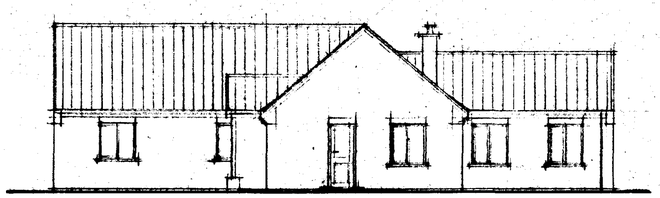
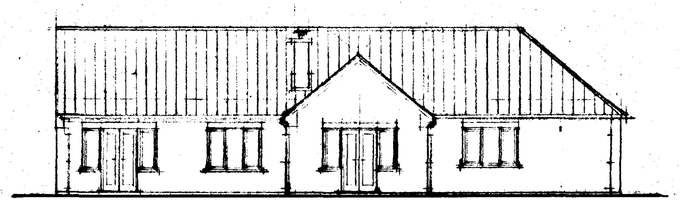


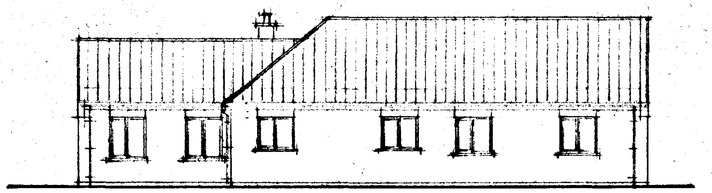
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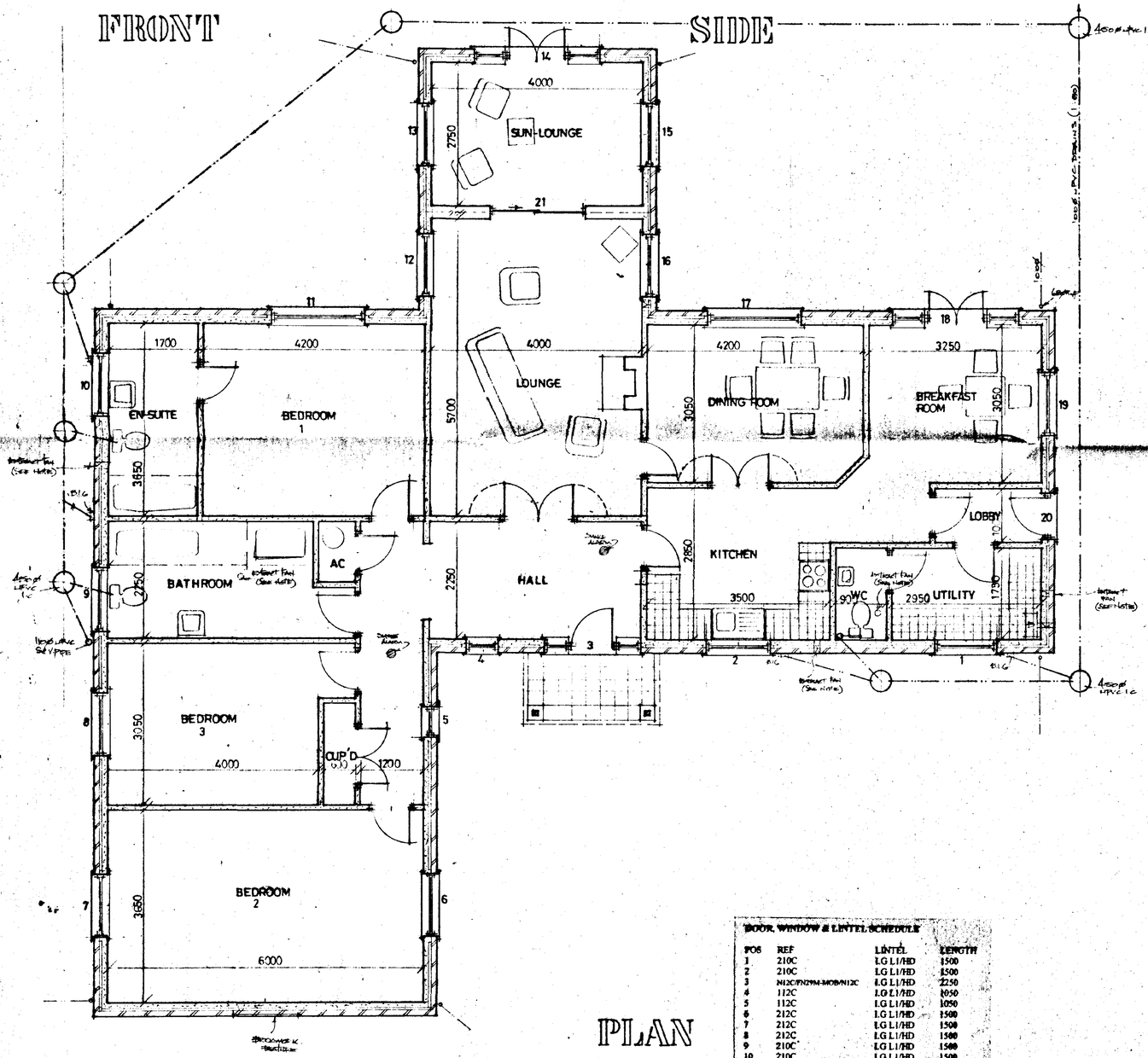
SIDE



REAR



SIDE



PLAN

DOOR, WINDOW & LINTEL SCHEDULE

POS	REF	LINTEL	LENGTH
1	210C	LG L1/HD	1500
2	210C	LG L1/HD	1500
3	M2C/FN2FM-MOB/N12C	LG L1/HD	2250
4	112C	LG L1/HD	1050
5	112C	LG L1/HD	1050
6	212C	LG L1/HD	1500
7	212C	LG L1/HD	1500
8	212C	LG L1/HD	1500
9	210C	LG L1/HD	1500
10	210C	LG L1/HD	1500
11	312CC	LG L1/HD	2100
12	213C	LG L1/HD	1500
13	213C	LG L1/HD	1500
14	113C/FCP120/113C	LG L1/S	2850
15	213C	LG L1/HD	1500
16	213C	LG L1/HD	1500
17	313CC	LG L1/HD	2100
18	113C/FCP120/113C	LG L1/HD	2850
19	213C	LG L1/S	1500
20	[illegible]	LG L1/S	1200
21	[illegible]	LG BOX 200	2100

PLOT 5

DO NOT SCALE FROM THIS DRAWING
This drawing is copyright and may not be altered, traced, photographed or used for any purpose other than that for which it is issued.
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.

Barnard DS (UK) 99562

SOUTH HOLLAND D.C.
HOUSING & PLANNING
12 OCT 2000
Ref: 12/0/00

A 1.5.2001 * ROOF APPLICATION

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

PROJECT:
3 BEDROOM BUNGALOW

CLIENT:
S & S DEVELOPMENTS LTD

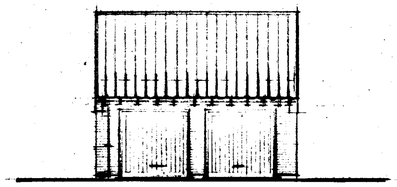
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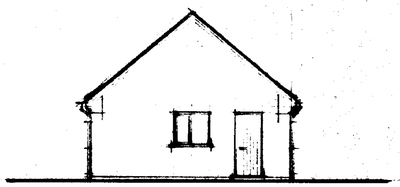
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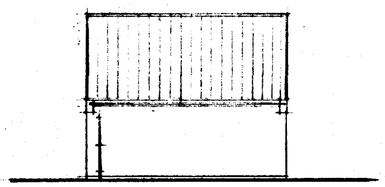
G.R.MERCHANT.

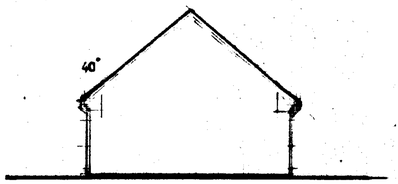
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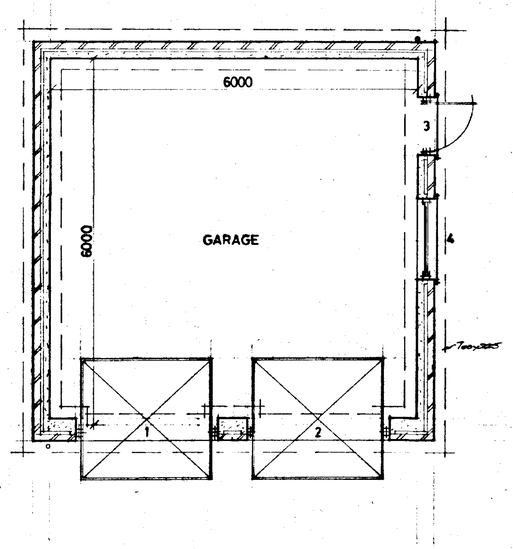
REVISIONS: A











DOOR, WINDOW & LINTEL SCHEDULE

POS	REF	LINTEL	LENGTH
1	UF7070NS	I.G L1/HD	2700
2	UF7070NS	I.G L1/HD	2700
3	FXS	I.G L1/S	1200
4	210C	I.G L1/S	1500

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PLOT 5

SOUTH HOLLAND HOUSING & PLANNING
12 OCT 2000
Ref: 12400

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

PROJECT:
DOUBLE GARAGE

CLIENT:
S & S DEVELOPMENTS LTD

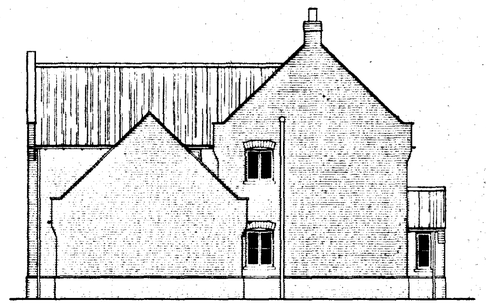
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1/50 1/100	*MARCH 2000*
G.R.MERCHANT	DRAWING No.: *S & S (DG) 1*

REVISIONS:

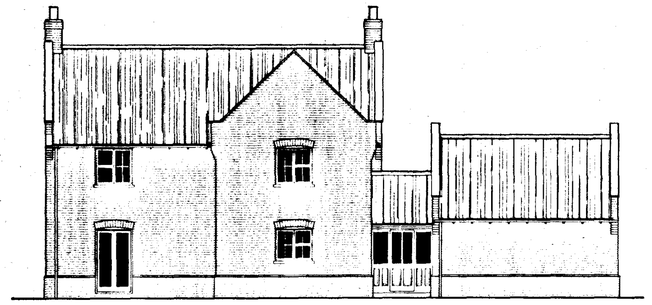
Summit DS (UK) 99962



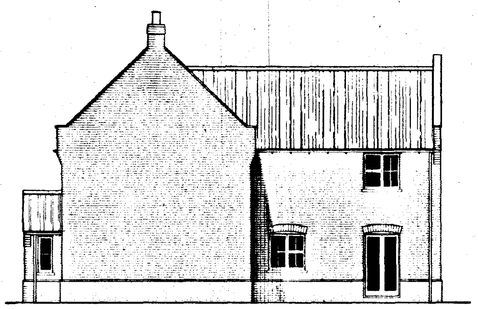
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

CEILINGS.
200mm glassfibre insulation total thickness. 100mm between joists & 100mm over. Joists. 12.7mm Gyproc plasterboard 5mm 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: opening to be lined with 25 x 25 planted stops. Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jablite to top surface. Provide slide bolt fasteners & draught seal all round

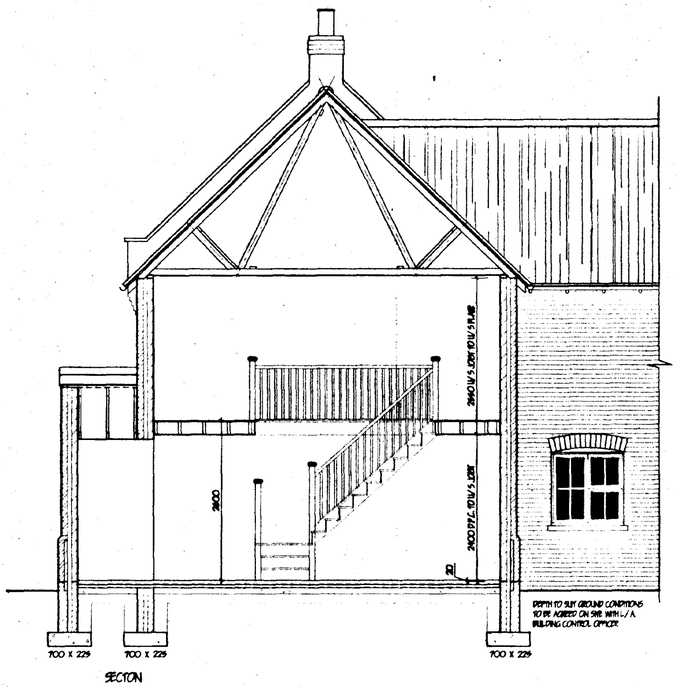
GLAZING.
Double glazed propertly throughout (minimum 6mm air gap to all units) . All glazing between F.F.L. and 800mm high and between F.F.L. and 1900mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

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.

HOT WATER AND SPACE HEATING.
Provide wall mounted Oil fired condensing boiler with fan assisted balanced flue. Fit durable wire guard to externally to boiler flue. Provide timer switch and suitable zone thermostats to dwelling, 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 tanks and pipework to be insulated to B.R. LI. 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 seperate 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, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L



SECTION

STAIRCASE AND BALUSTRADE.
Construct staircase as Edicere 919 o/ a strings 1396 risers of 200mm on 25 x 225: 225 goings on 92 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 a 50 x 50 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 base brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled oak 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 code 4 lead flashing and 2 coarse engineering bricks.

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 C 1-29). 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 prestressed concrete lintol over chimney opening.

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.
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.

COPYRIGHT RESERVED.
Copies of this drawing must be made only with the written permission of G. R. Merchant.

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 informed as necessary to carry out the works shall be deemed to be included.

LEVEL ENTRY THRESHOLD
Provide "Pendon & Pail" Mobility door frame & threshold (PM29M-MOB) Principal entrance to building. All External doors to be 838mm wide.

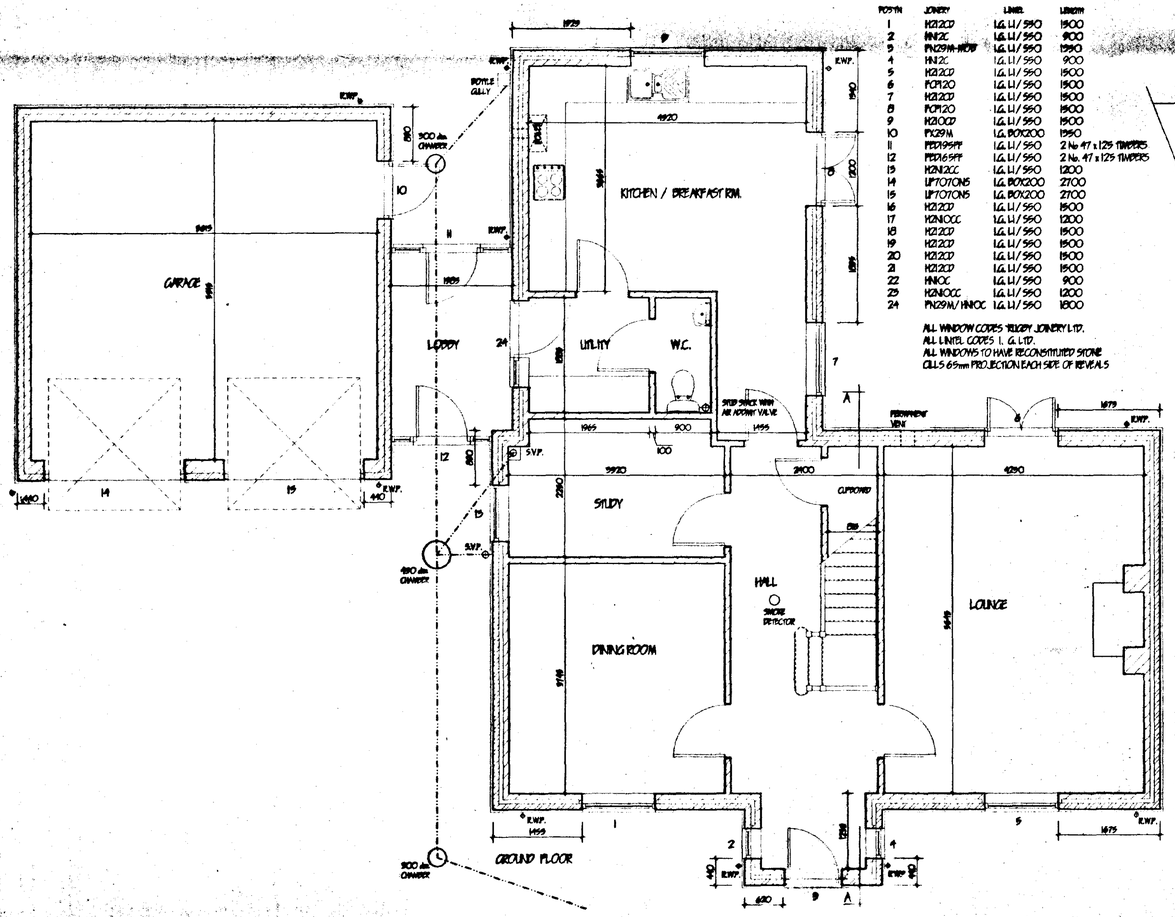
INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accomodation to be 838mm wide.

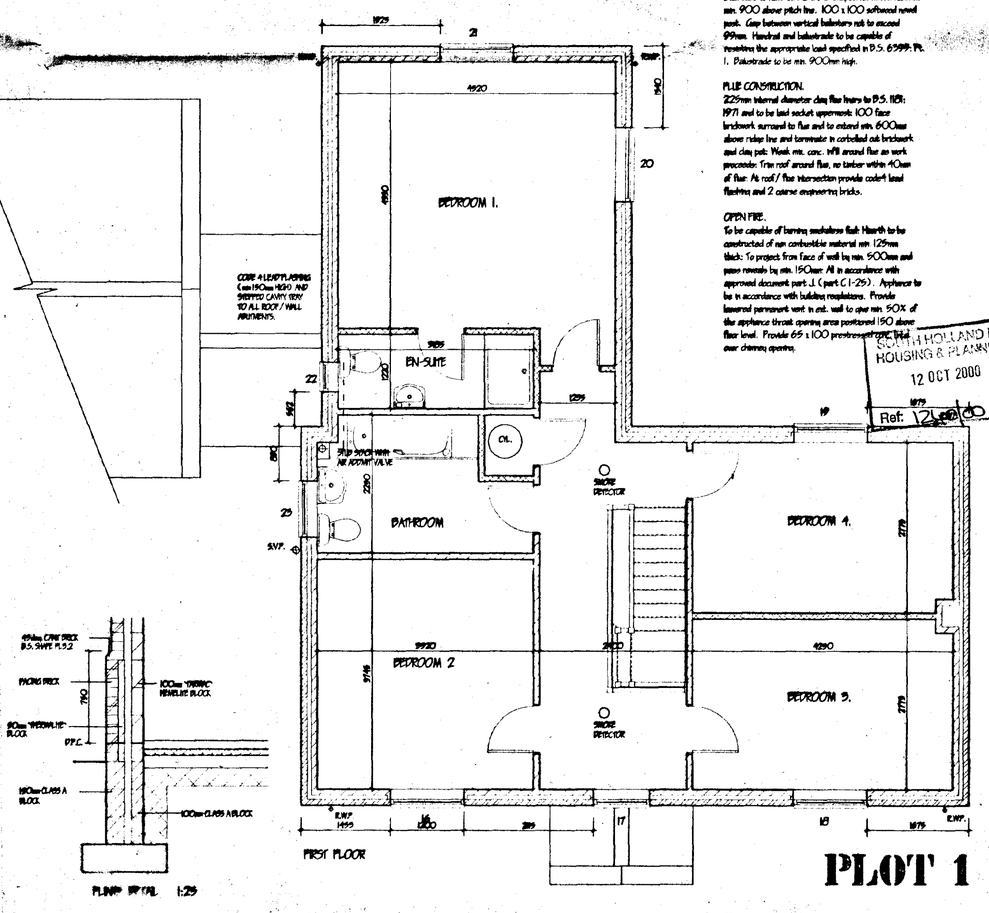
FOOTPATHS / DRIVES.
Provide min. 900mm wide flagpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of rise of min 1:20 . All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel.
At least 5.0m of drive adjacent to building s 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers.
All to be sloped up to footpath level at min. 1:20

