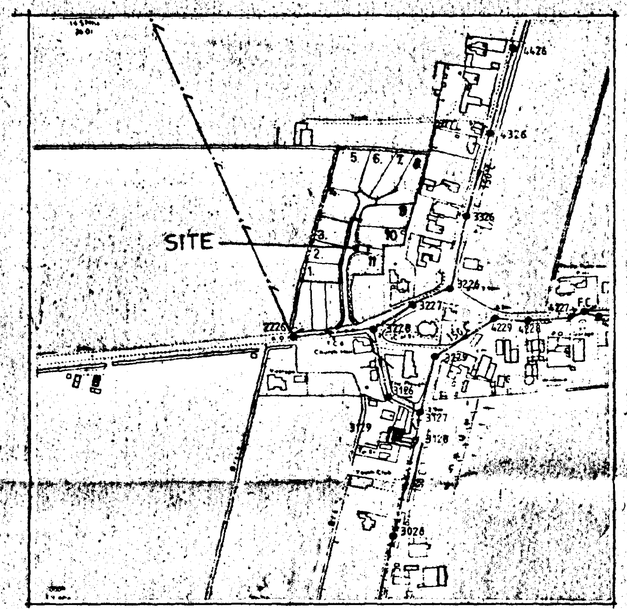
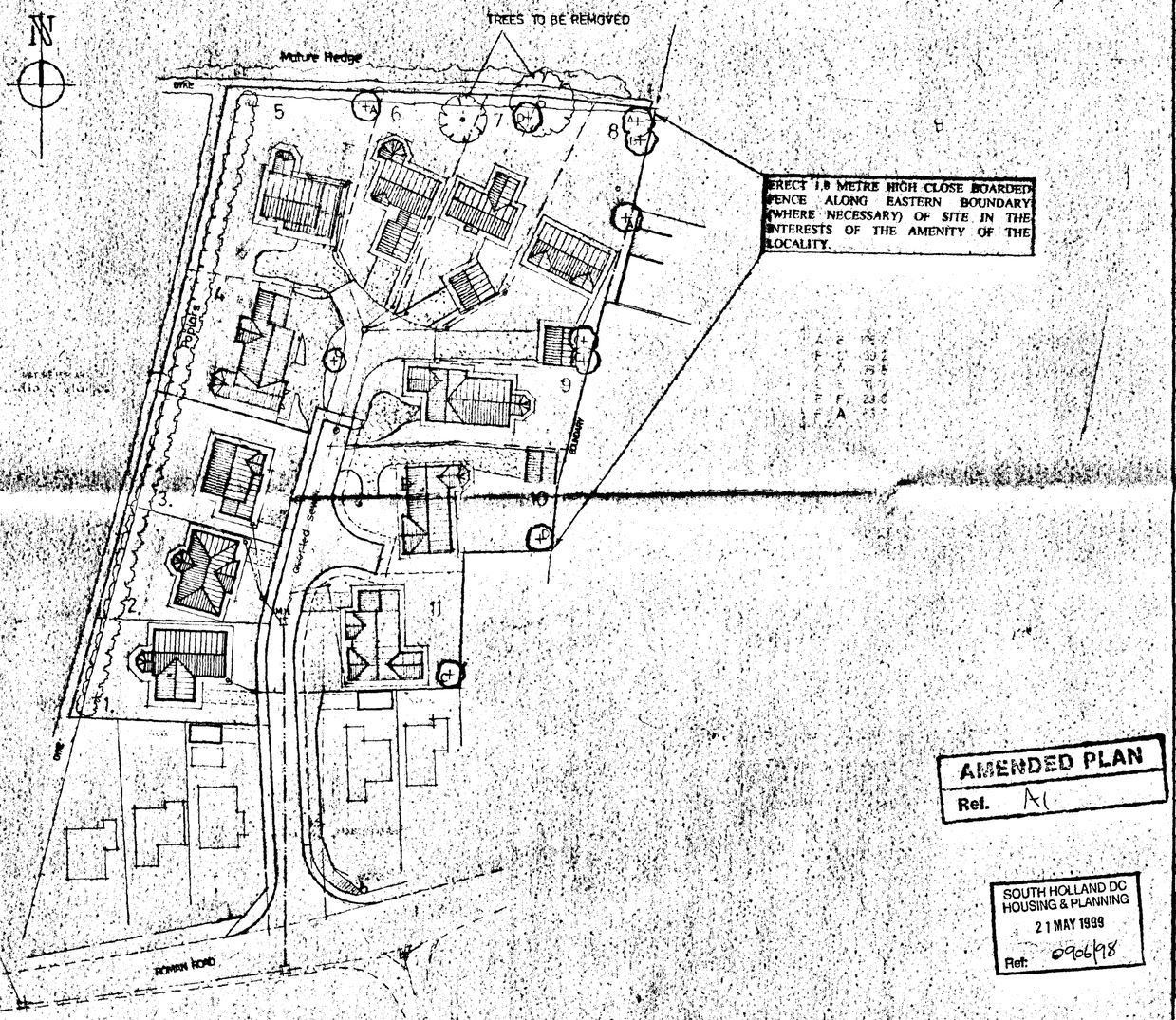



LOCATION PLAN 1:2500




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.

AMENDED PLAN
Ref. A(

SOUTH HOLLAND DC
HOUSING & PLANNING
21 MAY 1999
Ref: 0906/98

P 17.5.99 Sun Lounge Plot 6
O 12.5.99 Re Planning Plot 5 - New Dwelling
N 5.5.99 Sun Lounge Added to Plot 10
M 28.4.99 Retention Bungalow & Garage - Plot 10
L 9.3.99 Planning Application - Plot 10.
K 1.2.99 Layout Boundary to Plot 5.
J 25.1.99 Re Position Bungalow Plot 11 Planning
H 7.12.98 Planning Application - Plot 11
G 12.11.98 Fencing to Eastern Boundary of Site.
F 10.9.98 Planning Applications Plots 6,7,8 & 9
E 21.5.98 Planning Application - Plot 10.
D 7.4.98 Planning Application - Plot 4.
C 28.11.97 Landscape & Tree Planting.
B 11.9.97 Amend Plots Layout
A 28.8.97 Re Position Private Carriageway.

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

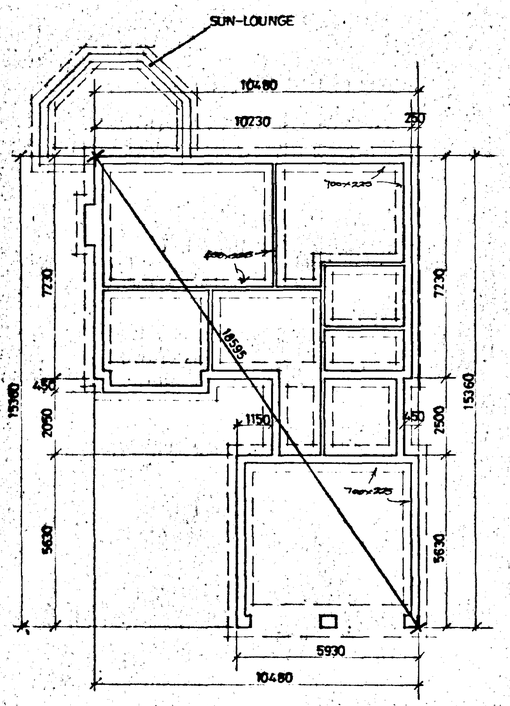
PROJECT:
*RESIDENTIAL DEVELOPMENT*
*OFF ROMAN ROAD*
*MOULTON CHAPEL*

CLIENT:
*DGM PROPERTIES LTD*

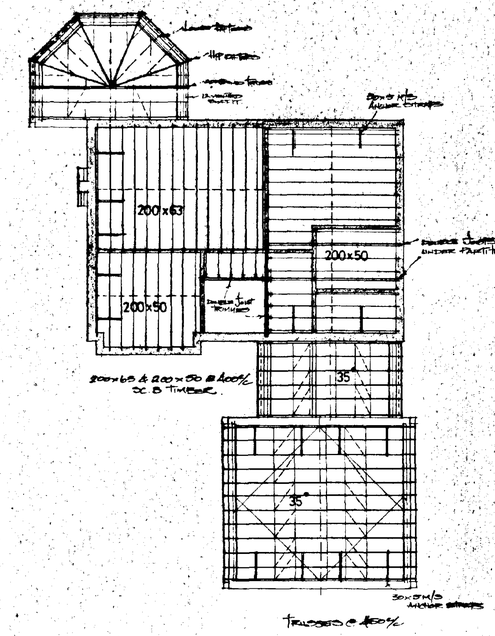
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|---|---|
| *AS INDICATED* | *NOV 1998* |
| | DRAWING No.: *DGM-MC.23P* |

REVISIONS: A B C D E F G H J K L M N O P

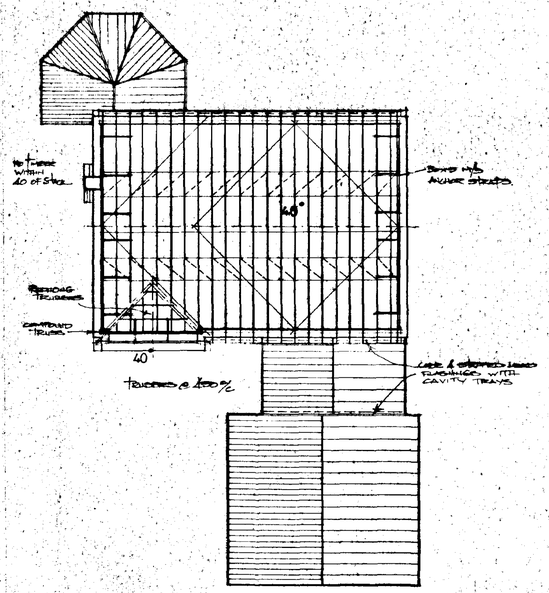
# SITE LAYOUT




FOUNDATION PLAN

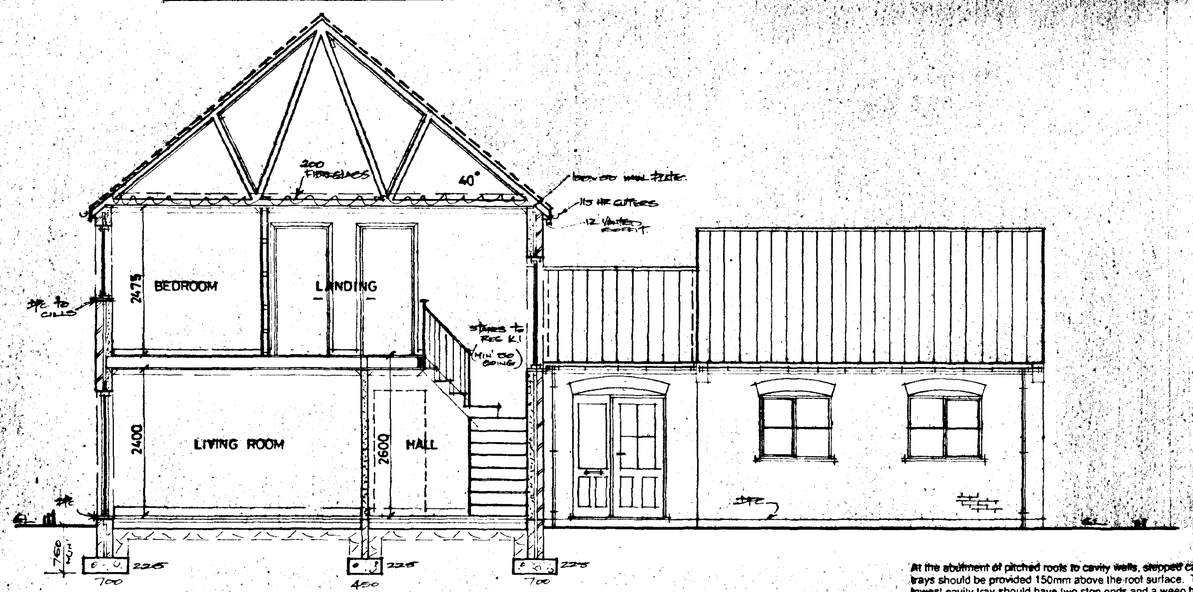



FLOOR JOIST PLAN



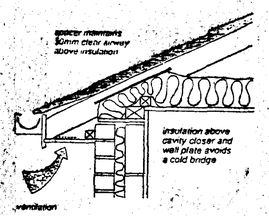

ROOF PLAN

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

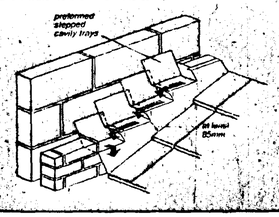



SECTION

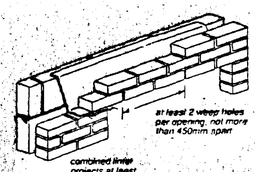
A spacer in the eaves should be used so that ceiling insulation can be installed over and beyond the wall plate. This minimises the cold bridge without blocking the ventilation.




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 fair faced masonry is supported by lintels, weep holes should be provided spaced at maximum 450mm intervals. Each opening should have at least two weep holes.




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SUMMIT 1217

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 moisture content for carcassing 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. Battens 38 x 25 at gauge centres on underslate Type 1F sarking felt with minimum 150mm laps.

LATERAL RESTRAINT STRAPPING
Provide and fix 30mm x 5mm patent 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.

INSULATION
Lay 200mm FIBREGLASS, 100mm between joists and 100mm over joists, ensuring minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope, ensure insulation is continuous with cavity wall insulation.

ROOF VENTILATION
6mm plywood with 12mm continuous gap as soffit board. Provide fine mesh flyproof screen to ventilation gap. Proprietory spacer ventilator over joists to maintain 50mm clear airway above insulation.

FASCIAS
To be were ex 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.

CEILINGS
Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Fix GYPROC coving and ARTEX finish to ceiling

GROUND FLOOR
65mm mortar screed on cement grouted 100mm 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 oversite to 100mm deep to remove topsoil of vegetation.

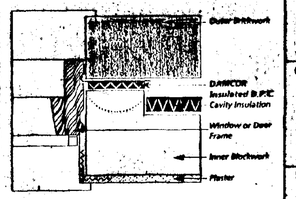
LINTELS
To be Birtley CB50/HD or similar to cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be Birtley Box 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions. Faces of all lintels to be covered with at least 15mm of lightweight plaster.

WINDOWS AND DOORS
Windows and doors to be as HOULTON & PAUL in treated 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 giving 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, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacture and be as HOULTON & PAUL or equal approved. 125mm Torus or Ogee skirting, 63mm Ogee architrave, Boulton & Paul pressed panel doors, 4 panel, 6 panel or Cathedral 2 panel type internally. Designer hardwood external doors, Parana Pine window boards.

ABOVE GROUND DRAINAGE
Hand basin waste to be 32mm dia, wc 110mm dia PVC. Bath and sink wastes 40mm dia, use polypipe push fit pipework, all traps to be 75mm deep seal, all pipework etc to be accessible throughout their runs for cleansing repair and replacement. Connect bath, basin and wc wastes to 110mm 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 fitted with patent ventilating terminal.

