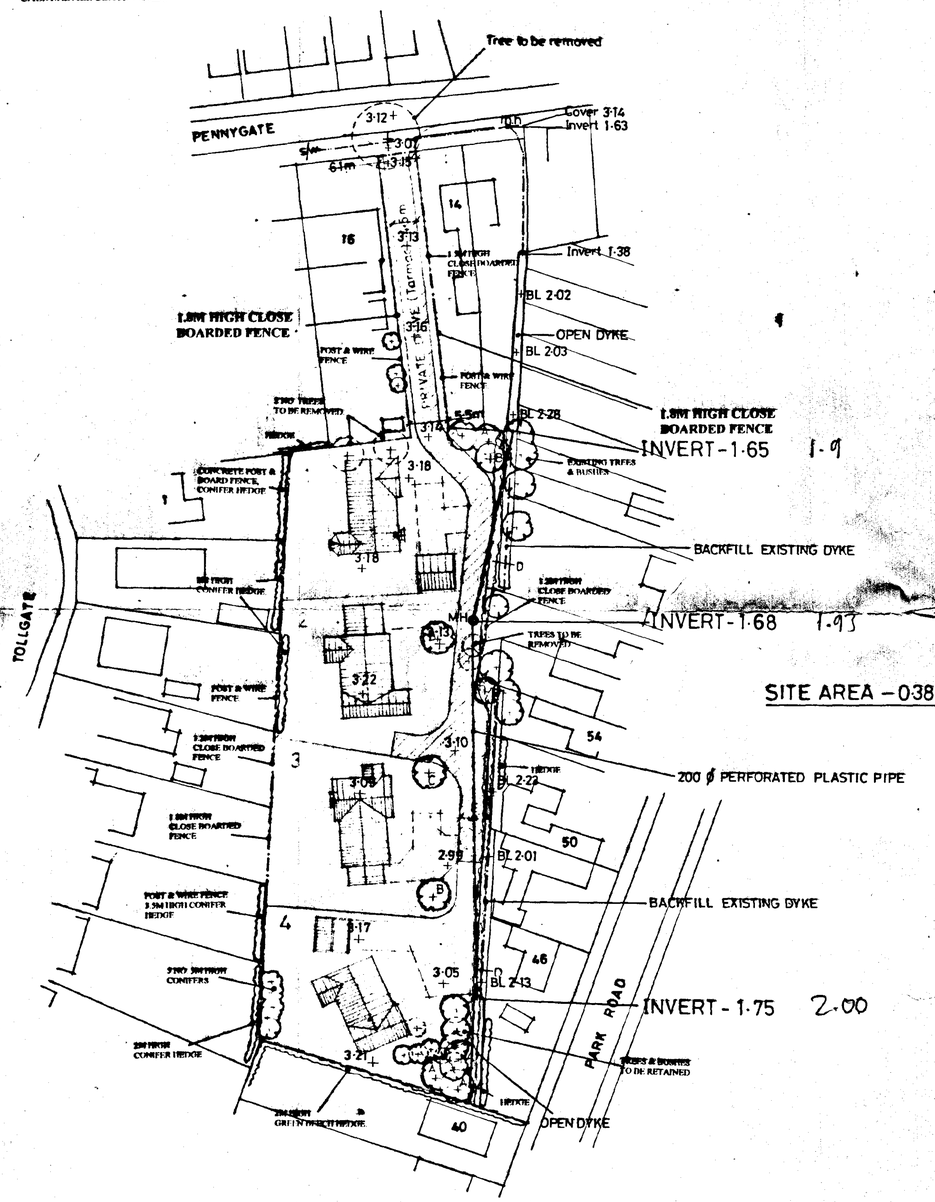
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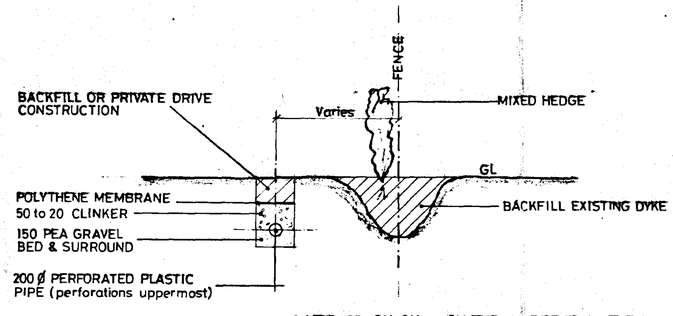
	BRICKS	TILES
PLOT 1	IBSTOCK - BRADGATE REGAL	SANDTOFT- DOUBLE PANTILES - GREY
PLOT 2	IBSTOCK - BRADGATE RED	SANDTOFT- DOUBLE PANTILES - RUSTIC
PLOT 3	IBSTOCK - BRADGATE REGAL	SANDTOFT- DOUBLE PANTILES - RED
PLOT 4	IBSTOCK - BRADGATE RED	SANDTOFT- CALDERDALE SLATE - GREY



SITE LAYOUT

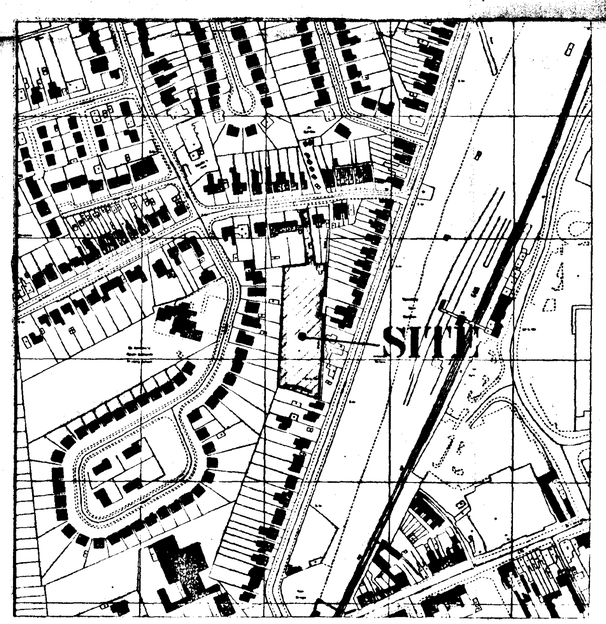
SCALE: 1/500

ALL LEVELS RELATE TO METRES ABOVE O.D.NEWLYN



CROSS SECTION

1/50



LOCATION PLAN

SCALE: 1/2500

LANDSCAPING & TREE PLANTING

- A SILVER BIRCH (BETULA PENDULA) FEATHERED
- B WHITE BEAM (SORBUS ARIA LUTESCENS) FEATHERED
- C RED HAWTHORN (CRATEAGUS PAULS SCARLET) FEATHERED
- D MIXED HEDGE
  - (a) FIELD MAPLE (ACER CAMPESTRE)
  - (b) HAWTHORN (CRATAEGUS MONOGYNA)
  - (c) BEECH (FAGUS SYLVATICA)
  - (d) BLACKTHORN (PRUNUS SPINOSA)
  - (e) BUCKTHORN (RHAMNOS CATHARTICA)

BOUNDARIES DEFINED BY CONCRETE POST & WIRE FENCES.

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SITE DRAINAGE SCHEME

SOUTH HOLLAND DC
HOUSING & PLANNING
14 MAY 1997
Ref. 1173/96
DETERMINED PLAN
AMENDED PLAN
Ref.

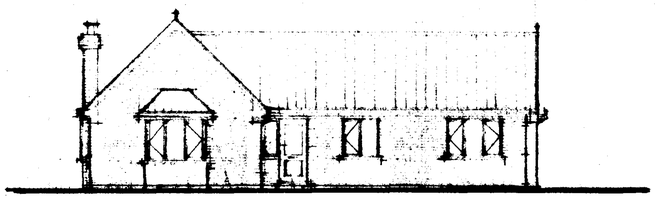
G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

PROJECT:
RESIDENTIAL DEVELOPMENT OFF PENNYGATE SPALDING

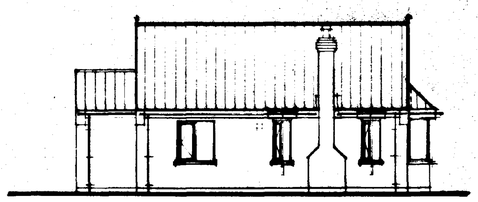
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DGM PROPERTIES LTD

SCALES:	DATE:
AS INDICATED	MAY 1997
G.R.MERCHANT.	DRAWING No.: DGM-P.02

REVISIONS:



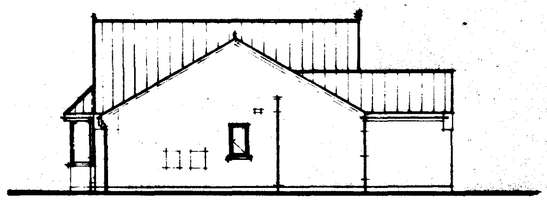
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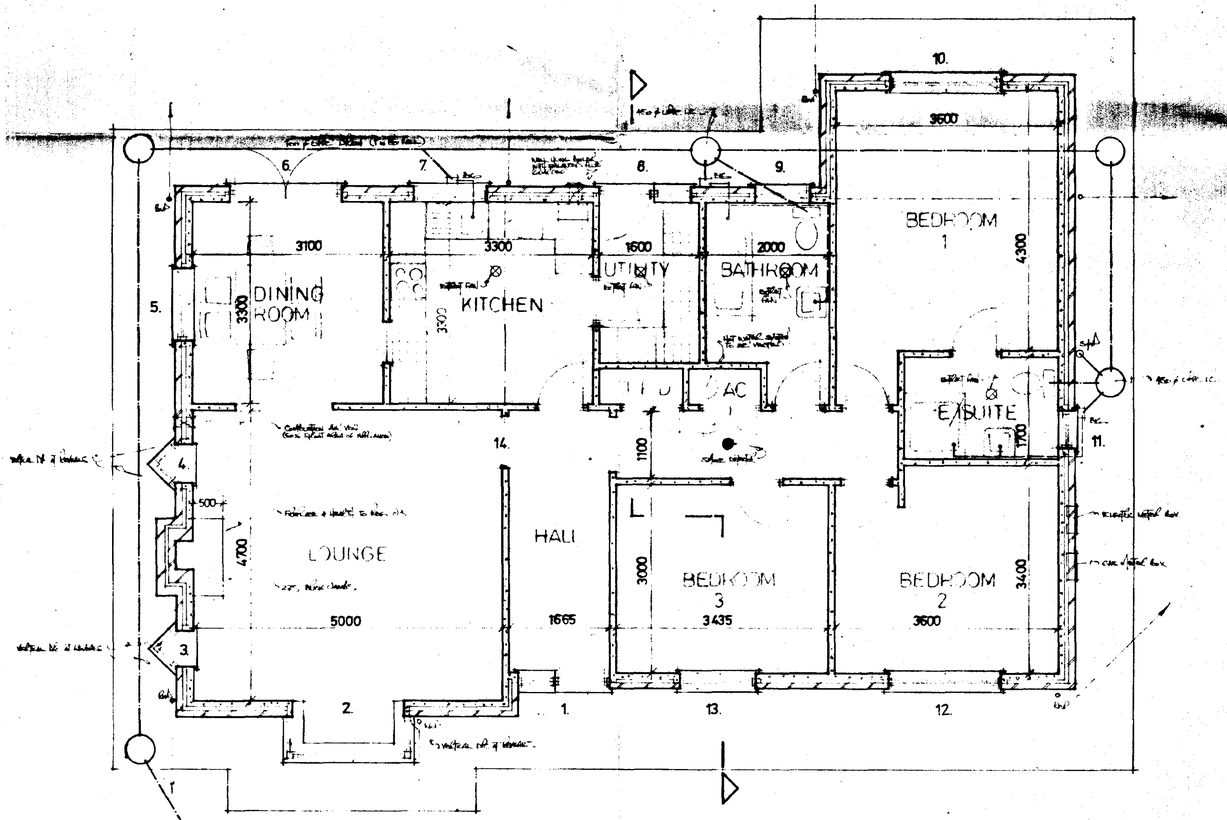
SIDE



REAR



SIDE



PLAN

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SUMMIT 2299 4567

DETERMINED PLAN

AMENDED PLAN
Ref.

SOUTH HOLLAND DC.
HOUSING & PLANNING
10 FEB 1997
Ref: 1173/96

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

PROJECT:
3 BEDROOM BUNGALOW

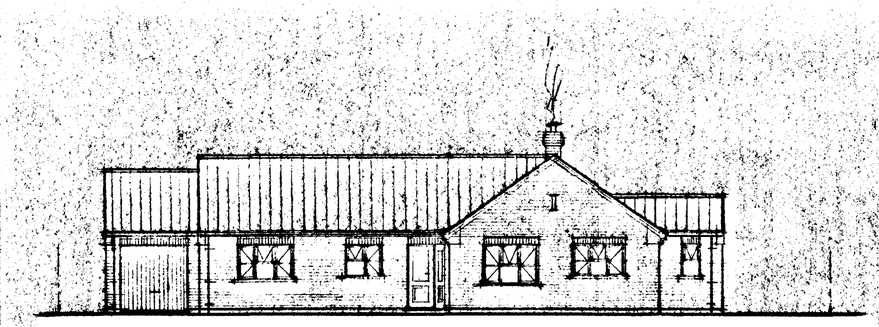
CLIENT:
DGM PROPERTIES LTD

SCALES:	DATE:
1/50 1/100	*OCT 1996*
G.R.MERCHANT.	DRAWING No.: *DGM-P.01/4/1*

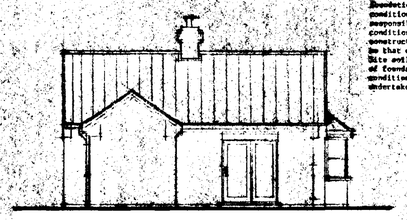
REVISIONS:

PLOT 4

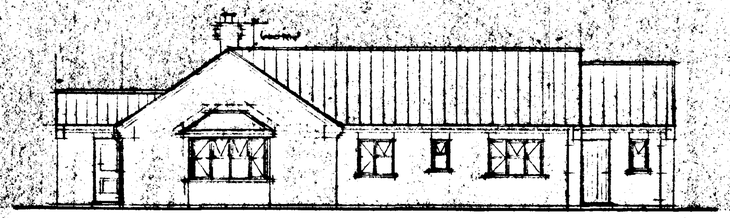
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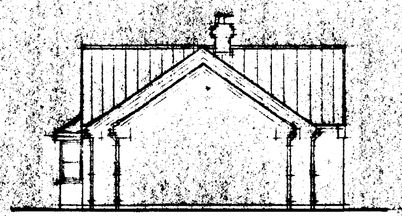
FRONT



SIDE



REAR



SIDE

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RAINWATER GOODS

PVC guttering 115mm fit 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 3.0 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' coarse finished' ready with skim finish a total of 13mm thick including reveals and lintel soffits.

BOILER

New boiler to be gas fired, wall mounted, balanced flue type of approximately 30kw output rating. Flue terminal to be fitted with suitable cage 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 cohvers. 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.

FOUNDATIONS

Generally to be in mass concrete ST 7 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 taken to a firm consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

LINTELS

To be I.G LINTO in 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.

JOINERY AND ARCHITRAVES

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

HOT WATER AND HEATING ETC

Install hot water and heating pipework in hydrolic hot and cold water supplied to all new appliances in the building and provide space heating to all room 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 in ring mains and install lighting and power points in position as directed.

WALL TILING

Provide and fix to new bathroom to walls and window cill, Kitchen window cill 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

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.

Pipes to 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 exposing under 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 to gaberdance 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

STRAPPING

Provide and fix 30mm x 5mm galvanised galvanised steel straps at 1.8 metre centres to anchor wallplate to blockwork walling.

INSULATION

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

ROOF VENTILATION

6mm plywood with 12mm ventilation gap' to soffit board Provide fine mesh flyproof screen to ventilation gap.

FASCIAS

To be wood on 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x25 S/W for soffit support.

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. Also read in conjunction with approved manufacturers instructions. (see position on drawing).

CEILINGS

Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Nog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling.

GROUND FLOOR

65mm screed reinforced with 100mm wire on 500 gauge polythene separating layer on 25mm Jablite (or similar) polystyrene insulation on 100mm thick ST4 concretes sub-floor 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.

WALLS

Cavity wall to be 265mm overall width comprising 100mm dry facing bricks, 65mm cavity filled with CROWN DRUTHERM fibreglass insulation batts, 100mm load bearing "Thermalite" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be about 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 into all windows to be not less than 1/20 of room floor area. All windows to have 4000mm squared night vents. Extractor fans to be provided in kitchen (min 60 litres/sec) and bathrooms and wc (min 15 litres/sec)

WINDOWS AND DOORS

Windows and doors to be of 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, skirtings, architraves, window board and finish mouldings are to be of standard manufacture and by BOULTON & PAUL or equal approved.

ABOVE GROUND DRAINAGE

Shower basin waste to be 32mm dia, wc 100mm 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. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of pea-gravel surround on haunched back trench. Omit where concrete path cast over pipe runs.

DECORATION

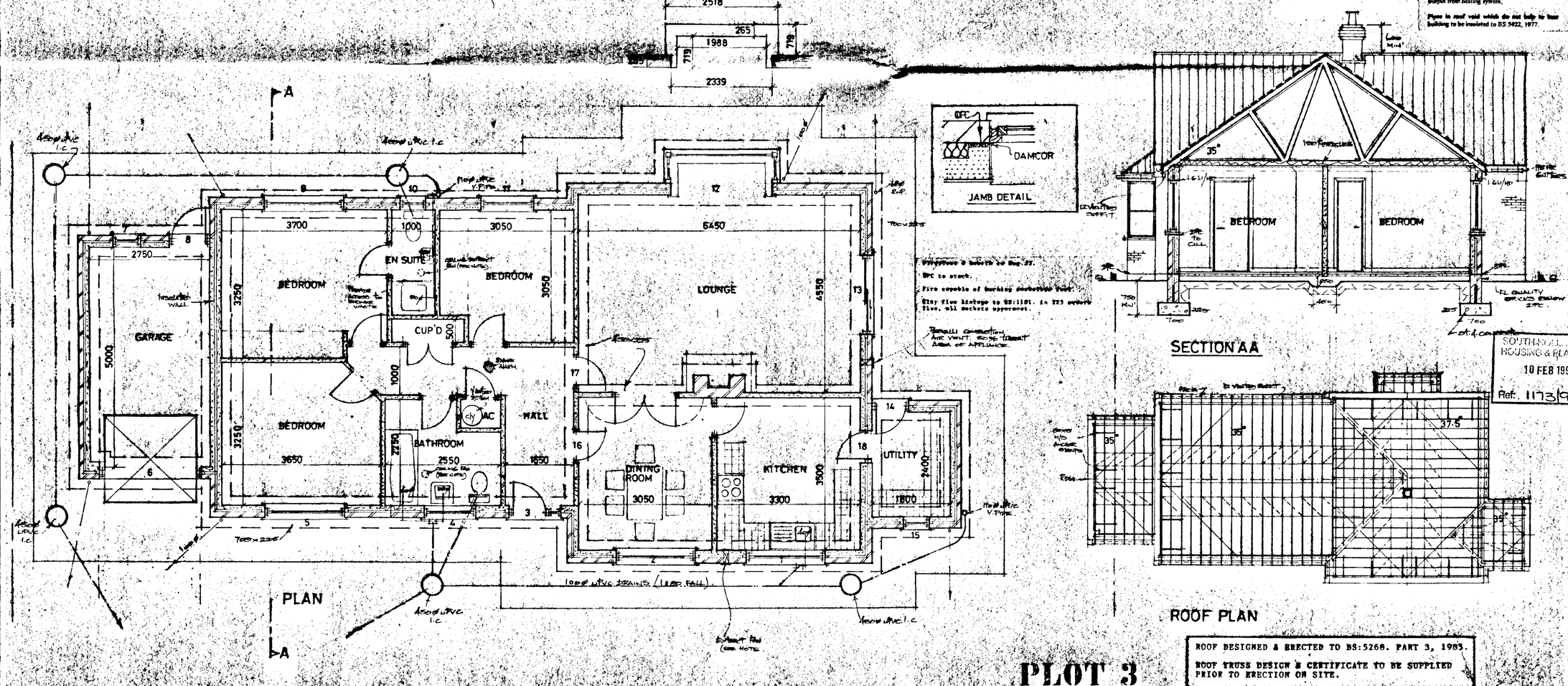
Allow for decorating all new surfaces, finishes and proper preparation of all surfaces in accordance with the coating manufacturers specification.

PROTECTED GLAZING AREAS

Provide toughened glass to BS 6206, 1987 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.

JOINERY & LINTEL SCHEDULE

POSITION	REF	LINTEL	LENGTH
1.	HB10 CDC	I.G. L1/S	2100
2.	HB15 CDC	I.G. L1/S	2100
3.	FE120	I.G. L1/HD	1500
4.	HB10CD	I.G. L1/HD	1500
5.	HB12 CDC	I.G. L1/HD	2100
6.	UF7070NS	I.G. L1/HD	2700
7.	H110D	I.G. L1/HD	900
8.	FNS.	I.G. L1/HD	1200
9.	HB12 CDC	I.G. L1/HD	2100
10.	H10D	I.G. L1/HD	900
11.	H212CD	I.G. L1/HD	1500
12.	SQ4/H113DF		
	H413CDDC/H113D	I.G. L1/S	2700
13.	PAUV18R	I.G. L1/HD	2100
14.	FNS	I.G. L1/HD	1200
15.	H110D	I.G. L1/HD	900
16	-	I.G. 100 DOX	1200
17.	-	I.G. 100 BOX	1200
18.	-	I.G. L1/HD	1200



PLOT 3

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
10 FEB 1995
Ref. 11739

AMENDED PLAN
Ref.

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

DETERMINED PLAN

PROJECT:
3 BEDROOM BUNGALOW & GARAGE.

CLIENT:
DGM PROPERTIES LTD.

SCALES: 1/50 1/100

DATE: APRIL 1995.

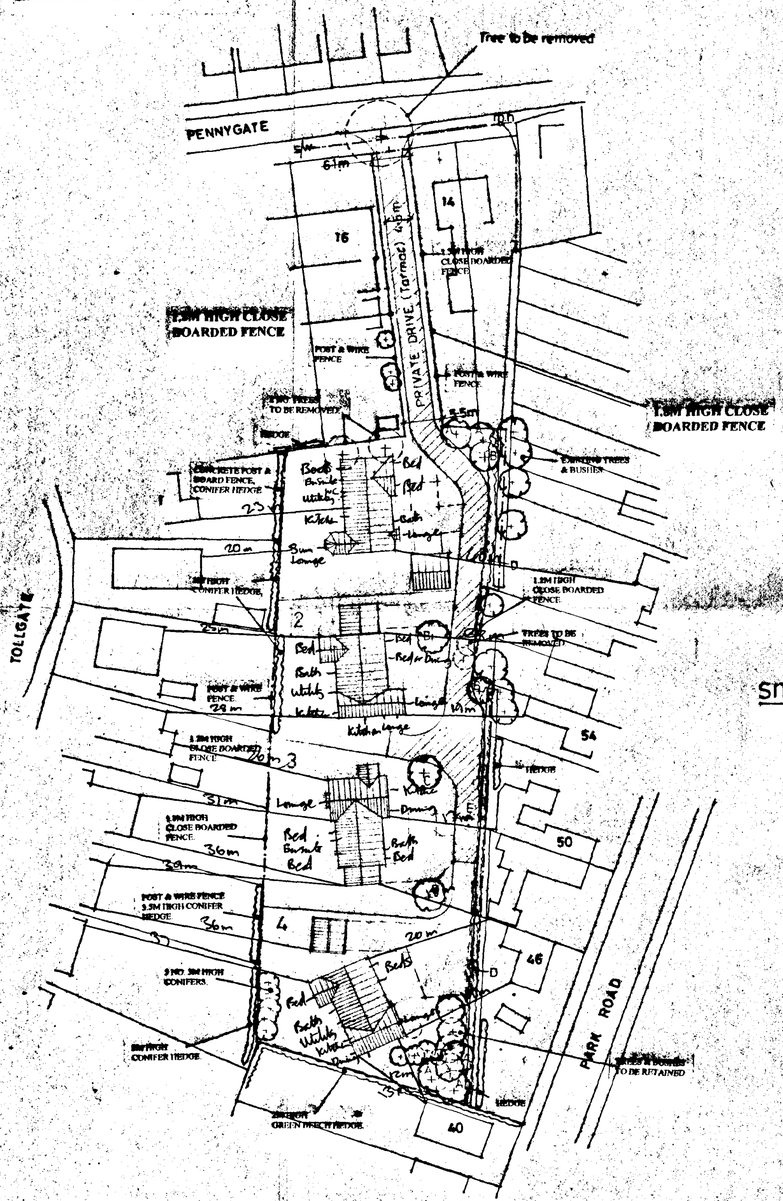
G.R.Merchant.

DRAWING No.: DGM-P.01/3/1

REVISIONS:

EXTERNAL MATERIALS

	BRICKS	TILES
PLOT 1	IBSTOCK - BRADGATE REGAL	SANDTOFT- DOUBLE PANTILES - GREY
PLOT 2	IBSTOCK - BRADGATE RED	SANDTOFT- DOUBLE PANTILES - RUSTIC
PLOT 3	IBSTOCK - BRADGATE REGAL	SANDTOFT- DOUBLE PANTILES - RED
PLOT 4	IBSTOCK - BRADGATE RED	SANDTOFT- CALDERDALE SLATE - GREY

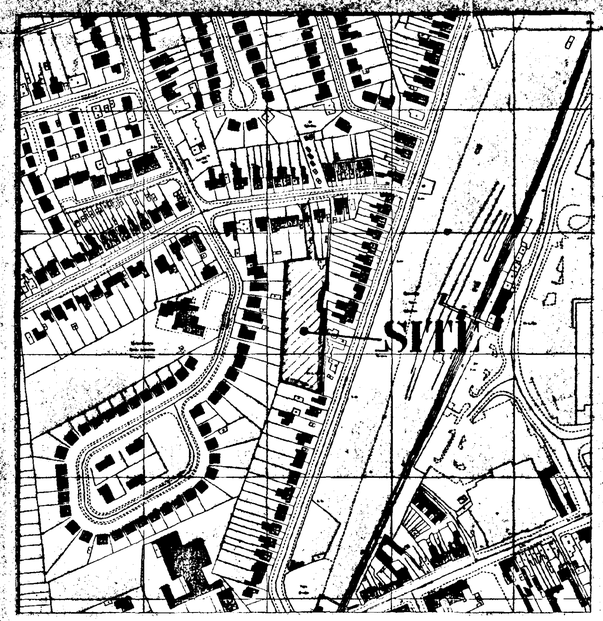


SITE LAYOUT

SCALE: 1/500

SITE AREA – 0·38 Ha
= 0·94 acres

N



LOCATION PLAN

SCALE: 1/2500

LANDSCAPING & TREE PLANTING

- A SILVER BIRCH (BETULA PENDULA) FEATHERED
- B WHITE BEAM (SORBUS ARIA LUTESCENS) FEATHERED
- C RED HAWTHORN (CRATEAGUS PAULS SCARLET) FEATHERED
- D MIXED HEDGE
  - (a) FIELD MAPLE (ACER CAMPESTRE)
  - (b) HAWTHORN (CRATAEGUS MONOGYNA)
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SOUTH HOLLAND DC
HOUSING & PLANNING
10 FEB 1997
Ref: H/S/96

AMENDED PLAN
Ref.

SUPERSEDED

KEEP

S.207 Planning Amendments

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

PROJECT:

RESIDENTIAL DEVELOPMENT
OFF PENNYGATE
SPALDING

CLIENT:

DGM PROPERTIES LTD

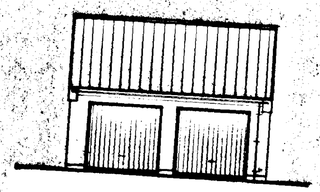
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G.R.MERCHANT — DRAWING No.: *DGM-P.01.A*

REVISIONS: A

SUMMIT 2299 4967

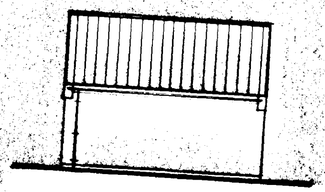
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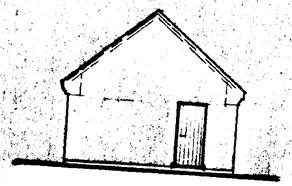
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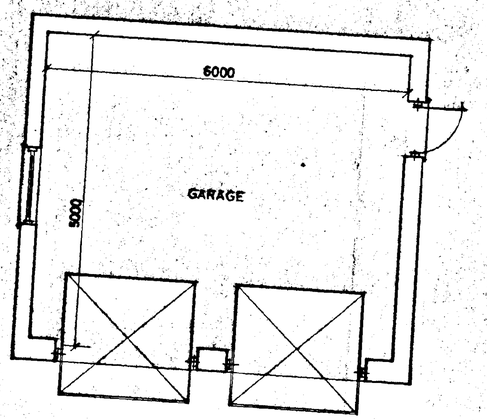
SIDE



REAR



SIDE



PLAN

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1299-4967

PLOT 1 & 4 (PLOT 2 HANDED)

DETERMINED PLAN

AMENDED PLAN

Ref.

DC
PLANNING & BUILDING
10 FEB 1997
Ref: 1173/96

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

PROJECT:
DOUBLE GARAGE

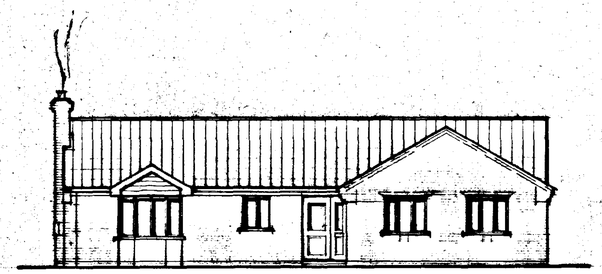
CLIENT:
DGM PROPERTIES LTD

SCALES: 1/50 1/100

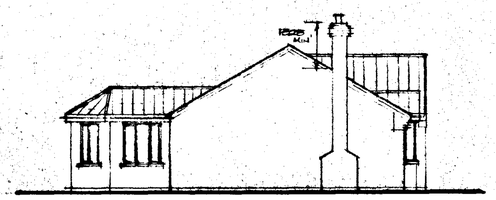
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G.R. MERCHANT

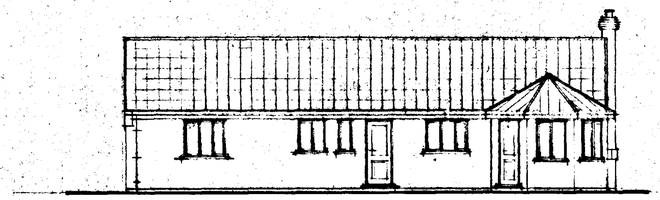
DRAWING No.: DGM 96/08



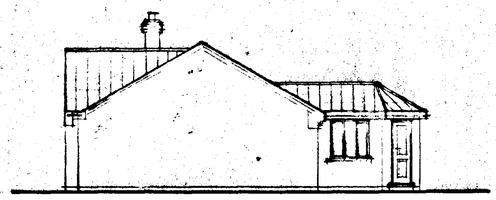
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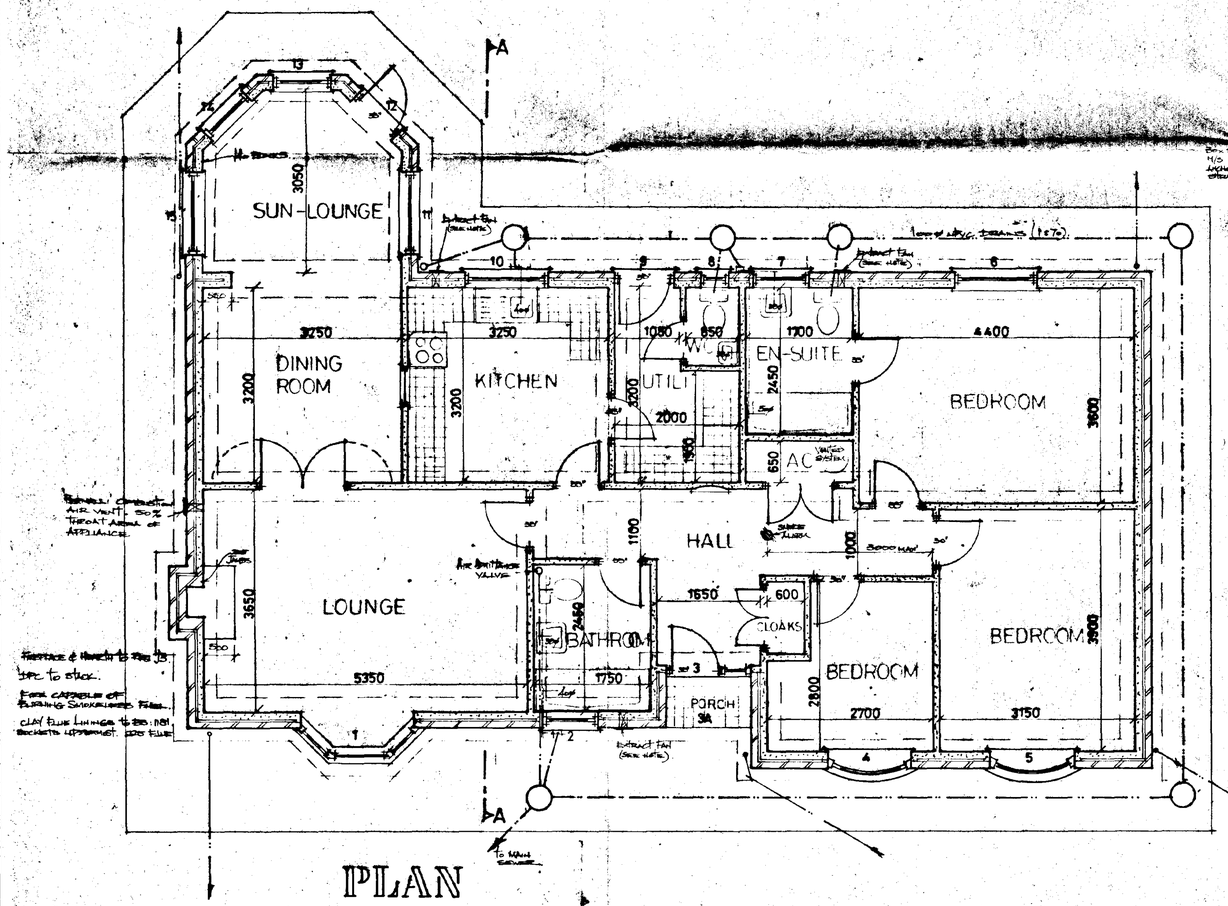
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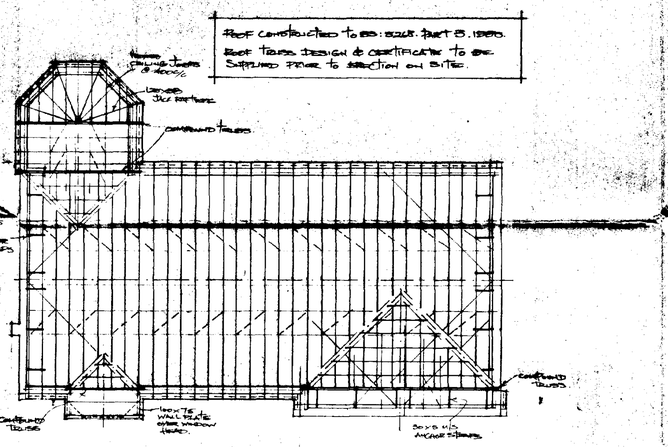
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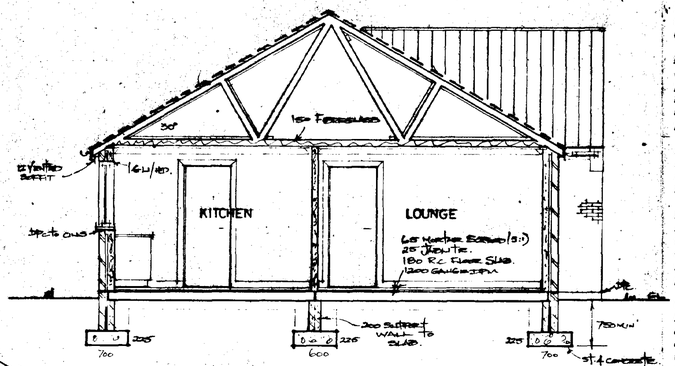
SIDE



PLAN



ROOF PLAN



SECTION-AA

REINFORCED CONCRETE FLOOR SLAB DESIGNED TO NHBC - PRACTICE NOTE 6. APPENDIX 6. — 150 THICK SLAB. B193 MESH REINFORCEMENT

PLOT 1

'Hot' water storage:
Provide system and installation as approved by British Board of Agrement. System to be tested 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 need to heat building to be insulated to BS 5422 : 1977.

Footpaths
To be 100 concrete 'C25' min on 100 hardcore (unless noted otherwise) to fall 2.5 away.

Protected glazing areas
Provide toughened glass to be 6.4mm thk to following areas: to all windows within 800 of finished floor level., to all doors glazing within 1500 of fgl., 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 preferably on layout and sited in accordance approved document Part F. More than 1 smoke alarm should be inter-connected. Also read in conjunction with approved manufacturers instructions. (see position on drawing

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.

LINTELS
To be I.G. LI/B in cavity wall openings generally, unless stated othewise. 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.

WINDOWS AND DOORS
Windows and doors to be as 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 UPVC 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, skirtings, architraves, window board and timber mouldings etc to be of standard manufacture and be as BOULTON & PAUL or equal approved.

VENTILATION
Natural ventilation area of windows to be not less than 1/20 of room floor area. All windows to have 4000 sq mm square night vents. Extractor fans to be provided in kitchen (min 60 litres/sec) and bathrooms and WC (min 15 litres/sec).

ABOVE GROUND DRAINAGE
Hand basin waste to be 32mm dia. W.C. 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 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 1:70 with 100mm peagravel bed and surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturer's instructions complete with cover and frame. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of peagravel surround on haunched back trench. Omit where concrete path cast over pipe runs.

RAINWATER GOODS
PVC gutters 115mm hr 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 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.

SKIRTING AND ARCHITRAVES
Timber 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.

DECORATION
All new surfaces, timber (except self finished surfaces eg doors) plaster etc to be painted to clients instructions.

ELECTRICAL INSTALLATION
All work to be caried 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 positions as directed.

WALL TILING
Provide and fix in new Bathroom to walls and window cill, Kitchen window cill and over work tops, ceramic all tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.

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

BOILER
New Boiler to be gas fired, wall mounted, balanced flue type of approximately 16Kw 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.

JOINERY & LINTEL SCHEDULE.

LOCATION	JOINERY REF:	LINTEL	LINTEL LENGTH
1.	SR68/RT3C/AM12CR6/RT3C	LI/B	2100
2.	3R11CC	"	1200
3.	FD1260SD	"	1800
3A		"	1800
4.	SPECIAL BAY CR3B-B	"	1800
5.	SPECIAL BAY CR3B-B	"	1800
6.	2R12CC	"	1650
7.	1R10C	"	1300
8.	1R10C	"	900
9.	FD1260SD	"	1200
10.	2R10CC	"	1650
11.	2R13CC	"	1950
12.	FD1260SD	"	1200
13.	2R13CC	"	1300
14.	2R13CC	"	1300
15.	3R13CC	"	1650

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 manufacturer's instructions and BS 5534 Pt 1 1978. Battens 38 x 25 at gauge centres on untearable Type 1F sarking felt with minimum 150mm laps.

STRAPPING
Provide and fix 30mm x 3mm patent, galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling.

INSULATION
Lay 150mm FIBREGLASS between joists and maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.

ROOF VENTILATION
6mm plywood with 12mm continuous gap as soffit board. Provide fine mesh flyproof screen to ventilation gap.

FASCIAS
To be wrot or 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. Nog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling.

LATERAL RESTRAINT
Provide patent 30mm x 3mm galvanised mild steel BATSTRAPS or similar at 1.8m centres at first floor level, ceiling joist and rafter levels where they run parallel to the walls. Solid strut below the straps and tight pack against the walls.

WALLS
Cavity work to be 265mm overall width comprising 100mm clay facing bricks, 65mm cavity filled with CROWN DRITHERM fibreglass insulation batts, 100mm lead bearing "Thermalite" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically evrry 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.

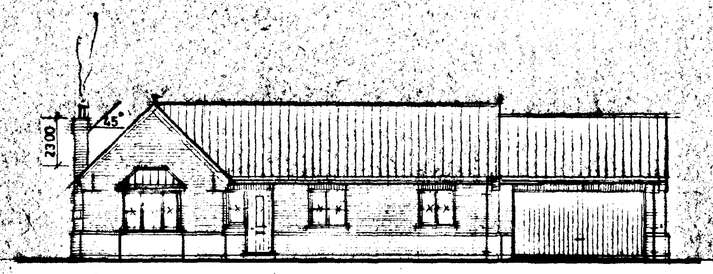
DETERMINED PLAN 23 DEC 1996
MID SUSSEX DISTRICT COUNCIL PLANNING

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TEL: HOLBEACH (01406) 490800

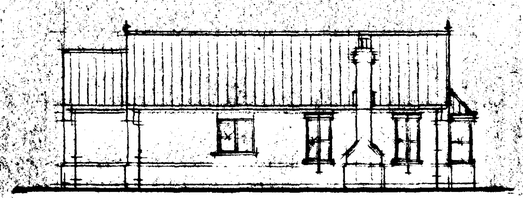
PROJECT:
3 BEDROOM BUNGALOW

CLIENT:
DGM PROPERTIES LTD

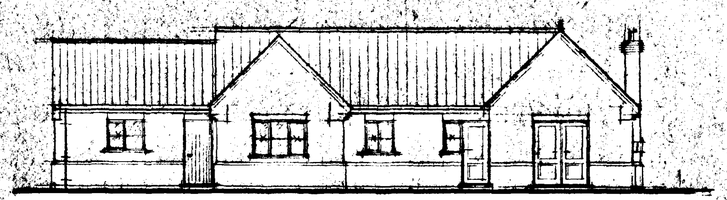
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DATE: DEC 1996
G.R.MERCHANT
DRAWING No.: DGM-P.01/1
REVISIONS:



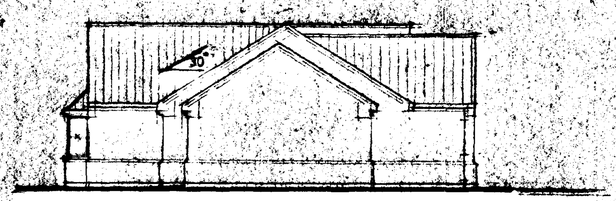
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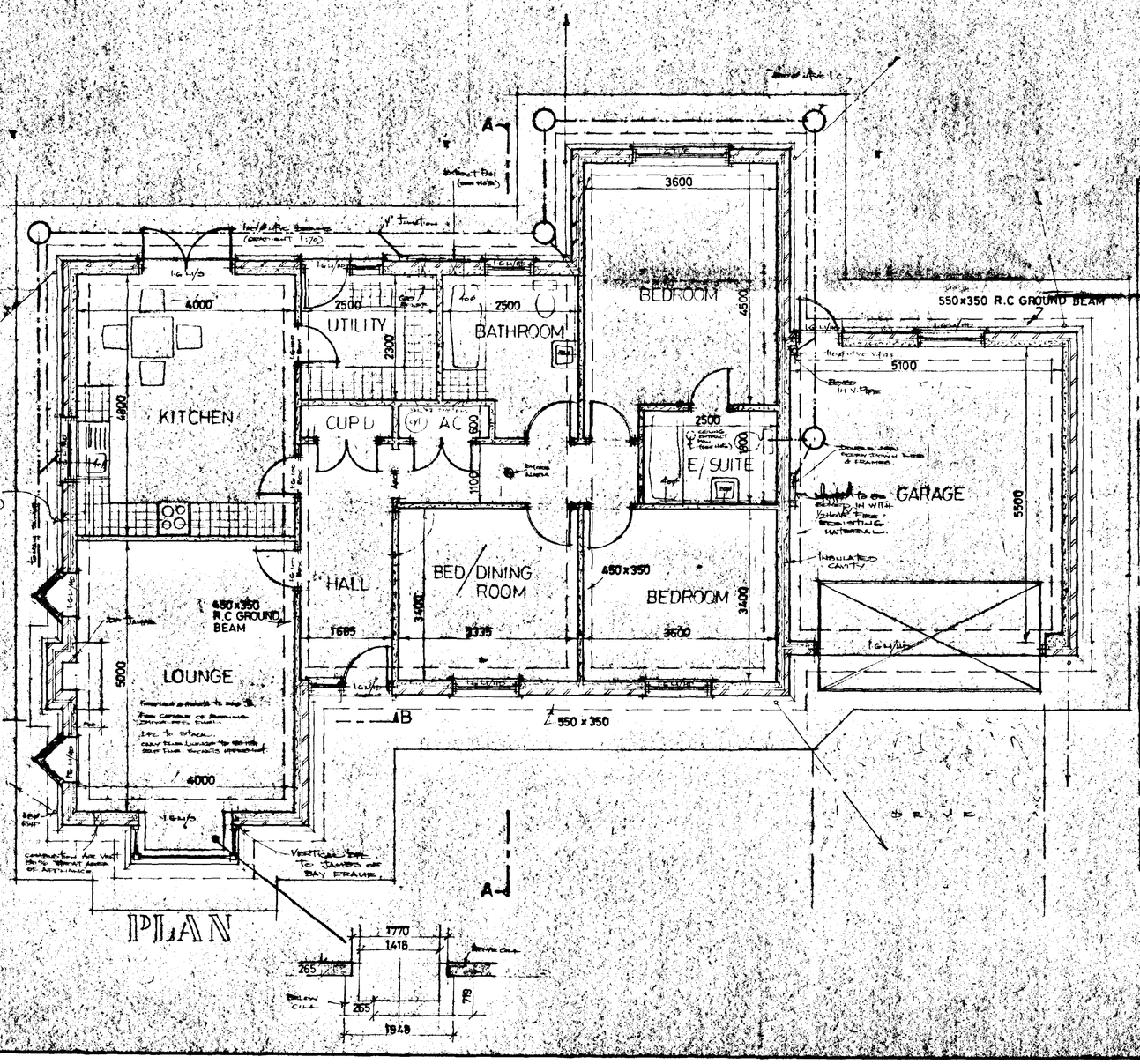
SIDE



REAR



SIDE



PLAN

PLOT 2

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The General Contractor is to check all dimensions on site and report 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 soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING 23 DEC 1996 Ref: 1173/96

G. R. MERCHANT
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TEL: HOLBEACH (0406) [redacted].490800

PROJECT:
3 BEDROOM BUNGALOW & GARAGE

CLIENT:
DGM PROPERTIES LTD

SCALES: *1/50 & 1/100*

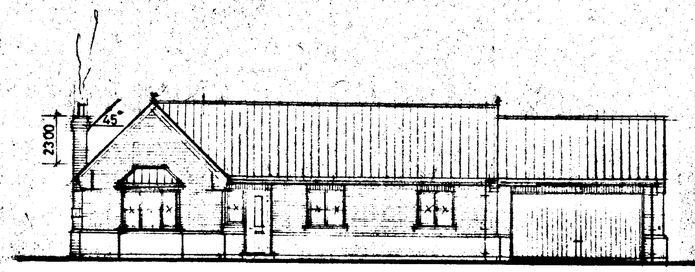
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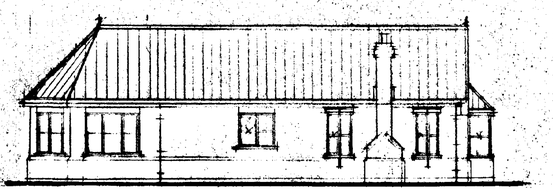
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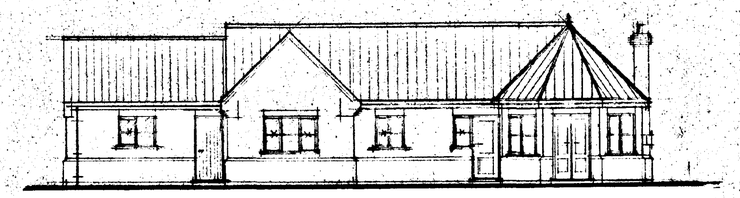
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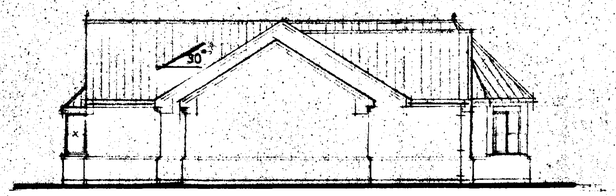
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SIDE



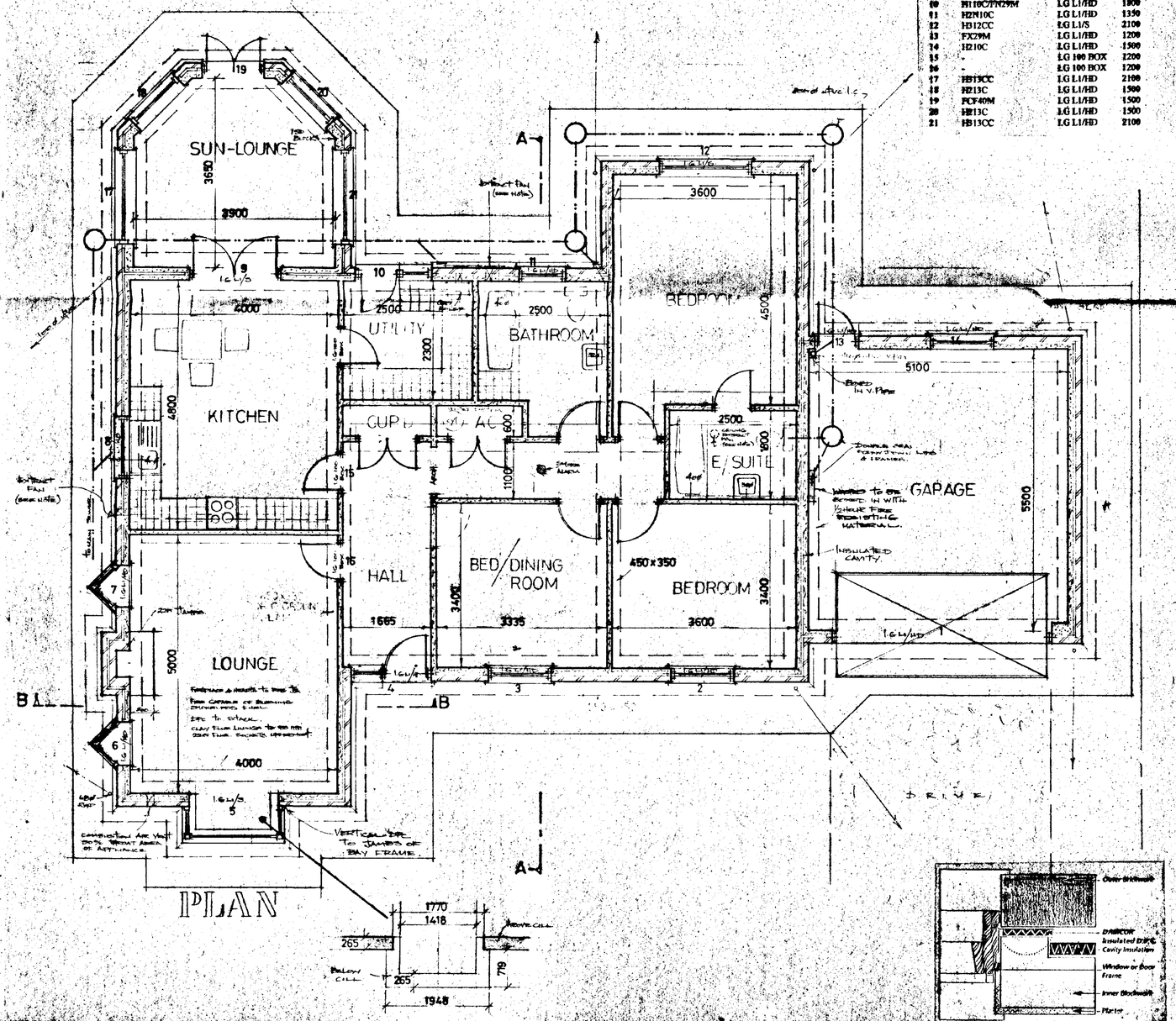
REAR



SIDE

DOOR, WINDOW & LINTEL SCHEDULE

POS	REF	LINTEL	LENGTH
1	UF1407/NS	LG L1/HD	4800
2	H212CC	LG L1/HD	1500
3	H212CC	LG L1/HD	3500
4	H112C/FN29M	LG L1/HD	1800
5	SQA1113C/D13CC/R113C	LG L1/S	2100
6	SPECIAL ORIEL BAY	LG L1/HD	1200
7	SPECIAL ORIEL BAY	LG L1/HD	1200
8	H210C	LG L1/HD	1500
9	-	LG L1/S	2100
10	H110C/FN29M	LG L1/HD	1800
11	H2N10C	LG L1/HD	1350
12	H212CC	LG L1/S	2100
13	FX29M	LG L1/HD	1200
14	H210C	LG L1/HD	1500
15	-	LG 100 BOX	1200
16	-	LG 100 BOX	1200
17	HB13CC	LG L1/HD	2100
18	H213C	LG L1/HD	1500
19	FCF40M	LG L1/HD	1500
20	H213C	LG L1/HD	1500
21	HB13CC	LG L1/HD	2100



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.

WALL TILING
Provide and fix in new Bathroom to walls and window cill, Kitchen window cill and over work tops, ceramic wall tiles with waterproof fix and grout. Tiles to be selected and area to be tiled to be determined later.

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.

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 Agrement. System to be vented and installed in accordance with BS:5615, 1985.
Hot water cylinder to be fitted with 50mm polystyrene insulation.

Provide thermostatic radiator valves to control output from heating system.

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

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 consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

LINTELS
To be I.G L1/HD in 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. Faces of all lintels to be covered with at least 15mm of lightweight plaster.

WINDOWS AND DOORS
Windows and doors to be as BOULTON & PAUL in treated softwood standard metric joinery, unless otherwise indicated. All windows and doors to be double glazed (12mm 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 BOULTON & PAUL or equal approved.

ABOVE GROUND DRAINAGE
Hand basin waste to be 32mm dia, wc 100mm 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 cleaning 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 rodddable 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, sauck opening both sides with rigid sheet material to prevent entry of fill or vermin.(Reg H1-A14. Diagram A1.)

RAINWATER GOODS
PVC gutters 115mm ir 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.

SKIRTING AND ARCHITRAVES
Timber mouldings, skirting and architraves to be standard section or as otherwise directed.

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 untearable Type 1F sarking felt with minimum 150mm laps.

LATERAL RESTRAINT STRAPPING
Provide and fix 30mm x 5mm parent 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, maintain minimum 50mm gap between top of insulation and earling felt where insulation runs up to roof slope. Ensure insulation is continuous with cavity wall insulation.

ROOF VENTILATION
6mm plywood with 12mm continuous gap at 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 wrot 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. Nog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling

GROUND FLOOR
65mm mortar screed reinforced with chicken wire on 500 gauge polythene separating layer on 50mm 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 oversite to 100mm deep to remove topsoil of vegetation.

WALLS
Cavity work to be 265mm overall width comprising 100mm clay facing bricks, 65mm cavity filled with CROWN DRITHERM fibreglass insulation batts, 100mm load bearing "Tarmac Topblock" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450/mm 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 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 etc to be in CODE 4 sheet lead properly cut, dressed and fixed.

SOUTH HOLLAND DC
HOUSING & PLANNING
- 4 SEP 1997
Ref. H/173/96

AMENDED PLAN
Ref. A2

PLOT 2

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

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PROJECT:
3 BEDROOM BUNGALOW & GARAGE

CLIENT:
DGM PROPERTIES LTD

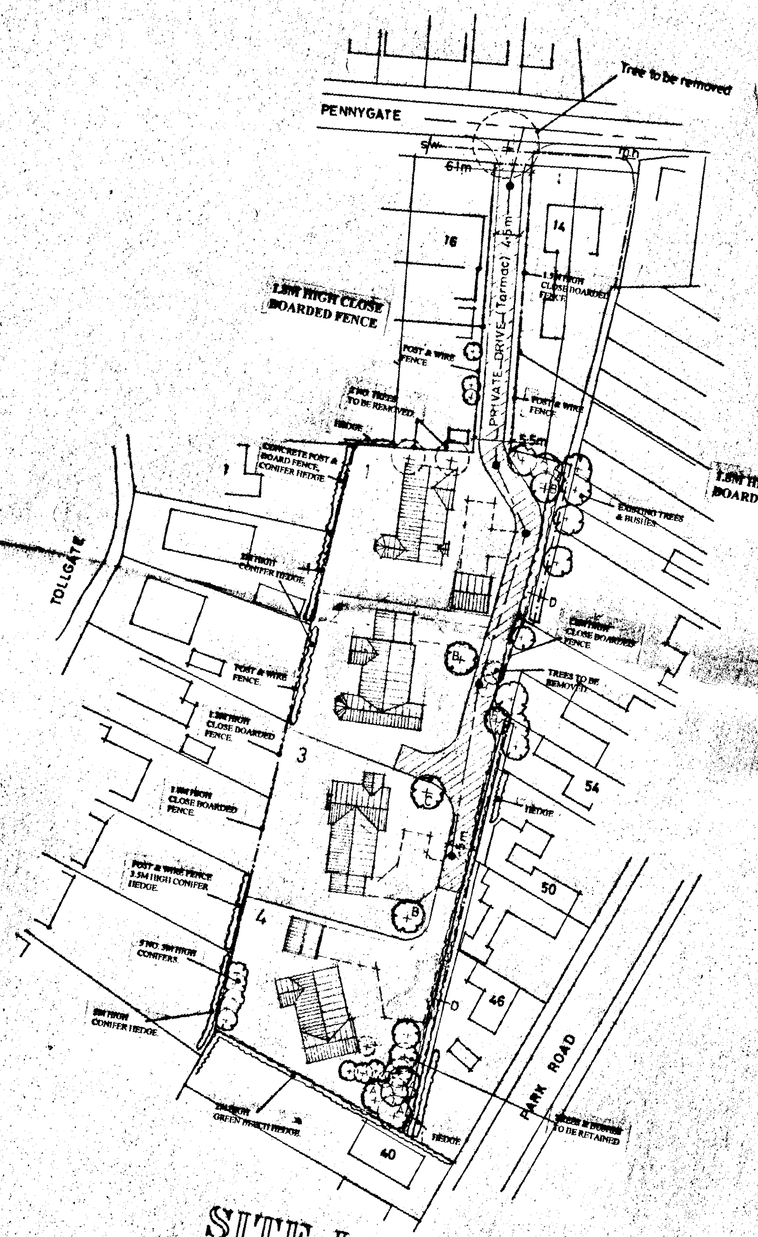
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DATE: *DEC 1996*

G.R. MERCHANT
DRAWING No.: *DGM-P.01/2 A*

REVISIONS:
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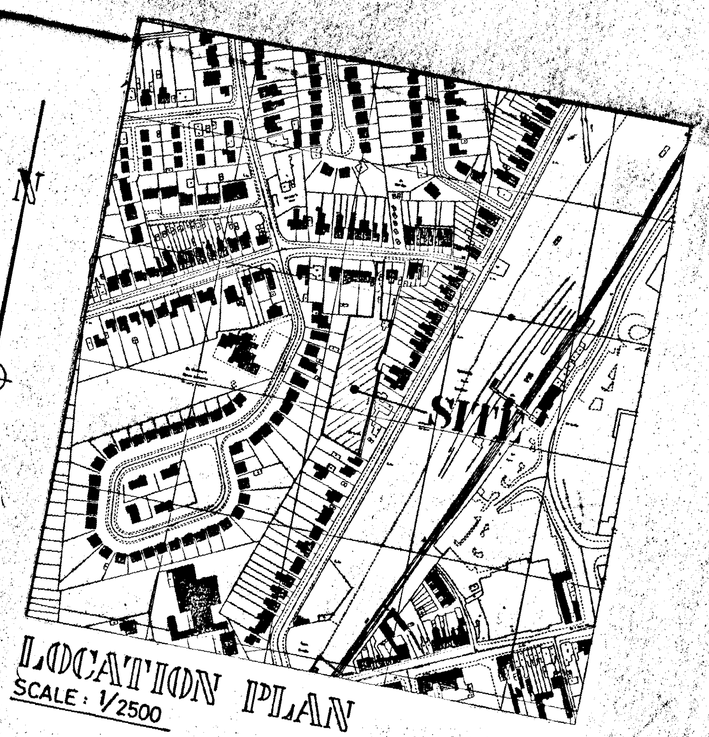
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PLOT 3	IBSTOCK - BRADGATE RED	SANDTOFT- DOUBLE PANTILES - GREY
	IBSTOCK - BRADGATE REGAL	SANDTOFT- DOUBLE PANTILES - RUSTIC
PLOT 4	IBSTOCK - BRADGATE RED	SANDTOFT- DOUBLE PANTILES - RED
		SANDTOFT- CALDERDALE SLATE - GREY



SITE LAYOUT
SCALE: 1/500

SITE AREA – 0·38 Ha



LOCATION PLAN
SCALE: 1/2500

LANDSCAPING & TREE PLANTING

A SILVER BIRCH (BETULA PENDULA) FEATHERED
B WHITE BEAM (SORBUS ARIA LUTESCENS) FEATHERED
C RED HAWTHORN (CRATEAGUS PAULS SCARLET) FEATHERED
D MIXED HEDGE
- (a) FIELD MAPLE (ACER CAMPESTRE)
- (b) HAWTHORN (CRATAEGUS MONOGYNA)
- (c) BEECH (FAGUS SYLVATICA)
- (d) BLACKTHORN (PRUNUS SPINOSA)
- (e) BUCKTHORN (RHAMNOS CATHARTICA)

BOUNDARIES DEFINED BY CONCRETE POST & WIRE FENCES.

SCALE FROM THIS DRAWING
right and may not be altered, traced, photographed other than that for which it is issued.
e to check all dimensions on site and report drawing including foundations are based upon ated to this area. No responsibility can be conditions which may be discovered during to the Architect so that design amendments cific site conditions before foundation work.

AMENDED PLAN
Ref. A2

SOUTH HOLLAND DC
HOUSING & PLANNING
-4 SEP 1997
Ref. H/73/96

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14.297 Planning Amendments

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
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PROJECT:
RESIDENTIAL DEVELOPMENT
OFF PENNYGATE
SPALDING

CLIENT:
DGM PROPE