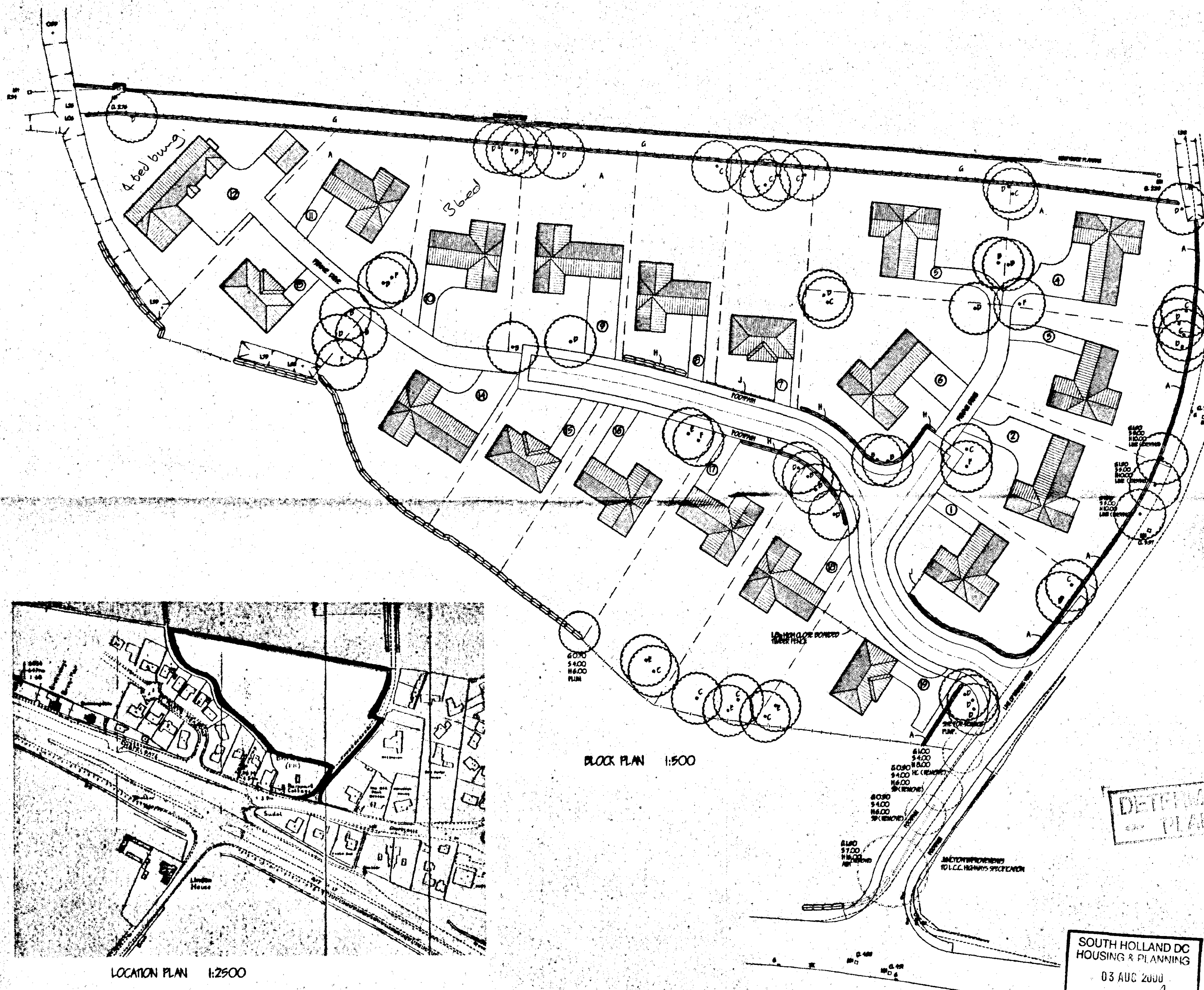




TREE PLANTING & LANDSCAPING SCHEME

A MIXED HEDGE PLANT HT. 45-60cm. AT 40cm c/s

- (a) HAWTHORN (*CRATAEGUS MONOGYMA*)
- (b) BEECH (*FAGUS SILVATICA*)
- (c) BLACKTHORN (*PRUNUS SPINOSA*)
- (d) BUCKTHORN (*RHAMNUS CATHARTICA*)

B SILVER BIRCH (BETULA PENDULA) - STANDARD
C MANITON (CORYLUS LANCEolata) - FEATHERED
D WHITE PINE (SCOTUS ABIES)
E BEECH (FAGUS SILVATICA) - STANDARD
F BURSH HAZEL (CORYLUS COLUMINA) - STANDARD
G 1.2m HIGH CHAIN LINK FENCE WITH CONC. POSTS
H BEECH (FAGUS SILVATICA) HEDGING TO BE MANITON
I At 1.0m MANITON H. PLANT HT. 40 - 60cm At 40cm c/w
L 900cm HIGH TIMBER POST & RAIL FENCE

ALL PLANTING TO BE IN ACCORDANCE WITH D.S. 4-22-1989 AND
AMENDMENT NO. 1 (1991)

ALL TREES TO BE PLANTED WITH MINIMUM 0.6m NICH NWT AND
80 BE SPACED 120 AND 120

1/3 TO 1/2 BAG OF PEAT FREE AND SHED PLANTING COMPOST TO BE INCORPORATED INTO BACKFILL FOR EACH TREE HOLE.

05
0304

[illegible]

G. R. MERCHANT

LEAD AMICE FIVE

**ARCHITECTURAL, STRUCTURAL
AND LAND DRAINAGE
CONSULTANTS**

**Unit 4, Wrights Mews
128 Park Road, Holmesth,
Spalding, Lincs. PE12 7ED
Tel: 01406 480800
Fax: 01406 482744**

Project
RESIDENTIAL DEVELOPMENT
LOW GATE,
GEDNEY,
SPALDING, LINCS.

D. BROWN (CONTRACTORS) LTD.

BLOCK / LOCATION PLAN

John Ruff.

088-00

Drawing No.

00-11

10

1:500 1:2500

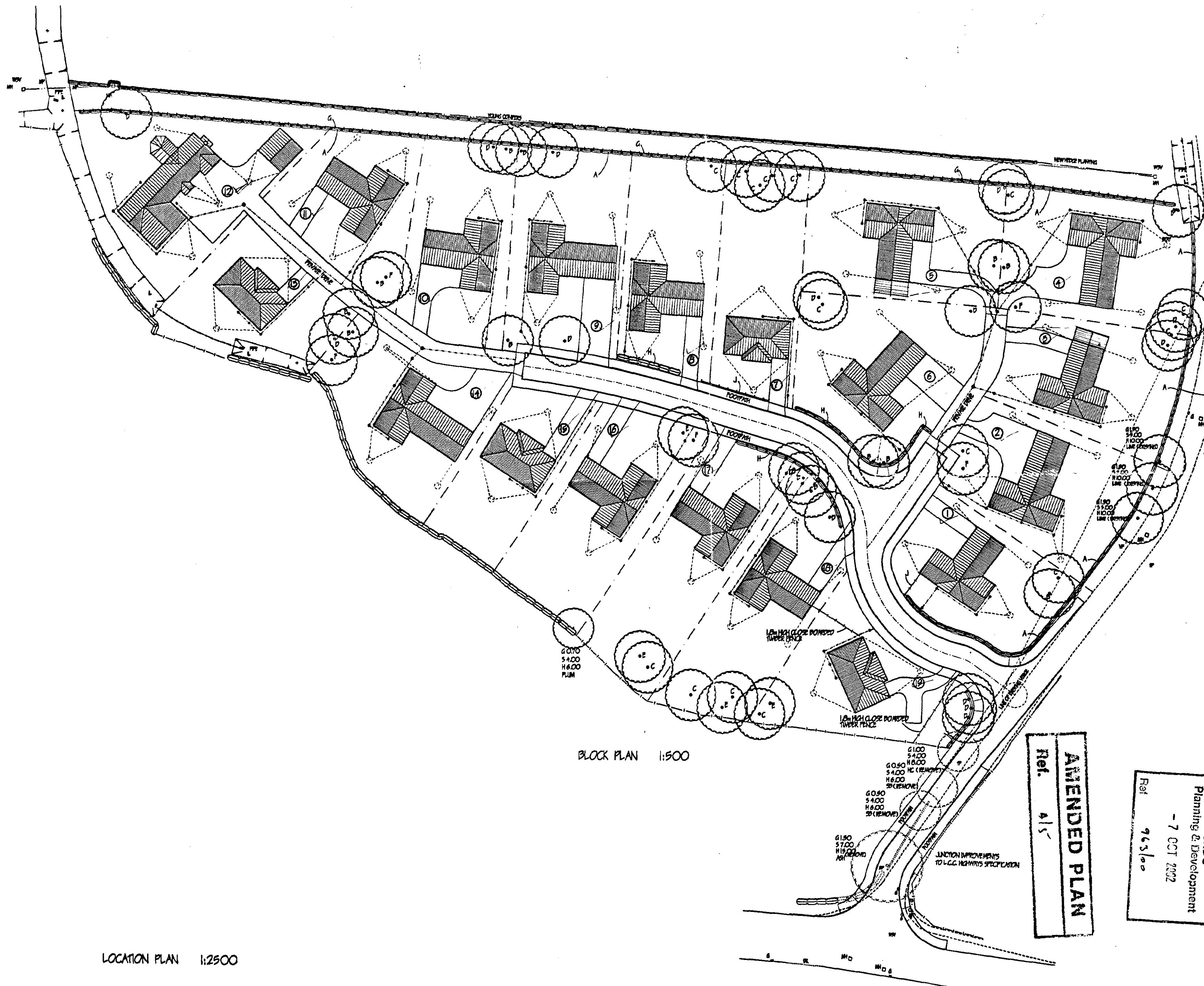
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**SOUTH HOLLAND DC
HOUSING & PLANNING**

03 AUG 2000

Ref: 0963/00



TREE PLANTING & LANDSCAPING SCHEME

- A MIXED HEDGE** PLANT HT. 45-60cm. AT 40cm c/c
- (a) HAWTHORN (CRATAEGUS MONOGYNIA)
 - (b) BEECH (FAGUS SYLVAICA)
 - (c) BLACKTHORN (PRUNUS SPINOSA)
 - (d) BUCKTHORN (FRAXINUS CATHARTICA)

- B** SILVER BIRCH (BETULA PENDULA) - STANDARDS
C HAWTHORN (CRATAEGUS LAEVIGATA) - FEATHERED
D WHITE BEAM (SORBUS ALBA) - STANDARD
E BEECH (FAGUS SYLVAICA) - STANDARD
F TURKISH HAZEL (CORYLUS COLUMNA) - STANDARD
G 1.2m HIGH CHAIN LINK FENCE WITH CONC. POSTS
H BEECH (FAGUS SYLVAICA) HEDGING TO BE MAINTAINED AT 1.0m MAXIMUM HT. PLANT HT. 40 - 60cm AT 40cm c/c.
J 900mm HIGH TIMBER POST & RAIL FENCE

ALL PLANTING TO BE IN ACCORDANCE WITH B.S. 4428:1989 AND AMENDMENT No. 1 (1991)

ALL TREES TO BE PLANTED WITH MINIMUM 0.6m MULCH MAT AND TO BE STAKED, TIED AND TUBED.

1/3 TO 1/2 BAG OF PEAT FREE AND SHELLE PLANTING COMPOST TO BE INCORPORATED INTO BACKFILL FOR EACH TREE HOLE.

D DISABLED PERSONS REQUIREMENTS. REFER TO PART 'M' (SECTION 6) OF BUILDING REGULATIONS. WHEEL SURFACE, MINIMUM 900mm WIDE TO BE PROVIDED FROM ROAD FRONTAGE AND FROM GARAGE / DRIVEWAY TO THE DWELLING. IF GRAVEL IS TO BE USED FOR DRIVEWAYS, PROVISION TO BE MADE EACH SIDE OF VEHICLE TO ALLOW DISABLED PERSONS TO EXIT VEHICLES. GRAVEL DRIVEWAYS ARE GENERALLY UNACCEPTABLE.

HEDGING PRECUTTING LONGAGE TO BE MAINTAINED AT A MAXIMUM HEIGHT OF 900mm

C	Plot 19 altered	MAY 2002
P	Vegetation survey, hedging note	21/05/02
	Plots 2 & 3 moved west	
A	Drainage added	03/09/02
Ref	765/100	

G. R. MERCHANT

LIENG AMICE FIWO

ARCHITECTURAL, STRUCTURAL
AND LAND DRAINAGE
CONSULTANTS

Unit 4, Wrights News

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Spalding, Lincs. PE12 7EE

Tel: 01408 490800

Fax: 01408 488744

E-Mail: G. R. Merchant @ Merchant. PB. Co. UK

Project
RESIDENTIAL DEVELOPMENT
LOW GATE,
GEDNEY,
SPALDING, Lincs.

Client
D. BROWN (BUILDING CONTRACTORS) LTD.

Drawings
BLOCK / LOCATION PLAN

Job Ref.
088-00

Phase No.
01-C

Date
JULY '00

Drawn
J.C.

Scale
1:500 1:2500

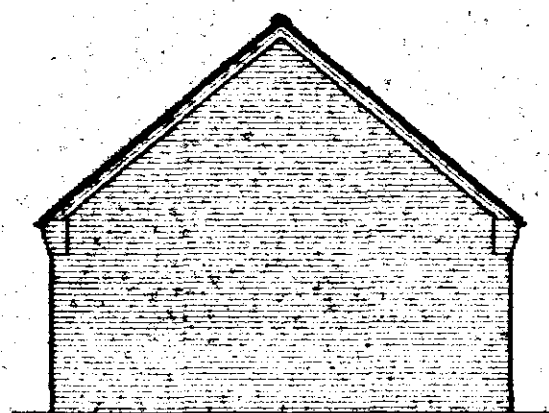
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AMENDED PLAN
Ref. 4/5

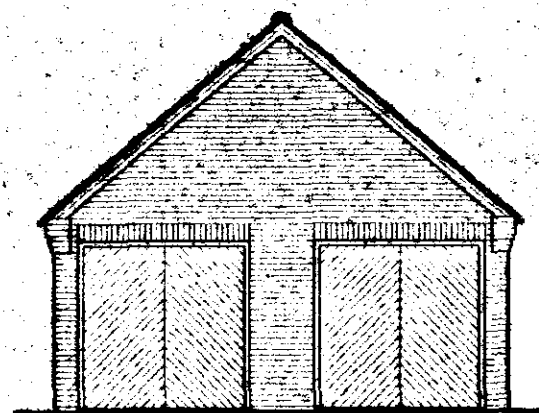
SHDC
Planning & Development
- 7 OCT 2002
Ref 765/100

BLOCK PLAN 1:500

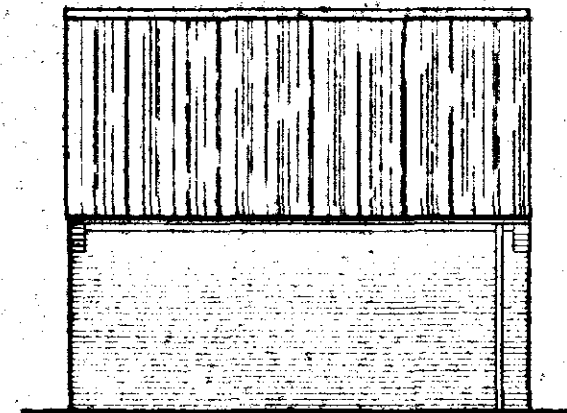
LOCATION PLAN 1:2500



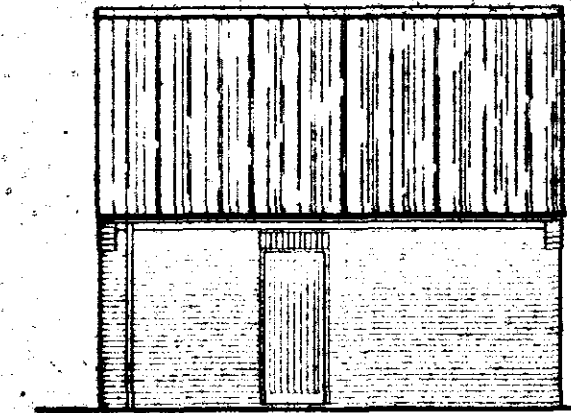
REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

PITCHED ROOF CONSTRUCTION

Interlocking concrete roof tiles to match existing to B.S. 475 part 2:1971, on 25 x 38 softwood treated battens or underfelt to B.S. 747 (type II) 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 CP5 chapter V part 2:1972. Two-plate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3:1985. 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. 58 x 100 ridge pole batten. 58 x 100 ceiling batten. All trusses to be strapped to wall plate by 50 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 5C3 grade.

WALLING

Face brickwork to B.S. 5921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks 100mm. Terracotta Halfbrick insulation block to form 215mm wall.

SUB STRUCTURE WALLING

2 x 100mm dense concrete blocks to B.S. 8079 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 5/4 min. concrete overite on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm : 150 bladed and consolidated hardcore.

FOUNDATIONS

Under walls as shown provide strip concrete foundations as follows: Under 215 walls provide 225 x 600 all 5/4 min to B.S. 5928:1990. All foundations taken down to bear on local bearing strata min. depth of 600 to top of foundations. Should strata not be found as shown foundations shall be taken down to a depth of 1 metre below ground level.

SURFACE WATER DRAINAGE

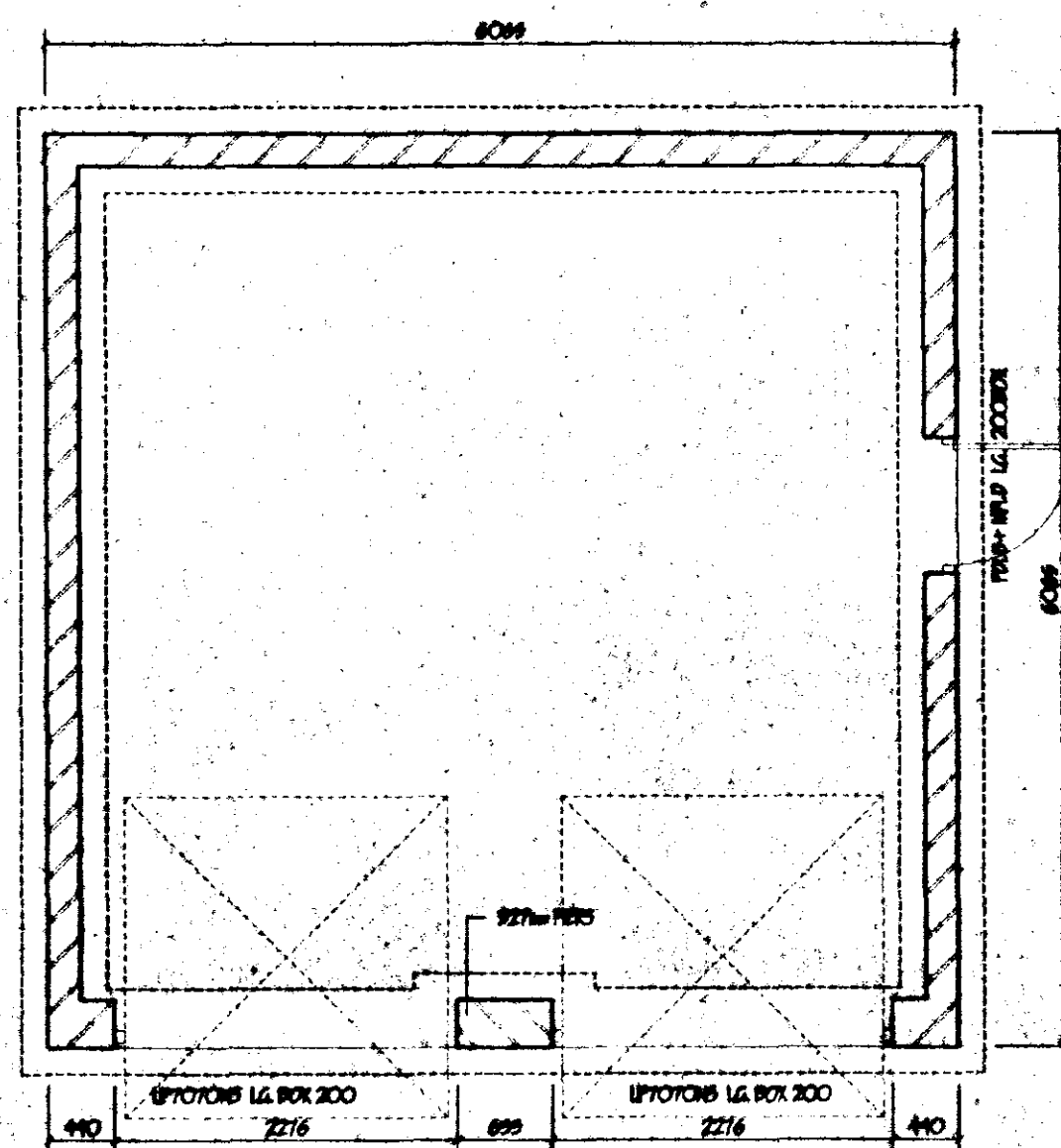
115 dia. half round rainwater gutters to 89 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 12m dia. soakaway min. 5.0m from dwelling.

