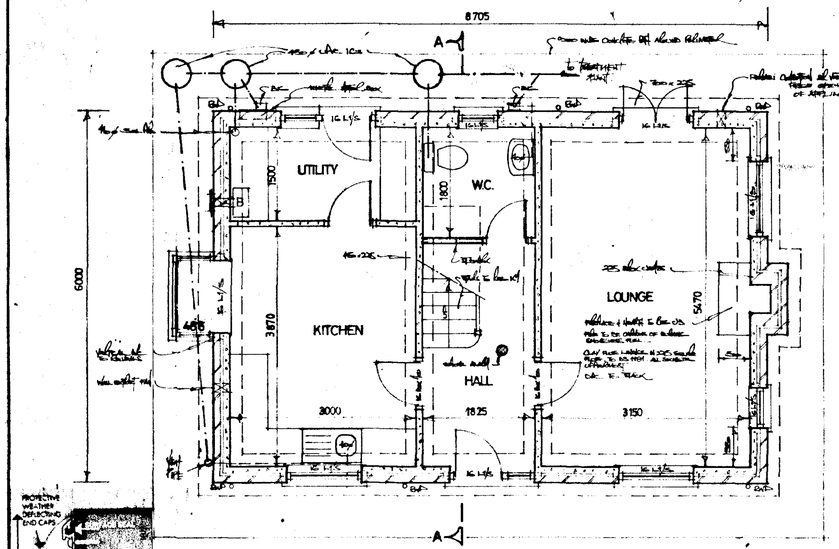
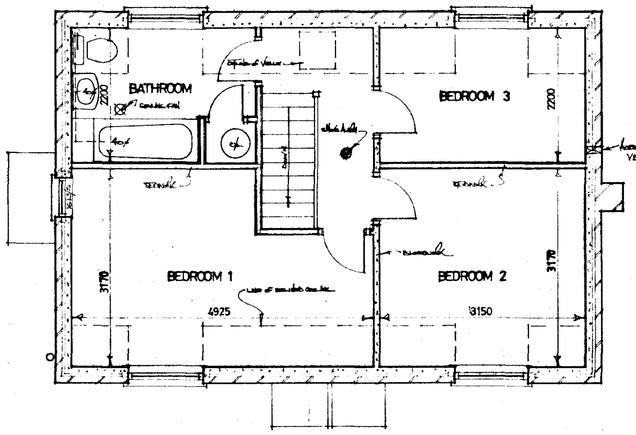
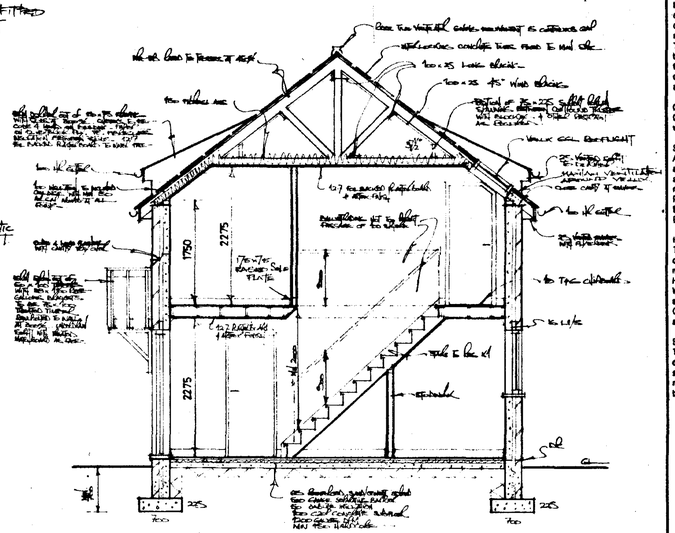


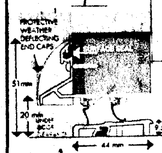
GROUND FLOOR PLAN



FIRST FLOOR PLAN



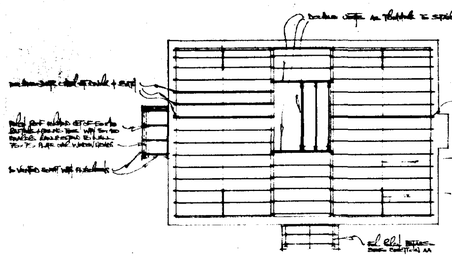
SECTION AA



Level entry threshold and ramped approach:-
Provide 1000mm wide footpath constructed from concrete or similar on a hardcore base. At door entry path to be level with finished floor level. Ensure DPC break at threshold point. Path to have slight fall to outside as to drain any standing water. Ramped approach from ground level to be at 1:21. See detail of threshold by Ettex Ltd.



