TREE PLANTING SCHEME

A BEECH - FAGUS SYLVATICA - FEATHERED

B RED HAWTHORN - CRATAEGUS PAULS SCARLET - FEATHERED

C WHITEBEAM - SORBUS ARIA LUTESCENS - FEATHERED

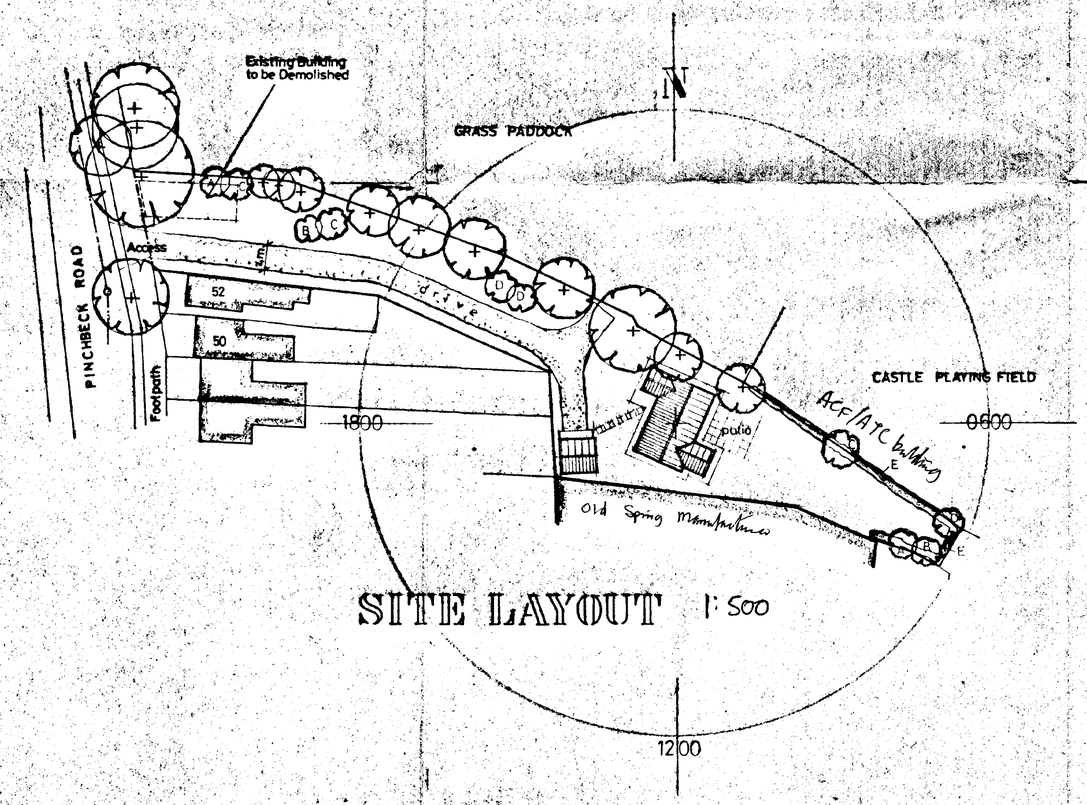
D SILVER BIRCH - BETULA PENDULA - FEATHERED

E BEECH HEDGE - FAGUS SYLVATICA

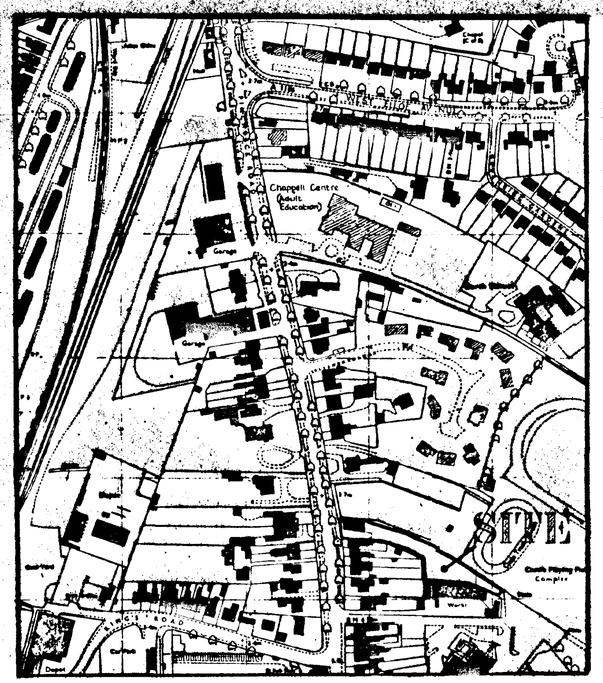
All planting to be in accordance with BS:4428:1989 and Amendment No. 1 (1991)

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 1:500



LOCATION PLAN 1:2500

400

DETERMINED PLAN

SOUTH [illegible] DC
HOUSING & PLANNING
31 JAN 1997
Ref: 0120/97

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

PROJECT:
RESIDENTIAL DEVELOPMENT
OFF PINCHBECK ROAD
SPALDING

CLIENT:
JENEMI ASSOCIATES

SCALES:	DATE:
AS INDICATED	*JAN 1997*
G.R.MERCHANT	DRAWING No.: *JA.67*

REVISIONS:

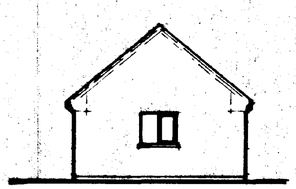
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SUMMIT 2299 4967

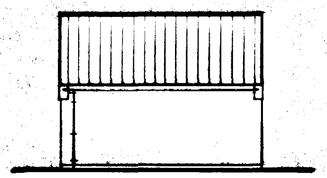
9046 11947



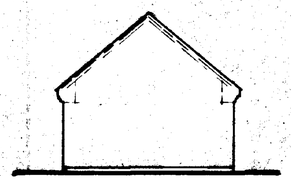
FRONT



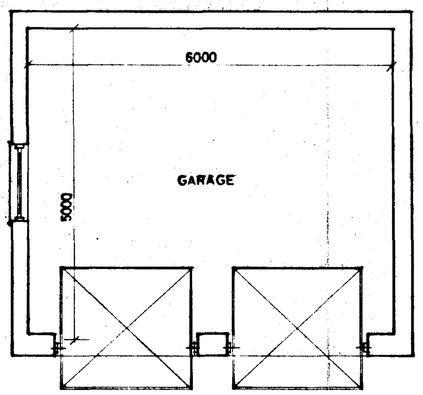
SIDE



REAR



SIDE



PLAN

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DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
31 JAN 1997
Ref: 0100/97

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

PROJECT:
DOUBLE GARAGE

CLIENT:
JENEMI ASSOCIATES

SCALES:	DATE:
1/50 1/100	JAN 1997
G.R. Merchant	DRAWING No.: 1163

REVISIONS:

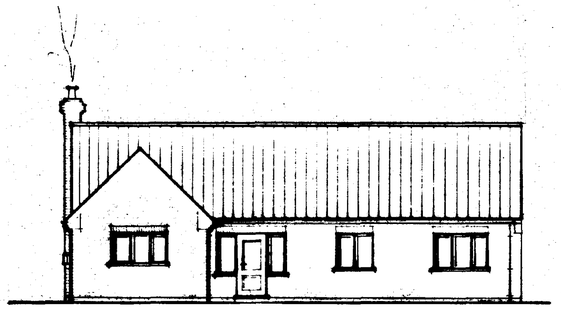
Construction work to be carried out with due regard to the Construction (Design & Management) Regulations 1994 (CDM) and the Health & Safety at Work etc Act 1974 (HSW Act).

ELMHURST ENERGY SYSTEMS LTD

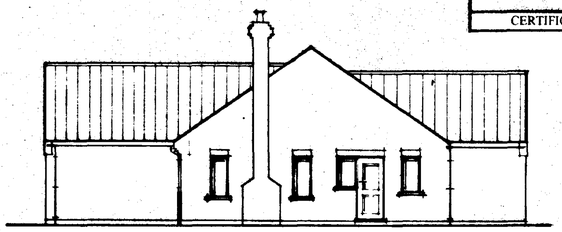
SAP ENERGY EFFICIENCY RATING

71

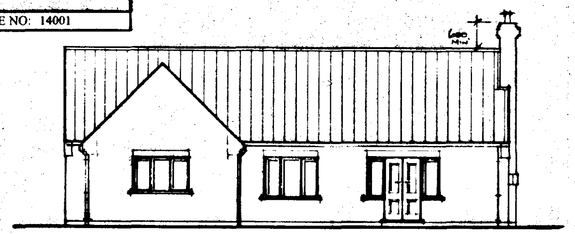
CERTIFICATE NO: 14001



FRONT



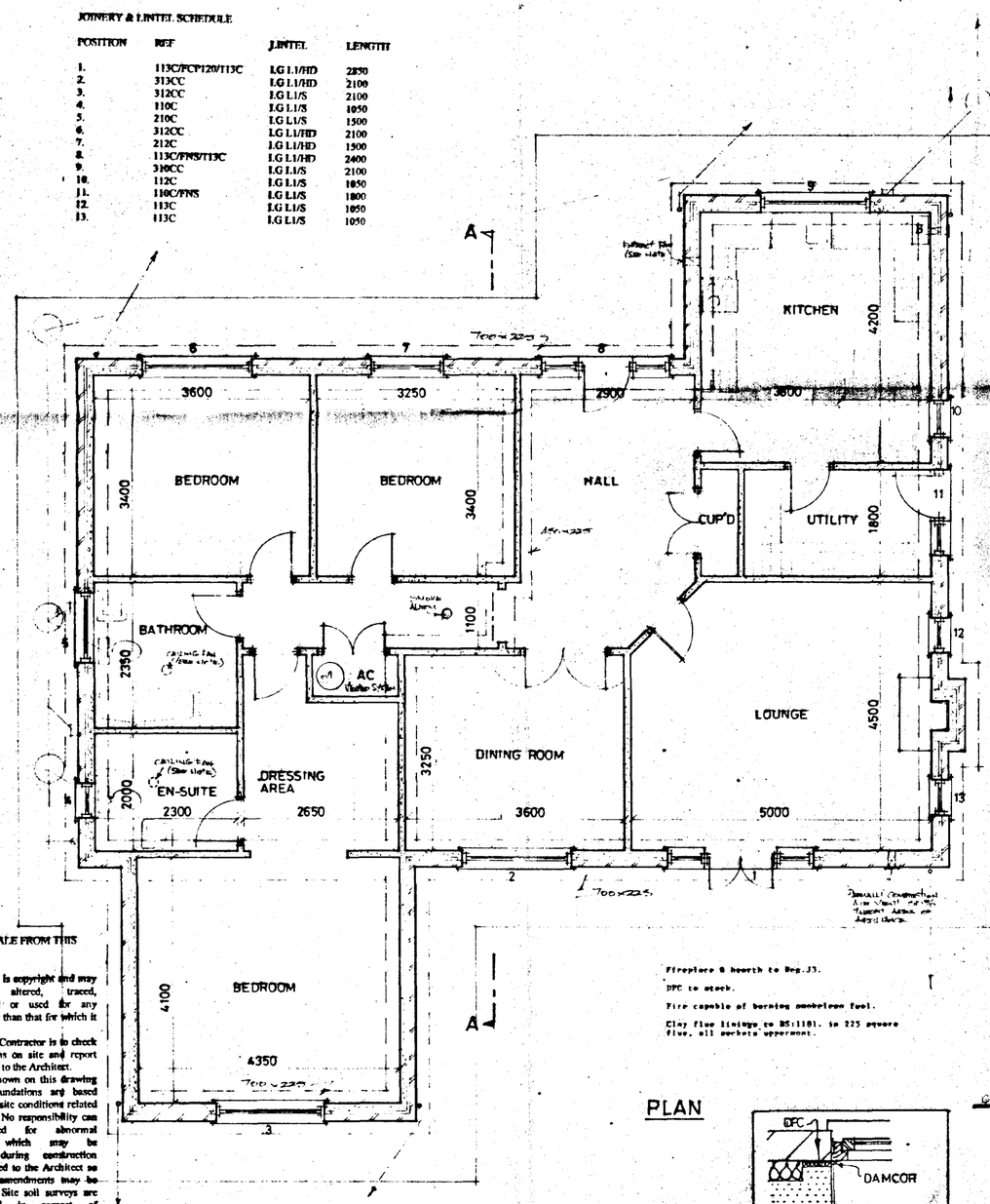
SIDE



REAR

JOINERY & LINTEL SCHEDULE

POSITION	REF	LINTEL	LENGTH
1.	113C/FCP120/T13C	I.G L1/HD	2850
2.	313CC	I.G L1/HD	2100
3.	312CC	I.G L1/S	2100
4.	110C	I.G L1/S	1050
5.	210C	I.G L1/S	1500
6.	312CC	I.G L1/HD	2100
7.	212C	I.G L1/HD	1500
8.	113C/FNS/T13C	I.G L1/HD	2400
9.	310CC	I.G L1/S	2100
10.	112C	I.G L1/S	1050
11.	110C/FNS	I.G L1/S	1800
12.	113C	I.G L1/S	1050
13.	113C	I.G L1/S	1050



PLAN

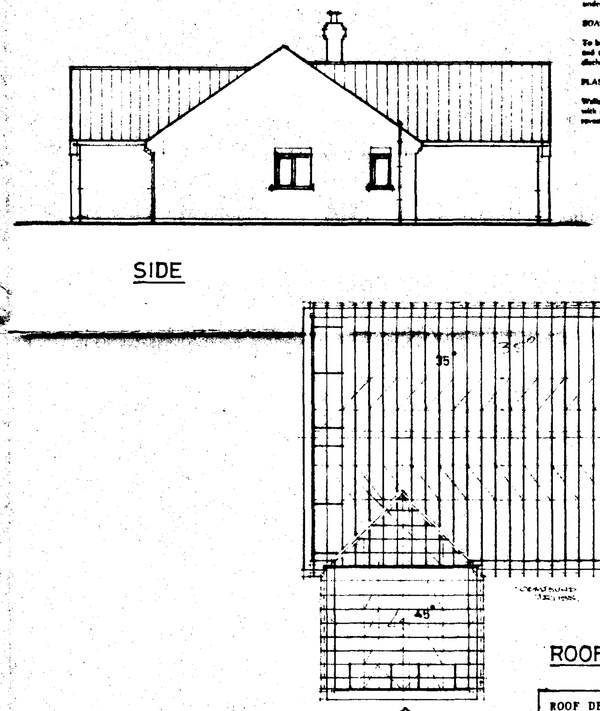
Fireplace & hearth to Reg.33.

DPC to stack.

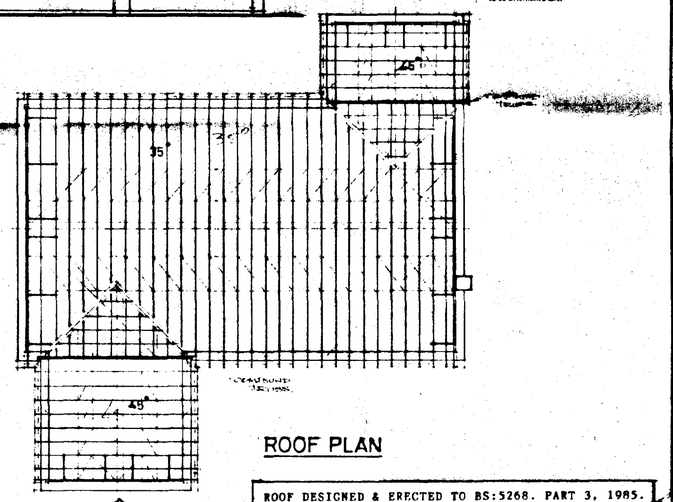
Fire capable of burning smokeless fuel.

Clay flue linings to BS:1181. in 225 square flue, all sockets uppermost.

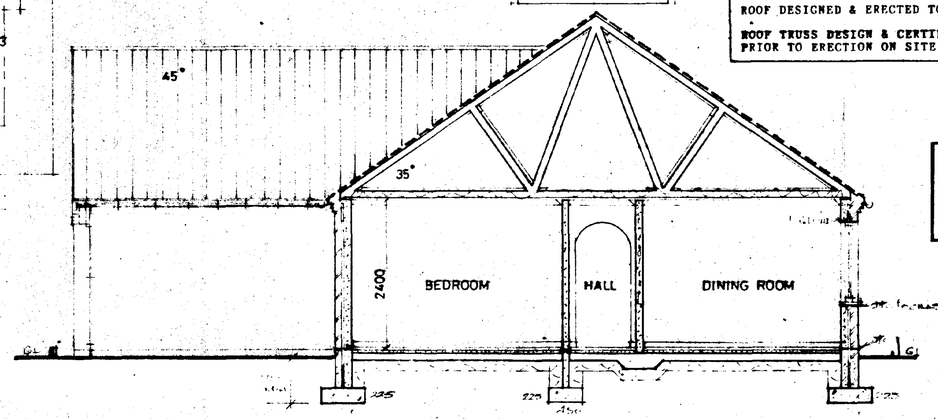
JAMB DETAIL



SIDE



ROOF PLAN



SECTION-AA

ROOF DESIGNED & ERECTED TO BS:5268. PART 3, 1985.

ROOF TRUSS DESIGN & CERTIFICATE TO BE SUPPLIED PRIOR TO ERECTION ON SITE.

SOUTH HOLLAND DC
HOUSING & PLANNING
31 JAN 1997
Ref: 0120/97.

ROOF CONSTRUCTION

Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be GS 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 as interlocking Type 1F nailing felt with minimum 150mm laps

STRAPPING

Provide and fix 30mm x 5mm galvanised mild steel straps at 1.8 metre centres to anchor wallplate to block-work walling

INSULATION

Lay 150mm FIBERGLASS between joists and maintain maximum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope

ROOF VENTILATION

6mm plywood with 12mm continuous gap to soffit board. Provide fine mesh Byecraf screen to ventilation gap

FASCIAS

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

RAINWATER GOODS

PVC gutters 115mm & 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

CEILINGS

Provide and fix 12.5mm GYPROC Wallboard to all new ceilings. Neg all perimeters and board joints prior to being plasterboard to fully support plastering. Fix GYPROC coving and ARTEX finish to ceiling

GROUND FLOOR

65mm screed reinforced with chicken wire on 500 gauge polythene separating layer on 25mm Jablite (or similar) polystyrene insulation on 100mm thick ST4 concrete sub-floor on 1200 gauge DPM lapped with DPC in walls. 150mm min hardcore, blinded and compacted. Excavate generally to 100mm deep to remove topsoil of vegetation

WALLS

Cavity walls to be 295mm overall width comprising 100mm sky facing bricks, 65mm cavity filled with Tideway cavity fill, Agrement Cert No 86/1086. 100mm lead bonding "Thermalite" insulation blocks. Internal partitions to be in 100mm block-work walling. Wall ties to cavity walling to be stone 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 blockwork up to ground level. Cavity to be filled with lean mix concrete

VENTILATION

Natural ventilation area of windows to be not less than 1/20 of room floor area. All windows to have 4000mm squared sight vents. But-in-air flow to be provided in kitchen (min 60 litres/sec) and bathrooms and wc (min 15 litres/sec)

SKIRTING AND ARCHITRAVES

Window mouldings, skirting and architraves to be standard section or as otherwise directed

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

ELECTRICAL INSTALLATION

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

WALL TILING

Provide and fix to new bathroom to walls and window sill, Kitchen window sill and over work tops, ceramic wall tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later

WINDOWS AND DOORS

Windows and doors to be to BOULTON & PAUL in treated softwood standard metric joinery, unless otherwise indicated. All windows and doors to be double glazed (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 4,000 sq mm ventilation.

JOINERY

Doors, frames, linings, glazings, architraves, window board and timber mouldings etc to be of standard manufacture and be as BOULTON & PAUL or equal approved

ABOVE GROUND DRAINAGE

Hand basin waste to be 32mm dia, sink 38mm dia PVC. Bath and sink waste 40mm dia, use polythene 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 waste to 110 mm dia stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 900mm above adjacent heads and fitted with patent ventilating terminal

UNDERGROUND DRAINAGE

110mm UPVC pipe to fall 1:40 with 900mm pregravel bed surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturers instructions complete with cover and frame. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of pregravel surround on haunched bath trench. Omit where concrete path cast over pipe runs

BOILER

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

FLASHINGS

All flashings, soakers etc to be to 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 dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels

FOUNDATIONS

Generally to be in mass concrete 'ST' 6 cubic 300mm 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 drawn to a firm consolidated, loadbearing stratum to the approval of the Local Authority Building Control Officer

LINTELS

To be I.G Lintels to cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be I.G. Box 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions

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

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. Where more than one smoke alarm should be inter-connected. 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 Agrement. System to be vented and insulated in accordance with BS 5615, 1985

Provide thermostatic radiator valve to control output from heating system

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

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

PROJECT:

3 BEDROOM BUNGALOW OFF PINCHBECK ROAD SPALDING

CLIENT:

JENEMI ASSOCIATES

SCALES: *1/50 1/100*

DATE: *JAN 1997.*

G.R. MERCHANT

DRAWING No.: *84.62.*

REVISIONS:

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BUILDMIT