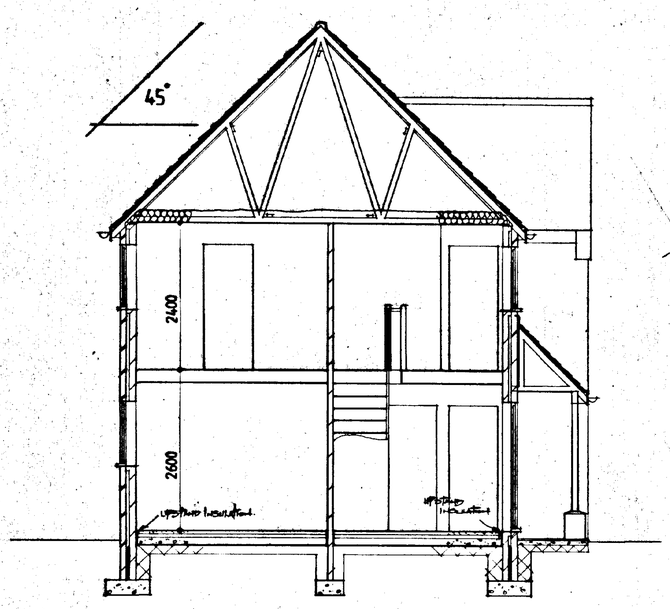
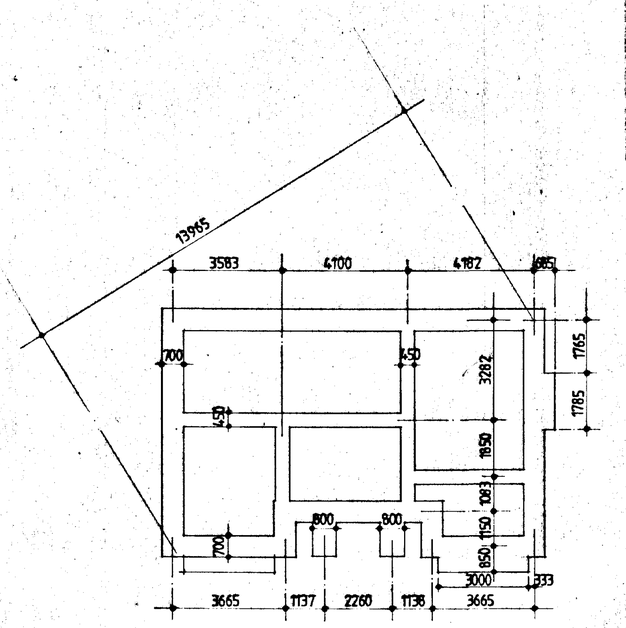
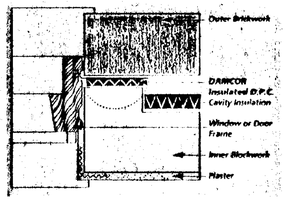
ROOF DESIGNED & ERECTED TO BS:5268 PART 3 1985.
ROOF TRUSS DESIGN & CERTIFICATE TO BE SUPPLIED PRIOR TO ERECTION ON SITE.



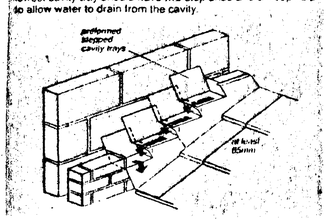
SECTION A-A



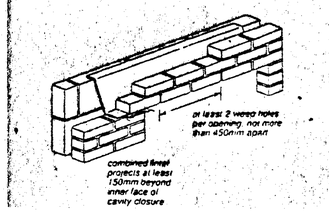
FOUNDATION PLAN



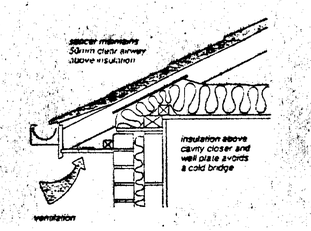
At the abutment of pitched roofs to cavity walls, stepped cavity trays should be provided 150mm above the roof surface. The lowest cavity tray should have two stop ends and a weep hole to allow water to drain from the cavity.

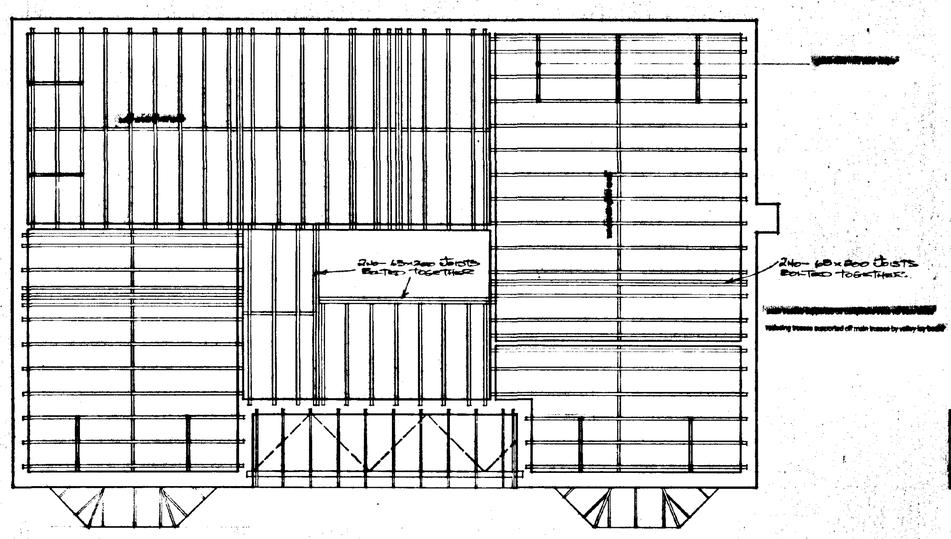


It is recommended that where half-brick masonry is supported by lintels, weep holes should be provided spaced at maximum 450mm intervals. Each opening should have at least two weep holes.

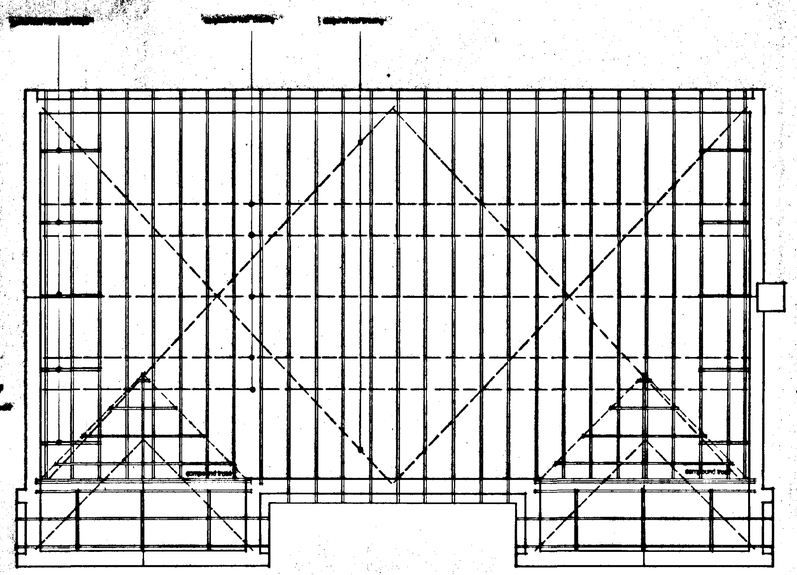


Eaves in the eaves should be used so that ceiling insulation can be installed over and beyond the wall plate. This minimises the cold bridge without blocking the ventilation.





FLOOR JOIST PLAN



ROOF TRUSS PLAN

ROOF CONSTRUCTION
Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S grade softwood properly seasoned and to an acceptable workmanship standard for converting timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3, 1985.

ROOF COVERINGS
Concrete interlocking tiles, to be fixed in accordance with the manufacturers instructions and BS 5534 Pt 1, 1978. Minimum 38 x 25 at gauge approx on untreated Type 1F sparking felt with minimum 150mm laps

LATERAL RESTRAINT STRAPPING
Provide and fix 30mm x 5mm galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling, ceiling joists and rafter levels where they run parallel to walls. Solid strut below the straps and tight pack against the walls.

VENTILATION
Lay 200mm FIBREGLASS, 900mm legmuse joists and 300mm over joists, maintain minimum 50mm gap between top of insulation and marking felt where insulation runs up to roof slope, ensure insulation is continuous with cavity wall insulation.

ROOF VENTILATION
Form plywood soffit 150mm minimum gap to suit Ironik Provide fine mesh Bayroof screen to ventilation gaps. Proprietary spacer ventilator over joists to maintain 50mm clear airway above insulation.

FASCIAS
To be sawn 25mm combined tongue-and-grooved softwood boards rebate for soffit. Framecut to 38 x 25 S/W for soffit support

EAVE BOGS
Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Fix GYPROC coving and ARTEX finish to jointing

GROUND FLOOR
100mm mortar screed on concrete granular 999mm thick ST4 concrete sub-floor on 50mm Jablite (or similar) polystyrene insulation on 1200 gauge DPM lapped with DPC in walls. 150mm min hardcore, blinded and compacted. Excavate overside to 100mm deep to remove topsoil of vegetation.