JOINERY / LINTEL SCHEDULE

POS'N	JOINERY	LINTEL	LENGTH
1	H2120	LG.LI/590	1500
2	HN12C	LG.LI/590	900
3	PM29M-MOB	LG.LI/590	1990
4	HN12C	LG.LI/590	900
5	H2120	LG.LI/590	1500
6	PCM120	LG.LI/590	1500
7	H2120	LG.LI/590	1500
8	PCM120	LG.LI/590	1500
9	H2000	LG.LI/590	1500
10	PK29M	LG.BOX200	1990
11	PBD695FF	LG.LI/590	2 No. 97 x 125 TIMBERS
12	PBD695FF	LG.LI/590	2 No. 97 x 125 TIMBERS
13	H2N12CC	LG.LI/590	1200
14	LPTOTONS	LG.BOX200	2700
15	LPTOTONS	LG.BOX200	2700
16	H2120	LG.LI/590	1500
17	H2N10CC	LG.LI/590	1200
18	H2120	LG.LI/590	1500
19	H2120	LG.LI/590	1500
20	H2120	LG.LI/590	1500
21	H2120	LG.LI/590	1500
22	HN10C	LG.LI/590	900
23	H2N10CC	LG.LI/590	1200
24	PM29M/HN10C	LG.LI/590	1800

ALL WINDOW CODES YELDRY JOINERY LTD.
ALL LINTEL CODES L.G. LTD.
ALL WINDOWS TO HAVE RECONSTITUTED STONE CILLS 65mm PROJECTION EACH SIDE OF REVEALS





PLINTH DETAIL 1:25

SOUTH HOLLAND DC
HOUSING & PLANNING
12 OCT 2000
Ref: 12/00/00

PLOT 1

G. R. MERCHANT
I.ENG AMIOE FIWO
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
Unit 4, Wrights Manor
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EP
Tel: 01406 490500
Fax: 01406 426744
E-Mail: G. R. Merchant @ Merchant. Pb. Co. UK

Project
PROPOSED 4 BEROOMED HOUSE
ROMAN BANK,
SARACENS HEAD,
SPALDING, LINC'S.

Client
S & S DEVELOPMENTS LTD.

Drawing
FLOOR PLANS / ELEVATIONS / SECTION

Job Ref	Drawing No
S&S-06	01
Date	Drawn
JUNE '00	J.C.

Scales
1:50 1:100

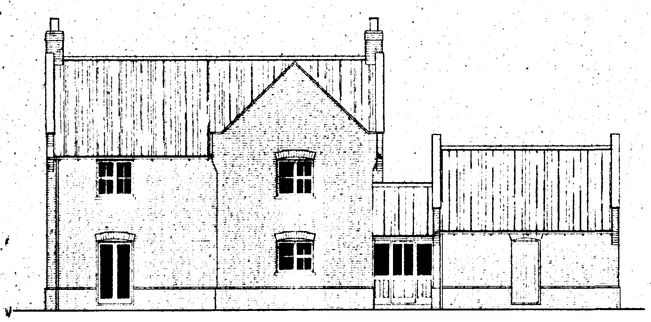
DO NOT SCALE FROM THIS DRAWING
This drawing is copyright and may not be altered, traced, photographed or used for any other purpose other than that for which it is issued.
The General Contractor is in charge of construction on site and must carry out construction to the satisfaction.
Before commencing any site clearing including foundations any boundaries must be checked and agreed by the owner. No responsibility can be accepted for dimensions or setting out to be determined during construction unless inspected by and verified on site by the Architect or Engineer. Any discrepancies may be considered. Site and workings are to commence in respect of foundations to undertake specific site conditions before foundation work is undertaken.



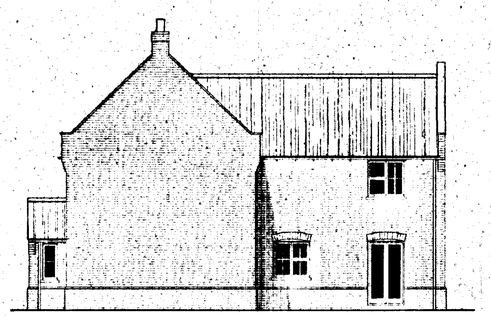
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

CEILINGS.
200mm glassfibre insulation total thickness. 100mm between joists & 100mm over. Joists. 12.7mm Gyproc plasterboard 9mm 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: eperies to be lined with 25 x 25 planted stops: 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

GLAZING.
Double glazed throughout (common 6mm air gap to all units). All glazing between 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.

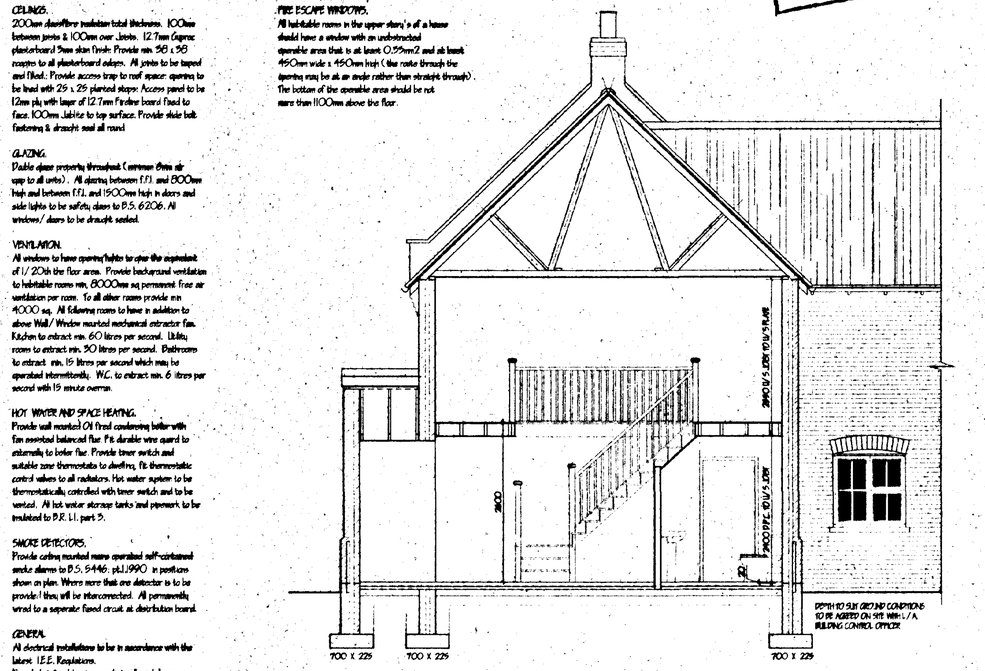
VENTILATION.
All windows to have opening lights to give the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall/ Window 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.

HOT WATER AND SPACE HEATING.
Provide wall mounted Oil fired condensing boiler with fan assisted balanced flue. Fit durable wire guard to externally to boiler flue. Provide timer switch and suitable zone thermostats to dwellings, 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 tanks and pipework to be insulated to B.R. LI. 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, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

FIRE ESCAPE WINDOWS.
All habitable rooms in the upper story's of a house should have a window with an unobstructed openable area that is at least 0.33m2 and at least 450mm wide x 450mm high (the route through the opening may be at an angle rather than straight through) The bottom of the openable area should be not more than 1100mm above the floor.