FRONT SIDE SIDE REAR



FIRST FLOOR JOISTS

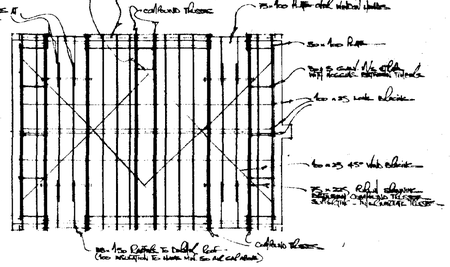
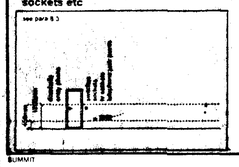


Diagram 22 Heights of switches, sockets etc



Doors and Windows:-
All specified joinery (**see schedule**) is by **mesrs** Rugby Joinery Ltd (see their booklet for references given). (DP/3) denotes items handed. Glazing to be 4-8-4 double glazed sealed units

Protected glazing areas:-
Provide toughened glass to BS6206 (1981) to follow areas. To all windows within 800mm of finished floor level. To all door glazing within 1500mm of finished floor level. This also applies to side screens within 300mm of door. Protected glazing to be permanently marked with BS kite mark

Hot water storage:-
Provide system and installation as approved by approved by British Board of Agrement. Provide pre-insulated (50mm polystyrene insulation) 135 litre copper cylinder. System to be vented and insulated in accordance with BS5615 (1985). Provide thermostatic control. All pipework in unheated spaces and pipework within 1000mm of cylinder to be insulated with preformed foam type pipewrap with minimum 15mm wall thickness armaflex or similar

Hot water and heating etc.:-
Wet radiator system, gas boiler with fan assisted flue or combi boiler. Install hot water heating pipework to provide hot and cold water supplied 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 flow controls eg motorised valves, electrically interlocked with boiler and pump to prevent unnecessary boiler cycling

Fascia and bargeboards (if any):-
All to be 32mm thick treated PSE softwood timber, depth to be determined on application. Provide a 6mm groove near bottom of boards to accept 6mm thick plywood or masterboard soffit

Smoke alarm:-
Provide mains operated self contained smoke alarms that conforms to BS5446 Part 1. Provide at least one on each floor positioned within 7000mm of living room, kitchen doors and 3000mm of bedroom doors. More than one smoke alarm to be interconnected and wired to a seperately fused circuit. See drawing for positions.

Ventilation:-
Natural ventilation area of windows to offer at least 1/20th of room floor area. All windows to have trickle ventilators fitted to head to give 9000mm2 ventilation to habitable rooms and 4000mm2 to all others
Mechanical extractor fans to be provided to -
i) Kitchen offering 60 litres per second or cooker hood offering 30 litres per second
ii) En-suite / Bathroom offering 15 litres per second
iii) WC offering 15 litres per second
iv) Utility offering 30 litres per second
Where mechanical extractor fans are fitted in rooms with no natural ventilation. Provide fans which have 15 minute overrun when may be operated intermittently. Also ensure 10mm gap underneath door to floor finish

Open fire:-
Fireplace recess to be as shown, to be constructed from solid non-combustible material. Provide 125mm thick concrete hearth to dimensions shown. Fire to be capable of burning smokeless fuel. Build into brick jambs of open fire 2no. metal anchorage points. Provide over open fire suitable pre-stressed concrete lintel allowing passage of flue. Provide combustion air to lounge to equal at least 50% of throat opening of appliance (e form of air brick or similar positioned at low level to opposite of fire as possible)

Flue construction:-
225mm diameter clay flue liners with rebated or socketed joints as BS1181:1971. The linings should be fitted with the rebates or sockets uppermost. Liners should be jointed with fireclay/ roof mortar and any space between the liners and the brickwork to be filled with weak mortar or insulating concrete. Minimum thickness of brickwork wall surrounding flue to be 100mm

Ground floor finish:-
Off oversite provide 50mm flooring grade insulation then 500 gauge polythene vapour barrier then 65mm sand / cement screed with 1no. layer of chicken wire reinforcement.

