

LANDSCAPING & TREE PLANTING SCHEME

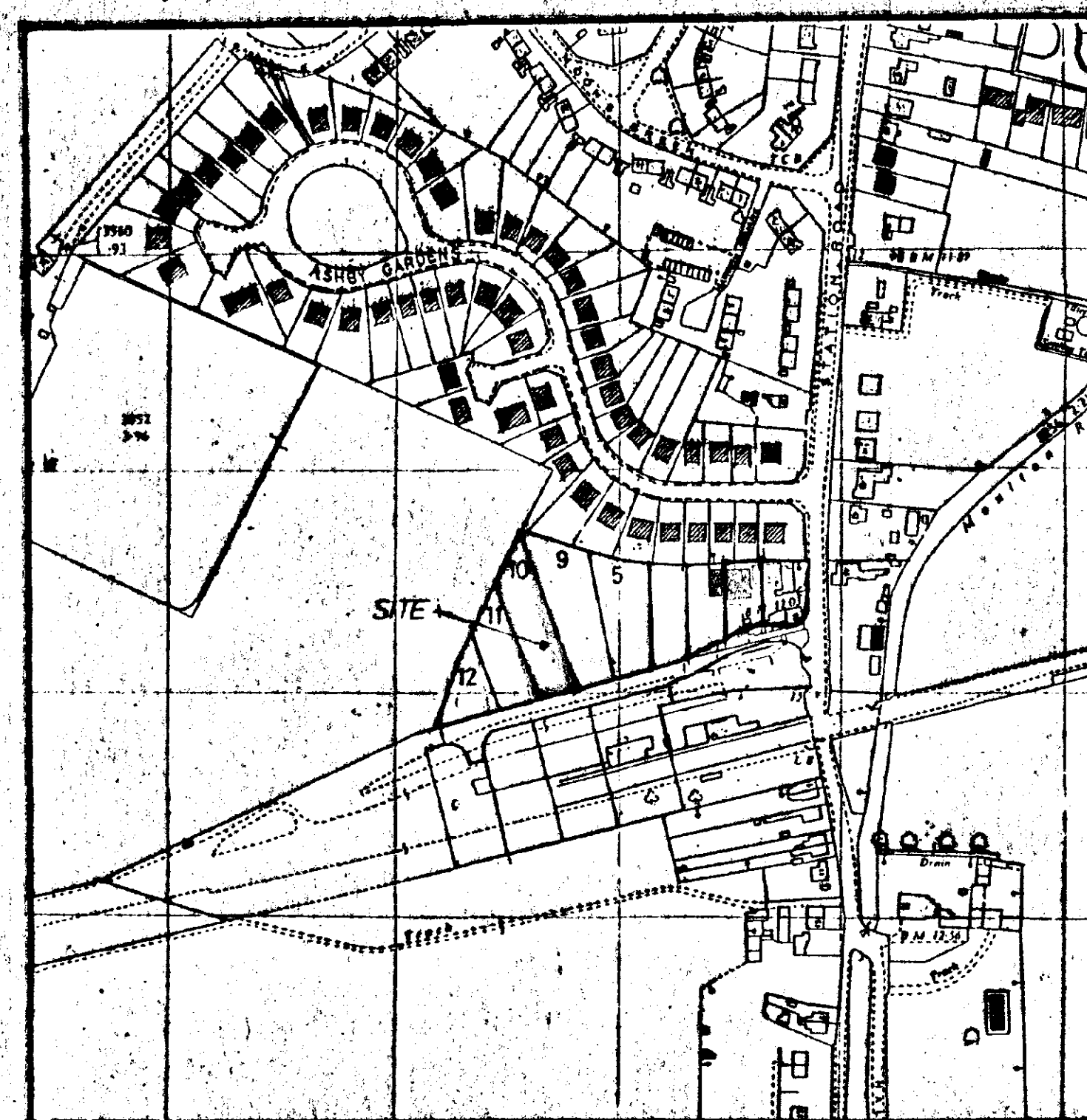
- A HAWTHORN (CRATAEGUS OXYACANTHOIDES) FEATHERED
- B WHITEBEAM (SORBUS ARIA LUTESCENS) FEATHERED
- C SILVER BIRCH (BETULA PENDULA) FEATHERED
- D BEECH (FAGUS SYLVATICA) FEATHERED

