

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 casted lead brickwork, and clay pot. Wash min. 100mm and surround min. 100mm. 100mm roof around flue, no timber within 400mm of flue. At roof / flue intersection provide casted lead flashings and 2 course engineering bricks. Durable notice detailing performance capabilities to be affixed in building by installer.

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 C1-25). Appliance to be in accordance with building regulations. Provide tapered permanent vent in end wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 pre-stressed conc. lintel over chimney opening. Durable notice detailing performance capabilities to be affixed in building by installer.

LINTELS.

All lintels to be manufactured by Messrs. L.G. Coles L1/575 and L1/10775 all to be installed in accordance with makers' instructions, and to have min. and bearing of 150mm and at external positions to have cavity tray, D.P.C. to CP. 121. Internal lintels to be L.G. 100 D.P.C. type. Provide Pervent weep holes and stop ends to cavity tray.

FOUL DRAINAGE.

Inspection chamber construction to be "Crown" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 850:1986. Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4514:1985 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be generally 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to B.S. 5945:1979 complete with rubber gaskets at every change of direction. Pools, lavatories and sinks to have 75 down and traps. Shower to be raised on 150mm plyth with access plate to anti-siphon trap and 50mm waste. All radiated drains to be applied and or filled with lean-mix concrete.

SURFACE WATER DRAINAGE.

115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes 110mm dia. underground pipes flexibly joined to a fall. 1170 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soak away min. 500mm to edge of an dwelling. All footpaths and drives to slope away from building.

LEVEL ENTRY / THRESHOLD.

Provide "Jalisco" Ltd. Mobility door frame & threshold (FN29W-MUE). Principal entrance to building. All External doors to be 650mm wide.

INTERNAL DOORS.

All internal doors to ground floor habitable rooms and toilet accommodation to be 650mm wide.

FOOTPATHS / DRIVES.

Provide min. 900mm wide footpath positioned at D.P.C. level and min. 150mm area from face of wall to perimeter of building. At entrance positions ramp up to top of sub soil to 120. All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with B.S. 4978. Where span of raised surface exceeds 5.0m provide additional bracing within the plane of the walk in accordance with Truss Plate Assoc. tech. bulletin sheet 4. Timber supports are to be provided beneath water storage tanks over 400 ceiling joists. At roof / wall abutments install 100mm high code 4 lead flashing and cavity tray.

STAIRCASE AND BALUSTRADE.

Construct stairs as follows: 915 o/a a string 150mm, risers of 200mm ex 25 x 225; 225 going ex 32 x 250; pitch 42 deg. Min. head room 2.0m measured vertical above govt line. All in accordance with B.S. 5596:1977. 5 string to rise at 38 x 50 sloped hardwood handrail min. 900 above pitch line. 100 x 100 softwood round post. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in B.S. 6599: Pt. 1. Balustrade to be min. 900mm high.

PITCHED ROOF CONSTRUCTION.

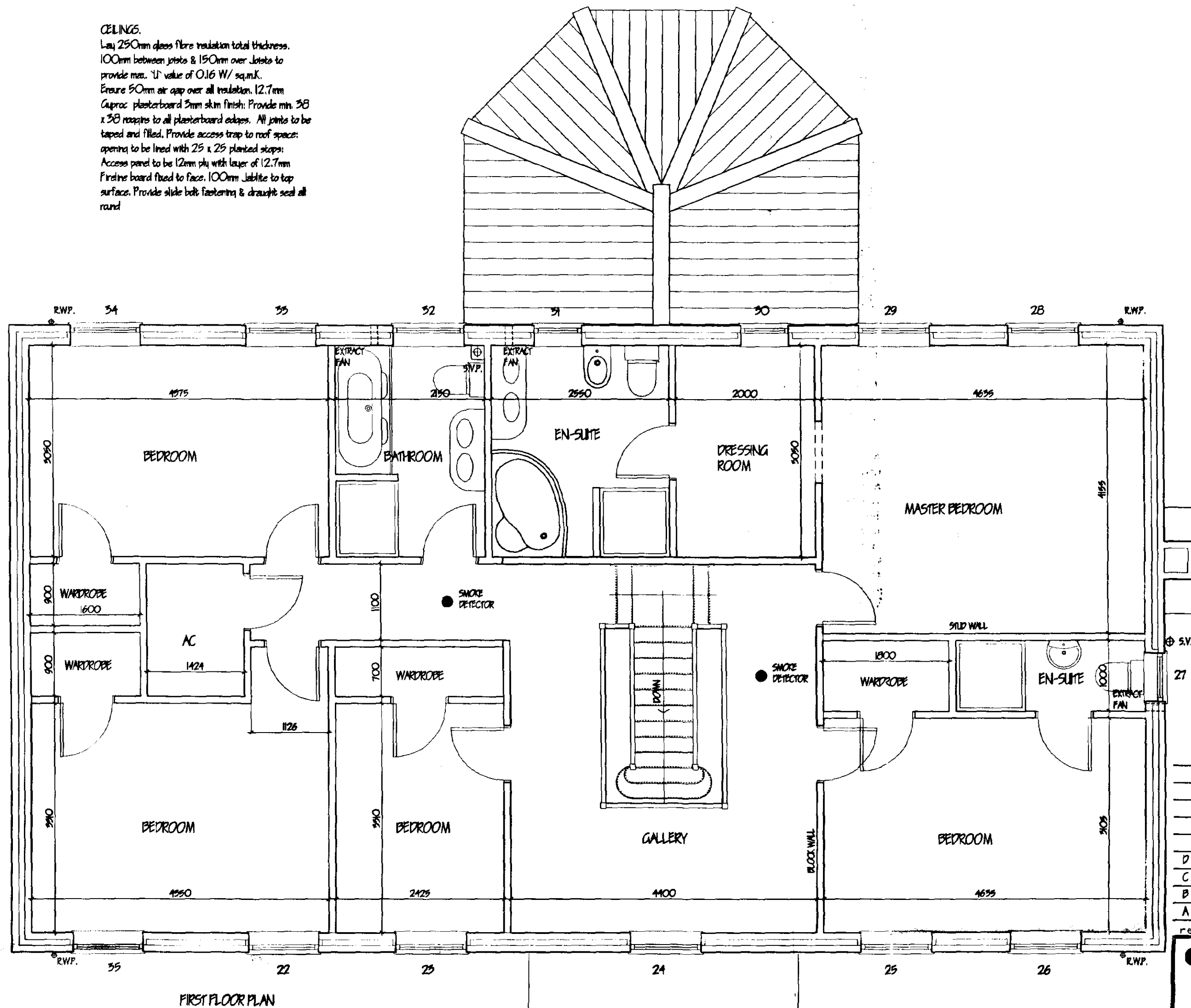
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 36 softwood treated battens on under felt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. head lap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in B.S. 6599: Pt. 2. Timberplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 2:1988, TRUSS CALCUS TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 35 deg. 38 x 100 ridge rafter bender. 38 x 100 ceiling briders. All trusses to be strapped to wall plate by 30 x 5 galvanneal metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bracing 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 52% grade, kiln dried (K17) or 10% to indicate moisture content of 20% or less all in accordance with B.S. 4978. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the web in accordance with Truss Plate Assoc. tech. bulletin sheet 4. Timber supports are to be provided beneath water storage tanks over 400 ceiling joists. At roof / wall abutments install 100mm high code 4 lead flashing and cavity tray.

FIRE ESCAPE WINDOWS.

All habitable rooms in the upper storey of a dwelling should have a window with an unobstructed openable area of at least 0.35 sqm. and at least 450mm wide x 450mm high (the rake through the opening may be at an angle rather than straight through). In bottom of the openable area should not be more than 1100mm above floor level.

CEILING.

Lay 250mm glass fibre insulation total thickness. 100mm between joists & 150mm over joists to provide min. U value of 0.16 W / sq.m. Ensure 50mm air gap over all insulation. 12.7mm Gypoc plasterboard 2mm skim finish. Provide min. 38 x 250 resists to all plasterboard edges. All joints to be taped and filled. Provide access tray to roof space opening to be fixed with 25 x 25 plated straps. Access panel to be 12mm ply with layer of 12.7mm. Finish board head to face. 100mm. Jettie to top surface. Provide slide bolt fastening & draught seal all round.