UNDERGROUND DRAINAGE
110mm UPVC pipe to fall 1:80 with 100mm pea gravel 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 rodeable type. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of pea gravel, omit 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, mask opening both sides with rigid sheet material to prevent entry of fill or vermin (Reg 11)-A14. Diagram A1.)




PLOT 6

BRANCH ALARMS
Provide mains operated self contained smoke alarms 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 inter-connected.
NOTE: Smoke alarms to be permanently wired to a seperate fused circuit at the distribution board.
Also read in conjunction with approved manufacturers instructions. (see position on drawing).

HOT WATER STORAGE
Provide system and installation as approved by British Board of Agreement. System to be vented and insulated in accordance with BS:5615, 1985.

Provide thermostatic radiator valve to control output from heating system.

Pipes in roof void which do not help to heat building to be insulated to BS:5422, 1977.

FIRST FLOOR CONSTRUCTION
Provide and fix 19mm tongued and grooved flooring grade wood particle board on G.S. grade softwood floor joists to the sizes indicated on the drawing. Provide solid strutting at mid span of joists. Build joists into walls to full bearing width of wall, but ensure not to encroach into the cavity.

STUDWORK PARTITIONS
To the first floor, or where shown, form studwork in 75mm x 50mm softwood studs at 600mm centres with 75mm x 50mm head and sole plates and noggins at 1200mm centres. Clad with 12.7mm GYPROC WALLBOARD, screw, tape joints and skim finish. Pack 75mm thick fibreglass between studs. Provide double floor joists where under partitions.

STAIRCASE
Staircase to be standard manufacturer 900mm maximum overall width, with minimum clear width of 800mm. 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 900mm on landing. Balusters not to permit passage of 100mm diameter sphere. Ensure minimum 2 metres headroom over stair. All balustrades to be capable of withstanding 0.36kN/m horizontal force.

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

DECORATION
Allow for decorating all new surfaces, ensure full 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 permantly marked with BS: kite mark.

WALLS
Cavity work to be 265mm overall width comprising 100mm clay facing bricks, 60mm cavity filled with Tehway cavity fill, Agrement Cert No. 86/1606. 100mm load bearing "Thermalite" (or similar) insulation blocks. Internal partitions to be in 100mm blockwork walling, unless indicated otherwise. Wall ties in cavity walling to be stout 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. Movement joints to be installed in blockwork in accordance with BS:5628, Part 3, 1985.

SUB STRUCTURE WALLS
To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete, or cavity width 'I rench' foundation blocks to be used.

VENTILATION
Natural ventilation area of windows to be not less than 1/20 of room floor area. All habitable room windows to have 8000mm squared night vents, kitchen, utility, bathroom and w.c. windows to have 4000mm squared night 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 cils to be in CODE 4 sheet lead properly cut, dressed and fixed.

DAMP PROOF COURSES
Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be linked 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 consistant, loadbearing stratum to the approval of the Local Authority Building Control Officer.

RAINWATER GOODS
PVC gutters 115mm br and 68mm dia down pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to 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 cement:lime:sand render with skim finish a total of 13mm thick including reveals and lintel 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 the room thermostat.
Heating controls: Honeywell room stat, 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 INSTALLATION
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.