SMOKE ALARMS
Provide mains operated self-contained smoke alarm that conforms to BS 5446, Part 1. Provide at least one on each floor depending on layout and size in accordance with approved document,
Part 1 More than one smoke alarm should be interconnected.
BS 5137. Smoke alarms to be permanently wired to a separate fused circuit at the distribution board.
Also read in conjunction with approved manufacturers instructions. (see position on drawing).

LINTELS
To be Birtley (YP/SHE) or similar to cavity wall openings generally, unless noted otherwise. Internal door openings in block walls to be Birtley Iton 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions. Faces of all lintels to be covered with at least 15mm of lightweight plaster

WINDOWS AND DOORS
Windows and doors to be as JOINTON & PAUL in hardwood softwood standard metric joinery, unless otherwise indicated. All windows and doors to be double glazed (14mm sealed unit type). Patio doors to be purpose made and fitted with a night vent glazing 10,000 sq mm of ventilation opening. All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 8,000/4,000 sq mm ventilation, depending on location. Windows and doors to be fully draughtproofed.

JOINERY
Doors, linings, fittings, skirtings, architraves, window boards and joinery mouldings are to be of standard manufacture and be as BOULTON & PAUL or equal approved. 125mm Torus or Ogee skirting, 63mm Ogee architraves, Rushton & Paul pressed panel doors, 4 panel, 6 panel or Cathedral 2 panel type internally. Designer hardwood external doors, Panama Pine window boards

ABOVE GROUND DRAINAGE
Waste basin waste to be 32mm dia, we 110mm dia PVC. Bath and sink wastes 40mm dia, use polytrap pack in pipework, all traps to be 75mm deep seal, all pipework on to be accessible throughout their runs for cleansing rods and replacement. Connect bath, basin and we wastes to 85mm dia stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 900mm above window heads and flared with patent weatherking terminal

UNDERGROUND DRAINAGE
110mm UPVC pipe to fall 1:80 with 900mm pregravel bed and surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturers instructions complete with cover and frame. 450mm dia inspection chambers not to exceed 1m below ground level. Back inlet gullies to be of the rodddable type. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of pregravel, cast where concrete path cast over pipe runs, where drains pass under driveways protect in a similar manner. Where drains pass through cavity walls support over each leaf with precast concrete lintel and provide 50mm space all round the pipe, mark opening both sides with rigid sheet material to prevent entry of fill or vermin (Reg III-A14. Diagram A1)

HOT WATER STORAGE
Provide system and installation to approved by British Board of Agreement. Systems to be vented and insulated to agreement with BS 5615, 1985.

Provide thermostatic radiator valve to control output from heating system

Where to roof valid which do not help to heat building to be insulated to BS 5422, 1977.

GROUND FLOOR CONSTRUCTION
Provide and fix 19mm tongued and grooved flooring grade wood particle board on C.L.S. grade softwood floor joists to the sizes indicated on the drawing. Provide solid trimming at ends spans of joists. Build joists into walls to 100 bearing width of wall but ensure not to encroach into the cavity.

BRICKWORK PARTITIONS
To the first floor, or where shown, form partitions in 100mm x 50mm softwood studs at 400mm centres with 100mm x 50mm head and sole plates and noggins at 1000mm centres. Clad with 12.7mm GYPROC WALLBOARD, jointed, taped, filled and skim finish. Pack 100mm thick fibreglass between studs. Provide double floor joists where under partitions.

STAIRCASE
Staircase to be with approximate tread and riser dimensions shown, with minimum clear width of 900mm. Maximum pitch to be 42 degrees with a rise of 200mm and going of 223mm. Handrail to be 900mm above the pitch line of the staircase and 1000mm on landing. Balusters not to permit passage of 100mm diameter sphere. Ensure minimum 2 metres headroom over stair. Stair construction to be capable of withstanding 0.340kNm² imposed load

WALLS
Cavity walls to be 200mm overall width comprising, 100mm clay facing bricks, 50mm cavity filled with 75dway cavity fill, Agreement Cert No. 84/1604. 100mm lined hearing "Thermalite" (or similar) insulation blocks. Internal partitions to be in 100mm blockwork walling, unless indicated otherwise. Wall ties to cavity walling to be wire galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

SUB STRUCTURE WALLS
To be in TYPE A dense aggregate concrete trenchwork up to ground level. Cavity to be filled with lean mix concrete, or cavity width "French" foundation bricks to be used.

VENTILATION
Natural ventilation area of windows to be not less than 1/20 of room floor area. All habitable rooms windows to have 8000mm squared slight vents, kitchen, utility, bathroom and w.c windows to have 4000mm squared slight vents. Extractor fans to be provided in kitchen (min 60 litres/sec), bathrooms and wc (min 15 litres/sec) and utility (min 30 litres/sec).