FIRST FLOOR PLAN

GLAZING.

Double glaze property throughout (minimum 12mm air gap to all units with Low E Glass) max U value 2.0 W / sq.m. K. At doors between 171 and 800mm high and between 171 and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.

JOINERY / LINTEL SCHEDULE

POSITION	WINDOW / FRAME (WIDTH x HEIGHT)	LINTEL	LENGTH
1	1020 x 1645	L.G. 11/575	1050
2	1020 x 1645	L.G. 11/575	1550
3	1020 x 1645	L.G. 11/575	1550
4	2255 x 2095 FRAME (LEVEL ENTRY)	L.G. 11/10775	2550
5	1020 x 1645	L.G. 11/575	1550
6	1020 x 1645	L.G. 11/575	1550
7	680 x 1645	L.G. 11/575	1050
8	680 x 1645	L.G. 11/575	1050
9	1020 x 1645	L.G. 11/575	1550
10	1020 x 1645	L.G. 11/575	1550
11	2050 x 1645	L.G. 11/10775	2400
12	1955 x 1645	L.G. 11/575	1650
13	1955 x 1645	L.G. 11/575	1650
14	1955 x 1645	L.G. 11/575	1650
15	2050 x 1645	L.G. 11/10775	2400
16	1020 x 1645	L.G. 11/575	1550
17	1020 x 1645	L.G. 11/575	1550
18	680 x 1045 (LEVEL ENTRY)	L.G. 11/575	1050
19	1020 x 2095 FRAME	L.G. 11/575	1550
20	680 x 1045	L.G. 11/575	1050
21	905 x 2095 FRAME	L.G. 11/575	1200
22	1020 x 1545	L.G. 11/575	1550
23	1020 x 1545	L.G. 11/575	1550
24	1020 x 1875 ARCH	L.G. 11/575	1550
25	1020 x 1545	L.G. 11/575	1550
26	1020 x 1545	L.G. 11/575	1550
27	680 x 1045	L.G. 11/575	1050
28	1020 x 1545	L.G. 11/575	1550
29	1020 x 1545	L.G. 11/575	1550
30	680 x 1045	L.G. 11/575	1050
31	680 x 1045	L.G. 11/575	1050
32	1020 x 1545	L.G. 11/575	1550
33	1020 x 1545	L.G. 11/575	1550
34	1020 x 1545	L.G. 11/575	1550
35	1020 x 1545	L.G. 11/575	1550

ALL WINDOWS AND DOOR FRAMES TO BE UPVC. ALL LINTEL CODES L.G. LIMITED

VENTILATION.

All windows to have opening height 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. 15 all other rooms provide min. 4000 sq. All habitable rooms to have in addition to above wall mounted mechanical extractor fan. 180mm 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.

HOT WATER AND SPACE HEATING.

Provide wall mounted Gas fired condensing boiler (min SEDBUK 78+) with fan assisted balanced flue. Fit durable wire guard externally to boiler flue. Provide timer switch, suitable zone and boiler control interlocks. 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 cylinders to have min. 25mm thick factory applied foam insulation and pipe work to be insulated to B.S. 5422:2000. Heating Engineer to provide a suitable Commissioning Certificate in accordance with that published as part of the Benchmark Code of Practice upon completion.

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.

LIGHTING.

To Kitchen and all Bedrooms provide energy efficient light fixtures capable of taking lamps having a luminous efficacy greater than 40 lumens per candle. External lightings to be fitted with Green-Link or movement sensors and capable of taking lamps having a luminous efficacy greater than 40 lumens per candle.

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.

REV	DATE	BY	CHKD
D	DGM AL15 7817		JULY 2002
C	DGM AL15 7805		JULY 2002
B	BUILDING REGS		MAY '02
A	DGM AL15 (CORR NO 7191)		APRIL 2002
ref	revis		date

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Project
 RESIDENTIAL DEVELOPMENT
 OFF THE SIDINGS
 MOUTON
 SPALDING Lincs

DETERMINED PLAN

Client
 DGM PROPERTIES LTD

Drawing
 REVISED PLOT 1
 PLANS OF
 5 BEDROOM HOUSE

SHDC
 Development
 09 AUG 2002
 Ref 929/02

Job Ref.
 062/00

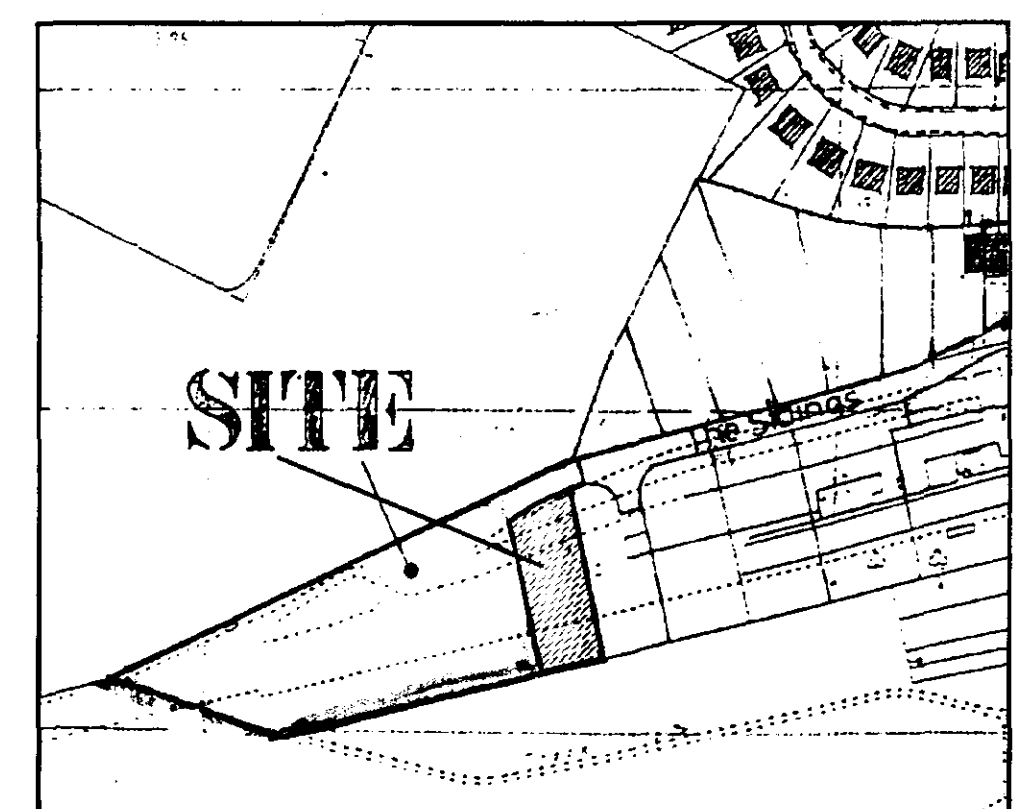
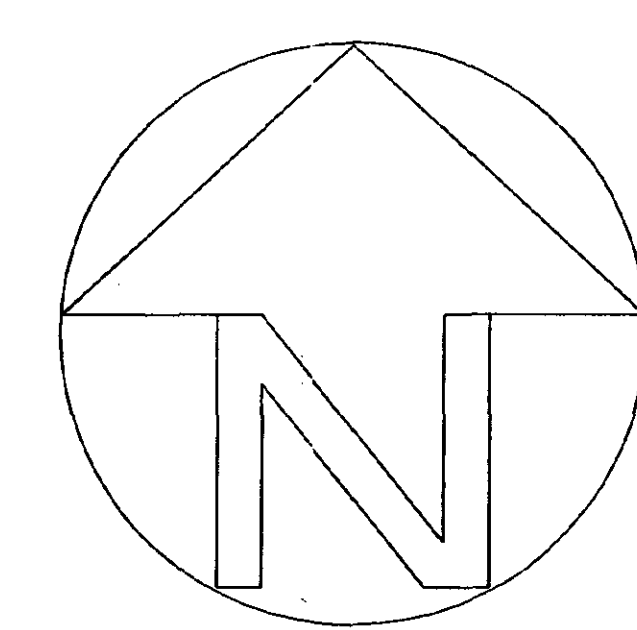
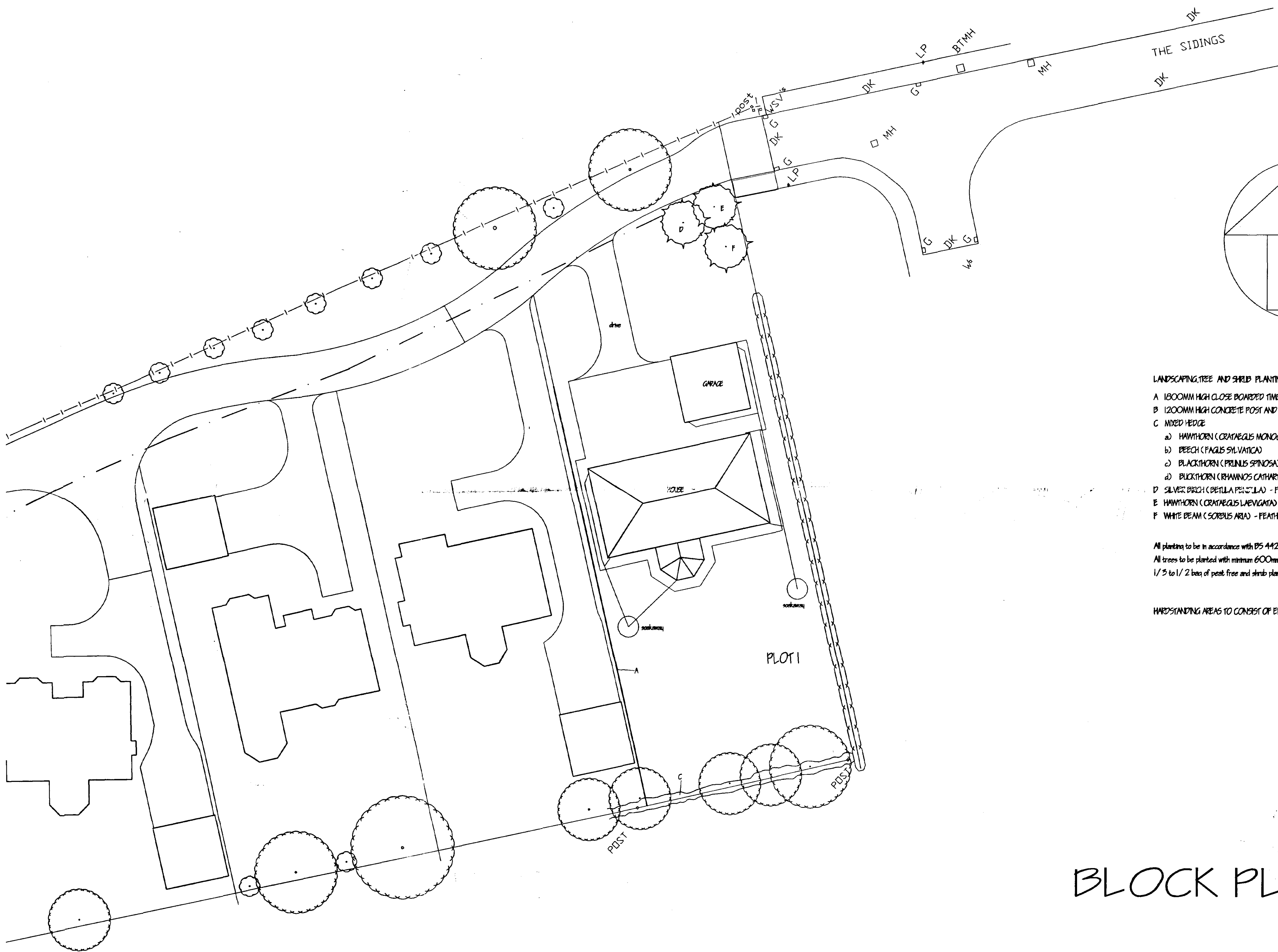
Drawing No.
 33 D

Date
 APRIL 2002

Drawn
 JW

Scales
 1/50

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 All materials to be new unless otherwise stated and all components and materials etc. to be used shall and installed etc. in strict accordance with manufacturers instruction and relevant code of practice. Materials and conform to appropriate British standard specification or BSIA certificate or European code equivalent. The Employer / Client shall ensure that the selected contractor is competent with and adopts all measures necessary to achieve compliance with Health and Safety legislation for Building 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. 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.



LOCATION PLAN

- LANDSCAPING, TREE AND SHRUB PLANTING
- A 1800MM HIGH CLOSE BOARDED TIMBER FENCE
 - B 1200MM HIGH CONCRETE POST AND CHAIN LINK FENCING
 - C MIXED HEDGE
 - a) HAWTHORN (CRATAEGUS MONOGINA)
 - b) BEECH (FAGUS SYLVATICA)
 - c) BLACKTHORN (PRUNUS SPINOSA)
 - d) BLACKTHORN (RHAMNUS CATHARTICA)
 - D SILVER BIRCH (BETULA PENDULA) - FEATHERED
 - E HAWTHORN (CRATAEGUS LAEVIGATA) - FEATHERED
 - F WHITE BEAM (SORBUS ARIA) - FEATHERED

All planting to be in accordance with BS 4423: 1989 and amendment No. 1 (1991)
All trees to be planted with minimum 600mm plastic mulch mat and to be staked, tied and tubed
1/3 to 1/2 bag of peat free and shrub planting compost to be incorporated into backfill for each tree hole

HARDSTANDING AREAS TO CONSIST OF EITHER TARMAC OR BLOCK PAVING

BLOCK PLAN

DETERMINED
PLAN

SHDC
Planning & Development
09 AUG 2002
929/02

C DGM A-15 T87		JULY 2002
B BUILDING REGS APPLICATION		MAY 2002
A DGM A-15 (ORDER NO. 7191)		APRIL 2002
ref	revision	date

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Project
RESIDENTIAL DEVELOPMENT
OFF THE SIDINGS
MOLLTON
SPALDING Lincs

Client
DGM PROPERTIES LTD

Drawing
REVISED PLOT 1
BLOCK AND
LOCATION PLANS

Job Ref. 062/00	Drawing No. 37 C
Date APRIL 2002	Drawn JPW

Scales
1/2001/2500

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D	DGM ALTS TEST	JULY 2002
C	DGM ALTS T80S	JULY 2002
B	REVISED AS PER DGM II B REGS APP	MAY 2002
A	DGM ALTS (ORDER NO.719)	APRIL 2002
ref:	revision	date

