LANDSCAPING & TREE PLANTING

Existing frontage hedge and trees to be retained as much as possible.

A Boundaries between plots to be defined with 1.8 metre high close boarded fence to 1 metre high in front of dwellings to private drive.

B Existing 2 metre high close boarded fence

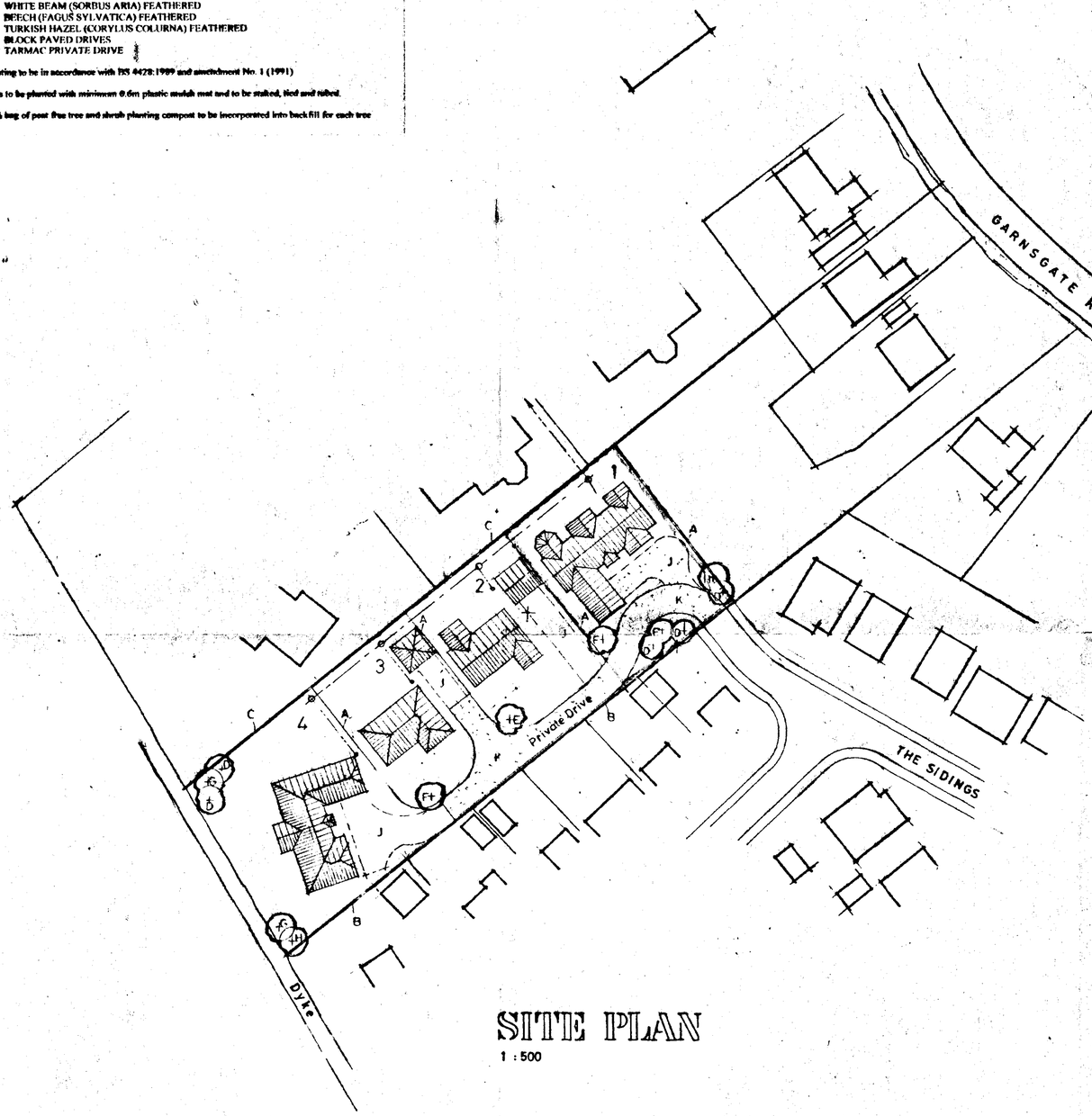
C Existing 1.8 metre high close boarded fence

D SILVER BIRCH (BETULA PENDULA) FEATHERED
E HAWTHORN (CRATAEGUS LAEVIGATA) FEATHERED
F WHITE BEAM (SORBUS ARIA) FEATHERED
G BEECH (FAGUS SYLVATICA) FEATHERED
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J BLOCK PAVED DRIVES
K TARMAC PRIVATE DRIVE

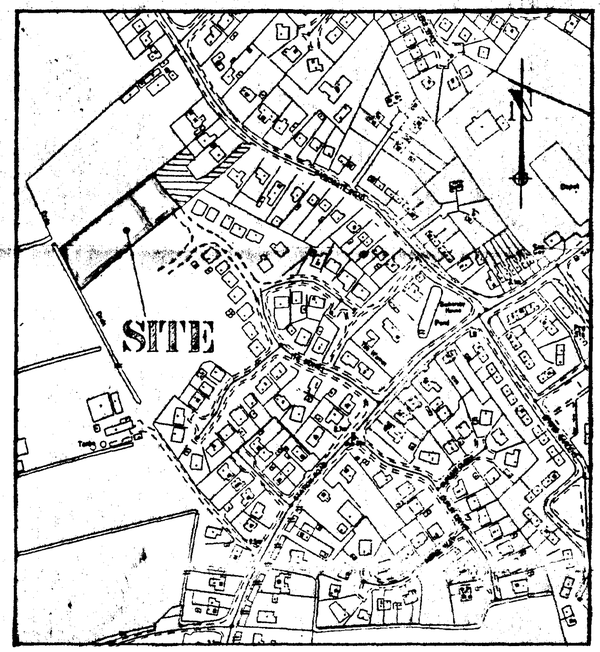
All planting to be in accordance with BS 4428:1989 and amendment No. 1 (1991)

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 post 8no tree and shrub planting compost to be incorporated into back fill for each tree hole.



SITE PLAN
1 : 500



LOCATION PLAN
1 : 2500

SUPERSEDED

A. 25.4.01 NEW DESIGN PLOT 1 - PURCHASED

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

PROJECT:
RESIDENTIAL DEVELOPMENT
OFF THE SIDINGS
LONG SUTTON

CLIENT:
S & S DEVELOPMENTS LTD

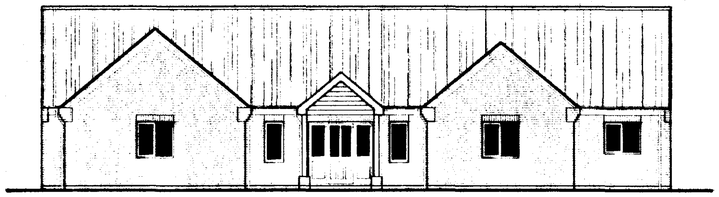
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AS INDICATED	*AUG 2000*
G.R.MERCHANT.	DRAWING No.: *100/00/01 A*

REVISIONS: A

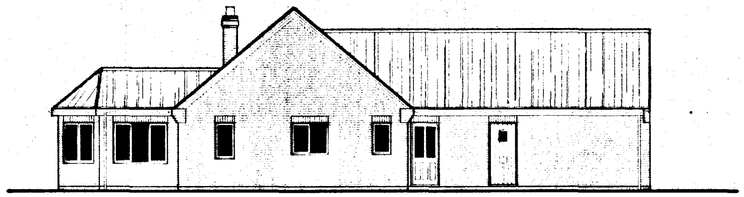
SOUTH HOLLAND DC
HOUSING & PLANNING
27 APR 2001
Ref: H1610

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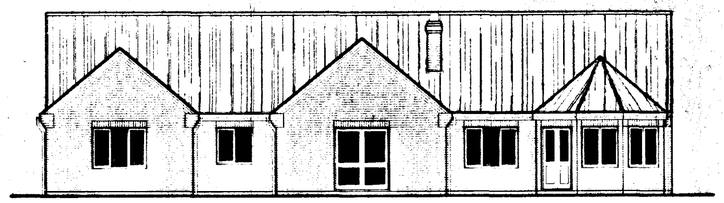
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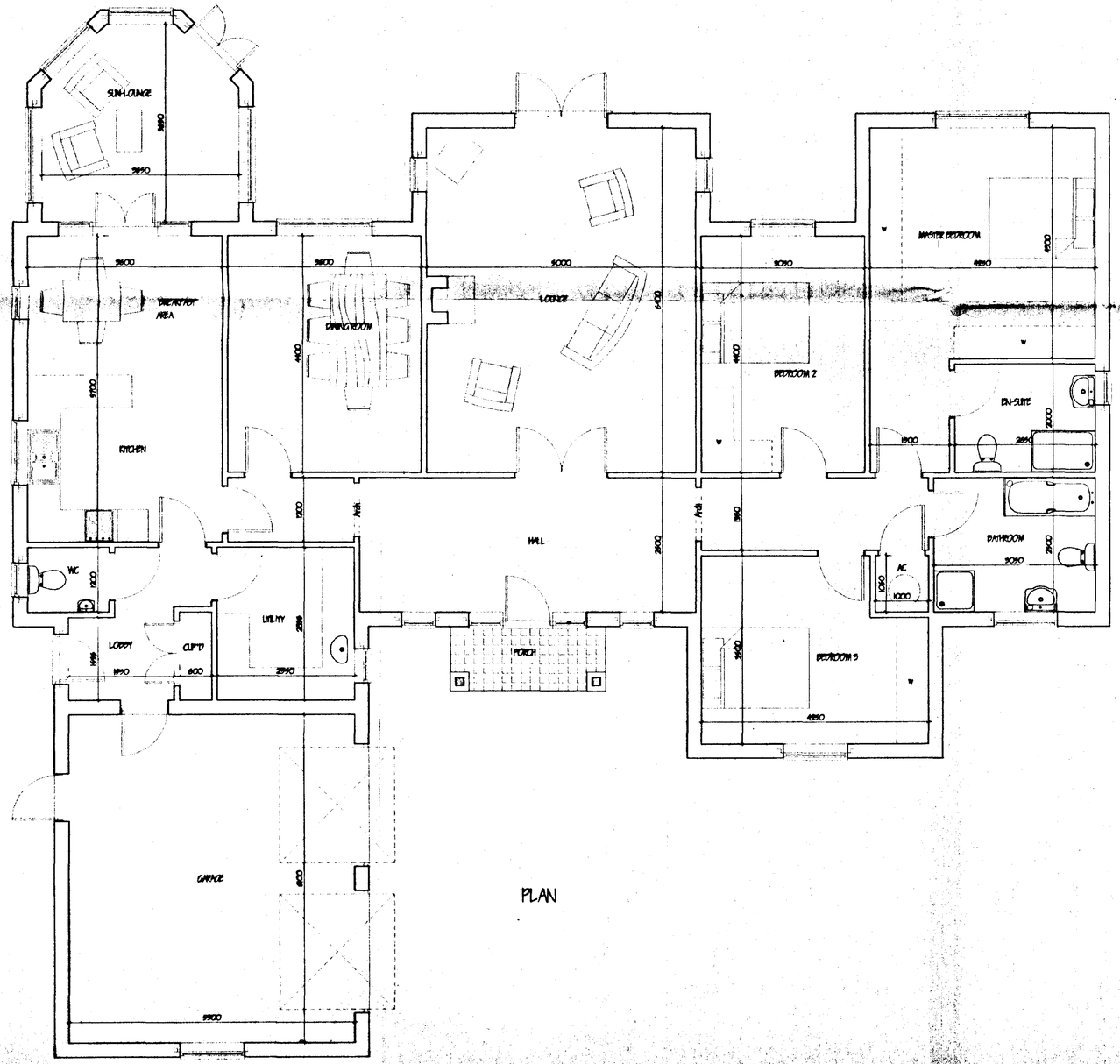
FRONT ELEVATION



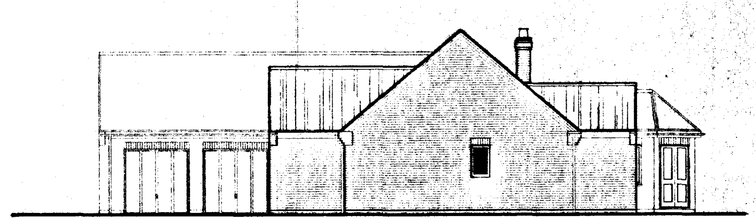
SIDE ELEVATION



REAR ELEVATION



PLAN



SIDE ELEVATION

SOUTH HOLLAND DC
HOUSING & PLANNING
27 APR 2001
Ref: 0516/1

G. R. MERCHANT
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Spalding, Lincs. PE12 7EE
Tel: 01406 490800
Fax: 01406 425744
E-Mail G. R. Merchant @ Merchant. Fsb. Co. UK

Project
3 BEDROOM BUNGALOW
PLOT 1
OFF THE SIDINGS
LONG SUTTON

Client
MR & MRS R HUNT

Drawing
PLAN & ELEVATIONS

SUPERSEDED

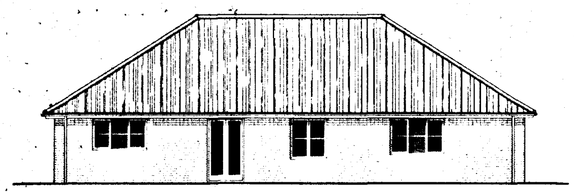
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Date	Drawn
APRIL 2001	GRM

Scales
1/50 1/100

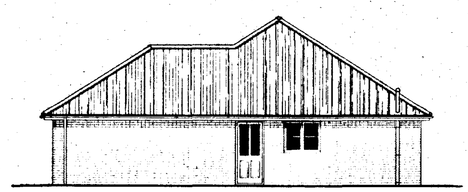
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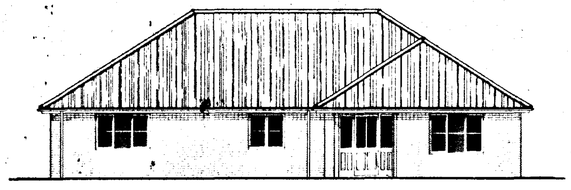
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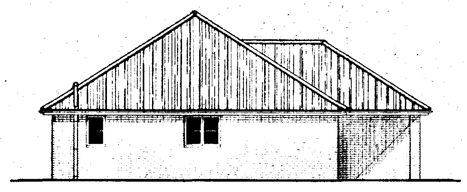
REAR ELEVATION