BOILER
New boiler to be gas fired, wall mounted balanced flue type of approximately 18kw output rating. Flue terminal to be fitted with suitable cage guard.

FLASHINGS
All flashings, soaker etc to be in CODE 4 sheet lead properly cut, dressed and fixed.

DAMP PROOF COURSES
Provide preformed heavy duty polythene dpc underlaid on 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be lashed with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels, with at least 2 No weep holes per opening not more than 450mm apart.

FOUNDATIONS
Generally to be in mass concrete ST 4 strip 700mm wide x 225mm thick under cavity walling, 450mm x 225mm under partition walls. Thicken floor slab to 250 x 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm consistent, loadbearing structure to the approval of the Local Authority Building Control Officer

SOIL AND VENT SYSTEM
PVC pasers 110mm or 82mm dia. for above ground, trench including all bends, nozzles, clips, brackets, connectors etc and connect to underground drains in soakaway.

SOAKAWAYS
To be a minimum 5.0 metres from any building and to be 1 cu.m. rubble filled with inlet pipe discharging to centre of soakaway.

PLASTERWORK
Walls to be plastered dubour/limecoat render with skim finish a total of 13mm thick including reveals and lined soffits.

HOT WATER AND HEATING ETC
Install hot water and heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed, all radiators to be fitted with thermostatic valves.
It is not recommended to have thermostatic radiator valves fitted on the radiators in the room served by that rooms thermostat.
Heating controls: Honeywell mono zone, Honeywell cylinder stat and honeywell programmer - S Plan system. Heating and hot water system to be fitted with flow controls e.g motorised valves electrically interlocked with boiler and pump to prevent unnecessary boiler cycling.

ELECTRICAL INSTALATION
All work to be carried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in position as directed.

WALL TILING
Provide and fix in new Bathroom and En-suite to half wall height and window cills. Kitchen window cill, bathroom wash tops and splashback to utility, worktop ceramic wall tiles with waterproof fix and grout.

DECORATION
Allow for decorating all new surfaces, ensure dust and proper preparation of all surfaces in accordance with the coating manufacturers specification.

PROTECTED GLAZING AREAS
Provide toughened glass to BS 6206, 1981 to following areas. To all windows within 800 of finished floor level. To all door glazing within 1500 of finished floor level. This applies to side screens also within 300 of door. Protected glazing to be permanently marked with BS. kite mark

Flood-relief works
Tiles, battens, felt as main roof coverings and timber at 450mm ctr at 40 deg pitch. Supported on 100 x 200 SC3 treated timber beam supported by walls and 100 x 100 structural timber posts.

Bay roof screen
Tiles, battens, felt as main roof coverings and timber at 450 x 75 SC3 rafters and ceiling ties at 450mm ctr. Ridge rafter to be 50 x 125 SC3 insulation and plasterboard as main

B 24.2.99 BAY WINDOW TO DINING ROOM
A 21.1.99 DORMER WINDOWS - TOWNHOUSES, ETC.

