DRAW DIKE

THE HOLLIES

BARN

BUNGALOW

CONIFERS

GREENHOUSE

CONIFERS

GREENHOUSE

GREENHOUSE

Field

Ash Tree View

1

5

Drive

Teldor

Redwood

Meadow

①

②

③

④

⑤

Drive

Drive

Drive

Drive

7.5M

16.0m

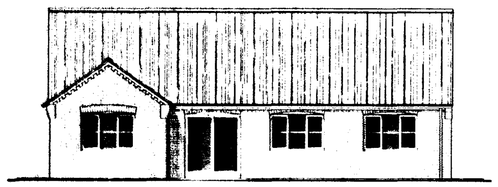
LINE OF BUILDINGS TO BE DEMOLISHED.

MANUFACTURERS SPECIFICATION AND TO THE REQUIREMENTS OF THE ENVIRONMENT AGENCY AND NORTH LEVEL I.D.B.
PLANTS TO DISCHARGE INTO DYKE AT REAR OF PROPERTIES

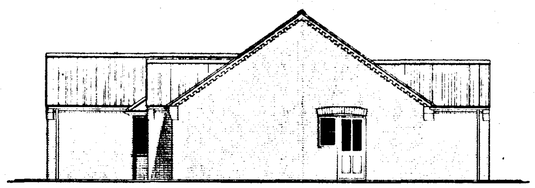
BLOCK PLAN 1:500



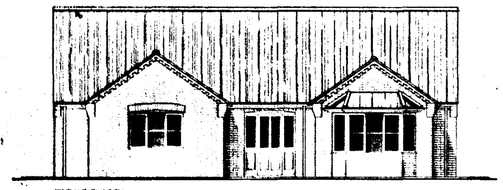
(c) Crown Copyright South Holland District Council LA 079413 2001 TF4018SW 1:500



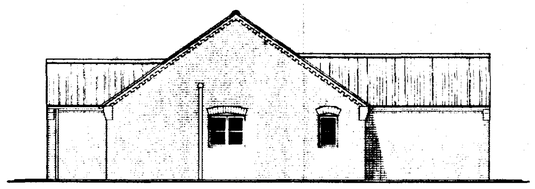
REAR ELEVATION



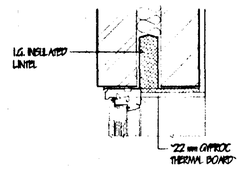
SIDE ELEVATION



FRONT ELEVATION

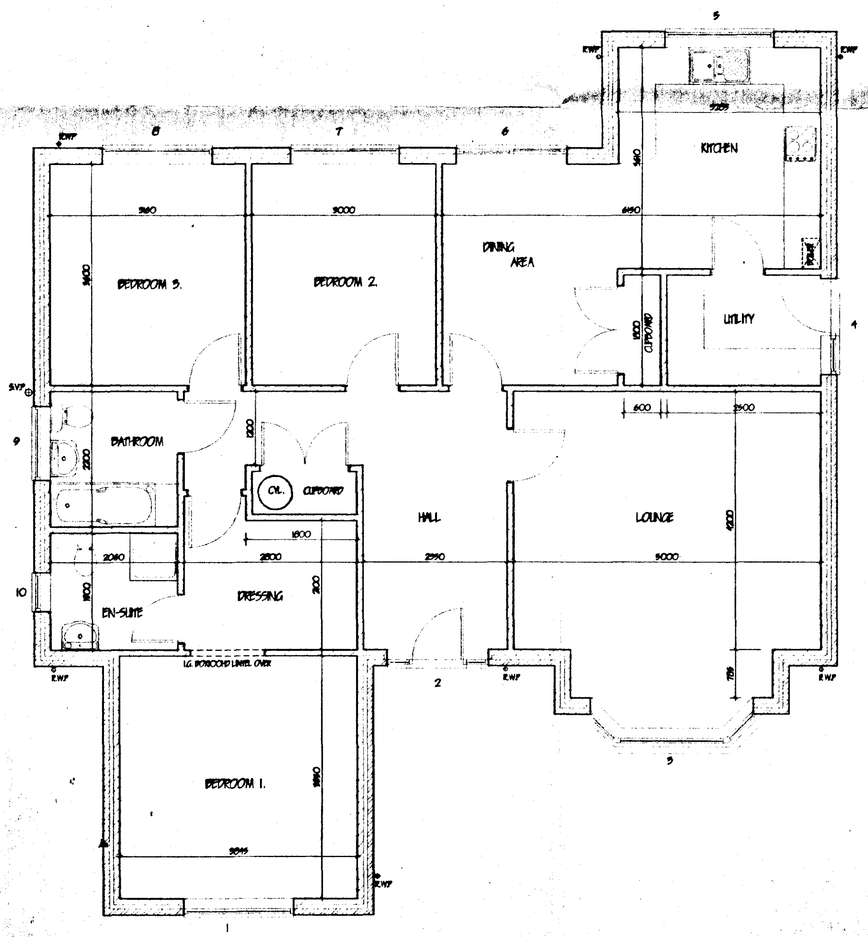


SIDE ELEVATION



HEAD

REVEAL DETAILS

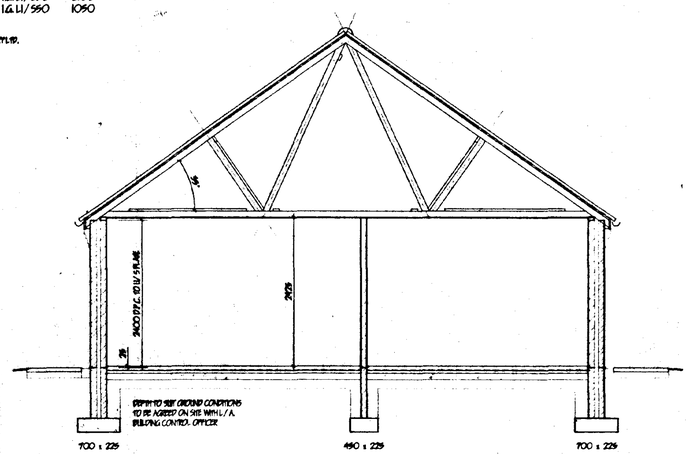


FLOOR PLAN.

LINTEL / JOINERY SCHEDULE

1	HD12CC	I.G.LI/HD90	2100
2	PED16SFP	I.G.LI/HD90	1990
3	SP3/HI3C/HD90CC/HI3C	I.G.LI/HD90	9000
4	HI0C/PN29M-MOD	I.G.LI/SS0	1990
5	HD10CC	I.G.LI/HD90	2100
6	PN10WSL	I.G.LI/HD90	2100
7	HD12CC	I.G.LI/HD90	2100
8	HD12CC	I.G.LI/HD90	2100
9	HD10CC	I.G.LI/SS0	2100
10	HI0C	I.G.LI/SS0	1050

JOINERY CODES :- RECEPT JOINERY LTD.
LINTEL CODES :- I.G. LINTELS



SECTION

GLAZING.
Double glaze prescribe throughout (minimum 6mm air gap to all units). All glazing between F.F.L. and 800mm high and between F.F.L. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.

VENTILATION.
All windows to have openable lights 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. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall / Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility room to extract min. 30 litres per second Bathroom 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 with fan assisted balanced flue. Fit durable wire guard to externally to boiler flue. Provide timer switch and suitable zone thermostats to dwelling. 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 tanks and pipework to be insulated to B.R.I.I. part 5.

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 seperate fused circuit at distribution board.

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 and socket outlets to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on underfelt 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. headlap of 75mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure catagory as detailed in CP3 chapter V part 2 1972. Formaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. 98155 CALCS TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 99 deg. 38 x 100 ridge node binder 38 x 100 coffins binders. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps across an anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid brickwork 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 SC5 grade. stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webs in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over the ceiling joists. As roof intersections provide 25 x 100 lay boards and dwarfing trusses at 600 c/c : Install code 4 lead valley liner.

BAY ROOF CONSTRUCTION.
Plain concrete tiles on 25 x 38 s/ w battens of roofing felt to B.S. 747 (type 1F) on 47 x 100 rafters and ceiling joists at max. 400mm c/ c. 90 x 90 head plate halved into 90 x 90 corner posts. 12.5mm Gyproc plasterboard ceilings 200mm glassfibre insulation quilt.

CEILINGS.
200mm glassfibre insulation total thickness. 100mm between joists & 100mm over Joists. 12.7mm Gyproc plasterboard 5mm skim Finish Provide min. 38 x 38 nogging to all plasterboard edges. All joints to be taped and filled.: Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Firelne board fixed to face. 100mm Jablite to top surface. Provide skin bolt fastening & draught seal all round

LEVEL ENTRY THRESHOLD
Provide "Boulton & Paul" Mobility door frame & threshold (PN29M-MOD) Principal entrance to building. All External doors to be 838mm wide.

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accommodation to be 838mm wide.

FOOTPATHS / DRIVES.
Provide min. 900mm wide footpath positioned all D.P.C. level and min 150mm away from face of wall to perimeter of buildings. At entrance positions ramp up to top of sub cill min 1:20 All footpaths to have slight fall away from buildings. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel. At least 5.0m of drive adjacent to buildings 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers. All to be sloped up to footpath level at min. 1:20

LINTELS.
All lintels to be manufactured by Marley I.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: Internal lintels to be I.G. 100 Dpc type. Provide Perp-end weep holes and stepends to cavity tray

FOUL DRAINAGE
Inspection chamber construction to be "Osmat" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 110mm dia. UPVC. to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drivers surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm app around pipe, opening washed both sides of wall with ridged sheet material: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head terminations 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. 5911: 1979 complete with rodding eyes at every change of direction. Bath, basins and sink to have 75 deep seal traps Shower to be served on 150mm plinth with access plate to anti-syphon trap and 50mm waste.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes 110mm dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to adopt from dwellings.

LIMITATIONS.
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 Regulation approval
The drawing must not be used as a contract document alone
All dimensions shall be taken from wher from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes. All given dimensions shall be checked by the Builder / Contractor and will be his responsibility from commencement of site work
The works will not be supervised or inspected on site by G.R. Merchant. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

COPYRIGHT RESERVED.
Copies of this drawing must be made only with the written permission of G. R. Merchant.

SPECIFICATION.
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 instruction and relevant Code of Practice
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & 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.

SCOPE OF THE WORKS.
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.

PLOT 1 [As Drawn]
PLOT 2 [Handed]

ref	revision	date

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E-Mail: G. R. Merchant @ Merchant. Fsb. Co. UK

Project
3 BEDROOM BUNGALOW
DRAWDIKE
SUTTON ST JAMES
SPALDING, LINC'S.

Client
V. CAMPLING

Drawing
FLOOR PLAN / ELEVATIONS

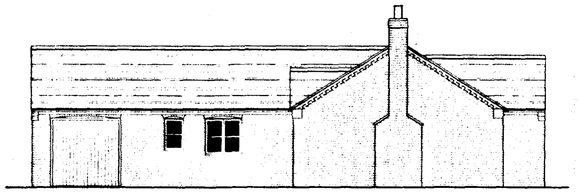
Job Ref	Drawing No
222/01	01/05
Date	Drawn
MARCH 2001	J.C.

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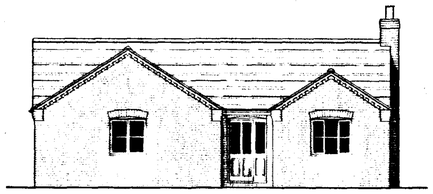
DO NOT SCALE FROM THIS DRAWING
This drawing is copyright and may not be altered, reused, photographed or used for any other purpose other than that for which it is issued.
The General Contractor is to check all dimensions on site and report any discrepancies to the Architect.
All details shown on this drawing including foundations are based upon trial pit conditions noted in the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect as that design amendments may be necessitated. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

DETERMINED PLAN

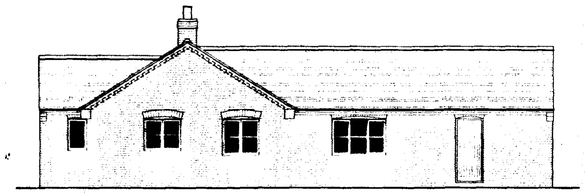
SOUTH HOLLAND DC
HOUSING & PLANNING
-6 APR 2001
Ref: H482/01



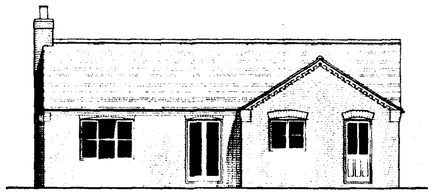
SIDE ELEVATION



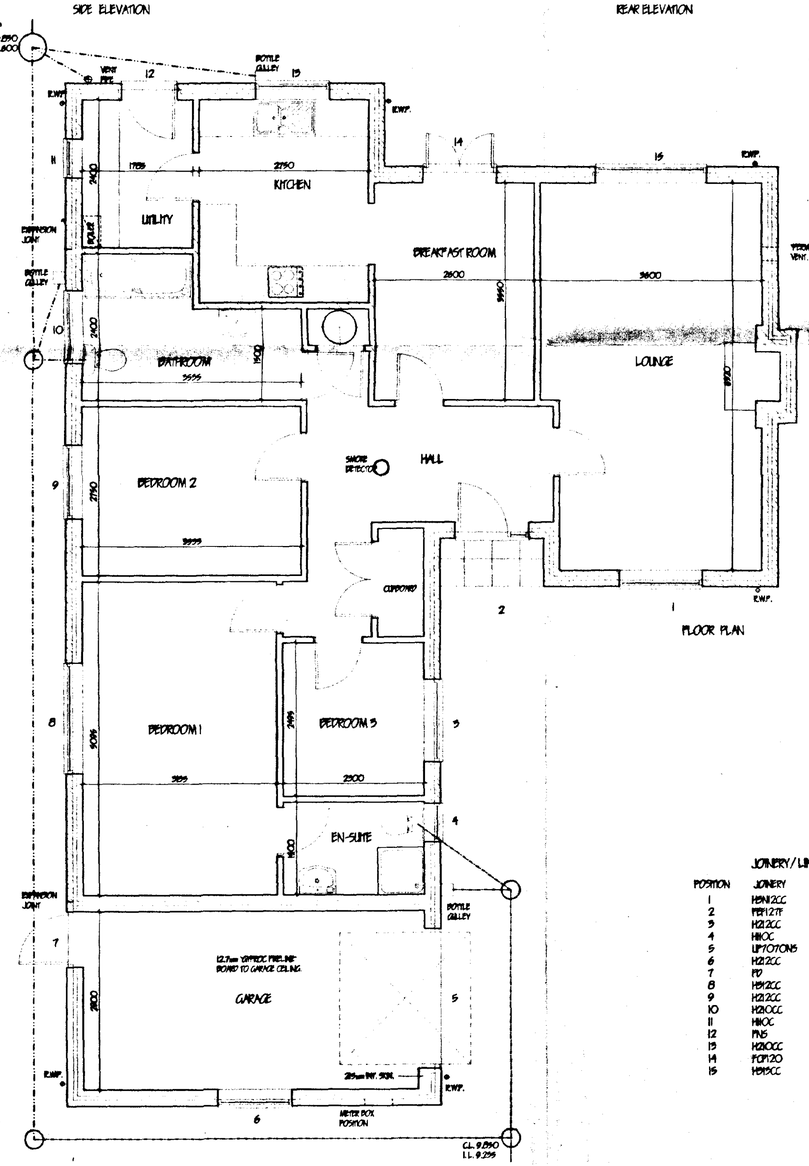
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



FLOOR PLAN

GLAZING.
Double glazed propertly throughout (minimum 6mm air gap to all units) excluding garage. All glazing between f.f.l. and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

VENTILATION.
All windows to have opening lights 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. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall / Window mounted mechanical extractor fan. Kitchen 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 Gas fired condensing boiler with fan assisted balanced flue. Provide durable wire guard to flue externally. Provide timer switch and suitable thermostat to dwelling or fit thermostatic valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to B.R. LI. part 9.

SMOKE DETECTORS.
Provide mains operated interlinked smoke alarms to B.S. 5446: pt.1. in positions shown on plan.

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations
All electrical switches, socket outlets, T.V. points and Telecom points to be positioned at appropriate heights between 450mm & 1200mm from f.f.l.
Provide hot & cold water supply to all wash basins.

LEVEL ENTRY THRESHOLD
Provide 'Dulton & Paul' Mobility door frame & threshold (MN29M-MOD). Principal entrance to building. All External doors to be 838mm wide.

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accomodation to be 838mm wide.

FOOTPATHS / DRIVES.
Provide min. 900mm wide footpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building, At entrance positions ramp up to top of sub cill min 1:20 . All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel.
At least 5.0m of drive adjacent to building x 3.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers.
All to be stepped up to footpath level at min. 1:20

JOINERY / LINTEL SCHEDULE

POSITION	JOINERY	LINTEL	LENGTH
1	HSH12CC	1GLI/S	1650
2	FDR12TT	1GLI/S	1500
3	H212CC	1GLI/S	1500
4	HHOC	1GLI/S	900
5	UP1070N5	1GLI/HD	2700
6	H212CC	1GLI/S	1500
7	FD	1GLI/S	1200
8	H9I2CC	1GLI/S	2100
9	H212CC	1GLI/S	1500
10	H210CC	1GLI/S	1500
11	HHOC	1GLI/HD	900
12	FN6	1GLI/S	1200
13	H210CC	1GLI/S	1500
14	FD1120	1GLI/S	1500
15	H9I5CC	1GLI/S	2100

LINTELS.
All lintels to be manufactured by Marsers, U.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray, D.P.C. to CP. 121. Internal lintels to be I.G. 100 Plus type. Lintels in openings to be underlined with 12.7 Fireline board or receive 12mm render and skim. Provide Pargrand weep holes and stopends to cavity tray.

FOUL DRAINAGE
Inspection chamber construction to be "Osma" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 bed and surround with 10.0mm pea gravel. Where pipes pass under floors encase in 150mm thick gravel. Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm gap around pipe, openings sealed both sides of wall with rubard sheet material. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm dia. PVC to B.S. 5955: 1979 complete with rodding eyes at every change of direction: Bath, basins and sink to have 75 deep seal traps: Shower to be rained on 150mm plinth with access plate to anti-syphon trap and 90mm waste.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 9.0m to edge from dwelling.

WALLING.
265 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: bold inter cavity Rockwool cavity wall bastic insulation batts/slab in accord. with makers instructions and approvals cert' No.89/1087, 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with "Thermabate" preformed closer and provide bitumen felt DPC to C.P. 121: External walls to have min. "U" value of 0.45 W/ m2 deg. C.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks: All to receive 10mm S/C render and 5mm skim (except garage).

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be last socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot: Weak mix. conc. infill around flue as work proceeds: Trim roof around flue, no timber within 40mm of flue: At roof / flue intersection provide code 4 lead flashing and 2 course engineering bricks.

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 C 1-29) . Appliance to be in accordance with building regulations. Provide lowered permanent vent in ext. wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. 473 part 2:1971, on 25 x 38 softwood treated battens on underfelt 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. headlap of 75mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2:1972. Turnsplate specialist make prefabricated roof trusses to comply with B.S. 5268 part 3:1985. TRUSS CALCS TO BE SUBMITTED TO L / A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/ c to a pitch of 92.5 deg. 38 x 100 ridge plate binder 38 x 100 cottrel binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/ c. Note: provide solid bridging 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 vent and fly proof screen: All structural timber to be min.SC3 grade. Where span of trussed rafter exceeds 9.0m 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 454lb ceiling joists. At roof intersections provide 25 x 100 lay boards and dwarf timber trusses at 600 c/ c : Install code 4 lead valley liner.

CEILINGS.
200mm glass fibre insulation total thickness. 100mm between joists & 100mm over Joists. 12.7mm Gyproc plasterboard 3mm skim finish: Provide min. 50 x 38 nogging to all plasterboard edges. All joints to be taped and filled. Garage ceiling to be 12.7mm Gyproc Fireline board and Artex: Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face 100mm Jabbite to top surface. Draught seal all round

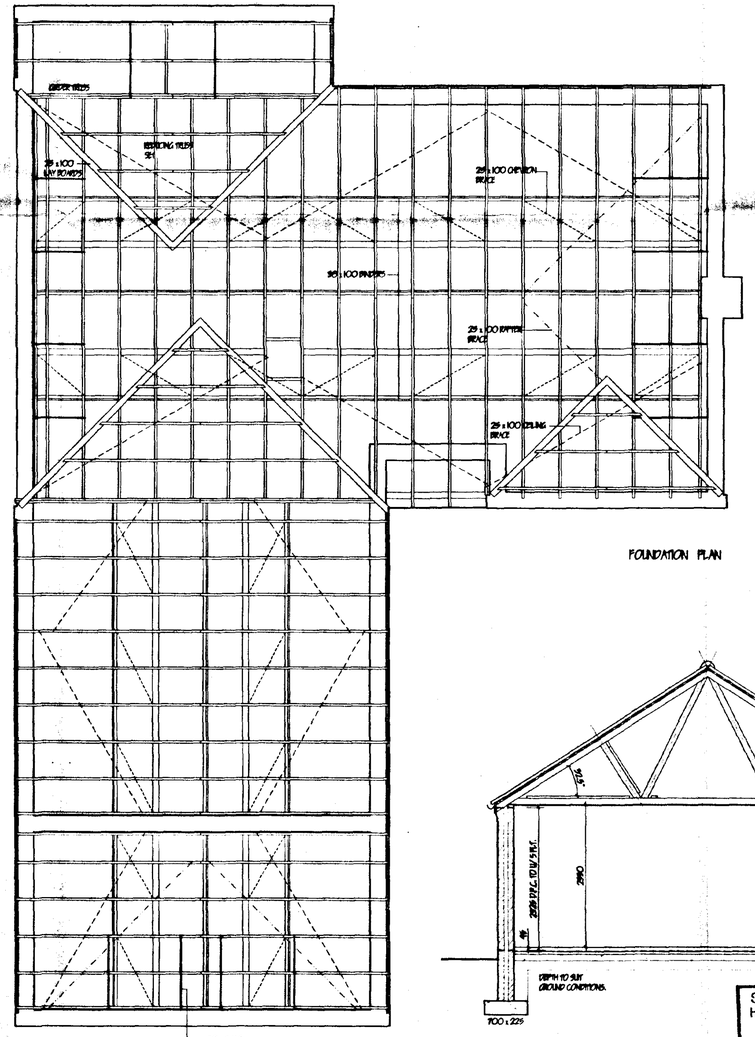
LIMITATIONS.
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All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All open dimensions shall be checked by the Builder / Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by G.R. Merchant, or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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STANDARDS.
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 instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & 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.

SCOPE OF THE WORKS.
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.



FOUNDATION PLAN

SECTION

SOUTH HOLLAND DC
HOUSING & PLANNING
- 6 APR 2001
Ref: 04321/01

PLOT 2

ref	revision	date

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Spalding, Lincs. PE12 7EE
Tel: 01406 426800
Fax: 01406 426744
E-Mail: G. R. Merchant @ Merchant. Fsbusiness. UK

Project
3 BEDROOM BUNGALOW & GARAGE
DRAWDIKE
SUTTON ST JAMES
SPALDING, LINCS.

Client
N. CAMPLING

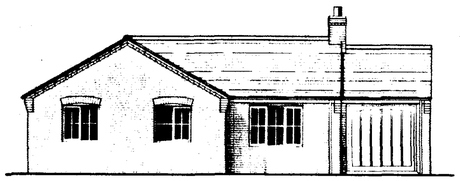
Drawing
FLOOR PLANS / ELEVATIONS / SECTION

Job Ref	Drawing No
222-01	02
Date	Drawn
MARCH 2001	J.C.

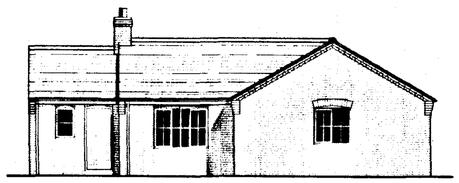
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1:50 1:100

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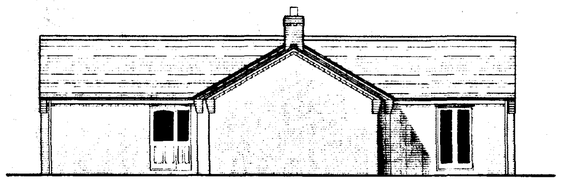
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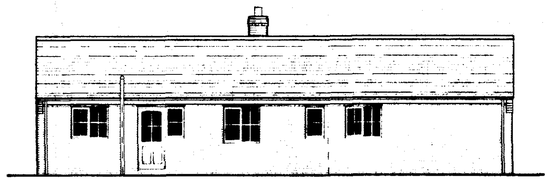
FRONT ELEVATION



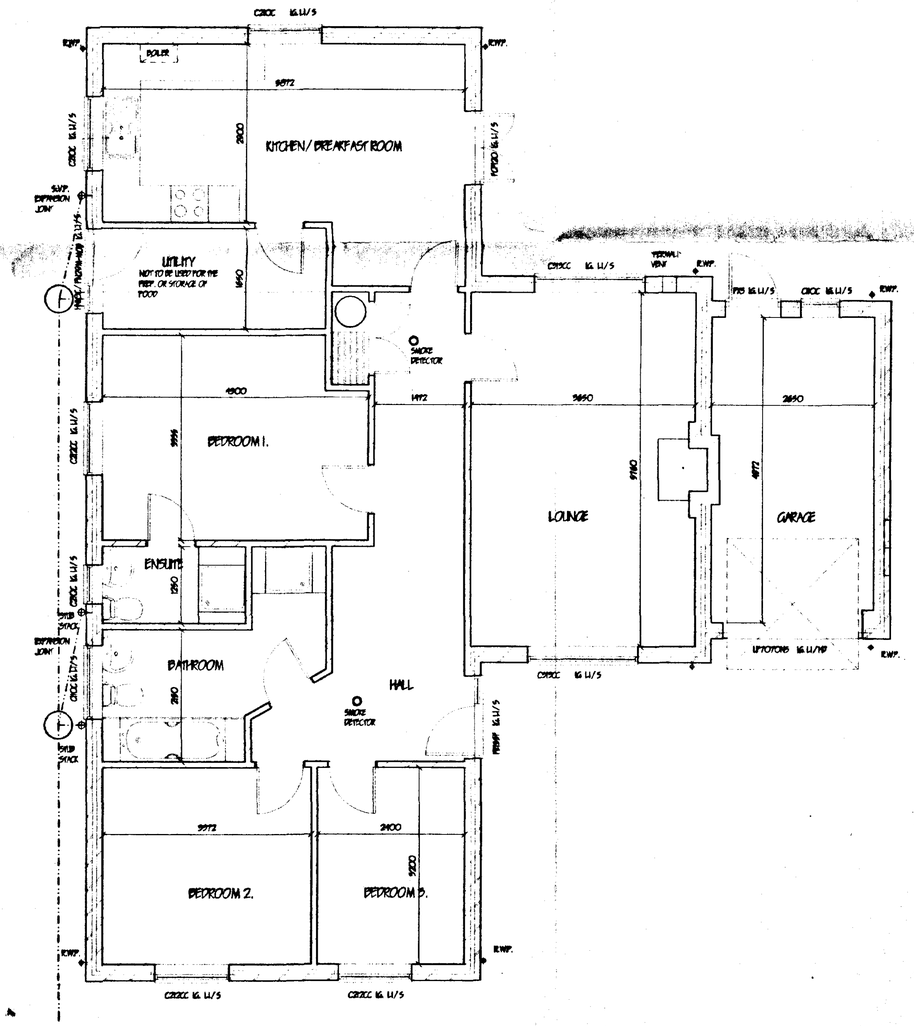
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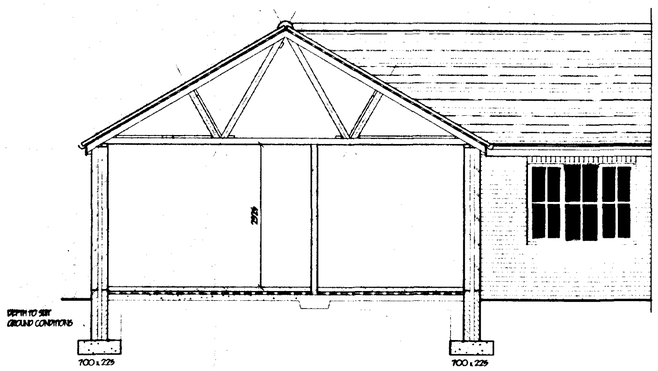


SIDE ELEVATION



SIDE ELEVATION





SECTION

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 69 dia. rainwater pipes (82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

GLAZING.
Double glazed preparty throughout (entrance from air cap to all units) excluding carage. All glazing between F.F.L. and 800mm high and between F.F.L. and 1900mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.

VENTILATION.
All windows to have opening lights 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. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall/ Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility room 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.

HOT WATER AND SPACE HEATING.
Install wall mounted gas fire with fan assisted flue. Fit durable wire guard to flue externally. Provide suitable thermostat to dwelling or fit thermostatic valves to all radiators. Hot water storage system to be vented and all hot water storage tanks and pipes to be insulated to B.R. 11. part 3

SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446: pt.1 in positions shown on plan.

CEILINGS.
200mm glasroffine insulation total thickness. 100mm between rafters & 100mm over Joists. 12.7mm Gyproc "duplex" plasterboard 9mm skim finish Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Carrier ceiling to be 12.7mm Gyproc Fireline board and Artex. Provide access trap to roof space: opening to be lined with 25 x 25 planted stops. Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. Draught seal all round

WALLING.
265 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity; build into cavity Rockwool cavity wall batts insulation batt(ing in accord. with makers instructions and agreement cert' No.89 / 1087. 100mm Tarmac Hemelite solid insulation blocks or similar. Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 900 vertical centres at all unbonded closures of cavity. Close cavities with "Thermabate" preformed closer and provide bitumen felt DPC to C.P. 121. External walls to have min. "U" value of 0.45 W/ m2 deg. C.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks and to receive 10mm S/ C render and 9mm skim (except upstairs). Stud walls to consist of 38 x 89mm c.l.s studs at 400mm c/ c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glasroffine infill between studs.

LEVEL ENTRY THRESHOLD.
Provide "Dalton & Paul" Mobility door Frame & threshold (FN29M-MOP) to at least one entrance to building.

FOOTPATHS/ DRIVES.
Provide min. 900mm wide footpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. No entrance positions ramp up to top of sub cill min 1:20 . All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel. At least 5.0m of drive adjacent to building is 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavors. All to be sloped up to footpath level at min. 1:20

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 corbelled out brickwork and clay pot: Weak mix. conc. infill around flue as work proceeds: Trim roof around flue, no timber within 40mm of flue: At roof/ flue intersection provide code 4 lead flashing and 2 course engineering bricks.

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 C 1-25). Appliance to be in accordance with building regulations Provide louvered permanent vent in ext. wall to give min. 50 % of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

LINTELS.
All lintels to be manufactured by Messrs. I.G. and to be installed in accordance with makers' instructions, and to have min. end bearins of 150mm and at external positions to have cavity tray D.P.C. to C.P. 121: internal lintels to be I.G. 100 Bon tupe. Lintels in openage to be underlined with 12.7 fireline board or receive 12mm render and skim

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STANDARDS.
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HEALTH & SAFETY.
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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.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawings 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.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. 473 part 2 1971, on 25 x 38 softwood treated battens on underfelt 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. headlap of 75mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure catagory as detailed in CP3 chapter V part 2 1972. Ferreplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985, TRUSS CALC 5 10 BE SUBMITTED TO L / A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be fink type at 600c/ c to a pitch of 30 deg, 38 x 100 ridge and to eaves 2No 38 x 100 centre binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps across as anchor and lateral restraint straps at max. 1.5m c/ c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement. 27 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.SC3 grade. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 454lb centres joists. At roof intersections provide 25 x 100 hog boards and dwangs to trusses at 600 c/ c : Install code 4 lead valley liner. Close cavity at plate level

FOUL DRAINAGE
Inspection chamber construction to be "Osmal" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 100mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 bed and surround with 100mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm asp around pipe, opening sealed both sides of wall with rubber sheet material. Soil and vent pipes to be 100mm int. dia. PVC to B.S. 4514: 1969 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm dia. PVC to B.S. 5255: 1979 complete with rodding eyes at every change of direction. Bath, basins and sink to have 75 deep seal traps. Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 50mm waste.

PLOT 3 [As Drawn]
PLOT 4 [Handed]

DETERMINED - PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
- 6 APR 2001
Ref: H/0321/01

ref.	revision	date

G. R. MERCHANT B.Sc M.I.Struct.E M.I.H.E
I.ENG AMICE FIWO

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E-Mail: G. R. Merchant @ Merchant. FS. Co. UK

Project
3 BEDROOM BUNGALOW & GARAGE
DRAYDICE
SUTTON ST JAMES
SPALDING LINCS

Client
V. CAMPLING

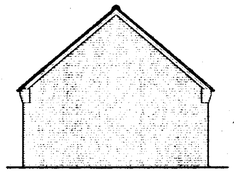
Drawing
ELEVATIONS & PLAN

Job Ref.	Drawing No.
222/01	03/04
Date: MARCH 2001	Drawn: JC

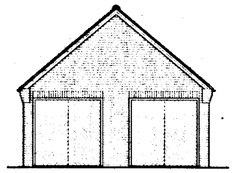
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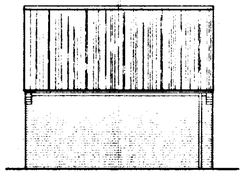
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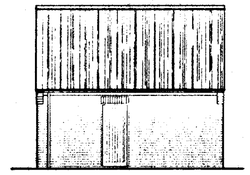
REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to match existing to BS. 473 part 2 1971, on 25 x 38 softwood treated battens on underfelt 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. headlap of 75mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Timberplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. TRUSS CALC'S TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 30 deg. CHECK ON SITE. 38 x 100 ridge rode binder. 38 x 100 cetina binder. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bridging 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 SC5 grade.

WALLING.
Face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks. 100mm Tarmac Thermitic Insulation Block for 10mm 215mm wall

SUB STRUCTURE WALLING.
2 x 100mm dense concrete blocks to B.S. 6073 pt.1 1981. DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Brickwork below d.p.c. to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm 5:1:4 mix concrete oversite on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm : 150 blinded and consolidated hardcore

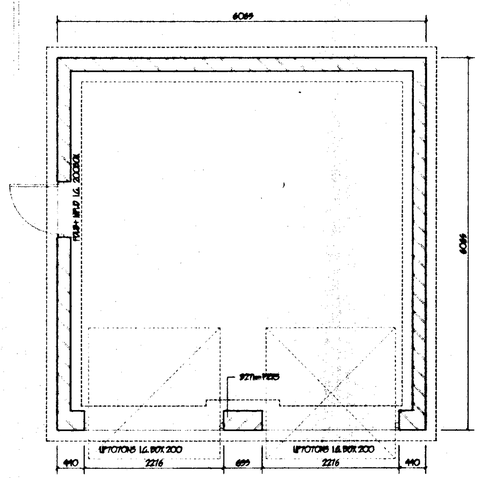
FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 215 walls provide 225 x 600 all 5:1:4 mix to B.S. 5328 1990
All foundations taken down to bear on load bearing strata a min. depth of 600 to top of foundations should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level.

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 65 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

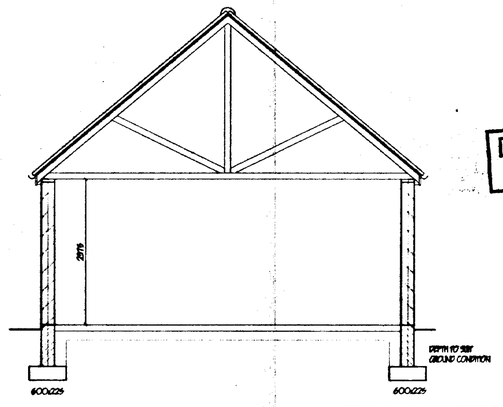
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PLOTS 1 & 5



FLOOR PLAN



SECTION

SOUTH HOLLAND DC
HOUSING & PLANNING
-6 APR 2001
Ref: 0432101

ref	revision	date

G. R. MERCHANT
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Project
DOUBLE GARAGE

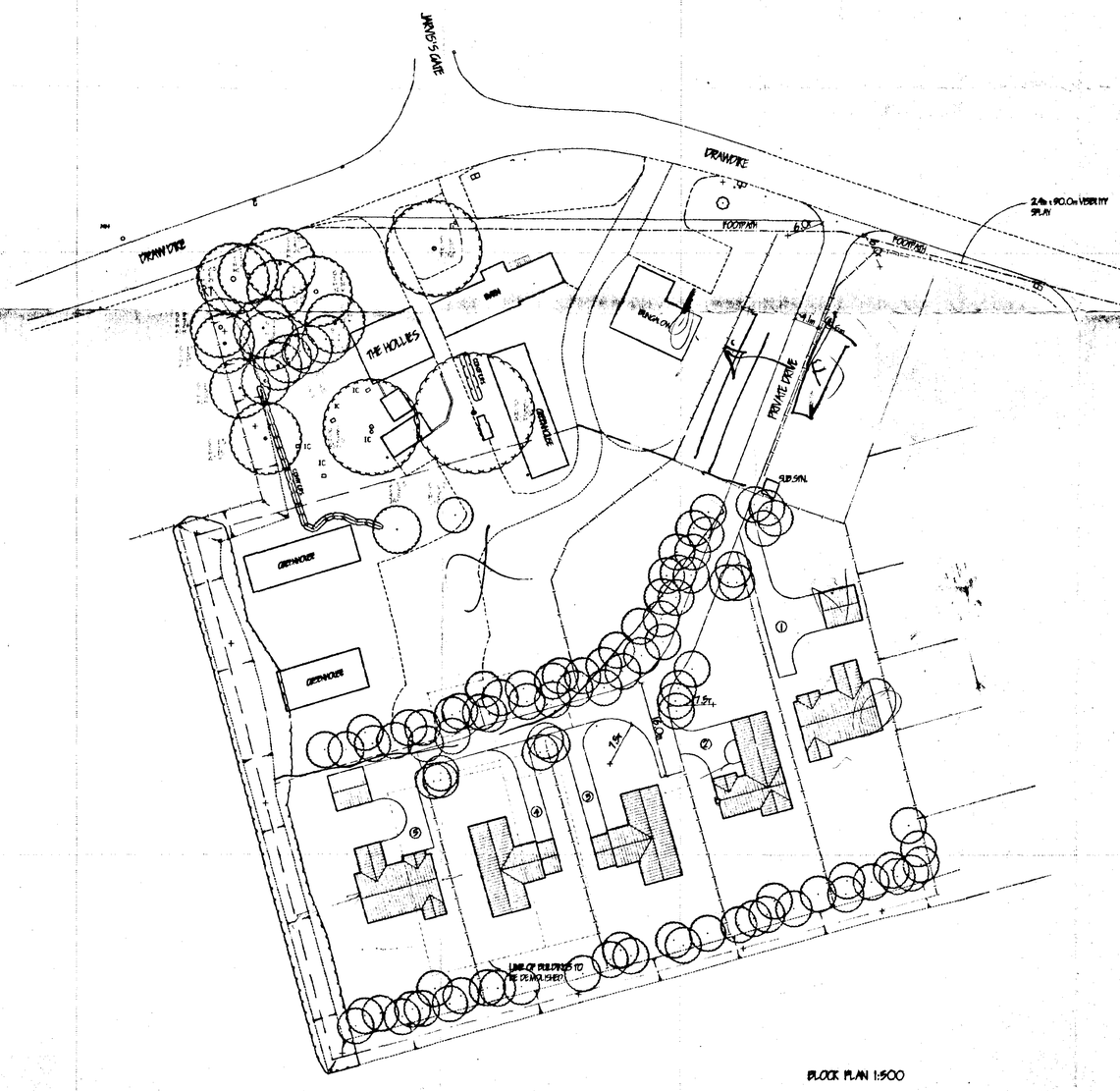
DETERMINED
- PLAN

V. CAMPLING

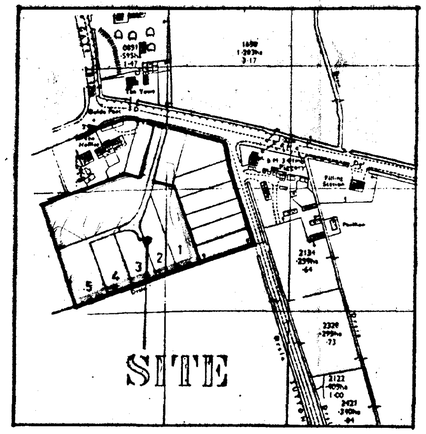
Drawing
ELEVATIONS & PLAN

Job Ref	Drawing No
222/01	06
Date	Drawn
MARCH 2001	J.C.
Scales	
1:50 1:100	

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BLOCK PLAN 1:500



LOCATION PLAN 1:2500

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LEVELS RELATED TO MANHOLE COVER IN FOOTPATH. ASSUMED VALUE 10.00 METRES

NORTH

SUPER.

BRICK & TILE SCHEDULE	
PLOTS 1,3 & 4	
BRICKS:	Hoskins Brick – Autumn Red
TILES:	Sandtoft Double Pantile – Terracotta
PLOTS 2 & 5	
BRICKS:	Hoskins Brick – Haywood Red
TILES:	Sandtoft Double Pantile - Rustic

MBW PACKAGED TREATMENTS PLANTS INSTALLED TO MANUFACTURERS SPECIFICATION AND TO THE REQUIREMENTS OF ENVIRONMENT AGENCY AND NORTH LEVEL I.D.B. PLANTS TO DISCHARGE INTO DYKE AT REAR OF PROPERTIES.

TREE PLANTING SCHEME
all new trees are to be a variety of the following :-
SILVER BIRCH (BETULA PENDULA) FEATHERED
HAWTHORN (CRATAEGUS LAEVIGATA) FEATHERED
WHITE BEAM (SORBUS ARIA) FEATHERED
FIELD MAPLE (ACER CAMPESTRE) FEATHERED
BEECH (FAGUS SYLVATICA) 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

SOUTH HOLLAND DC
HOUSING & PLANNING
- 6 APR 2001
Ref: 043161

ref	revision	date

G. R. MERCHANT
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12A Park Road, Holbeach,
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E-Mail: G. R. Merchant @ Merchant. FS. Co. UK

Project
RESIDENTIAL DEVELOPMENT
DRAWDYKE,
SUTTON ST. JAMES,
SPALDING, LINCS.

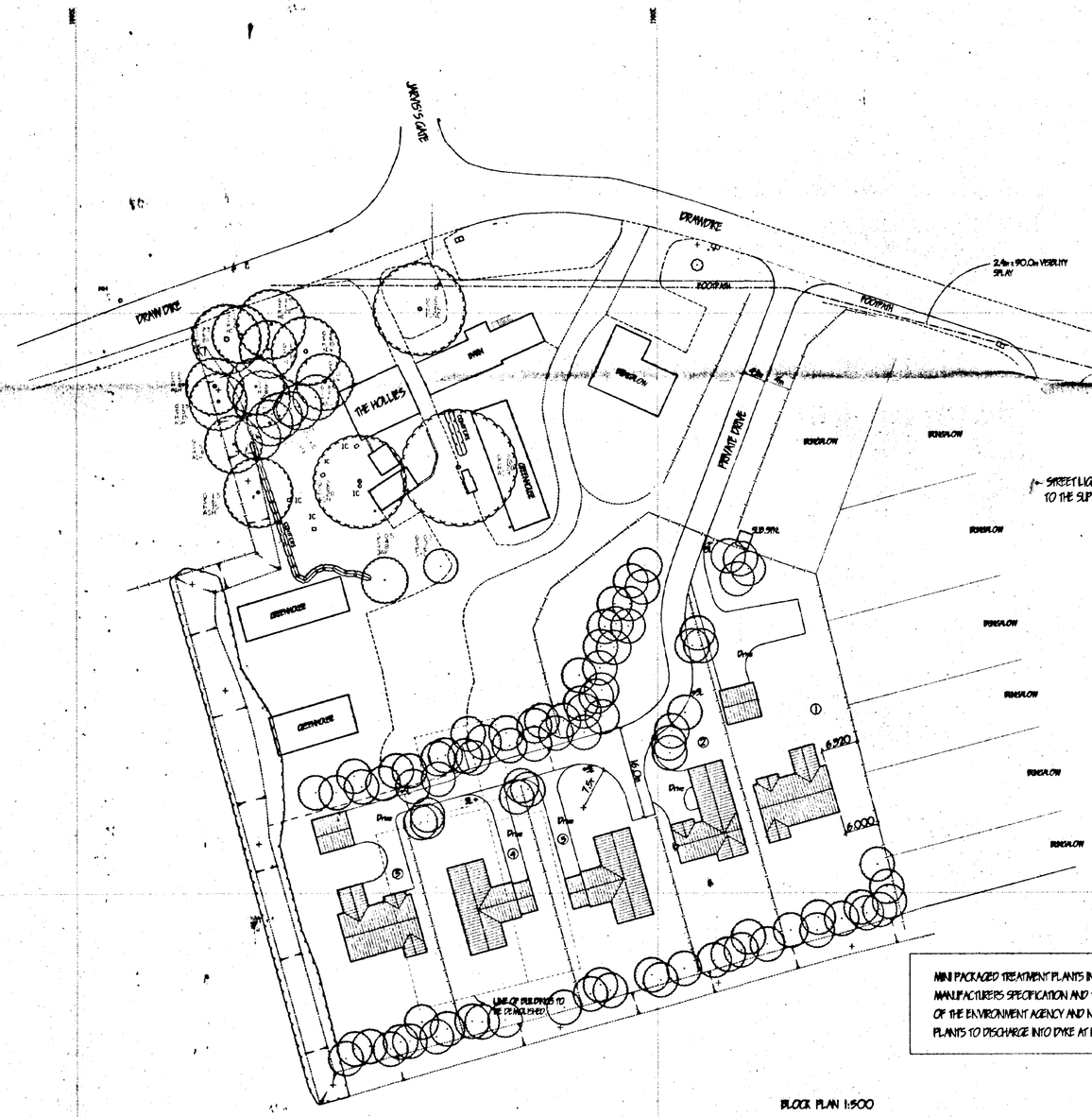
Client
MR V. CAMPLING

Drawing
SITE PLAN / LOCATION PLAN

Job Ref.	Drawing No.
008-00	01
Date: MARCH '01	Drawn: GRM

Scales
1:500

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BLOCK PLAN 1:500

LOCATION PLAN 1:2500

← STREET LIGHT COLUMN 1 No. per PROPERTY CONNECTED TO THE SUPPLY OF EACH PROPERTY

BRICK & TILE SCHEDULE
PLOTS 1,3 & 4

BRICKS Hoskins Brick-Autumn Red
TILES Sandtoft Double Pantile-Terracotta

PLOTS 2 & 5

BRICKS Hoskins Brick-Hopwood Red
TILES Sandtoft Double Pantiles-Plastic

MINI PACKAGED TREATMENT PLANTS INSTALLED TO MANUFACTURERS SPECIFICATION AND TO THE REQUIREMENTS OF THE ENVIRONMENT AGENCY AND NORTH LEVEL I.D.B. PLANTS TO DISCHARGE INTO DYKE AT REAR OF PROPERTIES

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1/3 to 1/2 bag of peat free and shrub planting compost to be incorporated into backfill for each tree hole

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LEVELS RELATED TO MANHOLE COVER IN FOOTPATH. ASSUMED VALUE 10.00 METRES

ref	revision	date
E	Street Lighting	Jun 2001
D	Elevation garage Plot 1 (copy)	Jun 2001
C	Elevation garage Plot 1 (copy)	May 2001
B	Elevation garage Plot 1	May 2001
A	Elevation access road & bungalow on plots 1 & 2	May 2001

NORTH

SOUTH HOLLAND DC HOUSING & PLANNING 28 JUN 2001 Ref: 432/01

DETERMINED PLAN

APPROVED PLAN

G. R. MERCHANT
I.ENG AMICE FIWO
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Project
RESIDENTIAL DEVELOPMENT
DRAYDIKE,
SUTTON ST. JAMES,
SPALDING, LINC'S.

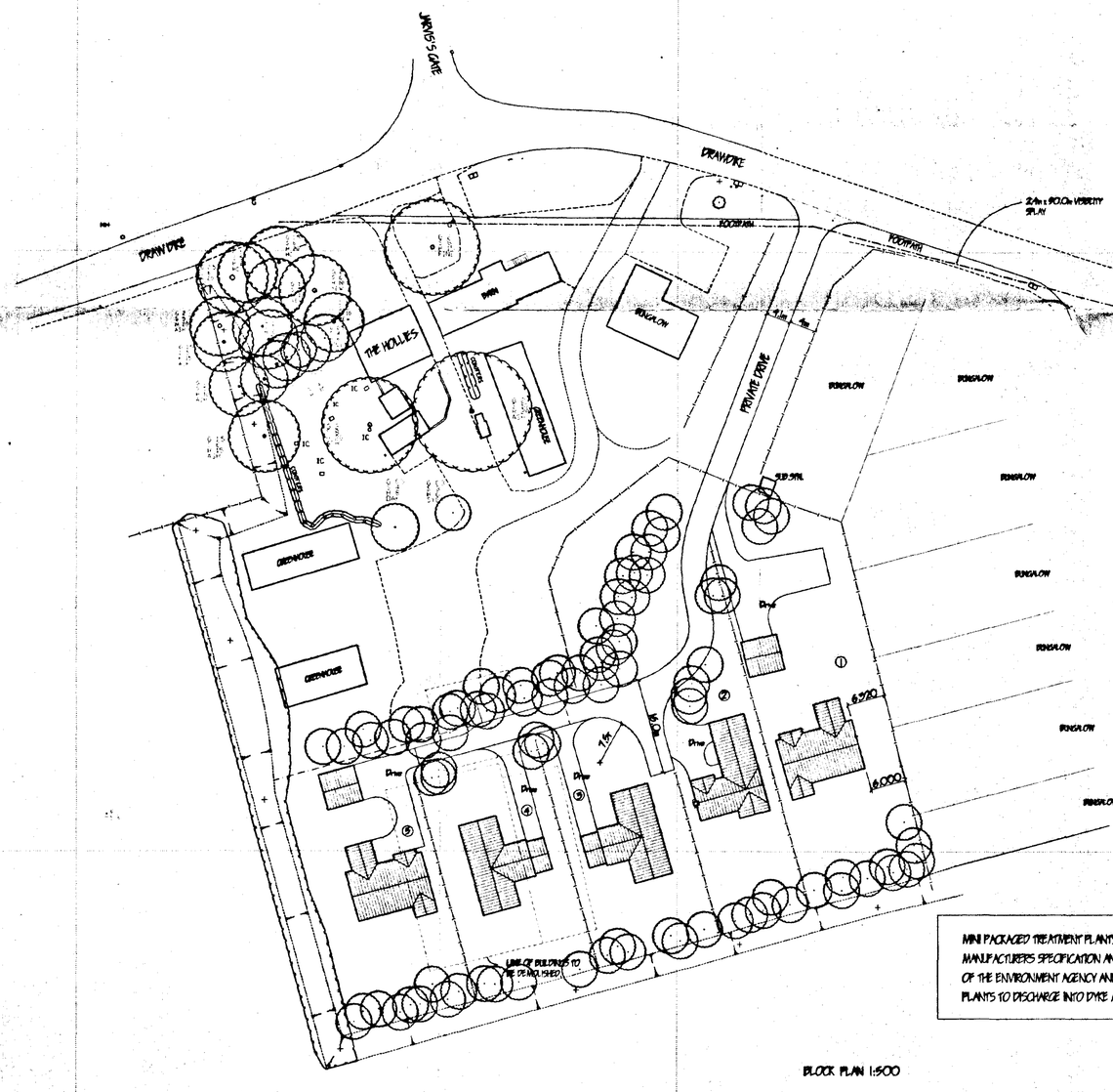
Client
MR V. CAMPLING

Drawing
SITE PLAN / LOCATION PLAN

Job Ref.	Drawing No.
222/01	01/E
Date: MARCH '01	Drawn: GRM

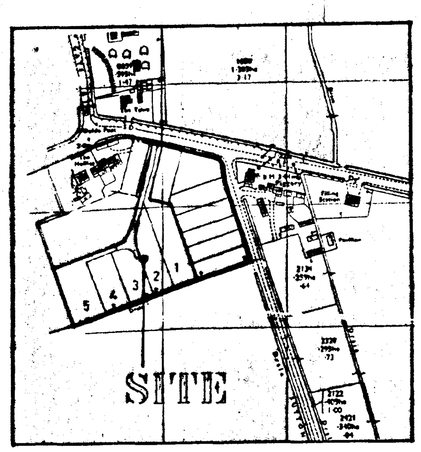
Scales
1:500

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BLOCK PLAN 1:500

MINI PACKAGED TREATMENT PLANTS INSTALLED TO MANUFACTURERS SPECIFICATION AND TO THE REQUIREMENTS OF THE ENVIRONMENT AGENCY AND NORTH LEVEL I.D.B. PLANTS TO DISCHARGE INTO DYKE AT REAR OF PROPERTIES



LOCATION PLAN 1:2500

BRICK & TILE SCHEDULE
PLOTS 1,3 & 4

BRICKS Hoskins Brick-Autumn Red
TILES Sandtoft Double Pantile-Terracotta

PLOTS 2 & 5

BRICKS Hoskins Brick-Hazwood Red
TILES Sandtoft Double Pantiles-Rustic

TREE PLANTING SCHEME
all new trees are to be a variety of the following :-
SILVER BIRCH (BETULA PENDULA) FEATHERED
HAWTHORN (CRATAEGUS LAEVIGATA) FEATHERED
WHITE BEAM (SORBUS ARIA) FEATHERED
FIELD MAPLE (ACER CAMPESTRE) FEATHERED
BEECH (FAGUS SYLVATICA) 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

LIMITATIONS.
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 Regulation approval.
The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder / Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by G.R. Merchant, or any representative thereof. It is the client or their appointed experts responsibility to control workmanship, substitution of materials, adherance to specification, variations to contract etc.

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STANDARDS.
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Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & 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.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawings 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.

LEVELS RELATED TO MANHOLE COVER IN FOOTPATH. ASSUMED VALUE 10.00 METRES

D	Exposition survey Plot 1 (again)	Jun 2001
C	Exposition survey Plot 1 (again)	May 2001
B	Exposition survey Plot 1	May 2001
A	Exposition access road & bungalows on plots 1 & 2	May 2001
ref:	revision	date

SOUTH HOLLAND DC HOUSING & PLANNING 06 JUL 2001 Ref: 432/01

AMENDED PLANS Ref:

NORTH

SUPERSEDED

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Project
RESIDENTIAL DEVELOPMENT
DRAYDIKE,
SUTTON ST. JAMES,
SPALDING, LINCS.

Client
MR V. CAMPLING

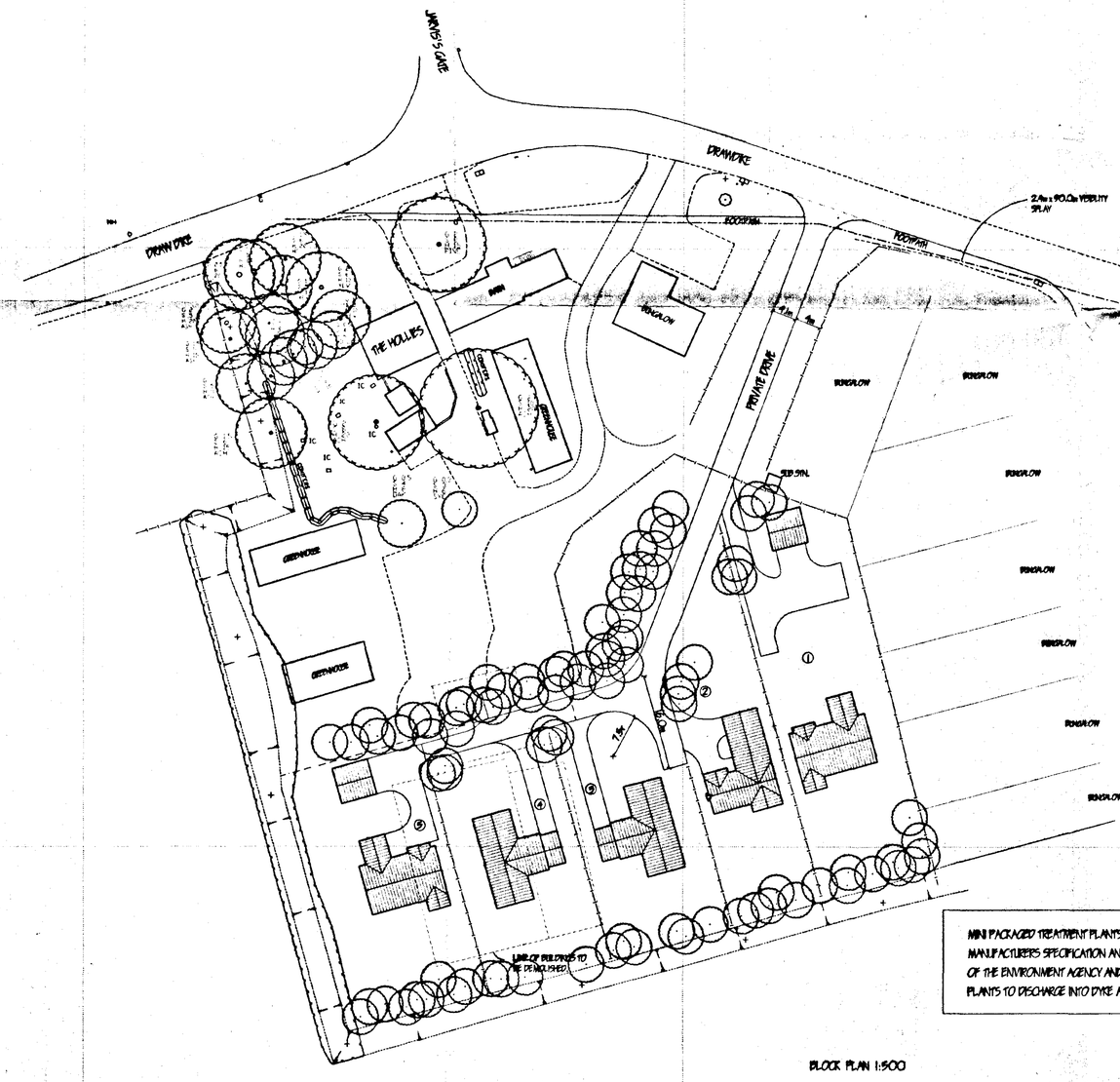
Drawing
SITE PLAN / LOCATION PLAN

Job Ref	Drawing No
222/01	01/D
Date: MARCH '01	Drawn: GRM

Scales
1:500

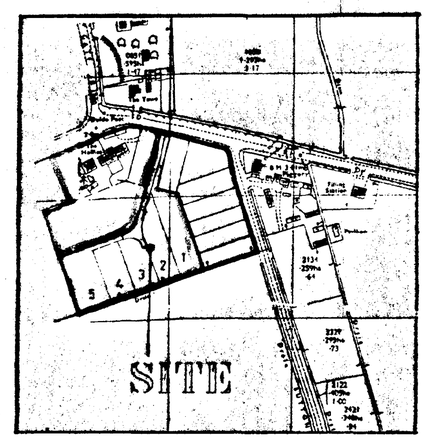
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6750
6625



BLOCK PLAN 1:500

MINI PACKAGED TREATMENT PLANTS INSTALLED TO MANUFACTURERS SPECIFICATION AND TO THE REQUIREMENTS OF THE ENVIRONMENT AGENCY AND NORTH LEVEL I.D.B. PLANTS TO DISCHARGE INTO DYKE AT REAR OF PROPERTIES



LOCATION PLAN 1:2500

BRICK & TILE SCHEDULE
PLOTS 1,3 & 4

BRICKS Hoskins Brick-Autumn Red
TILES Sandtoft Double Pantile-Terracotta

PLOTS 2 & 5

BRICKS Hoskins Brick-Hazwood Red
TILES Sandtoft Double Pantiles-Rustic

TREE PLANTING SCHEME
all new trees are to be a variety of the following :-
SILVER BIRCH (BETULA PENDULA) FEATHERED
HAWTHORN (CRATAEGUS LAEVIGATA) FEATHERED
WHITE BEAM (SORBUS ARIA) FEATHERED
FIELD MAPLE (ACER CAMPESTRE) FEATHERED
BEECH (FAGUS SYLVATICA) 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

LIMITATIONS.
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All open dimensions shall be checked by the Builder / Contractor and will be held responsible) from commencement of site works.
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Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
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SCOPE OF THE WORKS.
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.

LEVELS RELATED TO MANHOLE COVER IN FOOTPATH. ASSUMED VALUE 10.00 METRES

NORTH

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
17 MAY 2001
Ref: 432/01

ref.	revision	date
A	Reposition access road & footpaths as Advice Note 2	May 2001

G. R. MERCHANT
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Project
RESIDENTIAL DEVELOPMENT
DRAWDIKE,
SUTTON ST. JAMES,
SPALDING, LINCS.

Client
MR V. CAMPLING

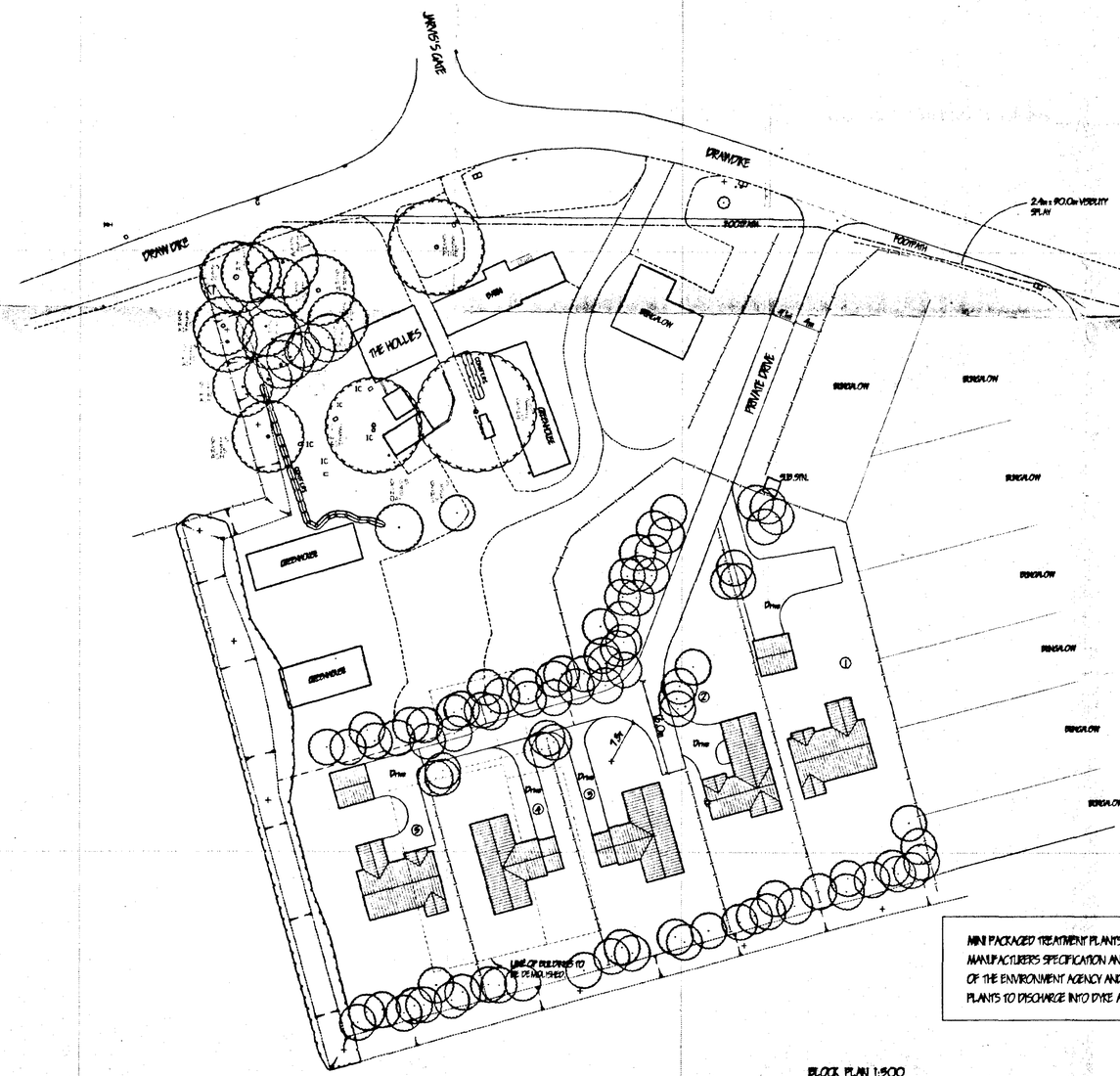
Drawing
LOCATION PLAN

SUPERSEDED

Job. Ref.	Drawing No.
222/01	01/A
Date: MARCH '01	Drawn: GRM

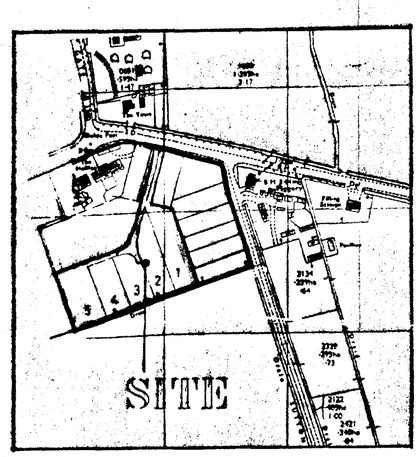
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BLOCK PLAN 1:500

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LOCATION PLAN 1:2500

BRICK & TILE SCHEDULE
PLOTS 1, 3 & 4

BRICKS Hoskins Brick-Autumn Red
TILES Sandtoft Double Pantile-Terracotta

PLOTS 2 & 5

BRICKS Hoskins Brick-Hopwood Red
TILES Sandtoft Double Pantiles-Rustic

TREE PLANTING SCHEME
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LEVELS RELATED TO MANHOLE COVER IN FOOTPATH. ASSUMED VALUE 10.00 METRES.

ref	revision	date
C	Exposition access Plot 1 (amend)	May 2001
B	Exposition access Plot 1	May 2001
A	Exposition access road & boundaries on Plots 1 & 2	May 2001

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Project
RESIDENTIAL DEVELOPMENT
DRAWDYKE,
SUTTON ST. JAMES,
SPALDING, LINCS.

Client
MR V. CAMPLING

SITE PLAN / LOCATION PLAN

Job Ref.	Drawing No
222/01	01/B
Date	Drawn
MARCH '01	GRM

Scales
1:500

01945 466 966

AMENDED
Ref.

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