ALL BOUNDARIES TO BE DEFINED BY CONCRETE POST & WIRE FENCES

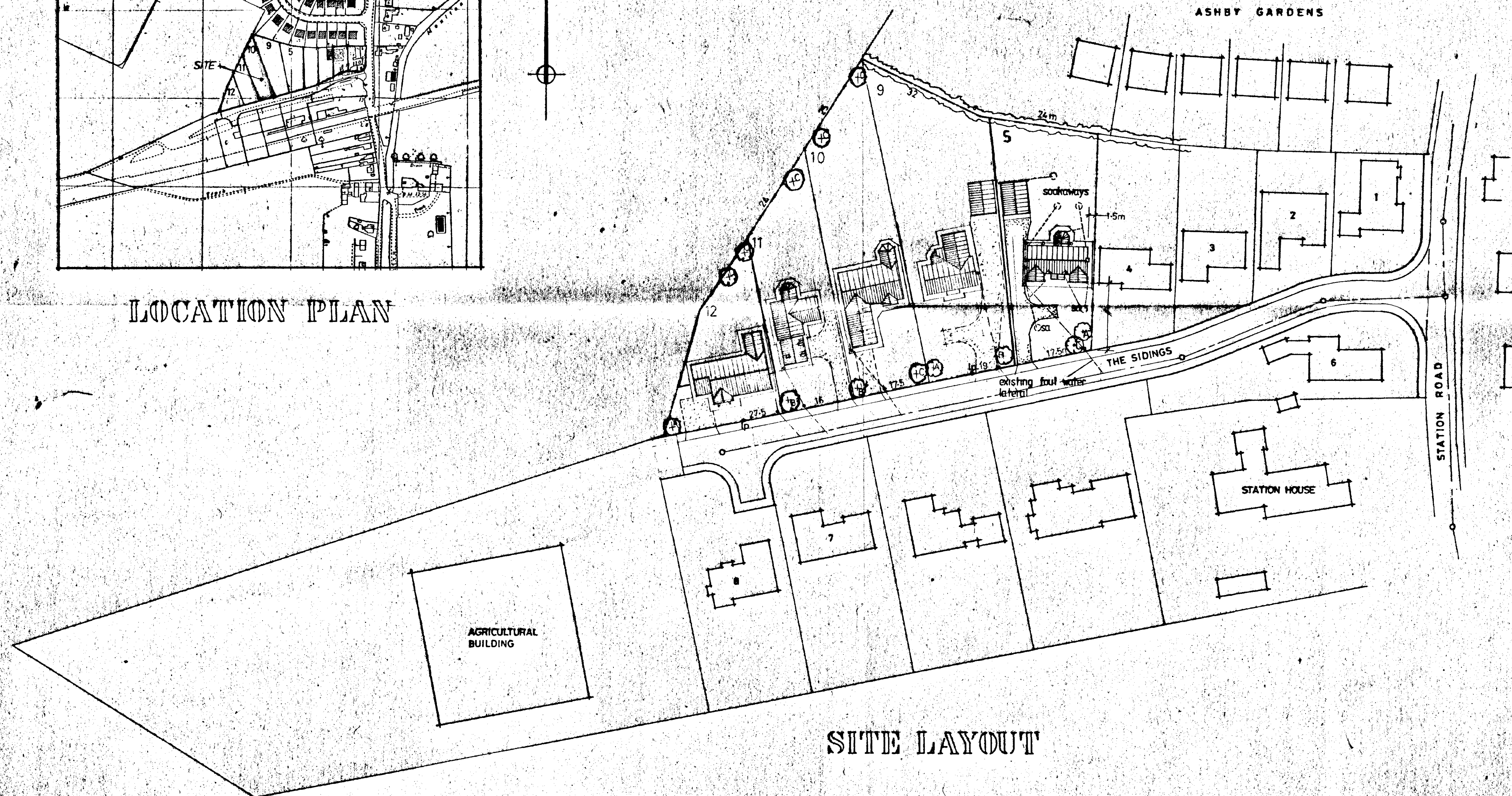
All planting to be in accordance with BS 4428:1989 and amendment No. 1 (1991)

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.



