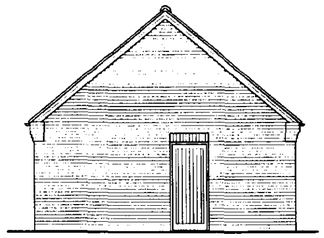


SIDE ELEVATION



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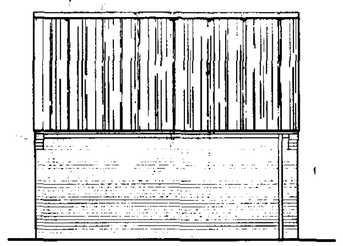
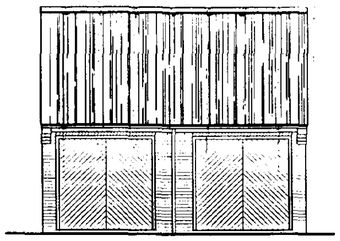


REAR ELEVATION



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. Twinaplate 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 40 deg. . 38 x 100 ridge node binders 38 x 100 ceiling 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.SC3 grade.

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

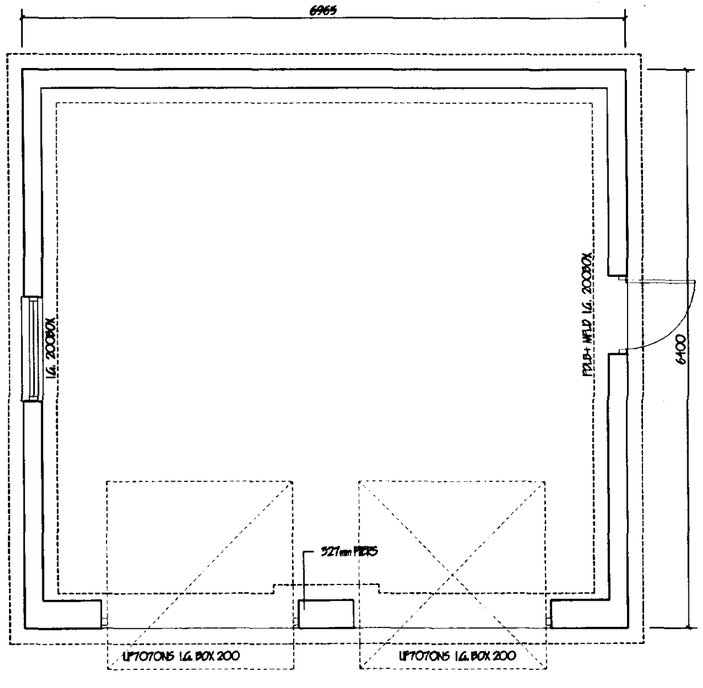
SUB STRUCTURE WALLING.
2 x 100mm dense concrete blocks to B.S. 6073 pt.1 1981: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Brickwork below d.p.c. to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm ST4 mix concrete oversite on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm : 150 blinded and consolidated hardcore

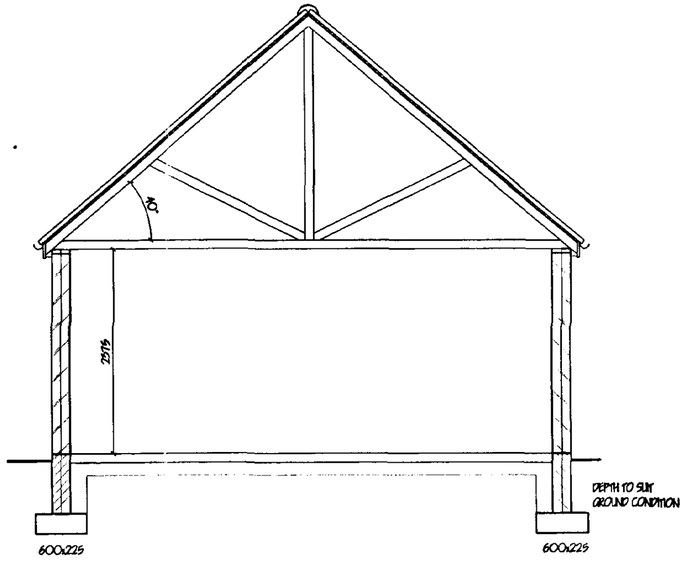
FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 215 walls provide 225 x 600 all ST4 mix to B.S. 5328 1990
All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations 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 joined 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 fireline board or receive 12mm render and skim.



