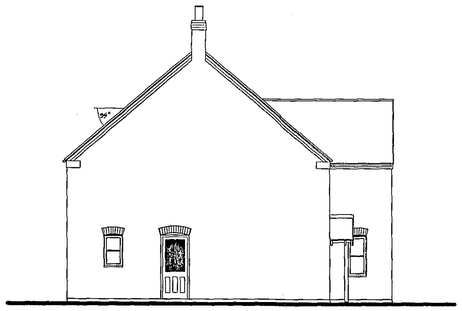
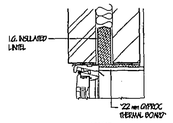


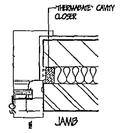
FRONT ELEVATION



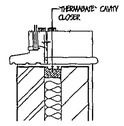
SIDE ELEVATION



HEAD

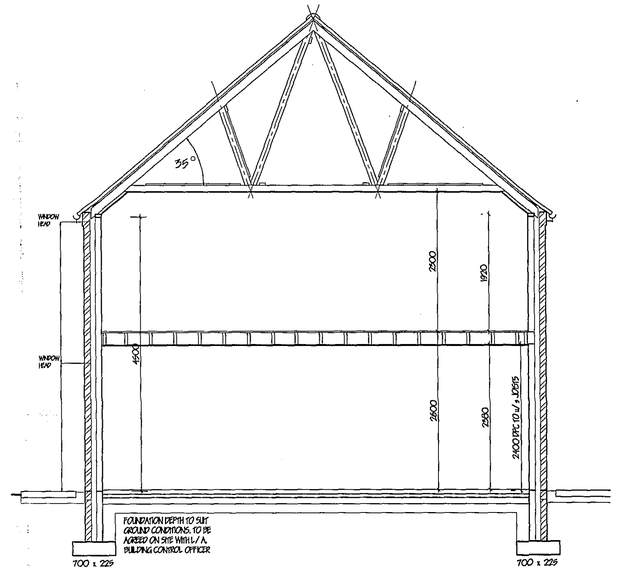


JAMB



CILL

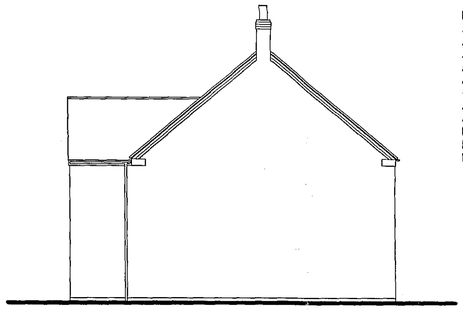
REVEAL DETAILS



TYPICAL SECTION



REAR ELEVATION



SIDE ELEVATION

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 REFERANCES & SIZES ARE TO "JELD-WEN" UK LTD
ALL LINTEL CODES ARE BY I.G. LINTELS LTD.

POSITION	JOINERY	JOINERY	LINTEL	LENGTH
1	H29CC	WINDOW 1800 wide x 1590 high	I.G. LI/ 579	2100
2	H15C	WINDOW 690 wide x 1590 high	I.G. LI/ 579	1090
3	FN29M-MOB	DOOR 1020 wide x 2100 high	I.G. LI/ 579	1590
4	H29CC	WINDOW 1200 wide x 1590 high	I.G. LI/ 579	1500
5	FN29M	DOOR 990 wide x 2100 high	I.G. LI/ 579	1590
6	H10C	WINDOW 690 wide x 1090 high	I.G. LI/ 579	1090
7	H10C	WINDOW 690 wide x 1090 high	I.G. LI/ 579	1090
8	H15C/FCP120/H15C	WINDOW/ DOORS 2460 wide x 2100 high	I.G. LI/ 579	2790
9	H10CC	WINDOW 1770 wide x 1090 high	I.G. LI/ 579	2100
10	H23CC	WINDOW 1500 wide x 1200 high	I.G. LI/ 579	2100
11	H22CC	WINDOW 1200 wide x 1200 high	I.G. LI/ HD79	1500
12	H22CC	WINDOW 1200 wide x 1200 high	I.G. LI/ HD79	1500
13	H22CC	WINDOW 1200 wide x 1200 high	I.G. LI/ HD79	1500
14	H20CC	WINDOW 1200 wide x 1090 high	I.G. LI/ HD79	1500
15	H29CC	WINDOW 1770 wide x 1200 high	I.G. LI/ HD79	2100
16	INTERNAL DOOR		I.G.100 BOX	1200