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

PROJECT:
4 BEDROOM HOUSE

CLIENT:
DGM PROPERTIES LTD

SCALES: *1/50 1/100*
DATE: *JAN 1999*
DRAWING No.: *DGM-MC.8/2B*
REVISIONS: *KB*

APPROVED PLAN
Ref: A1
SOUTH HOLLAND DC
HOUSING & PLANNING
26 FEB 1999
Ref: 0904/98

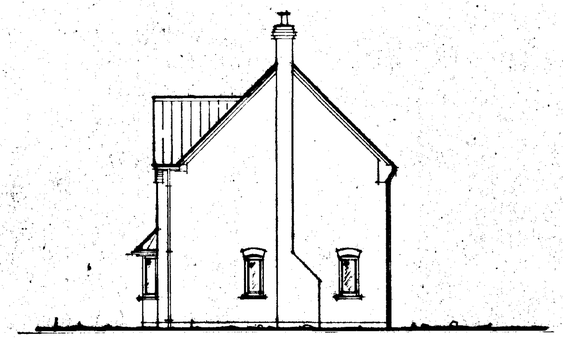
PLOT 8

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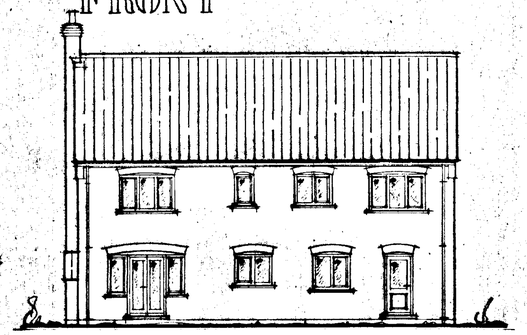
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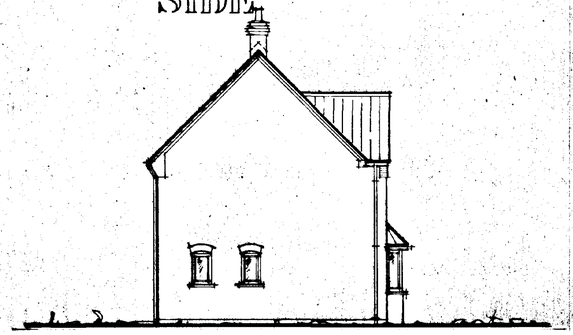
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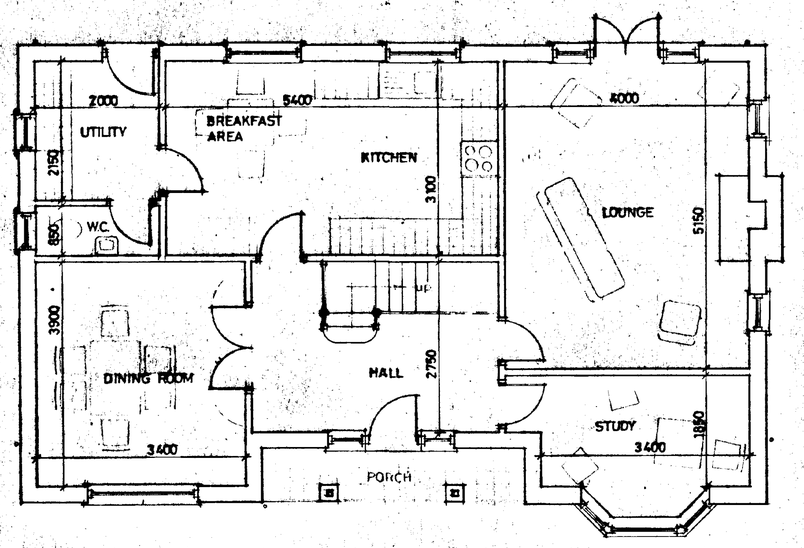
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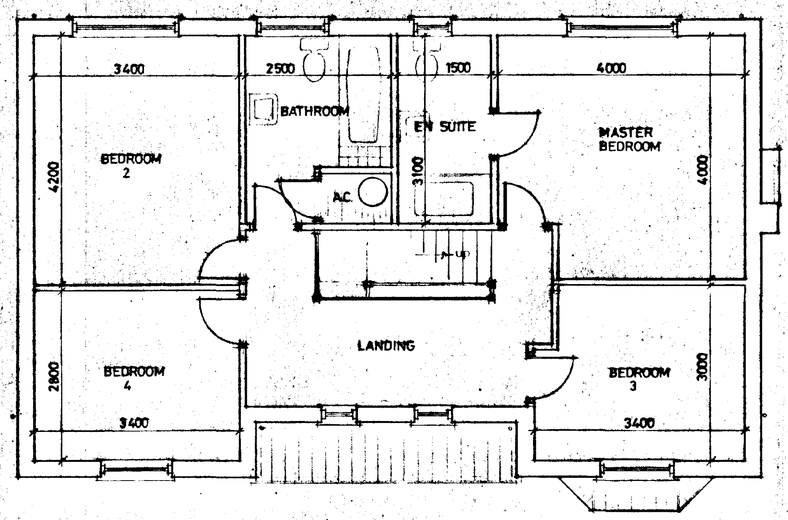
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SIDE



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DETERMINED PLAN

PLOT 8

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Submit: 2799 4961

SOUTH HOLLAND DC
HOUSING & PLANNING
11 SEP 1998
Ref: 0904/98

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

PROJECT:
4 BEDROOM HOUSE

CLIENT:
DGM PROPERTIES LTD

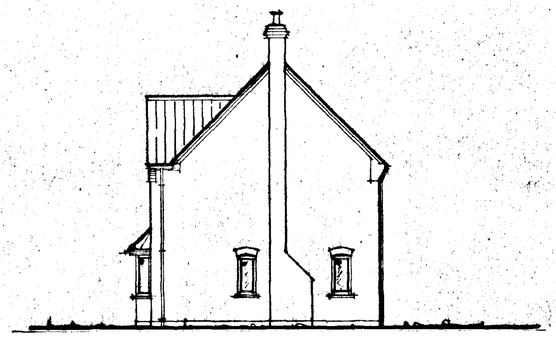
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G.R.Merchant	DRAWING No.: *DGM-MC.8/1*