SOUTH HOLLAND DC
HOUSING & PLANNING
21 MAY 1999
0096/98
AMENDED PLAN
Ref. A


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


PROJECT:
4 BEDROOM HOUSE & GARAGE

CLIENT:
DGM PROPERTIES LTD

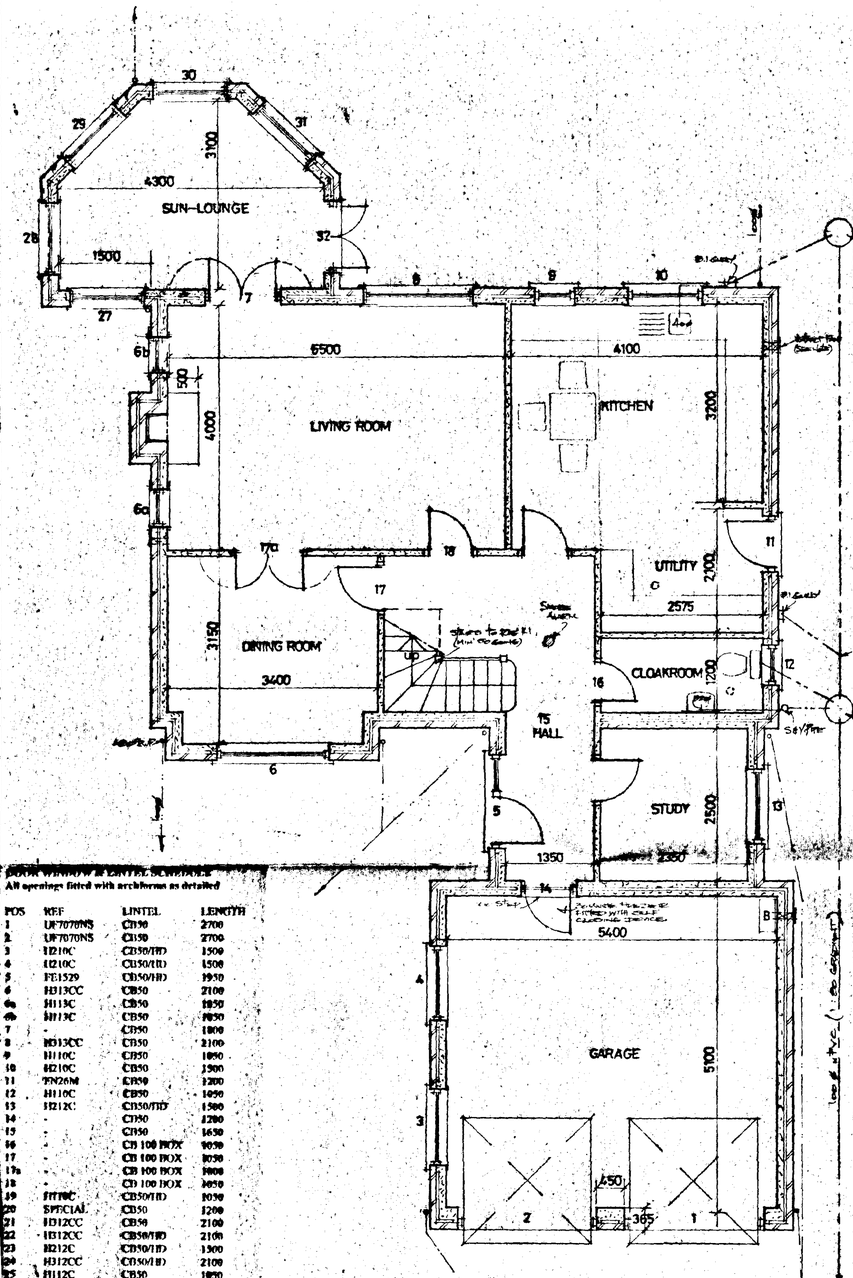
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DATE: NOV 1998