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Project

RESIDENTIAL DEVELOPMENT
OFF THE SIDINGS
MOULTON
SPALDING LINES

Client
DGM PROPERTIES LTD

Drawing

REVISED PLOT I
ELEVATIONS OF
5 BEDROOM HOUSE

Job Ref.	Drawing No.
062/00	350

Date	Drawn
APRIL 2002	JPW

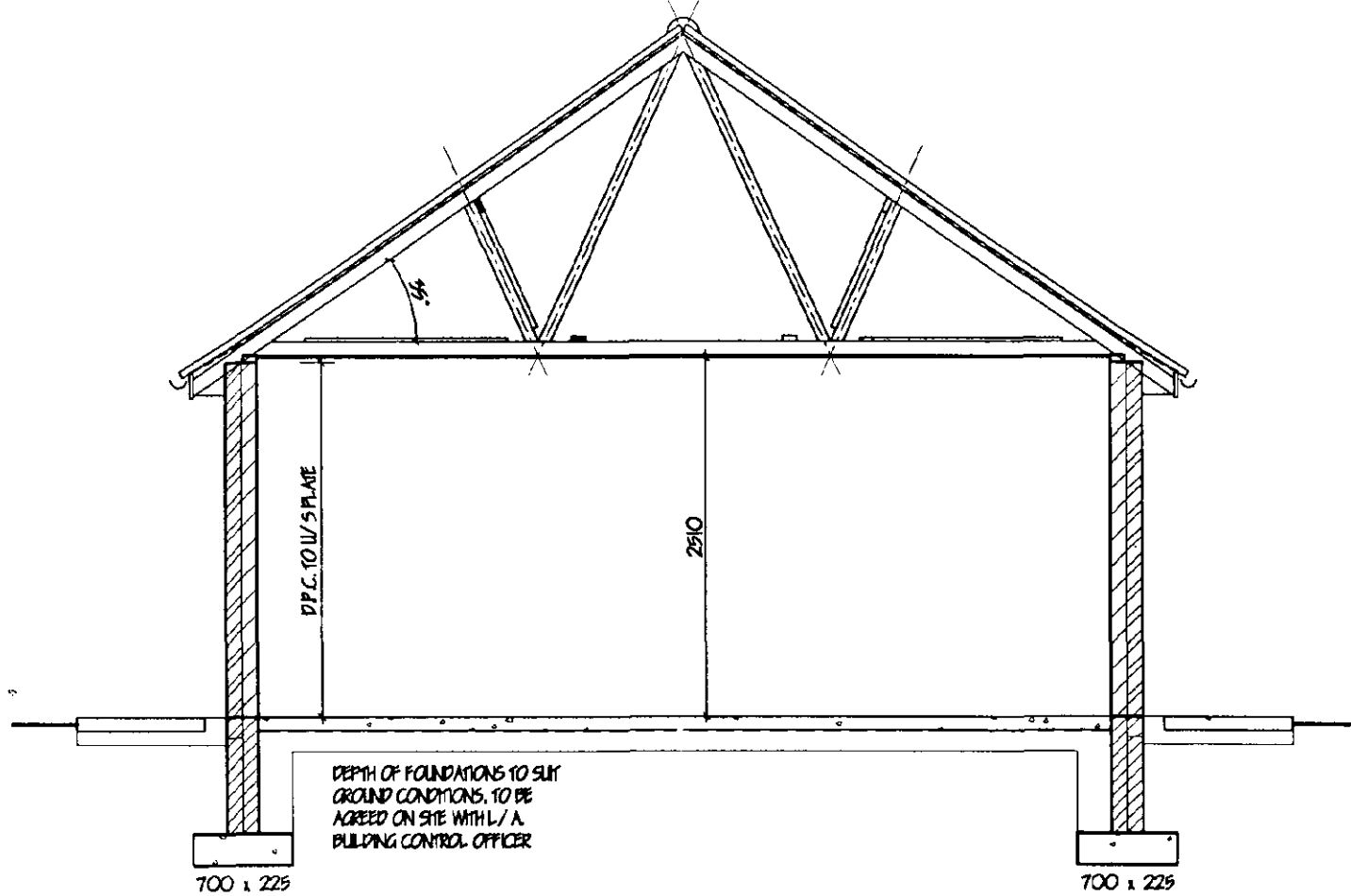
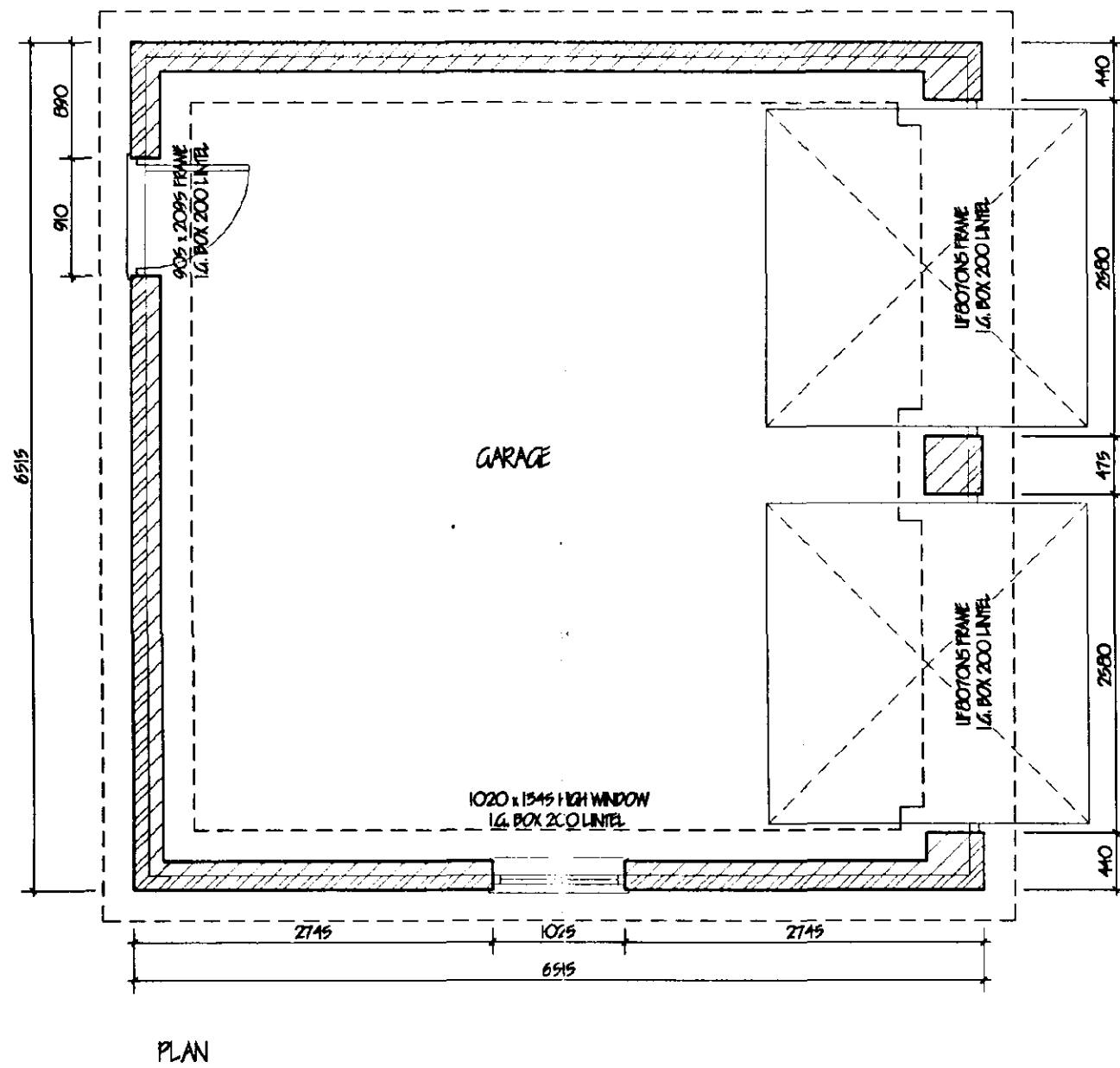
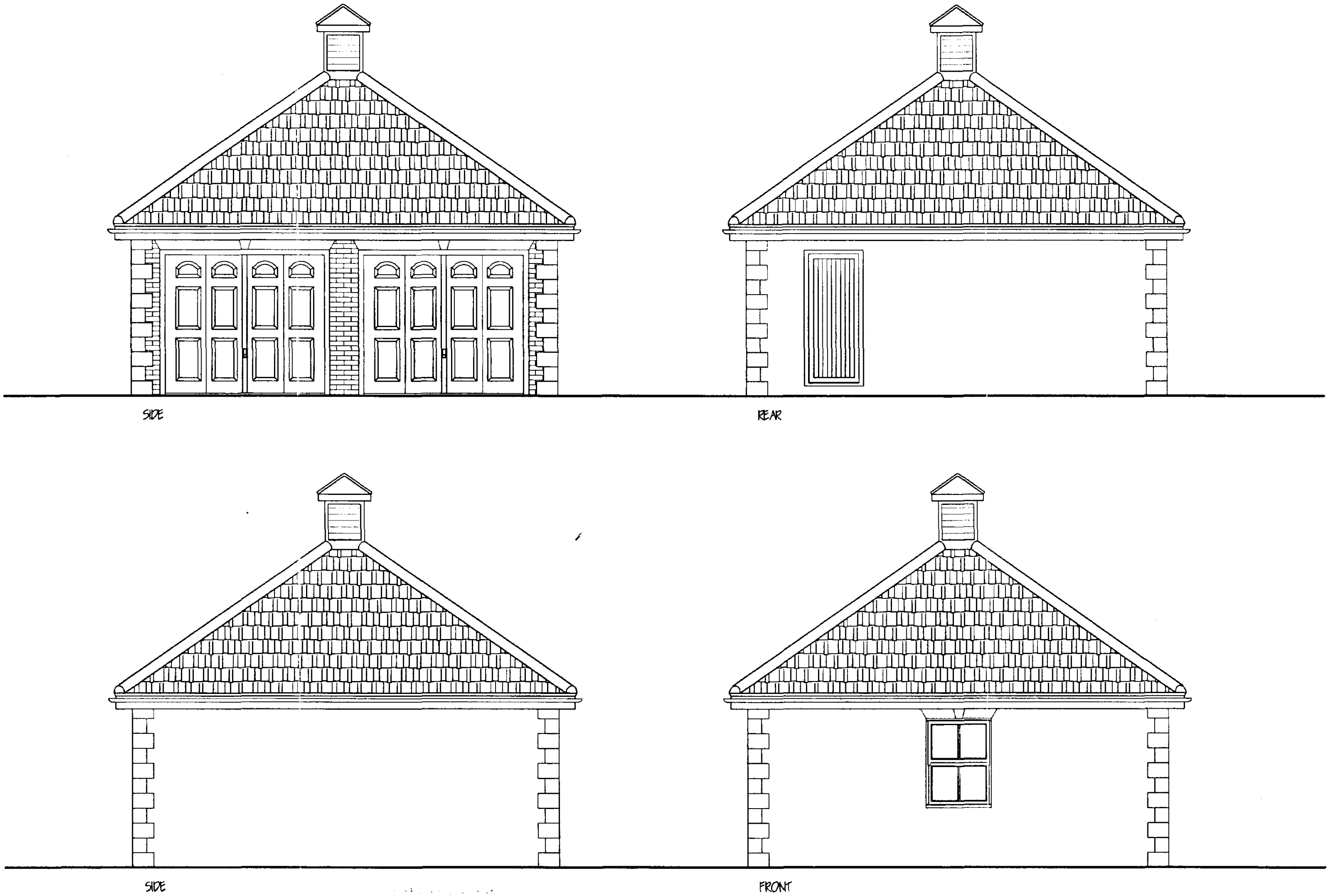
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SHDC
Planning & Development
09 AUG 2002
Rel 929/02

DETERMINED
PLAN



PROPOSED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, or 25 x 36 softwood treated battens on under felt to B.S. 747 (type IF) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. head lap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in B.S. 6999, Pt 2. Trussplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALC'S TO BE SUBMITTED 10 L/A MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 30° deep. 38 x 100 ridge node bender. 38 x 100 ceiling briders. All trusses to be strapped to wall plate by 50 x 5 galvanised metal straps acting as anchor and lateral restraint straps as max. 1.5m c/c. Nails provide solid bridleys between straps 50 x 100 wall plate bedded on sand and cement. 25 x 175 fascia boards down eak. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be min. SC5 grade, stamped 'DRI' or 'X2' to indicate moisture content of 20% or less all in accordance with BS 4978. Where span of brused rafter exceeds 3.0m provide additional bracing within the plane of the web in accordance with Truss Plate Assoc. tech. bulletin sheet 4.

WALLING.
225 walling to consist of: Two brickwork to B.S. 3921:1974 for clay bricks and B.S. 1871:1978 for calcium silicate bricks. 100mm Tarmac Hanefite solid insulation blocks or similar. Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1245:1978 wall ties positioned at 500 vertical centres at all inflected corners of cavity. All work to be carried out in accordance with BS Code of Practice 121 Part 1:1973.

SLIP STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt. 1981. DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. All brickwork below DPC to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm concrete over site. Concrete mix CEM4 to B.S. 5528: pt. 1991. 1200g polythene D.P.C. lapped continuous with D.P.C. by min. 100mm. 50mm bladed and consolidated hardcore.

FOUNDATIONS.
Under walls as shown provide 225 x 700 strip concrete foundations CEM4 mix to B.S. 5528: pt. 1991. 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.

LINTELS.
All lintels to be manufactured by Messrs. IGA Codes and to be installed in accordance with makers' instructions, and to have min. and bearing of 150mm and at external positions to have cavity tray D.P.C. to CP 121. Lintels in garage to be underlaid with 12.7 fibre lined board or receive 12mm render and skim. Provide P-vent and weep holes and stop ends to cavity tray.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes. 110mm dia. underground pipes flexible joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 120mm dia. soak away min. 5.0m to edge from dwellings. All footpaths and drives to slope away from buildings.

C	CIPOLA ADDED (ORDER AS PER BLISS)	JUNE 2002
B	BUILDING REGS ADDED	MAY '02
A	DGM ALTS (ORDER NO 7191)	APRIL 2002
Ref:	revision	date

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Project
RESIDENTIAL DEVELOPMENT
OFF THE SIDINGS
MOLTON
SPALDING Lincs

