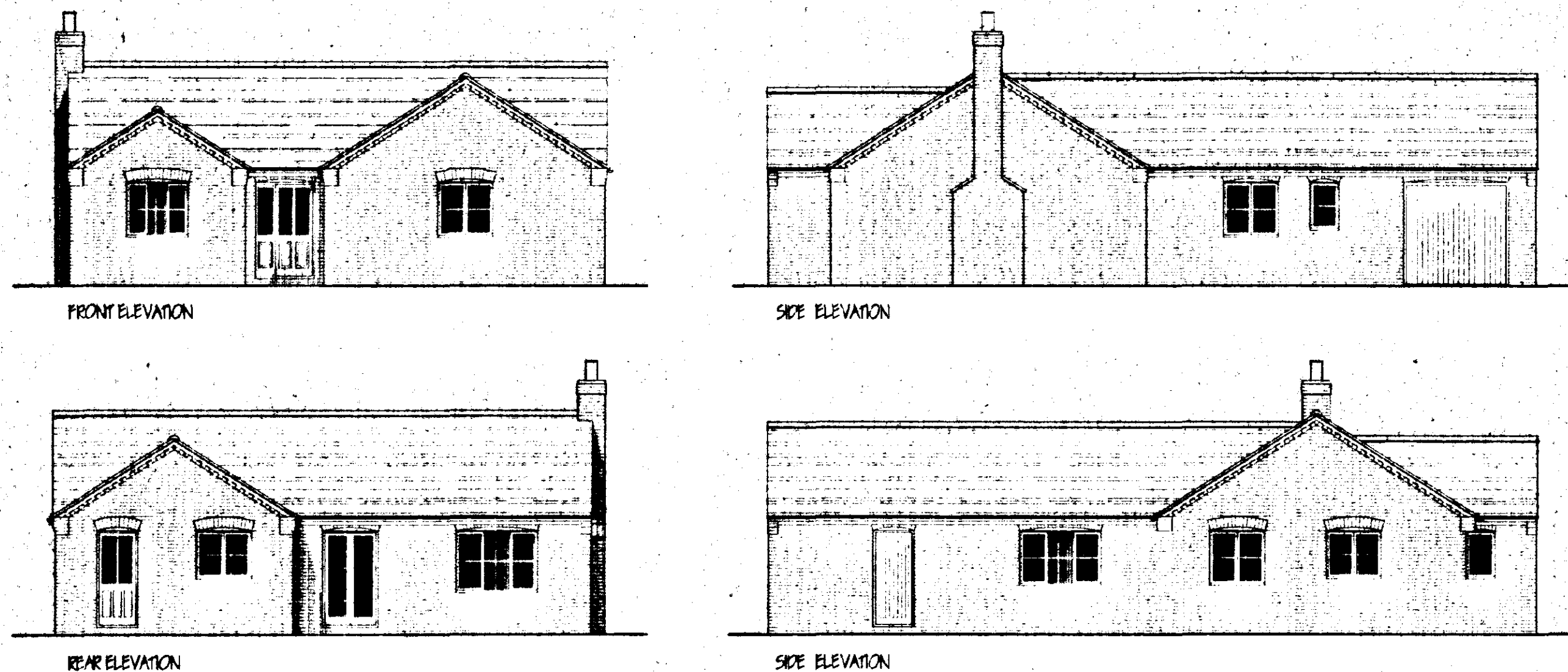
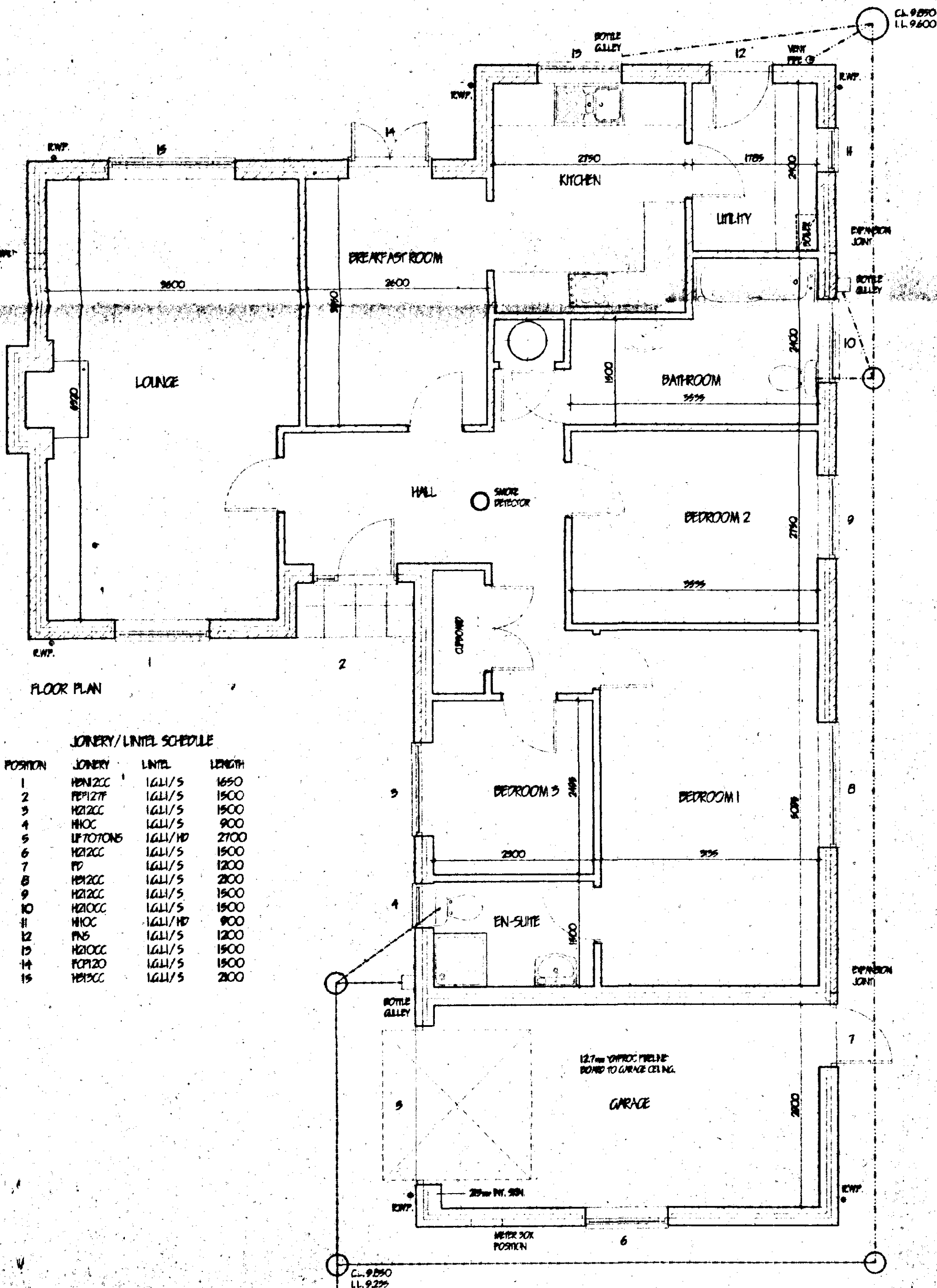




JOINERY / LINTEL SCHEDULE

POSITION	JOINERY	LINTEL	LENGTH
1	WPC/2CC	1600/5	1600
2	WPC/2CC	1600/5	1600
3	WPC/2CC	1600/5	1600
4	WPC/2CC	1600/5	1600
5	WPC/2CC	1600/5	1600
6	WPC/2CC	1600/5	1600
7	WPC/2CC	1600/5	1600
8	WPC/2CC	1600/5	1600
9	WPC/2CC	1600/5	1600
10	WPC/2CC	1600/5	1600
11	WPC/2CC	1600/5	1600
12	WPC/2CC	1600/5	1600
13	WPC/2CC	1600/5	1600
14	WPC/2CC	1600/5	1600
15	WPC/2CC	1600/5	1600

GLAZING.
Double glaze property throughout (minimum 4mm air gap to all units) excluding garage. All glazing between 1.1m and 800mm high and between 1.1m 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 sashes 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. 10000 sq. m. Following rooms to have in addition to above: Hall / Kitchen: 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 Gas fired condensing boiler with fan assisted balanced flue. Provide durable wire mesh to flue externally. Provide timer switch and suitable thermostat to control a full thermostatic control with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to B.R. 11, part 5.

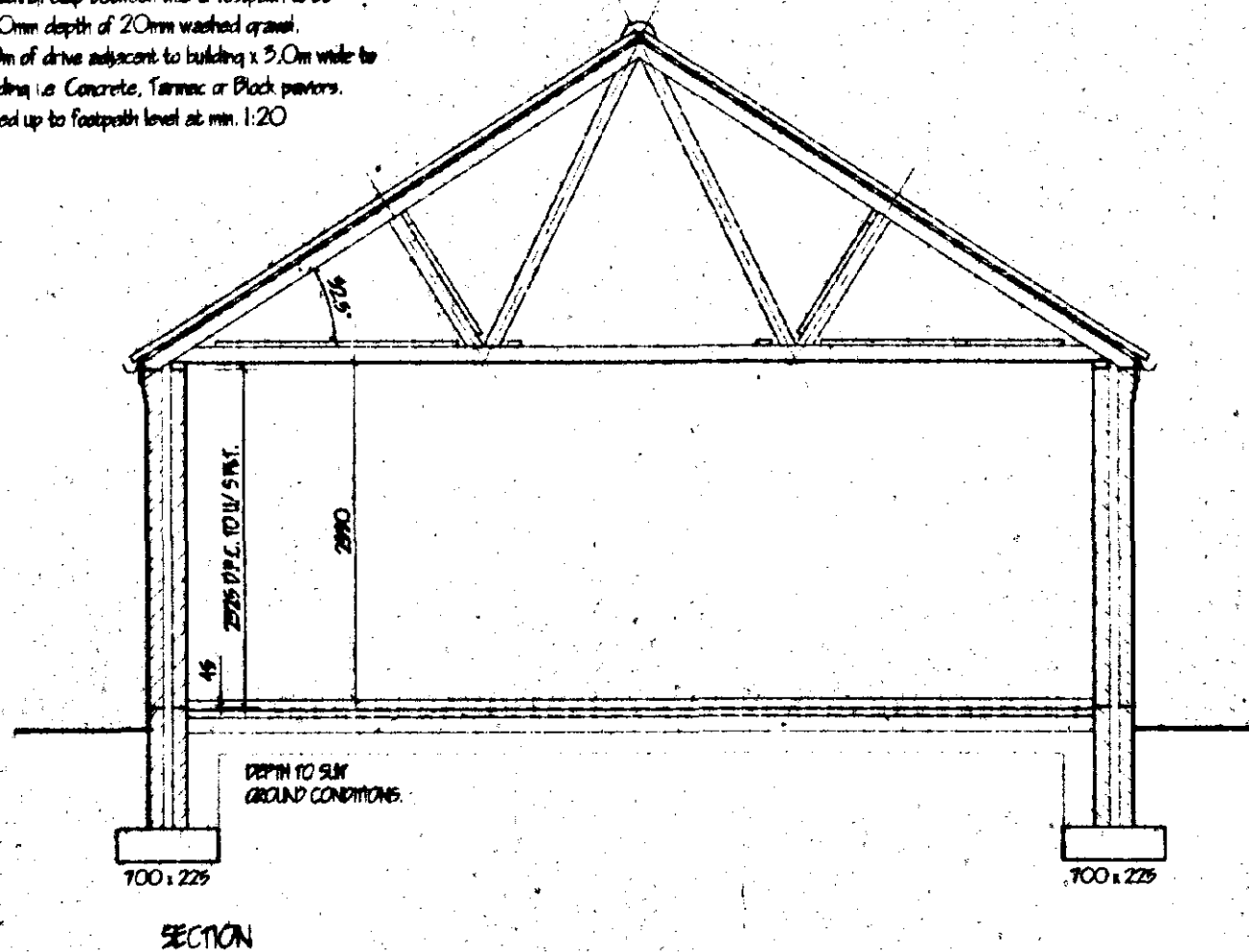
SMOKE DETECTORS.
Provide mains operated interlinked smoke alarms to B.S. 5446: pt. 1, in positions shown on plan.

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.

LEAVE ENTRY THRESHOLD.
Provide 'Doulton & Pail' Moulded door frame & threshold (PN29M-WOP). 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 850mm wide.

FOOTPATHS / DRIVES.
Provide min. 900mm wide footpaths positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. All entrance pavements ramp up to top of sub-sill min 1:20. All footpaths to have slope 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 in Concrete, Tarmac or Block paving. All to be sloped up to footpath level at min. 1:20.



WALLING.
265 cavity wall to consist of three brickwork to B.S. 562:1974 for clay bricks and B.S. 1871:1978 for calcium silicate bricks. 65 cavity wall to cavity brickwork cavity wall to cavity brickwork in accordance with masonry instructions and masonry code: N.B. 100/100/100mm Tarmac Handle solid insulation blocks or similar. Cavity walls laid together using external iron best ties set 900 horizontally and 450 vertically to B.S. 1245:1978 wall ties positioned at 500 vertical centres at all unbonded courses of cavity. Close cavities with 'Thermoblock' performed door and provide between felt D.P.C. to F.F.L. External walls to have min. 'U' value of 0.45 W/m2 deg. C. Internal walls of 100mm Tarmac Handle solid insulation blocks. All to receive 10mm 5/C render and 5mm skin (except gables).

PILE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1071:1971 and to be laid socket supported. 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled ash brickwork and clay pipe. Work min. conc. will extend flue as work proceeds. Trim roof around flue, no timber within 40mm of flue. At roof / flue intersection provide cast lead flashing and 2 course engineering bricks.

OPEN FIRE.
To be capable of burning seasoned flue timber 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 C1-25). Appliance to be in accordance with building regulations. Provide insulated permanent vent in end wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 preformed conc. lintel over chimney opening.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. 479 part 2:1971, on 25 x 25 softwood treated battens on underfelt to B.S. 7471 (type IP) 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 3:1995. 'RLES CALC 5' TO BE SUBMITTED TO L.A. MIN. 28 DAYS PRIOR TO BRECTION. Trusses to be at 600c/c to a pitch of 9.25 deg. 36 x 100 ridge beam brider 36 x 100 ceiling briders. All trusses to be strapped to wall plate by 30 x 5 galvannead metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bracing between straps. 50 x 100 wall plate bedded on sand and cement. 25 x 175 batten boards 6mm oil. grade plywood with complete with 100mm wide continuous air gap and fly proof screen. All structural timber to be min. 5C5 grade. Where span of trussed rafters exceeds 5.0m 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 400 cubic litres. At roof intersections provide cast lead flashing and 2 course engineering bricks.

CEILING.
200mm deep fibre insulation total thickness. 100mm between joists x 100mm over joists. 12.7mm Gypoc plasterboard 5mm skin finish. Provide min. 30 x 30 supports to all plasterboard edges. All joists to be level and filled. Garage ceiling to be 12.7mm Gypoc 5 rubber lined and white. Provide access trap to roof space: opening to be lead with 25 x 25 plastic sheet. Access panel to be 1200 x 600 with 12.7mm Fibre board fixed to face. 100mm lath to top surface. Draught seal all round.

LIMITATIONS.
This drawing is limited to 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 drawings 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 the drawings for construction or ordering purposes. All open 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 specifications, 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 BSI Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with any applicable regulations 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.

G. R. MERCHANT
LENG AMICE FIVE
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AND LAND DRAINAGE
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Tel: 01406 480000
Fax: 01406 485744
E-Mail: G. R. Merchant @ Merchant. PS.
Co. UK

Project
**3 BEDROOM BUNGALOW & GARAGE
OFF WASHWAY ROAD
SARACENS HEAD
SPALDING, Lincs.**

Client
A. M. WOODS

Project
**SOUTH HOLLAND DC
HOUSING & PLANNING
Drawing**

Project
18115/008

Project
018601

Project
FLOOR PLANS / ELEVATIONS / SECTION

Job Ref
167/01

Drawing No
05

Date
JAN 2001

Scale
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.

Any alterations to this drawing including variations are to be made on a separate sheet and must be approved by the Architect. During construction, unless specified in the Architect's instructions, no alterations may be made. The Architect and his representatives are not responsible for any errors or omissions in the drawing before the Architect's stamp is completed.

PLOT 3



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

GLAZING.
Double doors properly threshold (minimum three air gaps to all sides). All doors between FFL and 800mm high and between FFL 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 bedrooms 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. 50 litres per second. Bathrooms to extract min. 5 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. If a double unit is used to internally to boiler flue. Provide timer switch and suitable zone thermostats to controls. 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. L1, part 3.

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 separate 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 FFL.

PITCHED ROOF CONSTRUCTION.
Manufacture concrete roof tiles to B.S. EN 490 / 491, or 25 x 365 self-finished textured surface to B.S. 747 (type B) and in all cases to be laid by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with "ramped to wind speed, roof pitch and exposure category" as detailed in CP3 chapter 7 part 2 1972. Timber joists to be spaced at 600mm c/c to comply with B.S. 5268 part 5 1986. TRUSSES CALCULATED TO BE SUBMITTED TO L/A MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600mm c/c to a pitch of 25 deg. 30 x 100 rubber node bridle. 50 x 100 ceiling bridle. All trusses to be strapped to wall plate by 50 x 5 galvanized metal straps acting as anchor and lateral restraint straps at min. 1.5m c/c. Note: provide solid bridleheads beneath straps. 50 x 100 wall plate bedded on sand and concrete. 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. 50% grade: seasoned 150% or 10% to indicate moisture content of 20% or less at time of installation with B.S. 4978. Where span of trusses exceeds 5.0m 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 400 ceiling joists. At roof intersections provide 25 x 100 lag boards and strengthen trusses at 600 c/c: install code 4 lead valley liner.

DAY ROOF CONSTRUCTION.
Plain concrete tiles on 25 x 365 s/w battens of rafters fall to B.S. 747 (type B) on 47 x 100 rafters and ceiling joists at min. 400mm c/c. 90 x 90 head plate bedded into 90 x 90 corner posts. 12.5mm Gypsum plasterboard ceiling. 200mm extruded polystyrene insulation cavity.

Ceilings.
200mm extruded polystyrene insulation total thickness. 100mm between joists & 100mm over joists. 12.5mm Gypsum plasterboard 5mm skim finish. Provide min. 50 x 50 supports 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 plasterboard. Access panel to be 12mm ply with layer of 12.5mm Fireboard fixed to face. 100mm Jable to top surface. Provide slide bolt fastenings & draught seal at round.

LEVEL ENTRY THRESHOLD.
Provide "Pluton & Paul" Mobility door frame & threshold (FAC29M-MOD) 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 850mm wide.

FOOTPATHS / DRIVES.
Provide min. 900mm wide footpath positioned at D.P.C. level and min 150mm away from face of wall to exterior of building. At entrance position ramp up to top of sub off min 1:20. All footpaths to have width 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 & 3.0m wide to be hard standing i.e. Concrete, Tarmac or Block paving. All to be sloped up to footpath level at min. 1:20.

LEVELS.
All levels to be manufactured by Mowens. L.A. and to be installed in accordance with makers' instructions, and to have min and bearing of 150mm and all external positions to have cavity trays D.P.C. to D.P. 12. Internal levels to be L.A. 100 Plus tape. Provide Plywood wisp holes and stopwells to cavity trays.

FOOT DRAINAGE.
Inspection chamber construction to be "Crown" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 6801:1985. Fall drainage pipes to be 110mm dia. UPVC to B.S. 4660:1985. Flexible joints and lead to makers' instructions to a fall of 1:70 and surround with 100mm pea gravel. Where pipes pass under floors encase in 150mm concrete with fixed joints to correspond with joints in pipework. Provide 65 x 100 precast concrete lintel bricking where pipes pass through walls. Allow 50mm gap around pipe, opening, finished both sides of wall with rigid sheet material. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1985 and to extend 900mm above window head. Terminating with PVC balloon. Waste pipes to be generally 40mm dia. If over 5.0m long run increase to 50mm dia. All PVC to B.S. 5945: 1979 complete with rubbing caps at every change of direction. Bath basins and sink to have 75 deep seal traps. Shower to be raised on 150mm depth with access plate to anti-siphon trap and 50mm waste.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes. 110mm dia. underground pipes flexible 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 edge from building.

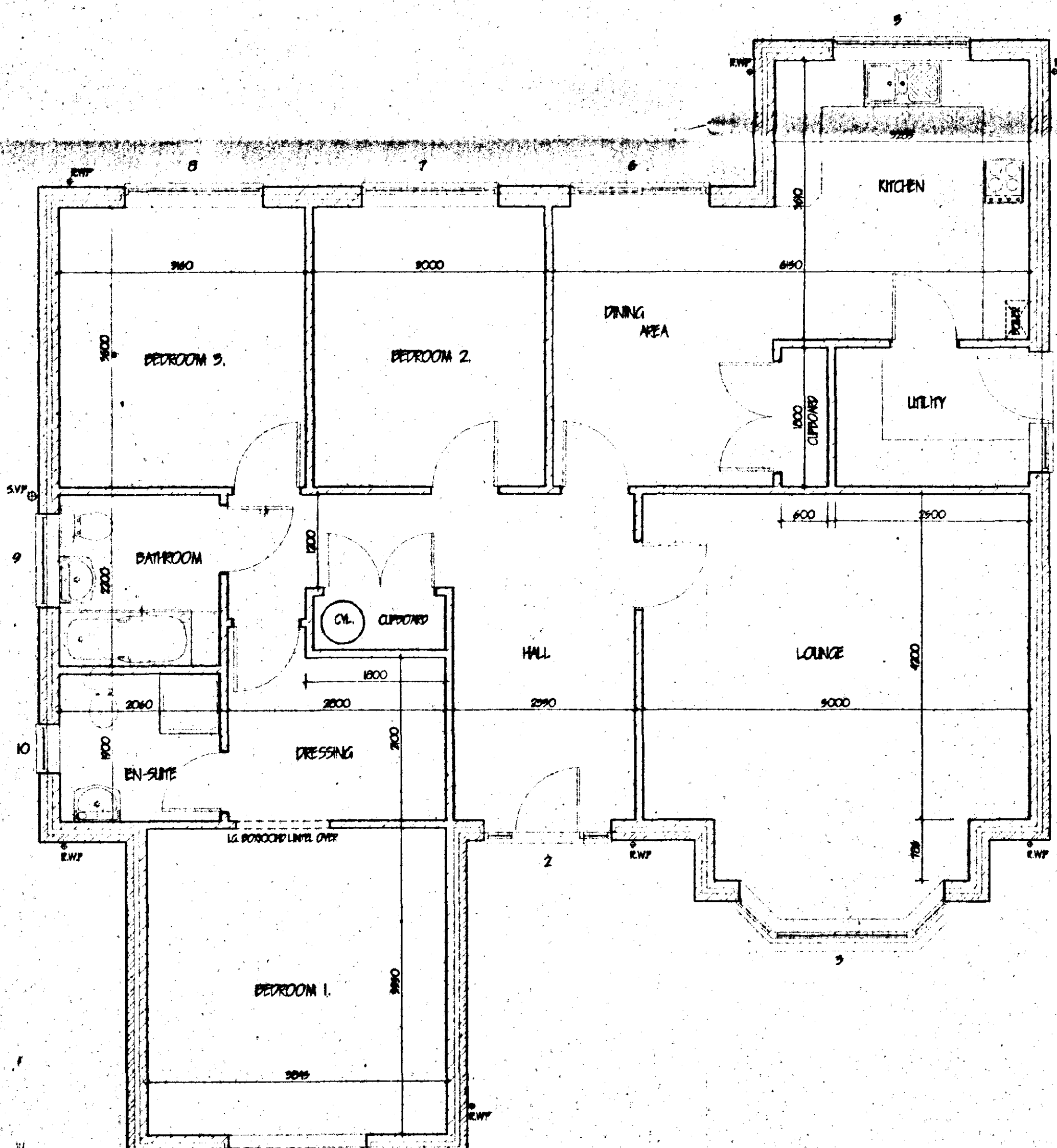
LIMITATIONS.
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STANDARDS.
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HEALTH & SAFETY.
The Builder / Clerk shall ensure that the selected contractor to construct with and adopt all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places. The Employer / Clerk to advise 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.
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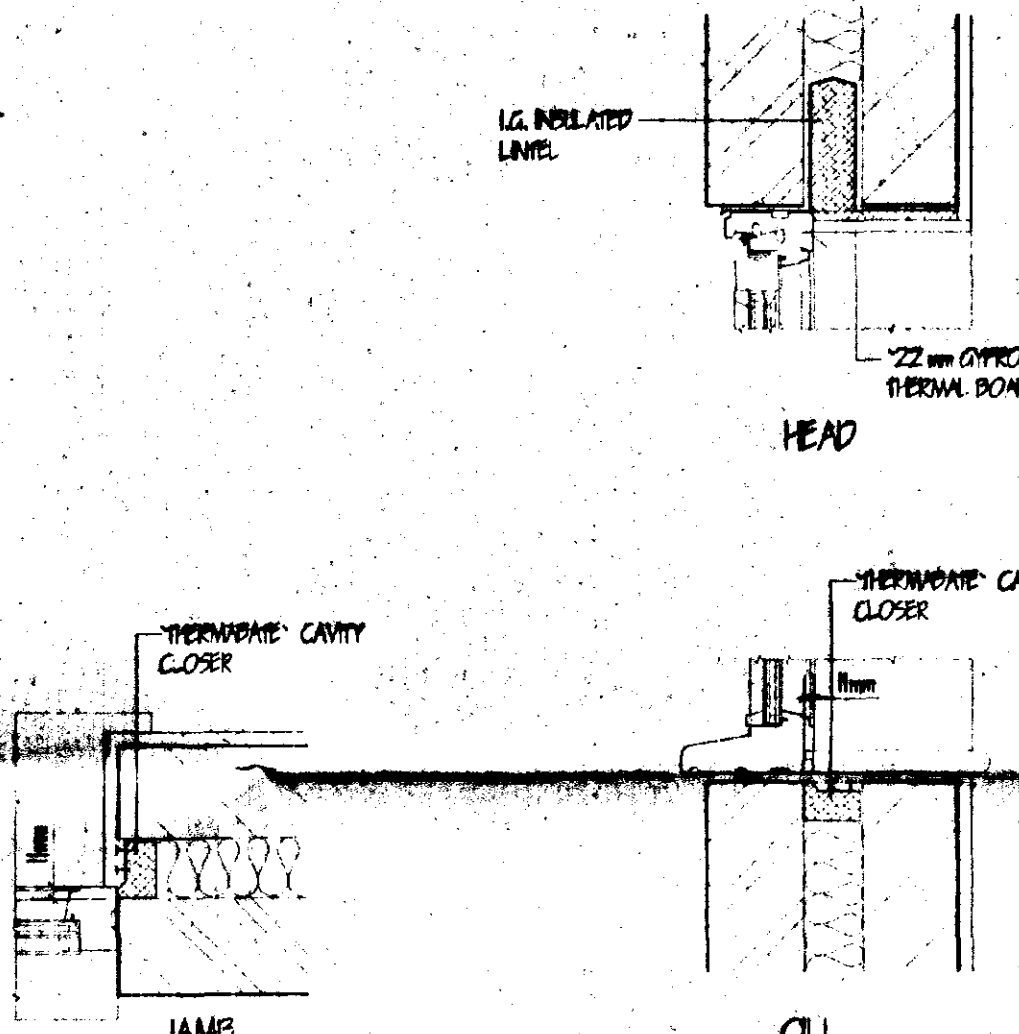


FLOOR PLAN.