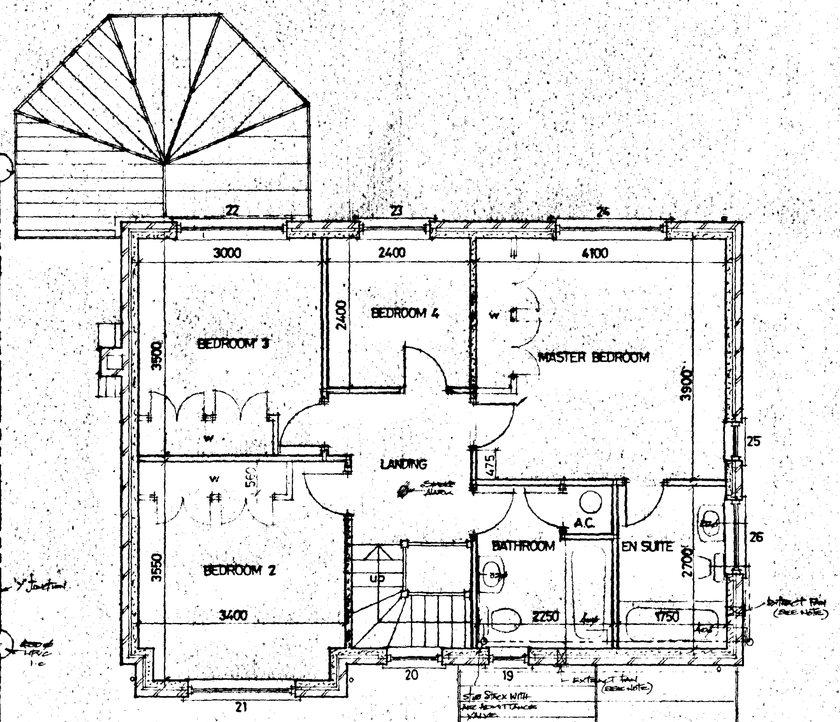
G.R.MERCHANT

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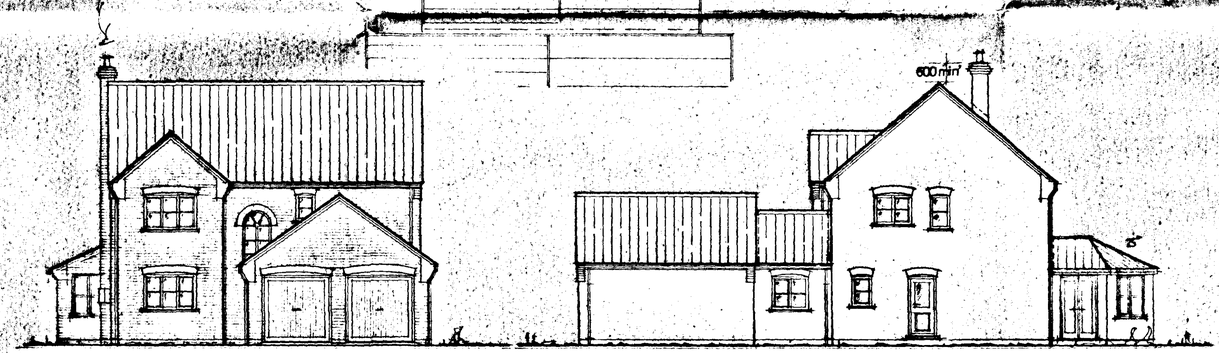
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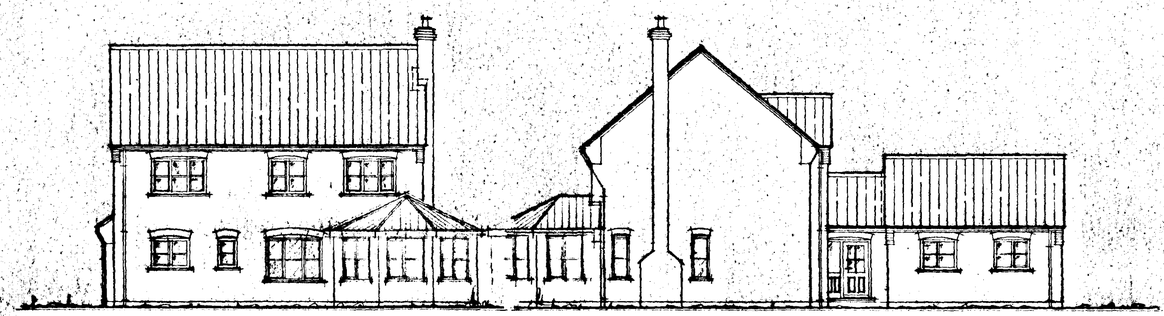

GROUND FLOOR PLAN




FIRST FLOOR PLAN




FRONT SIDE



REAR SIDE

DOOR WINDOW & LINTEL SCHEDULE
All openings fitted with architrave as detailed

| POS | REF | LINTEL | LENGTH |
|---|---|---|---|
| 1 | UF7070NS | CB150 | 2700 |
| 2 | UF7070NS | CB150 | 2700 |
| 3 | H210C | CB150/HD | 1500 |
| 4 | H210C | CB150/HD | 1500 |
| 5 | FE1529 | CB150/HD | 1950 |
| 6 | H313CC | CB150 | 2100 |
| 6a | H113C | CB150 | 1050 |
| 6b | H113C | CB150 | 1050 |
| 7 | - | CB150 | 1800 |
| 8 | H313CC | CB150 | 2100 |
| 9 | H110C | CB150 | 1050 |
| 10 | H210C | CB150 | 1500 |
| 11 | FN26M | CB150 | 1200 |
| 12 | H110C | CB150 | 1050 |
| 13 | H212C | CB150/HD | 1500 |
| 14 | - | CB150 | 1200 |
| 15 | - | CB150 | 1650 |
| 16 | - | CB 100 BOX | 1050 |
| 17 | - | CB 100 BOX | 1050 |
| 17a | - | CB 100 BOX | 1800 |
| 18 | - | CB 100 BOX | 1050 |
| 19 | FH10C | CB150/HD | 1050 |
| 20 | SPECIAL | CB150 | 1200 |
| 21 | H312CC | CB150 | 2100 |
| 22 | H312CC | CB150/HD | 2100 |
| 23 | H212C | CB150/HD | 1500 |
| 24 | H312CC | CB150/HD | 2100 |
| 25 | H112C | CB150 | 1050 |
| 26 | H210C | CB150 | 1500 |
| SUN-LOUNGE | | | |
| 27 | H213C | CB150/HD | 1500 |
| 28 | H213C | CB150/HD | 1500 |
| 29 | H213C | CB150/HD | 1500 |
| 30 | H213C | CB150/HD | 1500 |
| 31 | H213C | CB150/HD | 1500 |
| 32 | PCF40M | CB150/HD | 1500 |

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ELMHURST ENERGY SYSTEMS LTD
SAP ENERGY EFFICIENCY RATING
74
CERTIFICATE NO: 30530