WINDLIFT

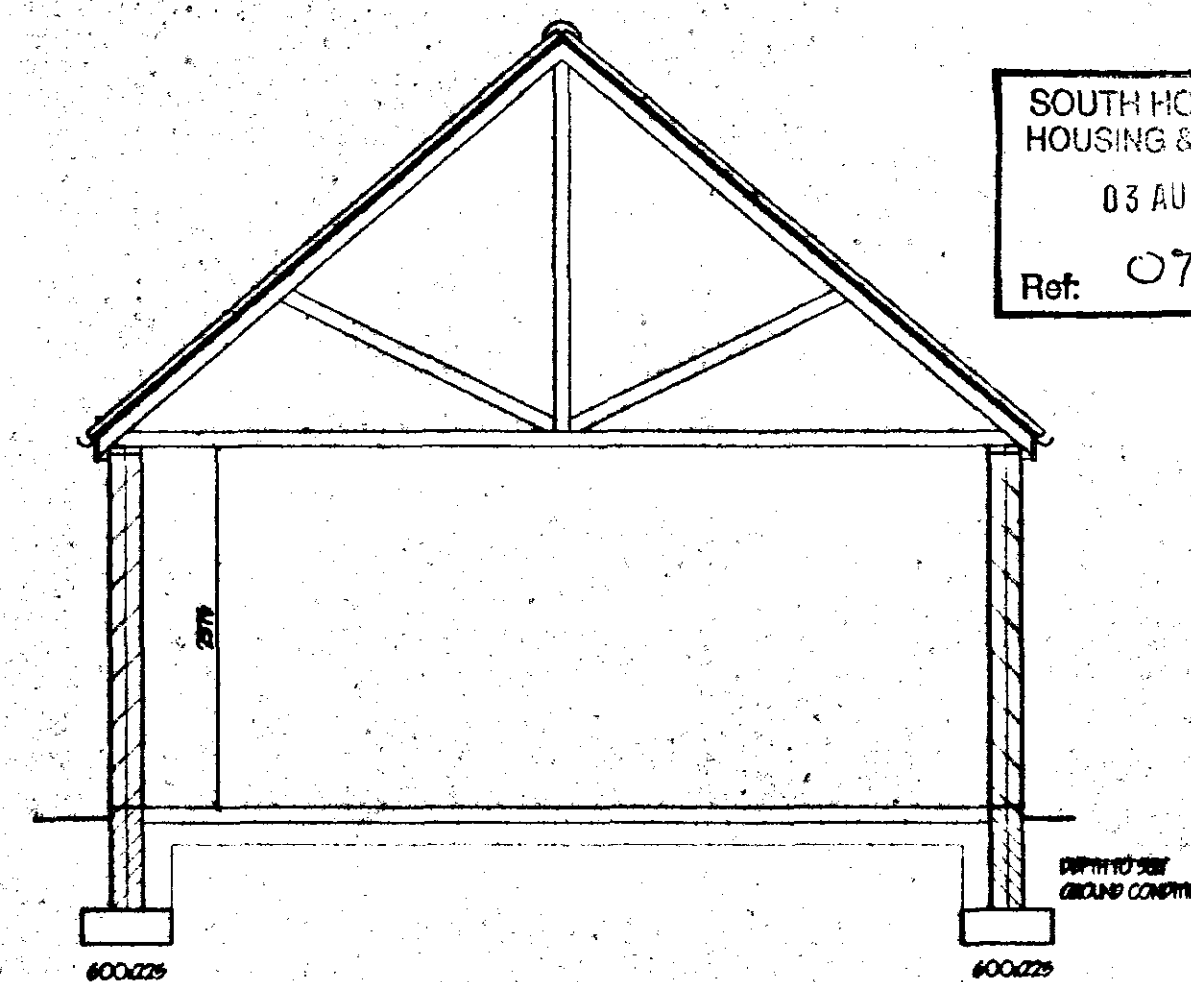
All linets to be manufactured by Messrs. I.G. and to be installed in accordance with makers' instructions, and to have min. seal bearing of 150mm and at external positions to have cavity from D.P.C. to CP. 121: Linets in gables to be underlaid with 12.7 fibre board or receive 12mm render and skin.

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 BSA Certificate or European Code equivalent.



FLOOR PLAN



SECTION

SOUTH HOLLAND DC
HOUSING & PLANNING
03 AUG 2000
Ref: 0763/00

DETER
PLAN

G. R. MERCHANT LENO AMICE FIWO ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS Unit 4, Wrights House 12th Park Road, Holbeach, Spalding, Lincs. PE12 7EE Tel: 01408 490800 Fax: 01408 428744 E-Mail: G. R. Merchant @ Merchant. Co. UK	
Project: RESIDENTIAL DEVELOPMENT LOW GATE, GEDNEY, SPALDING, Lincs.	
Client: D. BROWN (CONTRACTORS) LTD	
Drawing: DOUBLE GARAGE PLOT 12	
Job Ref: 088-00	Drawing No: 09
Date: JULY 00	Drawn: J.C.
Scale: 1:50 1:100	
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A MIXED HEDGE PLANT HT. 45-60cm. AT 40cm c/c.

- (a) HAMMOTHORN (CRATAEGUS MONOGYNA)
- (b) BEECH (FAGUS SYLVATICA)
- (c) BLACKTHORN (PRUNUS SPINOSA)
- (d) BLACKTHORN (RHAMNUS CATHARTICA)

ALL PLANTING TO BE IN ACCORDANCE WITH B.S. 4428:1989 AND
AMENDMENT No. 1 (1991)

ALL TREES TO BE PLANTED WITH MINIMUM 0.6m MULCH MAT AND TO BE STAKED, TIED AND TUBED.

1/3 TO 1/2 BAG OF PEAT FREE AND SLOW PLANTING COMPOST TO
INCORPORATED INTO BACKFILL FOR EACH TREE HOLE.

DISABLED PERSONS REQUIREMENTS.
REFER TO PART "A" (SECTION 6) OF BUILDING REGULATIONS.
HARD SURFACE, MINIMUM 900mm WIDE TO BE PROVIDED FROM
ROAD FRONTAGE AND FROM GARAGE/DRIVEWAY TO THE DWELLING.
IF GRAVEL IS TO BE USED FOR DRIVEWAYS, PROVISION TO BE
MADE EACH SIDE OF VEHICLE TO ALLOW DISABLED PERSONS TO
EXIT VEHICLES.
GRAVEL DRIVEWAYS ARE GENERALLY UNACCEPTABLE.

HEDGING FRONTING LOWGATE TO BE MAINTAINED
AT A MAXIMUM HEIGHT OF 900mm

C	PLOT # ALBERTS	MAY 2007
B	VEGETARY PLANT, HERBACEOUS PLOTS 2 & 9 MOVED WEST	21 / 09 / 08
A	DRAINAGE ADDED	12 / 09 / 01
nA	WATER	date

G. R. MERCHANT
I.ENG AMICE FIWO
**ARCHITECTURAL, STRUCTURAL
AND LAND DRAINAGE
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Fax: 01408 425744
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Co. UK

RESIDENTIAL DEVELOPMENT
LOW GATE,
GEDNEY,
SPALDING, LINC'S.

D. BROWN (BUILDING CONTRACTORS) LTD.

BLOCK / LOCATION PLAN

Job Ref.	Drawing No.
088-00	01-C

Date	Draw
JULY 00	J.C.

Scale

1:500 1:2500

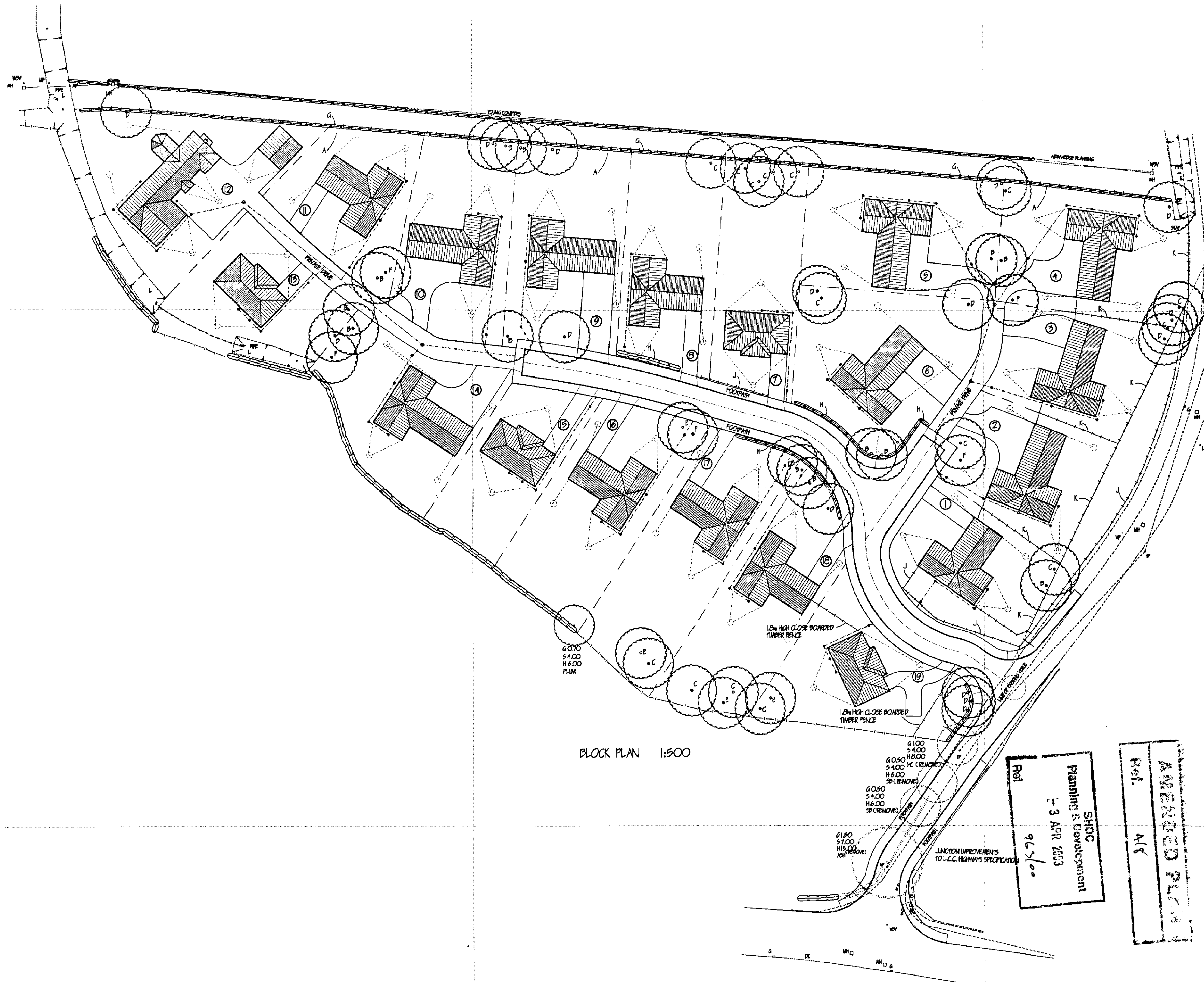
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SHDC
Planning & Development

963/00

BLOCK PLAN 1:500

LOCATION PLAN 1:2500



TREE PLANTING & LANDSCAPING SCHEME

- A MIXED HEDGE** PLANT HT. 45-60cm. AT 40cm c/c.
- (a) HAWTHORN (CRATAEGUS MONOGINA)
 - (b) BEECH (FAGUS SILVATICA)
 - (c) BLACKTHORN (PRUNUS SPINOSA)
 - (d) BUCKTHORN (FRAXINUS CATHARTICA)

- B** SILVER BIRCH (BETULA PENDULA) - STANDARDS
C HAWTHORN (CRATAEGUS LAEVIGATA) - FEATHERED
D WHITE BEAM (SORBUS ARIA) - STANDARD
E BEECH (FAGUS SILVATICA) - STANDARD
F TURKISH HAZEL (CORYLUS COLLENA) - STANDARD
G 1.2m HIGH CHAIN LINK FENCE WITH CONC. POSTS
H BEECH (FAGUS SILVATICA) HEDGING TO BE MAINTAINED
I AT 1.0m MAXIMUM HT. PLANT HT. 40 - 60cm AT 40cm c/c.
J 900mm HIGH TIMBER POST & RAIL FENCE
K 1800mm HIGH TIMBER CLOSE BOARDED FENCE

ALL PLANTING TO BE IN ACCORDANCE WITH B.S. 4428:1989 AND AMENDMENT No. 1 (1991)

ALL TREES TO BE PLANTED WITH MINIMUM 0.6m MULCH MAT AND TO BE STAKED, TIED AND TUBED.

1/3 TO 1/2 BAG OF PEAT FREE AND SHED PLANTING COMPOST TO BE INCORPORATED INTO BACKFILL FOR EACH TREE HOLE.

DISABLED PERSONS REQUIREMENTS.
 REFER TO PART 1A (SECTION 6) OF BUILDING REGULATIONS.
 HARD SURFACE, MINIMUM 900mm WIDE TO BE PROVIDED FROM ROAD FRONTAGE AND FROM GARAGE / DRIVEWAY TO THE DWELLING.
 IF GRAVEL IS TO BE USED FOR DRIVEWAYS, PROVISION TO BE MADE EACH SIDE OF VEHICLE TO ALLOW DISABLED PERSONS TO GET IN/OUT OF VEHICLES.
 GRAVEL DRIVEWAYS ARE GENERALLY UNACCEPTABLE.

Rev	Reason	Date
E	REVISION TO LONGGATE	MAR 2003
D	GARAGES PLOTS 9, 9 & 10	AUG 2002
C	PLOT 9 & 10	MAY 2002
B	VEGETATION PLAN, HEDGING NOTE	21/09/02
A	PLOTS 2 & 3 MOVED WEST	
A	DRAWING ADDED	12/09/01

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Project
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 LOW GATE,
 GEDNEY,
 SPALDING, Lincs.

Client
 D. BROWN (BUILDING CONTRACTORS) LTD.

Drawings
 BLOCK / LOCATION PLAN

Job Ref
 088-00

Drawn By
 OLE

Date
 JULY '00

Scale
 1:500 1:2500

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POST-N	JONERY	WINTER	LENGTH
1	WOTOTO	1.G.W./HP	2700
2	HAI3MC / HWP2	1.G.W./HP	2700
3	XPER20	1.G.W./HP	1500
4	HAI2CC / HWP2	1.G.W./HP	2000
5	HAI2CC / HWP2	1.G.W./HP	2000
6	HAI2CC / HWP	1.G.W./S	1500
7	HAI2CC / HWP2	1.G.W./HP	2000
8	HAI2MC / HWP	1.G.W./HP	1200
9	PA29M-MOB	1.G.W./HP	1500
10	HAI2CC / HWP	1.G.W./HP	2000
11	2400 PANT DOOR	1.G.W./HP	2700 (BRITISH HOME DOORS)
12	P151 ¹ (1.50000)	1.G.W./HP	1200
13	HAI2C / HWP	1.G.W./HP	1500
14	WOTOTO	1.G.W./HP	2700



LEVEL ENTRY THRESHOLD
Provide 'Bulkin & Paul' Mobility door frames & threshold (FN29M-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. 9'00mm wide footpath positioned at D.P.C. level and min 15'00mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub sill min 1:20 . All footpaths to have slight fall away from building. Gulp between wall & footpath to be filled with 15'00mm depth of 20mm washed gravel.
At least 5'0m of drive adjacent to building x 3'0m wide to be hard surfaced i.e. Concrete, Tarmac or Block pavers.
All to be sloped up to footpath levels at min. 1:20

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 dia. rainwater pipes 82.4 dia. underground pipes flexibly joined 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.

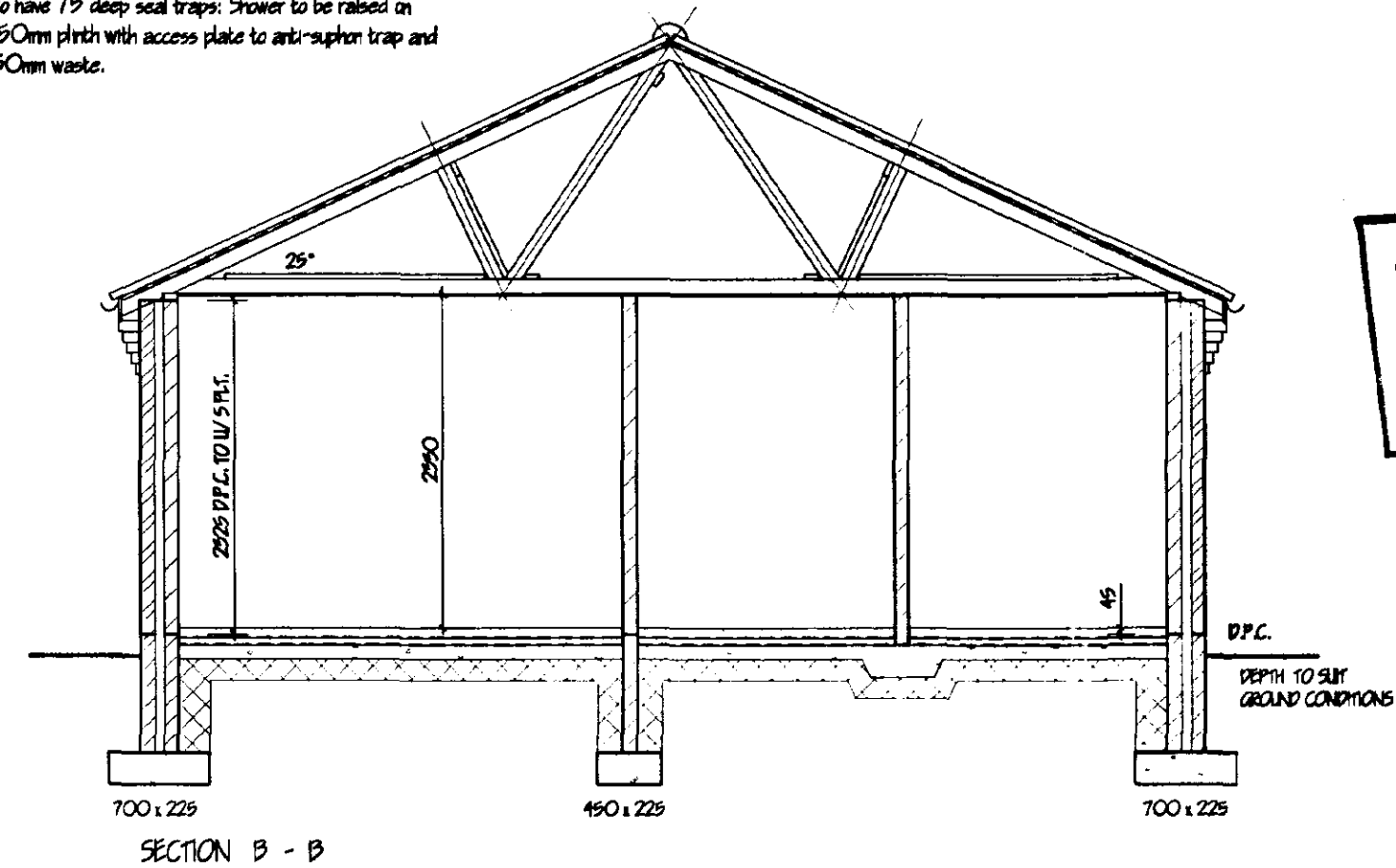
GLAZING.
Double glaze property throughout (minimum 6mm air gap to all units) excluding garages. All glazing between f.f.l. and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

VENTILATION.
All windows to have opening lights to give the equivalent of 1/20th the floor area. Provide background ventilation to habitable rooms min. 6000mm 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 rooms 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.

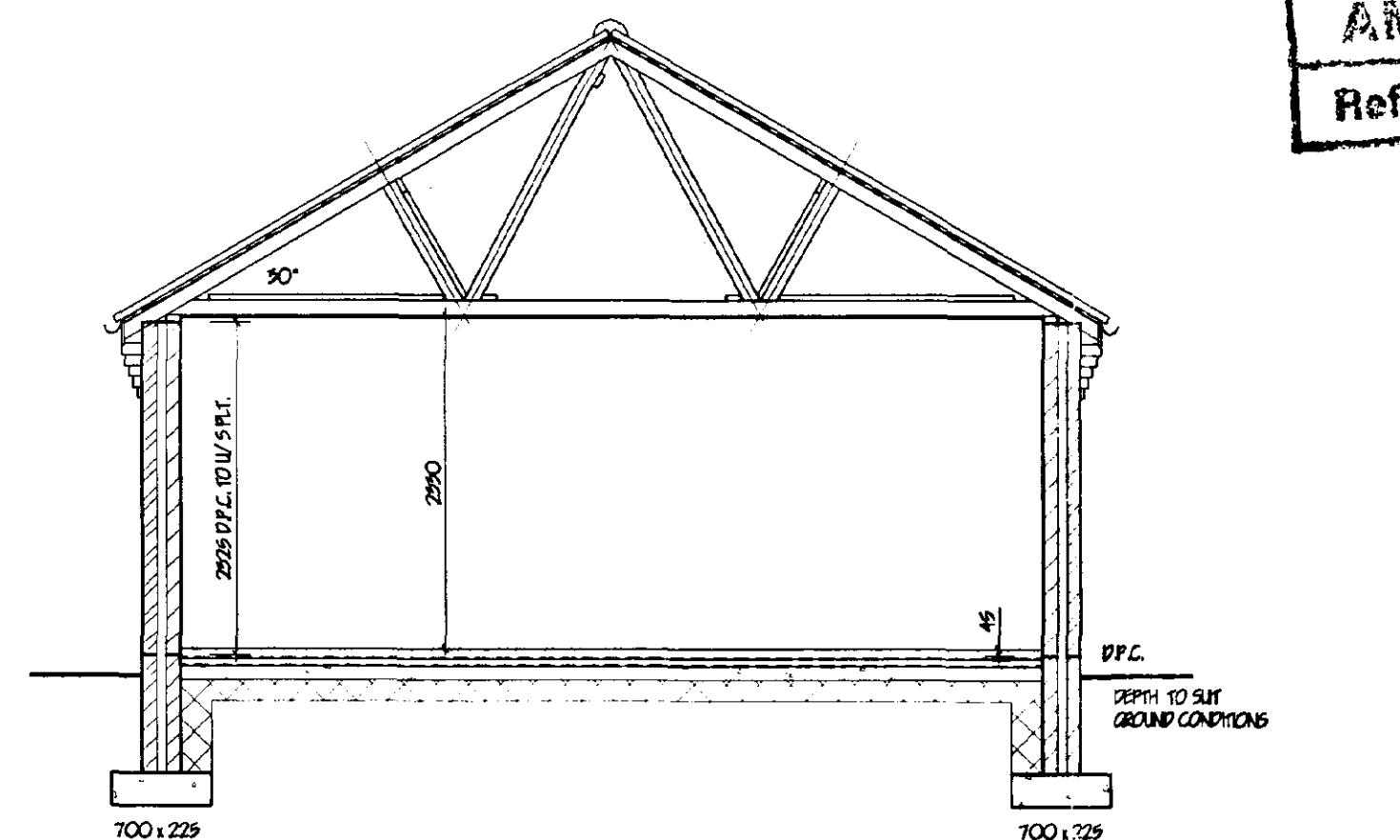
HOT WATER AND SPACE HEATING.
Provide wall mounted Gas fired Condensing Boiler complete with fan assisted balanced flue. Fit durable wire guard to flue externally . Provide timer switch and suitable thermostat to dwelling or fit thermostatic valves to all radiators. Hot water storage system to be thermostatically controlled with timer switches and be vented. All hot water storage tanks and pipes to be insulated to B.R. U.1, part 3.

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

FULL DRAINAGE
Inspection chamber construction to be "OneWall" and installed in accordance with makers' instructions with the internal drainage related to the depth in accordance with P.S. 850/109. Full drainage pipes to be 100mm dia. UPVC, to P.S. A660/189 flanges joined and laid to makers' instructions to a fall of 1:70 bed and surround with 100mm pipe as a filter. Where pipes pass under floors increase to 150mm pipe again. Where pipes pass under drains increase to 150mm pipe again. Where pipes pass under drains to correspond with drains in pipework. Provide 65 x 100 prestressed concrete lintel bracing where pipes pass through walls, allow 50mm gap around pipe, opening marked both sides of wall with ridge rest material. Seal and vent pipes to be 100mm dia. dia. PVC to P.S. 451/4: 1925 and to extend 900mm above window head terminating with PVC ballcock. Waste pipes to be 40mm dia. PVC to P.S. 594/19: 1975 complete with radnik pipes at either corner of drainage of Pits, basins and sinks to be 75 x 75 x 75 mm wall time. Showers to be fitted to 150mm pitch with access plate to anti-siphon trap and 50mm waste.



SECTION B - B



SECTION A - A

GROUND FLOOR CONSTRUCTION:
 Step all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500µ polythene D.P.M. on 50mm Polystyrene insulation board, on 1200µ polythene D.P.M. lapped continuous with D.P.C. by min. 100mm. Lay 500mm wide P.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete overtop. Concrete mix (BENA to B.5. 552B: ptd 1991: 150 blended and consolidated hardcore: Garage floor to be as above except sand cement screed and insulation:

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 mts. conc. infill around flue as work proceeds: 1mm roof around flue, no timber within 40mm of flue; As roof / flue intersection provide code'd lead flashing and 2 course engineering bricks.

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. (part C1-25). Appliances to be in accordance with building regulations. Provide bowered permanent vent in ext. wall to give min. 50% of the appliance breast opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

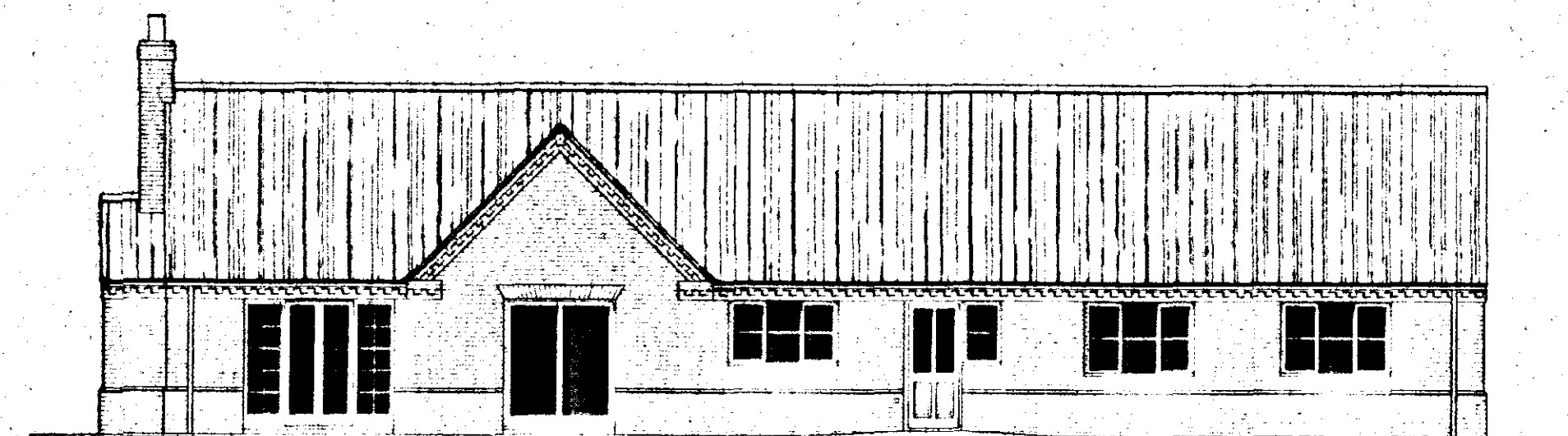
LINTELS.
All lintels to be manufactured by Messrs. I.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity trap, D.P.C. to C.P. 121. Internal lintels to be 16, 100 Box type. Lintels in garages to be underlaid with 12.7 fibreboard or receive 12mm render and skim. Provide Perp-end weep holes and stopends to cavity tray.

Ceilings.
200mm glassfibre insulation total thickness. 100mm between rafters & 100mm over joists. 12.7mm Gyproc "duplex" plasterboard 2mm skim finish. Provide min. 25 x 38 neoprene to all plasterboard edges. All joints to be taped and filled. Garage ceiling to be 12.7mm Gyproc Fireline board. Provide access trap to roof space: opening to be lined with 25 x 25 planked skops. Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. Draught seal all round.

SHDC
Planning & Development
- 7 OCT 2002
Ref 963/00

AMENDED PLAN
Ref. 415

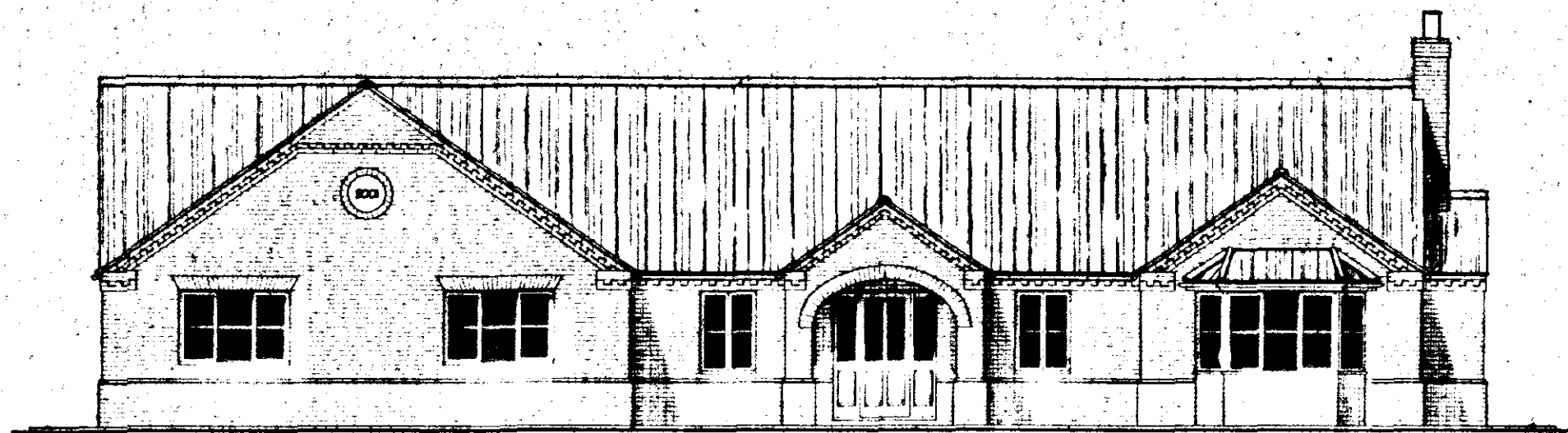
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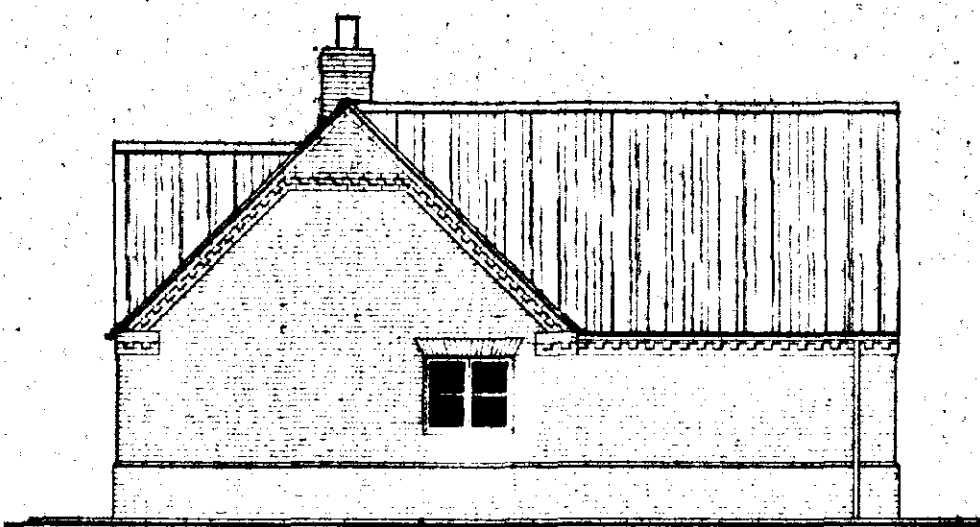
REAR ELEVATION



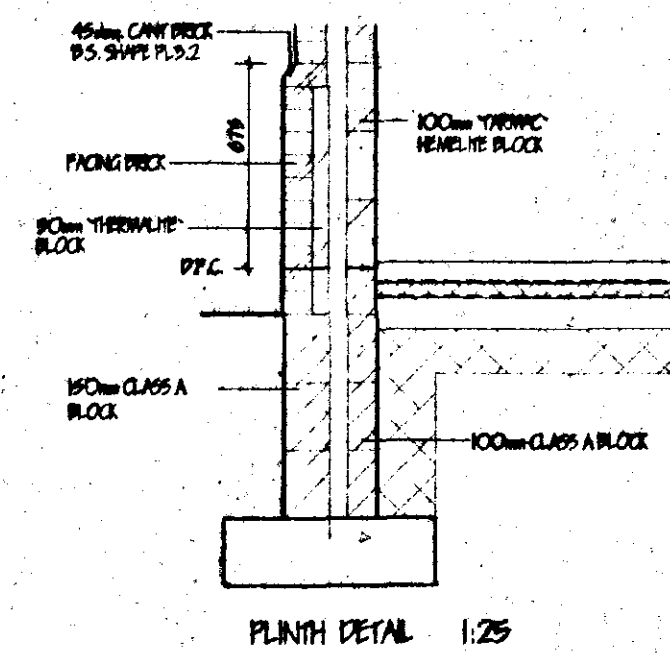
SIDE ELEVATION



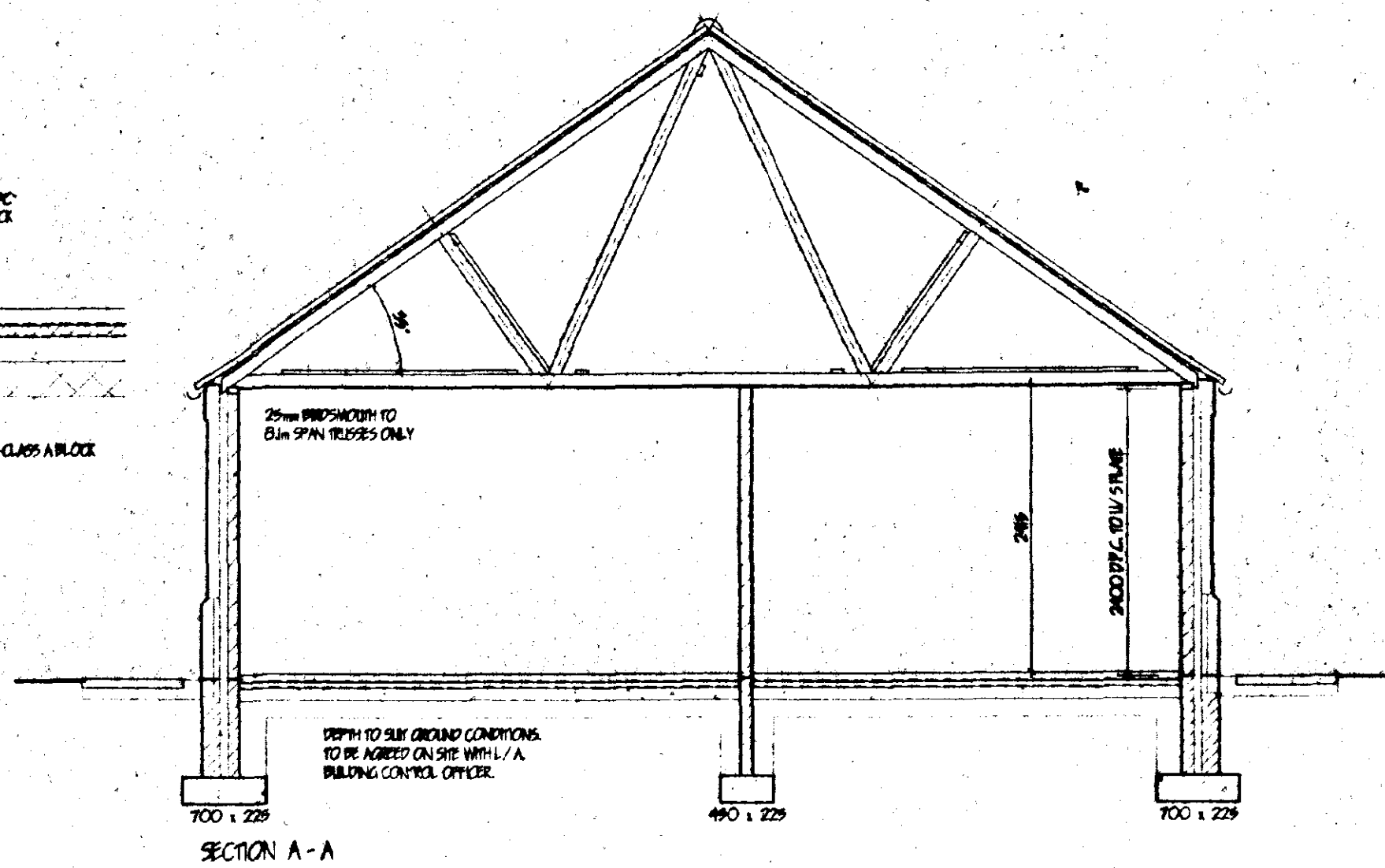
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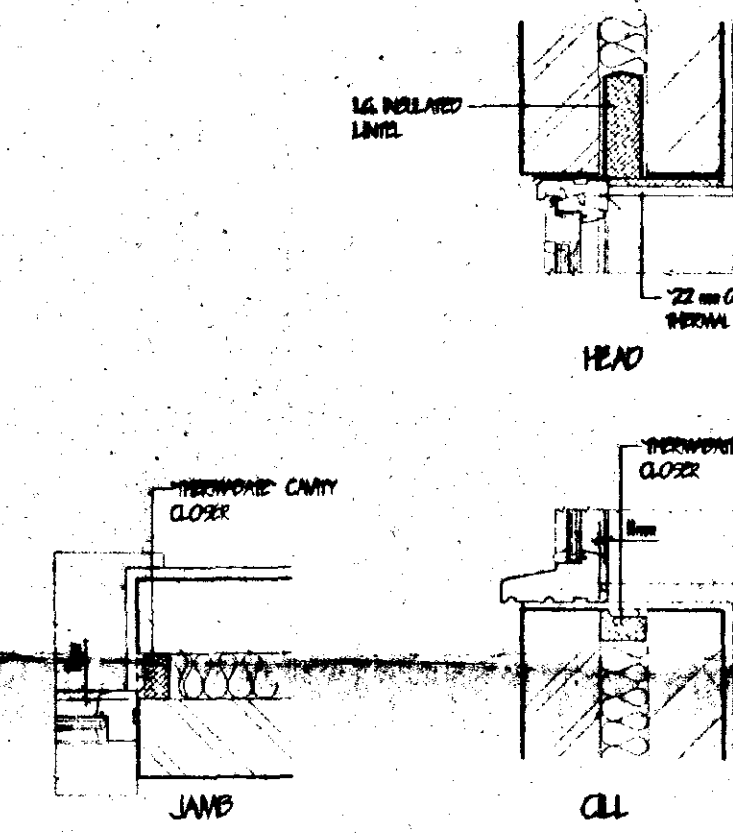
SIDE ELEVATION



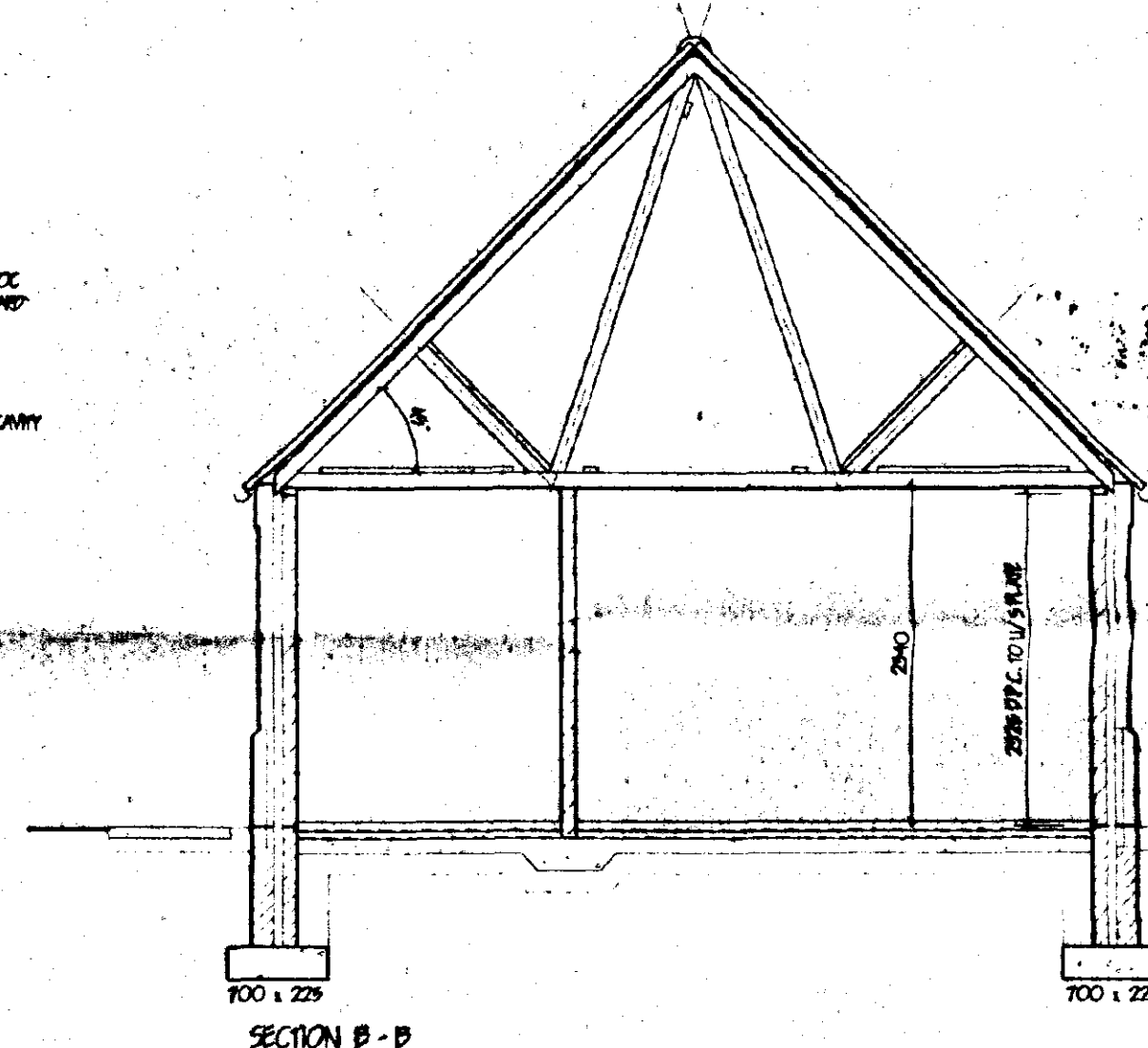
PLINTH DETAIL 1:25



SECTION A-A



REVEAL DETAILS



SECTION B-B

LEVELS.
All levels to be manufactured by Messrs. L.G. and to be installed in accordance with makers' instructions, and to have rise and bearing of 150mm and all internal levels to be L.G. 100 P.V.C. pipes. Levels in garage to be underlain with 12.7mm fibre board or receive 12mm render and skim. Provide Parapet and weep holes and supports to cavity tray.

GENERAL.
All electrical installations to be in accordance with the latest I.E.E. Regulations.
Provide hot & cold water supply to all waste basins.
All electrical switches, socket outlets, telephones and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

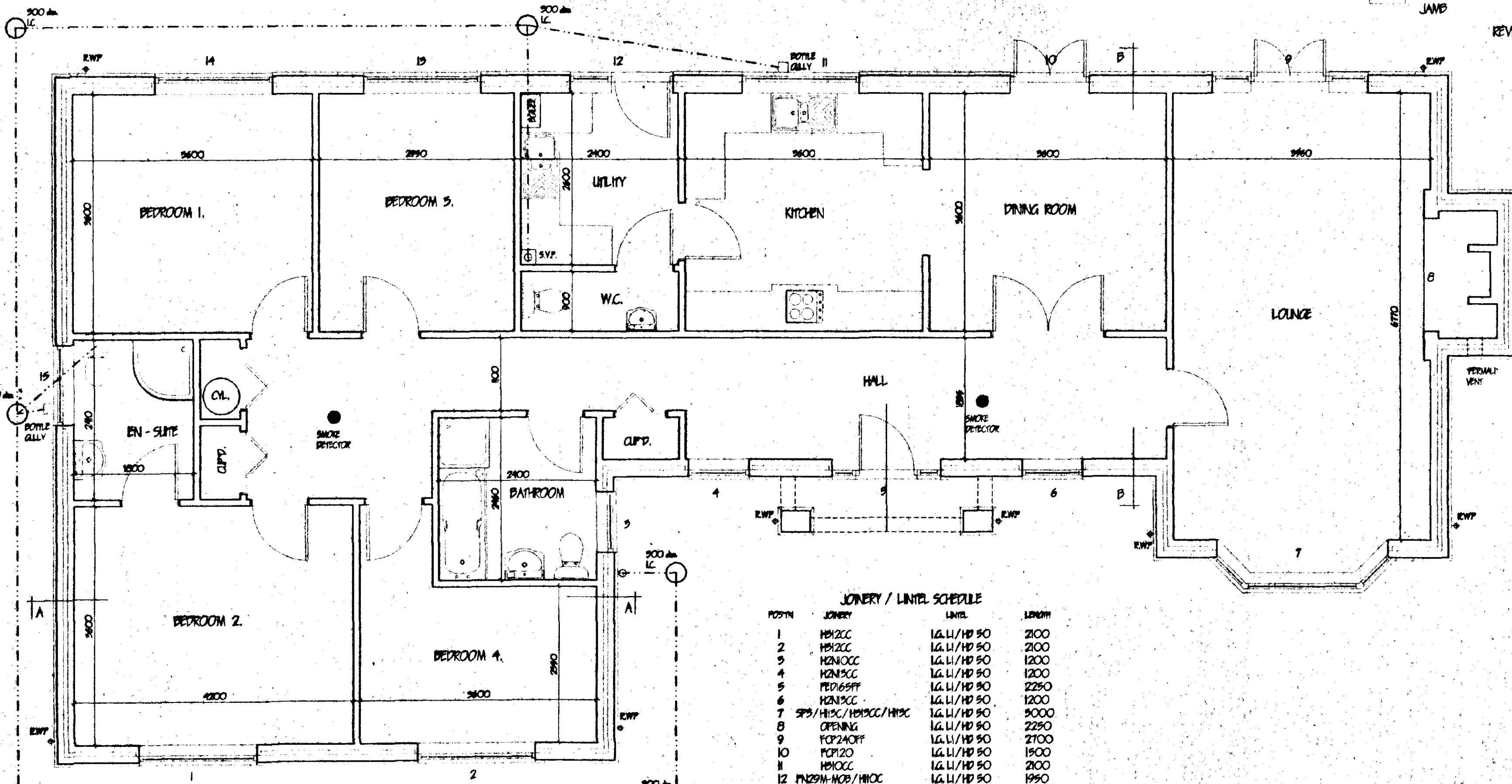
SURFACE WATER DRAINAGE.
150mm dia. half round rainwater gutters to 65mm dia. rainwater pipes 110mm dia. underground pipes flexible, joined to a fall of 1:70 pipes backed and surrounded in granular and discharge to 120mm dia. soakaway, min. 5.0m to edge from dwelling.

GLAZING.
Double clear property throughout (minimum from air gap to all units) including garage. All glazing between F.F.L. and 600mm high and between F.F.L. and 1900mm high in doors and side lights to be safety glass to P.S. 650C. 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 rooms to extract min. 50 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 wall mounted Gas fired condensing boiler with fan assisted balanced flue. Flue ducting to be kept to minimum to boiler flue. Provide timer switch and suitable zone thermostats to dwelling. Fit thermostatic control 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 P.R.U. part 5.

SMOKE DETECTORS.
Provide ceiling mounted smoke detector self-contained smoke alarm to P.S. 5440. pt. 1990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.



POSTN	JOINERY	LEVEL	LENGTH
1	H212CC	L.G. LI/HP 90	2000
2	H212CC	L.G. LI/HP 90	2000
3	H212CC	L.G. LI/HP 90	1200
4	H212CC	L.G. LI/HP 90	1200
5	H212CC	L.G. LI/HP 90	2250
6	H212CC	L.G. LI/HP 90	1200
7	SP3/H10C/H212CC/H10C	L.G. LI/HP 90	5000
8	OPENING	L.G. LI/HP 90	2250
9	POP24OFF	L.G. LI/HP 90	2700
10	POP20	L.G. LI/HP 90	1900
11	H212CC	L.G. LI/HP 90	2000
12	H212CC	L.G. LI/HP 90	1950
13	H212CC	L.G. LI/HP 90	2000
14	H212CC	L.G. LI/HP 90	2000
15	H212CC	L.G. LI/HP 90	1900

ALL JOINERY CODES - L.G. LTD.
ALL LEVEL CODES - L.G. LTD.

LIMITATIONS.
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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 BPA 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 in 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.

SOUTH HOLLAND DC
HOUSING & PLANNING
14 JAN 2002
Ref: 0963/00
AMENDED PLAN
Ref: 14

B	PORCH / BRICK DETAIL	NOV 2001
A	SMOKE DETECTORS ADDED	OCT 2001

G. R. MERCHANT
18th ANICE FIVE
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
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RESIDENTIAL DEVELOPMENT
LOW GATE,
GEORNEY,
SPALDING, Lincs.

D. BROWN (BUILDING CONTRACTORS) LTD.

FOUR BEDROOM BUNGALOW FLOOR PLAN / ELEVATION / SECTION PLOT 12

Job Ref	088-00	Drawing No	14-B
Date	JULY '00	Drawn	J.C.

Scale: 1:50 1:100
DO NOT SCALE FROM THIS DRAWING
This drawing is intended for use by the client and is not to be used for any other purpose. The client is responsible for ensuring that the drawing is used for the intended purpose. The client is responsible for ensuring that the drawing is used for the intended purpose. The client is responsible for ensuring that the drawing is used for the intended purpose.



POST-N	JONERY	UNIT#	LENGTH
1	UDF7070	1.G.11/H/D	2700
2	H4BDC/MC / HWPB2	1.G.11/H/D	2700
3	XPER20	1.G.11/H/D	1800
4	H4B2CC / HWPB2	1.G.11/H/D	2100
5	H4B2CC / HWPB2	1.G.11/H/D	2100
6	H21CC / HWPB	1.G.11/S	1500
7	H4B2CC / HWPB2	1.G.11/H/D	2100
8	H2N0CC / HWPB	1.G.11/H/D	1200
9	F4B2H-H2B	1.G.11/H/D	1800
10	H4B0CC / HWPB	1.G.11/H/D	2100
11	24C00 PARD DOOR	1.G.11/H/D	2700 (BENTH HOME DOORS)
12	FX5	1.G.11/H/D	1200
13	H2B2C / HWPB	1.G.11/H/D	1500
14	UDF7070	1.G.11/H/D	2700



SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 dia. rainwater pipes 82.4 dia. underground pipes flexibly joined 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.

GLAZING.
Double glaze properly throughout (minimum 6mm air gap to all units) excluding garage. All glazing between 6ft. and 800mm high and between 6ft. 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 rooms to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which must be operated intermittently. W.C. to extract min. 6 litres per second.

HOT WATER AND SPACE HEATING.
Provide wall mounted gas fired Condensing Boiler complete with fan assisted balanced flue. Fit durable wire guard to flue externally . Provide timer switch and suitable thermostat to dwelling or fit thermostatic valves to all radiators. Hot water storage system to be thermostatically controlled with timer switches and be vented. All hot water storage tanks and pipes to be insulated to B.R.I. part 3.

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

FOUL DRAINAGE
Inspection chamber construction to be "100mm" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with 195, 830(1995). Foul drainage pipes to be 100mm dia. PVC, to BS 4566(90), 1985 flange jointed and lead to makers' instructions to a fall of 1:100 lead and surround with 100mm pease gravel. Where pipes pass under floors install a 150mm concrete base. Where pipes pass under dress sward install 150mm concrete with flange joints to correspond with joints in pipework. Provide 65 x 100 precast concrete lead bricks where pipes pass through walls, allow 50mm gap around pipe, opening masked both sides of wall with rigid sheet material. Soil and vent pipes to be 100mm dia. PVC to BS 4561: 1985 and to extend 900mm above window head terminating with PVC ballon. Waste pipes to be 40mm dia. PVC to BS 2594(1979), 1979 complete with roadends made as a minimum of three sections of 1.5m sections and sink to have 75 dia. drain to floor. Power to be run in trap and 50mm phn with access plate to anti-siphon trap and 50mm waste.

GROUND FLOOR CONSTRUCTION.
Strip all vegetation, the soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement; c. 500µ polythene D.P.M. on 50mm Polystyrene insulation board, on 1200µ polythene D.P.M. lapped continuously with D.P.L. by min. 100mm; lay 300mm wide D.P.M. strip into D.P.L. to lay floor D.P.M. All on 100 µ concrete overcoat. Concrete mix (GEM) to B.S. 5323, pH 19.4; 50 blind and consolidated hardcore; Garage floor to be as above except sand cement screed and insulation.

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 in: and to terminate in corbelled out brickwork
and clay pots; 1:3 weak mix conc. infill around flue as work
proceeds: Trim roof around flue, no timber within 40mm
of flue: No roof / flue intersection provide codefled lead
flashing and 2 course engineering bricks.

OPEN FIRE.

To be capable of burning smokeless fuel: Hearth to be constructed of non combustible material min. 125mm thick; To project 1 from face of wall by min. 500mm and pass reveals it, min. 150mm. All in accordance with approved docs: part J. (Part I-25) . Appliance to be in accordance with building regulations. Provide lowered perm. air vent in ext. wall to give min. 50% of the appliance 's'eat opening area positioned 150 above floor level. Pn rld 65 x 100 prestressed conc. lintel over chimney opening.

LINTELS.
All lintels to be manufactured by Messrs. L.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have a cavity tray D.P.C. to C.P. 121. Internal lintels to be L.G. 100 Pbx type. Lintels in garage to be underlined with 12.7 fireline board or receive 12mm render and skis 1. Provide Pimp and weep holes and stopends to cavity tray.

Ceilings:
2000mm glass fibre insulation total thickness. 1000mm between rafters + 1000mm over joists. 12.7mm Gyproc "duflex" plasterboard 5mm skim finish. Provide min. 35 x 35 noggins to all plasterboard edges. All joints to be taped and filled in. Suspend ceiling to be 12.7mm Gyproc Fireline board. Provide access trap to roof space: opening to be 1.2m x 2.5m with 25 x 25 planed stops. Access panel to be 12m x 12m ply with layer of 12.7mm Fireline board fixed to face. 1 raised seal all round.



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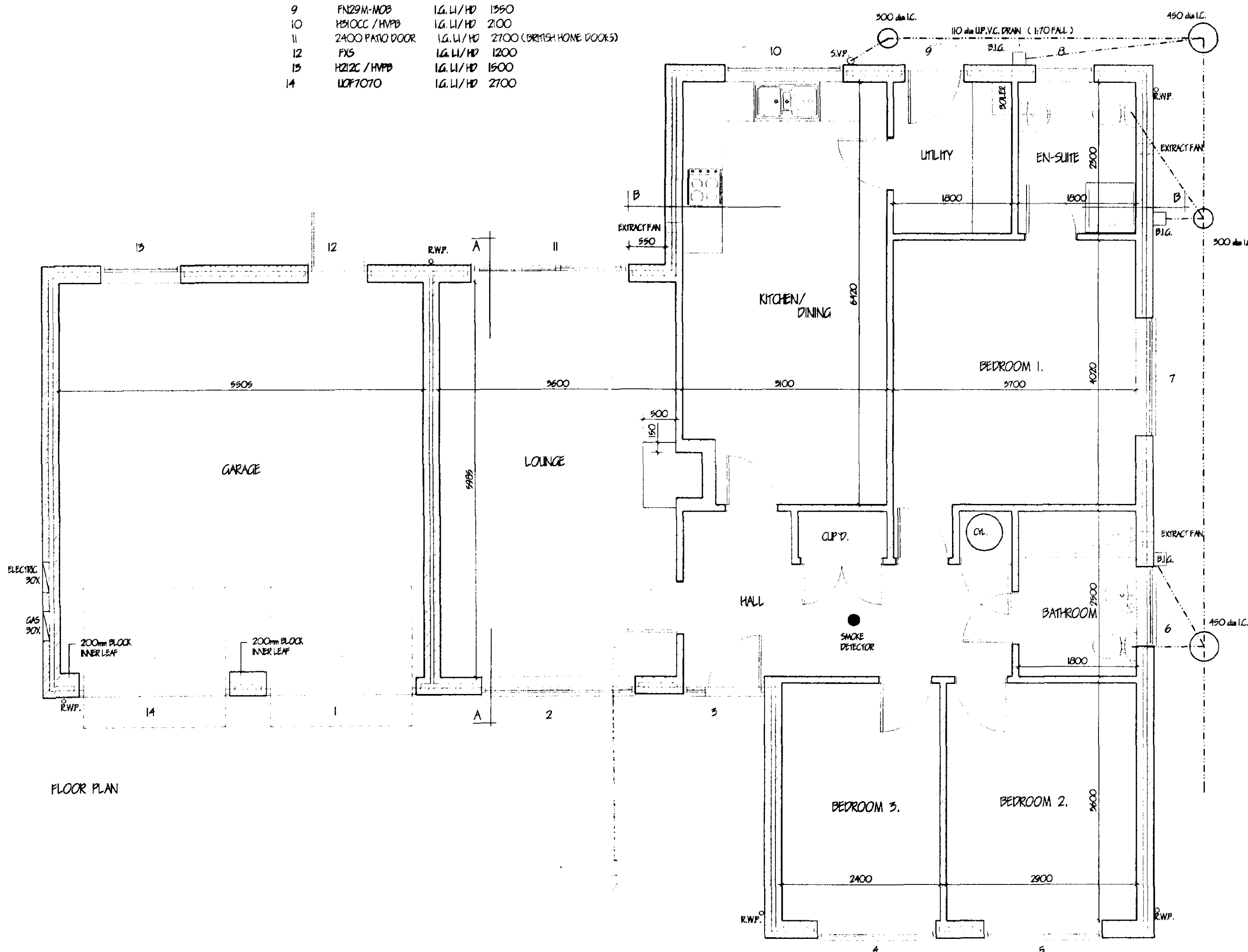
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STANDARDS.
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HEALTH & SAFETY.
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SCOPE OF THE WORKS.
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269. Canyons walling to consist of face brickwork to B.S. 5920/1974 for dry bricks and B.S. 1971/1978 for calcium silicate bricks; 65 cavity walls into cavity Redwood cavity wall battens insulation according to a current walling instructions and agreement cat. No.89 / 087. 100mm Tarmac flexible seal insulation blocks or similar; Canyons walls laid together using approved joint benders set 900 horizontal and 450 vertically to B.S. 1249/1978 wall ties positioned at 900 vertical centres at all unbonded corners of cavity. Cavity cavities with "Memobatten" performed doors and provide minimum 10% gap to G.P. 123: External walls to have max. 1" wall value of 0.45 W/m² dec. C.; Internal walls of 100mm Tarmac flexible seal insulation blocks and to receive 10mm 5% C-render and 3mm skid (except access).



LEVEL ENTRY THRESHOLD
Provide 'Bulton & Paul' Mobility door frames & threshold
(FN29M-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 cell 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. At least 5.0m of drive adjacent to building x 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

AMENDED PLAN

Ref. 117

SRDC
Planning & Development
11 NOV 2002
Ref 963/00

G. R. MERCHANT
I.ENG AMICE FIWO
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AND LAND DRAINAGE
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Co. UK

RESIDENTIAL DEVELOPMENT
LOW GATE,
GEDNEY,
SPALDING, LINES.

D. BROWN (BUILDING CONTRACTORS) LTD

FLOOR PLAN/ SECTION/ ELEVATIONS
BRAMLEY
DOUBLE GARAGE LEFT HAND SIDE

Job Ref	Drawing
088-00	02

Date	Drawn
JULY 00	J.C.

Scale	1:50 1:100
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The General Contractor is to check all dimensions on site and report any 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 assumed for abnormal conditions which may be discovered during construction unless reported to the Architect so the design amendments may be considered. Site soil surveys and geotechnical studies of foundations to establish specific site conditions before foundation work is undertaken.



REAR ELEVATION



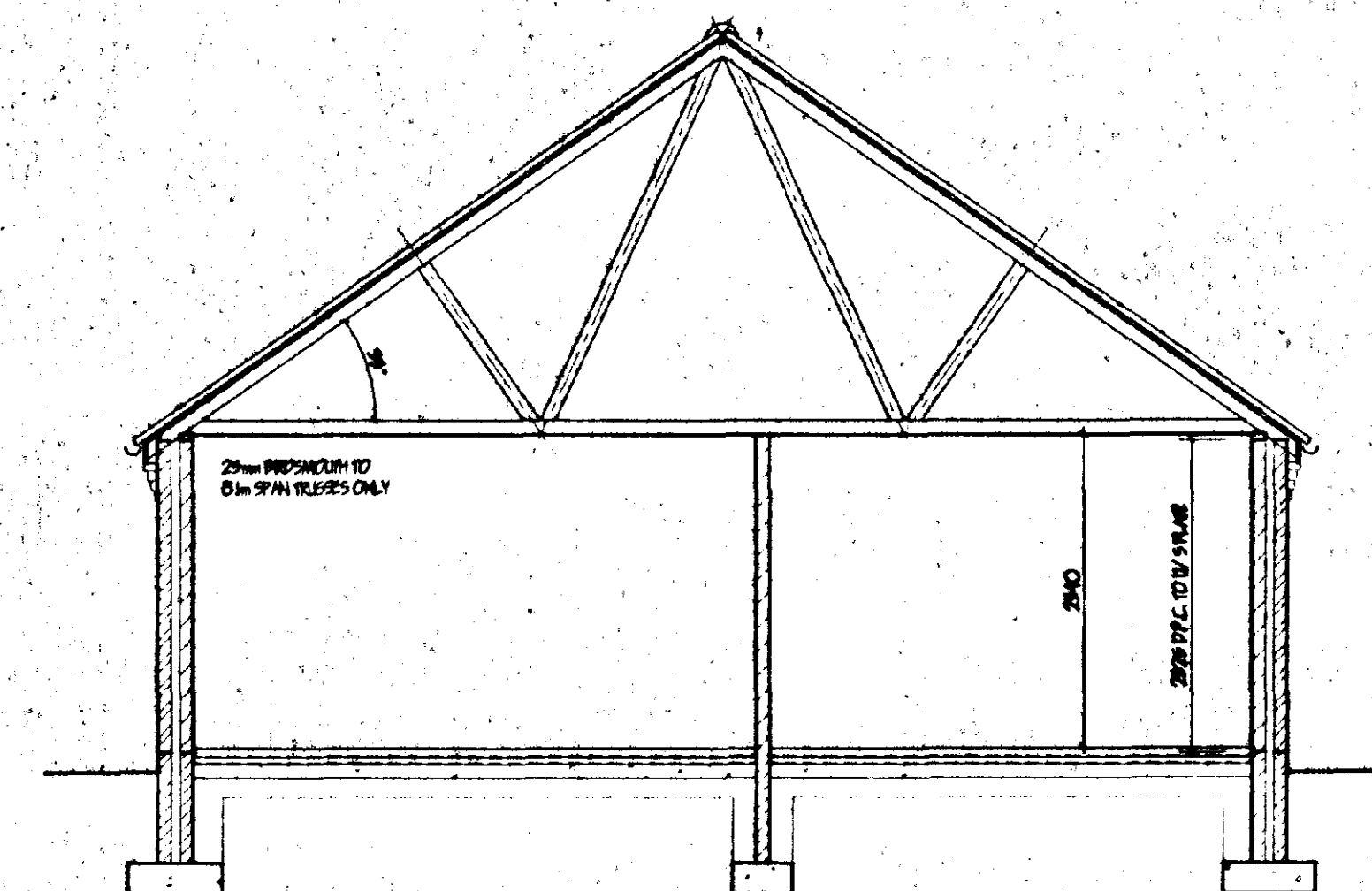
SIDE ELEVATION



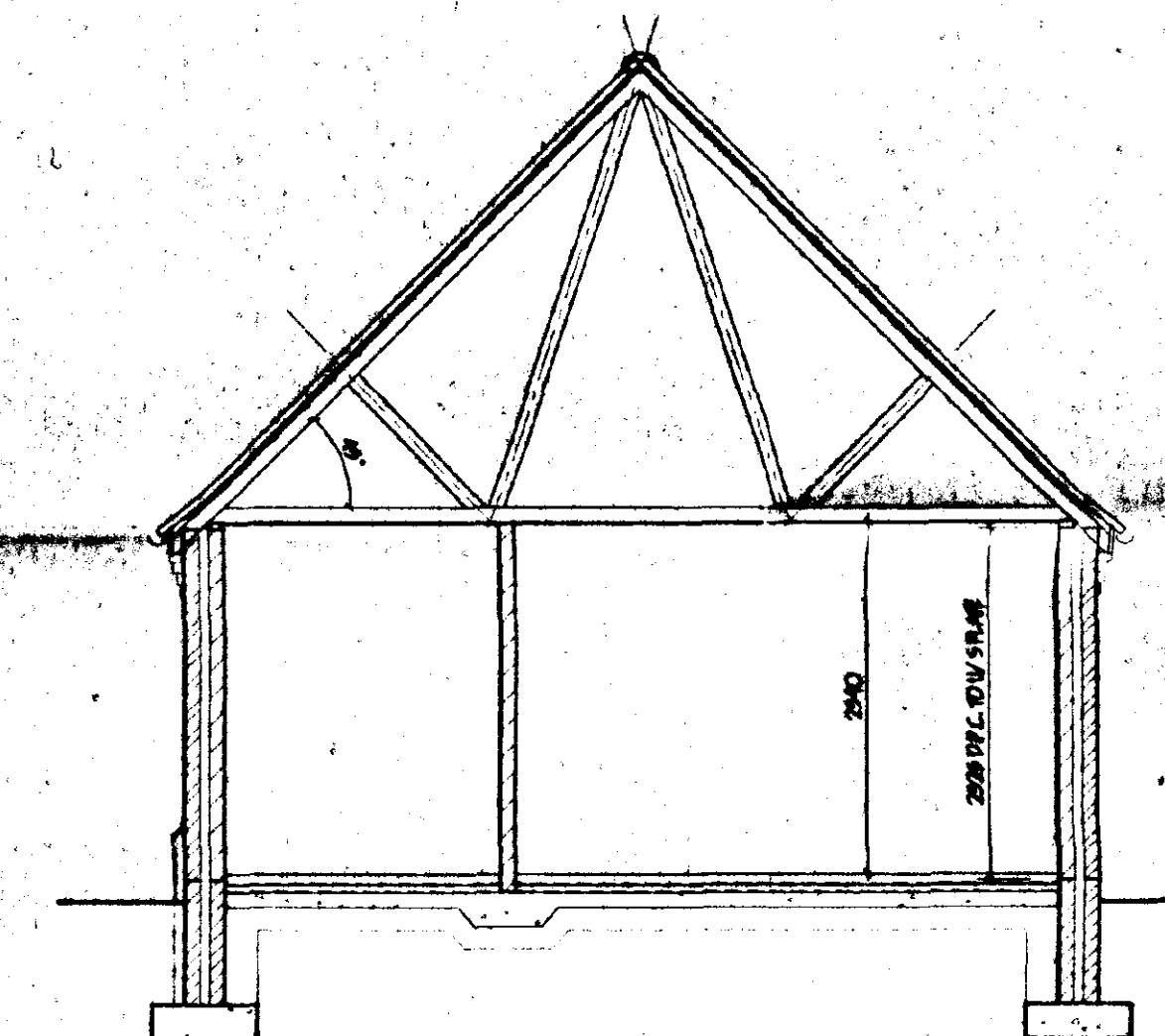
FRONT ELEVATION



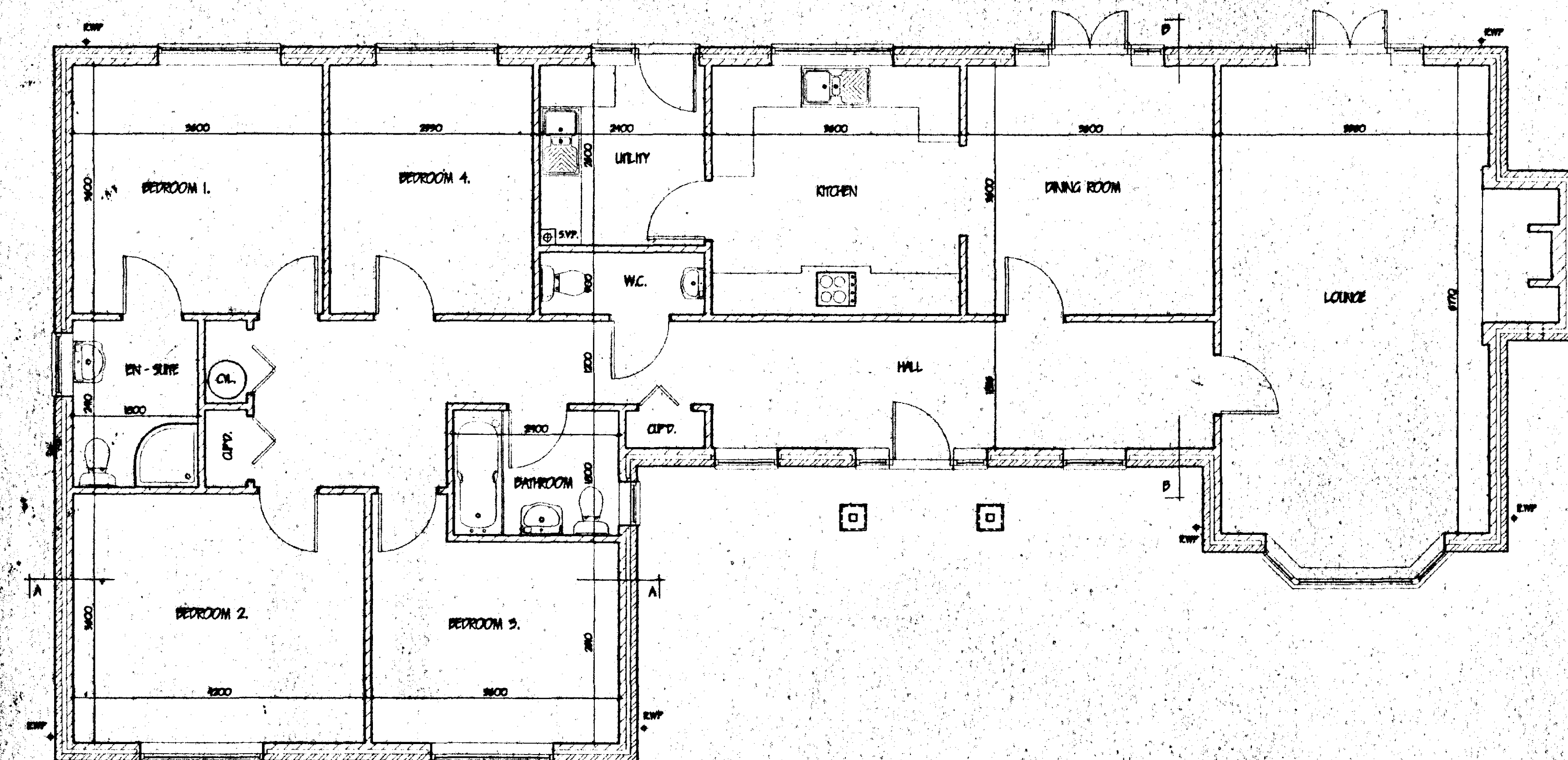
SIDE ELEVATION



SECTION A-A



SECTION A-A



FLOOR PLAN

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SOUTH HOLLAND DC
HOUSING & PLANNING
03 AUG 2000
Ref: 0963/00

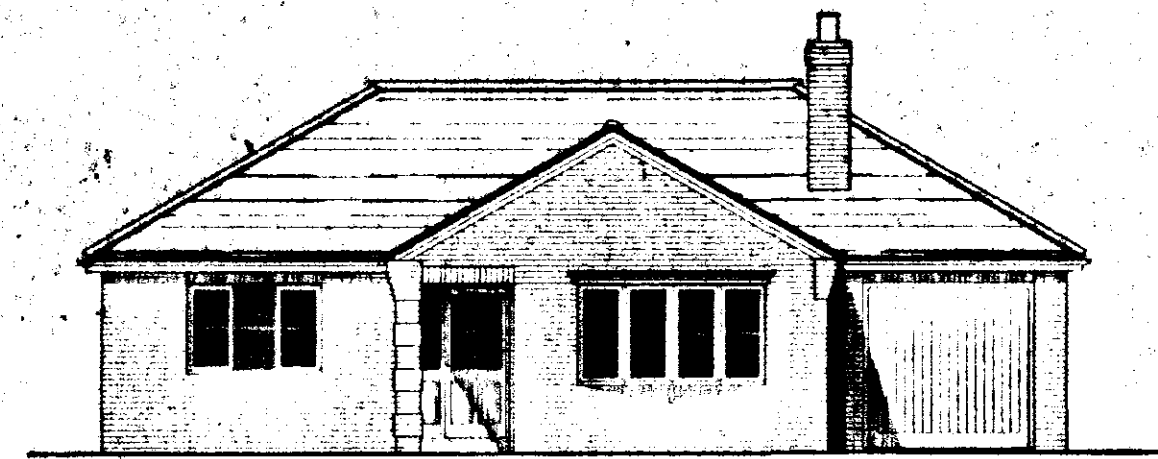
DETERMINED
PLAN

G. R. MERCHANT LONG ANNO TWO ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS Unit 4, Wrights Works 12th Floor, Riverside, Haverhill, Spalding, Lincs. PE12 7EZ Tel: 01408 480800 Fax: 01408 480744 E-mail: G. R. Merchant@G. R. Merchant. Co. UK	
Project: RESIDENTIAL DEVELOPMENT LOW GATE, GEDNEY, SPALDING, Lincs.	
Client: D. BROWN (CONTRACTORS) LTD.	
Drawing: FLOOR PLAN / ELEVATIONS / SECTIONS PLOT 12	
Job Ref: 088-00	Drawing No: 08
Date: JULY '00	Drawn: J.C.
Scale: 1:50 1:100	
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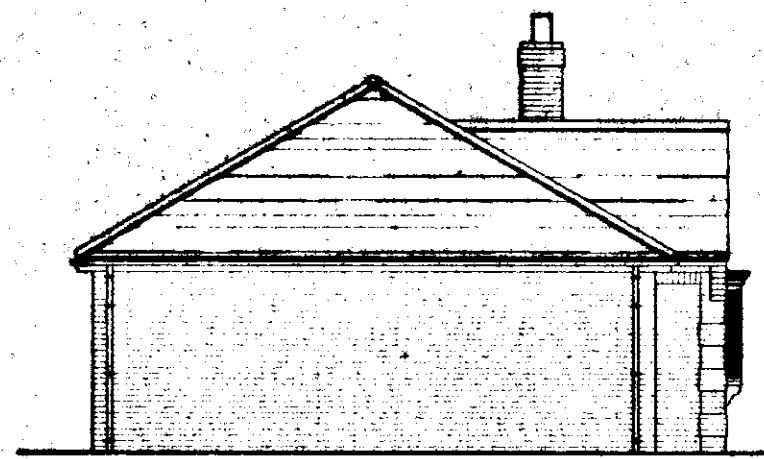


REAR ELEVATION

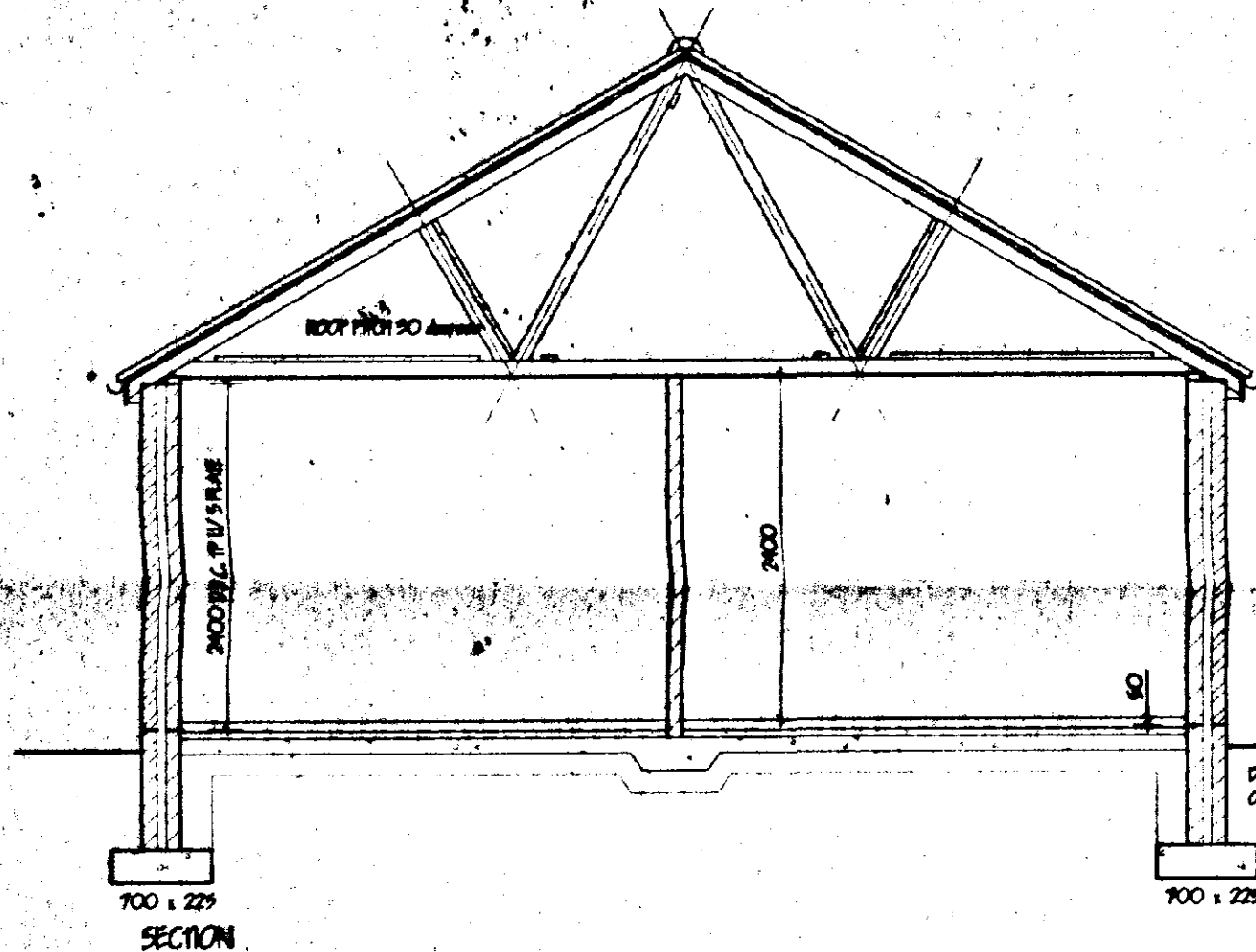
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SECTION

LEVEL ENTRY WALKWAY
Provide 1000mm wide door frame & threshold (P1250H-NOR). Principal entrance to building. All external doors to be 850mm wide.

INTERNAL DOORS
All internal doors to external floor habitable rooms and toilet accommodation to be 850mm wide.

POORWAYS/DRIVES
Provide min. 900mm wide footpath positioned at D.P.C. level and min 150mm from face of wall to perimeter of building. An entrance path runs up to top of side of 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. At least 50mm of drive adjacent to building & 150mm wide to be laid down (see General Notes or Block plan). All to be sloped up to footpath level at min 1:20.

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations. Provide hot & cold water supply to all wash basins. All electrical switches and socket outlets to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.

LEVELS
All levels to be referenced to Mean Sea Level, and to be indicated in accordance with relevant instructions, and to have min. and bearing of 150mm and at external positions to have cavity trap D.P.C. to (P. 12). Internal levels to be 100mm P.A. type. Levels in garage to be indicated with 12.7mm board or receive 12mm render and skin. Provide 100mm deep base and supports to cavity trap.

POUR DRAINAGE
Inception chamber construction to be "Class" and installed in accordance with relevant instructions with the internal diameter related to the depth in accordance with P.S. 8901/1995. Fall drainage pipes to be 100mm dia. UPVC, to P.S. 4660/1995 flexible jointed and laid to makers' instructions to a fall of 1:70 and surround with 100mm pea gravel. Where pipes pass under floors access in 150mm pea gravel. Where pipes pass under doors surround in 150mm concrete with fixed joints to external with joints in pavement. Provide 65 x 100mm square of concrete below drainage where pipes pass through walls, allow 50mm gap around pipes, spaces marked both sides of wall with rigid sheet material. Set and vent pipes to be 100mm dia. PVC to P.S. 4594/1995 and to extend 900mm above window head terminating with PVC ballon. Waste pipes to be 40mm dia. PVC to P.S. 5945/1979 complete with raindown caps at every change of direction. Bath, basins and sink to have 75 deep seal traps.

SURFACE WATER DRAINAGE
85 dia. half round rainwater pipes to 89 dia. rainwater pipes 82.4 dia. underground pipes flexible jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. manholes, min. 5.0m to edge from drains.

GLAZING
Double glaze property throughout (minimum three air-seal to all units) including average. All doors between 1:1, and 600mm high and between 1:1 and 1500mm high in doors and side lights to be safety glass to P.S. 6206. All windows/doors to be draught sealed.

VENTILATION
All windows to have opening height to the equivalent of 1/20th the floor area. Provide background ventilation to habitable rooms min. 8000cm³ per room from air ventilation per room. To all other rooms provide min. 4000 cm³. All following rooms to have in addition to above: Hall/Window mechanical extractor fan. Kitchen to extract min. 60 ltr per second. 1200cm³ rooms to extract min. 50 ltr per second. Bathroom to extract min. 15 ltr per second which may be operated intermittently. W.C. to extract min. 6 ltr per second.

HOT WATER AND SPACE HEATING
Install one third condenser boiler with fan assisted balanced flue. Flue ducting to be sealed to the exterior. Provide timer switch and suitable thermostat to control at its thermostat valves to all radiators. Hot water storage system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipes to be insulated to P.S. 1.1, part 5.

SMOKE DETECTORS
Provide ceiling mounted smoke operated self-contained smoke alarm to P.S. 5446: p11/1990 in position shown on plan. Where more than one detector to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

PITCHED ROOF CONSTRUCTION
Interlocking concrete roof tiles to P.S. 479 part 2 1971, as 25 x 50 softwood trussed battens on underfelt to P.S. 747 (type F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with battens of 75mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure category as detailed in CP7 chapter V part 2 1972. Terraplate waterproofing underfelt to be applied to comply with P.S. 5263 part 5 1995. TRUSS CALCULATIONS TO BE SUBMITTED TO L.A. MIN. 28 DAYS PRIOR TO BEGINS. Trusses to be at 4000/c as a pitch of 90 dia. 30 x 100 ridge pole batten. 30 x 100 rafters batten. All batten to be strapped to wall plate by 30 x 5 galvanized steel straps acting as anchor and lateral restraint straps at min. 1.5m c/c. Note provide solid bracing beneath straps. 30 x 100 wall plate bedded on sand and concrete. 25 x 175 fascia batten. Over eave, grade plywood soffits complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be min. 20% again. Where open of treated timber exceeds 5.0m provide additional bracing within the plane of the wall in accordance with Timber Frame Assoc. tech. bulletin sheet 4. Timber supports are to be provided beneath water storage tanks over 400 litres. At roof intersections provide 25 x 100 lag boards and dovetail trusses at 600 c/c: install code 4 lead valley bar. Close cavity at plate level.

LEVEL / JOINTS SCHEDULE

POIN	JOINT	LEVEL	LENGTH
1	WALL	LG.U./HP	200
2	PERZO	LG.U./HP	1500
3	ARCH	LG.U./HP	1080
4	ARCH	LG.U./HP	1490
5	CHS DRY 1990	LG.U./HP	2700
6	W/OTONS	LG.U./HP	2700
7	W/OTONS	LG.U./HP	1800
8	W/OTONS	LG.U./HP	900
9	W/OTONS	LG.U./HP	1590
10	W/OTONS	LG.U./HP	900
11	W/OTONS	LG.U./HP	200
12	W/OTONS	LG.U./HP	1500
13	W/OTONS	LG.U./HP	2800

PILE CONSTRUCTION
225mm internal diameter clay flue tiles to P.S. 181: 1971 and to be laid section upwards 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in vertical out brickwork and clay pipe. Work min. conc. with around flue as work proceeds. 15mm not around flue, no later than 40mm of flue. At roof/flat intersection provide colour lead flashing and 2 coarse waterproofing bricks.

OPEN FIRE
To be capable of having radiators fixed thereto to be constructed of non combustible material min. 125mm thick. To project from face of wall by min. 500mm and pass through min. 150mm. All in accordance with approved document part J. (part C 1-25). Appliance to be in accordance with building regulations. Provide permanent vent in ext. wall to open min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

SUB SHEET WALLING
100mm above concrete blocks to P.S. 6079 p11 1995: 1971 and to be laid section upwards 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in vertical out brickwork and clay pipe. Work min. conc. with around flue as work proceeds. 15mm not around flue, no later than 40mm of flue. At roof/flat intersection provide colour lead flashing and 2 coarse waterproofing bricks.

GROUND FLOOR CONSTRUCTION
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500mm subgrade D.P.M. on 50mm Polythene insulation board, on 1200mm D.P.M. laid out with D.P.C. by min. 100mm lay 500mm wide D.P.M. strip into D.P.C. to lay floor D.P.M. All on 100 concrete overcoat. Concrete min. 200 to P.S. 5928: p11 1991. 150 bladed and consolidated hardcore. Garage floor to be as above except need concrete screed and insulation FOUNDATIONS Under walls as shown provide strip concrete foundations as follows: Under 225 cavity walls provide 225 x 700 and under 100 walls provide 225 x 450 all 200 to P.S. 5928: p11 1991. All foundations below down to base at least bearing strata min. depth of 600 to top of foundations should be suitable soil conditions be found on site from 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.

CEILING
200mm above floor insulation total thickness. 100mm between 100mm over joists. 12.7mm Gypsum "dryline" plasterboard 2mm skin fresh. Provide min. 90 x 30 noggins to all plasterboard edges. All joints to be taped and filled. Garage ceiling to be 12.7mm Gypsum Plaster board and Arlon. Provide access trap to roof space: opening to be lead with 25 x 25 plastered slope. Access panel to be 12mm ply with layer of 12.7mm Plaster board fixed to face. Draught seal all round.

WALLING
225 cavity walls to consist of three brickwork to P.S. 5928:1974 for clay bricks and P.S. 181:1973 for calcium silicate bricks. 65 cavity walls to cavity bricks cavity wall blocks insulation boarding in accord with makers' instructions and approved cert. No. 25/1087. 100mm Tarmac Hardier solid insulation blocks or similar. Cavity walls laid together using galvanized iron bolts min. 900 horizontally and 450 vertically to P.S. 1245:1978 will be positioned at 900 vertical centres at all horizontal changes of cavity. Cavity walls with "thermaflex" perforated down and provide blown fill D.P.C. to C.P. 12: External walls to have min. "U" value of 0.45 W/m² at 25°C. Internal walls of 100mm Tarmac Hardier solid insulation blocks and to receive 10mm S/C render and then skin (except garage).

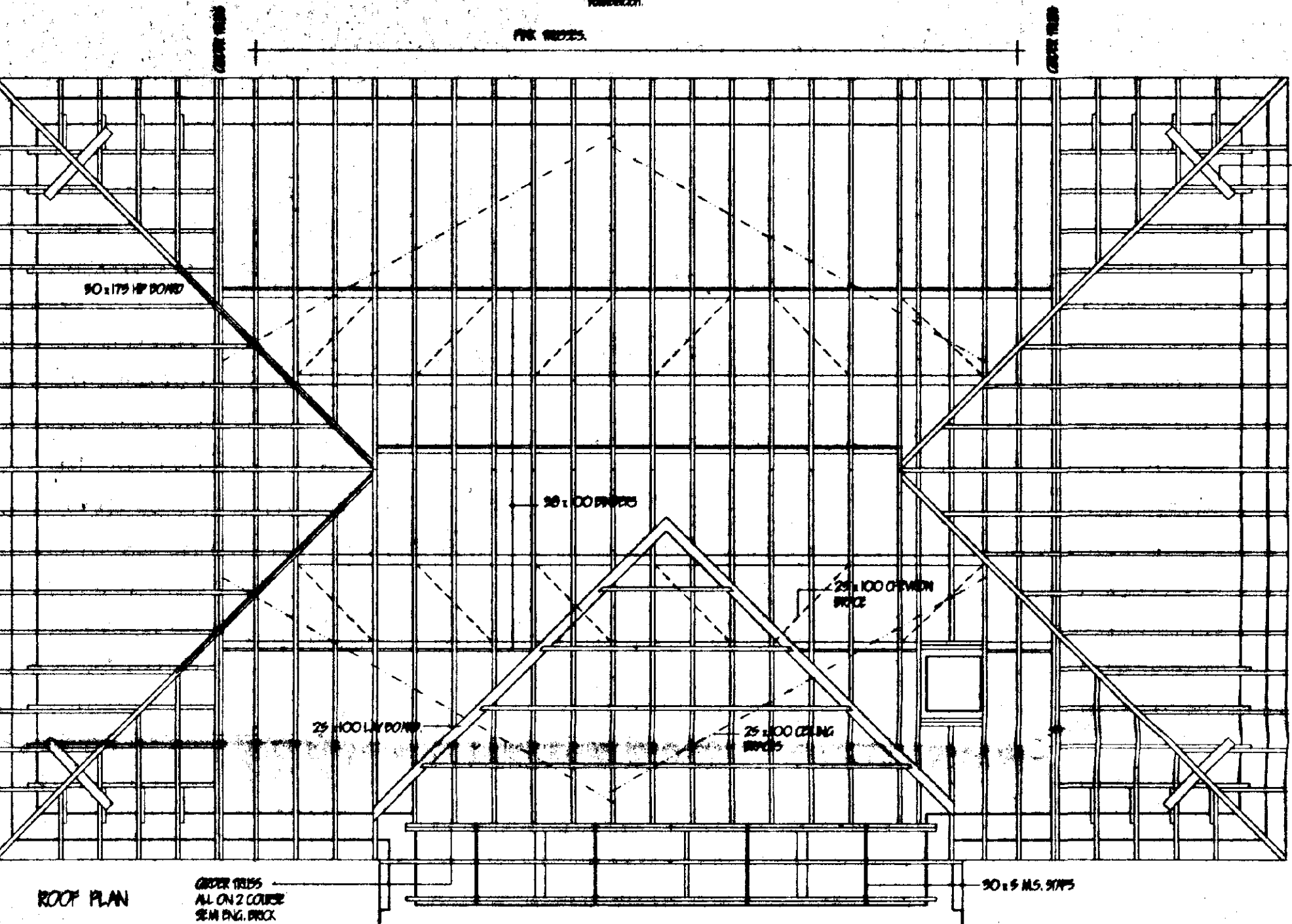
NOTES
This drawing is based on the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning / Building Regulation approval. The drawing must not be used as a contract document. All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be taken from this drawing for construction or ordering purposes. All dimensions shall be checked by the Builder/Contractor and will be his responsibility from commencement of site work. The work will not be supervised or inspected on site by G. R. Merchant, or any representative thereof. It is the duty of the approved person responsible to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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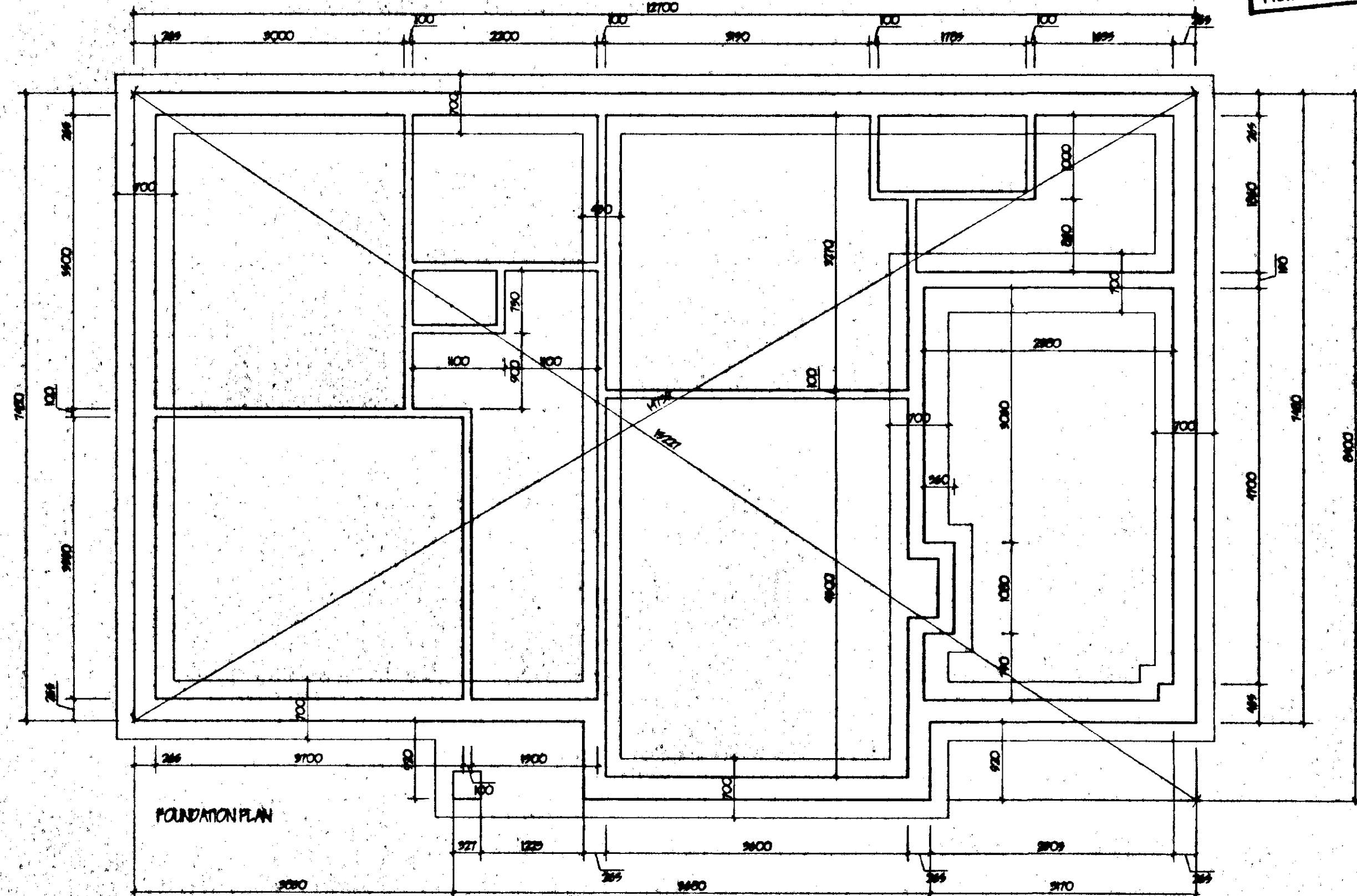
NOTES
All materials to be non-toxic alternative shaped and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers' instruction and relevant Code of Practice. Materials shall conform to appropriate British Standard Specification or DPA Certificate or European Code equivalent.