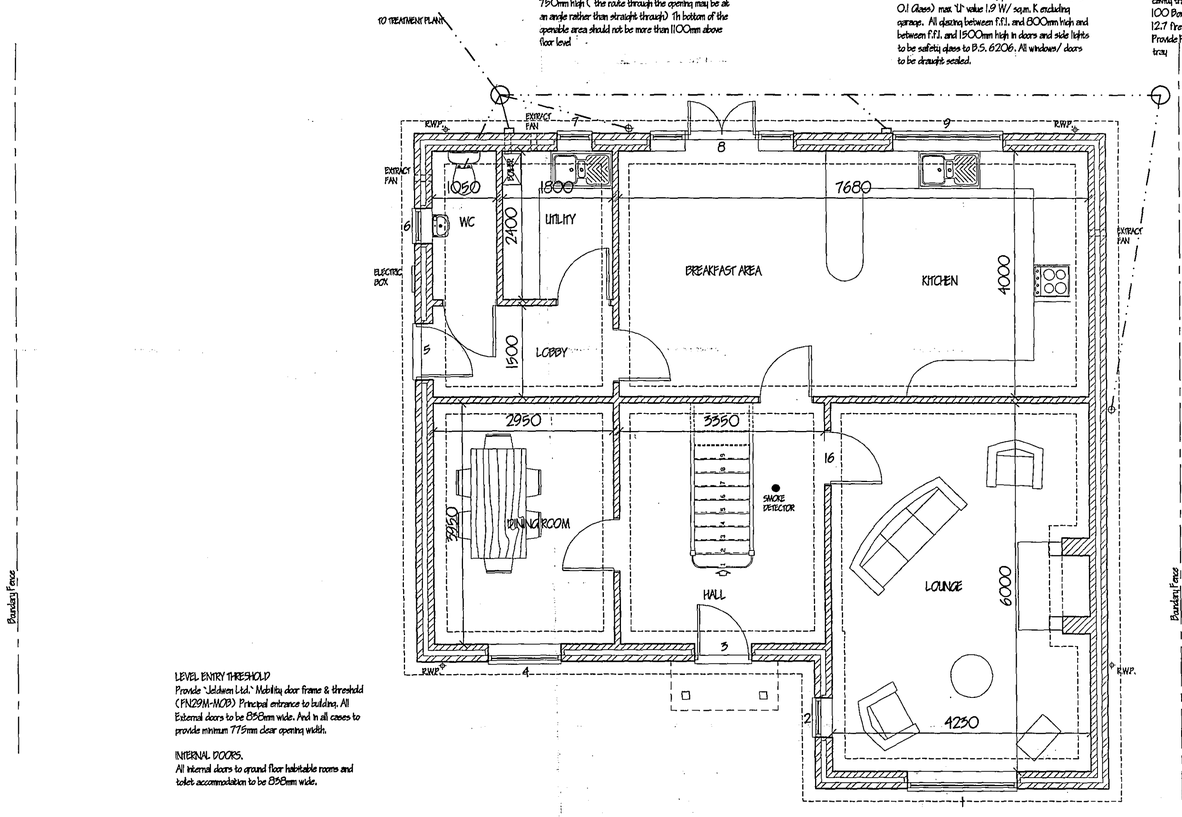
STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 900mm clear width. 12No. risers of 208mm ex 25 x 225; 230 going ex 32 x 290; pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have ex 38 x 50 shaped hardwood handrail min. 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: pt1.1990 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.