Client
DGM PROPERTIES LTD

Drawing
REVISED PLOT 1
PLANS & ELEVATIONS OF
DOUBLE GARAGE

Job Ref.
062-00

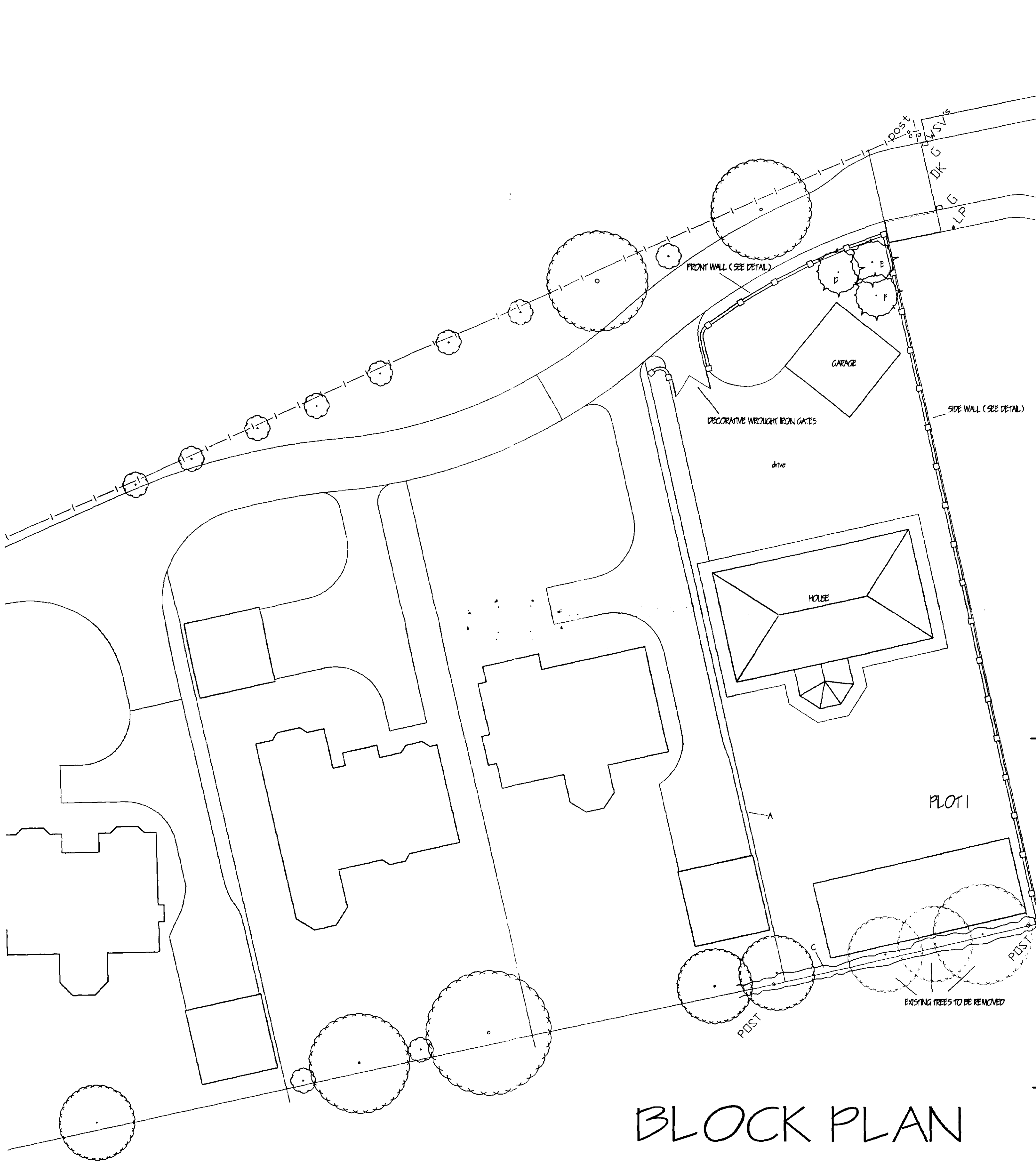
Drawing No.
36 C

Date
APRIL 2002

Drawn
JPW

Scales
1/50

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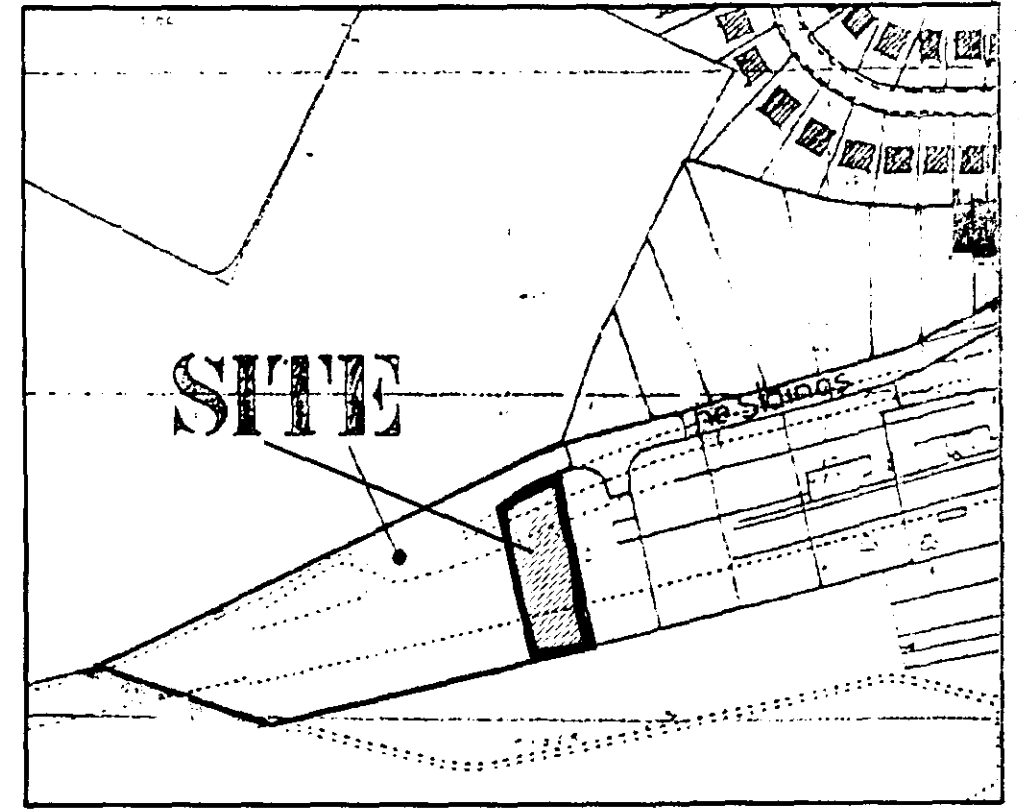


BLOCK PLAN

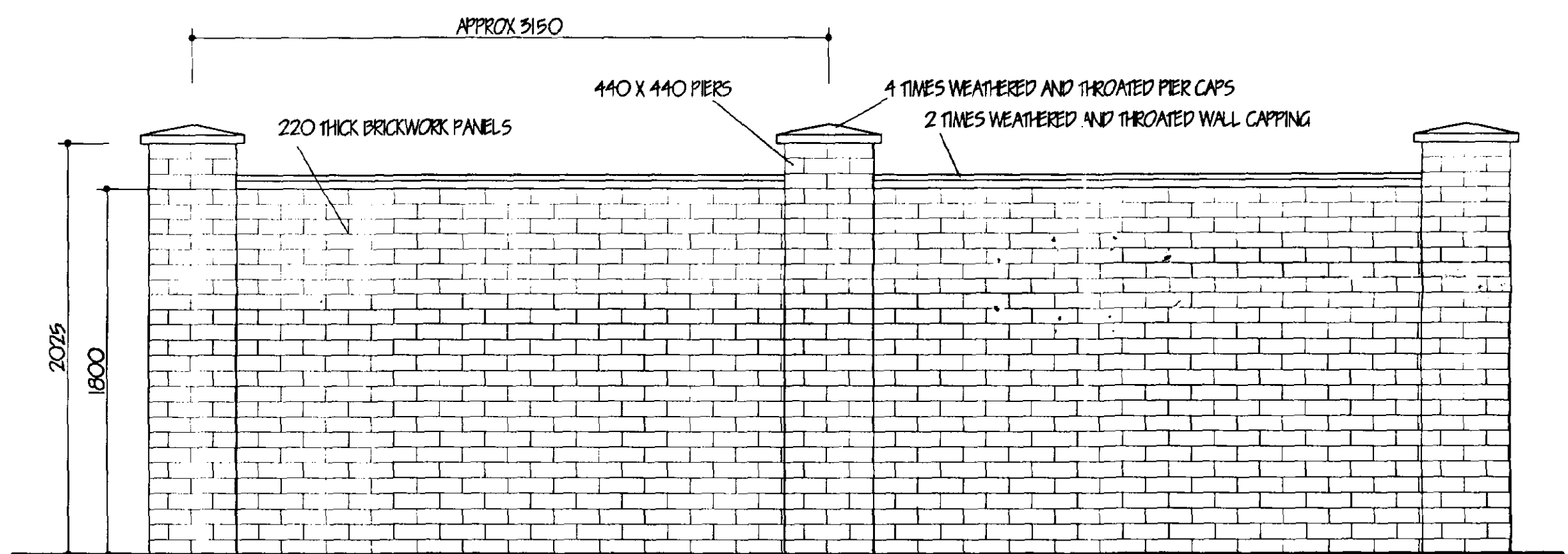
- LANDSCAPING, TREE AND SHRUB PLANTING
- A 1800MM HIGH CLOSE BOARDED TIMBER FENCE
 - B 1200MM HIGH CONCRETE POST AND CHAIN LINK FENCING
 - C MIXED HEDGE
 - a) HAWTHORN (CRATAEGUS MONOGYNA)
 - b) BEECH (FAGUS SILVATICA)
 - c) BLACKTHORN (PRUNUS SPINOSA)
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 - D SILVER BIRCH (BETULA PENDULA) - FEATHERED
 - E HAWTHORN (CRATAEGUS LAEVIGATA) - FEATHERED
 - F WHITE BEAM (SORBUS ARIA) - FEATHERED

All planting to be in accordance with BS 4423: 1989 and amendment No. 1 (1991)
 All trees to be planted with minimum 600mm plastic mulch mat and to be staked, tied and tubed
 1/3 to 1/2 bag of peat free and shrub planting compost to be incorporated into backfill for each tree hole