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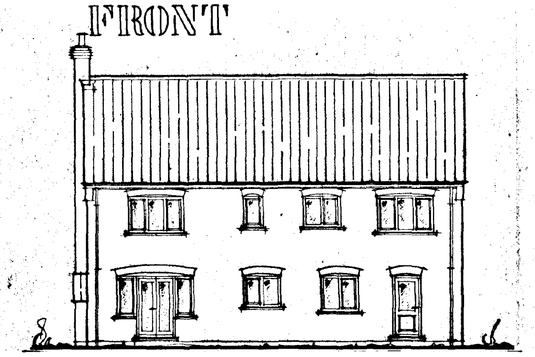
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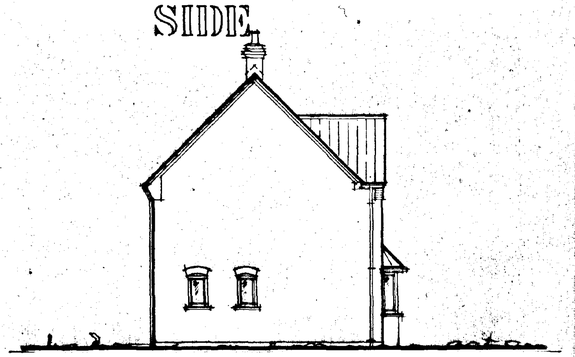
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SIDE



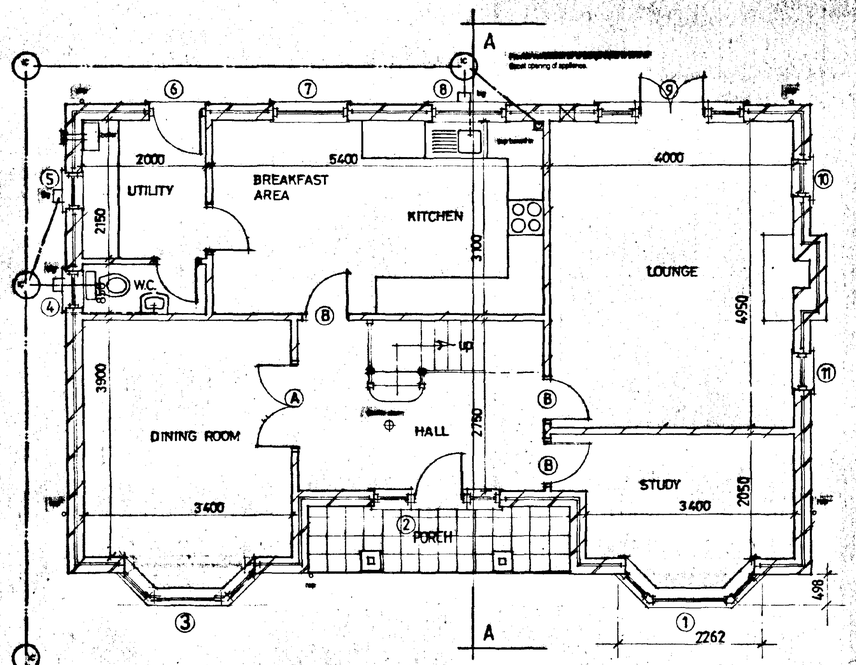
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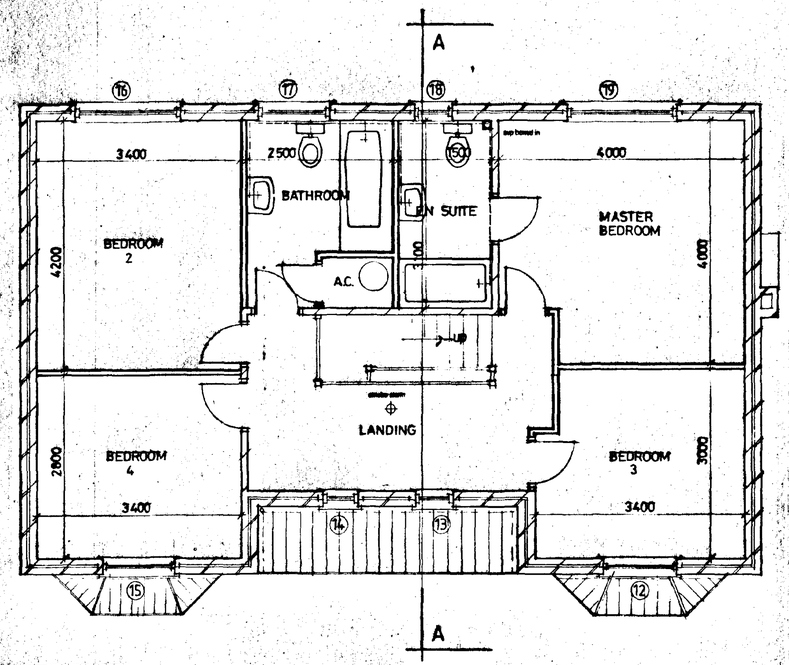
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DOOR WINDOW AND LINTEL SCHEDULE