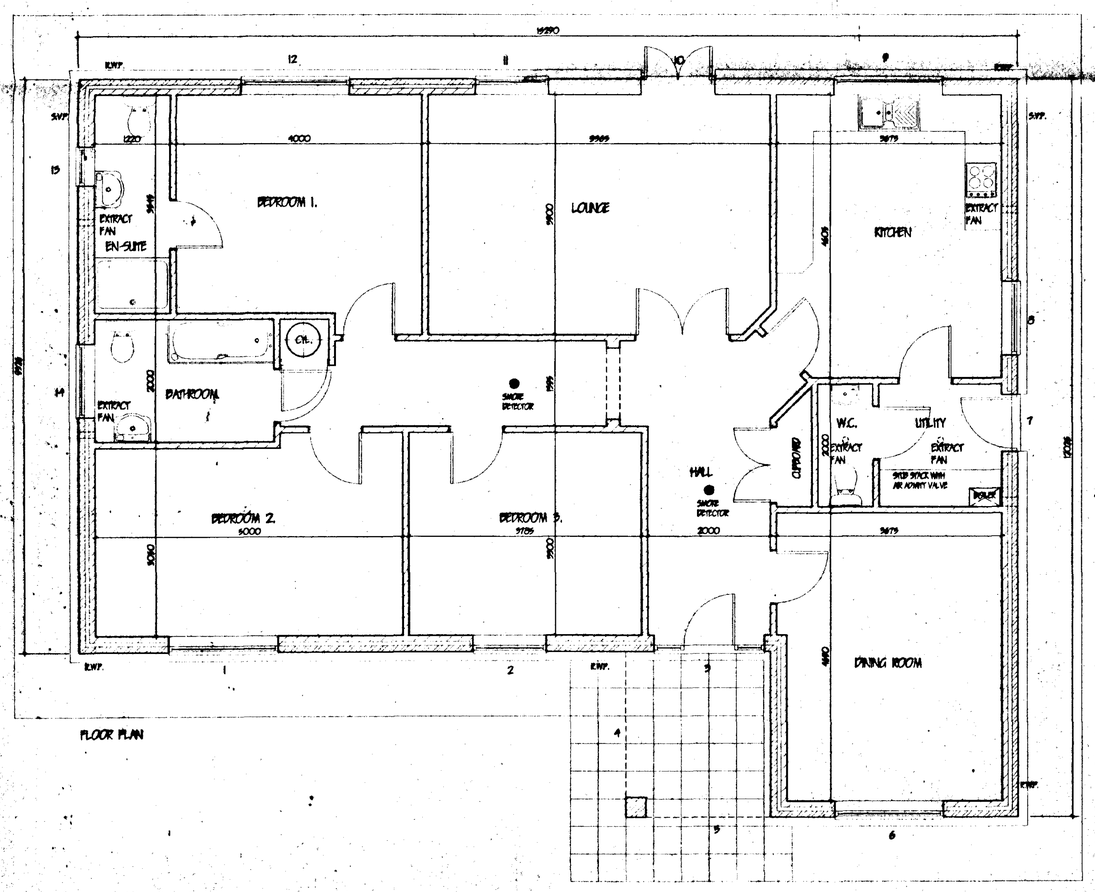
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



FLOOR PLAN

FOUL DRAINAGE
Inspection chamber construction to be "Osmat" 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 10Omm 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 6ft x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm gap around pipe, opening reveals both sides of wall with ridged sheet material. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1983 and to extend 900mm above window head terminating with PVC bellcap. Waste pipes to be generally, 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to B.S. 5955: 1979 complete with radiating 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 90mm waste.

SURFACE WATER DRAINAGE.
125mm dia. half round rainwater gutters 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 glazed properties throughout (minimum 6mm air gap to all units) . All glazing between F.F.L. and 800mm high and between F.F.L. and 1900mm 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/ ceiling 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. Ceiling fans to discharge via ducting to roof tile vent.

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

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.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.

WALLING.
265 cavity; walling to consist of face brickwork to B.S. 5628:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks 65 cavity; batid into cavity; Rockwool cavity wall batts insulation boards/ers in accord. with makers instructions and approved cert' No.89/1087. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 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 C.P. 121: External walls to have min. "U" value of 0.45 W/ m2 deg. C.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks: All to receive 10mm S/ C render and 5mm skim.