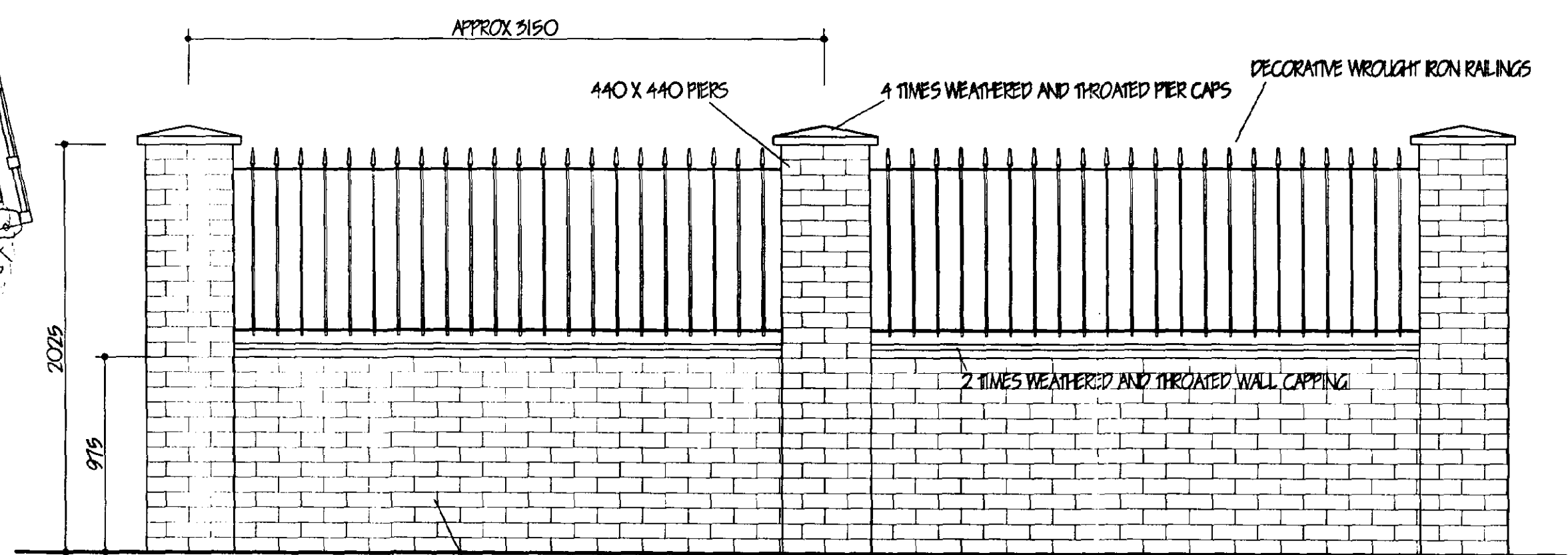
HARDSTANDING AREAS TO CONSIST OF EITHER TARMAC OR BLOCK PAVING



LOCATION PLAN



SIDE WALL DETAIL

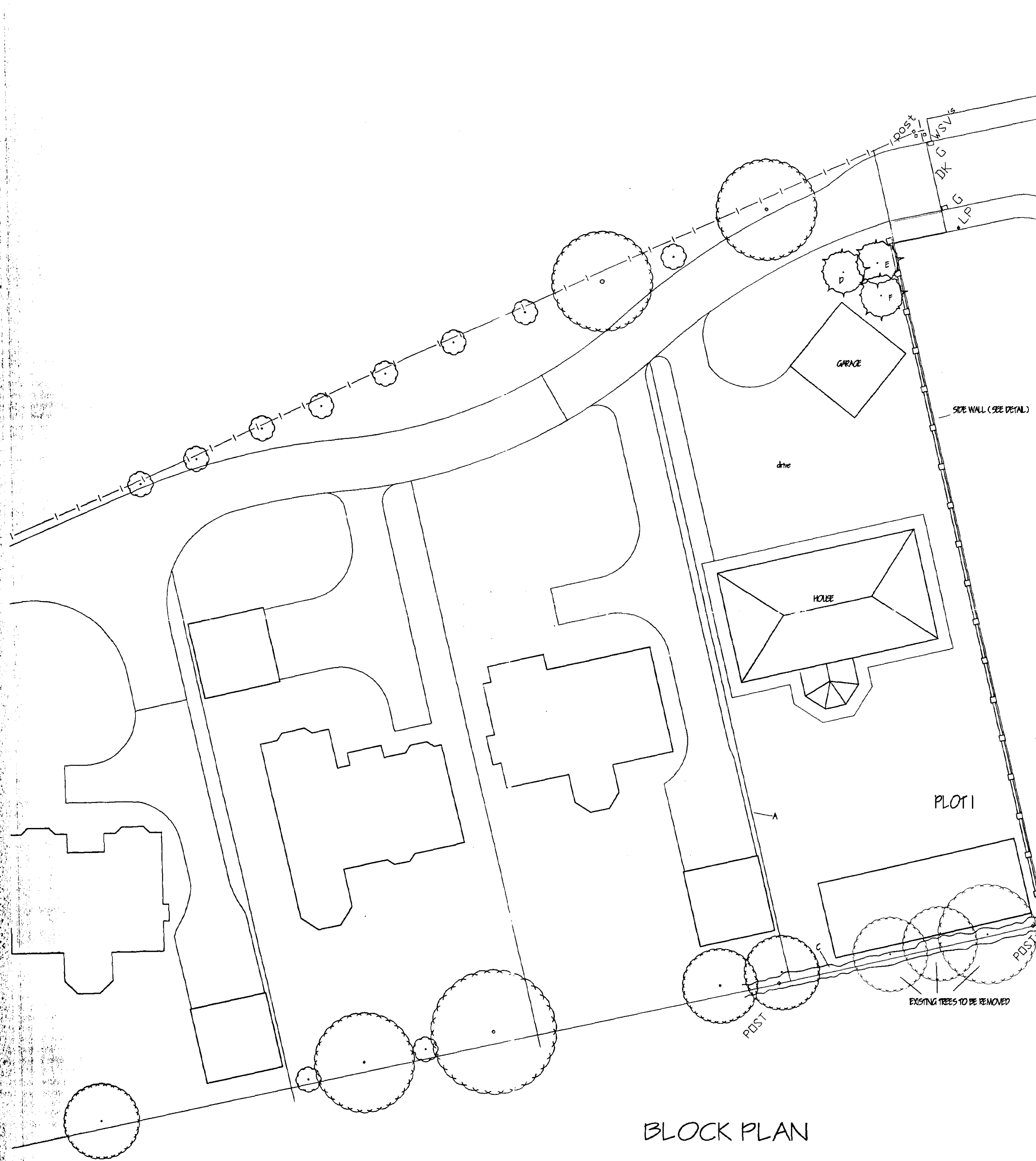


FRONT WALL DETAIL

Planning & Development
 24 MAR 2005
 Ref:

AMENDED PLAN
 Ref: A2

A ALTERATIONS		MAR 2005
ref / revision		
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Project		
PROPOSED LANDSCAPE AMENDMENT OFF THE SIDINGS (PLOT 1) MOUTON SPALDING Lincs		
Client		
MR. J. NEWTON		
Drawing		
PLOT 1 BLOCK AND LOCATION PLANS		
Job Ref.	Drawing No.	
1135/05	01A	
Date	Drawn	
MAR 2005	JPW	
Scales		
1/200 1/2500 1/25		
DO NOT SCALE FROM THIS DRAWING This drawing is copyright and may not be altered, traced, photocopied or used for any other purpose other than that for which it is issued. The General Contractor is to check all dimensions on site and report any 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 and survey are not shown in full in respect of foundations to establish specific site conditions before foundation work is undertaken. 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 Regulations approval. This drawing must not be used as a contract document alone. The works will not be supervised or inspected or any representative thereof. It is the client's and their appointed agents responsibility to control workmanship, specification of materials, adherence to specifications, variations to contract etc.		
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 instructions and relevant code of practice. Materials shall conform to appropriate British Standard specification or ENA Certificate or European code equivalent. The Employer / Client shall ensure that the selected contractor is competent with and adopts all measures necessary to achieve compliance with Health and 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. The works shall comprise of all that is shown on the drawing and any other Work that may not specifically shown but may be reasonably inferred as necessary to carry out the works that are deemed to be included.		

