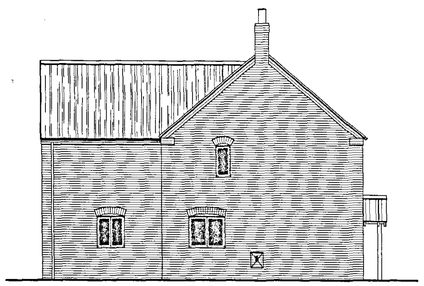
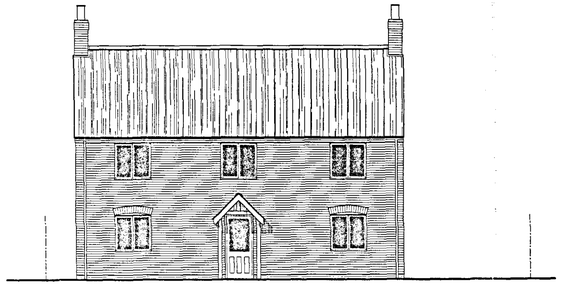


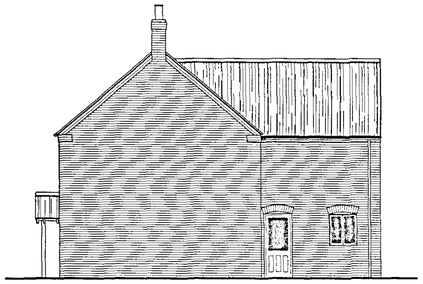
REAR ELEVATION



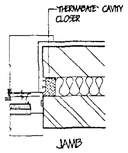
SIDE ELEVATION



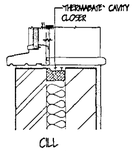
FRONT ELEVATION



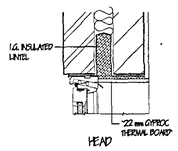
SIDE ELEVATION



JAMB

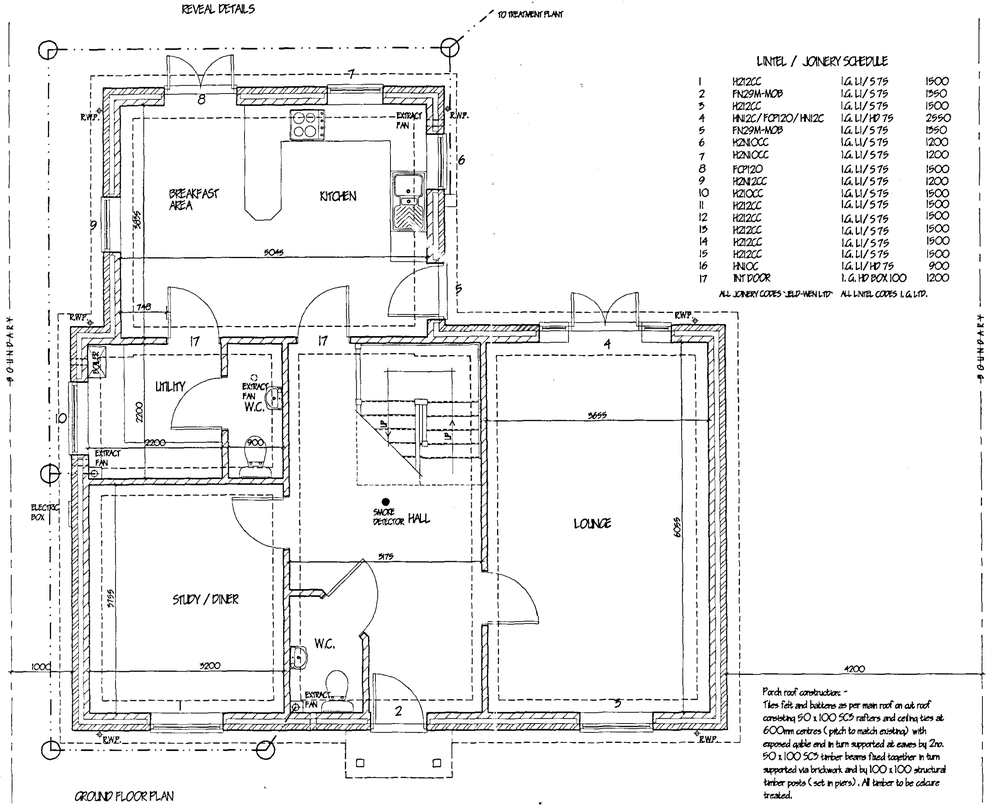


CILL



HEAD

REVEAL DETAILS



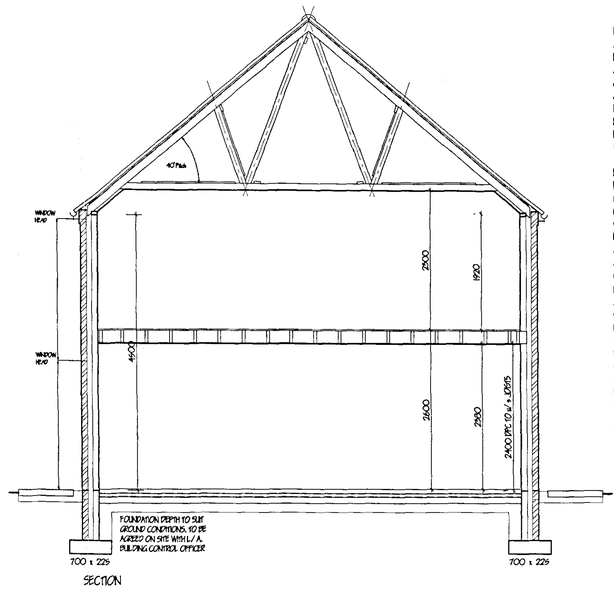
GROUND FLOOR PLAN

LINTEL / JOINERY SCHEDULE

1	H212CC	I.G. LI/ 575	1500
2	FN29M-MOB	I.G. LI/ 575	1350
3	H212CC	I.G. LI/ 575	1500
4	HN12C/ FCP120/ HN12C	I.G. LI/ HD 75	2550
5	FN29M-MOB	I.G. LI/ 575	1350
6	H2N1CCC	I.G. LI/ 575	1200
7	H2N1CCC	I.G. LI/ 575	1200
8	FCP120	I.G. LI/ 575	1500
9	H2N1CCC	I.G. LI/ 575	1200
10	H2N1CCC	I.G. LI/ 575	1500
11	H212CC	I.G. LI/ 575	1500
12	H212CC	I.G. LI/ 575	1500
13	H212CC	I.G. LI/ 575	1500
14	H212CC	I.G. LI/ 575	1500
15	H212CC	I.G. LI/ 575	1500
16	HN1CC	I.G. LI/ HD 75	900
17	INT DOOR	I. G. HD BOX 100	1200

ALL JOINERY CODES "JELD-WEN LTD" ALL LINTEL CODES I.G. LTD.

Porch roof construction: -
Tiles felt and battens as per main roof on cut roof consisting 50 x 100 SC9 rafters and ceiling ties at 600mm centres (pitch to match existing) with exposed gable end in turn supported at eaves by 2no. 50 x 100 SC9 timber beams fixed together in turn supported via brickwork and by 100 x 100 structural timber posts (set in piers) . All timber to be celcure treated.



SECTION

LINTELS.

All lintels to be manufactured by Messers. I.G. Coodes LI/ 575 and LI/ 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: In small lintels to be I.G. 100 Box type. Lintels in garage to be underlined with 12.7 fire line board or receive 10mm render and skim. Provide Perp-end weep holes at 1 step 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 flexibly jointed and laid to makers' instructions on a bed of 1:170 and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 15-3mm concrete with flexed 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 marked both sides of wall with ridged sheet material: Soil and waste 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 3.0m long run increase to 90mm dia. All PVC to B.S. 5955: 1979 complete with rodding eyes at every change of direction: Bath, basins and sink to have 7" deep seal traps: Shower to be raised on 150mm brick with access plate to anti-syphon trap and 90mm waste. All redundant drains to be grubbed out or filled with lean-mix concrete. 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.
Connect to private package treatment plant, ensure the treatment plant is fitted with a notice plate stating emergency numbers and maintenance periods etc.

LIGHTING.

To 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.

Electrical installation: -
All electrical work required to meet the requirements of Approved Document Part P (Electrical Safety) - 1st January 2005 must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the Council must be satisfied that either
a) an electrical installation certificate issued under a competent person scheme has been issued, or
b) an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

STAIRCASE AND BALUSTRADE.

Construct staircase as follows: 900mm clear width. 12No. risers of 208mm ex 25 x 225: 250 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 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.

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.

WALLING.

285 cavity walling to consist of face brickwork to B.S. 5628:1974 for clay bricks and B.S. 187:1971: for calcium silicate bricks: 215 cavity build into cavity Thermabate cavity wall batt insulation boarding in accord. with makers instructions and agreement cert' No.84/1268 & 86/1684. 100mm Forms: Hemelite 3.5 N/ mm2 solid insulation blocks or similar: Cavity walls tied together using stainless steel vertical twist ties set 750 horizontally and 450 vertically all to B.S. EN 845 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 CP. 121: All work to be carried out in accordance with BS Code of Practice 121 Pt. 1 1978.
External walls to have max. 'U' value of 0.35 W/ sq.m.K. Internal walls of 100mm Tarmac Fair-face solid insulation blocks.
Movement joints to be installed in blockwork in accordance with B.S. 5628 pt. 3 1985.
All to receive 15mm lightweight plaster finish. (except garage) . Stud walls to consist of 38 x 89mm c.l.s studs at 600mm c/ c, both sides to be clad with 12.5mm Gyproc SoundBloc and skim. 25mm Isowool Acoustic partition roll infill between studs

LEVEL ENTRY THRESHOLD

Provide "Jeldwen Ltd." Mobility door frame & Ultraflat threshold (FN29M-MOB) Principal entrance to building. All External doors to be 838mm wide. And in all cases to provide minimum 775mm clear opening width.

INTERNAL DOORS.

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

SURFACE WATER DRAINAGE.

115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to brick rubble soakaways min' 5 metres from dwelling. All footpaths and drives to slope away from building.

GLAZING.

Double glazed throughout throughout with timber/ p.v.c.u windows (minimum 16mm air gap to all units with Low 'E'- 0.1 Glass) max 'U' value 1.9 W/ sq.m. K excluding garage. 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 heating etc.: -

Wet radiator system. Boiler to be oil fired condensing boiler (SEDBUK B)
pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed, all radiators to be fitted with thermostatic valves. It is not recommended to have thermostatic radiator valves fitted on the radiators in the room served by the room thermostat. Heating controls: Room thermostat, Cylinder thermostat and Programmer.
Heating and hot water system to be fitted with flow controls e.g.: motorized valves, electrically interlocked with boiler and pump to prevent unnecessary boiler cycling. Heating engineer to provide a suitable commissioning certificate in accordance with that published as part of the benchmark code of practice upon completion (which is to be forwarded to the Building Control) .

PITCHED ROOF CONSTRUCTION.

Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on "Supertech" Tyvek Supro membrane in accordance with BBA cert. 04/4104 (second issue) in all cases to be lapped by minimum 150mm both vertically and horizontally. Ties to be provided and fixed in accordance with Table 1 in accordance with regard to wind speed, roof pitch and exposure category as detailed in B.S. 5628-3: Pt. 2.
Insitu cut roof to a pitch of 40 deg. 25 x 225 Ridge board, 47 x 150 Jack Rafters at 400mm c.c. 47 x 100 ceiling joists at 400mm c.c. 38 x 100 ceiling binders: All 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: 25 x 175 fascia boards: 6mm exterior grade plywood soffit: All structural timber to be min. SC9 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 454lb ceiling joists. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/ c: Install code 4 lead valley liner.

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.mm. 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 / INSULATION.

Roof Level: 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 GA5080 + GA5040" to provide a max 'U' value of 0.2 w/ sq.m.K. Ensure 50mm air gap over all insulation. 12.5mm Gyproc wallboard, 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 225 planted 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
Mid Floor Level: 12.5mm Gyproc SoundBloc, skim finish. 100mm Isowool General Purpose roll infill between joists. Provide min. 38 x 38 noggins to all board edges. All joints to be taped and filled.

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.

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STANDARDS.

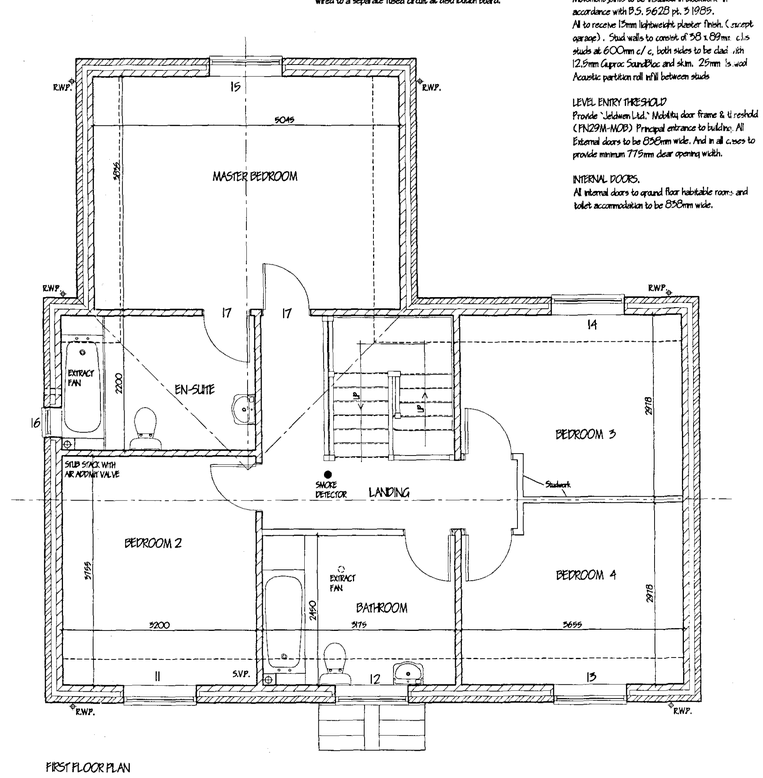
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European 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.



FIRST FLOOR PLAN

Party wall etc. act 1996: -

It is the owners responsibility to be aware of the above act which protects the owner and adjoining neighbors when building in close proximity to an adjoining neighbors boundary. Information regarding the above act can be found on the Office of the Deputy Prime Minister website: www.safety.odpm.gov.uk/ bregs/ walls/ htm

A	BUILDING REGULATIONS APPLICATION.	JAN '06.
ref:	revision	date

G. R. MERCHANT
I.ENG AMICE FFAS
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
Unit 4, Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 422000
Fax 01406 423744
E-Mail: G. R. Merchant @ Merchant. Fsnet. Co. Uk

Project
REPLACEMENT COTTAGE.
THE COTTAGE.
25 WEST DROVE SOUTH.
GEDNEY HILL.

Client
S. KENNALLY.

Drawing
DETERMINED
FLOOR PLANS & ELEVATIONS

Job Ref.	Drawing No.
1264-06	03A
Date	Drawn
NOV '05	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 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 as their design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.