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: Weak mix concrete infill to base of cavity, no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

LEVEL ENTRY THRESHOLD
Provide "Brabion & Peel" Mobility door frame & threshold (PM29M-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 nib at min 1:20 . All footpaths to have staple fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel. Form 1.0m wide footpath from dwelling to road frontage, suitable for wheelchair access.
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

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 50mm Polystyrene insulation board, on 1200g polythene D.P.M. lapped centrewise with D.P.C. lay min. 100mm, lay 300mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete oversite: Concrete mix GEN4 to B.S. 5328: pt 1991: 150 blinded and consolidated hardcore.
Alternative: Floor construction as above but 19mm T&G. flame grade chipboard on 50mm Polystyrene insulation board laid on oversite in lieu of screed and insulation board. Ensure 12mm expansion gap to perimeter of boarding. Use treated chipboard to kitchen and bathroom.

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, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, 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 B. S. 6399 Pt. 2. Timber/plate 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 52.5 deg. 50 x 100 ridge rafter binder. 50 x 100 ceiling binders: 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. stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the walls in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists. At roof intersections provide 25 x 100 lag boards and diminishing trusses at 600 c/ c : Install o, r.p. valley liner.

CEILINGS.
To Flat ceilings provide 200mm glasswool insulation total thickness. 100mm between joists & 100mm over Joists : 12.7mm Gyproc plasterboard 5mm skim Finish: Provide min. 50 x 50 noggins to all plasterboard edges. All joints to be taped and filled.: Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face: 100mm Jablite to top surface. Provide skirting bds: fastening & draught seal all round

LINTELS.
All lintels to be manufactured by Marsers. L.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and all external positions to have cavity tray D.P.C. to CP. 121: Internal lintels to be L.G. 100 Dot tape. Provide Perp and weep holes and dispends to cavity tray

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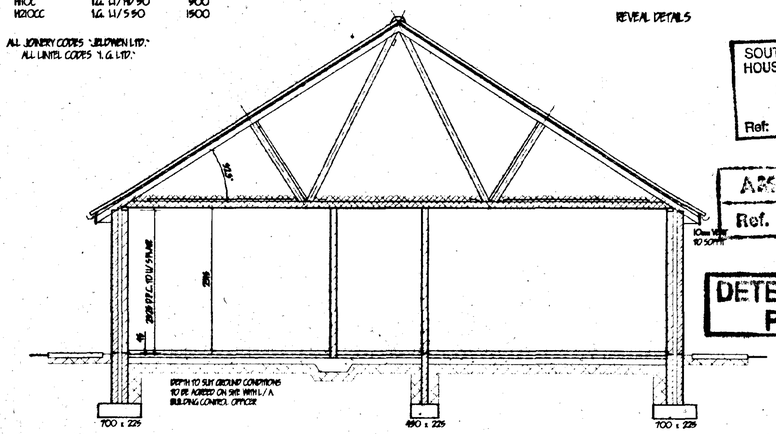
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POSITION	JOINERY	LINTEL	LENGTH
1	H2120C	L.G. LI/HP 150	2100
2	H2120C	L.G. LI/ 550	1500
3	FELBOPF	L.G. LI/ 550	2100
4	OPENING	L.G. LI/HP 150	2700
5	OPENING	L.G. LI/HP 150	2400
6	H2120C	L.G. LI/ 550	2100
7	PN29M-MOB	L.G. LI/ 550	1350
8	H2120C	L.G. LI/ 550	1500
9	H2120C	L.G. LI/HP 150	2100
10	FDP120	L.G. LI/ 550	1500
11	H2120C	L.G. LI/ 550	1500
12	H2120C	L.G. LI/ 550	2100
13	H1OC	L.G. LI/HP 150	900
14	H2120C	L.G. LI/ 550	1500

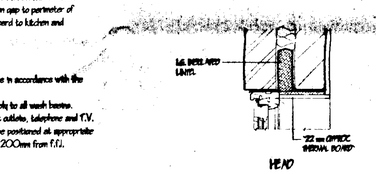
JOINERY / LINTEL SCHEDULE

ALL JOINERY CODES "JELDWEN LTD."
ALL LINTEL CODES "L.G. LTD."

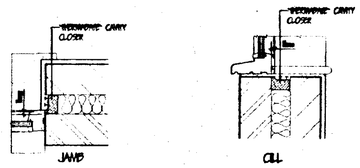


DEPTH TO SUT GROUND CONDITIONS TO BE AGREED ON SITE WITH L/A BUILDING CONTROL OFFICER

SECTION



HEAD



JAMB CILL

REVEAL DETAILS

SOUTH HOLLAND DC
HOUSING & PLANNING
29 JUN 2001
Ref: S/01/01

ARCHITECTURAL PL
Ref. A1

DETERMINED PLAN

G. R. MERCHANT
LENG AMOR FIWO
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12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 426000
Fax: 01406 426744
E-Mail: G. R. Merchant @ Merchant. FS. Co. UK

Project
PROPOSED BUNGALOW
off THE SIDINGS
LONG SUTTON
SPALDING LINCS.

Client
MR & MRS R. HUNT

Drawing
FLOOR PLAN / SECTION / ELEVATIONS

Job Ref	Drawing No
100-00	01
Date	Drawn
JUNE 2001	J.C.
Scales	
1:50 1:100	

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LANDSCAPING & TREE PLANTING

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A Boundaries between plots to be defined with 1.8 metre high close boarded fence to 1 metre high in front of dwellings to private drive.

B Existing 2 metre high close boarded fence

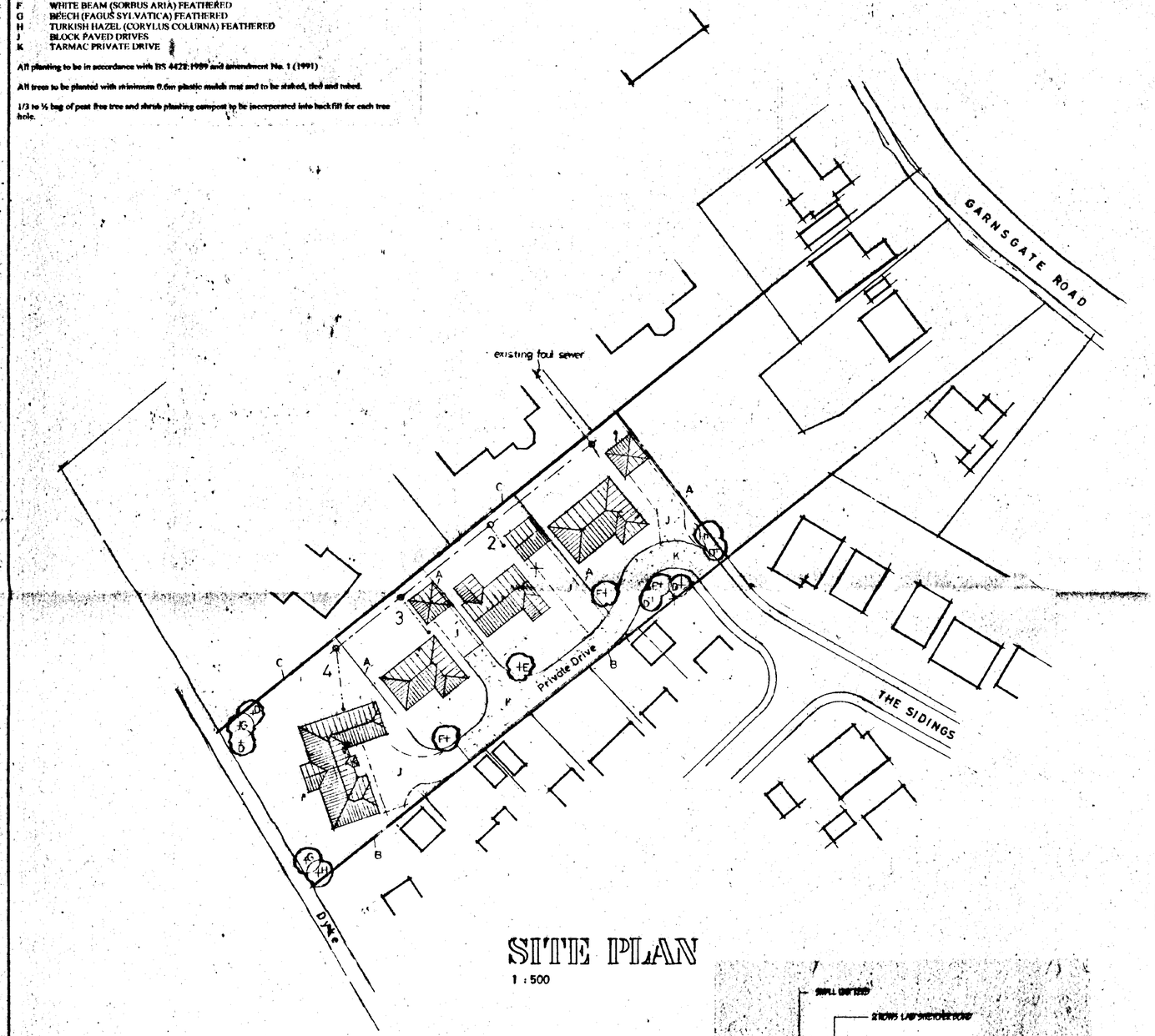
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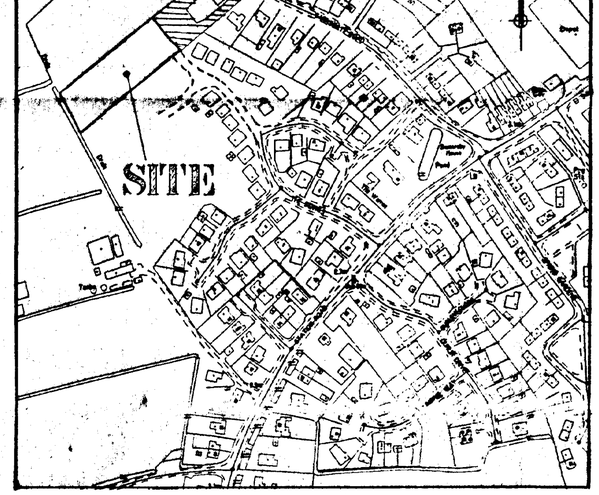
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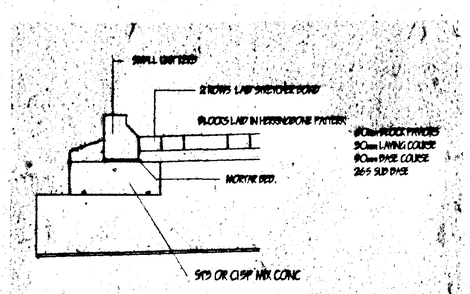
1/3 to ½ bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.



SITE PLAN
1 : 500



LOCATION PLAN
1 : 2500



ACCESS ROADWAY DETAILS

SOUTH HOLLAND DC
HOUSING & PLANNING
29 JUN 2001
Ref: S/0/01

AMENDED PLAN
Ref. A11

DETERMINED
PLAN

C. 27.6.01 AMEND DESIGN PLOT 1.
B. 9.6.01 ACCESS ROAD CONSTRUCTION DETAIL.
A. 25.4.01 NEW DESIGN PLOT 1 - PURCHASER.

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

PROJECT:
RESIDENTIAL DEVELOPMENT
OFF THE SIDINGS
LONG SUTTON

CLIENT:
S & S DEVELOPMENTS LTD

SCALES:	DATE:
AS INDICATED	*AUG 2000*
G.R.MERCHANT	DRAWING No.: 100/00/01C

REVISIONS:
K.P.C

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