SECTION

STAIRCASE AND BALLUSTRADE.
Construct staircase as follows: 919 o/a x stairage 1396. risers of 200mm ea 29 x 225: 229 spans ea 92 x 290: pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have ea 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 lead socket approved. 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 code 4 lead flashing and 2 course cranked raq bricks.

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 towards by min. 150mm. All in accordance with approved document part. J (part C 1-25) . 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 prestressed conc. lintel over chimney opening.

ATTENDED PLAN
Ref. A1
BUILDING & PLANNING
26 JAN 2001
Ref. 1214/00

LIMITATIONS.
The 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.
The works will not be supervised or inspected on site by G.R. Merchant or any representative thereof. It is the clients or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc..

COPYRIGHT RESERVED.
Copies of this drawing must be made only with the written permission of G. R. Merchant.

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.

LEVEL ENTRY THRESHOLD
Provide "Bolton & Paul" Mobility door frame & threshold (FN29M-MOD) Principal entrance to building. All External doors to be 835mm 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 97 F.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub cill 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 aggregate.
At least 5.0m of drive adjacent to building (3.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers.
All to be sloped up to footpath level at min. 1:20

PLOT 1.

A	BUILDING REGS	27/10/00
B	LAY OUT AMENDED - CLIENT	9/11/00
C		
D		
E		
F		
G		
ref.	revision	date

G. R. MERCHANT
LEND A MOR FWD
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
Unit 4, Wrights Mews
138 Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel 01406 426500
Fax 01406 425744
E-Mail G. R. Merchant @ Merchants.Pe.
Co. UK

Project
PROPOSED 4 BEROOMED HOUSE
ROMAN BANK,
SARACENS HEAD,
SPALDING, LINCS.

Client
S & S DEVELOPMENTS LTD.

Drawing
FLOOR PLANS / ELEVATIONS / SECTION

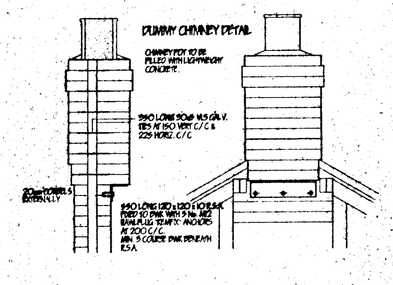
Job Ref	Drawing No
S&S-06	01/B
Date	Drawn
JUNE '00	J.C.
Scales	
1:50 1:100	

DO NOT SCALE FROM THIS DRAWING
This drawing is copyright and may not be altered, copied, photographed or used for any other purposes other than that for which it is issued.
The General Contractor is to check all dimensions on site and report any discrepancies to the Architect.
Reference must be made to this drawing including the specification and all relevant statutory requirements before any work is put in hand. The responsibility for compliance is that of the Contractor who must ensure that all sub-contractors and suppliers comply with the requirements.
Building Inspectors or who reported to the Architect on first design presentations may be unfamiliar with the requirements of the Building Regulations 1991 and Approved Documents.

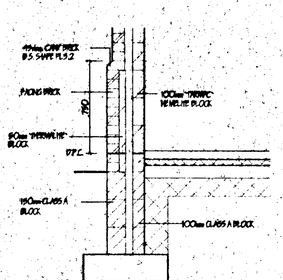
JOINERY / LINTEL SCHEDULE

POS'N	JOINERY	LINTEL	LENGTH
1	HZI2CD	I.G.L.I/ 590	1500
2	HN12C	I.G.L.I/ 590	900
3	FN29M-MOD	I.G.L.I/ 590	1590
4	HN12C	I.G.L.I/ 590	900
5	HZI2CD	I.G.L.I/ 590	1500
6	FCP12O	I.G.L.I/ 590	1500
7	HZI2CD	I.G.L.I/ 590	1500
8	FCP12O	I.G.L.I/ 590	1500
9	HZI2CD	I.G.L.I/ 590	1500
10	FN29M	I.G. BOX200	1590
11	FED195FF	2 No 47 x 125 TIMBERS	
12	HZI2CD	I.G.L.I/ 590	1500
13	HZI2CD	I.G.L.I/ 590	1500
14	UP TO TON 5	I.G. BOX200	2700
15	UP TO TON 5	I.G. BOX200	2700
16	HZI2CD	I.G.L.I/ 590	1500
17	HZI4OCC	I.G.L.I/ 590	1200
18	HZI2CD	I.G.L.I/ 590	1500
19	HZI2CD	I.G.L.I/ 590	1500
20	HZI2CD	I.G.L.I/ 590	1500
21	HZI2CD	I.G.L.I/ 590	1500
22	HN1OC	I.G.L.I/ 590	900
23	HZI4OCC	I.G.L.I/ 590	1200
24	FN29M	I.G.L.I/ 590	1590
25	OPEN LINK	I.G.L.I/ HD590	2100
26	HN1OC	I.G.L.I/ 590	900

ALL WINDOW CODES TO JOINERY. JOINERY LTD.
ALL LINTEL CODES I. G. L.I.D.
ALL WINDOWS TO HAVE RECONSTITUTED STONE CILLS 65mm PROJECTION EACH SIDE OF REVEALS



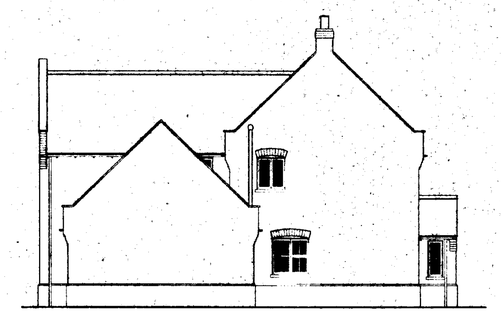
CHIMNEY DETAIL



PLINTH DETAIL 1:25



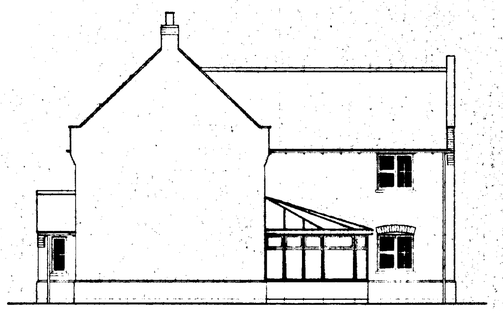
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

CEILINGS.
200mm glassfibre insulation total thickness. 100mm between joists & 100mm over. Joists. 12.7mm (approx plasterboard 5mm 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 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jabbits to top surface. Provide slide bolt fastenings & draught seal all round

GLAZING.
Double glazed properties throughout (minimum 6mm air gap to all units). All glazing between 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.

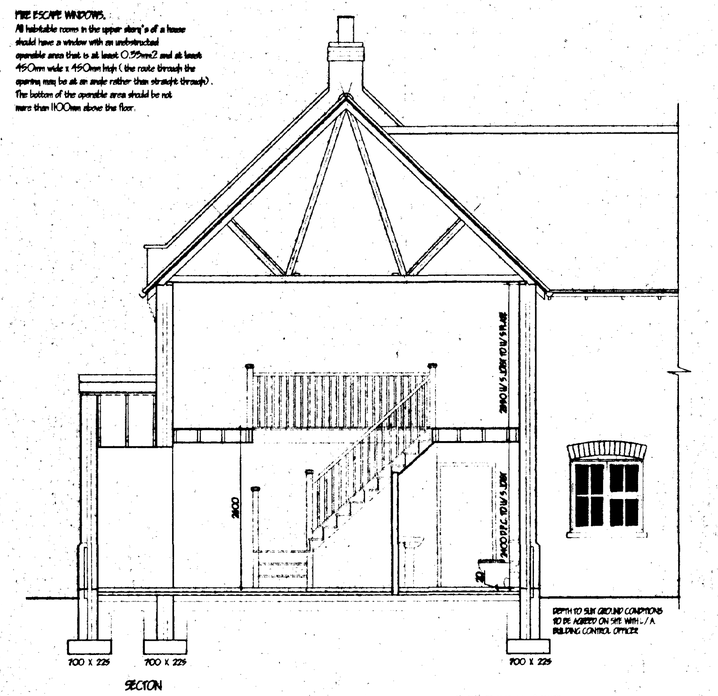
VENTILATION.
All windows to have opening lights to give the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall / Window 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.

HOT WATER AND SPACE HEATING.
Provide wall mounted Oil fired condensing boiler with fan assisted balanced flue. Fit durable wire guard to externally to boiler flue. Provide timer switch and suitable zone thermostats to dwelling, 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 tanks and pipework to be insulated to B.R. LI. part 3.

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt.i.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, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

FIRE ESCAPE WINDOWS.
All habitable rooms in the upper storey's of a house should have a window with an unobstructed openable area that is at least 0.33m2 and at least 450mm wide x 450mm high (the route through the opening may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor.



SECTION

STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 915 o/a x stairage 1.19m. risers of 200mm as 2S x 225: 225 going as 2G x 290: pitch 42deg. Min. headroom 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have an 98 x 50 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.

PILE 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 tonetrate 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 code 4 lead flashing and 2 course engineering bricks.

OPEN FIRE.
To be capable of burning, maloderous fuel. Hearth to be constructed of non combustible material min. 125mm thick. To project from face of wall by min. 500mm and pass rimerals by min. 150mm. All in accordance with approved document part J (part C 1-25). 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 prestressed conc. lintel over chimney opening.

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 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.
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 BDA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is competent 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 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.

LEVEL ENTRY THRESHOLD
Provide "Avalon & Part" Mobility door frame & threshold (PN29H-WDP) Principal entrance to building. All External doors to be 838mm wide.

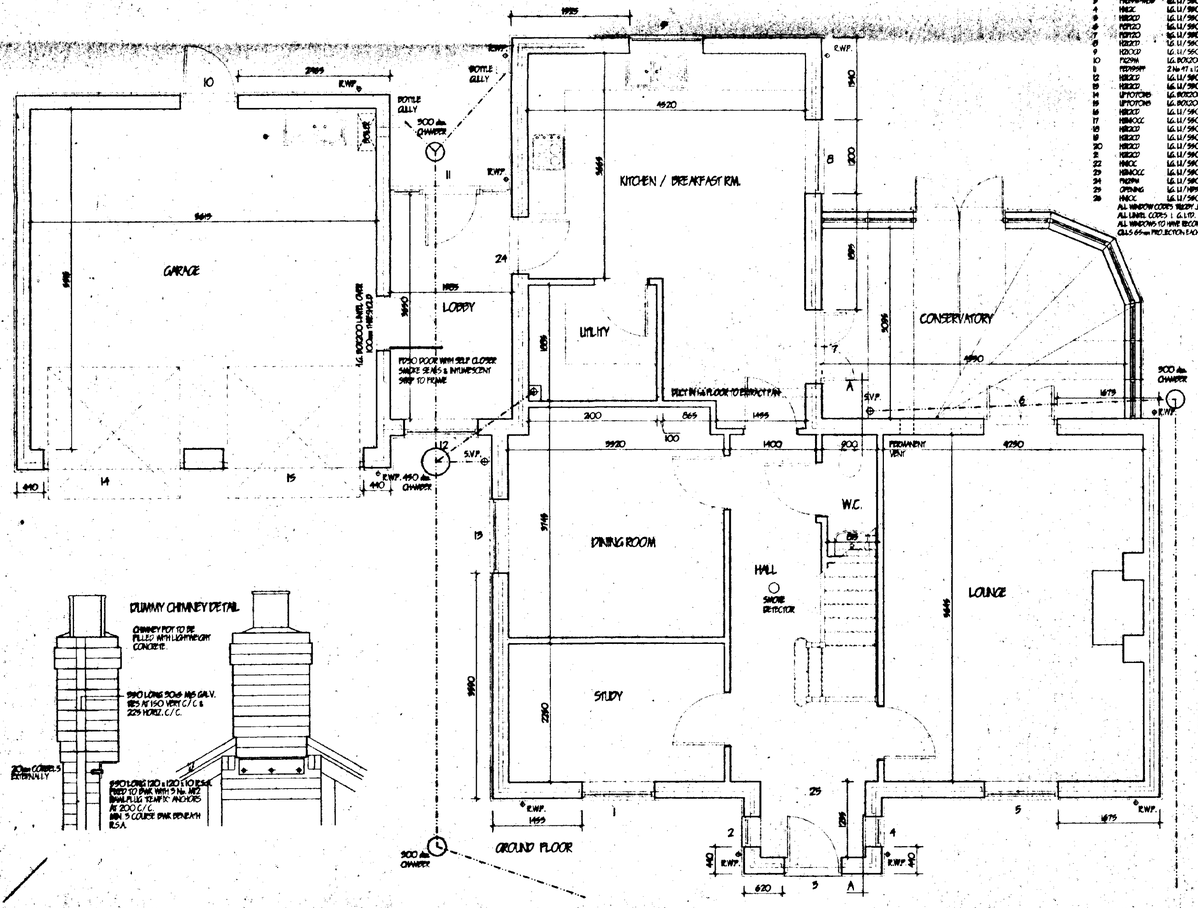
INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accommodation to be 838mm wide.

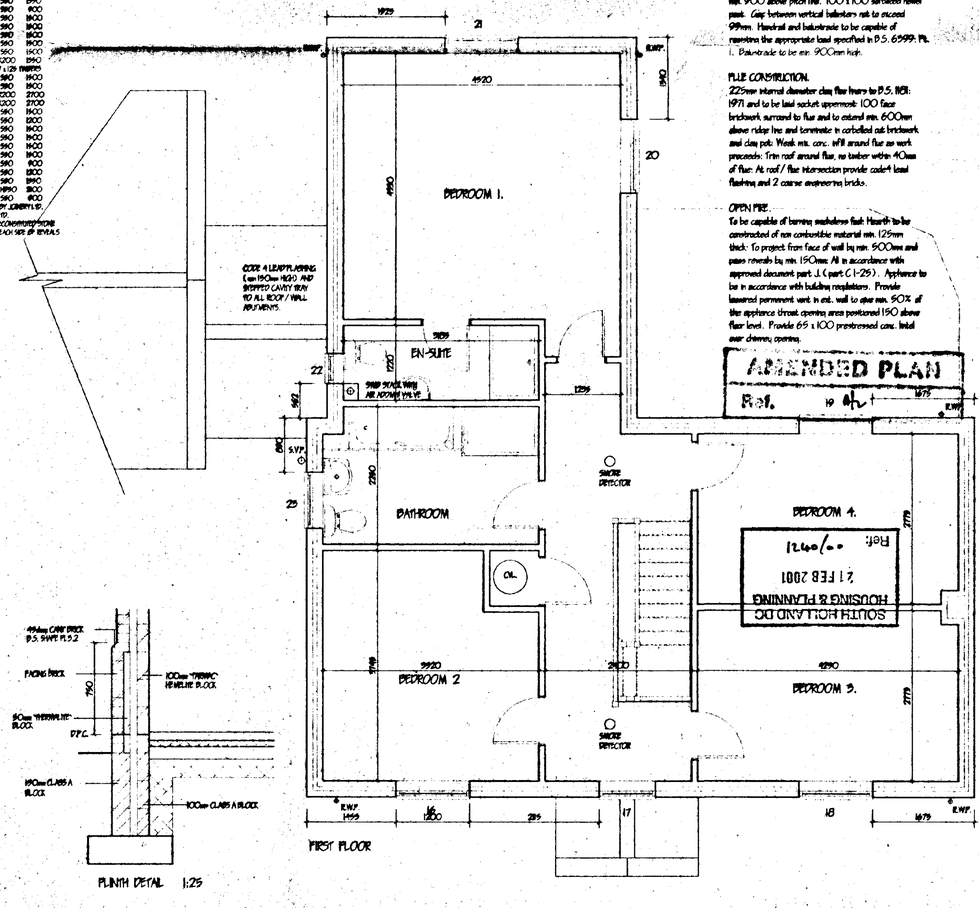
FOOTPATHS / DRIVES.
Provide min. 900mm wide footpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub cill min 1:20 . All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel.
At least 5.0m of drive adjacent to building x 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavors.
All to be sloped up to footpath level at min. 1:20

JOINERY / LINTEL SCHEDULE

ROOM	JOINERY	LINTEL SIZE	LINTEL CODE
1	W8020	65 LI / 590	1400
2	W8020	65 LI / 590	1400
3	PW1914-W8DP	65 LI / 590	1590
4	W8020	65 LI / 590	1400
5	W8020	65 LI / 590	1400
6	W8020	65 LI / 590	1400
7	W8020	65 LI / 590	1400
8	W8020	65 LI / 590	1400
9	W8020	65 LI / 590	1400
10	PW2914	65 LI / 590	1590
11	PW1914DP	2 No 47 x 125 TIMBERS	
12	W8020	65 LI / 590	1400
13	W8020	65 LI / 590	1400
14	UPVC FCWB	65 LI / 590	2700
15	UPVC FCWB	65 LI / 590	2700
16	W8020	65 LI / 590	1400
17	W8400CC	65 LI / 590	1400
18	W8020	65 LI / 590	1400
19	W8020	65 LI / 590	1400
20	W8020	65 LI / 590	1400
21	W8020	65 LI / 590	1400
22	W8400CC	65 LI / 590	1800
23	W8020	65 LI / 590	1400
24	PW2914	65 LI / 590	1590
25	DPW1914	65 LI / 590	1590
26	W8CC	65 LI / 590	1800

ALL WINDOW CODES REFER JOINERY SIZE.
ALL LINTEL CODES : 65 LI / 590.
ALL WINDOWS TO HAVE RECONSTRUCTED STONE CILLS 65mm PROJECTION EACH SIDE OF REVEALS





PLINTH DETAIL 1:25

AMENDED PLAN
Ref. 19 OCT

SOUTH HOLLAND DC
HOUSING & PLANNING
21 FEB 2001
Ref: 12/00/...

PLOT 1.

A	BUILDING REGS	27/10/00
B	LAY OUT AMENDED	9/1/00
C	CONSERVATORY ADDED	9/01/01
ref.	revision	date

G. R. MERCHANT
LEMG AMTOE FIWO
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
Unit 4, Wrights Mews
128 Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
Fax: 01406 425744
E-Mail: G. R. Merchant @ Merchant. Fsb. Co. UK

Project
PROPOSED 4 BEROOMED HOUSE
ROMAN BANK,
SARACENS HEAD,
SPALDING, LINC'S.

Client
S & S DEVELOPMENTS LTD.

Drawing
FLOOR PLANS / ELEVATIONS / SECTION

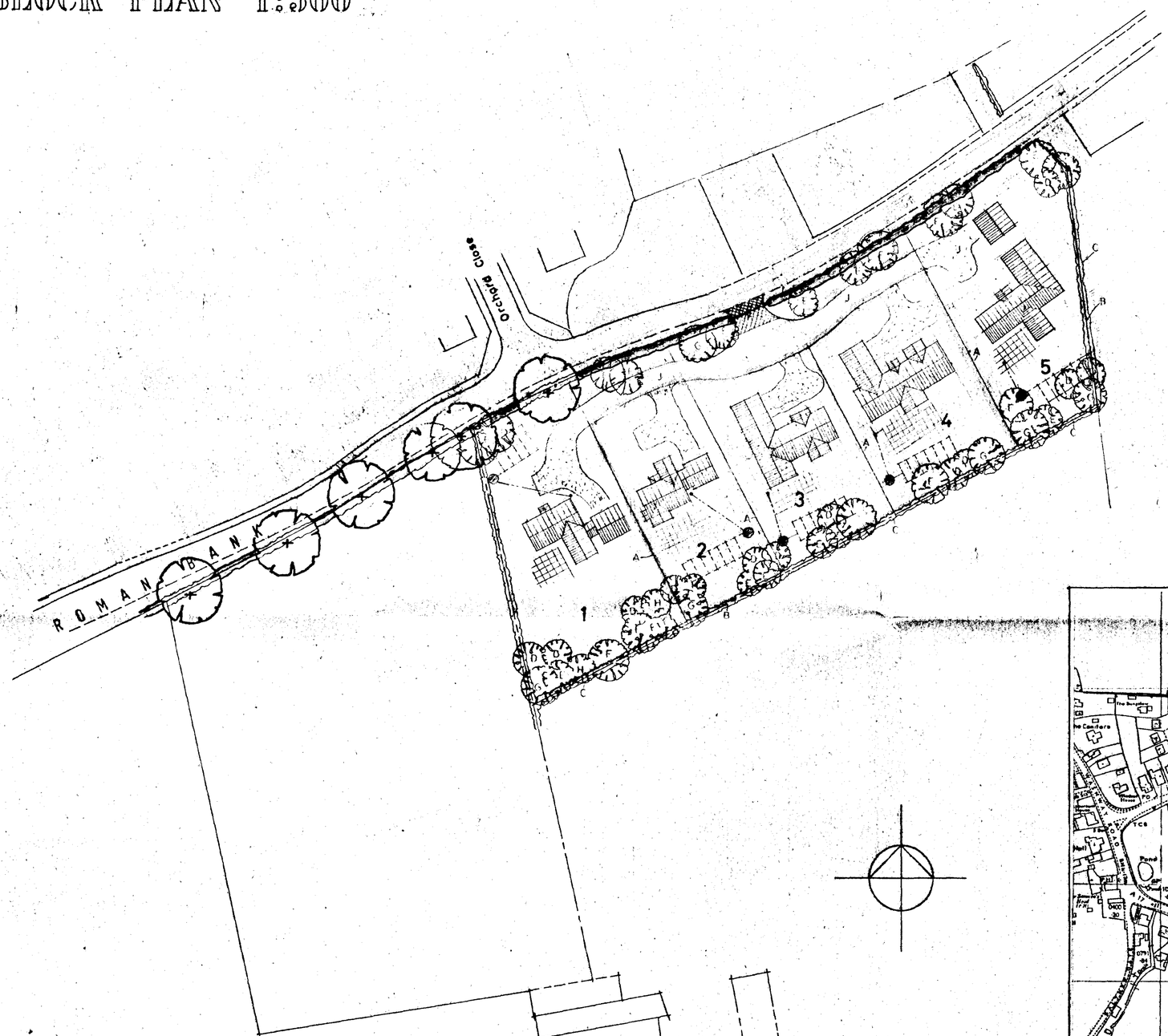
Job Ref	Drawing No
S&S-06	01/C
Date: JUNE '00	Drawn: J.C.

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.
Suitable checks on site drawing/existing foundations are based upon limited site inspection prior to the plans. No responsibility can be accepted for unexposed conditions which may be discovered during construction unless reported to the Architect on that design amendments may be established. Site soil surveys are recommended in respect of foundations to establish specific soil conditions before foundation work is undertaken.

BLOCK PLAN 1:500



LANDSCAPING, TREE PLANTING & FENCING SCHEME

Existing frontage hedge and trees to be retained as much as possible

A Boundaries between plots to be defined with 1.8 metre high close boarded fence to 1 metre high in front of dwellings to private drive.

B 1.2 metre high concrete post & chain link fencing.

C MIXED HEDGE
- (a) HAWTHORN (Crataegus Monogyna)
- (b) BEECH (Fagus Sylvatica)
- (c) BLACKTHORN (Rhamnus Cathartica)
- (d) BUCKTHORN (Rhamnos Cathartica)

D SILVER BIRCH (Betula Pendula) Feathered
E HAWTHORN (Crataegus Laevigata) Feathered
F WHITE BEAM (Sorbus Aria) Feathered
G BEECH (Fagus Sylvatica) Feathered
H TURKISH HAZEL (Corylus Colurna) Feathered
J BLOCK PAVED ACCESS ROADWAY & DRIVES
K TARMAC ENTRANCE TO SITE OFF ROMAN BANK

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

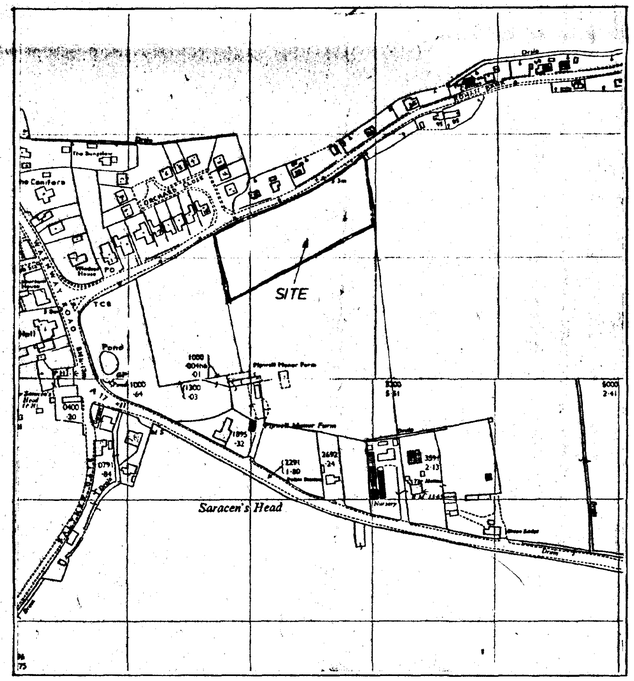
All trees to be planted with minimum 0.6m plastic mulch mat and to be staked, tied and tubed.

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

SITE AREA - 0·74 Ha.

FOUL WATER DISPOSAL -
Mini packaged treatment plants installed to manufacturers specification and to the requirements of South Holland IDB and Environment Agency. The mini treatment plant to incorporate electric pump to effect discharge Agreements are required to facilitate proper maintenance of the treatment plants.

The sub-irrigational drainage system to the treatment plant is to be determined by percolation test in accordance with the provisions of clause 15.3.2 of BS6297 1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30m² of sub-irrigational drainage or such length as may be determined by the test, whichever is the greater.



SITE PLAN 1:2500

SCHEDULE OF EXTERNAL MATERIALS

PLOT 1
BRICKS: HANSON THORNBURY SPECIAL RESERVE
TILES: MARLEY ANGLIAN PLUS (SINGLE PANTILE) MOSBOROUGH RED

PLOT 2
BRICKS: HANSON DESIMPLE ETNA
TILES: MARLEY ANGLIAN PLUS (SINGLE PANTILE) SMOOTH RED

PLOT 3
BRICKS: HANSON THORNBURY SPECIAL RESERVE
TILES: MARLEY ANGLIAN PLUS (SINGLE PANTILE) SMOOTH RED

PLOT 4
BRICKS: HANSON DESIMPLE ETNA
TILES: MARLEY ANGLIAN PLUS (SINGLE PANTILE) MOSBOROUGH RED

PLOT 5
BRICKS: HANSON THORNBURY SPECIAL RESERVE
TILES: MARLEY ANGLIAN PLUS (SINGLE PANTILE) MOSBOROUGH RED

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING
12 OCT 2000
Ref: 12/0/00

D. 11.8.00. Relocation of Access & Swimming Pool
C. 4.9.00. 5 No. Applications
B. 25.8.00. Foul Water to Treatment Plants Note.
A. 24.7.00. Hand Dwelling Types.

G. R. MERCHANT
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 490800

PROJECT:
RESIDENTIAL DEVELOPMENT
ROMAN BANK
SARACENS HEAD

CLIENT:
S & S DEVELOPMENTS LTD

SCALES: *AS INDICATED*
DATE: *MARCH 2000*
G.R.MERCHANT.
DRAWING No.: *S & S. 1. D*
REVISIONS: A B C D