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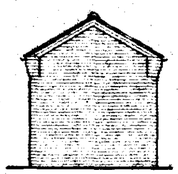

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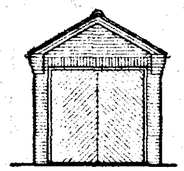
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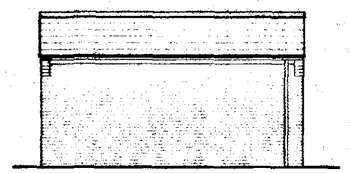
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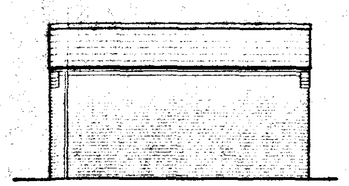
REAR ELEVATION



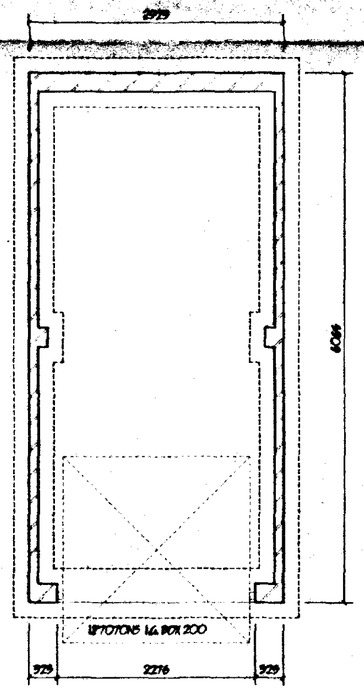
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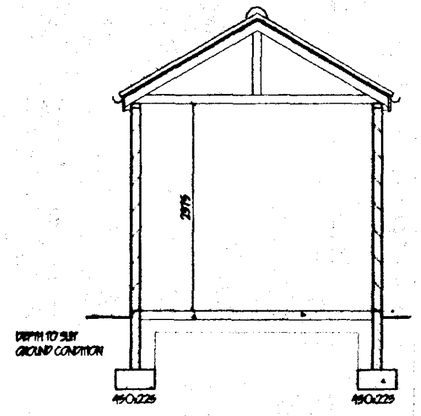
SIDE ELEVATION



SIDE ELEVATION



FLOOR PLAN



SECTION

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 69 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 1.2m dia. soakaway min. 5.0m from dwelling.

LINTELS.
All lintels to be manufactured by Messrs. I.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: Lintels in garage 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. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Tenaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. TRUSS CALCS 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 node binder 38 x 100 ceiling 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 min. depth of 600 to top of foundations should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level.

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 BDA 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.

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SINGLE GARAGE
BELCHAMBE LANE
GOSBERTON
SPALDING LINCS

MR & MRS P ANDREW

PLAN & ELEVATIONS

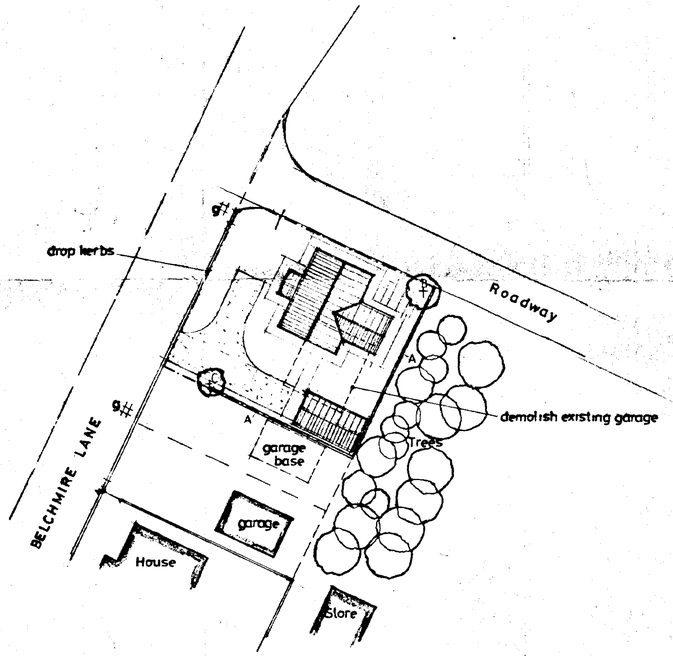
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Date	Drawn
APRIL 2001	GRM

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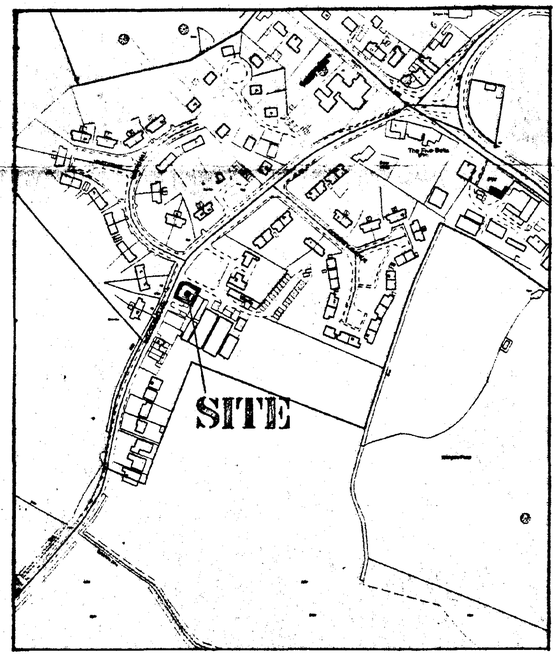
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SOUTH HOLLAND DC
HOUSING & PLANNING
19 APR 2001
Ref: 0469/01

DETERMINED
PLAN



SITE PLAN
1/250



LOCATION PLAN
1/2500

TREE PLANTING & FENCING SCHEME

A 1.8M HIGH CLOSE BOARDED FENCE
B WHITEBEAM (SORBUS ARIA) FEATHERED
C SILVER BIRCH (BETULA PENDULA) 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

5/3 to ½ bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.

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 Regulation approval.
The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All 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.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 competent 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 not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

ref	revision	date

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Project
RESIDENTIAL DEVELOPMENT
BELCHMIRE LANE
GOSBERTON
SPALDING LINCS

Client
MR & MRS P ANDREW

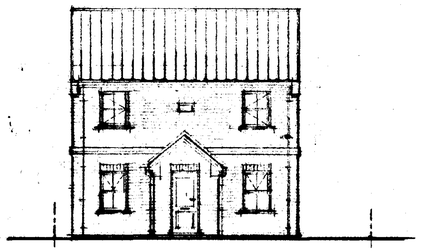
Drawing
SITE & LOCATION PLANS

Job Ref	Drawing No
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Date	Drawn
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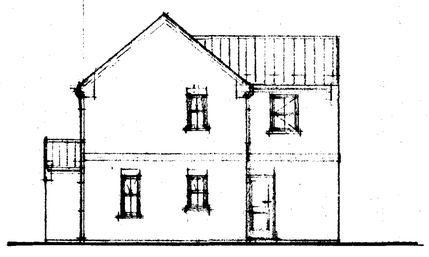
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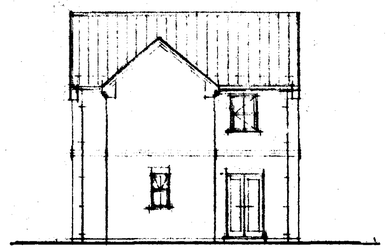
DETERMINED
PLAN
SOUTH HOLLAND DC
HOUSING & PLANNING
19 APR 2001
Ref: 0469/01



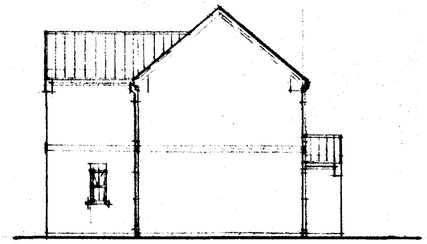
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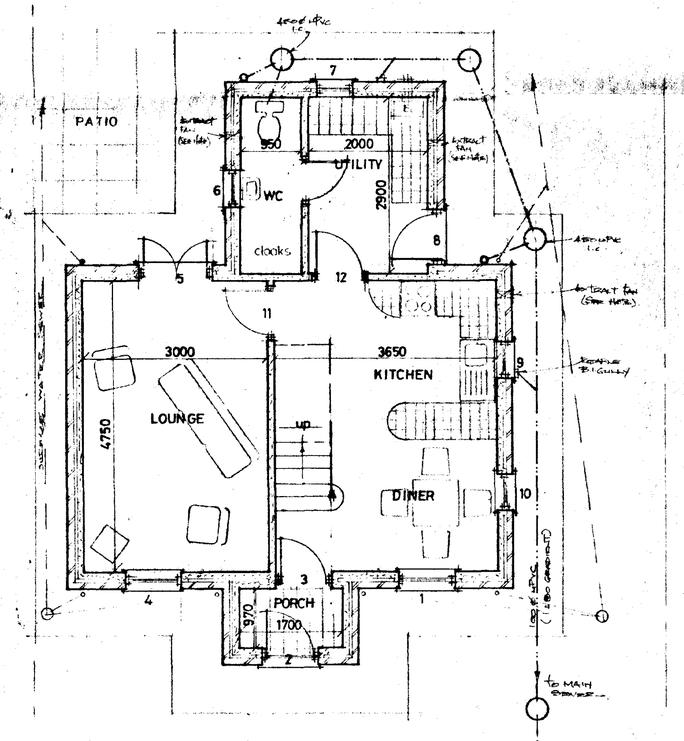
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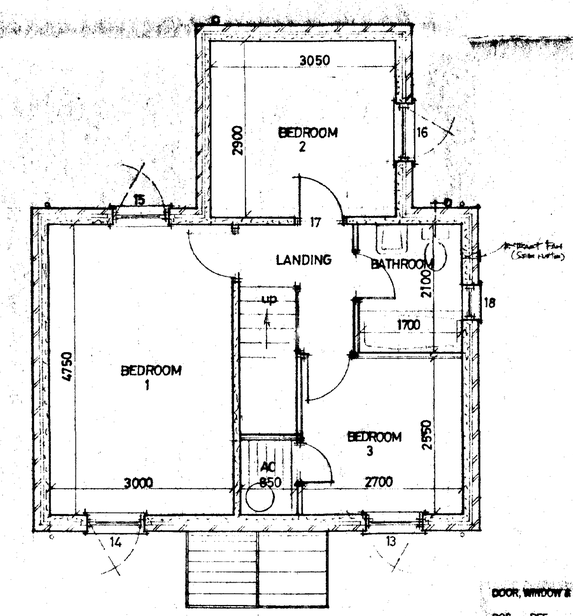


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SIDE

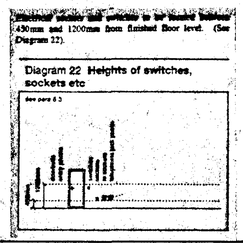




DOOR, WINDOW & LINTEL SCHEDULE

POS	REF	LINTEL	LENGTH
1	WSRV2N13	I.G L1/S	1350
2	FN29M-MOB	I.G L1/S	1350
3	29S45	I.G L1/S	1200
4	WSRV2N13	I.G L1/S	1350
5	FCP120	I.G L1/S	1500
6	WSRV110	I.G L1/S	1050
7	WSRV110	I.G L1/S	1050
8	FNS	I.G L1/S	1200
9	WSRV110	I.G L1/S	1050
10	WSRV113	I.G L1/S	1050
11	29S45	I.G 100 BOX	1200
12	29S45	I.G 100 BOX	1200
13	WSRV2N12-FE	I.G L1/HD	1350
14	WSRV2N12-FE	I.G L1/HD	1350
15	WSRV2N12-FE	I.G L1/HD	1350
16	WSRV2N12-FE	I.G L1/HD	1350
17	29S45	I.G 100 BOX	1200
18	WSRV110	I.G L1/S	1050

NOTE: ALL WINDOW & DOOR REFERENCES FROM JELD-WEN (UK) LTD BROCHURE (2000 EDITION)
ALL LINTEL REFERENCES FROM I.G LTD BROCHURE



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Summit DS (UK) 59962

SOUTH HOLLAND DC
HOUSING & PLANNING
19 APR 2001
Ref: 0469/01

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PROJECT:
3 BEDROOM COTTAGE

CLIENT:
MR & MRS P. ANDREW

SCALES: *1/50 1/100*

DATE: *APRIL 2001*

G.R.MERCHANT.

DRAWING No.: *233/01/02*

REVISIONS: