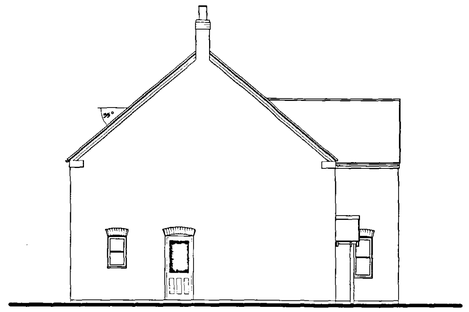


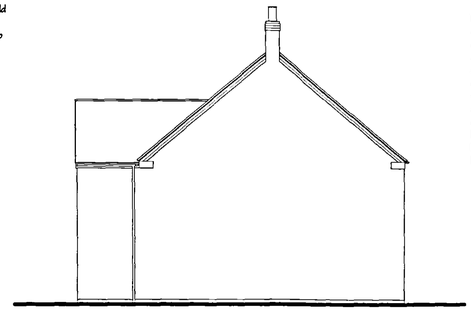
FRONT ELEVATION



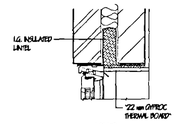
SIDE ELEVATION



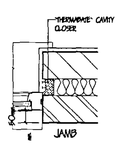
REAR ELEVATION



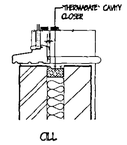
SIDE ELEVATION



HEAD

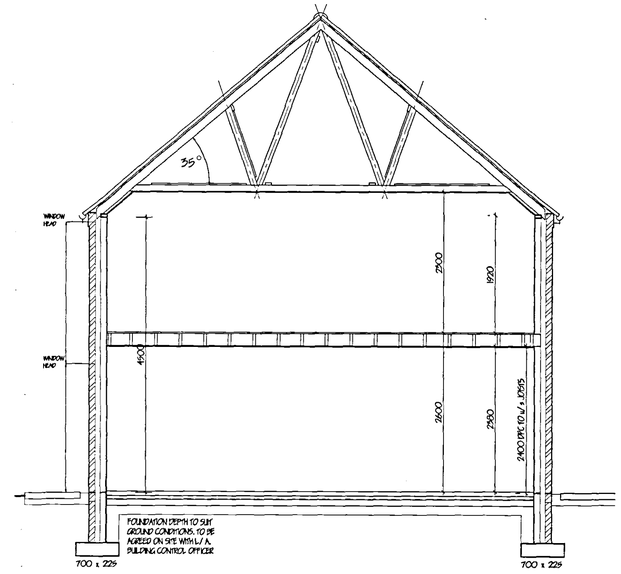


JAMB



CILL

REVEAL DETAILS



TYPICAL SECTION

LEVEL ENTRY THRESHOLD
Provide "Jeldwen Ltd." Mobility door frame & 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.

FIRE ESCAPE WINDOWS.
All habitable rooms in the upper story of a dwelling should have a window with an unobstructed openable area of at leaset 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

GLAZING.
Double glaze property 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.

LINTELS.
All lintels to be manufactured by Messrs. I.G. Codes L1/ S 19 and L1/ HD 19 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 C.P. 121: Internal lintels to be I.G. 100 Ba tupe. Lintels in garage to be underlined with 12.7 Fire line board or receive 12mm render and skim. Provide "Perp-end weep holes and stop ends to cavity tray

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.

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.

JOINERY / LINTEL SCHEDULE

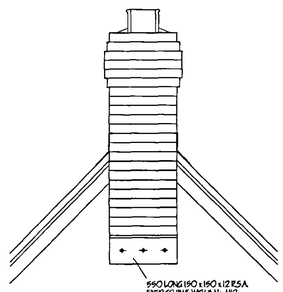
ALL JOINERY REFERENCES & SIZES ARE TO "JELD-WEN" U.K. LTD
ALL LINTEL CODES ARE BY I.G. LINTELS LTD.

POSITION	JOINERY	JOINERY	LINTEL	LENGTH
1	HS15CC	WINDOW 1800 wide x 1590 high	I.G. L1/ S 19	2100
2	HI15C	WINDOW 650 wide x 1590 high	I.G. L1/ S 19	1050
3	FN29M-MOB	DOOR 1020 wide x 2100 high	I.G. L1/ S 19	1350
4	H12CC	WINDOW 1200 wide x 1590 high	I.G. L1/ S 19	1500
5	FN28M	DOOR 890 wide x 2100 high	I.G. L1/ S 19	1350
6	HI10C	WINDOW 650 wide x 1090 high	I.G. L1/ S 19	1050
7	HI10C	WINDOW 650 wide x 1090 high	I.G. L1/ S 19	1050
8	HI15C/ HD120/ HI15C	WINDOW/ DOORS 2460 wide x 2100 high	I.G. L1/ S 19	2750
9	HS10CC	WINDOW 1770 wide x 1090 high	I.G. L1/ S 19	2100
10	HS12CC	WINDOW 1800 wide x 1200 high	I.G. L1/ S 19	2100
11	H12CC	WINDOW 1200 wide x 1200 high	I.G. L1/ HD19	1500
12	H12CC	WINDOW 1200 wide x 1200 high	I.G. L1/ HD19	1500
13	H12CC	WINDOW 1200 wide x 1200 high	I.G. L1/ HD19	1500
14	H12CC	WINDOW 1200 wide x 1090 high	I.G. L1/ HD19	1500
15	HS12CC	WINDOW 1770 wide x 1200 high	I.G. L1/ HD19	2100
16	INTERVAL DOOR		I.G. 100 BOX	1200

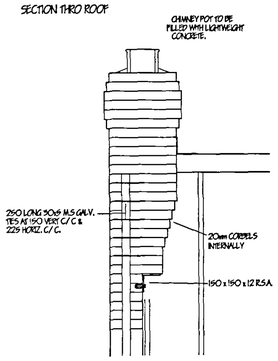
STAIRCASE AND BALLUSTRADE.
Construct staircase as follows: 900mm clear width. 12No. risers of 208mm ex 25 x 225: 250 opring ex 52 x 250: pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have ex 38 x 50 shaped hardwood handrail min. 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.

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.safetyadpm.gov.uk/ bregp/ walls/ htm

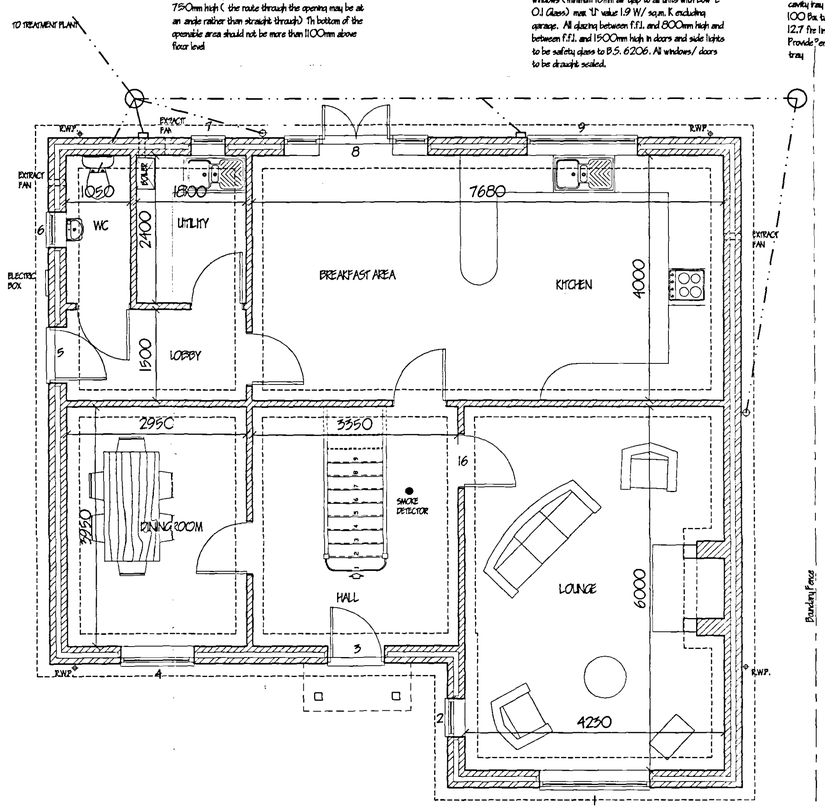


SECTION THRO ROOF

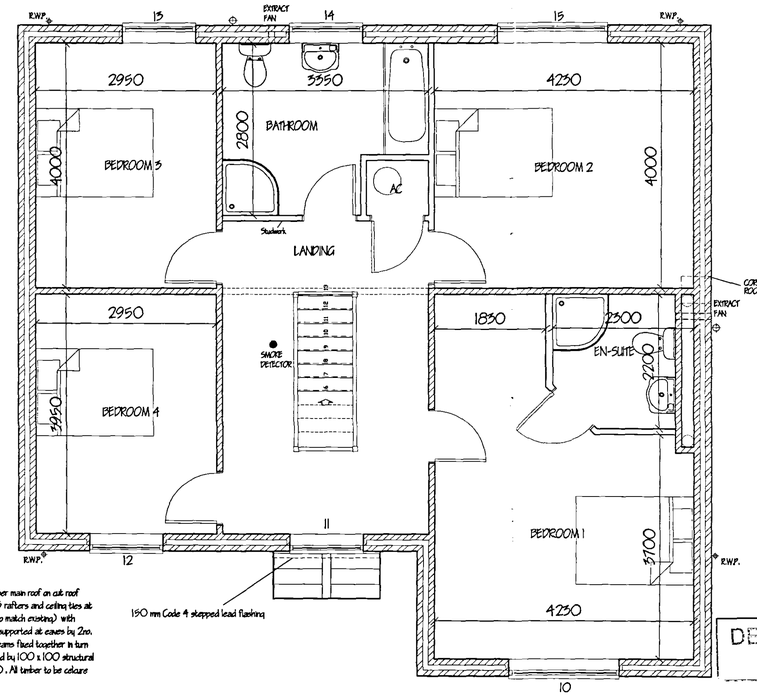


SECTION THRO CHIMNEY AT GABLE END

DUMMY CHIMNEY



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Porch roof construction -
Tiles felt and battens as per main roof on cut roof consisting 50 x 100 SC5 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 SC5 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.

DETERMIN... PLAN

27 MAR 2006

06/0431/06

D	BUILDING REGULATIONS AMENDMENTS	MAR '06
C	LOUNGE & BED 1 WINDOWS ENLARGED	FEB '06
B.	BUILDING REGULATIONS APPLICATION.	FEB '06.
A	INTERNAL CHIMNEY STACK.	JAN '06.
ref:	revision	date

G. R. MERCHANT
I.ENG AMICE FIWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

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Spalding, Lincs. PE12 7EE
Tel: 01406 490200
Fax: 01406 423744
E-Mail: G. R. Merchant @ Merchant. FS. Co. UK

Project
PROPOSED HOUSE.
Adj' THE COTTAGE,
25 WEST DROVE SOUTH.
GEDNEY HILL.

Client
S. KENNALLY.

Drawing
FLOOR PLANS & ELEVATIONS.

Job Ref.	Drawing No.
1216-05.	050.
Date	Drawn
NOV '05.	GRM.

Scales
1/ 50 1/ 100

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