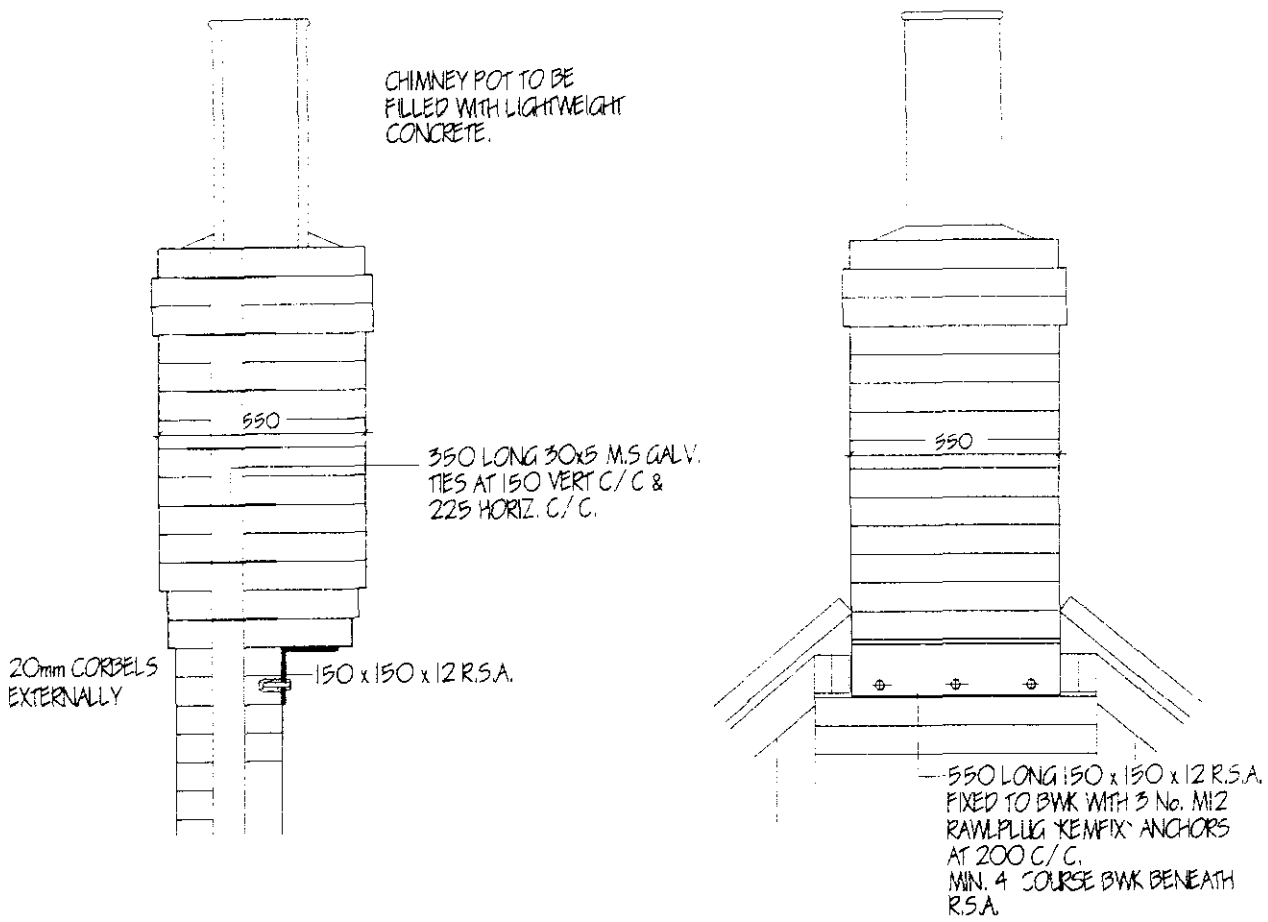
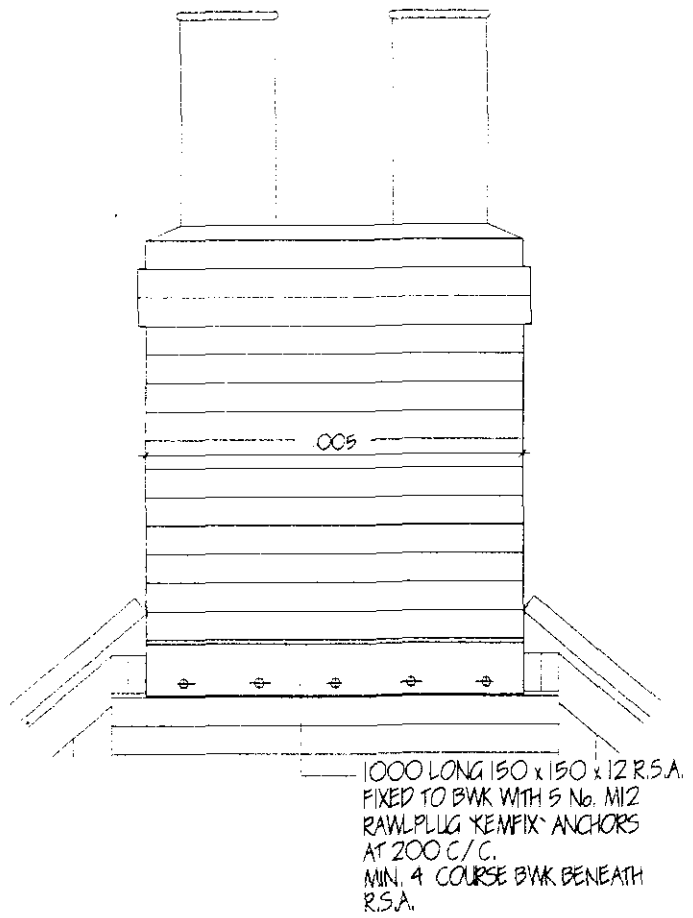


SECTION

SINGLE POT



DOUBLE POT

Re: 1363/02

Ref.	Revision	Date

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Tel: 01406 490800
Fax: 01406 425744
E-Mail: G. R. Merchant @ Merchant. FS. Co. UK

Project: STANDARD DETAIL

Client:

Drawing: DUMMY CHIMNEY DETAILS

Job Ref.	Drawing No.
Date: DEC. '02	Drawn: J.C.

Scales:

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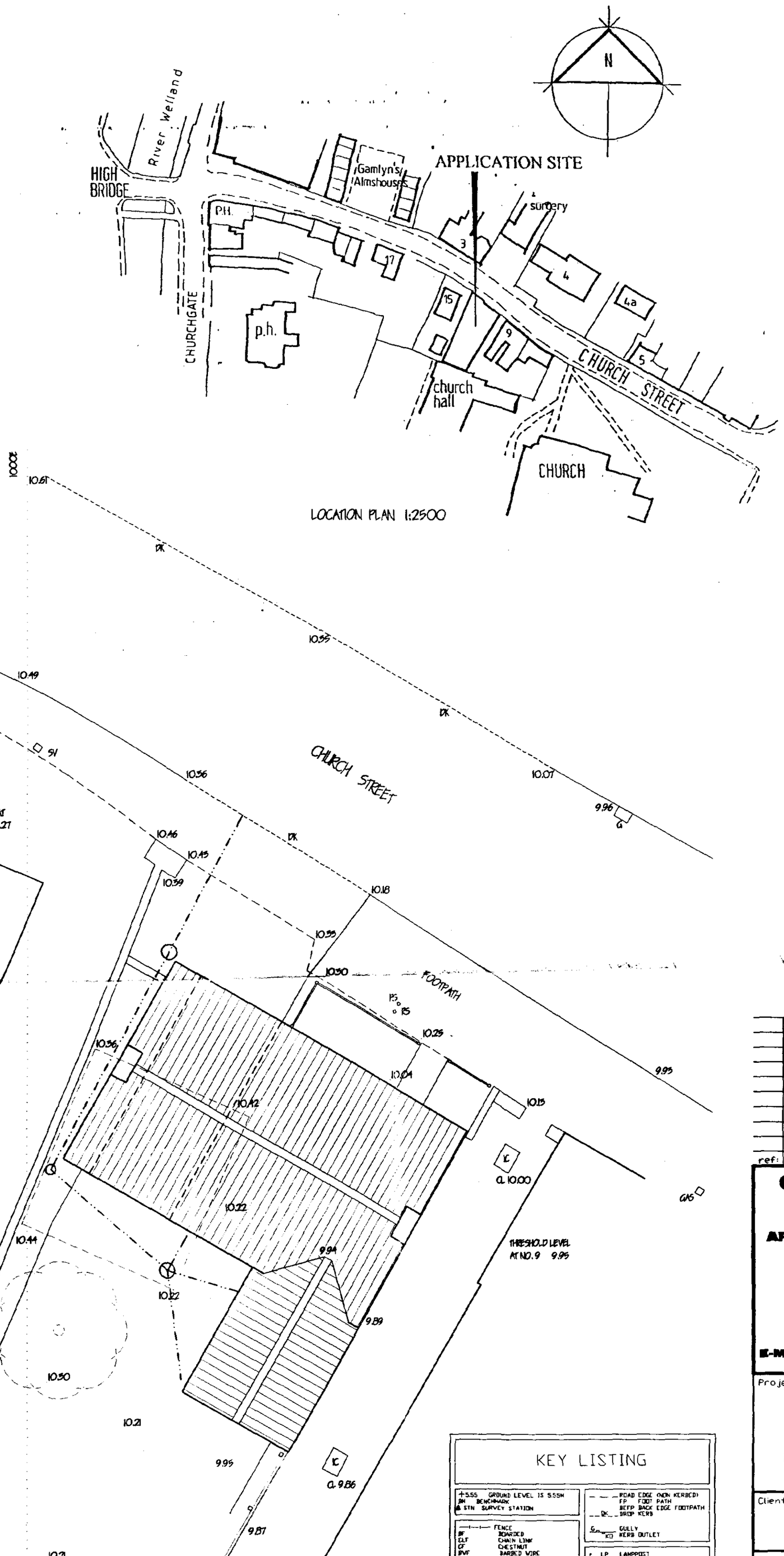

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KEY LISTING

+5.55 GROUND LEVEL IS 5.55M
BM BENCHMARK
STN SURVEY STATION

FENCE
BF BOARDED
CLF CHAIN LINK
CF CHESTNUT
BWF BARBED WIRE
EF ELECTRIC
PRF POST + RAIL
PWF POST + WIRE
IR IRON RAIL
PF PANEL
PT POST
GP GATEPOST
GATE

MH MANHOLES
CP CATCH PIT
DP DOWNPIPE
VP VENT PIPE
RE RODDING EYE
CL COVER LEVEL
SL SOFFIT LEVEL
IL INVERT LEVEL

TREE GIRTH CIRCUM 0.5M
SPREAD RADIUS 6M
HEIGHT 10M
SPECIES ASH
TREE STUMP GIRTH CIRCUM 0.5M

HEDGE
OUTLINE OF BUSH / HEDGE

TK TRACK
BANKING

ROAD EDGE (NON KERBED)
FP FOOT PATH
BFFP BACK EDGE FOOTPATH
DK DROP KERB
G GULLY
KD KERB OUTLET

LP LAMPPOST
SIGN
MS MILE STONE
TS TRAFFIC SIGNAL
RS ROAD SIGN
BCN BELISHA BEACON
BD BOLLARD
HR HAND RAIL
CB CRASH BARRIER
BENCH
BS BUS STOP

BW WALL BRICK
SW STONE
CW CONCRETE
BLW BLOCK
RW RETAIN

CB BT CALL BOX
BTBX BT ABOVE GROUND BOX
BTMH BT MANHOLE
TP BT TELEGRAPH POLE
CATV CABLE TELEVISION
EP ELECTRICITY POLE
ELMH ELECTRICITY MANHOLE
ER EARTH ROD
GAS GAS
FH FIRE HYDRANT
FHMP FIRE HYDRANT M/POST
WM WATER METER
WSV WATER STOP VALVE
SV STOP VALVE
SVMP STOP VALVE M/POST
MTR METER
US UNIDENTIFIED SERVICE
TSCB TRAFFIC SIGNAL CNTL BOX.

THE DEPICTION OF A WALL, FENCE OR HEDGE DOES NOT NECESSARILY REPRESENT A LEGAL BOUNDARY. IT IS THE CLIENTS RESPONSIBILITY TO CONFIRM LEGAL BOUNDARIES WITH THE VENDOR

SHDC
Development
13 DEC
Ref 1363/02

ref:	revision	date

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Project
PROPOSED DWELLING
adj. 9 CHURCH STREET
SPALDING
LINCOLNSHIRE

Client
S & S dEVELOPMENTS LTD.

Drawing
SITE & LOCATION PLANS

Job Ref.	Drawing No.
566-02	07
Date: DEC. '02	Drawn: J.C.

Scales
1:100 1:2500

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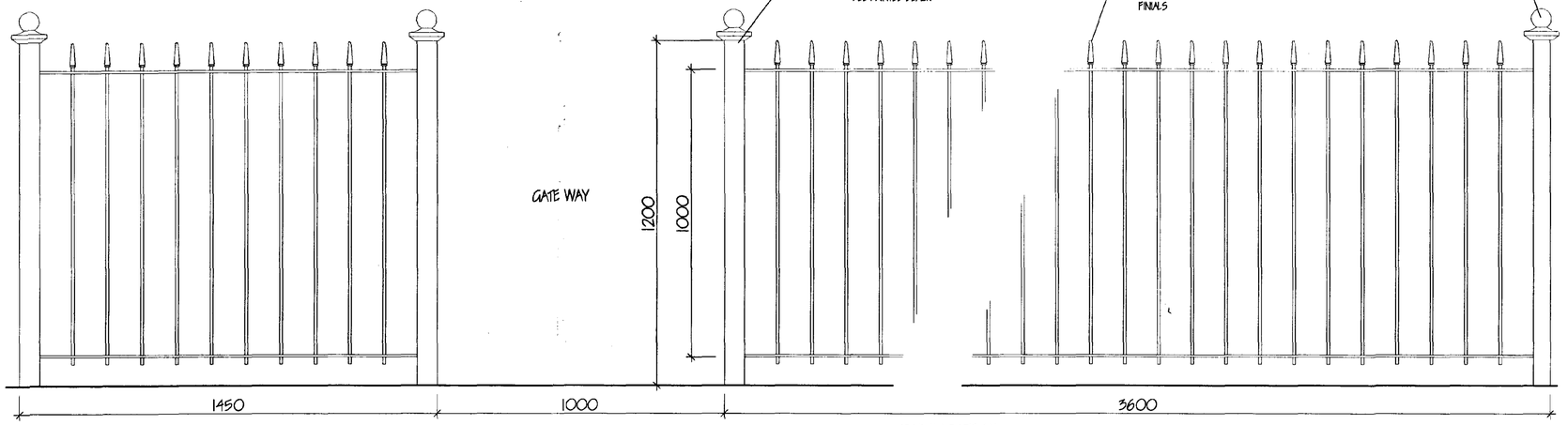
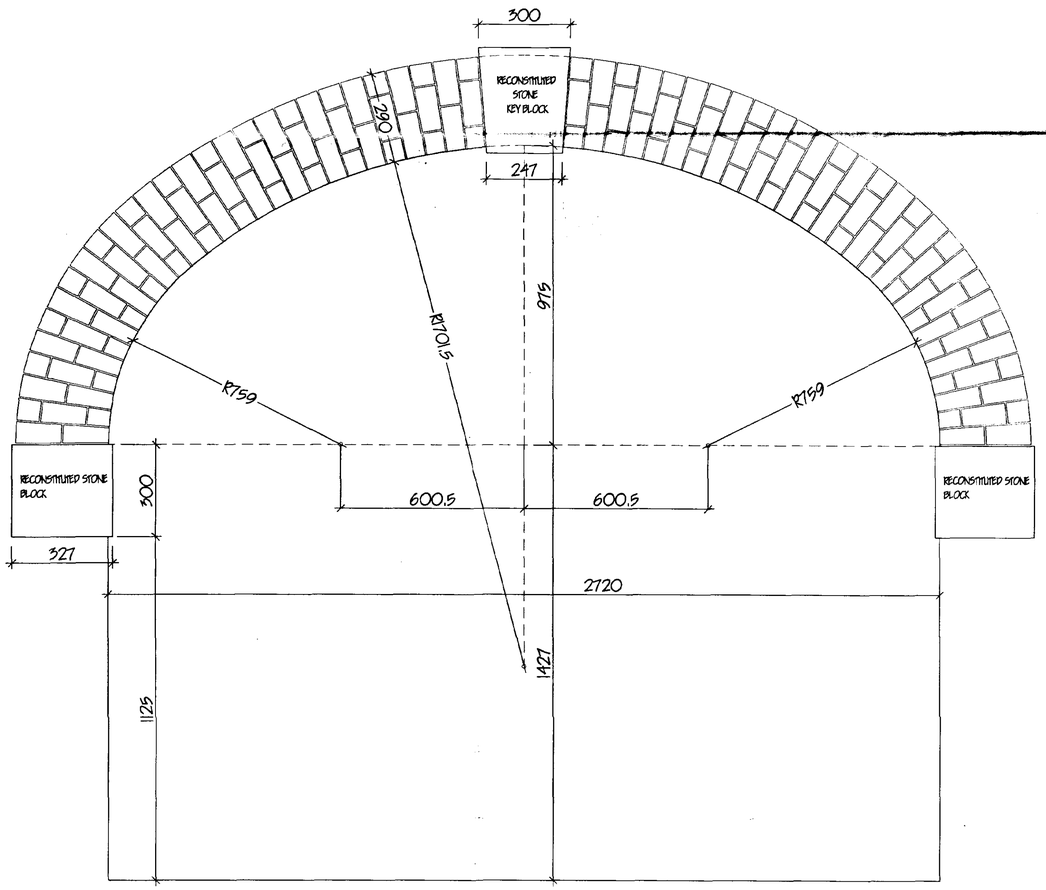
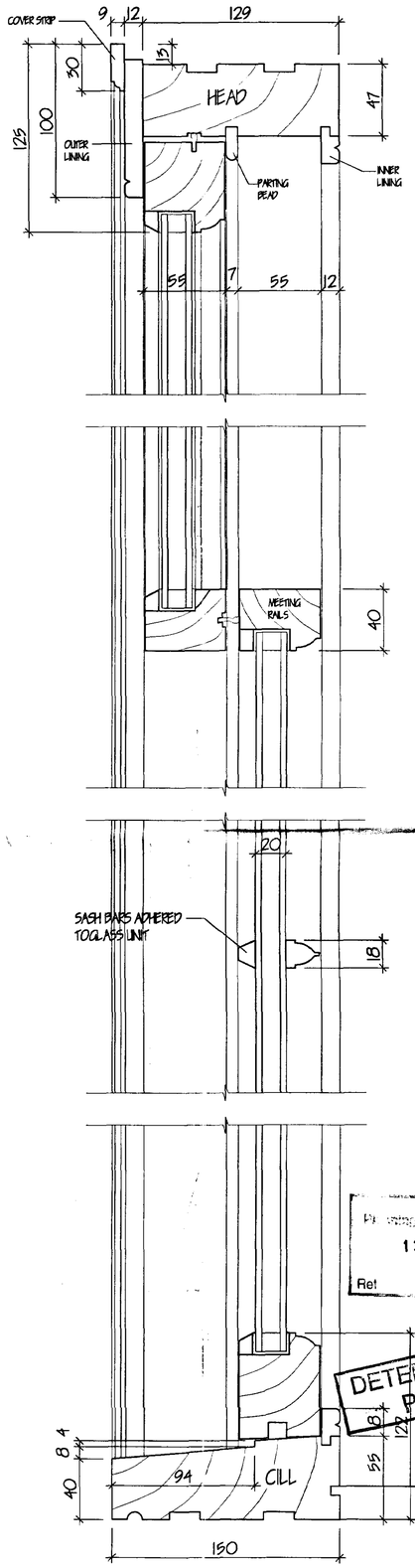


RAILING DETAIL



FIVE CENTRE SELF SUPPORTING ARCH DETAIL



SASH WINDOW SECTION HALF FULL SIZE

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ref. revision date

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SHDC
Planning & Development
13 DEC 2002
Ref 1363/02

DETERMINED PLAN

Project
PROPOSED DWELLING
adj. 9 CHURCH STREET
SPALDING
LINCOLNSHIRE

Client
S & S DEVELOPMENTS LTD.

Drawing
ARCH/WINDOW/RAILING DETAILS

Job Ref.	Drawing No.
566-02	05
Date	Drawn
DEC. '02	J.C.

Scales
1:10

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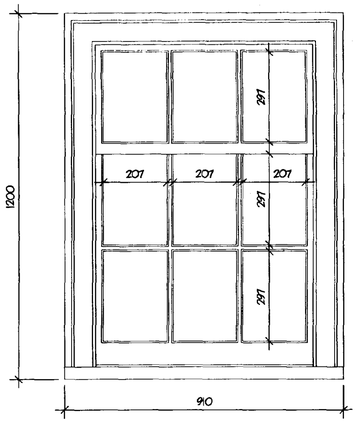
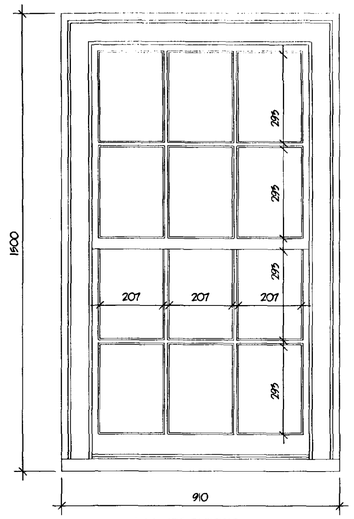


9 No REQUIRED



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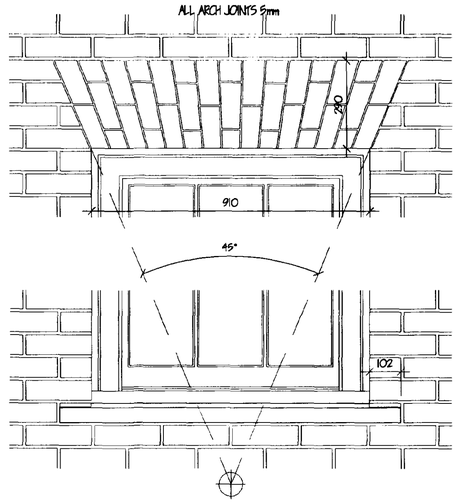
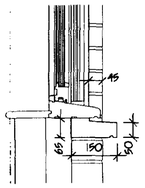
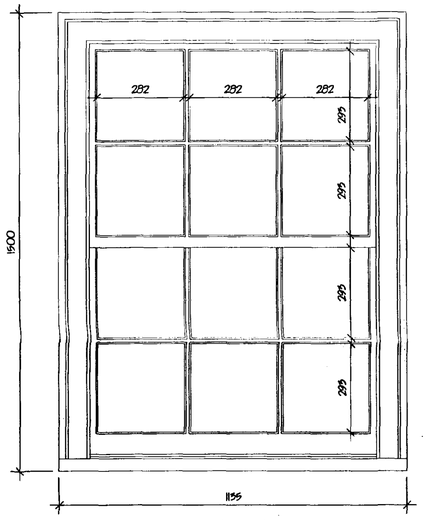
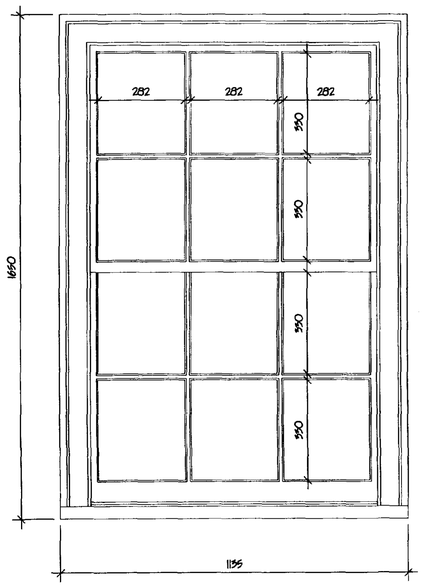






4 No REQUIRED



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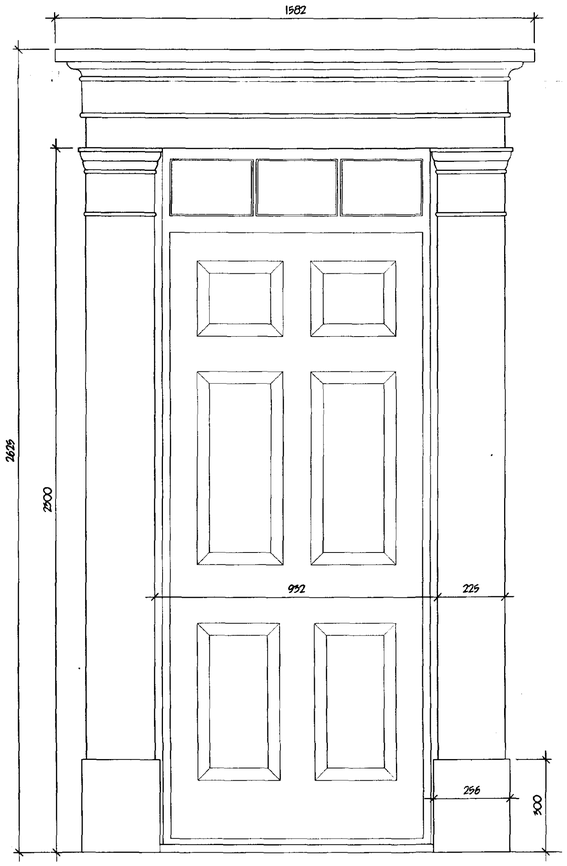

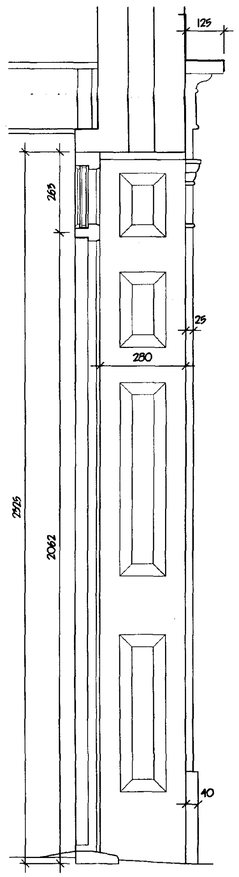

PORTICO 1 No REQUIRED

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Project
PROPOSED DWELLING
adj. 9 CHURCH STREET
SPALDING
LINCOLNSHIRE

Client
S & S DEVELOPMENTS LTD.

Drawing
WINDOW PORTICO & ARCH DETAILS

Job Ref.	Drawing No.
566-02	04
Date	Drawn
DEC '02	J.C.

Scales
1:10 FULL SIZE

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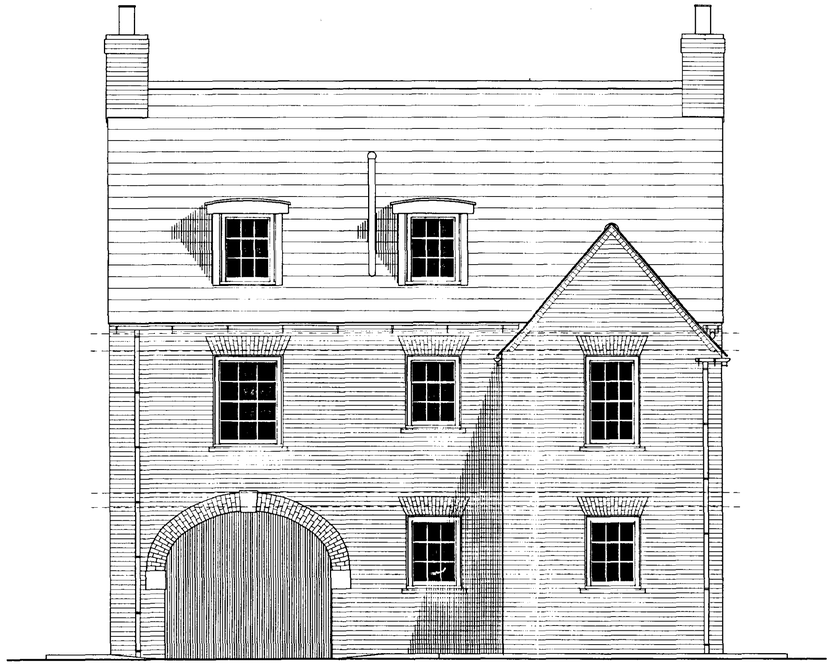
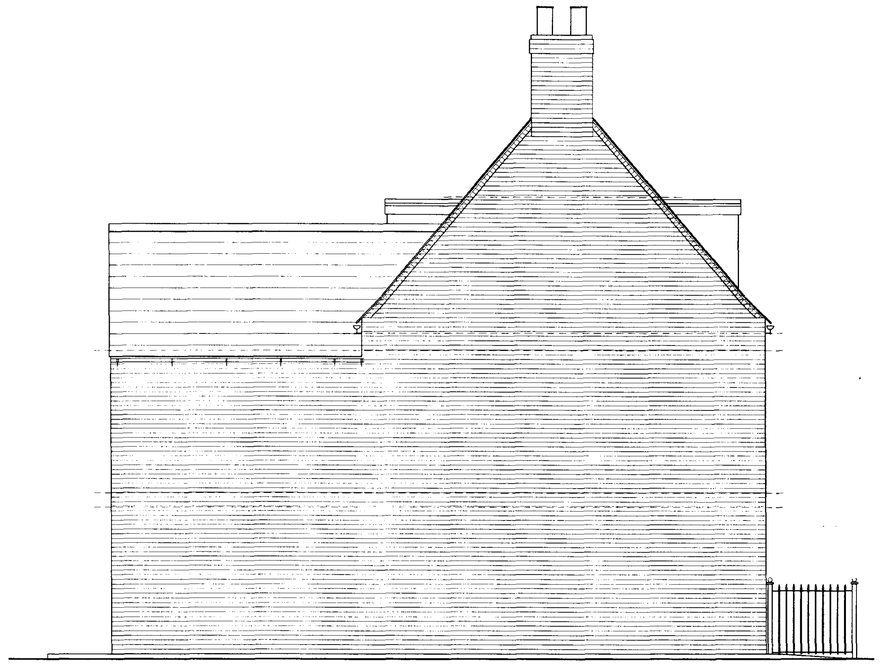
DETERMINED PLAN

SHDC
Development
13 DEC 2002
Ref 1363/02



SOUTH - WEST ELEVATION



SOUTH - EAST ELEVATION

ROOFING : BLUE / BLACK FIBRE CEMENT SLATES (TEXTURED & RIVEN EDGES)
"ETERNIT" SHIRE SLATE OR SIMILAR APPROVED

DORMERS: DRESSED LEAD TO ROOF AND CHEEKS

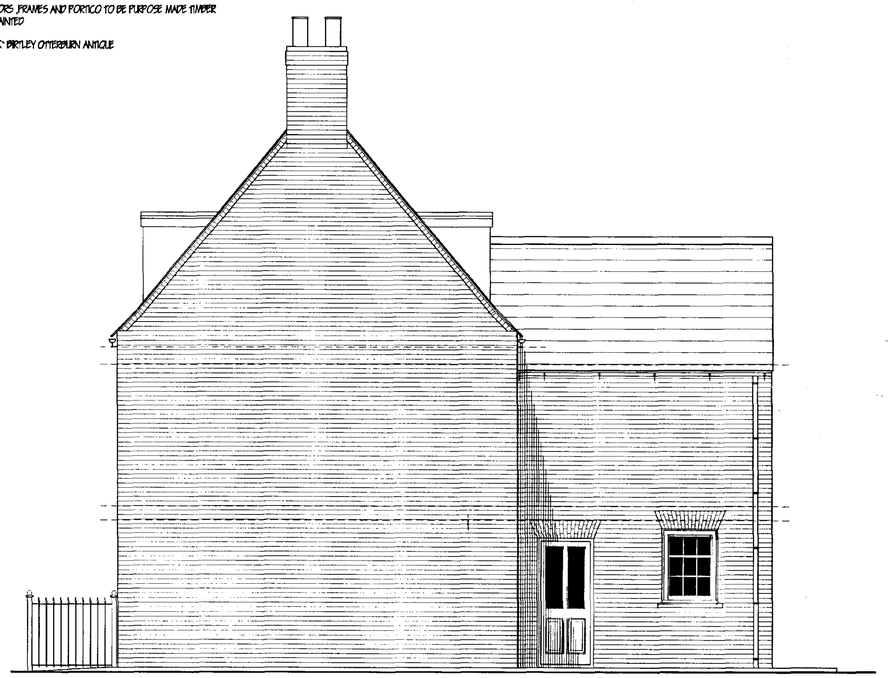
WINDOWS: ALL TO BE PURPOSE MADE TIMBER SLIDING SASH WHITE PAINTED

DOORS: ALL DOORS, FRAMES AND PORTICO TO BE PURPOSE MADE TIMBER WHITE PAINTED

BRICKS: "IBSTOCK" BIRTLEY OTTERBURN ANTIQUE



NORTH - EAST ELEVATION (CHURCH STREET)



NORTH - WEST ELEVATION

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Project
PROPOSED DWELLING
adj. 9 CHURCH STREET
SPALDING
LINCOLNSHIRE

Client
S & S DEVELOPMENTS LTD.

Drawing
ELEVATIONS

Job Ref.	Drawing No.
566-02	02
Date	Drawn
DEC. '02	J.C.

Scales
1:50

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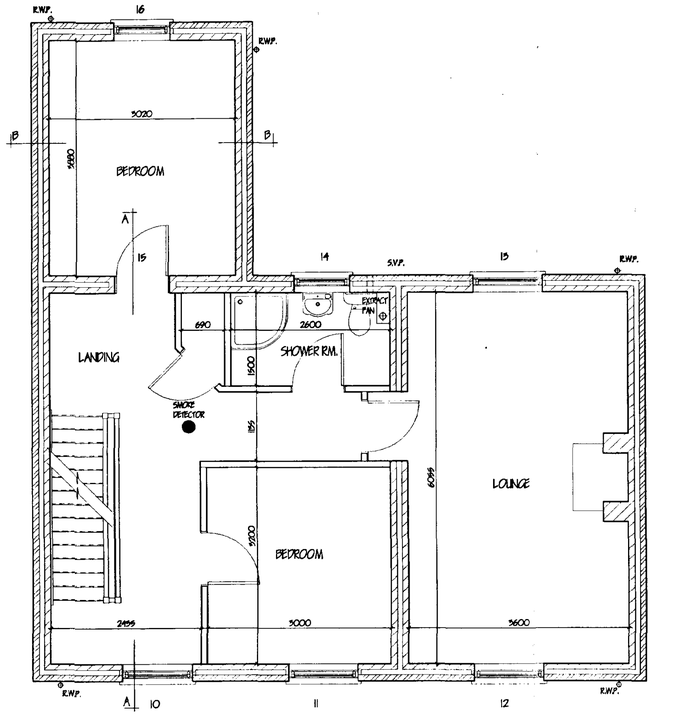
DETERMINED PLAN

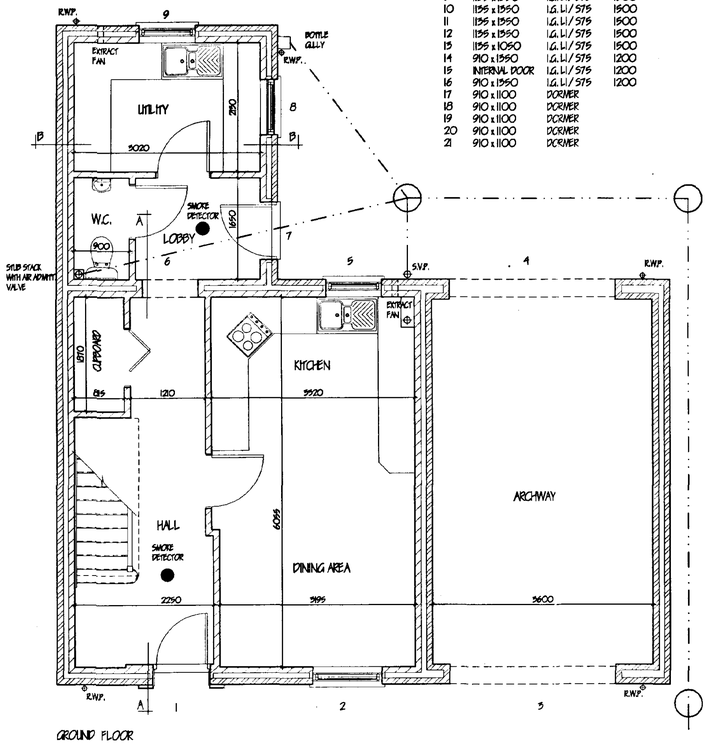
SHDC
Planning & Development
12 DEC 2002
Ref 1363/2



FIRST FLOOR

LINTEL / JOINERY SCHEDULE

POSITION	JOINERY	LINTEL	LENGTH
1	FN29M-MOB	LG.L1/575	1350
2	1195 x 1650	LG.L1/575	1500
3	ARCH	SPECIAL	3000
4	ARCH	SPECIAL	3000
5	910 x 1050	LG.L1/575	1200
6	FN29M-MOB	LG.L1/575	1350
7	910 x 1050	LG.L1/575	1200
8	ARCH	LG.L1/575	1200
9	1195 x 1350	LG.L1/575	1500
10	1195 x 1350	LG.L1/575	1500
11	1195 x 1350	LG.L1/575	1500
12	1195 x 1350	LG.L1/575	1500
13	1195 x 1050	LG.L1/575	1500
14	910 x 1350	LG.L1/575	1200
15	INTERNAL DOOR	LG.L1/575	1200
16	910 x 1350	LG.L1/575	1200
17	910 x 1100	DORMER	
18	910 x 1100	DORMER	
19	910 x 1100	DORMER	
20	910 x 1100	DORMER	
21	910 x 1100	DORMER	



GROUND FLOOR

STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 915 o/a x stringer 13No. risers of 200mm ex 25 x 225; 225 going ex 32 x 250; pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have ex 38 x 90 shaped hardwood handrail min. 900 above pitch line. 100 x 100 softwood newel post. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in B.S. 6399: Pt. 1. Balustrade to be min. 900mm high.

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 code4 lead flashing and 2 course engineering bricks. Durable notice detailing performance capabilities to be affixed in building by installer

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 C1-2S). 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 pre-stressed conc. lintel over chimney opening. Durable notice detailing performance capabilities to be affixed in building by installer

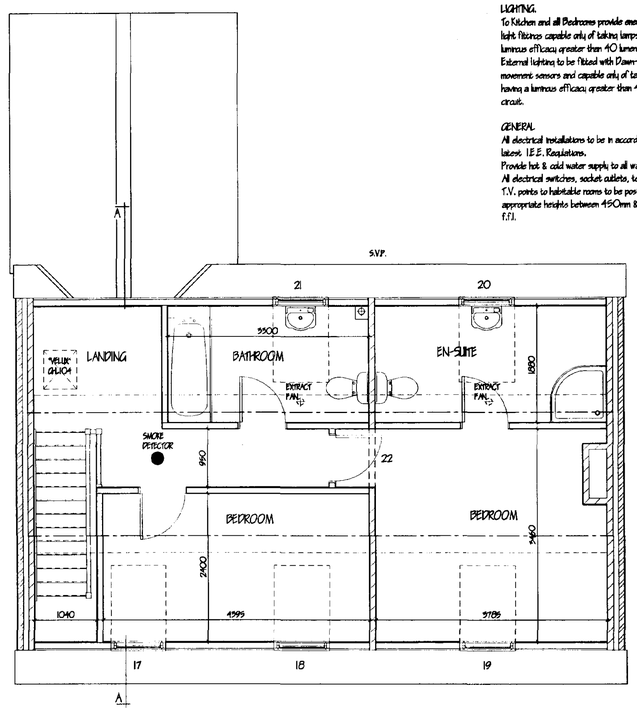
LINTELS.
All lintels to be manufactured by Messrs. I.G. Codes L1/S 75 and L1/HD 75 all to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: Internal lintels to be I.G. 100 Box type. Provide Perp-end weep holes and stop ends 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 Firstly, 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 drives surround in 150mm concrete with flexel joints to correspond with joints in pipe work. Provide 65 x 100 pre-stressed concrete lintel bridging where pipes pass through walls, provide compressible filler around pipe, opening masked both sides of wall with ridgid sheet material: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1983 and to extend 900mm above window head terminating 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. 5955: 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. All redundant drains to be grubbed out or filled with learnt conc. Condensation drainage from boiler flues to discharge via min. 22mm diameter pipe work through a 75mm condensation trap. Alternatively an additional trap should be provided externally to provide the required seal, an air gap should be provided between the boiler and the trap. Septic tank / Treatment plant operating and maintenance instruction notice to be provided by installer.

SURFACE WATER DRAINAGE.
125mm dia. half round cast iron rainwater gutters to 75mm 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. soak away min. 5.0m to edge from dwelling. All footpaths and drives to slope away from building.

GLAZING.
Double glaze properly throughout (minimum 12mm air gap to all units with Low 'E' 0.5 (Glass) max 'U' value 2.0 W/ sq.m. K. All glazing below 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.



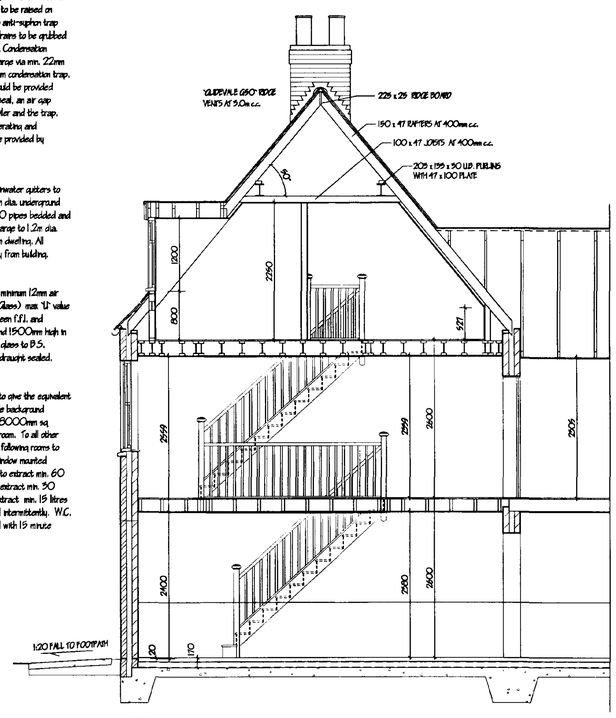
SECOND FLOOR

LIGHTING.
To Kitchen and all Bedrooms provide energy efficient light fittings capable only of taking lamps having a luminous efficacy greater than 40 lumens per circuit. External lighting to be fitted with Dawn-Dusk or movement sensors and capable only of taking lamps having a luminous efficacy greater than 40 lumens per circuit.

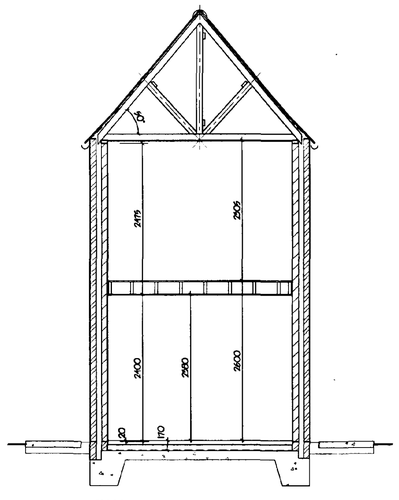
GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.
Provide hot & cold water supply to all wash basins.
All electrical switches, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from f.f.l.

HOT WATER AND SPACE HEATING.
Provide wall mounted Gas fired condensing boiler (min SEDBUK 78%)
Fit durable wire guard to externally to boiler flue.
Provide timer switch, suitable zone and boiler control interlocks, 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 cylinders to have min. 35mm thick. factory applied foam insulation and pipe work to be insulated to B.S. 5422:2001.
Heating Engineer to provide L/A. Building Control with a suitable Commissioning Certificate in accordance with that published as part of the Benchmark Code of Practice upon completion
To Office and other commercial premises provide heating controls to limit heating to hours of normal occupation with manual override. Sinks and basins in Office and other commercial premises to be provided by self contained thermostatically controlled instantaneous water heaters.

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 that one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.



SECTION A - A



SECTION B - B

PITCHED ROOF CONSTRUCTION.
Blue / Black Fibre cement slates with even surface and dressed edges to B.S. EN 492:1994, on 25 x 38 softwood treated battens on under felt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. slates to be laid with min. head lap of 90mm and to be fixed in accordance with rasgrid to wind speed, roof pitch and exposure category as detailed in B.S 6399, Pt 2.
To rear section provide Twinsplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. 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 50 deg. 38 x 100 ridge nods binder 38 x 100 ceiling binders: Main house 47 x 150 SC5 grade timber rafters and 47 x100 SC5 grade timber joists. All trusses/ rafters 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: Provide 25/10mm air gap and fly proof screen at eaves: 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. Timber supports are to be provided beneath water storage tanks over 4No ceiling joists. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/ c: Install code 4 lead valley liner.

DORMER CONSTRUCTION
Code 4 lead dressed over 12mm exterior grade ply on 47 x 100 rafters/ ceiling joists at max. 400mm c/ c. 12.5mm Gyproc "plasterboard ceiling. Form external walls of code 4 Lead on breather paper on 9mm ext. grade ply on 47 x 100 timber studs at 400mm c/ c. 100mm Jablite SP lead between rafters and studs. 12.5mm "Gyproc" Duplex board and skim int. finish.

FIRE ESCAPE WINDOWS.
All habitable rooms in the upper story of a dwelling should have a window with an unobstructed openable area of at least 0.33 sq.m. and at least 450mm wide x 750mm high (the route through the opening may be at an angle rather than straight through) Th bottom of the openable area should not be more than 1100mm above floor level

CEILINGS.
Flat ceilings lay 250mm glass fibre insulation total thickness. 100mm between joists & 150mm over Joists to provide max. 'U' value of 0.16 W/ sq.m.K. Sloped ceilings lay "Celotex GA2080 + GA2040" to provide a max 'U' value of 0.2 w/ sq.m.K. Ensure 50mm air gap over all insulation. 12.7mm Gyproc plasterboard 3mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space: openings to be lined with 25 x 25 planed steps: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jablite to top surface. Provide slide bolt fastening & draught seal all round

WALLING.
225 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 85 cavity: build into cavity Dritherm cavity wall batt insulation boarding in accord. with makers instructions and agrement cert' No.84/1268 & 86/1584. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 750 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. All work to be carried out in accordance with BS Code of Practice 121 Part 1:1975. External walls to have max. 'U' value of 0.55 W/ sq.m.K.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks: All to receive 10mm S/C render and 5mm skim (except garage). 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 glass fibre infill between studs.

LEVEL ENTRY THRESHOLD
Provide "Waldeen Ltd." Mobility door frame & threshold (FN29M-MOB) Principal entrance to building. All External doors to be 850mm 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 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 sill 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. Form 1.0m wide footpath from dwelling to road frontage, wider for wheelchair access.
At least 9.0m of drive adjacent to building x 3.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavors. All to be sloped up to footpath level at min. 1:20

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 100mm "Jablite HDP" insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. (at min 150mm, ie. 300mm) inside D.P.M. above PPC. Of Dip floor D.P.M. All on 100 concrete over site Concrete mix GEN1 to B.S. 5928: pt 1991: 150 blinded and consolidated hardcore: Garage floor to be as above except sand cement screed and tiles.

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 orderng 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.
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.

ref:	revision	date

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Project
PROPOSED DWELLING
adj. 9 CHURCH STREET
SPALDING
LINCOLNSHIRE

Client
S & S DEVELOPMENTS LTD.

Drawing
FLOOR PLANS / SECTIONS

Job Ref.	Drawing No.
566-02	01
Date	Drawn
NOV. '02	J.C.

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 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.

SHDC Development
13 DEC 2002
Re: 1363/02