AMENDED PLAN
Ref. M

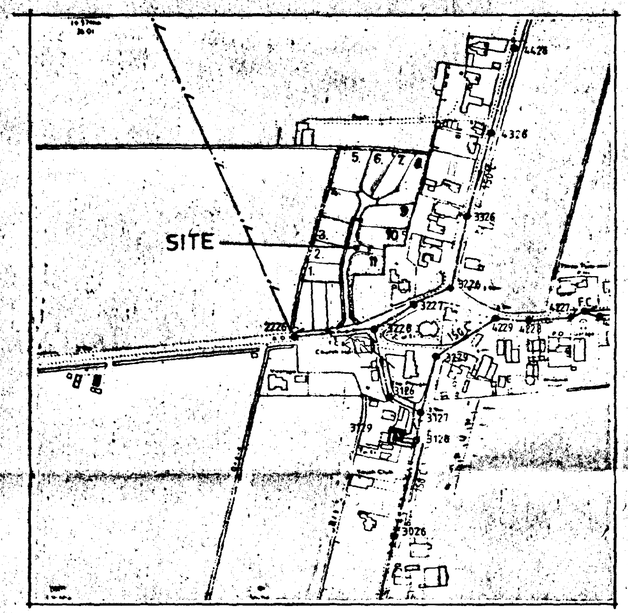
SOUTH HOLLAND DC
HOUSING & PLANNING
21 MAY 1999
Ref: 0906/98

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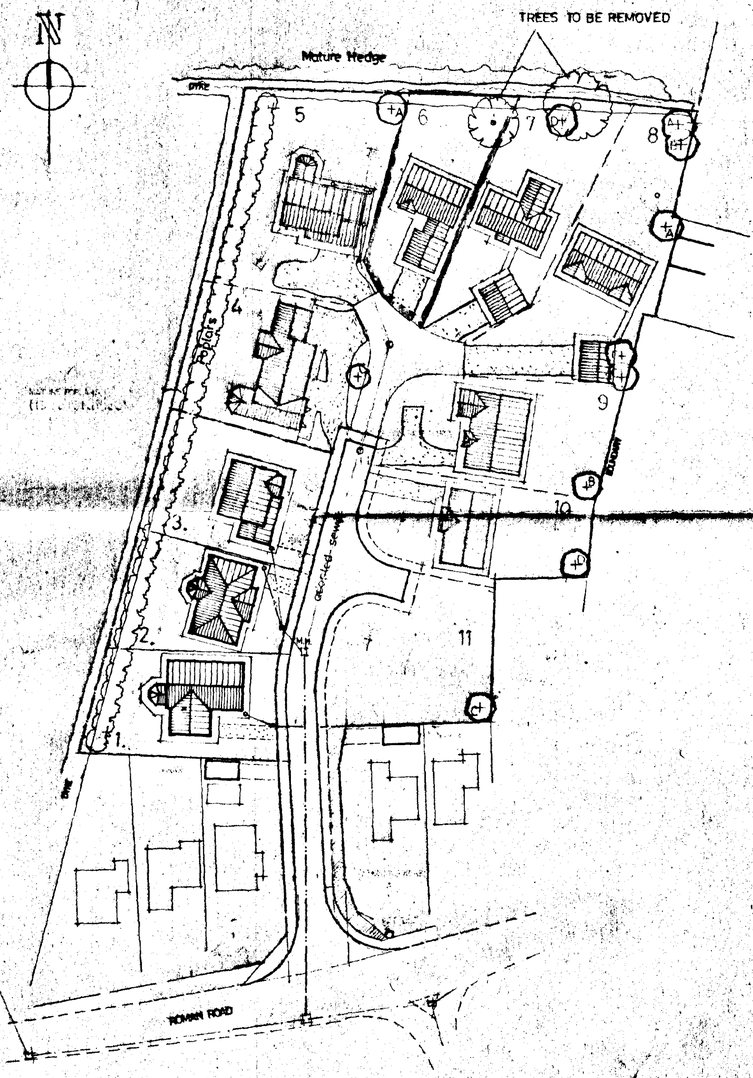
PROJECT:
4 BEDROOM HOUSE & GARAGE

CLIENT:
DGM PROPERTIES LTD

SCALES: 1/50 1/100
DATE: AUG 1998
DRAWING NO:




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.

# SITE LAYOUT

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

T. 26.5.98 PLANNING APPLICATIONS PLOTS 6,7 & 8
E. 26.5.98 PLANNING APPLICATION - PLOT 10.
D 12.5.98 PLANNING APPLICATION - PLOT 4.
C 28.11.97 LANDSCAPING & TREES PLANTING.
B. 11.9.97 AMEND PLOTS LAYOUT
A 28.8.97 RE-POSITION POWERS GARAGE/WORKSHOP

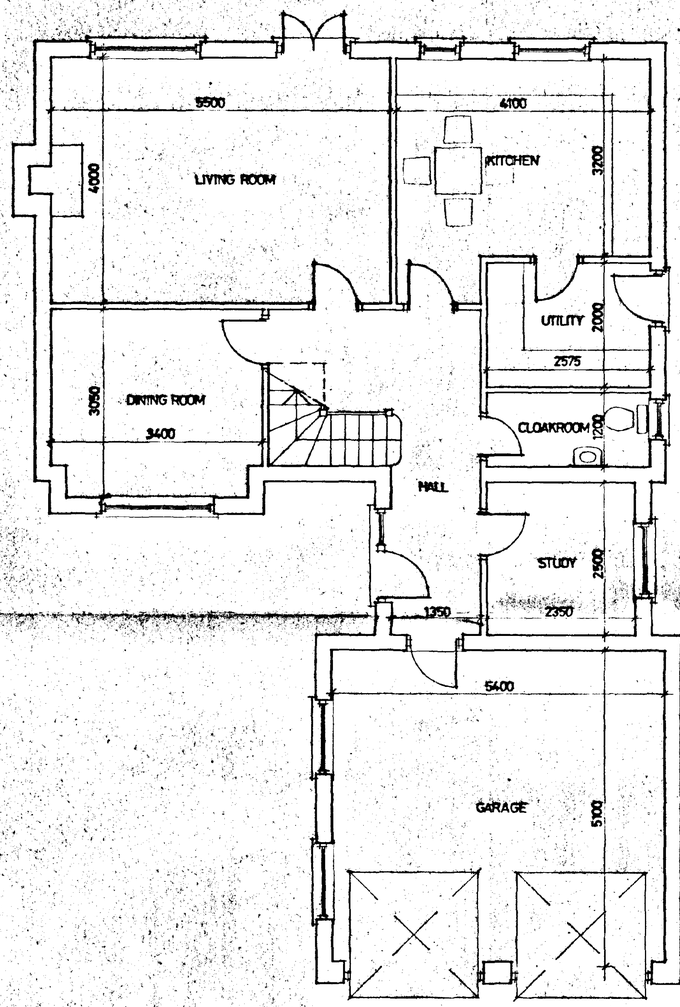
**G. R. MERCHANT**
LENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) [illegible] 490800