Roof insulation:-
Insulation to roof space to be 200mm thick fibreglass laid 100mm between and 100mm over ceiling ties (if insulation is required) to a rafter section of the roof ie. attic trusses, then provide in between rafters suitable polystyrene insulation 100mm thick, maintaining 50mm air gap between insulation and underfelt. Ensure there is a space fitted in the eaves so that the insulation can be installed over and beyond the wall plate.

Roof ventilation:-
Provide ventilation to roof space at **eaves** via **proprietary** system giving the required air circulation as follows:-
1) On a pitched roof of 15 degrees or more provide at eaves ventilation equal to a 10m continuous gap running along eaves
2) On a roof where pitch is less than 15 degrees or where the ceiling follows the line of the roof ie. attic trusses, provide at eaves ventilation equal to a 25mm continuous gap running along eaves
3) Also on roofs where ceilings follow roof line ventilation is required at ridge line with suitable ridge vent (by tile manufacturer), to give ventilation equal to a 5mm continuous gap running along ridge
4) At roof/wall abutment ventilation required in form of a tile vent or similar to give ventilation equal to a 5mm continuous gap along abutment
Ensure 50mm gap between insulation and underfelt

Disabled users approved document part 'M':-
Obstructions in corridors on the ground floor will be satisfied if a short length (no more than 2000mm) of local permanent obstructions, such as a radiator would be acceptable provided that the unobstructed width of the corridor is not less than 750mm for that length, and the local permanent obstruction is not placed opposite a door to a room if it would prevent a wheelchair user turning into or out of the room.
Also doors to habitable rooms and a room containing a w.c. on the ground floor have a minimum clear opening of 775mm when accessed by corridors or passageways whose width is not less than 1050mm

Drives to be hard surfaced (not gravel unless suitably designed) with either concrete tarmacadam or block paving and to be laid level at some point with footpath (around main dwelling) for total accessibility.

The principal entrance is to be an 838mm wide door**set** to give a minimum 775mm clear opening width. See separate detail for level entry threshold access

All light switches and sockets etc to be located between 450mm and 1200mm from finished floor level

Electrical installation:-
All work to be carried out **in accordance with the** latest IEE regulations. Extend electrical circuits from customer unit in ring mains and install lighting and power points in position as directed

Wall tiling:-
Provide and fix in new bathroom to walls and window cill, kitchen window cill and over work tops, ceramic wall tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later

Foundations:-
Provide generally GEN 3 concrete strip footings under walls as shown on drawing 700 wide x 225 deep under cavity walls and 225mm thick walls (if any) and 450 wide x 225 deep under 100mm thick walls. Widen foundations at chimney breast accordingly. Foundations taken down to an approved firm base approximately 900mm below ground level, subject to soil test reports and Local authority specifications.

Sub-structure Walling:-
100mm thick class A **Comb**-**mercator** blocks(7N/mm2) made with 150mm shrew grooved bed with PL cement/sand/ash course brickwork (commons internally, engineering or facing brickwork externally). Provide weak mix concrete infill to base of cavities to terminate 225mm below lowest DPC level

DPC is:-
All openings to be formed with vertical and horizontal polythene DPC's in cavity. DPC minimum 150mm above ground level to be lapped to ground floor DPM minimum 50mm. To lintels above openings on external walls provide suitable DPC cavity tray over lintel with stopends and at least 2no. cat/mc or s/m Weepholes in brickwork per opening not more than 466mm apart.

Underground drainage:-
To be 110mm diameter UPVC pipes by approved manufacturer to be laid at a minimum fall of 1:70 bedded and surrounded in 100mm thick pea gravel. Where drains pass through walls provide over **and** pre-cast concrete lintel **and** leave 50mm gap around pipe and fill with compressible material. Inspection chambers to be 450mm diameter UPVC base and risers with cast iron frame and co-ver**s**ame manufacturer as pipes**.** Covers to be Grade C- light duty covers unless IC's are in driveways where Grade B – medium duty covers are to be used. Inspection chambers not to exceed 1000mm below ground everyany deeper and a manhole will be required constructed to latest local authority specifications). Back inlet gullies to be rodd**a**ble type. Protection to underground pipes as follows: Where pipes are not under a road and have less than 600mm cover: concrete paving slabs should be laid as bedding above the pipes on minimum 100mm pea gravel. If under a road and have less than 900mm cover: reinforced concrete bridging should be used in lieu of paving slabs. All underground drainage to BS 8301.

Ground floor base:-
Lay on reduced ground level minimum 150mm maximum 600mm thick well compacted(in 150mm layers) and blinded hardcore. Over lay 1200 gauge DPM then 100mm thick GEN 4 concrete over-site

Walling:-
265 cavity **walling** to consist of face brickwork to BS 3921: 1974 for clay bricks and BS 187: 1978 for calcium silicate bricks, 65 cavity. build into cavity. Rock-wall cavity wall Batts insulation boarding in accordance with makers instructions and agrement certificate no. 83/1087. 100mm Tarmac Hemelite solid insulation blocks or similar. Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to BS 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 CP 121: Internal walls of 100mm Tarmac hemelite solid insulation blocks to receive 10mm sand / cement render and 3mm skim. Movement joints to be installed in blockwork in accordance with BS 5628 part 3. 1985

Plasterwork:-
Walls to be plastered cement lime sand render with skim finish a total of 13mm thick including reveals and lintel soffits.

Flashings:-
At roof and wall abutments provide code 4 lead flashing and dress up wall in 150mm steps and over tiles. Connect to patent stepped cavity tray system within cavity to stop the passage of water.

Lintels:-
All lintels to be manufactured by Messrs IG and to be installed in accordance with makers instructions and to have minimum end bearing of 150mm and at external positions to have cavity tray DPC to CP 121 (see separate note). Internal lintels to be IG 100 BOX type

Ceilings:-
Provide an **1** No 12.7mm Gyproc wallboard to all **the** ceilings. Nog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix Gyproc coving and arles or slurn finish to ceiling.

Roof construction:-
Concrete interlocking tiles on 25 x 38 softwood treated timber battens on underfelt to BS 747 (type 1F) lapped 150mm horizontally and vertically. On prefabricated trusses at centres and pitches stated on drawings all in accordance with BS 5268 part 3 (1985). All bracing to be 25 x 100 softwood and positioned all in accordance with manufacturers instructions. Bracing to be fixed to gable wall. Trusses to be well secured to 50 x 100 wallplate. Provide 30 x 5 galvanised mild steel anchor and lateral restraint straps along line of wall plate, rafters and ties at 1800mm centres. Strap to be fixed to gable wall + span 3no. trusses. Provide pack and **straggers** to trusses at strap position. Roof truss design and certificate to be supplied to building control prior to erection on site.

Rainwater goods:-
PVC gutters 115mm half round and 68mm 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 5000mm from any building and to be 1m3 rubble filled with inlet pipe discharging to centre of soakaway.

Water tank:-
Not more than **300** litre tank supported on 4no Trusser designed to BS5268 part 2

Loft hatch:-
Size approx 650 x 700, to be insulated, draught proofed and fitted with suitable fastening to compress draught seal.

Above ground drainage:-
To be UPVC push fit by an approved manufacturer 40mm diameter waste from wash hand basin, shower, sink, 50mm diameter from bath and 110mm diameter from WC. All traps to be 75mm deep seal. All pipework etc. to be accessible throughout their runs for cleansing, repair and replacement. Shower floors to be raised minimum 150mm. Provide anti-syphone traps to appliances if the pipe run exceeds that shown in diagram 3 page 5 of approved document H. Provide 110mm diameter soil and ventilating pipes as shown to terminate 900mm above window heads with a bullible ventilating terminal. Internal soil and vent pipes to terminate through roof void with flexi-ducting to suitable vent ridge or tile by tile manufacturer. Any internal stub-stacks fitted with a pressure relief valve vent to be at least 1000mm above finished floor level

First floor construction:-
Provide and fix 19mm tongued and grooved flooring grade wood particle board on 50 x 200 SC3 grade softwood floor joists at 400mm c/c. All stair trimming & trimmer joists to be 2no. 75 x 200 SC3 grade fixed together. Provide trebled up joists under partitions ie. addition to normal joist spacings, which will also take floor decking either side. Provide doubled up joists local under bath. 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.

Studwork partitions:-
To the first floor, or where shown, form studwalls in 38 x 89 CLS softwood studs at 600mm centres with 38 x 89 CLS head and sole plates and noggins at 1200mm centres. Clad with 12.7mm Gyproc Wallboard, scrim, tape joints and skim finish. Pack 100mm thick fibreglass between studs

Decoration:-
Allow for decorating all new surfaces, ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification

Joinery:-
Doors, **frames**, **linings** stairings, **sarth**reves, window board and timber mouldings etc. to be of standard manufacturer and be Rugby Joinery Ltd. or equal approved.

Skirting and architraves:-
Timber mouldings, skirtings and architraves to be standard section or as otherwise directed

Staircase:-
To be private stairway giving 800mm clear width. Handrail to be 900mm above pitch line of the staircase and 1000mm above finished floor level on landing. Balusters to be of vertical type and are not to be able to permit passage of a 100mm diameter sphere between them. Ensure 2000mm headroom above pitch line of stairs. All balustrades to be capable of withstanding 0.36 kn/m horizontal force. Going 222mm 13no. risers 200mm pitch 42 degrees

Quarry tiles/tiles:-
Provide purpleflex brickwork to eaves at gable ends to project 160mm from face of brickwork (4no. 40mm per course projections), with top projection being 3no. courses deep. Also to project from gable side brickwork, maximum of 20mm. Provide to rave of gable 2no. course deep feature projecting 20mm from face consisting 1no. course stretcher bond with snap header course under.

Feature brickwork:-
Project brickwork at eaves and gables as shown on drawing. Rainwater goods to fix directly to brickwork.

Dormer wall construction:-
Ex. 19mm thick treated I&J boarding on 25 x 38 treated counter battens on building paper on 9mm thick OSB/3 board on 25mm thick wall grade polystyrene insulation (BBA certified) on 38 x 89 treated CLS vertical timber studs at 600mm centres (built off compound truss either side). To inside provide vapour barrier then 12.5mm taper edge plasterboard and drylined. Fit 100mm fibreglass insulation between studs

Porch roof construction:-
Tiles fist and battens as per main roof on cut roof consisting 50 x 100 SC3 rafters and ceiling ties at 600mm centres (pitch to match existing) with exposed gable end in turn supported at eaves by 2no. 50 x 100 SC3 timber beams fixed together in cavity supported via brickwork and by 100 x 100 structural timber posts (set in piers). All timber to be celcure treated

LIMITATIONS
This drawing is limited in the amount 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 Regulations 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, adherence 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 drawing and details. Work that may be not specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

HANDED

G. R. MERCHANT
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
3 BEDROOM COTTAGE
MILL LANE
WHAPLODE
SPALDING
LINCS

CLIENT:
MRS H MALLING

SCALES: *1/50 1/100*

DATE: *SEPT 2001*

DRAWING No.: *566/01/02*

REVISIONS:

SOUTH HOLLAND DC HOUSING & PLANNING 27 SEP 2001 Ref: 1156/01

BUMMIT

566 2002

LANDSCAPING, TREE PLANTING & FENCING SCHEME

A — 1.8 metre high close boarded acoustic fence
B — Lincolnshire post & rail fence

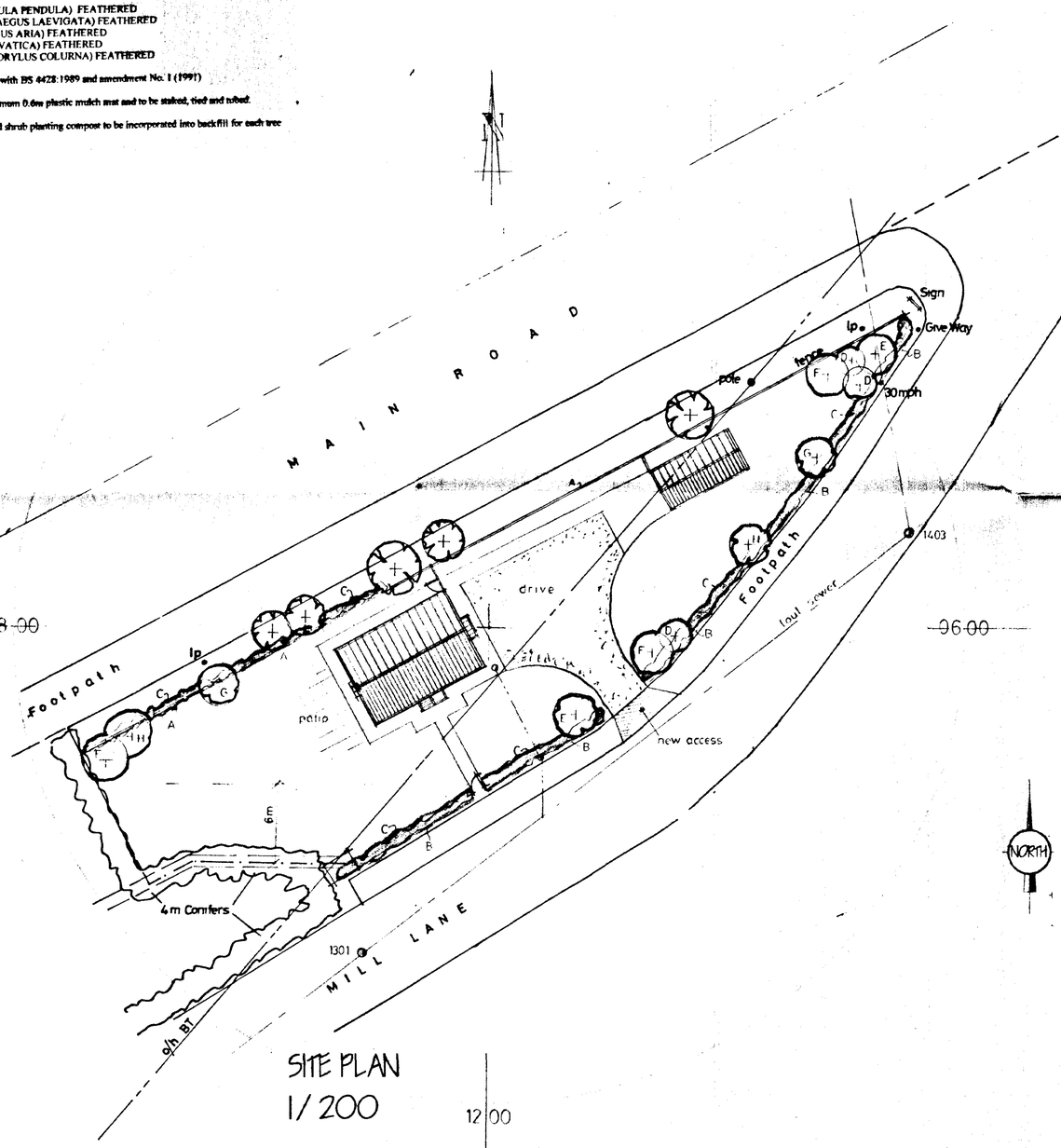
C — MIXED HEDGE
- (a) Hawthorn (Crataegus Monogyna)
- (b) Beech (Fagus Sylvatica)
- (c) Blackthorn (Prunus Spinosa)
- (d) Buckthorn (Rhamnos Cathartica)

D — SILVER BIRCH (BETULA PENDULA) FEATHERED
E — HAWTHORN (CRATAEGUS LAEVIGATA) FEATHERED
F — WHITE BEAM (SORBUS ARIA) FEATHERED
G — BEECH (FAGUS SYLVATICA) FEATHERED
H — TURKISH HAZEL (CORYLUS COLURNA) FEATHERED

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

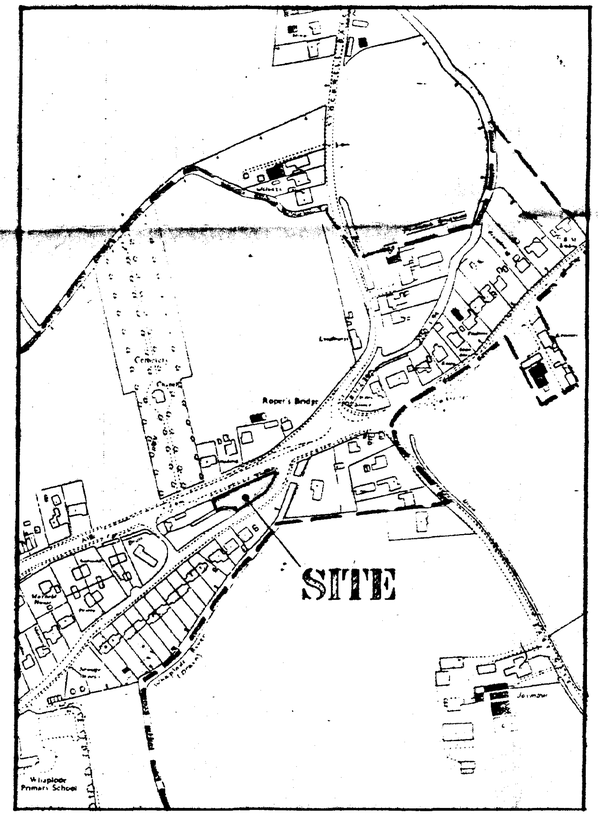
All trees to be planted with minimum 0.6m plastic mulch mat and to be staked, tied and tubed.

1/3 to ½ bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.



SITE PLAN
1/200

12 00



LOCATION PLAN
1/2500

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
27 SEP 2001
Ref:

G. R. MERCHANT
I.ENG AMICE FTWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

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Project
3 BEDROOM COTTAGE & SINGLE GARAGE
MILL LANE
WHAPLODE
SPALDING LINCS

Client
MRS H MALLING

Drawing
SITE & LOCATION PLANS

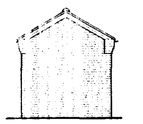
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Date	Drawn
SEPT 2001	GRM

Scales
AS INDICATED

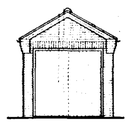
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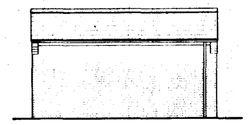
All materials to be new unless otherwise stated and all components and materials etc. to be used fixed and installed etc. to strict accordance with manufacturers instruction and relevant code of practice. Materials shall conform to appropriate British standard specification or BBA certificate or European code equivalent. The Employer / Client shall ensure that the selected contractor is competent with and adopts all measures necessary to achieve compliance with Health and Safety legislation for Building sites and Work places. The Employer / Client is advised that should the work need to comply with the Construction (Design and Management) Regulations an appointed Planning Supervisor will be required. The works shall comprise of all that is shown on the drawing and details. Work that may not specifically shown but necessary for a competent person as necessary to carry out the works shall be deemed to be included.



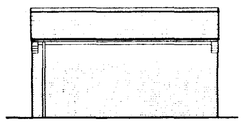
REAR ELEVATION



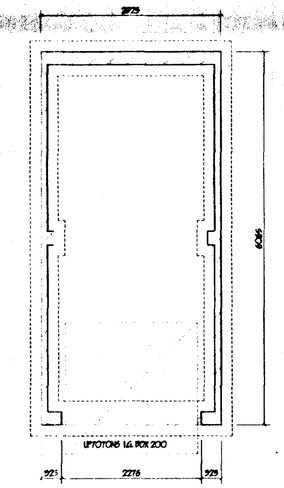
FRONT ELEVATION



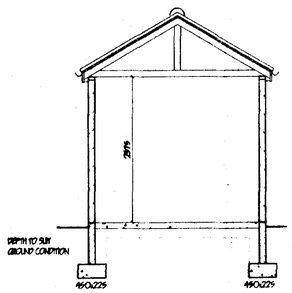
SIDE ELEVATION



SIDE ELEVATION



FLOOR PLAN



SECTION

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 89 dia. rainwater pipes BZA 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 from any dwelling.

LINTELS.
All lintels to be manufactured by Masonry I.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at internal positions to inner cavity tray D.P.C. to CP. 121. Lintels in exposure to be underlined with 12.7 fireline board or receive 12mm render and skim.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to match existing 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. 16m To be half-timber handitiber 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. Twinplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALC'S TO BE SUBMITTED TO L/A MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 30 deg. CHECK ON SITE. 38 x 100 ridge wide binder. 38 x 100 centre binder. 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 gap and fly proof screen. All structural timber to be min.SC3 grade.

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt.1 1981. DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Brickwork below d.p.c. to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm 5:1:4 mix. concrete oversite on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm : 150 blinded and consolidated hardcore.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 215 walls provide 225 x 600 and under 100 walls provide 225 x 450 all 5:1:4 mix to B.S. 5328. 1990. All foundations taken down to bear on load bearing strata to min. depth of 600 to top of foundation: should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level.

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.

WALLING.
Face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks. Cavity walls 215mm : Flank walls 105mm with 215 x 215 piers at mid point.

Ref	Revision	Date

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Project
SINGLE GARAGE
MILL LANE
WHAPLODE
SPALDING LINCS

Client
MRS H MALLING

Drawing
PLANS & ELEVATIONS

Job Ref	Drawing No
366/01	03
Date	**Drawn**
SEPT 2001	GRM

Scales
1/50 1/100

DO NOT SCALE FROM THIS DRAWING

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