from heating system.

Pipes to roof void which do not help to heat building to be insulated to BS:5422, 1977.

LINTELS

To be Birtley CHOSFIRE or similar to cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be Birtley Box 100 lintels. All lintels to have minimum 150mm seat bearing and installed strictly in accordance with the makers instructions. Faces of all lintels to be covered with at least 15mm of lightweight plaster

WINDOWS AND DOORS

Windows and doors to be as BOULTON & PAUL in brassed softwood standard metric joinery, unless otherwise indicated. All windows and doors to be double glazed (14mm sealed unit type). Patio doors to be purpose made and fitted with a night vent giving 10,000 sq mm of ventilation opening. All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 8,000/4,000 sq mm ventilation, depending on location. Windows and doors to be fully draughtproofed.

JOINERY

Doors, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacturers and be as BOULTON & PAUL or equal approved. 125mm Torus or Ogee skirting, 63mm Ogee architrave, Bexhon & Panel pressed panel doors, 4 panel, 6 panel or Cabinet 2 panel type internally. Designer hardwood external doors, Parana Pine window boards.

ABOVE GROUND DRAINAGE

Metal basin waste to be 32mm dia; use 110mm dia PVC flush and slab wastes 40mm dia, use polypipe push fit pipework, all traps to be 75mm deep seal, all pipework etc to be accessible throughout their runs for cleansing repair and replacement. Connect bath, basin and wc wastes to 110mm dia stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 900mm above window heads and fitted with patent ventilating terminal.

UNDERGROUND DRAINAGE

110mm UPVC pipe to fall 1:80 with 100mm pea-gravel bed and surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturers instructions complete with cover and frame 450mm dia inspection chambers not to exceed 1m below ground level. Back inlet gullies to be of the rodeable type. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of pea-gravel, cast where concrete path cast over pipe runs, where drains pass under dwellings protect in a similar manner. Where drains pass through cavity walls support over each leaf with precast concrete lintel and provide 50mm space all round the pipe, seals existing both sides with rigid sheet material to prevent entry of fill or vermin (Reg H1-A14. Diagram A1.)

RAINWATER GOODS

PVC gutters 115mm ho and eaves dia down pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to soakaway.

SOAKAWAYS

To be a minimum 3.0 metres from any building and to be 1 cu.m. rubble filled with inlet pipe discharging to centre of soakaway.

PLASTERWORK

Walls to be plastered throughout two-coat wallwork with skim finish a total of 13mm thick including reveals and lintel soffits.

HOT WATER AND HEATING ETC

Install hot water and heating pipework to provide hot and cold water supplies to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed, all radiators to be fitted with thermostatic valves.
It is not recommended to have thermostatic radiator valves fitted on the radiators in the room served by the room thermostat.
Heating controls: Honeywell room stat, Honeywell cylinder stat and Honeywell programmer - S Plan system.
Heating and hot water system to be fitted with low controls e.g. motorised valves, electrically interlocked with boiler and pump to prevent unnecessary boiler cycling.

ELECTRICAL INSTALLATION

All work to be carried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in position as directed.

WALL TILING

Provide and fix in new Bathroom and En-suite to half wall height and window cills. Kitchen window cill, between work tops and splashback to utility worktop ceramic wall tiles with waterproof fix and grout.

DECORATION

Allow for decorating all new surfaces, ensure full and proper preparation of all surfaces in accordance with the existing manufacturers specification

PROTECTED GLAZING AREAS

Provide toughened glass to BS:6206, 1981 to following areas. To all windows within 800 of finished floor level. To all door glazing within 1500 of finished floor level. This applies to side screens also within 300 of door. Protected glazing to be permanently marked with BS: kite mark.

DOOR, WINDOW & LINTEL SCHEDULE

POS	REF	LINTEL	LENGTH
1	UF7070NS	CB50	2700
2	UF7070NS	CB50	2700
3	1D659C	CB50	900
4	FE135	CB50	1650
5	H3N13CC	CB50	1650
6	HN13C	CB50	900
7	HN13C	CB50	900
8	H3N13CC	CB50	1650
9	H3N13CC	CB50	1650
10	H2N13C	CB50	1350
11	H2N13C	CB50	1350
12	H2N13C	CB50	1350
13	PCP120	CB50	1500
14	H3N10CC	CB50	1650
15	H2N10C	CB50	1350
16	FNS	CB50	1200
17	H2N10C	CB50	1350
18	H3N12CC	CB50	1650
19	H2N10C	CB50	1350
20	H2N12C/SEM2NB	CB50	1350
21	H2N12C	-	-
22	H2N12C	-	-
23	H3N12CC	CB50	1650
24	H3N12CC	CB50	1650
25	H3N12CC	CB50	1650
26	H3N12CC	CB50	1650
27	H3N12CC	CB50	1650
28	H2N10C	CB50	1350
29	Internal french doors	CB50	1500
30	-	CB50	1200
31	Internal door	CB50	1200
32	Roof light	-	-
33	Roof light	-	-
Dn	Internal openings	SB100	Varies
18A	FNX	CB50	1200

DETERMINED PLAN

NOTTINGHAM CITY COUNCIL PLANNING 08 FEB 1999 Ref: 01071/99

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

PROJECT:

4/5 BEDROOM HOUSE & GARAGE

CLIENT:

DGM PROPERTIES LTD

SCALES:	DATE:
1/50 1/100	*JUNE 1998*
	DRAWING No.: *DGM-W.05*

REVISIONS: