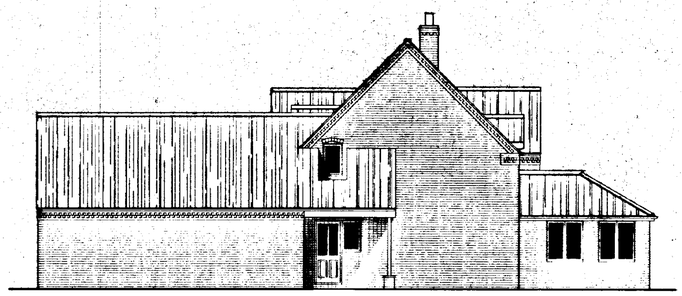


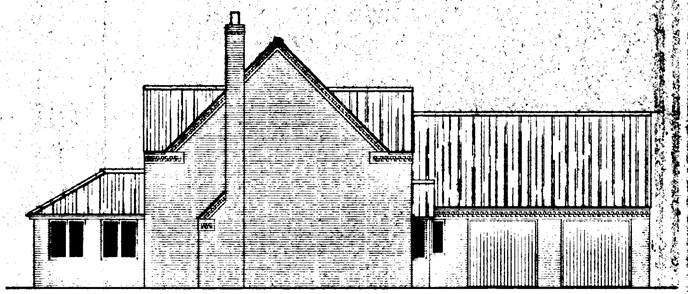
EAST ELEVATION



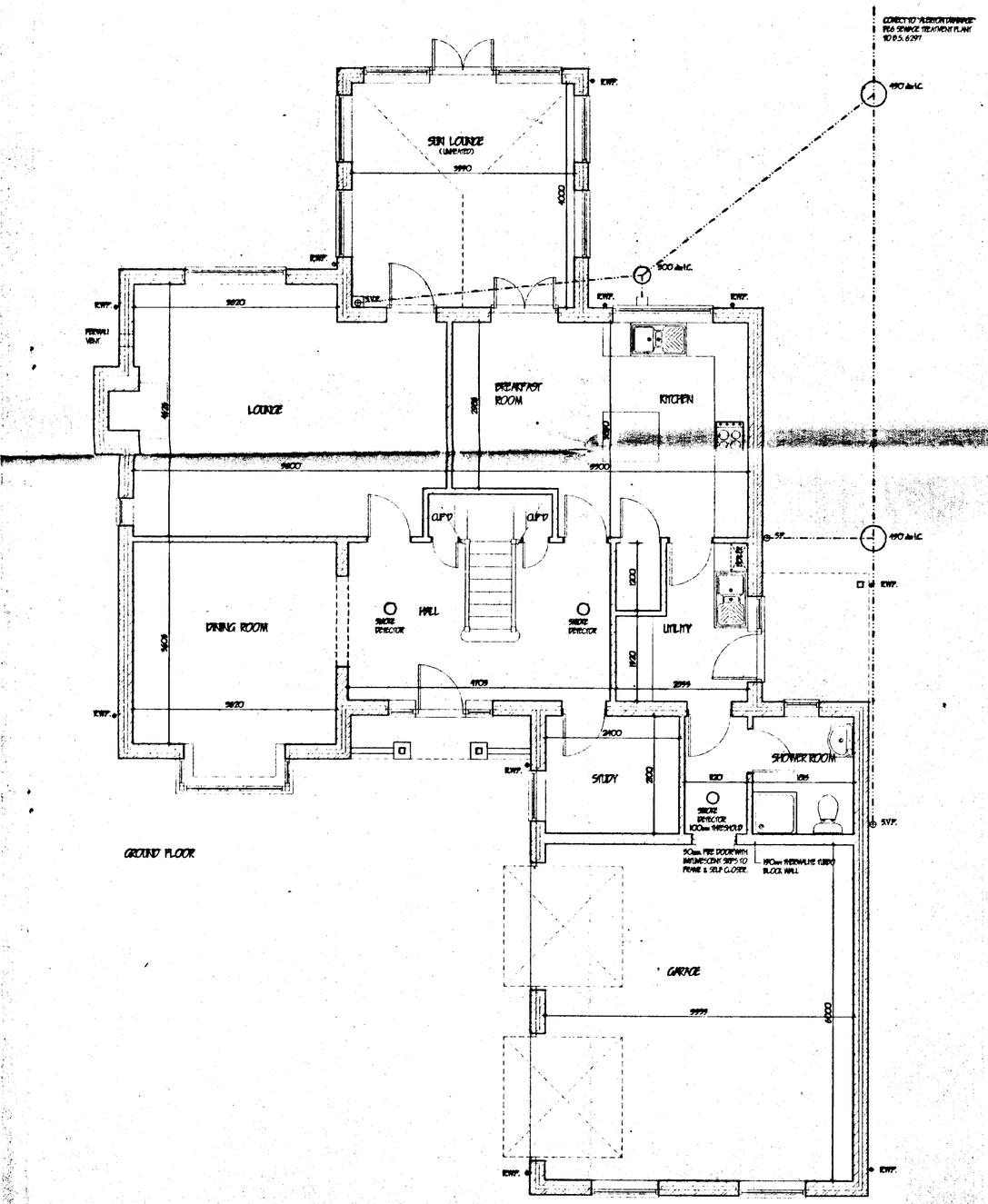
WEST ELEVATION

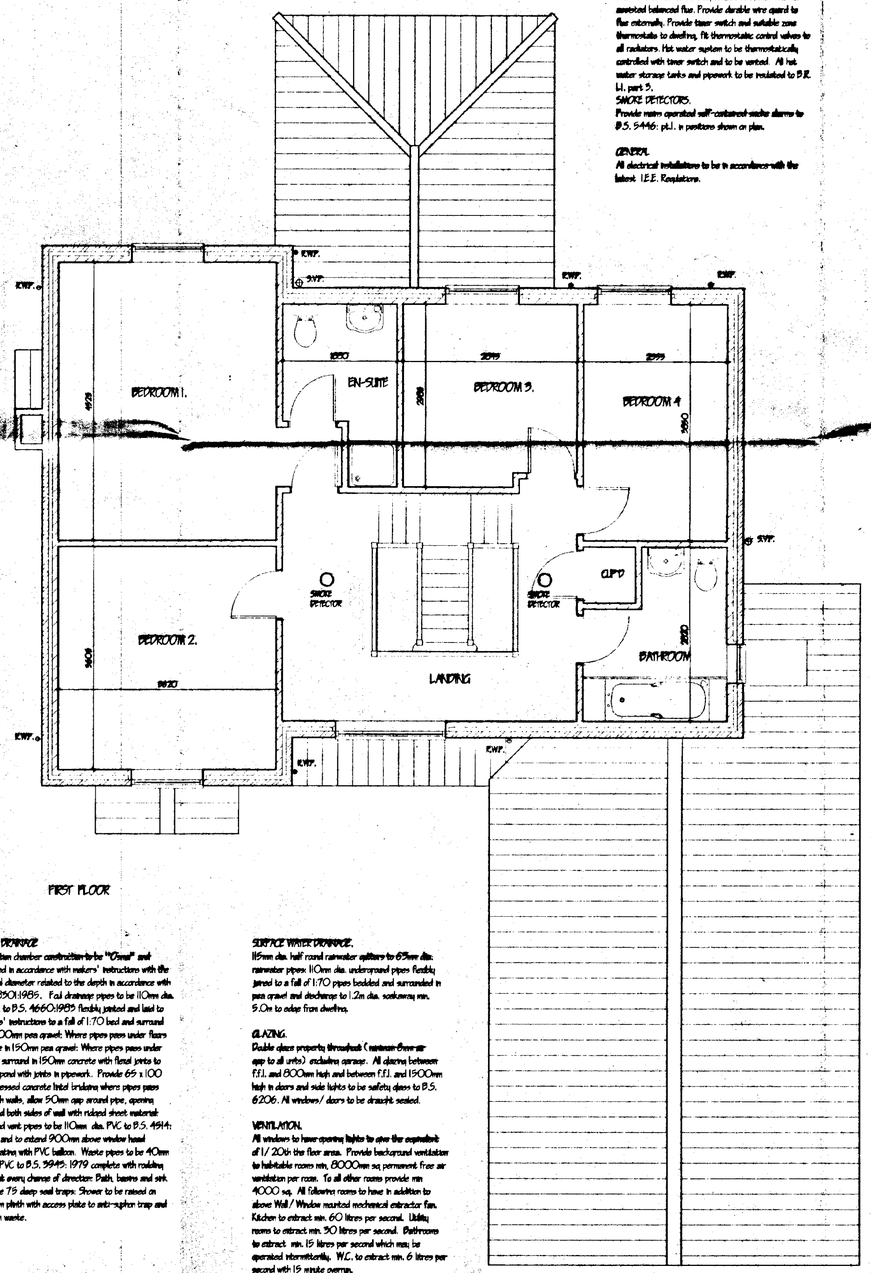


NORTH ELEVATION



SOUTH ELEVATION





HOT WATER AND SPACE HEATING.
Provide Oil fired condensing combination boiler with fan assisted balanced flue. Provide durable wire guard to flue externally. 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 B.R. LI. part 3.

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

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.

CEILINGS.
200mm glass fibre insulation total thickness. 100mm between joists & 100mm over. Joists to flat ceilings. 100mm Jablite insulation board laid between rafters (ensure 50mm air gap over) to sloped ceilings. 12.7mm Gyproc plasterboard 5mm skim finish. Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Garage ceiling to be 12.7mm Gyproc Fireline board and Artex. Provide access trap to roof space: opening to be lined with 25 x 25 planted slopes. Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jablite to top surface. Provide slide bolt fastening & draught seal all round

STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 838 o/a stairage 13No. risers of 200mm ex 25 x 225: 225 going ex 32 x 250: pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have ex 38 x 50 shaped hardwood handrail min. 900 above pitch line. 100 x 100 softwood newel post. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in B.S. 6399: Pt. 1. Balustrade to be min. 900mm high.

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be laid socket uppermost. 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot. Weak mix. conc. infill around flue as work proceeds. Trim roof around flue, no timber within 40mm of flue. At roof / flue intersection provide code 5 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 C1-29). Appliance to be in accordance with building regulations. Provide louvered permanent vent in ext. wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

LINTELS.
All lintels to be manufactured by Marsers U.K. and to be installed in accordance with makers' instructions, and to have min. end bearins of 150mm and at internal positions to have cavity trays D.P.C. to CP. 121. Internal lintels to be I.G. 100 Box type. Lintels in agreage to be underlined with 12.7 fireline board or reverse 12mm render and skim. Provide Perp-end weep holes and stopends to cavity tray.

LIMITATIONS.
This drawing is limited to the extent of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/ Building Regulation approval.
The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder / Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by C.A.D. 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 adheres 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 informed as necessary to carry out the works shall be deemed to be included.

FOUL DRAINAGE
Inspection chamber construction to be "Ornus" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 bed and surround with 100mm pea gravel. Where pipes pass under floors encase in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel lintalms where pipes pass through walls, allow 50mm app. around pipe, opening marked both sides of wall with rickard sheet material. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1969 and to extend 900mm above window head terminates with PVC balloon. Waste pipes to be 40mm dia. PVC to B.S. 5255: 1979 complete with rodding eyes at every change of direction. Bath, basins and sink to have 75 deep seal traps. Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 50mm waste.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater spitters to 65mm dia. rainwater pipes. 110mm dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwelling.

GLAZING.
Double glaze properly throughout (maximum 6 mm air app to all units) excludes garage. 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 room min. 8000 sq mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All fullwalms 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 with 15 minute overrun.

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE, FLEET, SPALDING, LINC'S PE12 6UF
Tel/Fax : 01406 423782
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SOUTH HOLLAND DC
HOUSING & PLANNING
10 MAR 1999
Ref: 0226/99

DETERMINED PLAN

Client.
MR & MRS N. MORRIS

Project.
PROPOSED HOUSE & GARAGE.
DAMGATE,
HOLBEACH,
SPALDING,
LINC'S

Drawing.
FLOOR PLANS / ELEVATIONS

Scale 1:50 1:100	Drawing No. 9854:1
Date. MARCH '99	Drawn. J.C.

LANDSCAPING & TREE PLANTING SCHEME

PLOTS TO BE DEFINED BY CONCRETE POSTS & WIRE.

A MIXED HEDGE

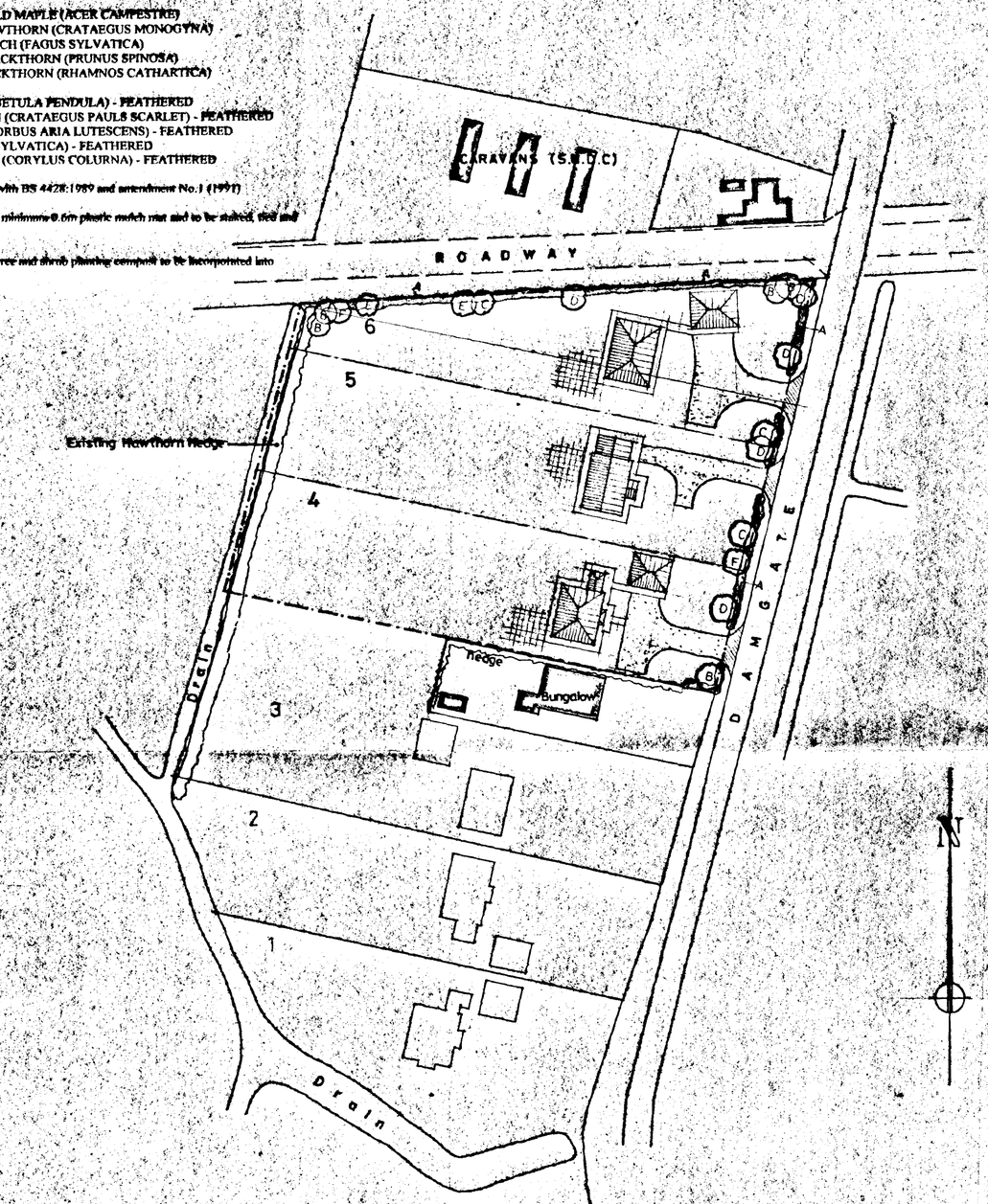
- (a) FIELD MAPLE (ACER CAMPESTRE)
- (b) HAWTHORN (CRATAEGUS MONOGYNA)
- (c) BEECH (FAGUS SYLVATICA)
- (d) BLACKTHORN (PRUNUS SPINOSA)
- (e) BUCKTHORN (RHAMNOS CATHARTICA)

B SILVER BIRCH (BETULA PENDULA) - FEATHERED
C RED HAWTHORN (CRATAEGUS PAUL8 SCARLET) - FEATHERED
D WHITE BEAM (SORBUS ARIA LUTESCENS) - FEATHERED
E BEECH (FAGUS SYLVATICA) - FEATHERED
F TURKISH HAZEL (CORYLUS COLURNA) - FEATHERED

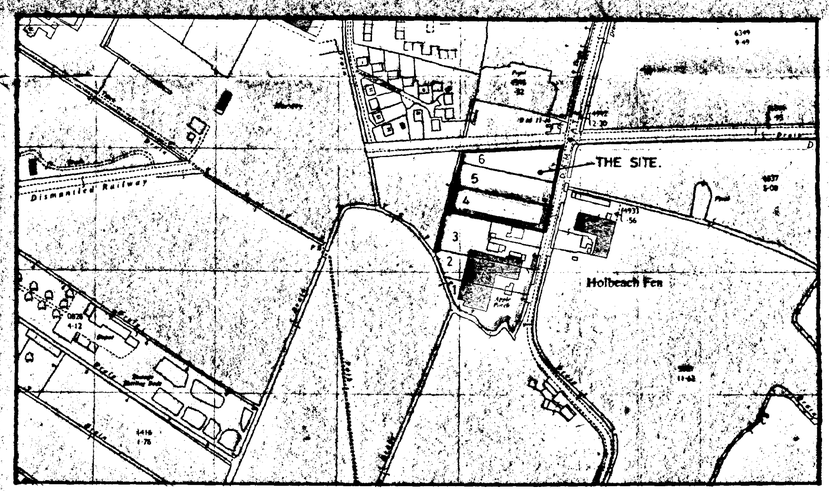
All planting in accordance with BS 4428:1989 and amendment No.1 (1991)

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

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



SITE PLAN



LOCATION PLAN

85 x 50 = 4250
85 x 22½ = 935
5185

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

SOUTH HOLLAND DC
HOUSING & PLANNING
20 FEB 1997
Ref: 0174/97
DETERMINATION PLAN

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

PROJECT:
RESIDENTIAL DEVELOPMENT
DAMGATE
HOLBEACH

CLIENT:
D. BROWN

SCALES:	DATE:
1/2500 1/500	*FEB 1997*
G.R.MERCHANT	DRAWING No.: *DR-D.7*

REVISIONS: