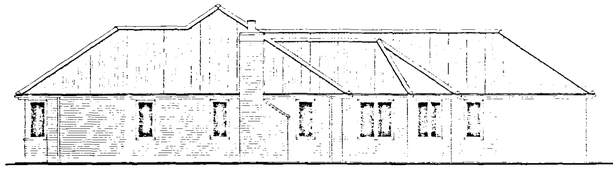
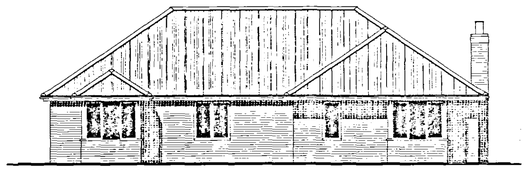


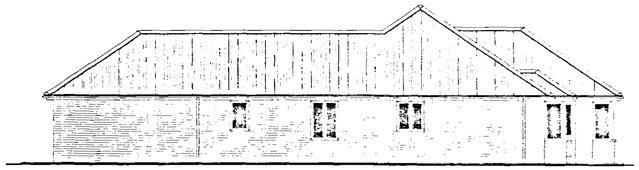
SOUTH - EAST ELEVATION



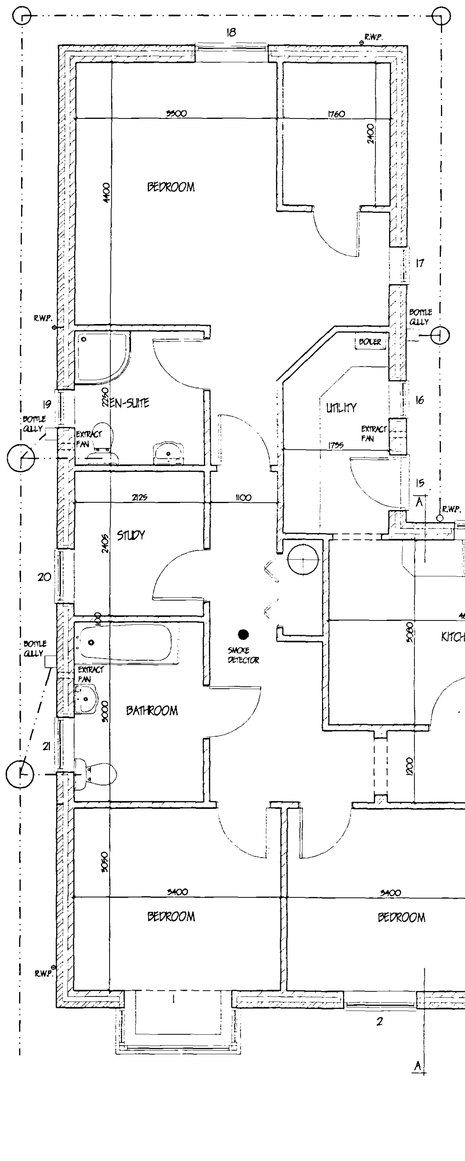
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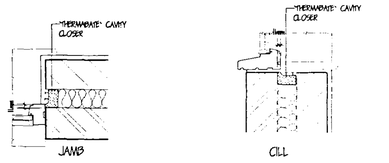


NORTH - WEST ELEVATION

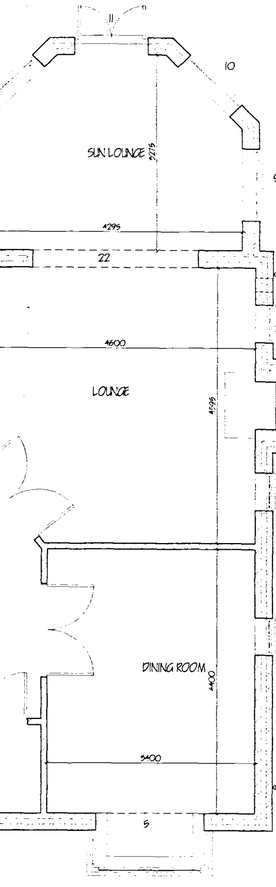


NORTH - EAST ELEVATION





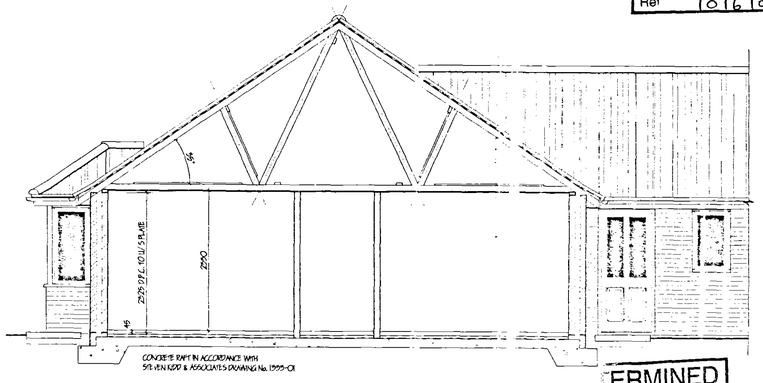
REVEAL DETAILS



LINTEL / JOINERY SCHEDULE

POSITION	JOINERY	LINTEL	LENGTH
1	115C/ 315CC/ 115C	IG LI / HD 75	2100
2	215CC	IG LI / S 75	1500
3	FN29M-NOB	IG LI / S 75	1350
4	115C	IG LI / S 75	900
5	115C/ 315CC/ 115C	IG LI / HD 75	2100
6	115C	IG LI / S 75	900
7	115C	IG LI / S 75	900
8	115C	IG LI / S 75	900
9	215CC	IG LI / S 75	1500
10	215CC	IG LI / S 75	1500
11	FDP120	IG LI / S 75	1500
12	215CC	IG LI / S 75	1500
13	215CC	IG LI / S 75	1500
14	3100CC	IG LI / HD 75	2700
15	FN29M-NOB	IG LI / S 75	1350
16	110C	IG LI / S 75	900
17	115C	IG LI / S 75	900
18	215CC	IG LI / S 75	1500
19	110C	IG LI / S 75	900
20	2N120C	IG LI / S 75	1200
21	2N100C	IG LI / S 75	1200
22	OPENING	IG LI / HD 75	5000

JOINERY CODES "JELD-WEN LTD." LINTEL CODES "IG LTD."



SECTION A - A

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly jointed to a fall of 1:170 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soak away min. 9.0m to edge from dwelling. All footpaths and drives to slope away from building.

GLAZING.
Double glazed property throughout (minimum 16mm air gap to all units with Low 'E' 0.9 Glass) max 'U' value 2.0 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 areas. 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 Oil fired condensing boiler (min SEDBUK (95%) with fan assisted balanced flue. Fit durable wire guard to externally to boiler flue. Provide timer switch, suitable zone and boiler control interlocks, 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 cylinders to have min. 35mm thick factory applied foam insulation and pipe work to be insulated to B.S. 5422:2001. All oil storage tanks to be integrally bunded prefabricated type (2500 litre capacity). And to be fitted with fire valve system in accordance with B.S.5410-1 1997 pts. B.2 & B.3. Ensure tank has advice label regarding Oil spillage and Environment Agency emergency hotline telephone number. Tanks to be sited minimum 760mm from any boundary and minimum 1800mm from any building.
Heating Engineer to provide L/ A. Building Control with a suitable Commissioning Certificate in accordance with that published as part of the Benchmark Code of Practice upon completion

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt1.1990 in positions shown on plan. Where more that one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

LIGHTING.
To Kitchen and 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, sockets outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

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 s/b min 1:20 . All footpaths to have shunt fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel. Form 1.0m wide footpath from dwelling to road frontage, suitable for wheelchair access.
At least 5.0m of drive adjacent to building x 3.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers. All to be sloped up to footpath level at min. 1:20

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 48mm 'Celotex' GA2048 insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. to min. 100mm, lay 300mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 150 concrete Raft: Concrete mix RC35 to B.S. 8528: pt1 1991: 200m shaded and consolidated hardcore

FLUE 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 roller line and terminate in corbelled out brickwork and clay pot: Infill around flue as work proceeds with 1 pt. Cement 6 pts vermiculite: 1mm roof around flue, no timber within 40mm of flue: At roof/ flue intersection provide code 4 lead flashing and 2 course engineering bricks. Durable notice detailing performance capabilities to be affixed in building by installer

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 recess 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 pre-stressed conc. lintel over chimney opening. Durable notice detailing performance capabilities to be affixed in building by installer

LINTELS.
All lintels to be manufactured by Messrs. I.G. Coates LI/ S 75 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: Internal lintels to be I.G. 100 Box type. Provide Perp-end worm holes and stop ends to cavity tray

FOIL D'AMAGE
Inspection chamber construction to be "Jama" 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 "Flexible jointed and laid to makers' instructions to a bed of 1:170 bed and surround with 100mm pea gravel. Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexible 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 masked both sides of wall with rubber sheet material: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1969 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 50mm dia. All PVC to B.S. 5955: 1979 complete with rodding eyes at every change of direction: Bath, basins and sink to have 75 deep seal traps: Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 50mm 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 air/diesel trap should be provided externally to provide the required seal, an air gap should be provided between the boiler and the trap.
Septic tank / Treatment plant operating and maintenance instruction notice to be provided by installer.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on under felt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. head lap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in B. S 6399. Pt 2.
Trimmable specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985: 1988S
CALC'S TO BE SUBMITTED TO L/ A. MIN. 20 DAYS PRIOR TO ERECTION. Trusses to be at 600c/ c to a pitch of 35 deg. 38 x 100 nickel rade binder 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at min. 1.5m c/ c.
Note: provide solid brickwork beneath struts: 50 x 100 wall plate bedded on sand and cement: 75 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air vent and fly proof screen: All structural timber to be min SC3 grade stamped "DRY" or "KD" to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 450 ceiling joists. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/ c : Install code 4 lead valley liner.

BAY ROOF CONSTRUCTION.
As main roof construction set with 50 x 100 head plates over windows 80 x 80 corner

CEILINGS.
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.. Ensure 50mm air gap over all insulation. 12.7mm Gyproc plasterboard 3mm skim finish: Provide min. 38 x 38 noggin 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 planed whood. 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

WALLING.
255 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 89 cavity: build into cavity Dritherm cavity wall batt insulation bedding in accordance with makers instructions and agreement cert' No.84/ 1268 & 86/ 1584. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron bed ties set 750 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical cent. to all 'E' unbonded corners of cavity: Close cavities with "Thermabate" preformed closers and provide bitumen felt D.P.C. to C.P. 121: All work to be carried out in accordance with the Code of Practice 121
Part 1:1975. External walls to have max. 'U' value of 0.35 W/ sq.m.K : Internal walls of 100mm Tarmac Hemelite solid insulation blocks: All to receive 10mm S/ C render and 3mm skim. Movement joints to be installed in brickwork in accordance with B.S. 5628 pt. 3 1989.

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt.1 1981: DPC to external wall positions: In accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no deeper than 225 to DPC. All brickwork below DPC to be "E" L. quality.

LEVEL ENTRY THRESHOLD
Provide "Jeldwen Ltd." Mobility door frame & threshold (FN29M-NOD) 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.

SHDC
Planning & Conservation
15 AUG 2003
Ref 1016/03

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 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 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.

ref.	revision	date

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Project
PROPOSED BUNGALOW
NORTH ROAD
GEDNEY HILL
SPALDING LINCS

Client
MR & MRS J. ATKINS

Drawing
FLOOR PLAN / SECTION

Job Ref.	Drawing No.
707-03	01
Date	Drawn
JULY '03	J.C.

Scales
1:50

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This drawing is issued, and may only 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 allowance any can be accepted for abnormal conditions which may be discovered during construction - see report by the Architect as their design investigations may be commenced. Site visit has / are not been carried out in relation to adjoining properties site visit before commencement of excavations to establish specific site conditions during construction work is undertaken.

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PLAN