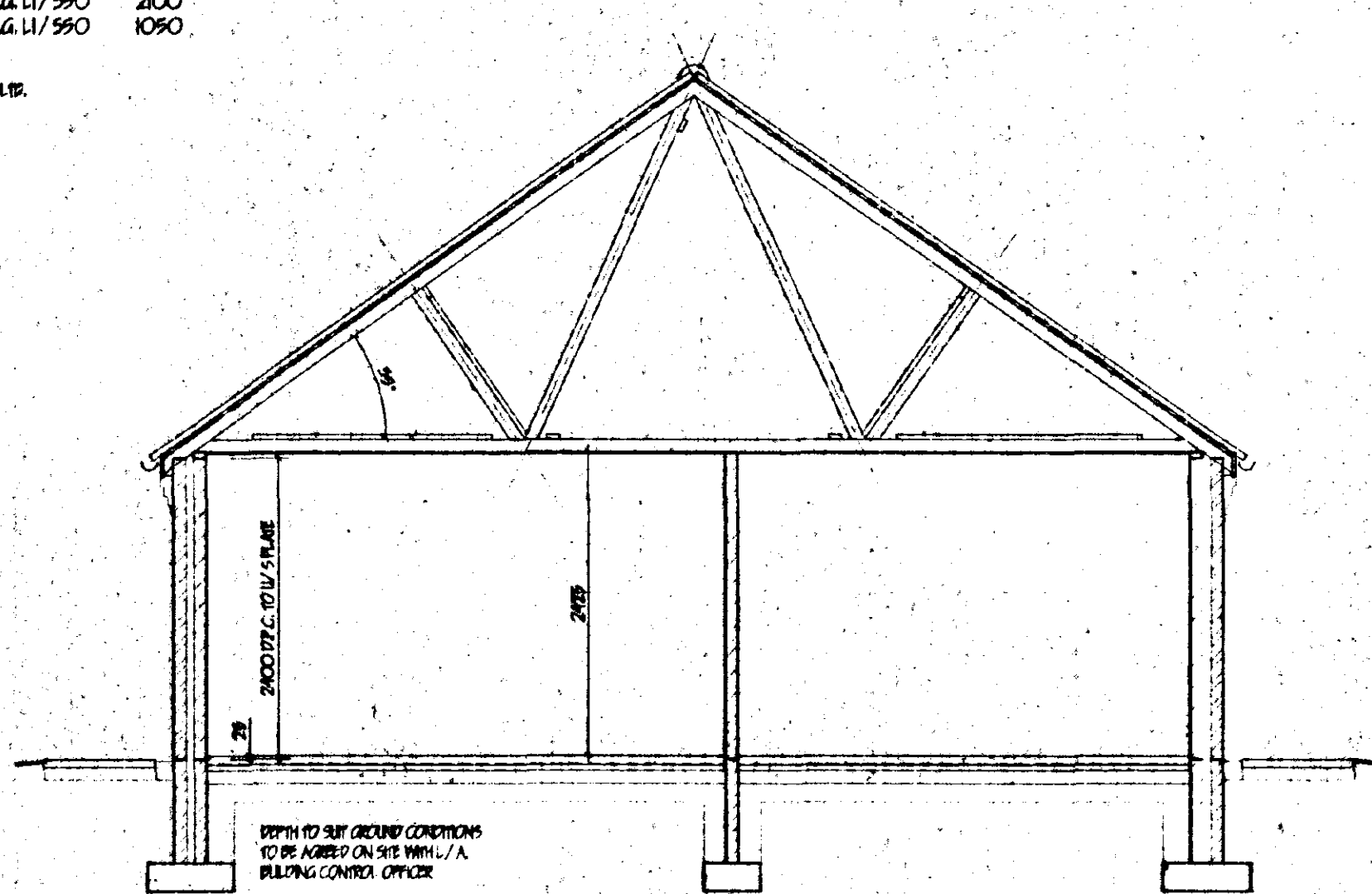
UNIT / JOINERY SCHEDULE

1	WIZCC	16.11/1990	200
2	WIZCC	16.11/1990	190
3	SPS/WIZCC/WIZCC/HIWC	16.11/1990	2000
4	HIWC/FAC29M-MOD	16.11/1990	190
5	WIZCC	16.11/1990	200
6	PANVEL	16.11/1990	200
7	WIZCC	16.11/1990	200
8	WIZCC	16.11/1990	200
9	WIZCC	16.11/1990	200
10	HIWC	16.11/1990	1090

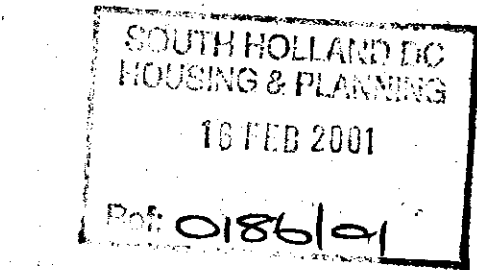
JOINERY COYS - REPLY JOINERY LTD.
UNIT COYS - L.A. LINTED



REVEAL DETAILS



SECTION



PLOT 2

G. R. MERCHANT
LEADS AND PLANS
ARCHITECTURAL, STRUCTURAL
AND LAND DRAINAGE
CONSULTANTS

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Project:
3 BEDROOM BUNGALOW
OFF WASHWAY ROAD
SARACENS HEAD
SPALDING, Lincs.

Client:
A. M. WOODS

Drawing No:
1677/01

Scale:
1:50 HOD

Drawing Date:
JAN 2001

Drawn By:
JC

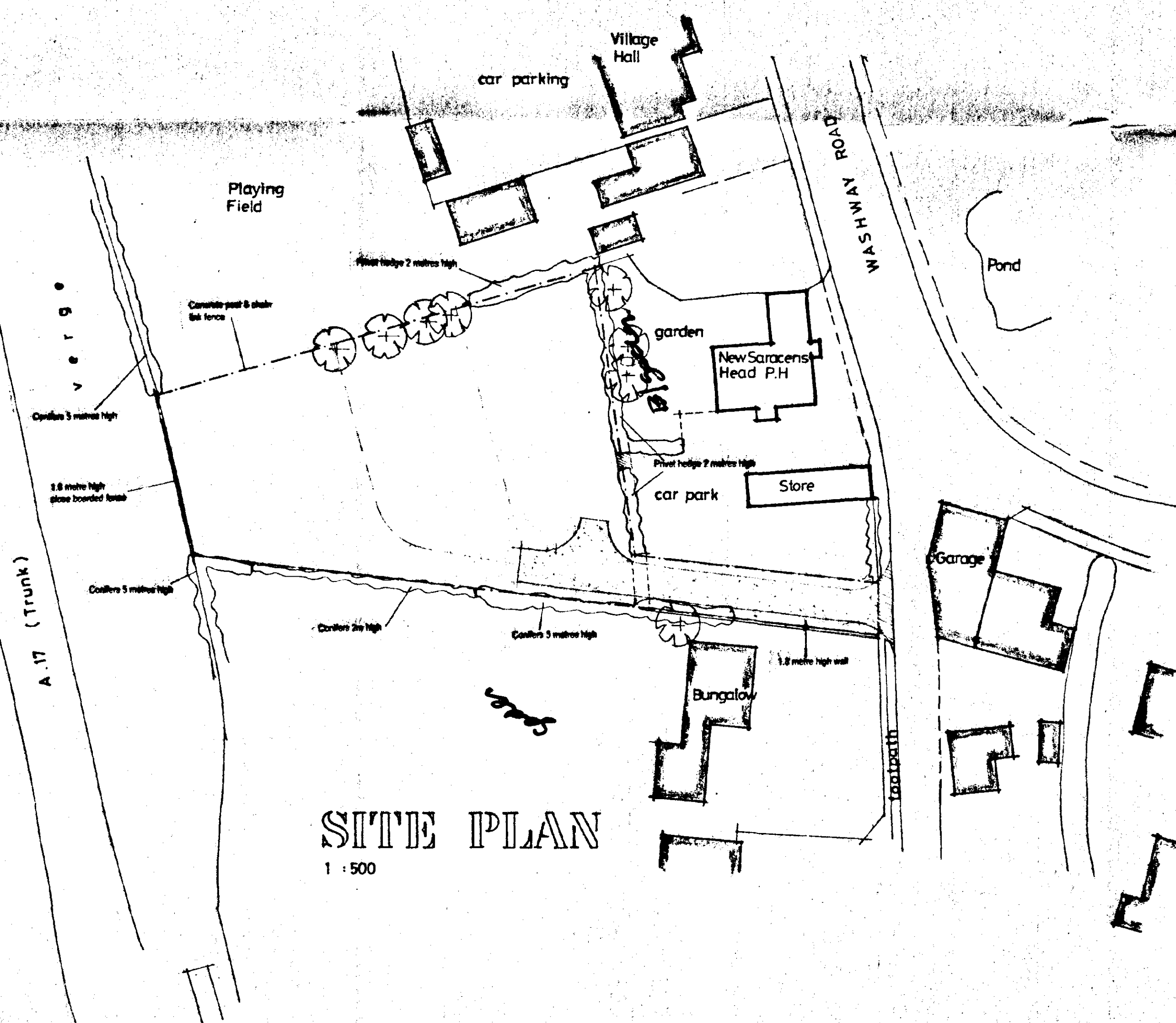
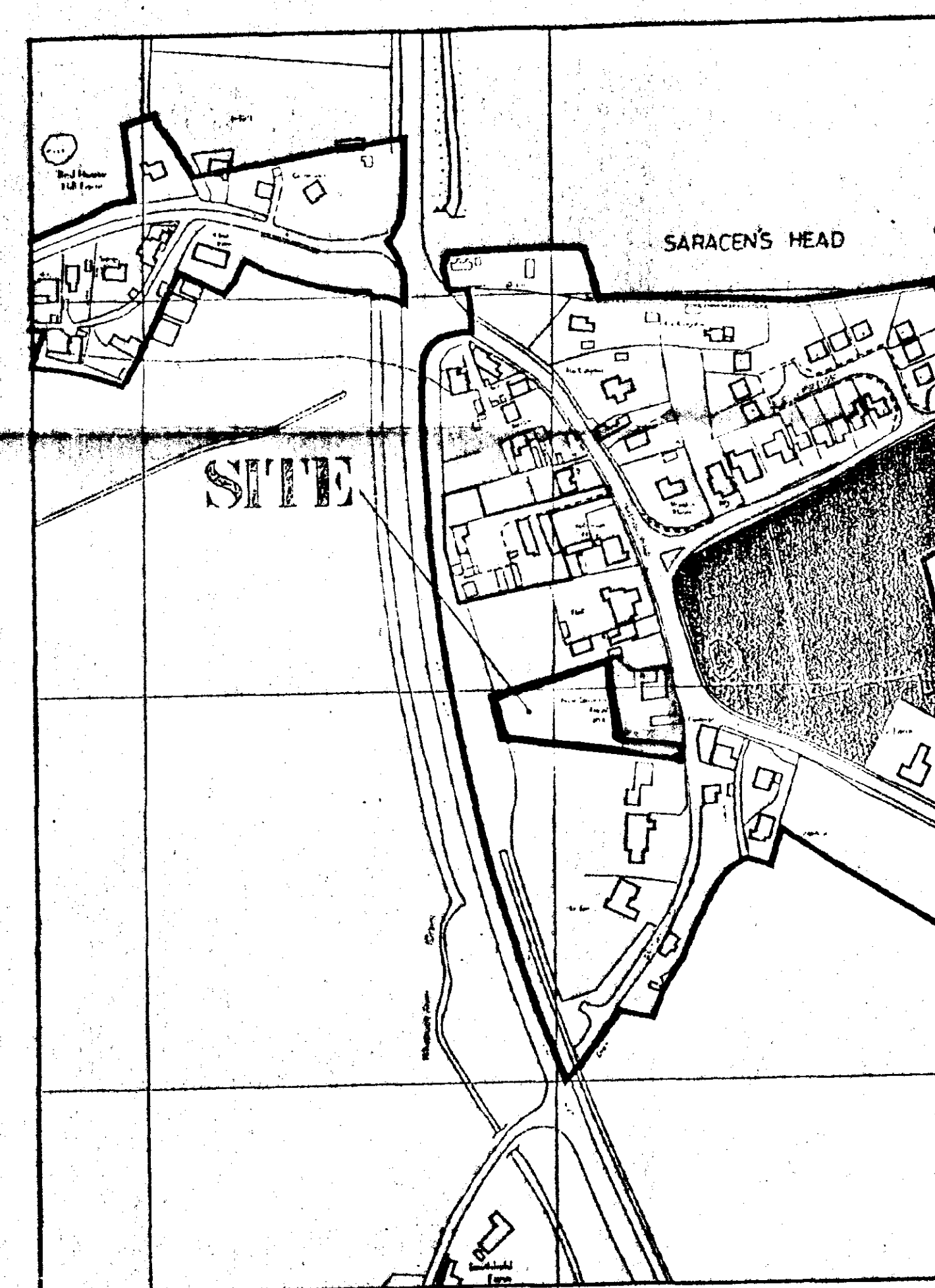
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 The General Contractor is to check all dimensions on site and report discrepancies to the Architect.
 All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted 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.

Summit DS (UK) 99962



21 FEB 2001
 Ref: H231000316

G. R. MERCHANT
 I. ENG AMICE, FIWO,
 ARCHITECTURAL, STRUCTURAL
 & LAND DRAINAGE CONSULTANT
 TEL: HOLBEACH (01406) 490800

PROJECT:
 RESIDENTIAL DEVELOPMENT
 REAR OF NEW SARACENS HEAD P.H.
 SARACENS HEAD

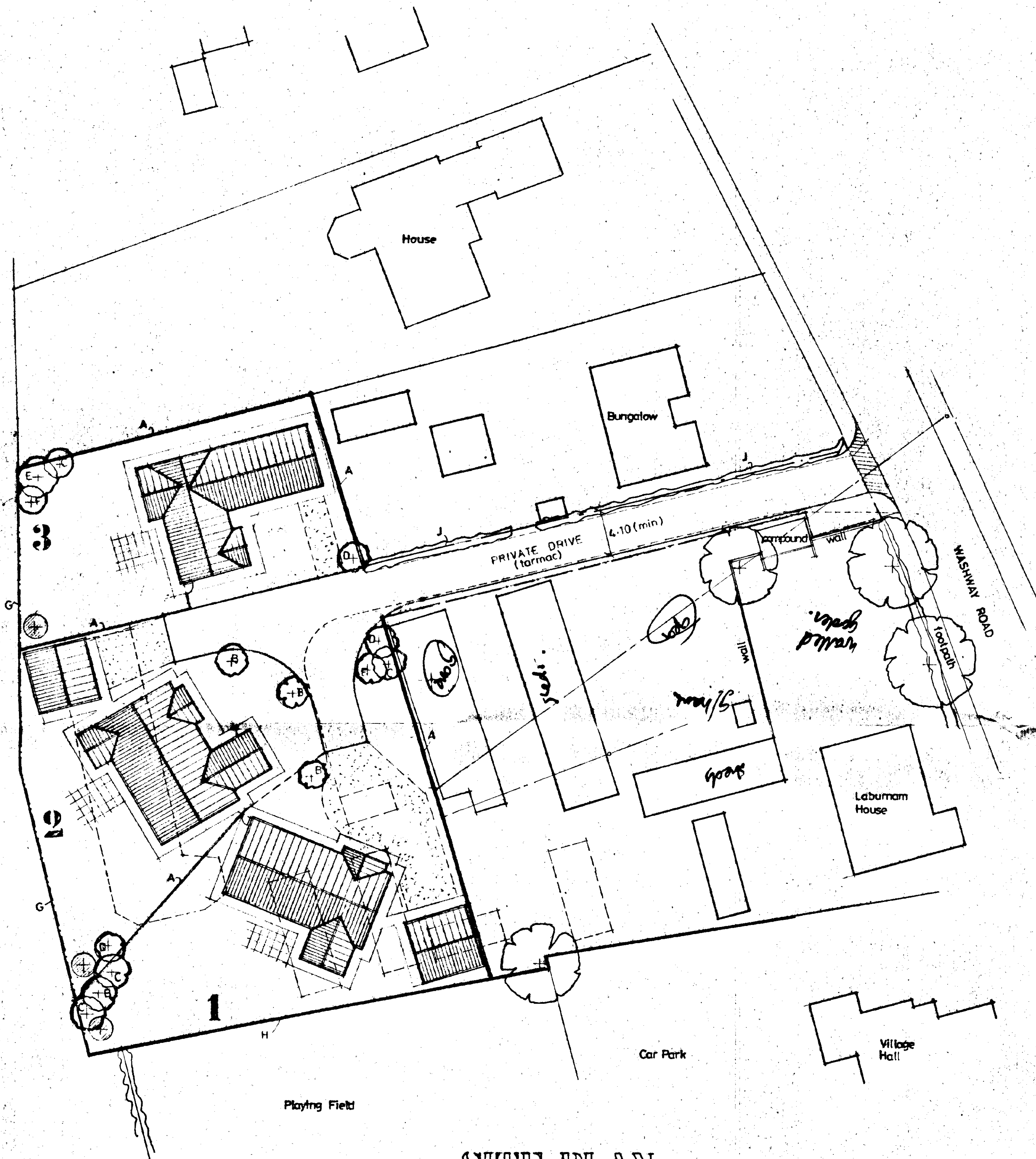
CLIENT:
 S. GOODERSON

SCALES:
 AS INDICATED

DATE:
 JAN 2001

DRAWING No.:
 168/01/01

REVISIONS:



SITE PLAN
1 : 250.

- BUILDINGS TO BE DEMOLISHED
- ⊙ SEPTIC TANK POSITIONS

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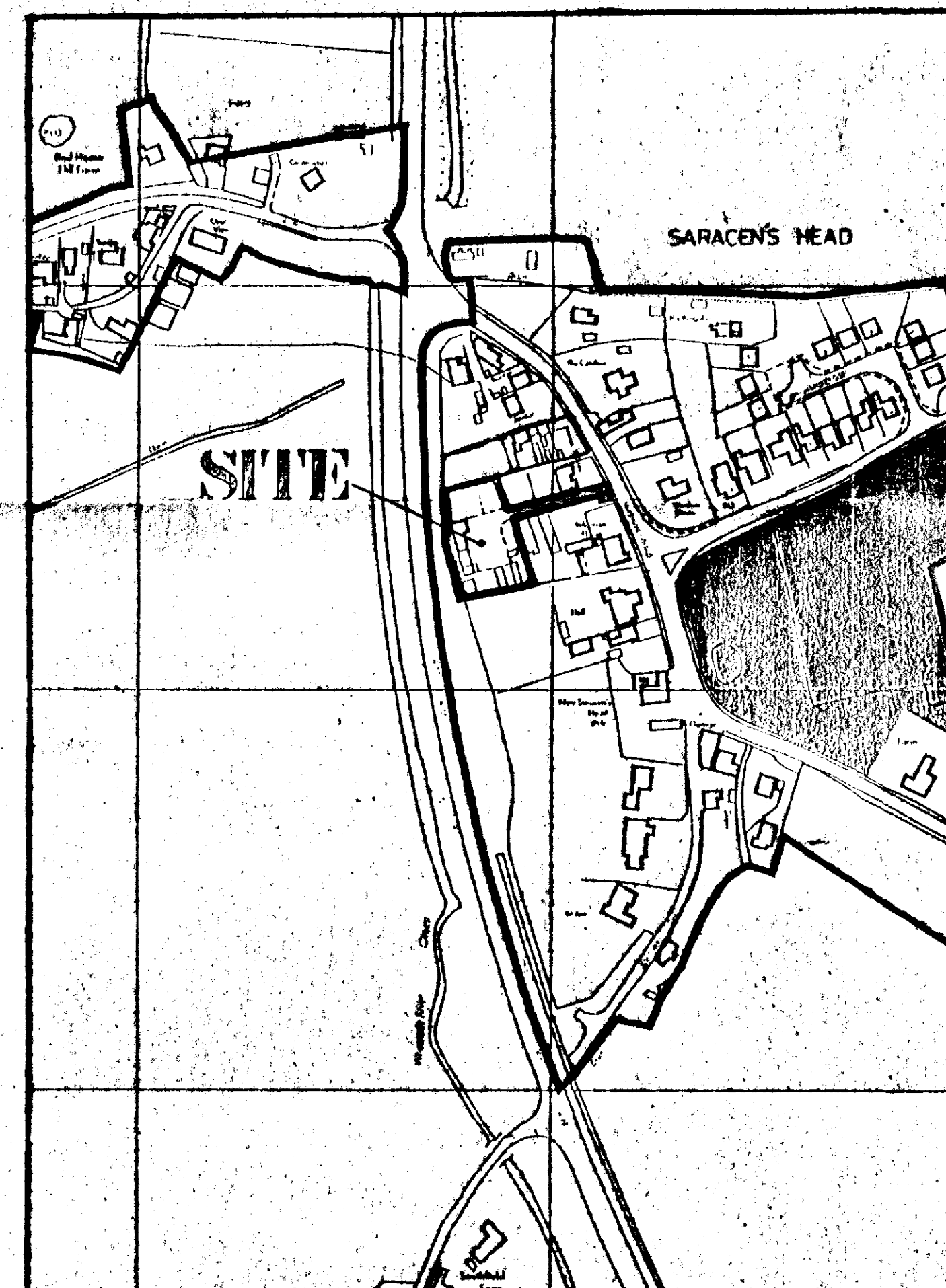
LANDSCAPING TREE PLANTING & FENCING SCHEME

- A 1.8 METRE HIGH CLOSE BOARDED FENCE
- B SILVER BIRCH (BETULA PENDULA) FEATHERED
- C HAWTHORN (CRATAEGUS LAEVIGATA) FEATHERED
- D WHITE BEAM (SORBUS ARIA) FEATHERED
- E BEECH (FAGUS SYLVATICA) FEATHERED
- F TURKISH HAZEL (CORYLUS COLUMNA) FEATHERED
- G EXISTING FENCE
- H EXISTING 1.8 METRE TICH FENCE
- J EXISTING HEDGE

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 watered.

4/3 to 1/2 bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.



LOCATION PLAN
1 : 2500.

SOUTH HOLLAND DC
HOUSING & PLANNING
16 FEB 2001
Ref: 0186101

SEPTIC TANK
Connect four water drains to 800 gallon (2720 litre) for up to 4 people and 825 gallon (3750 litre) for up to 9 people 'Wagmaster' type septic tank constructed in accordance with LA requirements. The sub-infiltrational drainage system to the septic tank is to be determined by percolation test in accordance with the provisions of clause 15.3.2 of BS 6297, 1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30ml of sub-infiltrational drainage or soil length as may be determined by the test, whichever is the greater. The Council recommends that septic tanks, cesspools and settlement tanks be sited at a minimum distance of 12 metres (40 feet) from dwellings. Applicants are further advised that during times of inclement weather, the ground water level rises accordingly. It is essential that drainage falls to the septic tank are kept to the minimum say 1 in 80, and the tank particularly the bottle type, is modified by reducing its neck length by cutting to ensure that both inlet and outlet are maintained above ground water level. Environment Agency do not permit septic tank soakaway systems to be situated within 10 metres of any watercourse or to discharge effluent directly or indirectly into an aquifer. SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES (4000 GALLONS) CAPACITY OR A MINI-PACKAGED TREATMENT PLANT MUST BE USED.

G. R. MERCHANT

I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 496800

PROJECT:

RESIDENTIAL DEVELOPMENT
OFF WASHWAY ROAD
SARACENS HEAD

CLIENT:

A.M. WOODS

SCALES:

AS INDICATED

DATE:

JAN 2001

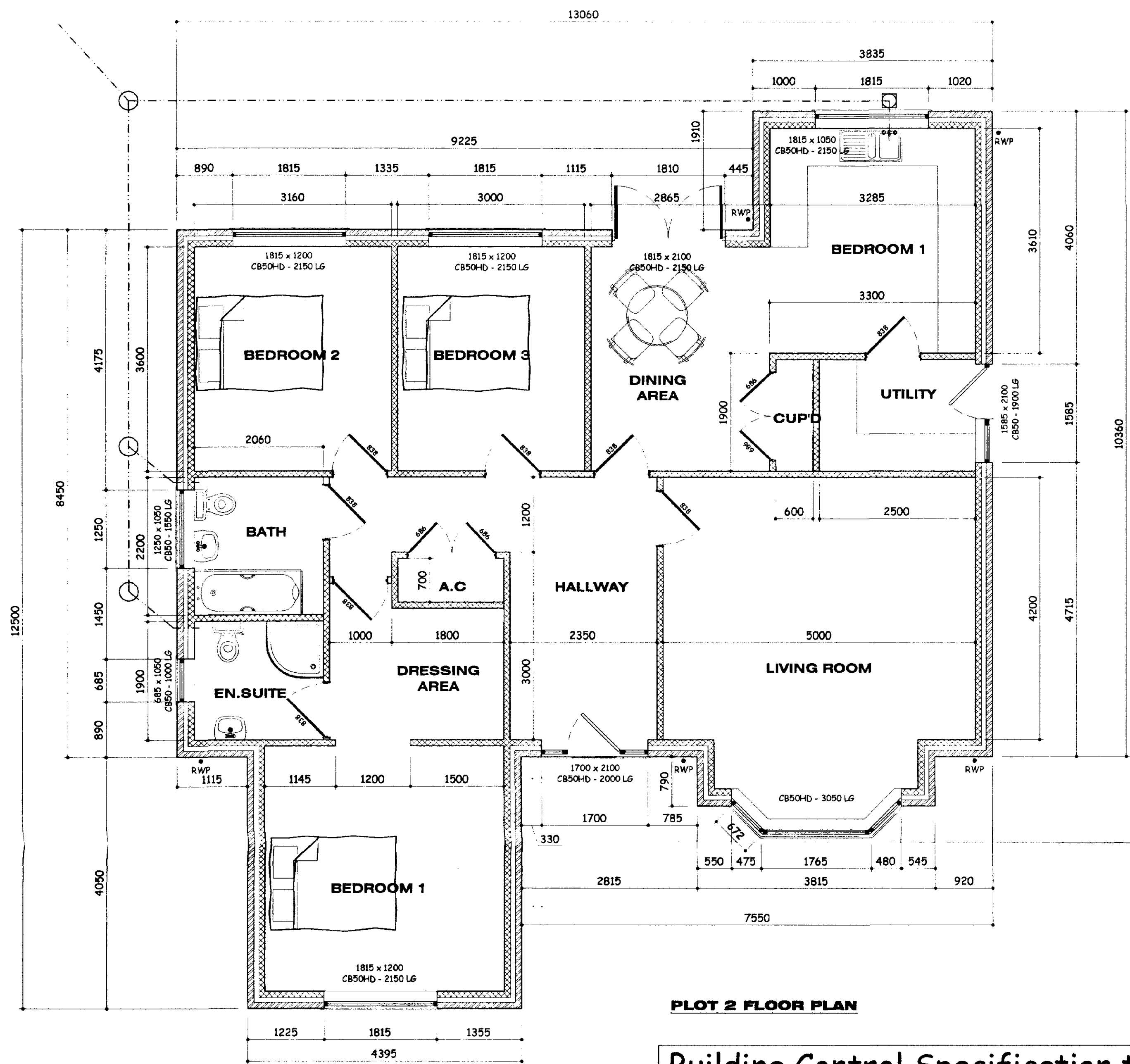
G. R. MERCHANT

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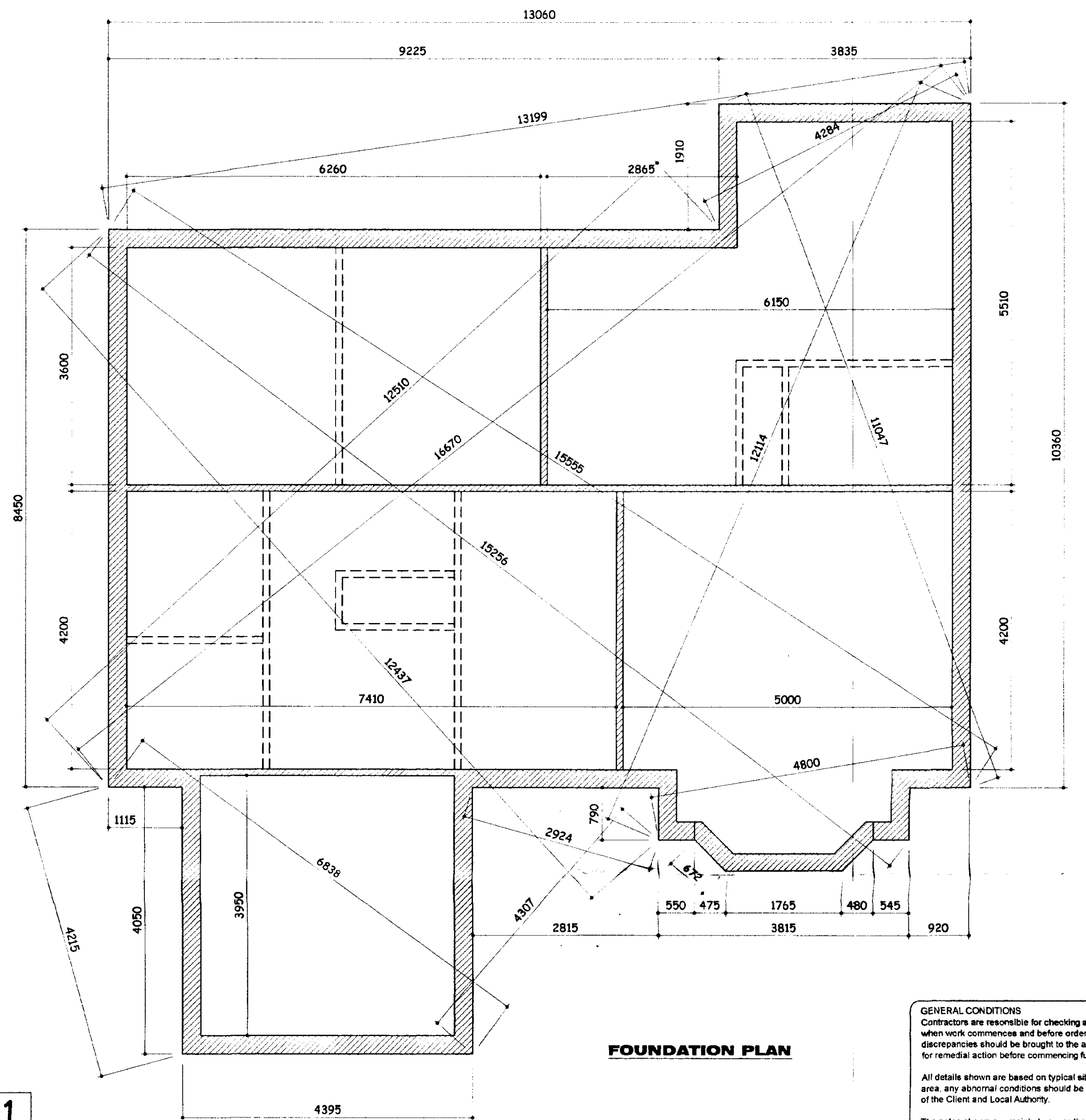
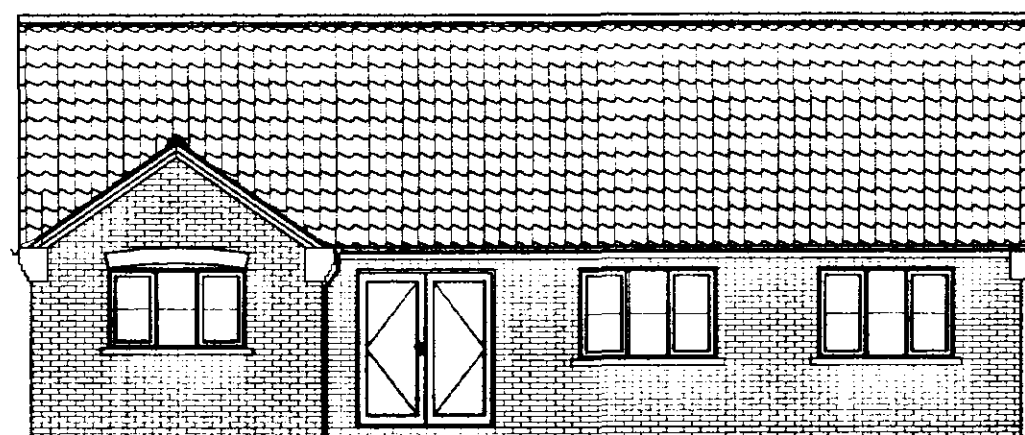
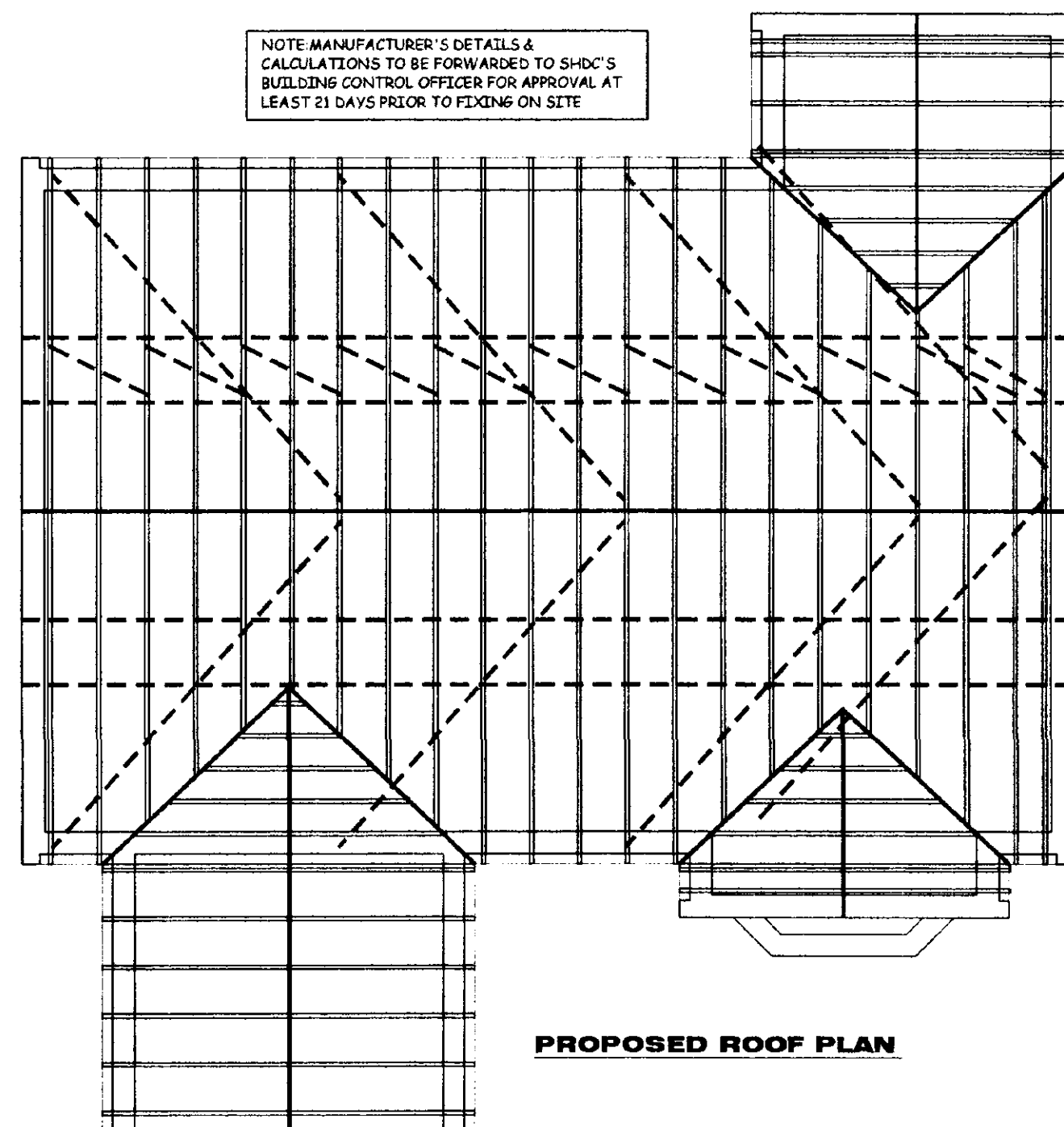
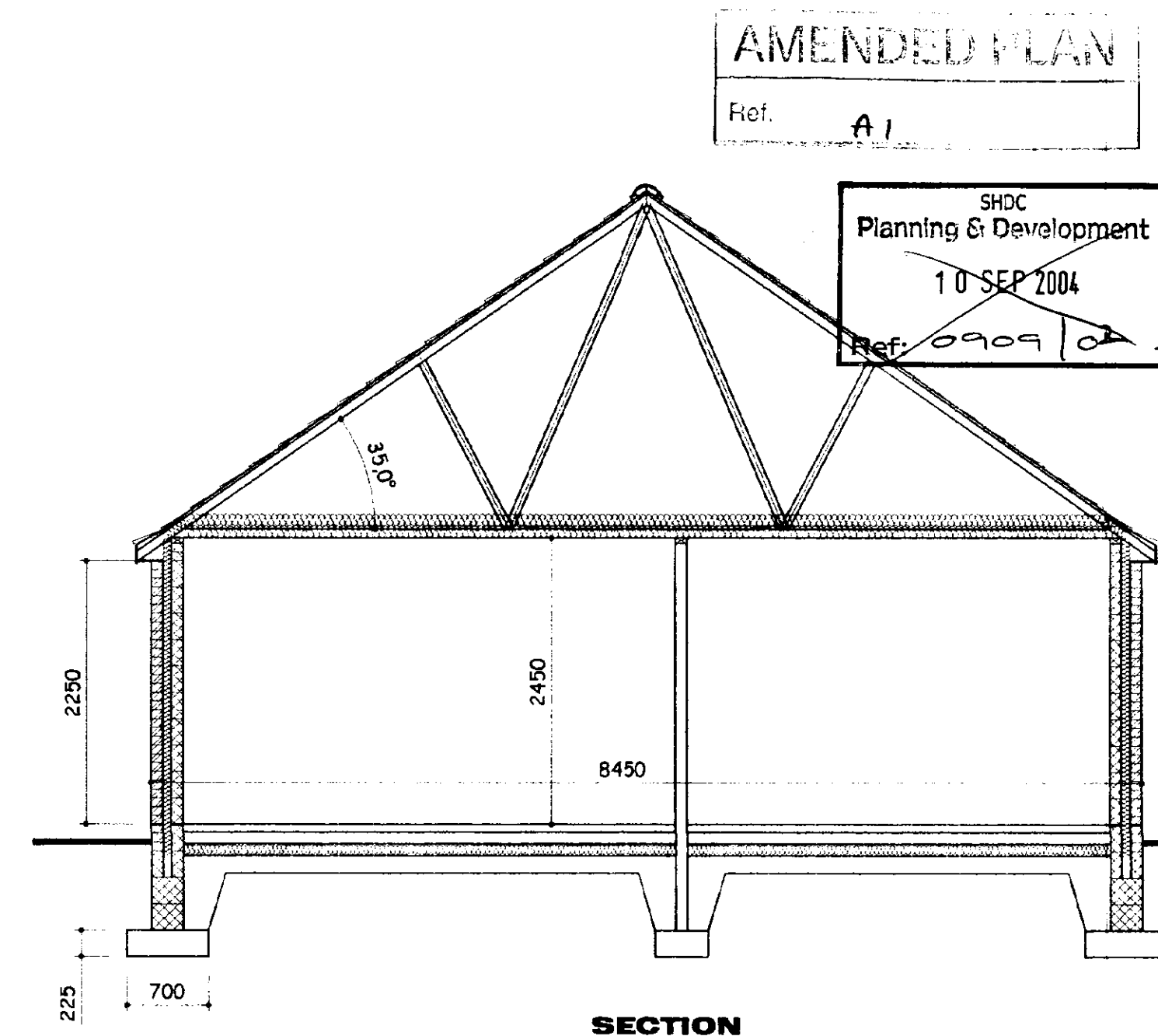
1478/1

REVISIONS:

Contractor to check all Dimensions on site prior to ordering materials / commencing work. Do Not Scale from this Drawing - If in doubt then please ask



Building Control Specification to be as Plot 1



GENERAL CONDITIONS
Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials. Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.
All details shown are based on typical site conditions for that area. Any abnormal conditions should be brought to the attention of the Client and Local Authority.
The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.
No allowance has been made for any Structural Calculations, a "SAP" calculation, Soil Investigation or Flood Risk Assessment. If deemed necessary then these will be a chargeable extra. All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.
All materials not specified to be of a standard suitable for the work proposed and be fit for purpose. All work to be in accordance with good building practice and all necessary BS codes for Workmanship on Building Sites.

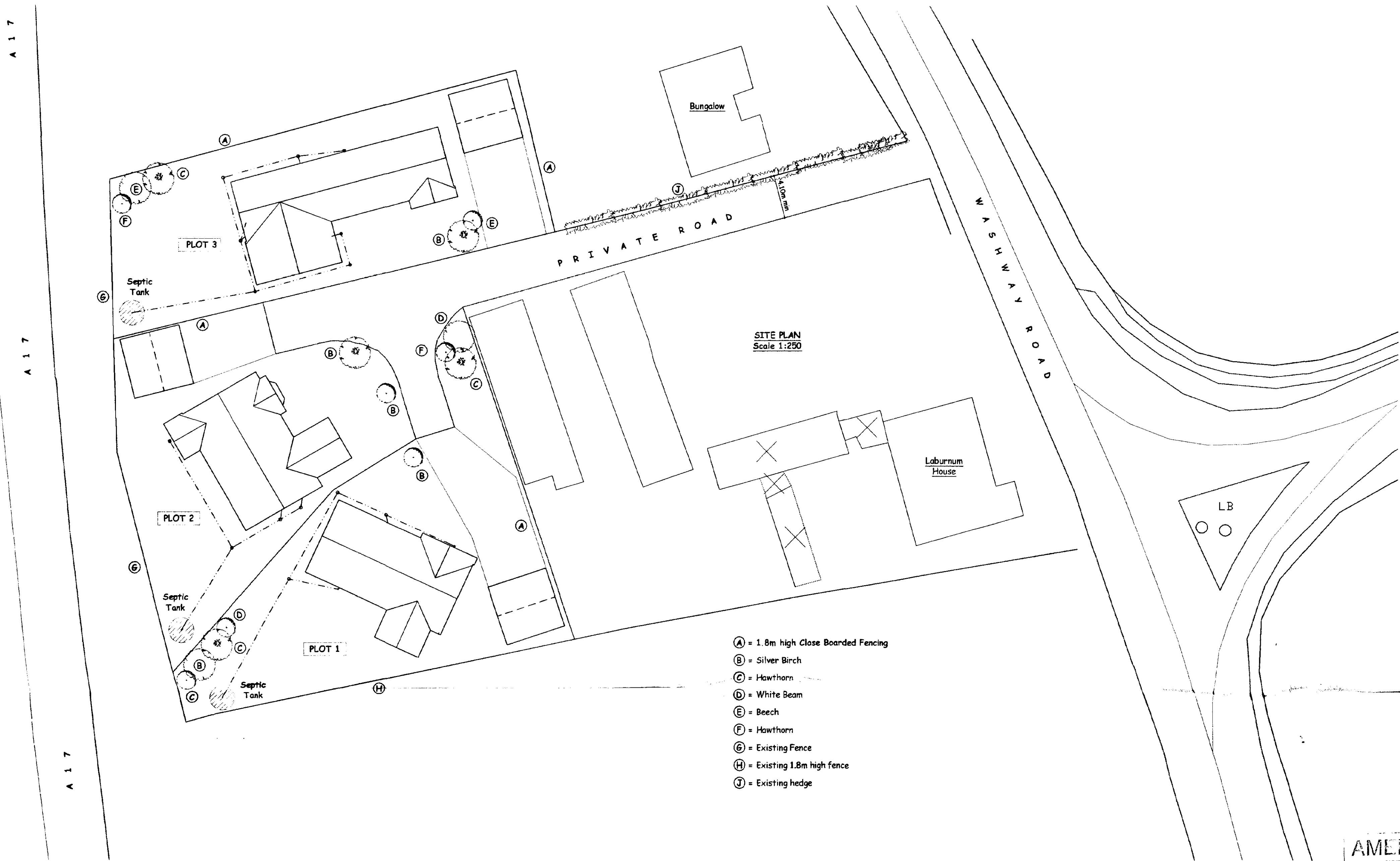
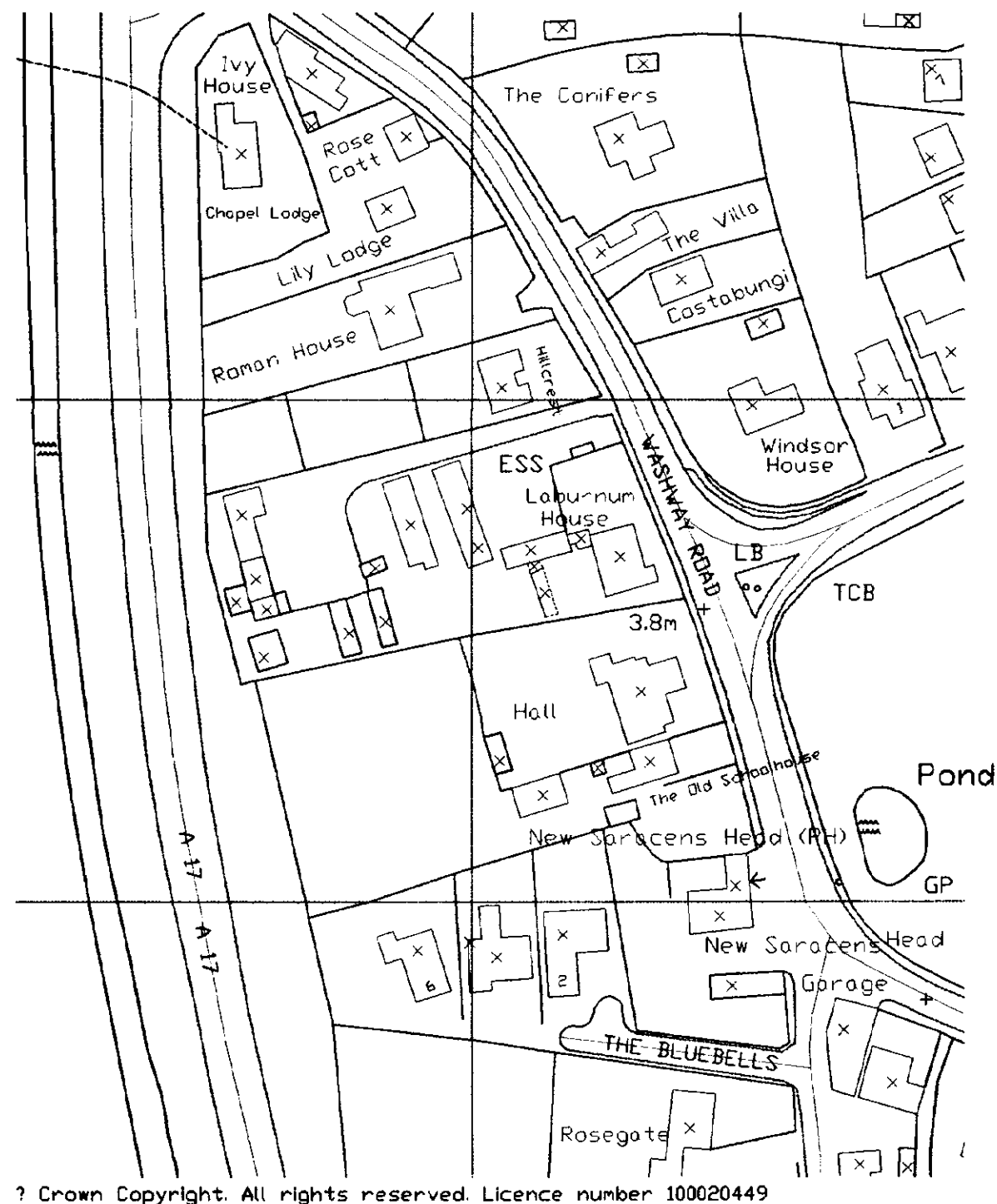
Client: JP Builders
183 Woolram Wygate
Spalding Lincs
PE11 3PA
SHDC Planning & Development
10 SEP 2004
Ref: 0909
Site: PLOT 2
Residential Development,
off Washway Road,
Saracens Head,
Spalding

remway design
3 Rembrandt Way
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PE11 3HX
Tel: 07815 112 058
Fax: 01775 768 921
e-mail: jason@remwaydesign.co.uk

Date: aug04 Scale: 1:50 / 1:100

Drawing No: rem 946 - 03

Contractor to check all Dimensions on site prior to ordering materials / commencing work. Do Not Scale from this Drawing - If in doubt then please ask



AMENDED PLAN

Ref. A1

SHDC
Planning & Development
10 SEP 2004
Ref: 0909/02

SHDC
Planning & Development
10 SEP 2004
Ref: 086/01

GENERAL CONDITIONS
Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials. Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.
All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the Client and Local Authority.
The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.
No allowance has been made for any Structural Calculations, a "SAP" calculation, Soil Investigation or Flood Risk Assessment. If deemed necessary then these will be a chargeable extra. All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.
All materials not specified to be of a standard suitable for the work proposed and be fit for purpose. All work to be in accordance with good building practice and all necessary BS codes for Workmanship on Building Sites.

Client:
JP Builders
183 Woolnam Wygate
Spalding
Lincs
PE11 3PA

Site:
SITE PLAN
Residential Development,
off Washway Road,
Saracens Head,
Spalding

remway design
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Date: aug04 Scale: 1:50 / 1:100

Drawing No: rem 946 - 04