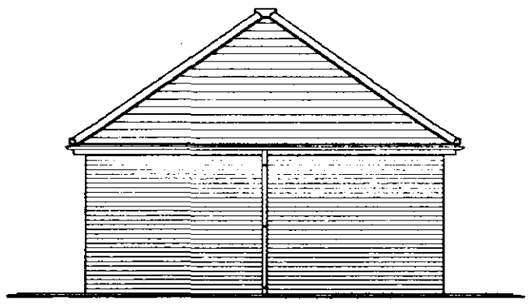
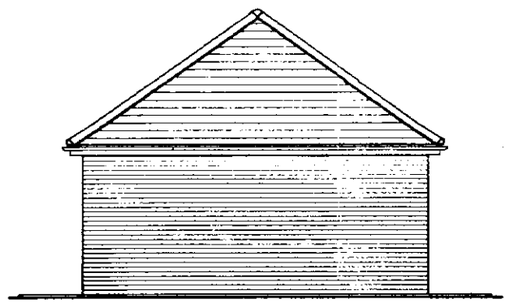
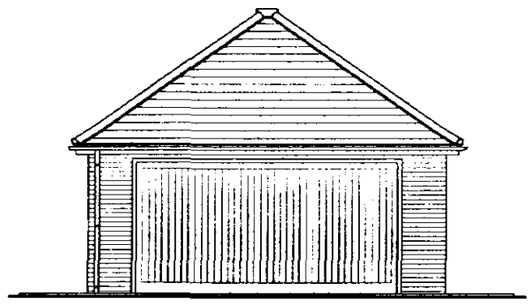


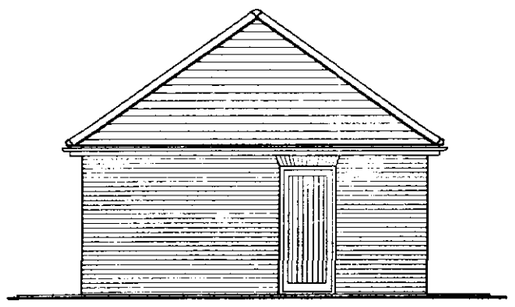
SOUTH - WEST ELEVATION



NORTH - WEST ELEVATION



NORTH - EAST ELEVATION



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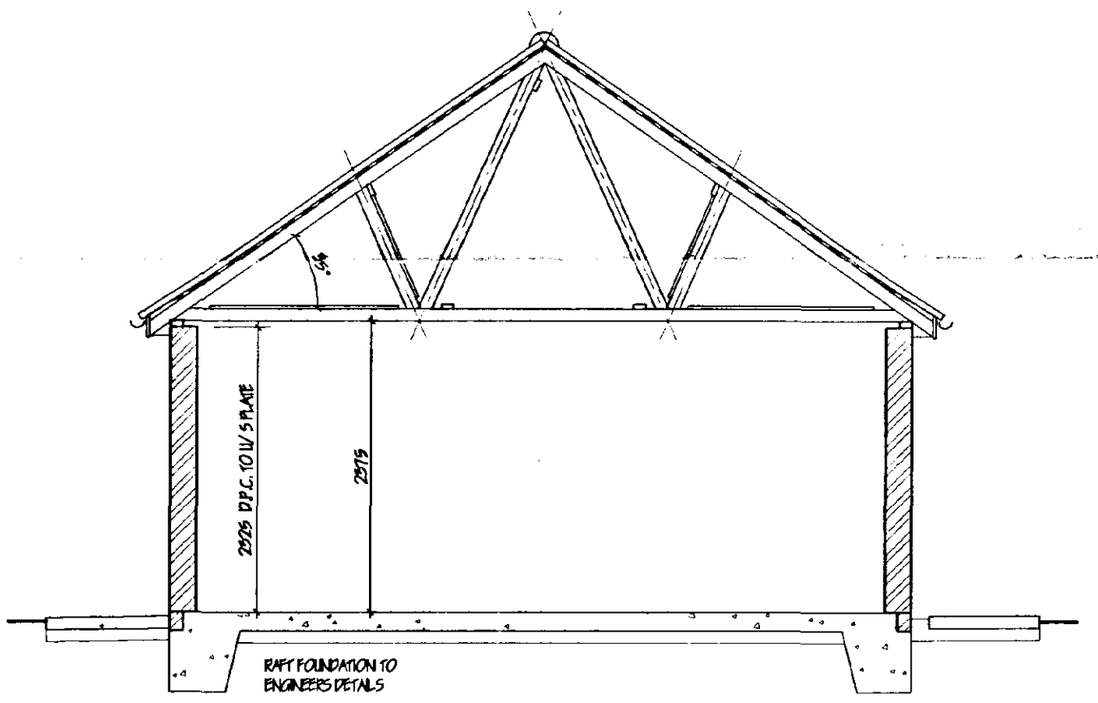
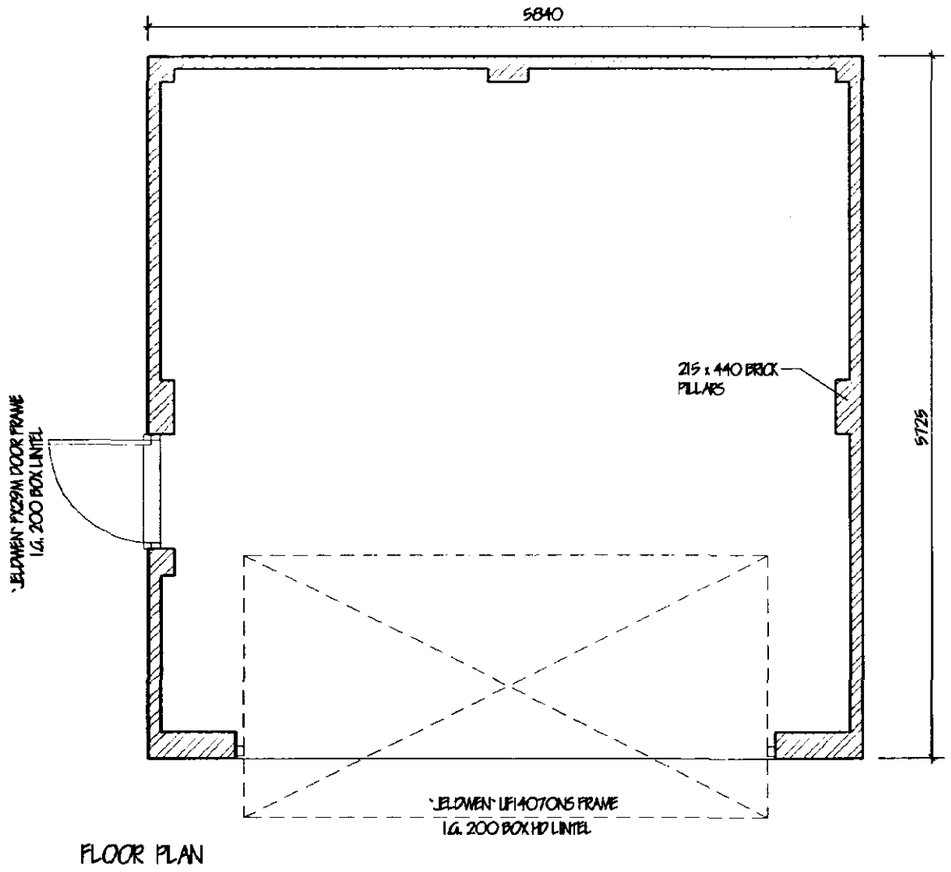


SECTION A - A



FLOOR PLAN

PITCHED ROOF CONSTRUCTION.
Blue / Black Fibre cement slates with riven 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 lF) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. head lap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in B. S 6399. Pt 2. Twinaplate 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 35 deg. 38 x 100 ridge node binder 38 x 100 ceiling 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 gap and fly proof screen: All structural timber to be min.SC3 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 webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4.

WALLING.
102mm walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks. Provide bitumen felt DPC to C.P. 121: All work to be carried out in accordance with BS Code of Practice 121 Part 1:1973

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, suitable for wheelchair access.
At least 5.0m of drive adjacent to building x 3.0m wide to be hard standing i.e. Concrete, Tarmac or Block paviors. All to be sloped up to footpath level at min. 1:20

FOUNDATIONS.
Provide reinforced concrete raft to Structural Engineers specification

LINTELS.
All lintels to be manufactured by Messrs. I.G. Codes Box 200 all to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm.

SURFACE WATER DRAINAGE.
125mm dia. half round cast iron rainwater gutters to 76mm dia.cast iron 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.

LIGHTING.
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.
All electrical switches and socket outlets to be positioned at appropriate heights between 450mm & 1200mm from f.f.l.

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.
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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 independant 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

G. R. MERCHANT
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SHDC
Planning & Development Control
23 DEC 2002
1400/02

PROPOSED DWELLING
adj. 9 CHURCH STREET
SPALDING
LINCOLNSHIRE

Client
S & S DEVELOPMENTS LTD.

Drawing
DOUBLE GARAGE

Job Ref.	Drawing No.
566-02	06
Date	Drawn
DEC. '02	J.C.

Scales
1:50 1:100

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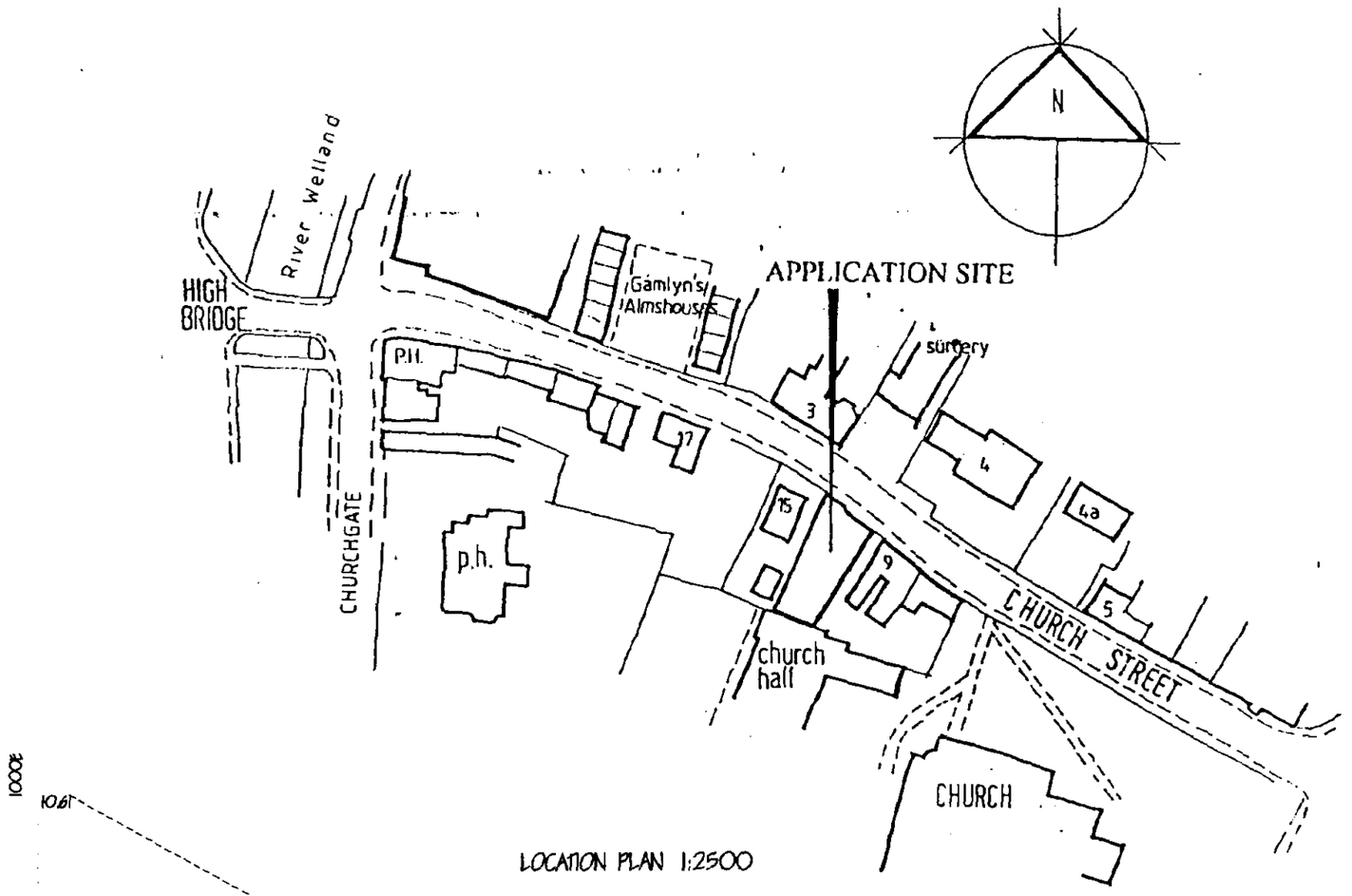
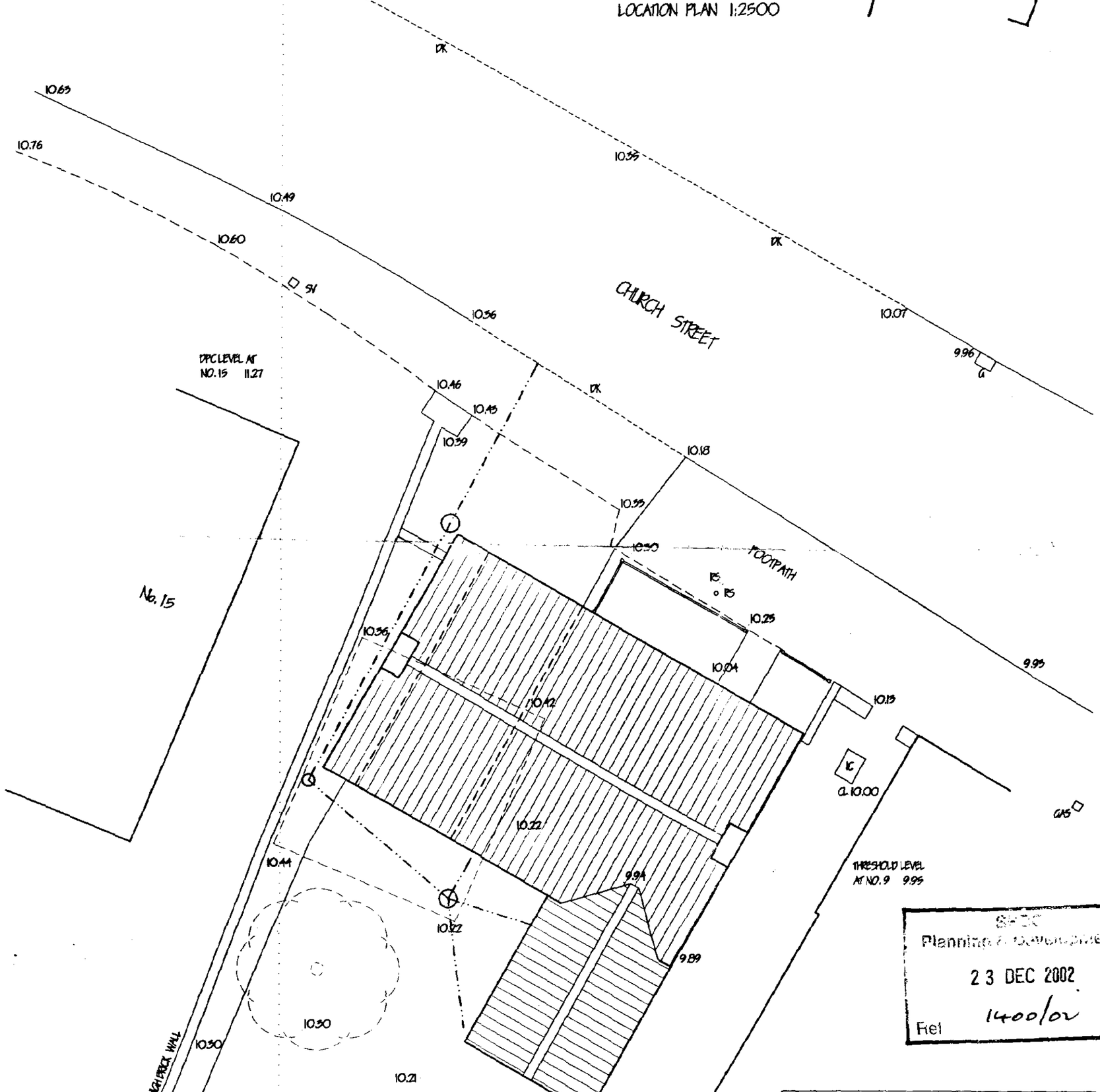
DETERMINED
PLAN





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A	GARAGE MOVED	DEC. '02

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Planning & Development
23 DEC 2002
Ref 1400/02

Project
PROPOSED DWELLING
adj. 9 CHURCH STREET
SPALDING
LINCOLNSHIRE

Client
S & S DEVELOPMENTS LTD.

Drawing
SITE & LOCATION PLANS

Job Ref.	Drawing No.
566-02	01-A
Date: DEC. '02	Drawn: J.C.

Scales
1:100 1:2500

KEY LISTING

+555 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
STUMP TREE STUMP GIRTH CIRCUM 0.5M

HEDGE
OUTLINE OF BUSH / HEDGE

TK TRACK
BANKING

ROAD EDGE (NON KERBED)
FP FOOT PATH
BEFP BACK EDGE FOOTPATH
DK DROP KERB

G GULLY
KO KERB OUTLET

LP LAMPPOST
SIGN
MS MILE STONE
TS TRAFFIC SIGNAL
RS ROAD SIGN
BCN BECLISHA 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

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