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

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/ sqm. K excluding garage. 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.

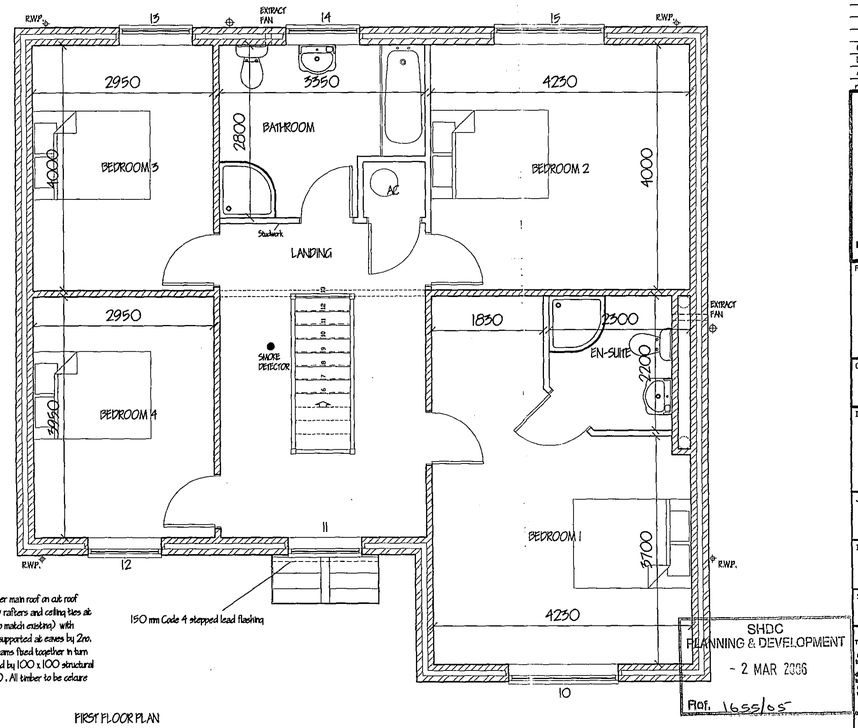
LINTELS.
All lintels to be manufactured by Messers. I.G. Cookes L1/ S 75 and L1/ HD 75 all to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray(P.P.C. to CP. 121: Internal lintels to be I.G. 100 Box type. Lintels 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



GROUND FLOOR PLAN

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.



FIRST FLOOR PLAN

Porch roof construction: -
Tiles felt and battens as per main roof on cut roof consisting 50 x 100 SC3 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 SC3 timber beams fixed together in turn supported via brickwork and by 100 x 100 structural timber posts (set in piers) . All timber to be celare treated.

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 respecting the above act can be found on the Office of the Deputy Prime Minister website: www.safety.odpm.gov.uk/ bregs/ walls/ htm

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

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E-Mail: G. R. Merchant @ Merchant. FS. Co. UK

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

Client
S. KENNALLY.

Drawing
FLOOR PLANS & ELEVATIONS.

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

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 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 trial pit conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported in the Architects pre-tender design amendments may be considered. Site visit surveys are recommended in respect of boundaries to ensure all parties are satisfied and no encroachment work is carried out. The drawing is issued for the purpose of obtaining Planning / Building Regulation approval. The drawing must not be used as a contract document alone. 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, adherance to specification, variations to contract etc. All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. to 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. The Employer / Client shall ensure that the essential contractor is conversant with and accepts all measures necessary to achieve compliance with Health and 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 1994 the Client shall appoint a competent person to fulfil the role of planning supervisor. The information shown on this drawing and specification, Work that are not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included. It is the plot / land owners responsibility to be aware of the Party Wall etc. Act 1996 when building in close proximity to adjoining neighbors boundaries.

SHDC PLANNING & DEVELOPMENT - 2 MAR 2006 Ref. 1655/05

AMENDED PLAN
Ref. A3