Mark	Lintel	Jamb
1	BP2113C/OPP/2700/113C	CE 50 HD	2400
2	113C/OPP/PN5-DOR300/113C	CE 50 HD	2400
AS No 1.		
3	113C	CE 50	
4	113C	CE 50	
5	78K/GRWD	CE 50	
6	213C(OPP)	CE 50	
7	213C	CE 50	
8	113C/OPP/PCP/126/PCDP/BP/113C	CE 50 HD	
9	113C(OPP)	CE 50	
10	113C	CE 50	
11	213C(OPP)	CE 50	
12	213C(OPP)	CE 50	
13	113C	CE 50	
14	213C	CE 50	
15	213CC	CE 50 HD	
16	213C(OPP)	CE 50	
17	113C	CE 50	
18	213CC	CE 50 HD	
19	External doors/windows	CE 100	
20	Internal door	CE 100	



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLOT 8

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[redacted]
SFC to stack
Fire capable of burning unrestricted flue
Clay flue linings to BS:1181 in 225 square flue, all sockets uppermost.

ELMHURST ENERGY SYSTEMS LTD
SAP ENERGY EFFICIENCY RATING
76
CERTIFICATE NO: 30877

AMENDED PLAN
Ref. A1

SOUTH HOLLAND DC
HOUSING & PLANNING
26 FEB 1999
Ref. 0904/98

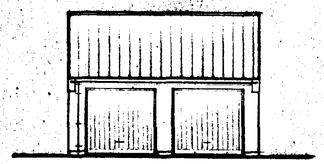
1 of 2 no. bay window to Dining Room

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TEL: HOLBEACH (01406) 490800

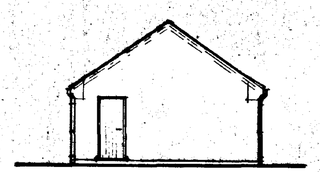
PROJECT:
4 BEDROOM HOUSE

CLIENT:
DGM PROPERTIES LTD

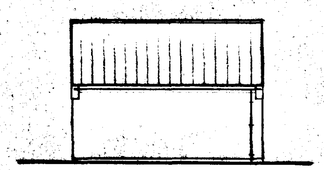
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G.R.MERCHANT	DRAWING No.: *DGM-MC.01A*
REVISIONS: A	



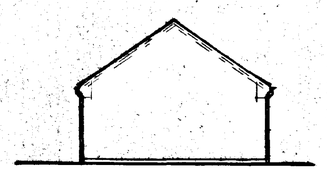
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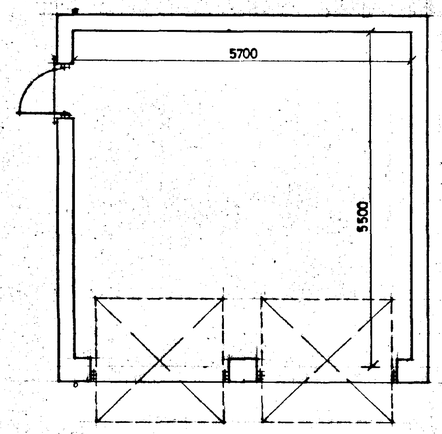
SIDE



REAR



SIDE



PLAN

DETERMINED PLAN

PLOTS 7&8

SOUTH HOLLAND DC
HOUSING & PLANNING
11 SEP 1998
Ref: 0904/98

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PROJECT:
DOUBLE GARAGE

CLIENT:
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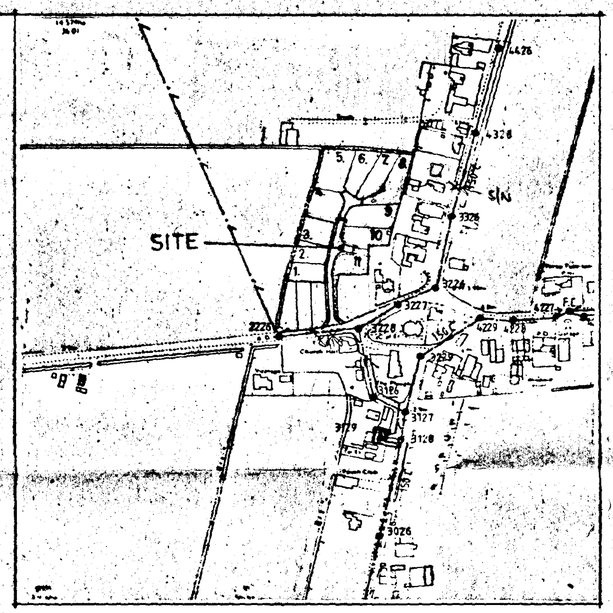
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G.R.MERCHANT	DRAWING No.: *DGM-MC-(7)*

REVISIONS:

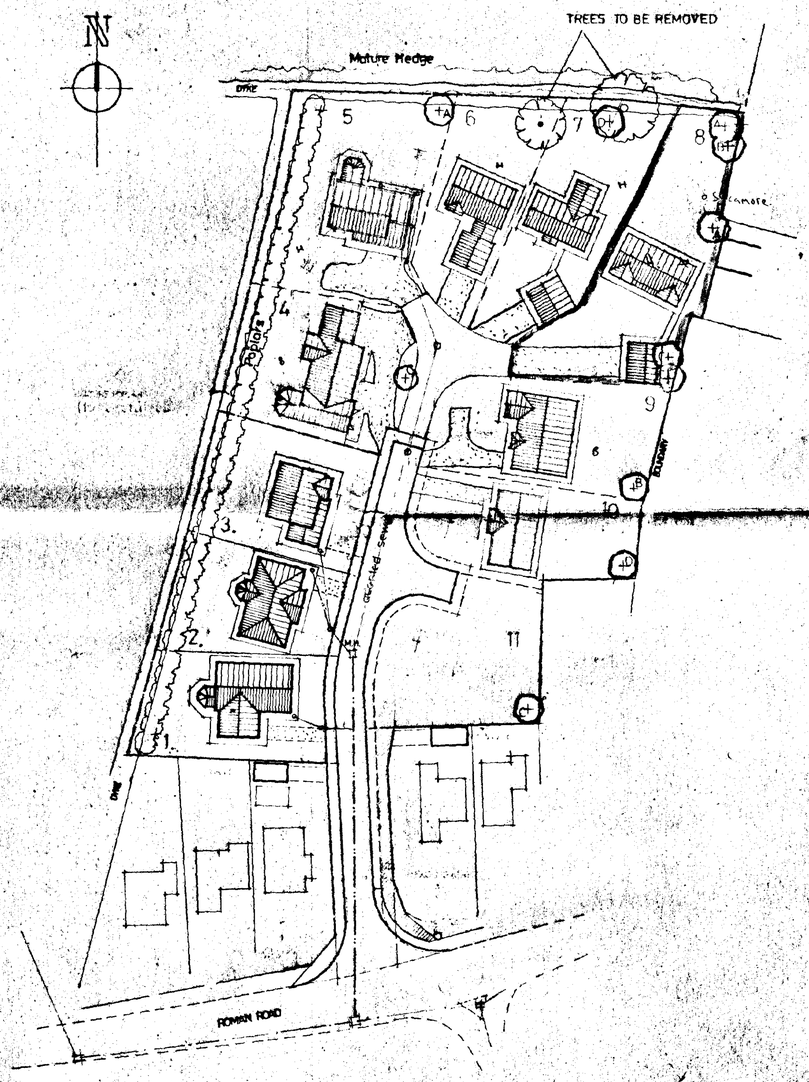
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Stat/Unit 2299 4967

8046 11847



LOCATION PLAN 1:2500



SITE PLAN 1:500

LANDSCAPING & TREE PLANTING SCHEME

A HAWTHORN (CRATAEGUS OXYACANTHOIDES) FEATHERED

B WHITEBEAM (SORBUS ARIA LUTESCENS) FEATHERED

C SILVER BIRCH (BETULA PENDULA) FEATHERED

D BEECH (FAGUS SYLVATICA) FEATHERED

ALL BOUNDARIES TO BE DEFINED BY CONCRETE POST & WIRE FENCES

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

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
11 SEP 1998
Ref. 0904/98

F. 10.9.98 PLANNING APPLICATIONS REFS 0/7 B&S
E. 21.5.98 PLANNING APPLICATION - PLOT 10.
D. 1.4.98 PLANNING APPLICATION - PLOT 4
C. 28.11.97 LANDSCAPING & TREE PLANTING
B. 11.9.97 AMEND PLOTS LAYOUT
A. 28.8.97 RE-POSITION REVISED CARRIAGEWAY

G. R. MERCHANT
LENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 490800

PROJECT:
RESIDENTIAL DEVELOPMENT OFF ROMAN ROAD MOULTON CHAPEL

CLIENT:
DGM PROPERTIES LTD

SCALES:	DATE:
AS INDICATED	*NOV 1997*
	DRAWING No.: *DGM/MC.2/3 F*

SITE LAYOUT