HEALTH & SAFETY
The Employer/Client shall ensure that the selected contractor to construct with and adapt all resources necessary to achieve compliance with Health & Safety legislation for Deline Sites and Work Places. The Employer/Client shall ensure that the work is carried out in accordance with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS
The work 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 work shall be deemed to be included.



ROOF PLAN

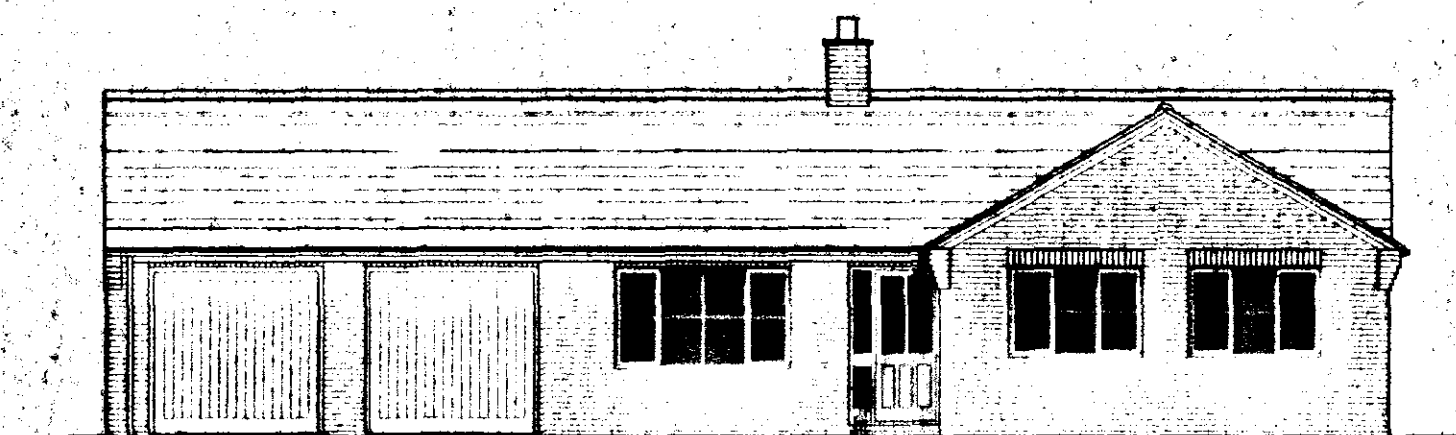


FOUNDATION PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
03 AUG 2000
Ref: 0163/00

PLOTS 7 & 19 AS DRAWN
PLOTS 13 & 15 OPP. HAND

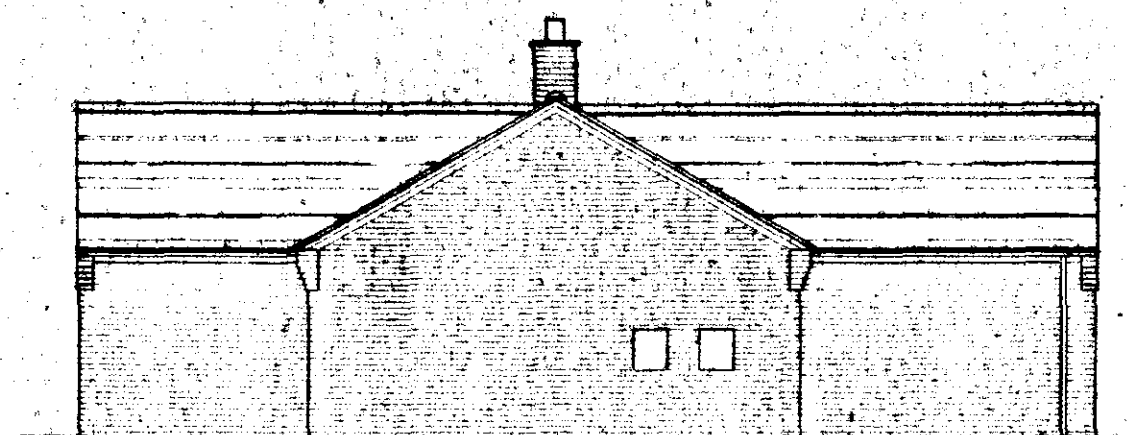
G. R. MERCHANT LENG AMICE PIWO ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS	
Unit 4, Wrights House 188a North Street, Northampton, Sunderland, Notts. PE15 7EE Tel 01453 480800 Fax 01453 480744 E-Mail G. R. Merchant@GMerchant.co.uk	
Project: RESIDENTIAL DEVELOPMENT LOW GATE, CEANEY, SPALDING, Lincs.	
Client: D. BROWN (CONTRACTORS) LTD	
Drawing: FLOOR PLAN/SECTION/ELEVATIONS FOUNDATION / ROOF PLANS THROUGHT.	
Job Ref: 088-00	Drawing No: 07
Date: JULY '00	Drawn: J.C.
Scale: 1:50 1:100	
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FRONT ELEVATION



REAR ELEVATION

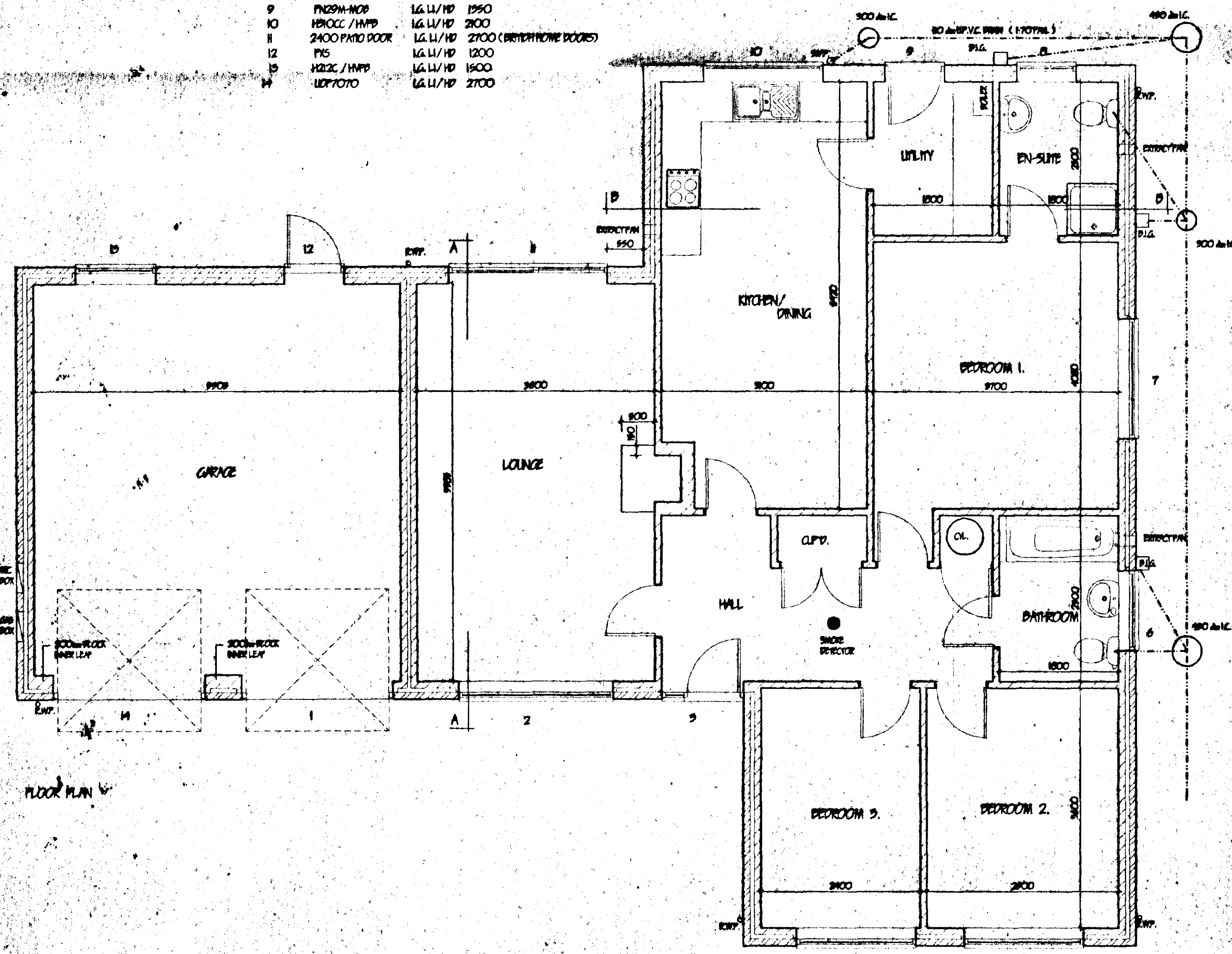


SIDE ELEVATION



SIDE ELEVATION

POSTN	JOINERY	LINEL	LENGTH
1	WPTOTO	LG. 11/10	2700
2	WPTOTO	LG. 11/10	2700
3	WPTOTO	LG. 11/10	1900
4	WPTOTO	LG. 11/10	2000
5	WPTOTO	LG. 11/10	2000
6	WPTOTO	LG. 11/10	1900
7	WPTOTO	LG. 11/10	2000
8	WPTOTO	LG. 11/10	1200
9	WPTOTO	LG. 11/10	1900
10	WPTOTO	LG. 11/10	2000
11	WPTOTO	LG. 11/10	2700 (BENTHON DOORS)
12	WPTOTO	LG. 11/10	1200
13	WPTOTO	LG. 11/10	1900
14	WPTOTO	LG. 11/10	2700



LEVEL ENTRY THRESHOLD
Provide 'Bulb' & 'Pill' Method door frame & threshold (P229M-MOD) Principal entrance to building. All External doors to be 890mm wide.

INTERNAL DOORS
All internal doors to extend floor height into room and be 890mm wide.

FOOTPATHS / DRIVES
Provide min. 900mm wide footpaths positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance position ramp up to top of slab at min 120. All footpaths to have depth fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel. At least 50mm of drive adjacent to building & 150mm wide to be hand driveway (i.e. Concrete, Tarmac or Block paving). All to be sloped up to footpath level at min. 1:20.

SURFACE WATER DRAINAGE

85 dia half round channel drains to 69 dia rainwater pipes 82.4 dia. underground pipes flexible jointed to a fall of 1:100 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to adobe from drains.

GLAZING

Double glaze property throughout (minimum 2mm air gap to all units) excluding garage. All doors between T.F.I. and 800mm high and between T.F.I. and 1500mm high in doors and side lights to be safety glass to P.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. m. All habitable rooms to have in addition to above: Kitchen to extract min. 60 litres per second. Utility room to extract min. 50 litres per second. Bathroom to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second.

HOT WATER AND SPACE HEATING

Provide wall mounted Gas Fired Condensing Boiler complete with fan assisted balanced flue. It is desirable that space to flue externally. Provide timer switch and outside thermostat to control or fix thermostat valves to all radiators. Hot water storage system to be thermally isolated, controlled with timer switches and be vented. All hot water storage tanks and pipes to be insulated to P.R. 11, part 5.

SMOKE DETECTORS

Provide smoke operated self contained smoke alarm to P.S. 5446: p.d. in position shown on plan.

FLOOR DRAINAGE

Inspection chamber construction to be 'Class' and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with P.S. 8901/1985. Fall drainage pipes to be 100mm dia. UPVC to P.S. 4660/1985. Flexible joints and lead to makers' instructions to a fall of 1:100 lead and surround with 100mm pea gravel. Where pipes pass under floors ensure in 150mm pea gravel. Where pipes pass under doors surround in 150mm concrete with flange joints to correspond with joints in pipework. Provide 65 x 100 precast concrete inlet brackets where pipes pass through walls, allow 50mm gap around pipe, opening sealed both sides of wall with rubber sheet material. Seal and vent pipes to be 100mm dia. PVC to P.S. 4514: 1985 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm dia. PVC to P.S. 5945: 1979 complete with rubber traps at every change of direction. Pools, basins and sinks to have 75 deep steel traps. Sinks to be raised on 150mm plinth with access plate to anti-siphon trap and 50mm waste.

GROUND FLOOR CONSTRUCTION

Strip all variable soil and lay floor as follows: 100mm sand and cement screed with chicken wire reinforcement on 500mm polythene D.P.M. on 50mm Polythene insulation board, on 1200mm polythene D.P.M. tapered concrete with D.P.C. by min. 100mm, lay 300mm wide D.P.M. strip into D.P.C. to lay floor D.P.M. All on 100 concrete overcoat. Concrete slab 200mm to P.S. 9928: p.d. 1991. 150 bladed and consolidated hardcore. Garage floor to be as above except sand cement screed and insulation.

PILE CONSTRUCTION

225mm internal diameter clay flue pipes to P.S. 108: 1971 and to be laid socket uppermost. 100 Face brackish surround to flue and to extend min. 600mm above ridge line and terminate in certified oak brackish and clay pots. Wash min. conc. will around flue so work prevents tree root around flue, no timber within 40mm of flue. At roof / flue intersection provide casted lead flashings and 2 coarse weepers bricks.

OPEN FIRE

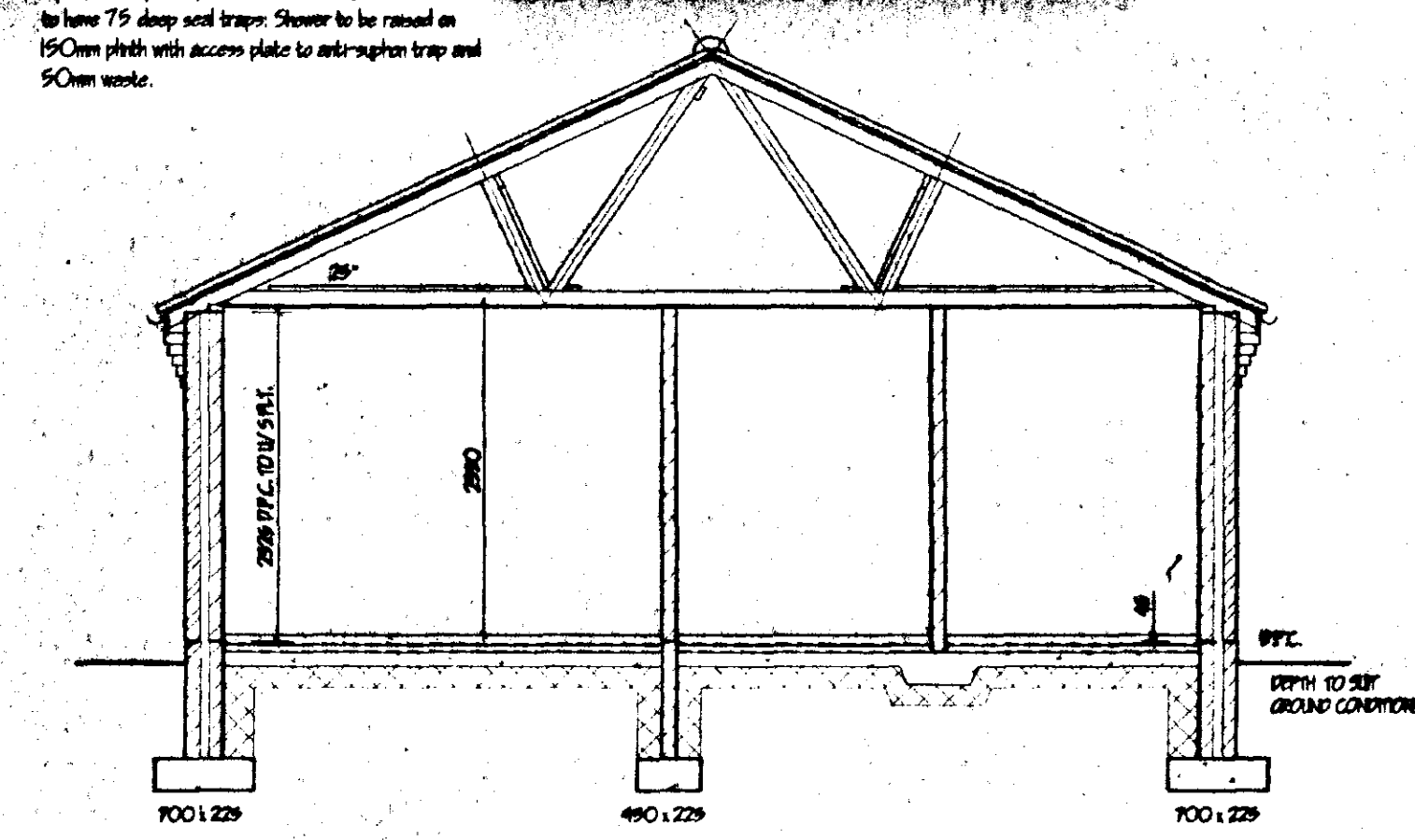
To be capable of burning smokeless fuel. Hearth to be constructed of non combustible material min. 125mm thick. To project from face of wall by min. 500mm and pass reveals by min. 150mm. All in accordance with approved document part J. (part C 1-25). Appliance to be in accordance with building regulations. Provide insured permanent vent in ext. wall to open min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. brick over chimney opening.

LIMITS

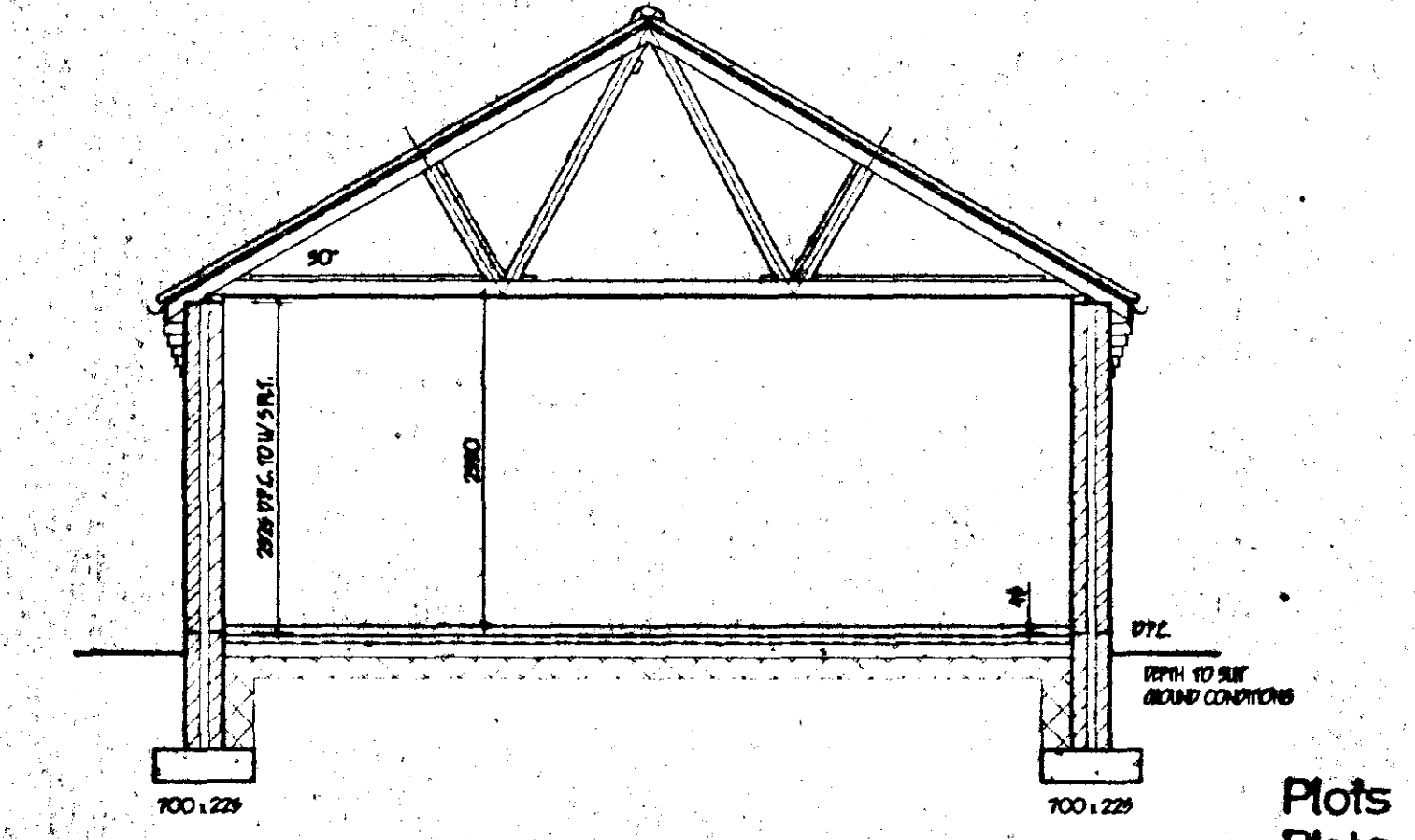
All limits to be manufactured by Messrs. L.G. and to be installed in accordance with makers' instructions, and to have min. and bearing of 150mm and at external positions to have cavity trays D.P.C. to CP. 12: Internal limits to be L.G. 100 Dia type. Limits in garage to be underlaid with 12.7 fibre board or recess 12mm render and skid. Provide Perv and weep holes and depends to cavity tray.

Ceilings

200mm quarry tile insulation batts thickness. 100mm between rafters & 100mm over joints. 12.7mm Gypsum 'boards' plasterboard 5mm skin finish. Provide min. 50 x 50 recesses for all plasterboard edges. All joints to be taped and filled. Garage ceiling to be 12.7mm Gypsum. Plasterboard: Provide access trap to roof space: opening to be fixed with 25 x 25 plastered steps. Access panel to be 12mm ply with layer of 12.7mm fibre board fixed to face. Draught seal all round.



SECTION A - A



SECTION B - B

SOUTH HOLLAND DC
HOUSING & PLANNING
03 AUG 2000
Ref. 0963/100

Plots 2 & 14 as drawn
Plots 4, 6 & 9 opp. hand.

LIMITATIONS

The drawings are limited to the amount of information contained and does not purport to contain a full specification of the works. It is to be used for the purpose of obtaining Planning / Building Regulation approval. The drawings must not be used as a contract document.

All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from the drawings for construction or ordering purposes. All open 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.E. Merchant, or any representative thereof. It is the duty of the contractor to ensure compliance with all relevant legislation, substitution of materials, adherence to specifications, 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' instructions and relevant Code of Practice. Materials shall conform to appropriate British Standard Specification or BS 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 Public 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.

WILLING

265 cavity walls to consist of base brickwork to P.S. 9928/1974 for clay bricks and P.S. 187/1978 for calcium silicate bricks. 65 cavity walls to cavity. External cavity walls to be insulated in accordance with makers' instructions and approved code. No. 09/1087. 100mm Tarmac Handrail solid insulation blocks or similar. Cavity walls to be laid together using optimum joint bond. Lay out 900 horizontally and 450 vertically to P.S. 1245/1978 wall base positioned at 500 vertical centres at all unbanded corners of cavity. Cavity centres with 'Thermoblock' interlocking corner and provide between D.P.C. to CP. 12: External walls to have min. 'U' value of 0.45 W/m² at 25°C. Internal walls of 100mm Tarmac Handrail solid insulation blocks and to receive 100mm 5/7 C render and then skin (except garage).

G. R. MERCHANT
LENG ANJIE FWO
ARCHITECTURAL, STRUCTURAL
AND LAND DRAINAGE
CONSULTANTS
Unit 4, Wrights House
18A Park Road, Holford,
Spalding, Lincs. PE12 7EE
Tel 01406 480000
Fax 01406 480744
E-Mail: G. R. Merchant @ Merchant.PS.
Co. UK

Project: RESIDENTIAL DEVELOPMENT
LOW GATE,
CEPEY,
SPALDING, Lincs.

Client: D. BROWN (CONTRACTORS) LTD.

Drawing: FLOOR PLAN / SECTION / ELEVATIONS
BRAMLEY (DOUBLE GARAGE)
FRONT ACCESS

Job Ref: 088-00
Drawing No: 02

Date: JULY 00
Drawn: J.C.

Scale: 1:50 1:100

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No General Contract is to be drawn or used without the prior written consent of G.R. Merchant.
All dimensions on this drawing including dimensions are based upon typical site conditions unless otherwise stated.
It is the responsibility of the contractor to ensure that all dimensions are checked and verified before construction.
Being completed in accordance with the Building Act 1984 and the Building Regulations 1991.
This will ensure the construction is in accordance with the Building Regulations 1991 and the Building Act 1984.

[illegible]

SMOKE DETECTORS.
Provide ceiling mounted, mains-operated self-contained smoke alarms to D.S. 5446: pt.1.1990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.
Provide hot & cold water supply to all wash basins.
All electrical switches and socket outlets to habitable rooms to be positioned at appropriate heights between 1.5m - 1.8m.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the work shall be deemed to be included.



POSTN	JOURNAL	LINE#	LENGTH
1	WCF7070	1G 11/11	2700
2	WAPC/MC/HMP2	1G 11/11	2700
3	WPR220	1G 11/11	1500
4	WPR2CC / HMP2	1G 11/11	2800
5	WPR2CC / HMP2	1G 11/11	2800
6	W20CC / HMP2	1G 11/11	1500
7	WPR2CC / HMP2	1G 11/11	2800
8	W20CC / HMP2	1G 11/11	1200
9	PM5507	1G 11/11	1200
10	WPR2CC / HMP2	1G 11/11	2800
11	2400 PIANO DOOR	1G 11/11	2700 (BRITISH HOME DOORS)
12	H22CC / HMP2	1G 11/11	1500



SOUTH HOLLAND DC
HOUSING & PLANNING
03 AUG 2000
Ref: 0963/00

DATE FILED

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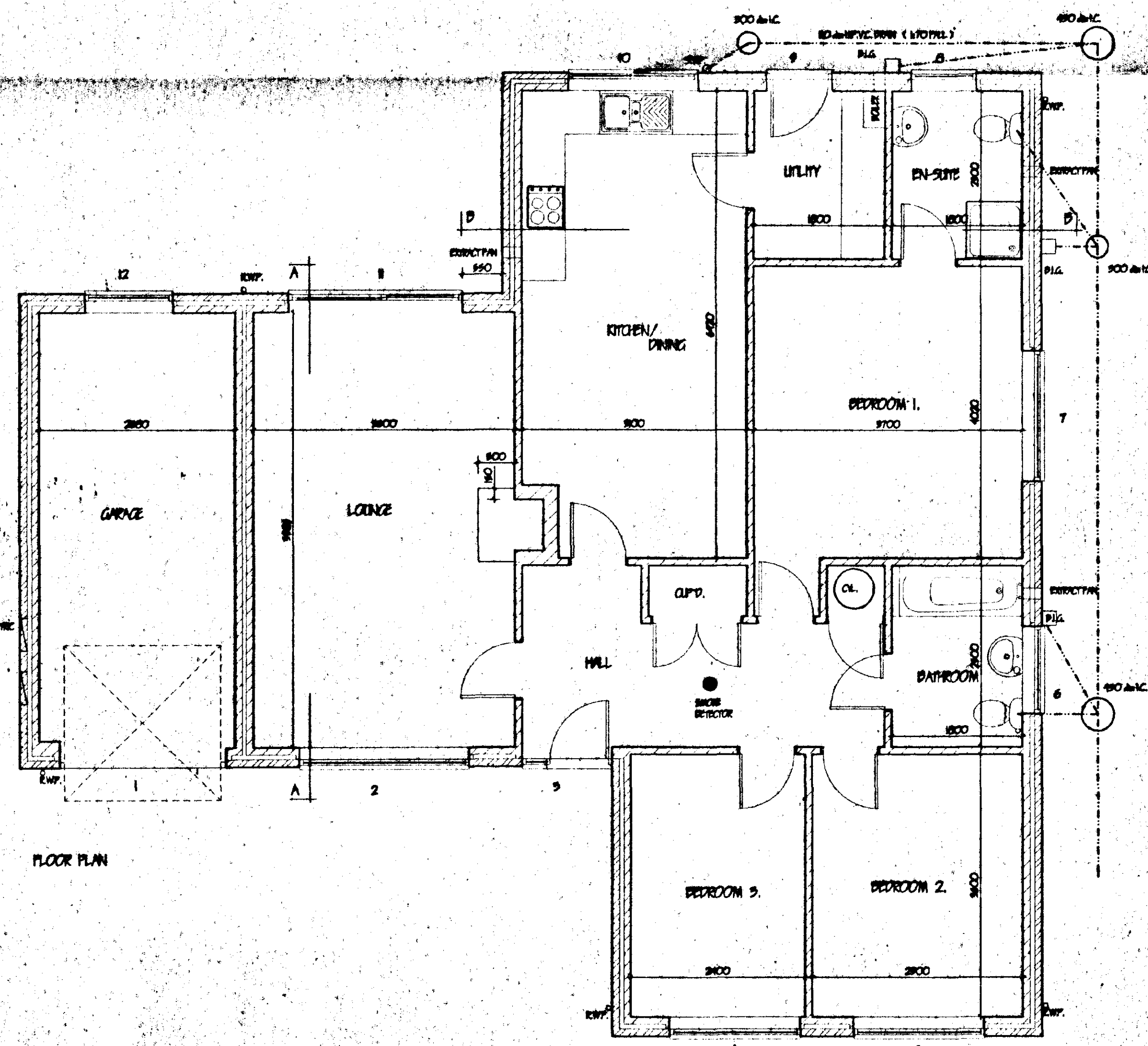


POL DRYWALL
Inspection chamber constructed to be "One" and installed in accordance with the instructions in the internal document related to the depth in accordance with S.B. 6901, 1993. Flat drainage pipes to be 100cm also U.P.V.C. to S.B. 6660-1993 flexible joint and lead to masonry' instructions to a fall of 1000 lead and surround with 100cm pass around. Where pipes pass under floors ensure 1500cm pass around. Where pipes pass under drives surround in 1500cm concrete with flex joint pipe to ensure a minimum of 1500cm concrete. 65-1000 protection concrete block linkages where pipes pass through walls, allow 500cm gap around pipe, grout required both sides of wall with rigid steel reinforcement. Lead and vent pipes to be 100cm also. also. P.V.C. to S.B. 4514: 1989 and to extend 9000cm above window head terminating with PVC baffle. Waste pipes to be 400cm also. P.V.C. to S.B. 5949: 1979 complete with roofline pipes also every change of direction. Flats, basins and set to 100cm flush 75 deep and trap. Shower to be raised on 1500cm phase with access plate to anti-siphon trap and

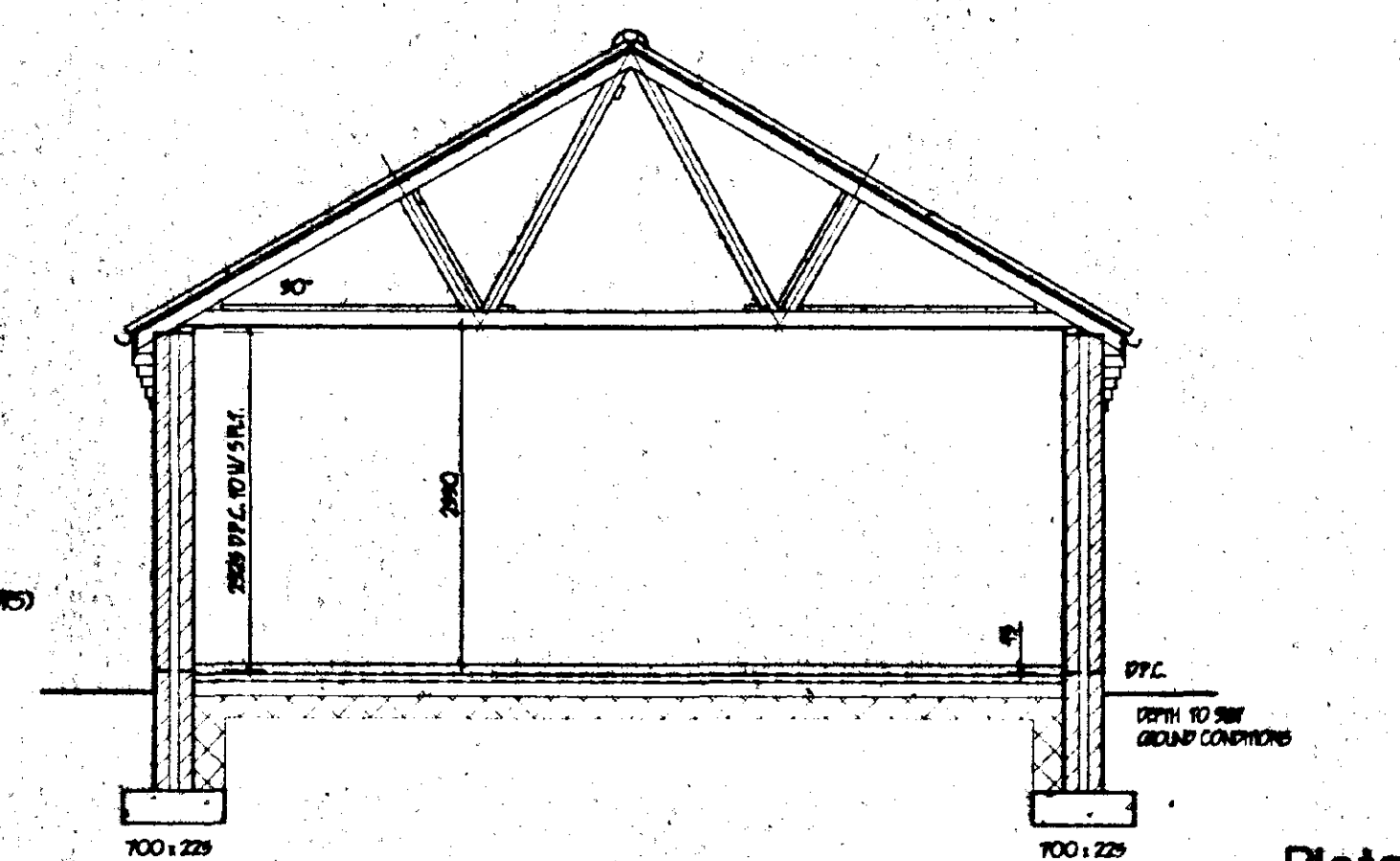
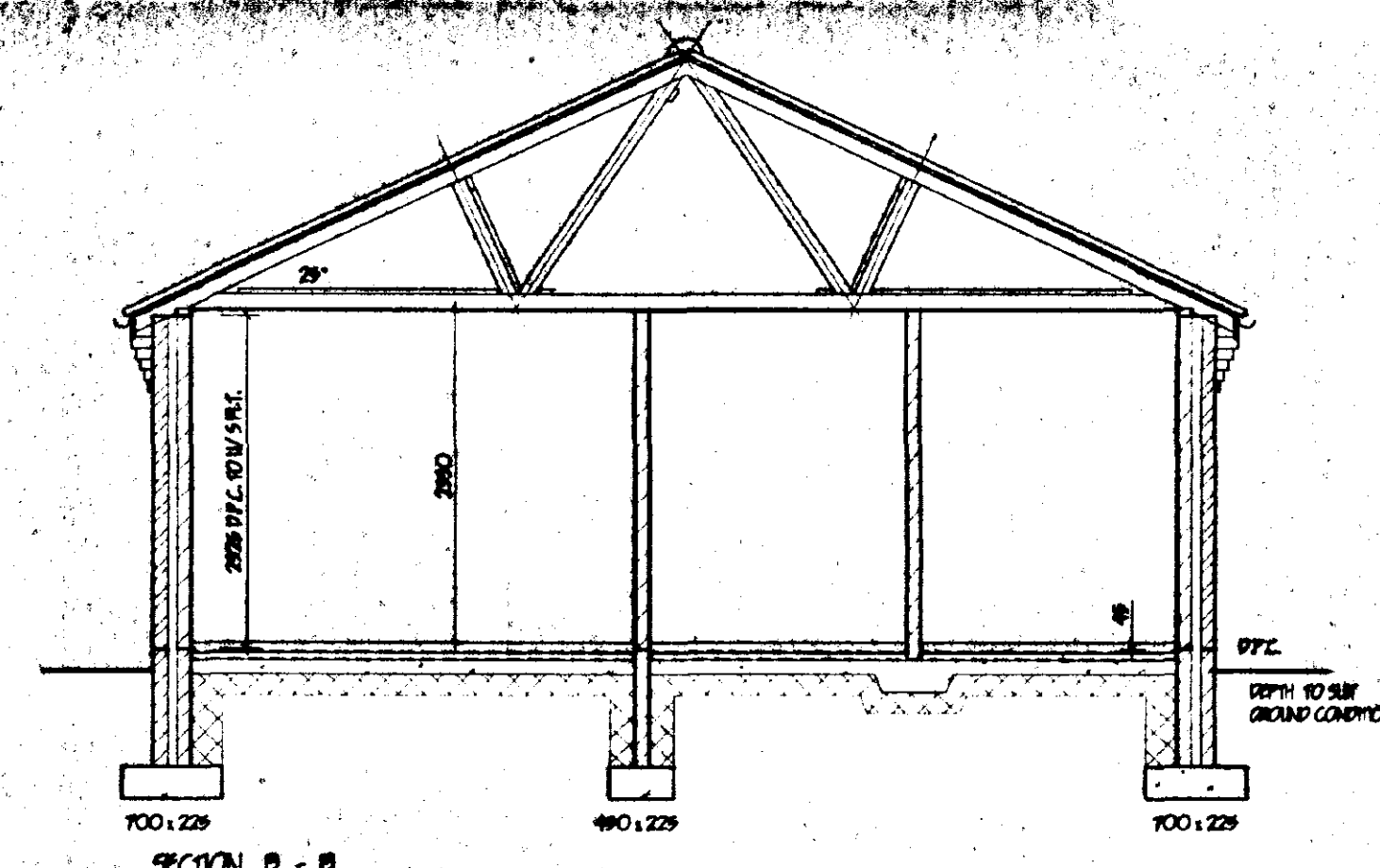
SMOKE DETECTORS.
Provide ceiling mounted retro-operated self-contained smoke alarms to P.S. 5446: p.t.11990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.
Provide hot & cold water supply to all wash basins.
All electrical switches and socket outlets to habitable rooms to be positioned at appropriate heights between 450mm & 2000mm from f.f.l.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing 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.



POSTN	JOBKEY	UNIT	LENGTH
1	WPTOTO	LG.W/H	2700
2	WPCMC / HWPZ	LG.W/H	2700
3	WPRZ0	LG.W/H	1900
4	WPRZC / HWPZ	LG.W/H	2100
5	WPRZC / HWPZ	LG.W/H	2100
6	WPRZC / HWPZ	LG.W/H	2100
7	WPRZC / HWPZ	LG.W/H	2100
8	WPRZC / HWPZ	LG.W/H	2100
9	WPRZC / HWPZ	LG.W/H	2100
10	WPRZC / HWPZ	LG.W/H	2100
11	WPRZC / HWPZ	LG.W/H	2100
12	WPRZC / HWPZ	LG.W/H	2100



SOUTH HOLLAND DC
HOUSING & PLANNING
03 AUG 2000
Ref: 0963/00

Plots 1, 3, 5, 10, 11 & 18

[illegible]