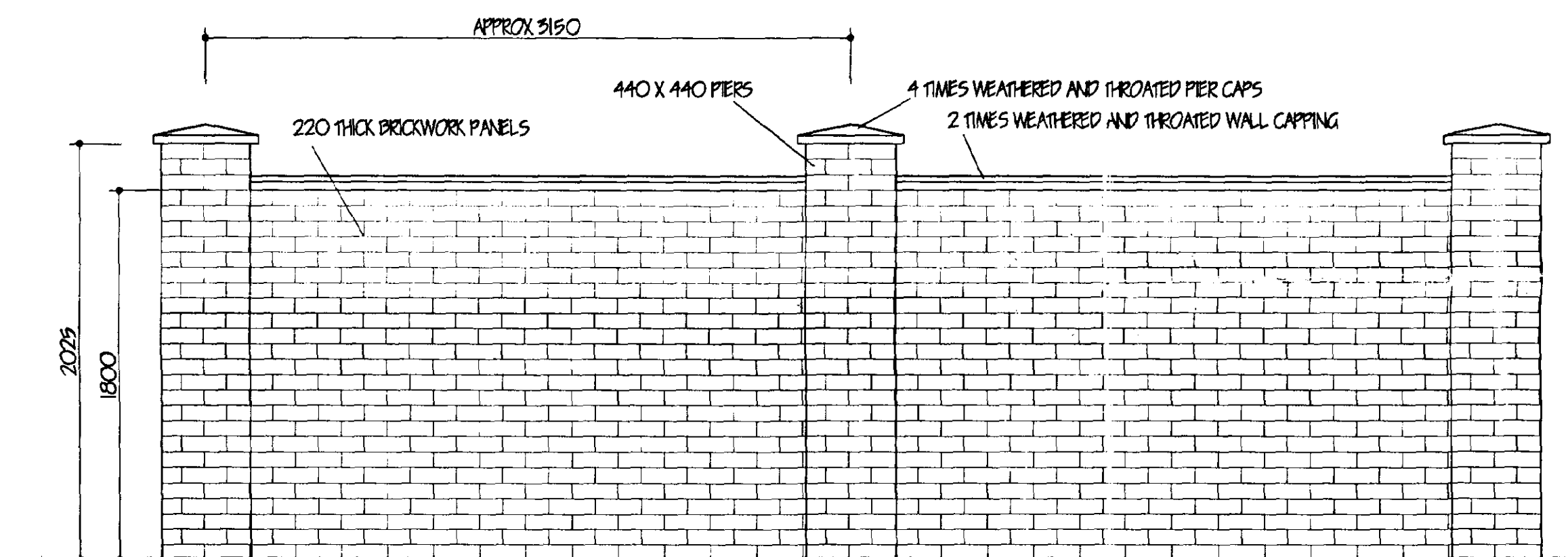


BLOCK PLAN

- LANDSCAPING, TREE AND SHRUB PLANTING
- A 1800MM HIGH CLOSE BOARDED TIMBER FENCE
 - B 1200MM HIGH CONCRETE POST AND CHAIN LINK FENCING
 - C MIXED HEDGE
 - a) HAWTHORN (CRATAEGUS MONOGINA)
 - b) BEECH (FAGUS SYLVATICA)
 - c) BLACKTHORN (PRUNUS SPINOSA)
 - d) BLACKTHORN (RHAMNUS CATHARTICA)
 - D SILVER BIRCH (BETULA PENDULA) - FEATHERED
 - E HAWTHORN (CRATAEGUS LAEVIGATA) - FEATHERED
 - F WHITE BEAM (SORBUS ARIA) - FEATHERED

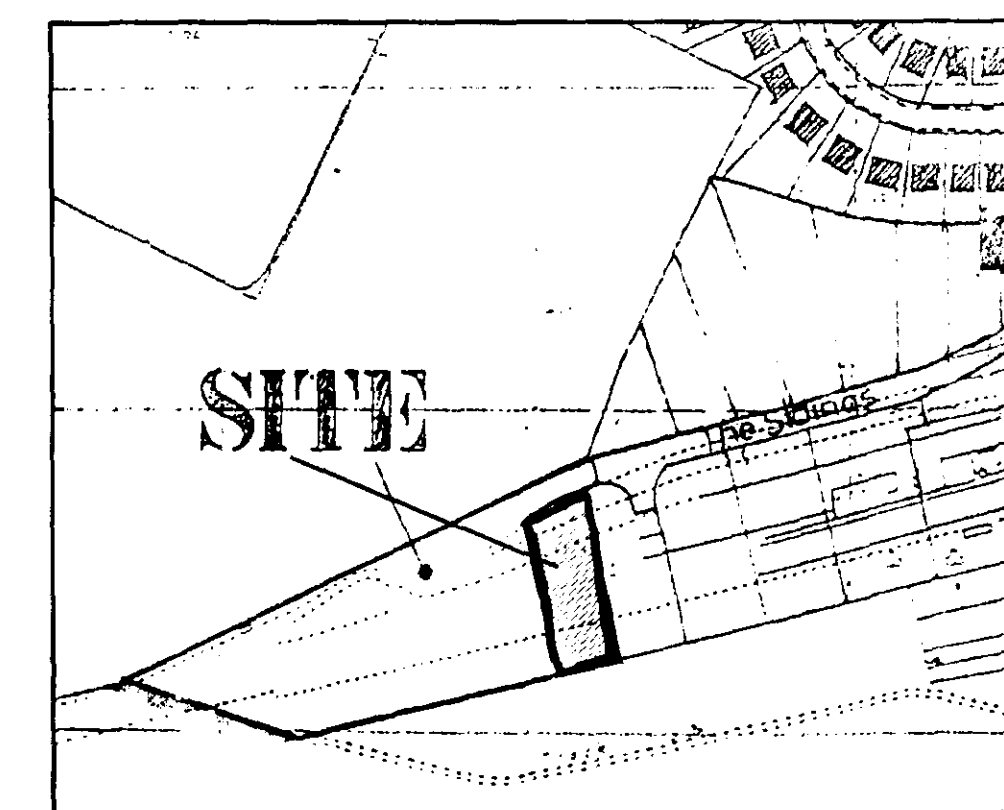
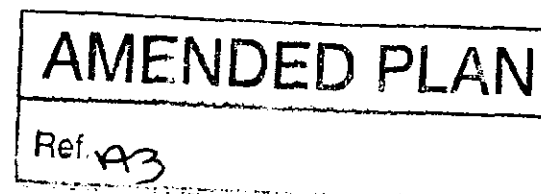
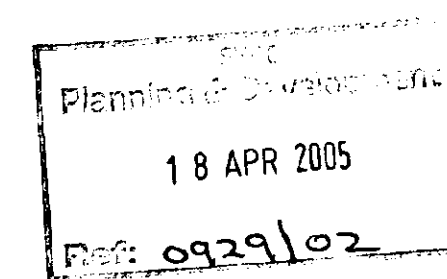
All planting to be in accordance with BS 4428: 1989 and amendment No. 1 (1991)
 All trees to be planted with minimum 600mm plastic mulch mat and to be staked, tied and tubed
 1/3 to 1/2 bag of peat free and shrub planting compost to be incorporated into backfill for each tree hole

HARDSTANDING AREAS TO CONSIST OF EITHER TARMAC OR BLOCK PAVING



SIDE WALL DETAIL

BRICKWORK OF WALL TO MATCH HOUSE AND GARAGE



LOCATION PLAN

PROJ. WALL REMOVED	APR 2005
ALTERATIONS	MAR 2005
REVISION	
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Project
 PROPOSED LANDSCAPE AMENDMENT
 OFF THE SIDINGS (PLOT 1)
 MOLLTON
 SPALDING Lincs

Client
 MR. J. NEWTON

Drawing
 PLOT 1
 BLOCK AND
 LOCATION PLANS

Job Ref. 1135/05	Drawing No. OIB
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Date MAR 2005	Drawn JPW
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Scales
 1/200 1/2500 1/25

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