LOCATION PLAN



SITE LAYOUT

SOUTH HOLLAND DC
HOUSING & PLANNING
- 8 OCT 1998
Ref: 1001/98

G. R. MERCHANT
LENG AMICE, FIWO,
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TEL: HOLBEACH (01406) 490800

PROJECT:
**RESIDENTIAL DEVELOPMENT
THE SIDINGS
MOULTON**

CLIENT:
DGM PROPERTIES LTD

SCALES: 1/500 1/2500 DATE: MAY 1997

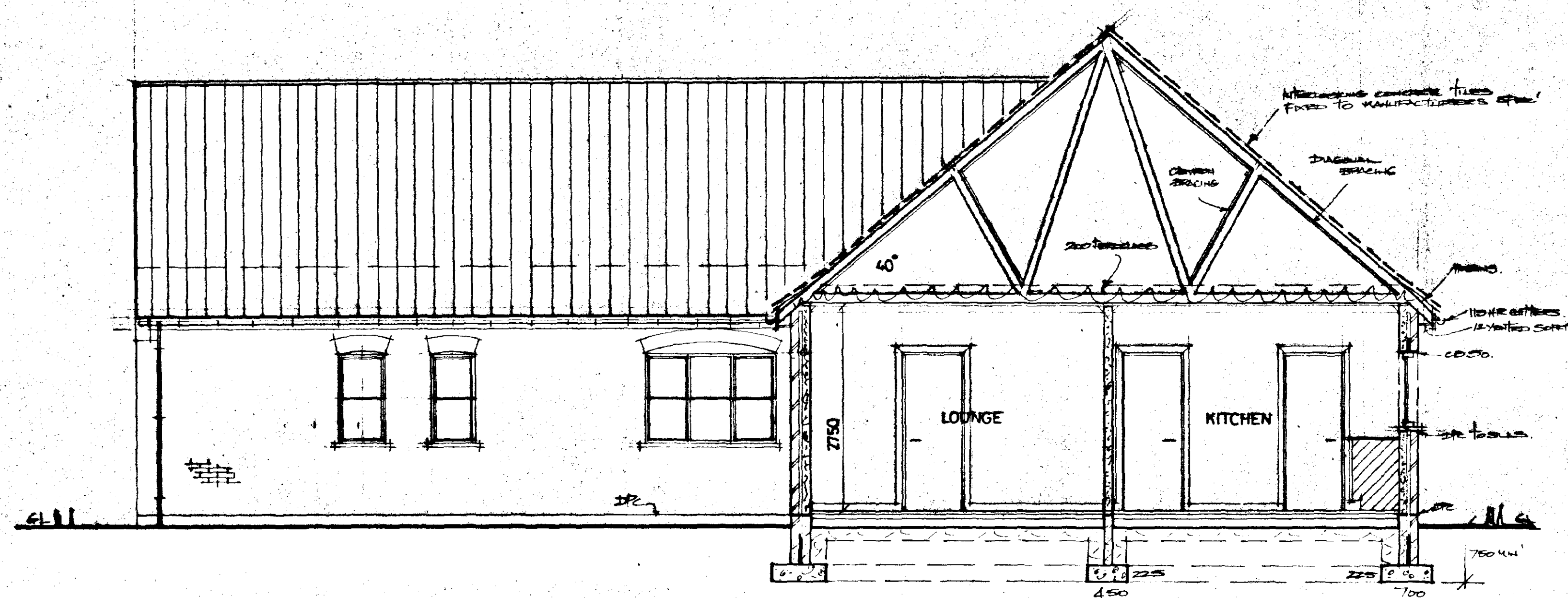
DRAWING No.: DGM-M01

REVISIONS:

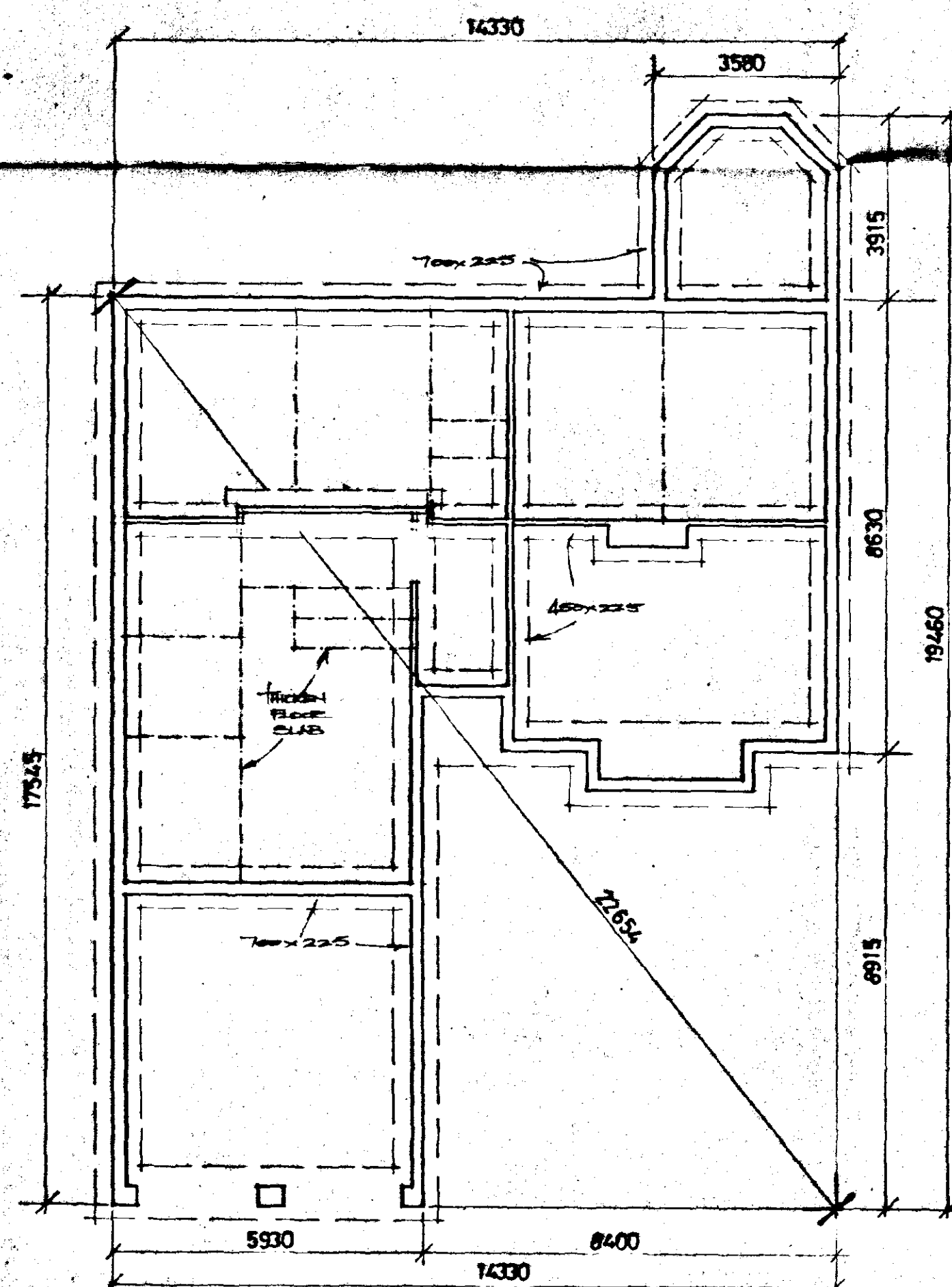
**DETERMINED
PLAN**

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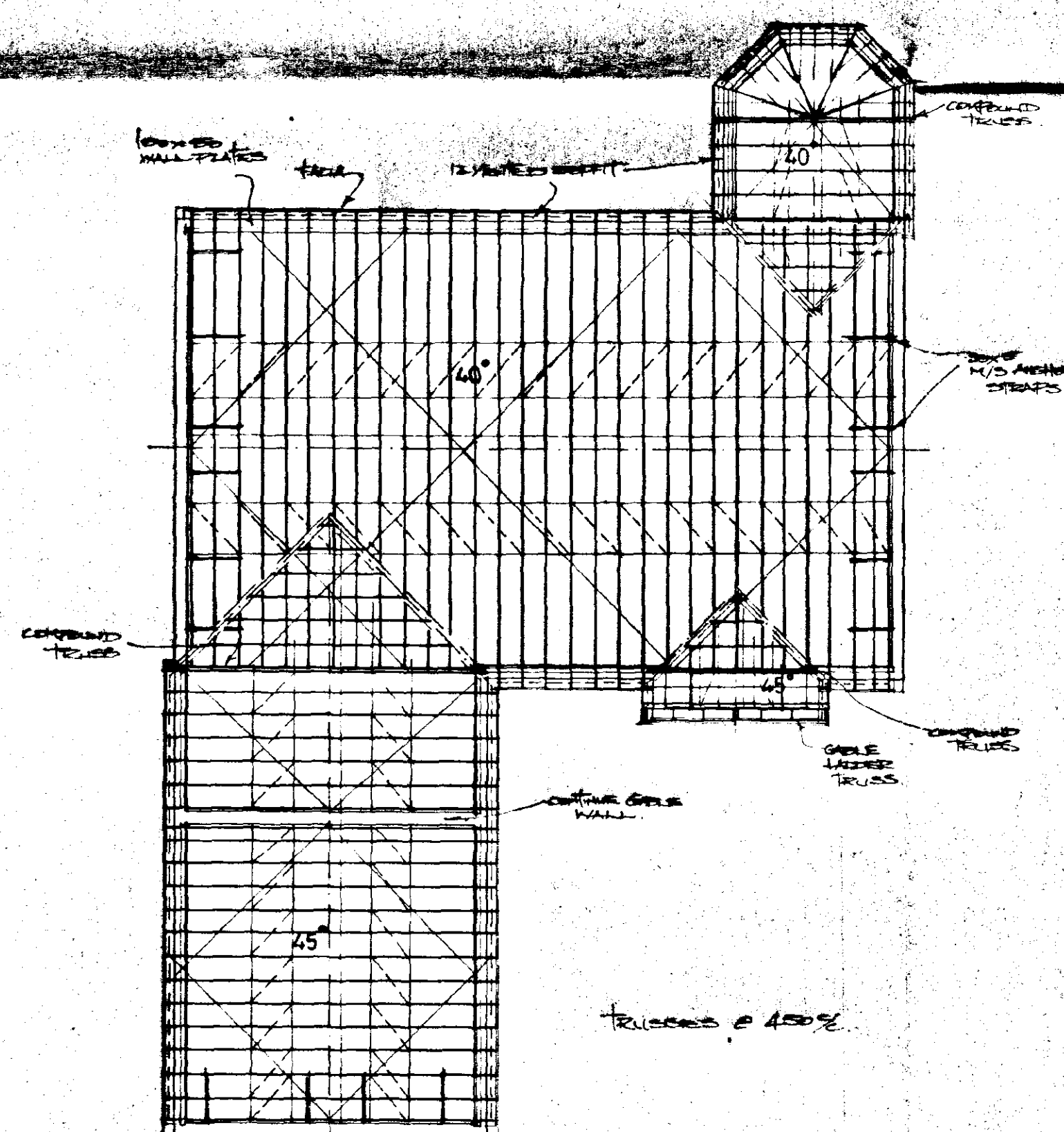
ROOF DESIGNED & ERECTED TO BS:5268 PART 3 1985.
ROOF TRUSS DESIGN & CERTIFICATE TO BE SUPPLIED
PRIOR TO ERECTION ON SITE.



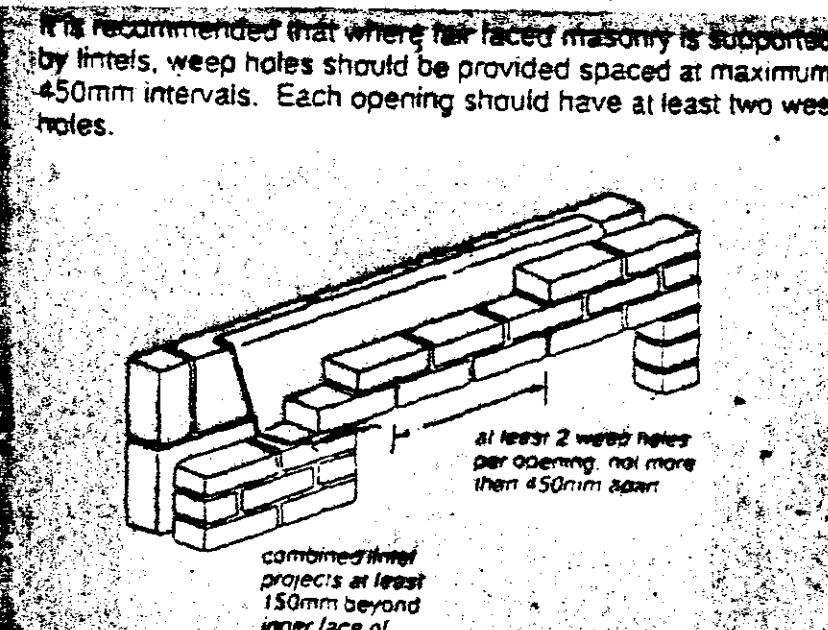
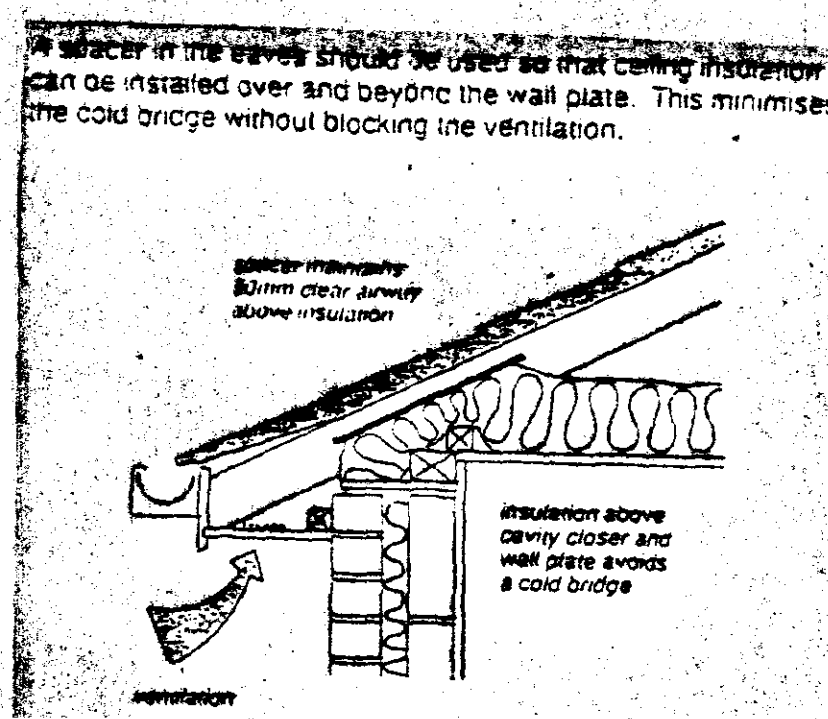
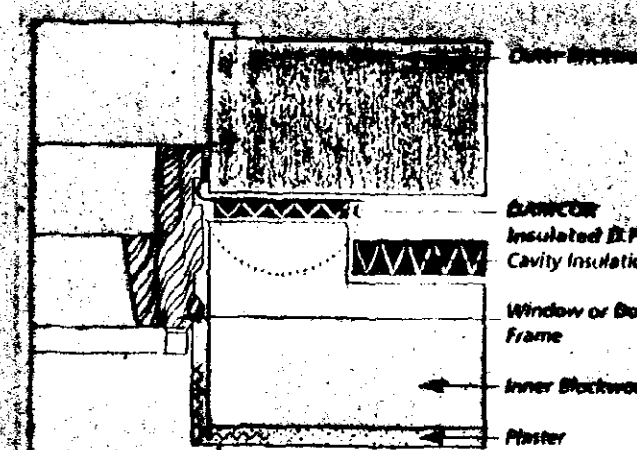
SECTION



FOUNDATION PLAN



ROOF PLAN



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 in 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: k16 mark.

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 inter-connected.
NOTE: 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).

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.

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 BS:5268, Part 3, 1985.

ROOF COVERINGS
Concrete interlocking tiles, to be fixed in accordance with the manufacturers instructions and BS:5534 Pt 1, 1978. Batten 38 x 25 at gauge centres on unbreakable Type 1P nailing 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, minimum 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 to soffit board. Provide fine mesh flyproof screen to ventilation gap. Proprietary spacer ventilator over joists to maintain 30mm clear airway above insulation.

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

CERLINGS
Provide and fix 12mm GYPROC Wallboard to all new ceilings. Fix GYPROC coving and ARTEX finish to ceiling.

GROUND FLOOR
65mm mortar screed on current ground 100mm thick S14 concrete sub-floor on 50mm Jalcite (or similar) polystyrene insulation on 1200 gauge DPM lapped with DPC in walls. 150mm min hardcore, blinded and compacted. Excavate over site to 100mm deep to remove topsoil of vegetation.

WALLS
Cavity work to be 260mm overall width comprising 100mm clay facing bricks, 60mm cavity filled with Tetra-way cavity fill, Agreement Cert No. 86/1666, 100mm lead bearing "Thermalite" (or similar) insulation blocks. Internal partitions to be of 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 coarse 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 with 'Trench' 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 800mm squared night vents, kitchen, utility, bathroom and w.c. windows to have 400mm squared night vents. Extractor fans to be provided in kitchen (min 40 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 cap guard.

FLASHINGS
All flashings, whether on 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 lapped with dpm. Also provide vertical and horizontal dpc 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 with 700mm wide x 225mm thick under cavity walling, 450mm x 225mm under partition walls. Thicker floor slab to 250 x 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

RAINWATER GOODS
PVC gutters 115mm to and 60mm 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 9.0 metres from any building and to be 1 c.m. rubble filled with inlet pipe discharging to centre of soakaway.

PLASTERWORK
Walls to be plastered cement-fine sand render with dpc 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 - 5 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.

ENTRALS
To be heavy duty or similar in cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be 150mm thick. 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 of 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, fittings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacture and be as HORTON & PAUL or equal approved. 12mm Toron or Ogee skirting, 65mm Ogee architrave, Boulton & Paul processed doors, 4 panel, 6 panel or Cathedral 2 panel type internally. Designer hardwood external doors, Tavana Pine window boards.

ABOVE GROUND DRAINAGE
Stand basin waste to be 32mm dia, w/c 110mm dia PVC. Bath and sink wastes 40mm dia, use polypropylene 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 w/c 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 precast 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 roddable type. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of gravel. Unit 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 30mm space all round the pipe, make opening both sides with rigid sheet material to prevent entry of fill or vermin (Reg 111-A14, Diagram A1.)

SOUTH HOLLAND DC
HOUSING & PLANNING
17 DEC 1998
Ref: 100198

AMENDED PLAN
PART 10

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PROJECT:
BUNGALOW & GARAGE

CLIENT:
DGM PROPERTIES LTD

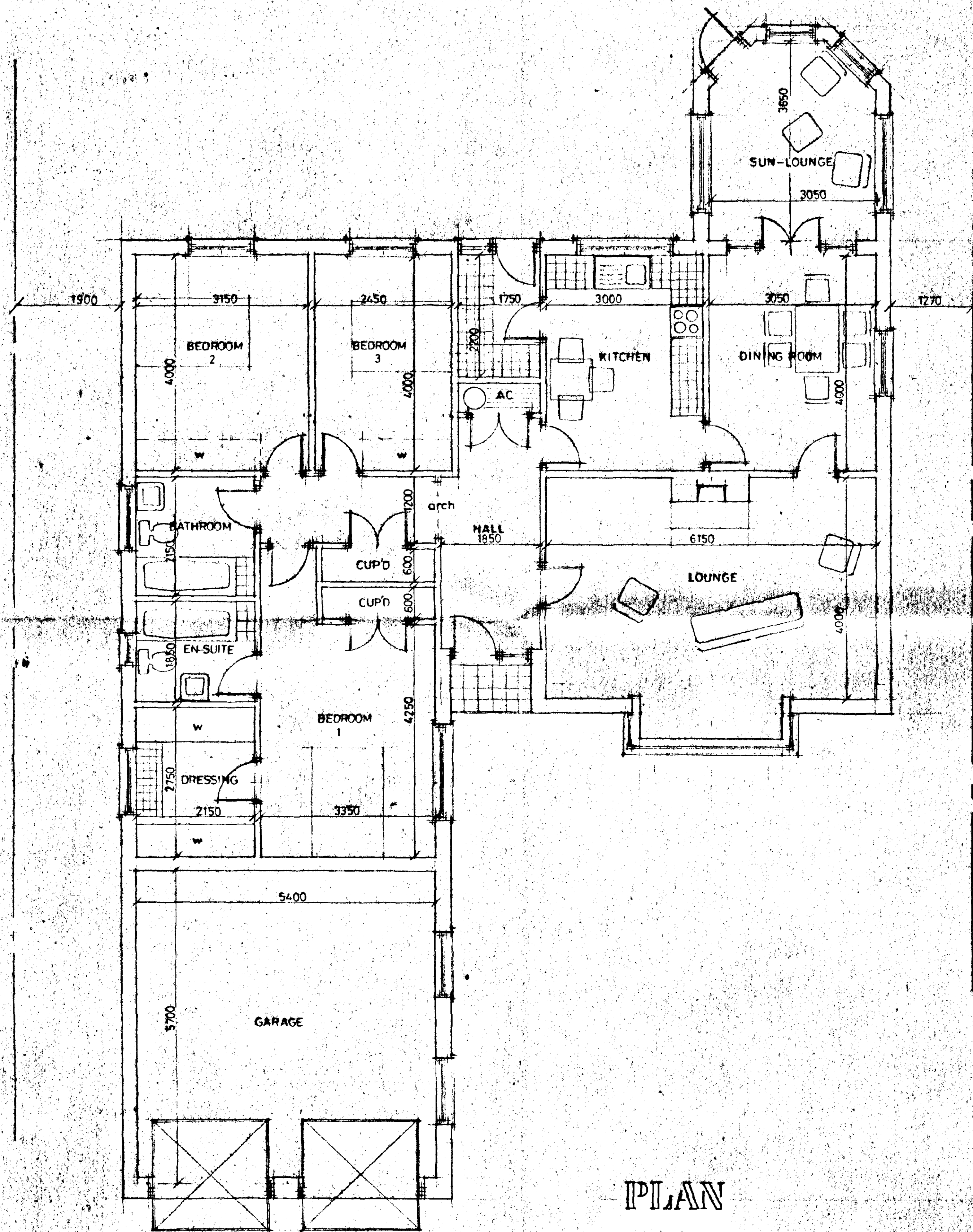
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DATE:
NOV 1998

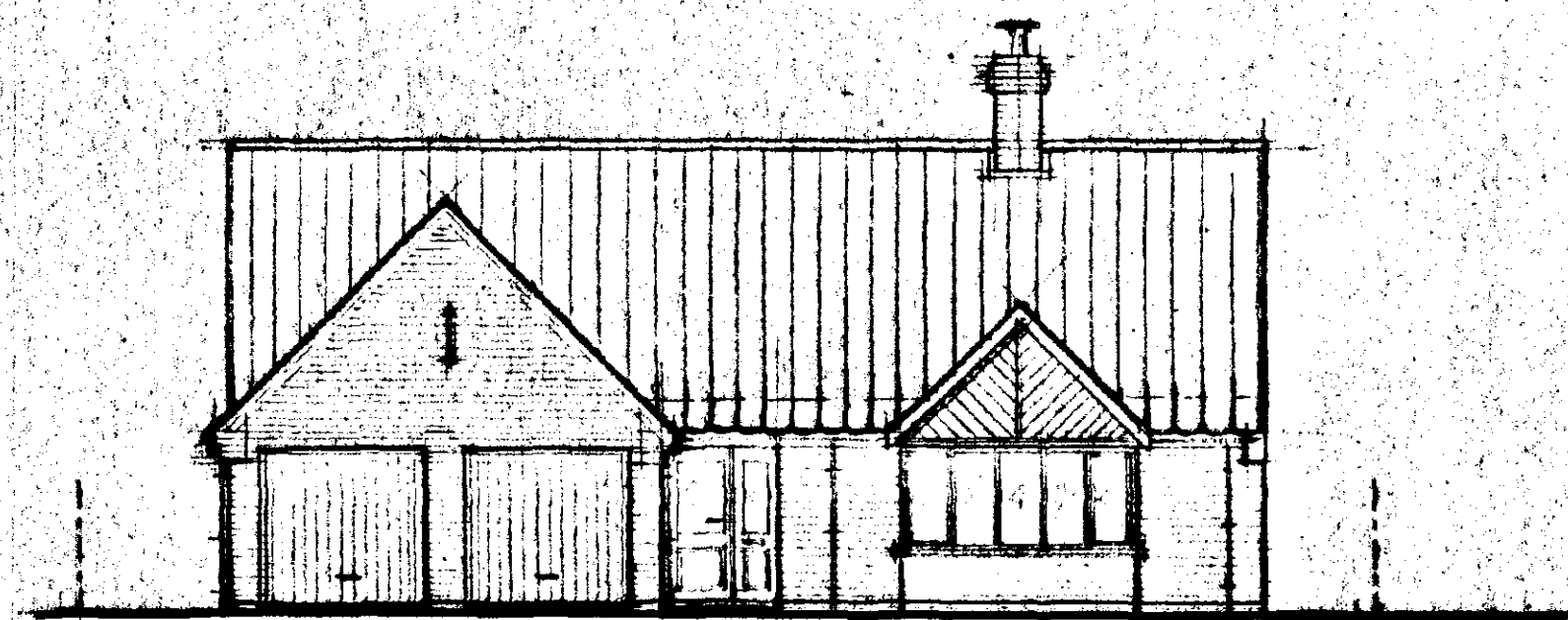
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DGM-M.151 A

REVISIONS:

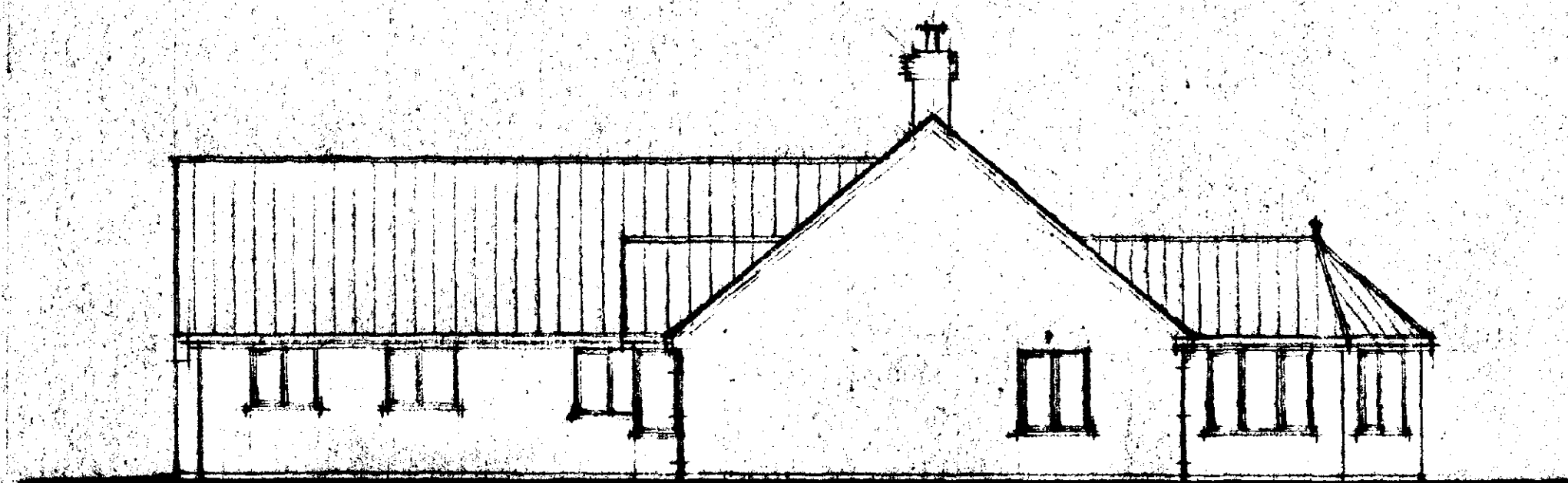
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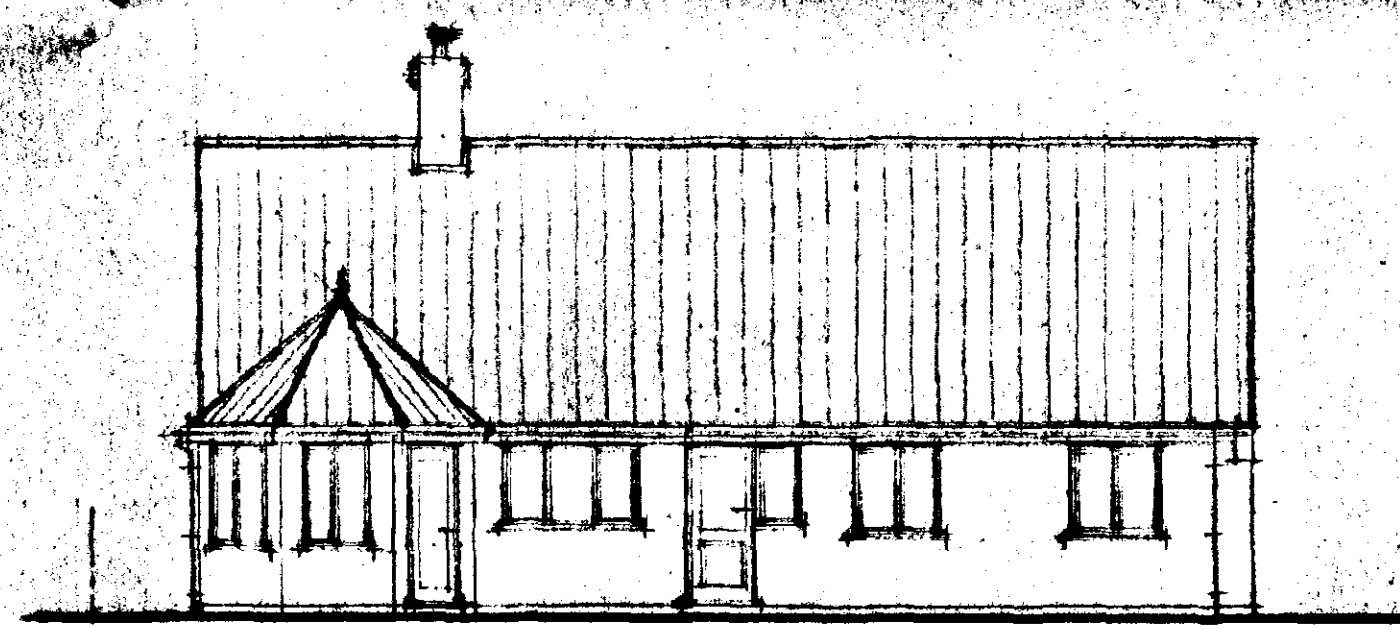
PLAN



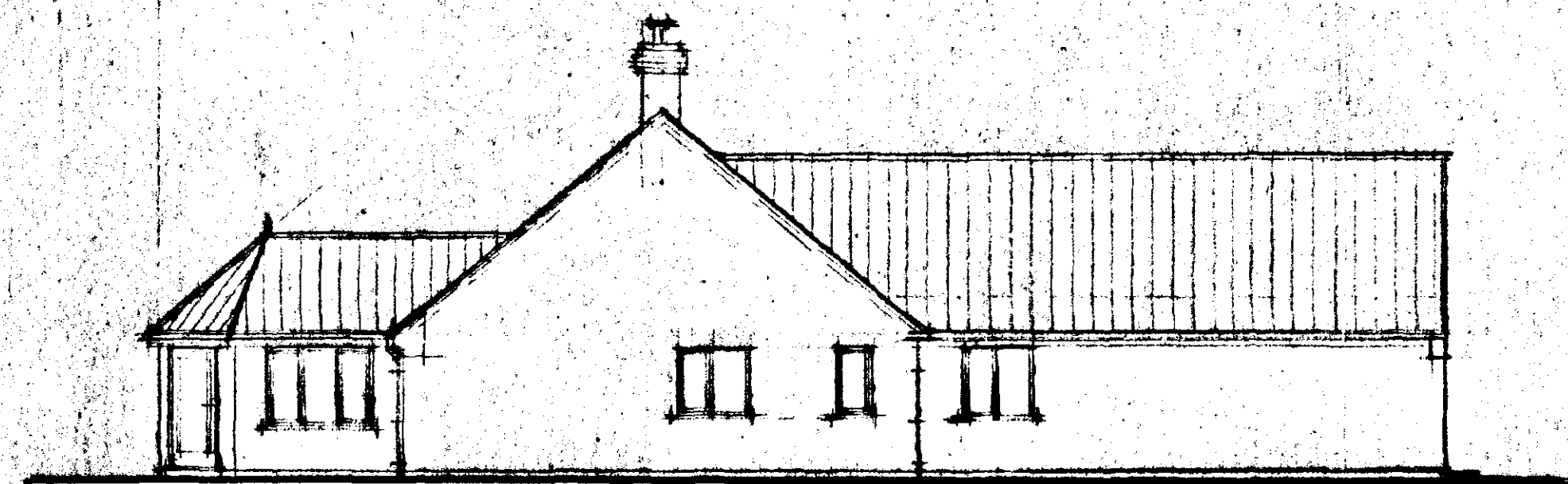
FRONT



SIDE



REAR



SIDE

DETERMINED
PLAN

PLOT 10

SOUTH HOLLAND DC
HOUSING & PLANNING
- 8 OCT 1998
Ref: 100/198

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PROJECT: BUNGALOW & GARAGE	
CLIENT: DGM PROPERTIES LTD	
SCALES: 1/50 1/100	DATE: SEPT 1998
DRAWING No. DGM-M.23	
REVISIONS:	

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