LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the work. 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 agents responsibility to control workmanship, substitution of materials, adherence 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 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.

LANDSCAPING & TREE PLANTING

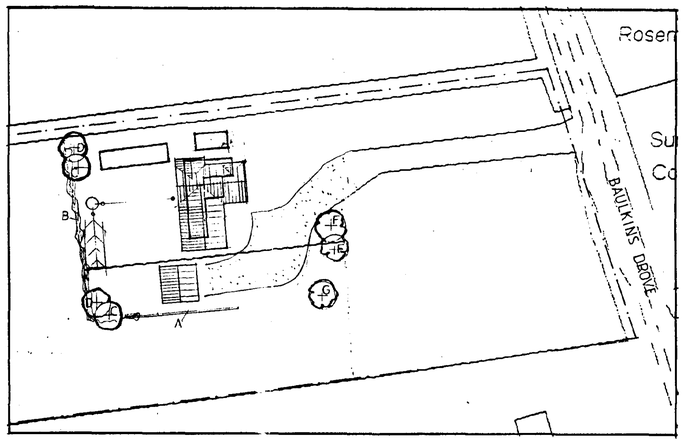
A 1.8M HIGH CLOSE BOARDED FENCE
B MIXED HEDGE
- (a) Hawthorn (Crataegus Monogyna)
- (b) Beech (Fagus Sylvatica)
- (c) Blackthorn (Prunus Spinosa)
- (d) Buckthorn (Rhamnos Catharitica)

C SILVER BIRCH (BETULA PENDULA) FEATHERED
D *HAWTHORN (CRATAEGUS LAEVIGATA) FEATHERED*
E WHITE BEAM (SORBUS ARIA) FEATHERED
F BEECH (FAGUS SYLVATICA) FEATHERED
G TURKISH HAZEL (CORYLUS COLURNA) FEATHERED

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

All trees to be planted with minimum 0.6m plastic mulch mat and to be staked, tied and tubed.

1/3 to ½ bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.



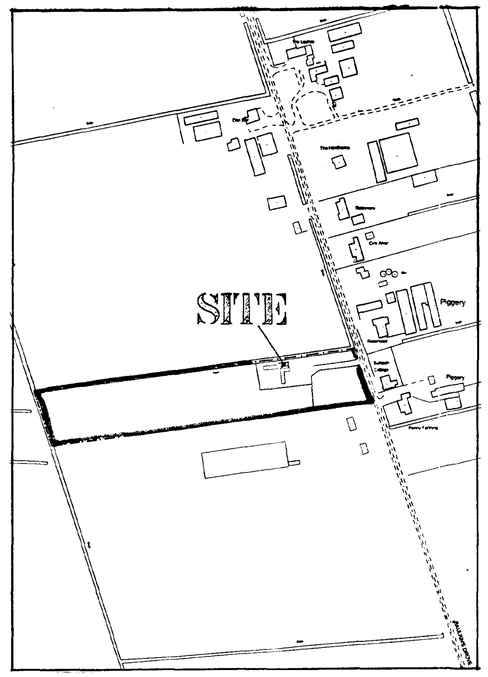
SITE PLAN
1/500

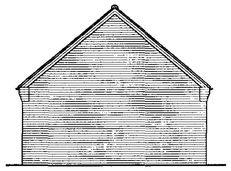
FOUL WATER DISPOSAL
Install 'Hepworth HeoBio' Mini-treatment plant (or similar) To manufacturers specification and to the requirements of South Holland Internal Drainage Board and the Environment Agency.

1 The Treatment Plant is to incorporate an Electric Pump to effect discharge.

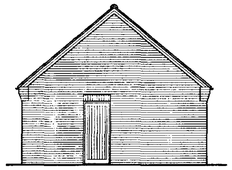
2 Agreements are required to facilitate proper maintenance of the plant in accord with the manufacturers recommendations

NORTH

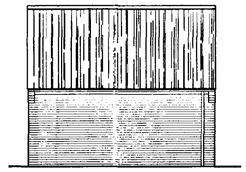

SITE
Piggery
Piggery
Piggery
Farm Building
Thatched House
Cow Shed
Cow Shed
Barn
Barn
Barn



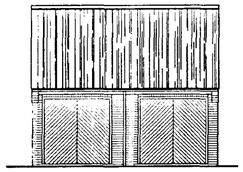
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to match existing 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 regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Fabricated 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 35 deg. CHECK ON SITE. 38 x 100 ridge rode binder. 38 x 100 collins 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

WALLING.
Face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks. 100mm Tarmac Hemelite insulation block to form 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.

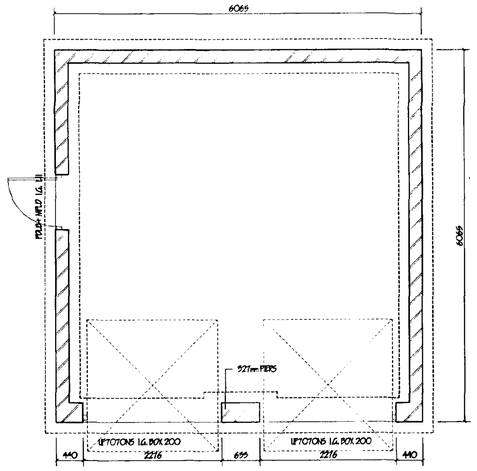
GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm 5/1 mix concrete oversite on 1200g polythene D.P.M. lapped continuous with D.P.C., by min. 100mm : 150 blinded and consolidated hardcore

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

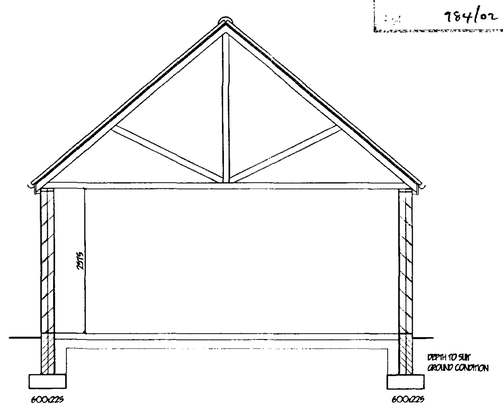
SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 65 dia. rainwater pipes. 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

LINTELS.
All lintels to be manufactured by Messrs. 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: Lintels in garage to be underlined with 12.7 Pretne board or receive 12mm render and skim.

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FLOOR PLAN



SECTION

SHDC
Planning & Development
- 2 SEP 2002
Ref. 784/02

DETERMINED PLAN

ref.	revision	date

G. R. MERCHANT
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Fax: 01406 425744
E-Mail: G. R. Merchant @ Merchant. FS. Co. UK

Project
DOUBLE GARAGE
THREE ACRES
BALLKINS DROVE
SUTTON-ST-JAMES

Client
MR & MRS R THOMSON

Drawing
PLAN & ELEVATIONS

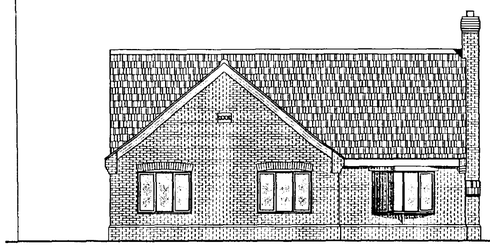
Job Ref.	Drawing No.
182/01	04
Date	Drawn
JUNE 2002	G.R.M.

Scales
1:50 1:100

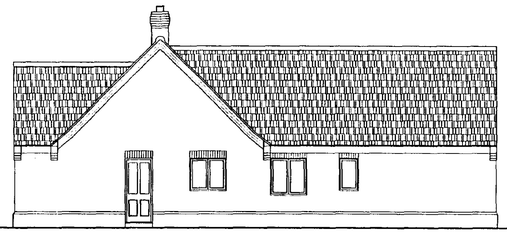
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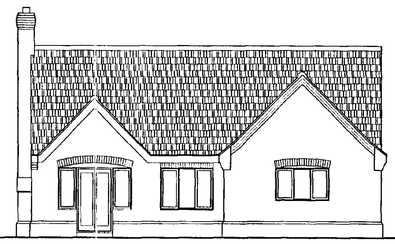
The General Contractor is to check all dimensions on site and report any discrepancies to the Architect.
All details shown on this drawing lacking foundations are based upon trained site conditions related to the area. No responsibility can be accepted to abnormal conditions which may be discovered during 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.



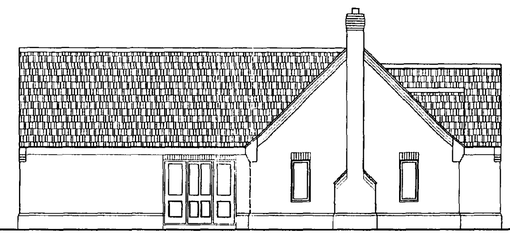
SIDE ELEVATION



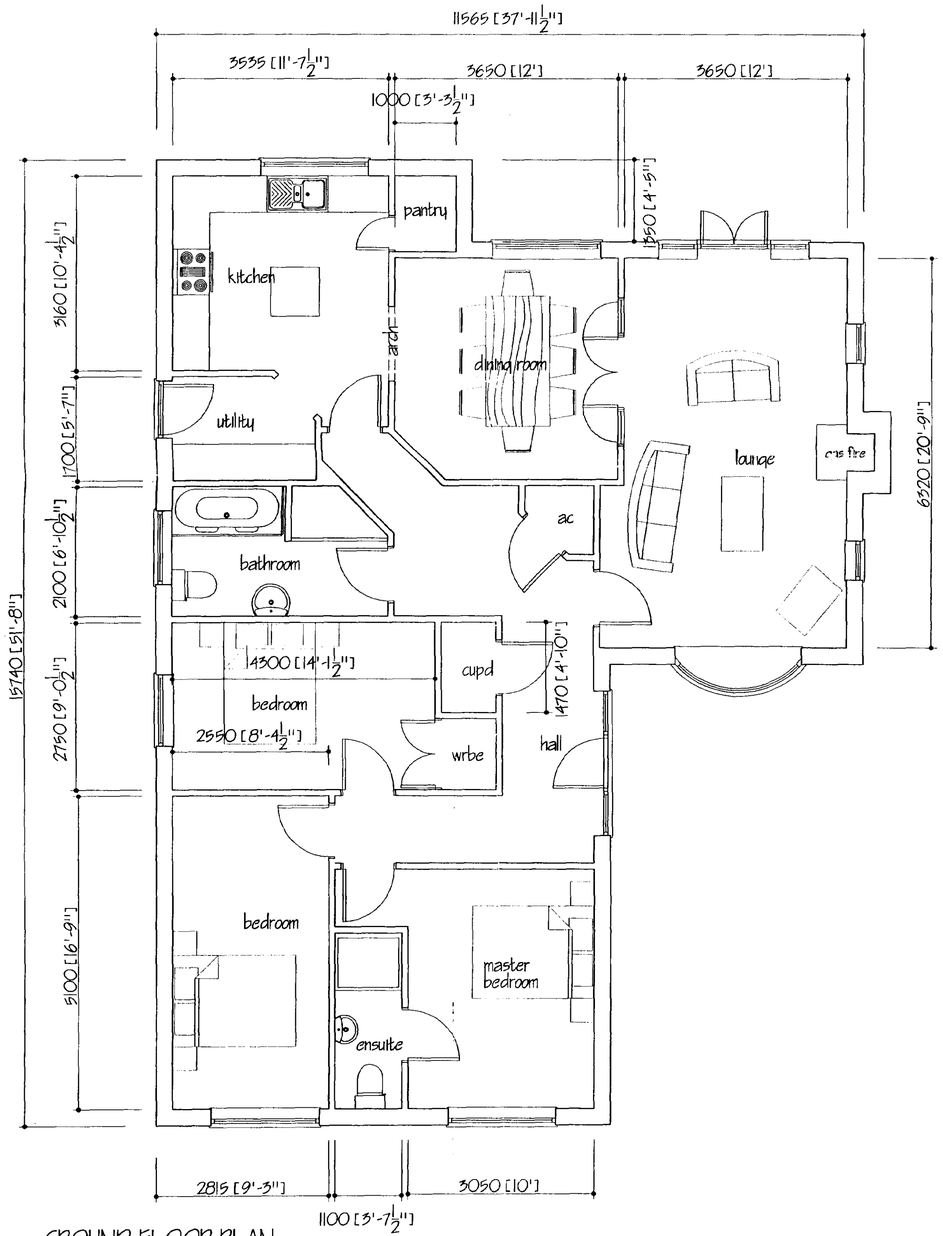
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



GROUND FLOOR PLAN

ref: revision date

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I.ENG AMICE FIWO

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Project
3 BEDROOM BUNGALOW
THREE ACRES
BALLKINS DROVE
SUTTON-ST-JAMES

SHDC
Planning & Development
- 2 SEP 2002
Ref. 984/02

Client
MR & MRS R THOMSON

Drawing
FLOOR PLAN & ELEVATIONS

Job Ref.	Drawing No.
182/01	02
Date: JUNE 2002	Drawn: JPW

Scales
1/50 1/100

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