PROJECT:
*RESIDENTIAL DEVELOPMENT*
*OFF ROMAN ROAD*
*MOULTON CHAPEL*

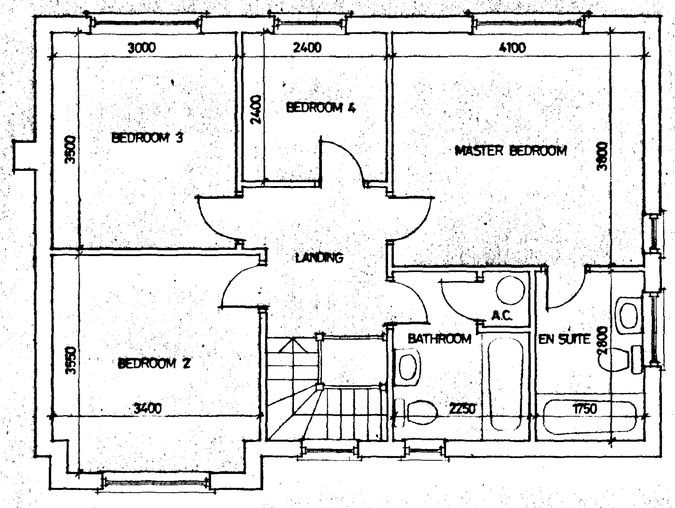
CLIENT:
*DGM PROPERTIES LTD*

DETERMINED PLAN

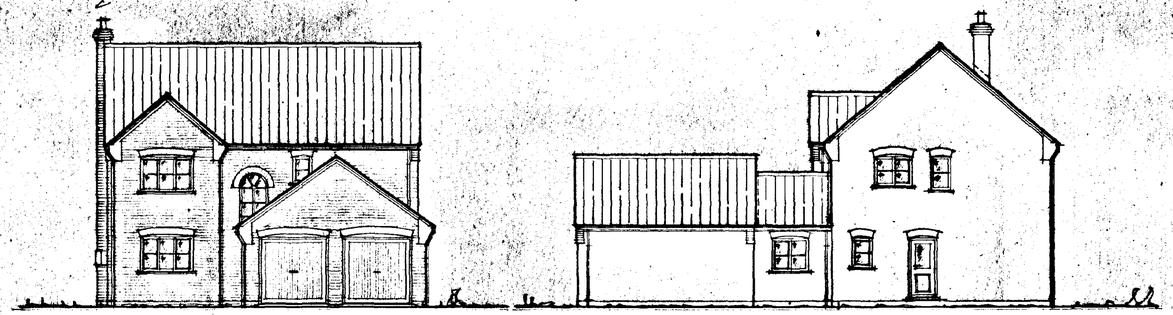
SCALES: *AS INDICATED*
DATE: *NOV 1997*
DRAWING No.: *DGM-MC.2/3 F*
REVISIONS: *T.E.D.C.B.A.F*




GROUND FLOOR PLAN

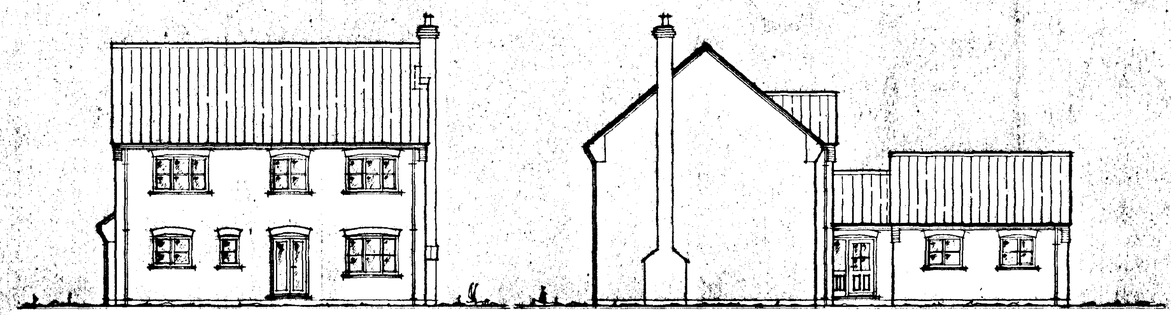



FIRST FLOOR PLAN



FRONT

SIDE



REAR

SIDE

PLOT 6

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SOUTH HOLLAND DC
HOUSING & PLANNING
11 SEP 1998
Ref: D906/98

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ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
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PROJECT:
*4 BEDROOM HOUSE & GARAGE*

CLIENT:
*DGM PROPERTIES LTD*

DETERMINED PLAN

SCALES: *1/50 1/100*

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