FLOOR PLAN



SECTION

ref	revision	date

G. R. MERCHANT
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ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
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12A Park Road, Holbeach,
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E-Mail: G. R. Merchant @ Merchant. FS. Co. UK

Project
PROPOSED REPLACEMENT DWELLING
ROSE FARM COTTAGE
OLD FENDIKE
SUTTON ST JAMES

Client
MR & MRS R CAMPLING

Drawing
DOUBLE GARAGE
Planning & Development
10 OCT 2002

Job Ref	Drawing No
441-02 Rev	04 1118/02
Date	Drawn
OCT' 2002	GRM

Scales
1:50 1:100

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LANDSCAPING & TREE PLANTING

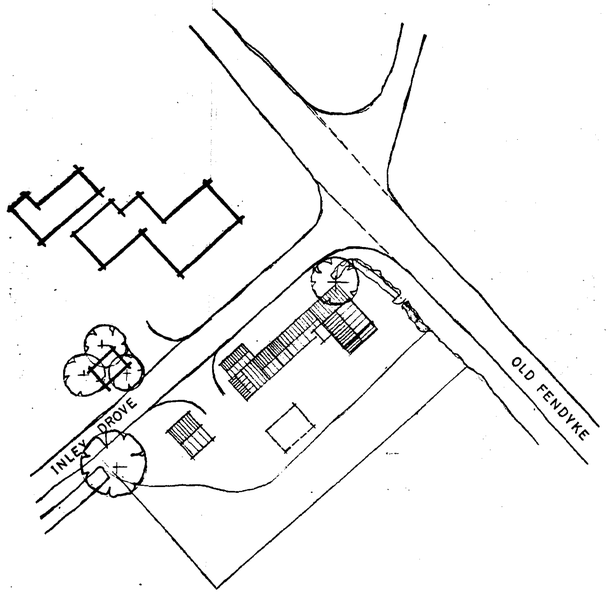
A MIXED HEDGE
- (a) Hawthorn (Crataegus Monogyna)
- (b) Beech (Fagus Sylvatica)
- (c) Blackthorn (Prunus Spinosa)
- (d) Buckthorn (Rhamnos Cathartica)

B LINCOLNSHIRE POST & RAIL FENCING.
C SILVER BIRCH (BETULA PENDULA) FEATHERED
D HAWTHORN (CRATAEGUS LAEVIGATA) FEATHERED
E WHITE BEAM (SORBUS ARIA) FEATHERED
F BEECH (FAGUS SYLVATICA) FEATHERED

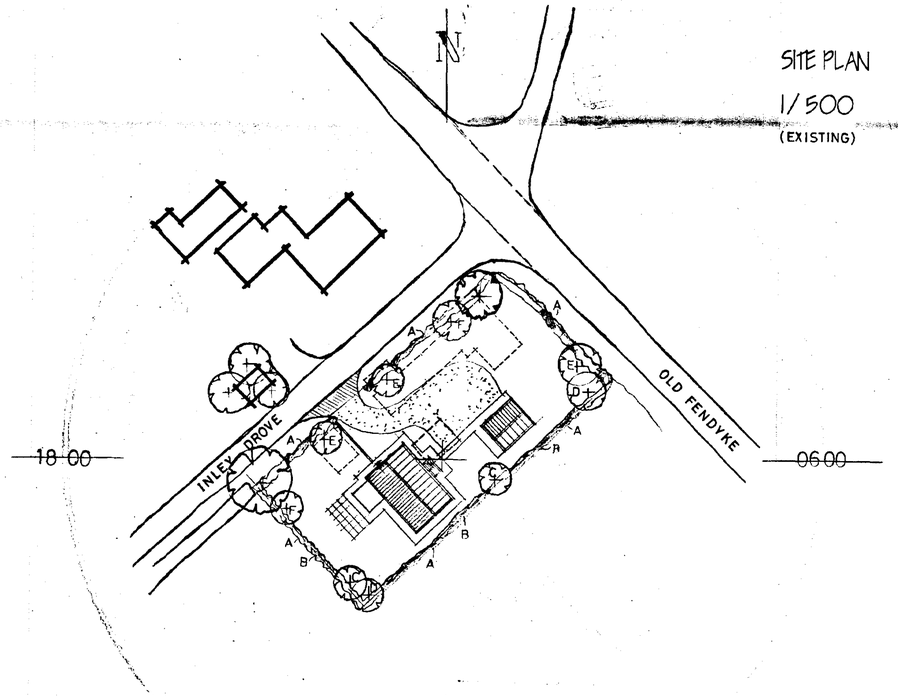
All planting to be in accordance with BS 4428:1989 and amendment No. 1 (1991)

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

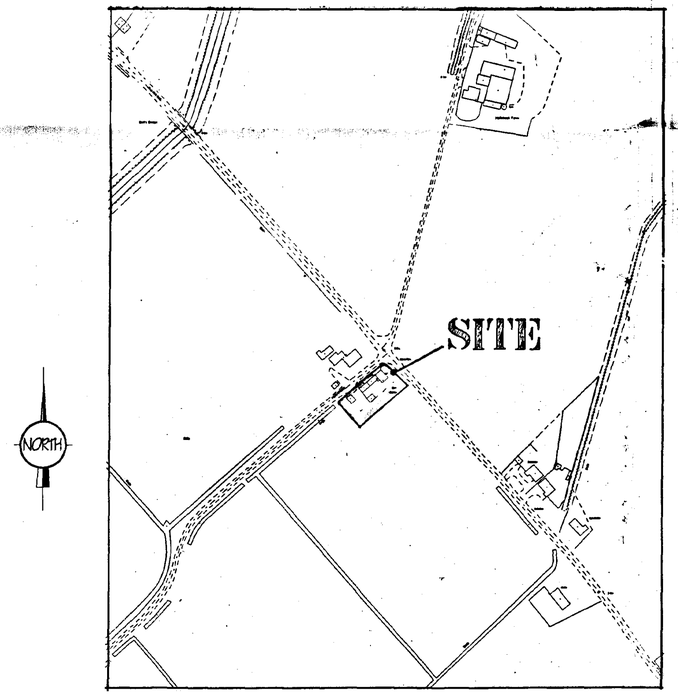
1/3 to ½ bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.



SITE PLAN
1/500
(EXISTING)



SITE PLAN
1/500



LOCATION PLAN
1/2500

FOUL WATER DISPOSAL
Install 'Hepworth HepBio' 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

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Project
REPLACEMENT DWELLING
ROSE FARM
OLD FENDYKE
SUTTON ST JAMES

Client
MR & MRS R CAMPLING

Drawing
SITE & LOCATION PLANS

Job Ref	Drawing No
441/02	01
Date	**Drawn**
FEB 2002	GRM

Scales
AS INDICATED

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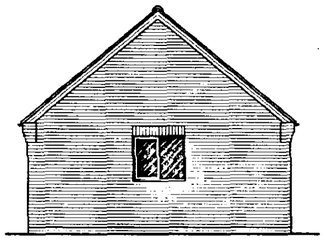
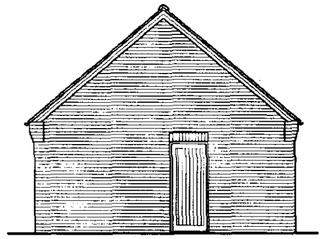


SIDE ELEVATION



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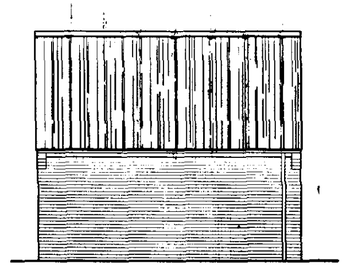

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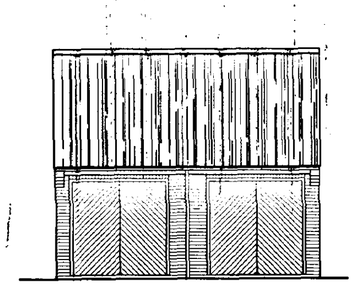

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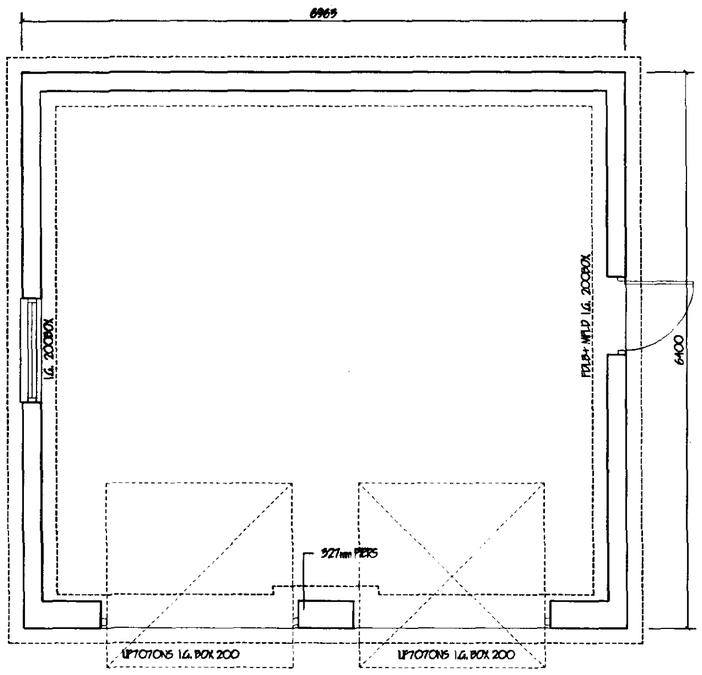
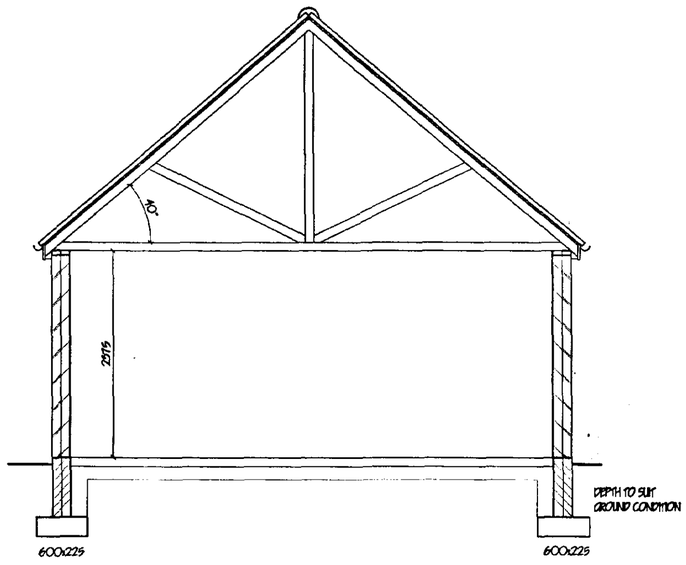


FLOOR PLAN



SECTION

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Project
PROPOSED REPLACEMENT DWELLING
ROSE FARM COTTAGE
OLD FENDIKE
SUTTON ST JAMES

Client
MR & MRS R CAMPLING

Drawing
DOUBLE GARAGE

Job Ref.	Drawing No.
441-02	04
Date	**Drawn**
OCT' 2002	GRM

Scales
1:50 1:100

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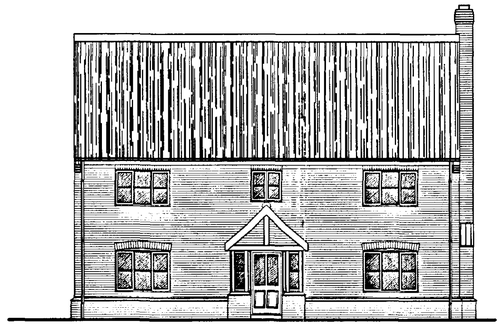


FRONT ELEVATION



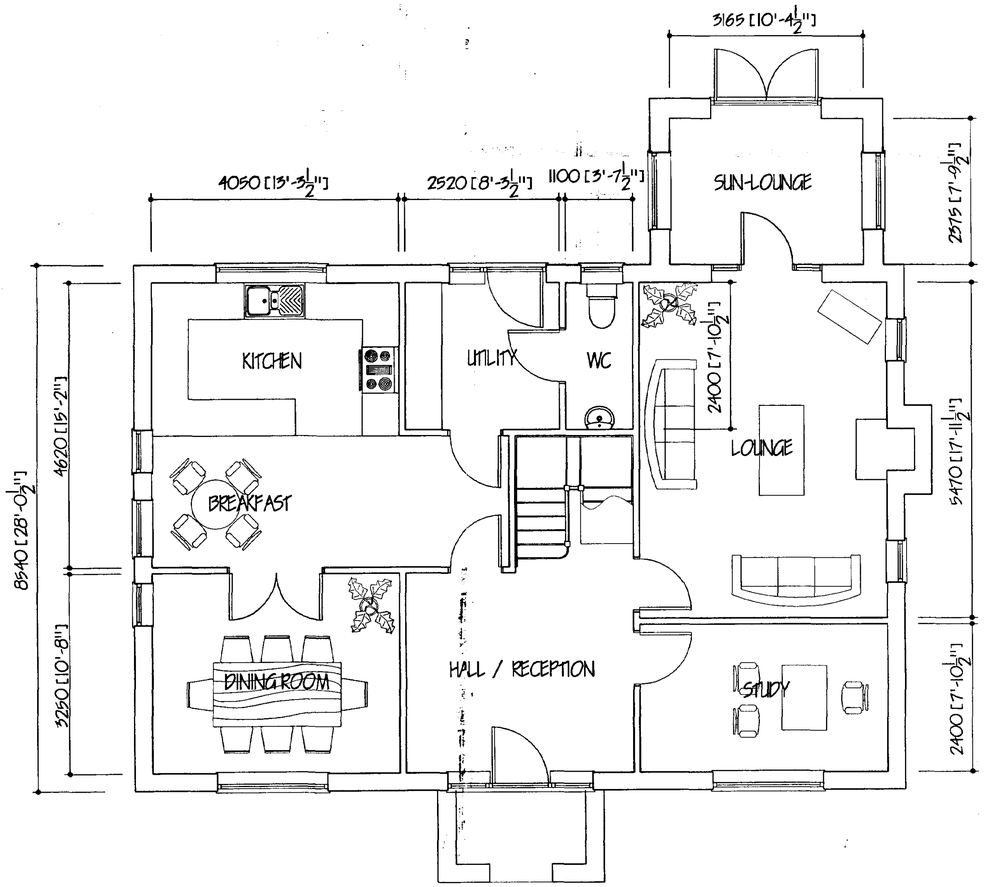
SIDE ELEVATION



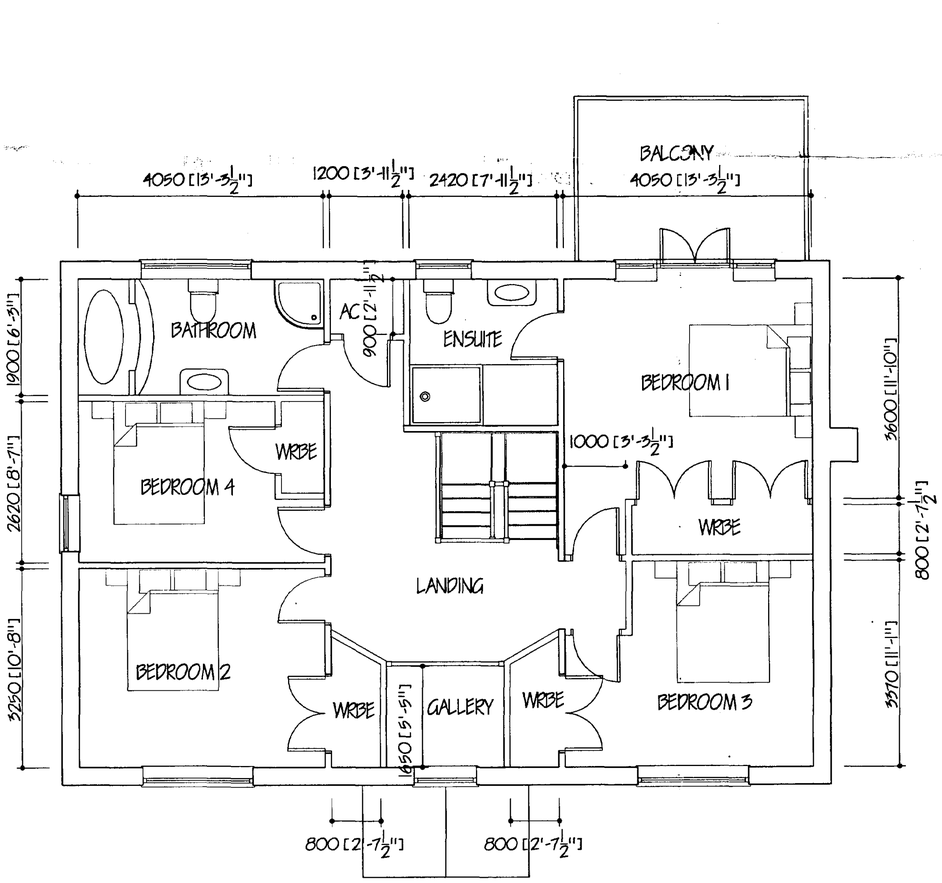
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ref: revision date

G. R. MERCHANT I.ENG AMICE FIWO

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Project
PROPOSED REPLACEMENT DWELLING
ROSE FARM COTTAGE
OLD FENDYKE
SUTTON ST. JAMES

Client
MR & MRS R CAMPLING

Drawing
PLANS & ELEVATIONS

Job Ref.	Drawing No.
441/02	03
Date	Drawn
AUG 2002	JPW

Scales
1/50 1/100

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LANDSCAPING & TREE PLANTING

A MIXED HEDGE
- (a) Hawthorn (Crataegus Monogyna)
- (b) Beech (Fagus Sylvatica)
- (c) Blackthorn (Prunus Spinosa)
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B · LINCOLNSHIRE POST & RAIL FENCING.
C SILVER BIRCH (BETULA PENDULA) FEATHERED
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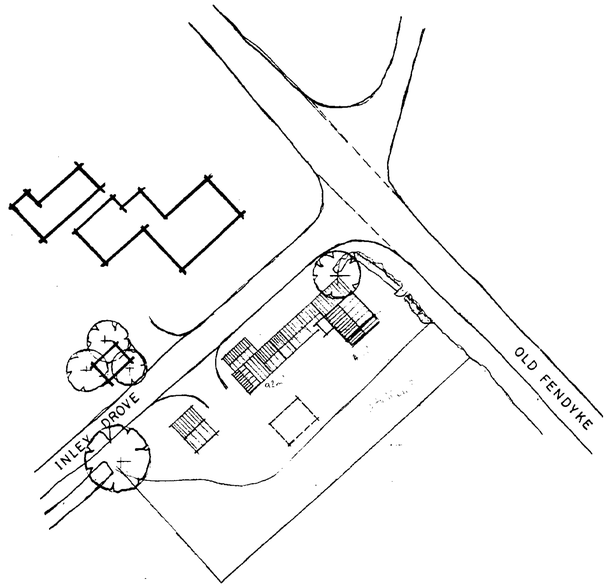
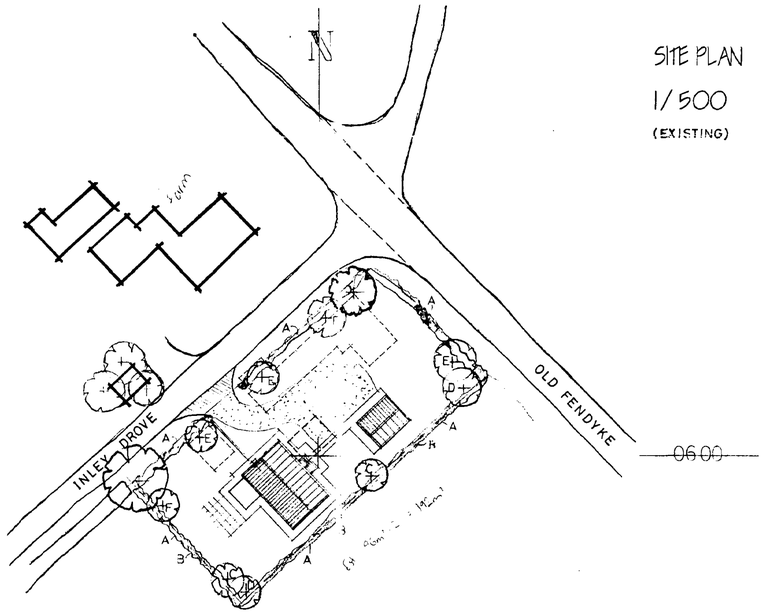
All trees to be planted with minimum 0.6m plastic mulch mat and to be staked, tied and tubed.

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

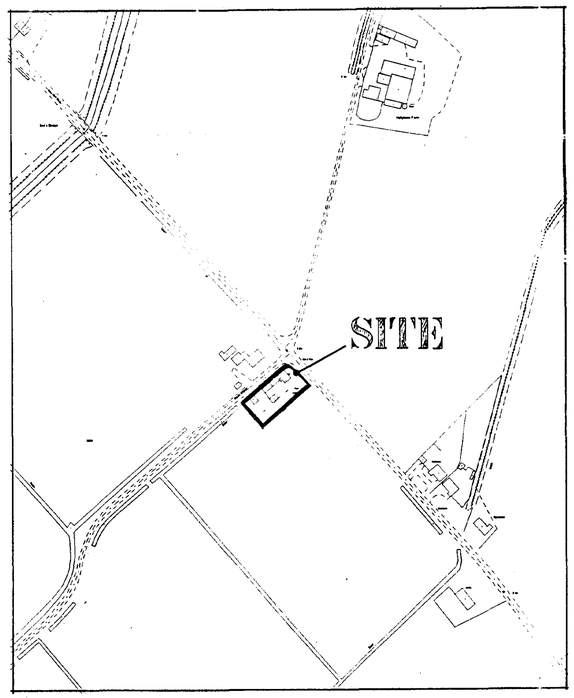


SITE PLAN
1/500
(EXISTING)



SITE PLAN
1/500





LOCATION PLAN
1/2500

FOUL WATER DISPOSAL
Install 'Hepworth HepBio' 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

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Project
REPLACEMENT DWELLING
ROSE FARM
OLD FENDYKE
SUTTON ST JAMES

Client
MR & MRS R CAMPLING

Drawing
SITE & LOCATION PLANS

SHDC Planning 10 OCT 2002 11/81/02

Job Ref	Drawing No
441/02	01
Date	Drawn
FEB 2002	GRM

Scales
AS INDICATED

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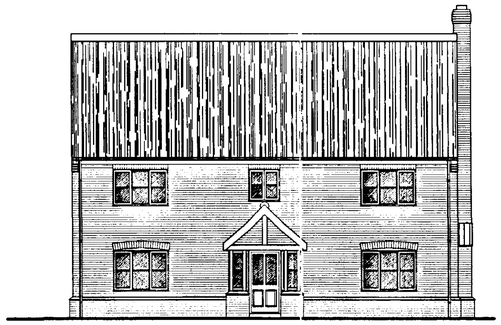

FRONT ELEVATION



SIDE ELEVATION



~~SIDE~~ REAR ELEVATION



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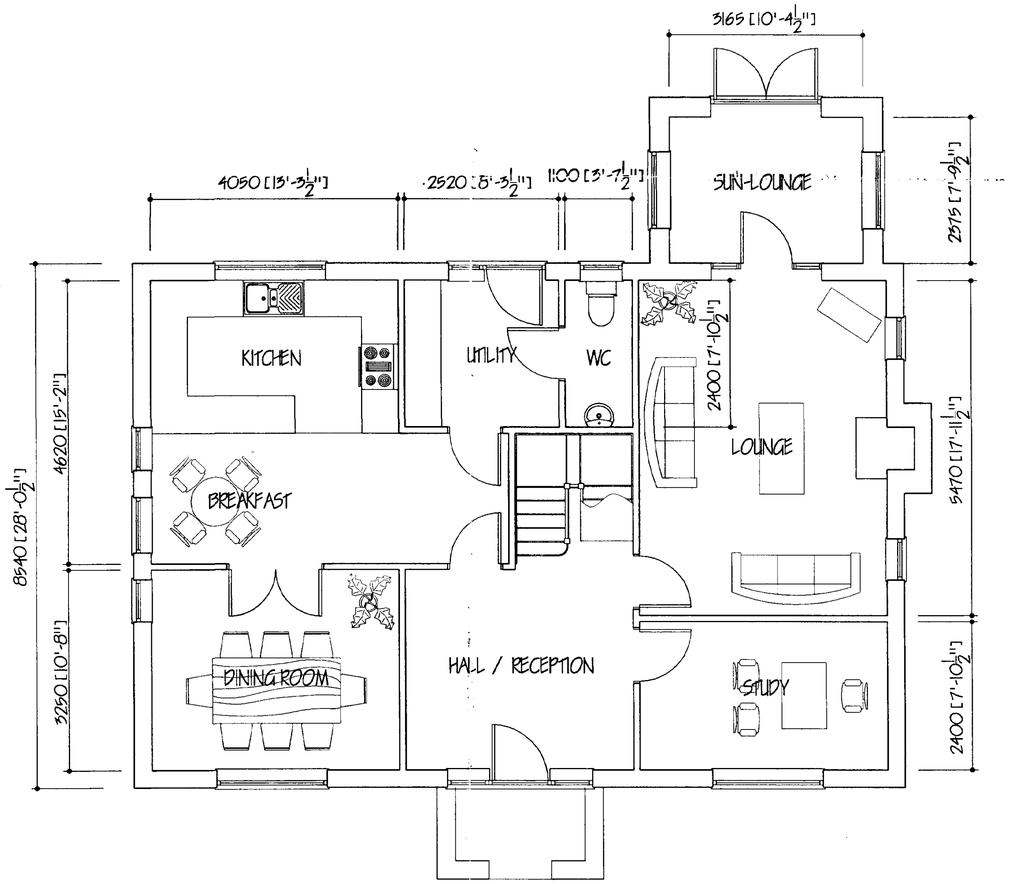
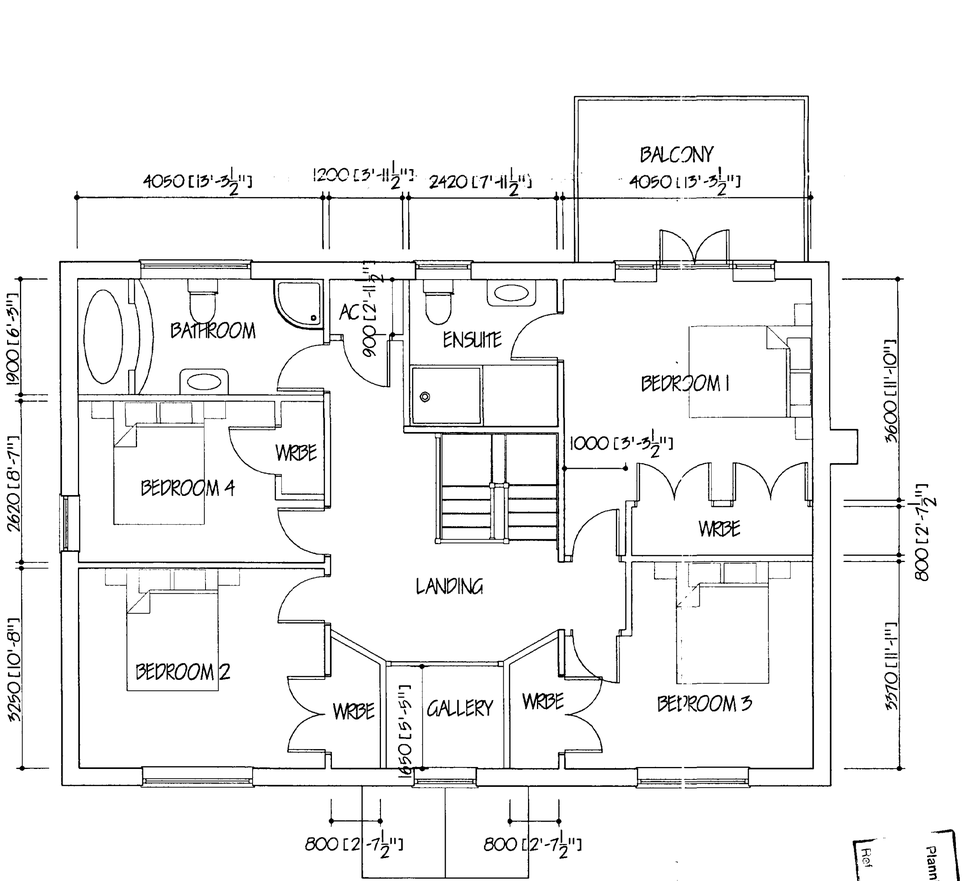


GROUND FLOOR PLAN



FIRST FLOOR PLAN

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Project
PROPOSED REPLACEMENT DWELLING
ROSE FARM COTTAGE
OLD FENDYKE
SUTTON ST. JAMES

Client
MR & MRS R CAMPLING

Drawing
PLANS & ELEVATIONS

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441/02	03
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1/50 1/100

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