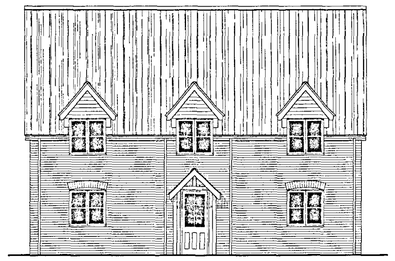


WEST ELEVATION



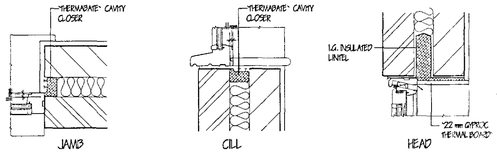
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



REVEAL DETAILS

WALLING.
235 cavity walling to consist of face brickwork to B.S. 5221:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 85 cavity: build into cavity Dritherm cavity wall batt insulation boarding in accord. with makers instructions and agreement cert' No.84/1268 & 86/1584. 100mm Tarmac 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 C.P. 121: All work to be carried out in accordance with BS Code of Practice 121 Pt.1. 1973. External walls to have max. 'U' value of 0.35 W/ sq.m.K. Internal walls of 100mm Tarmac Hemelite solid insulation blocks.
Movement joints to be installed in blockwork in accordance with B.S. 5628 pt. 3 1985.
All to receive 13mm 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 & 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.

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 60 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.

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.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on "Dupont" Tyvek Supro membrane in accordance with BBA cert. 04/ 4101K (second issue) In all cases to be lapped by minimum 150mm both vertically and horizontally. Tiles to be laid with min. head lap of 75mm and to be fixed in accordance with reguard to wind speed, roof pitch and exposure category as detailed in P. 5 6399. Pt. 2.
Hip to ridge roof to a pitch of 50 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 ext. grade plywood soffit: 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: 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.

DORMER CONSTRUCTION
Form 50 deg. pitch dormer as shown on plan: roof covering as main roof on 47 x 100 rafters and ceiling joists at 400 c/ c on 50 x 100 head plate: 12.7mm plasterboard and skim to ceiling with 100mm glass fibre insulation laid between joists and 150mm laid over joists: Form external walls and cheeks of 19 x 125 treated timber on 25 x 38 treated timber studs at 400 c/ c on breather paper fixed to 9mm ext. grade sheathing ply on 50 x 100 timber studs at 400 c/ c: 100mm "Jablite SP" insulation infill between studs: finish internally with 12.7mm Gyproc "duplex" plasterboard and skim: Form code 4 lead flashing to dormer cheeks.

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 GA4080 + GA4040 ' 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 25 planted slopes: 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.

LINTELS.
All lintels to be manufactured by Messrs. I.G. Codes 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 D.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.

FOIL 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. Foil drainage pipes to be 110mm dia. UPVC, to B.S. 4660/1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 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 flexel 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 ribbed sheet material: Soil and vent 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 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 90mm waste. All residential 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.

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 mains system. At base of all r.w.p's. provide trapped gully. All footpaths and drives to slope away from building.

GLAZING.
Double glazed propertly throughout with timber/ p.v.c.u windows (minimum 16mm air gap to all units with Low 'E' 01 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 SPACE HEATING.
Provide Gas fired combination boiler (min SEDBUK B2 %)
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.
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: pt.1.1990 in positions shown on plan. Where more that one detector is to be provided they will be interconnected. All panel ently wired to a separate fused circuit at distribution board.

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.

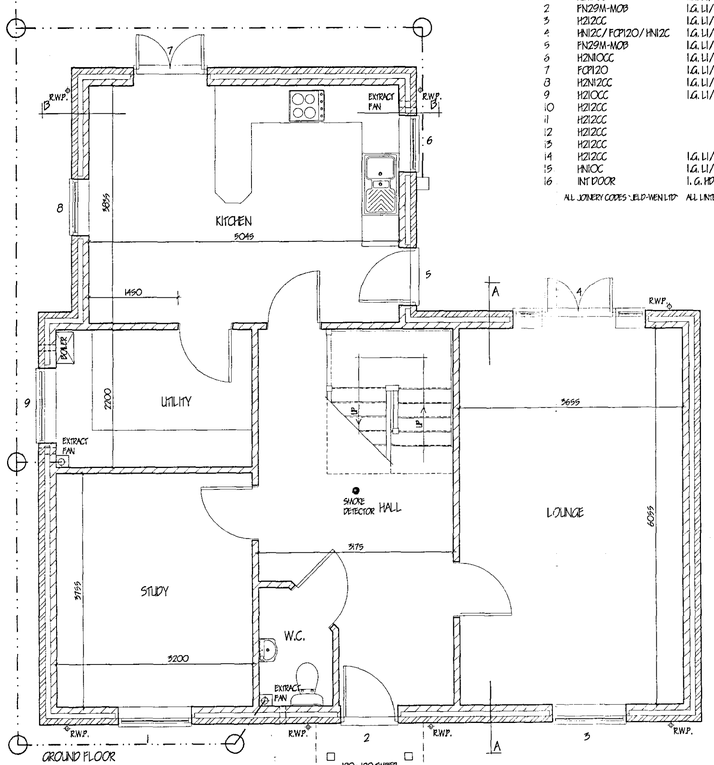
HEALTH & SAFETY.
The Employer/ Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer / Client is advised that should the works need to comply with the 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.

LINTEL / JOINERY SCHEDULE

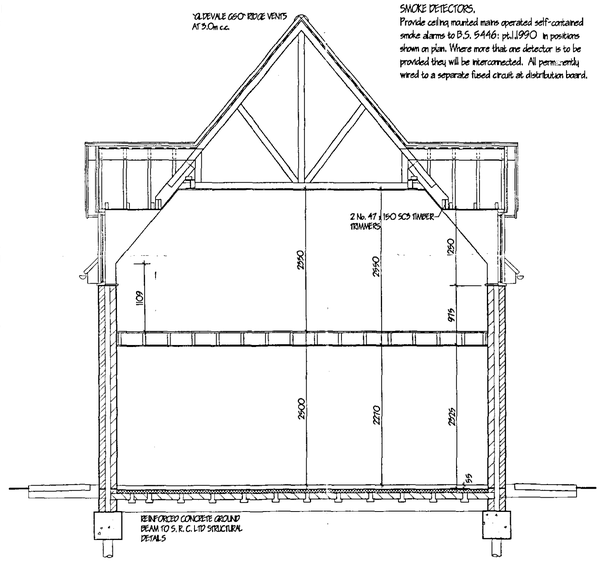
1	H21/2CC	I.G. L1/ S 75	1500
2	FN29M-MOB	I.G. L1/ S 75	1350
3	H21/2CC	I.G. L1/ S 75	1500
4	HN12C/ FCP120/ HN12C	I.G. L1/ HD 75	2550
5	FN29M-MOB	I.G. L1/ S 75	1350
6	H2N10CC	I.G. L1/ S 75	1200
7	FCP120	I.G. L1/ S 75	1500
8	H2N12CC	I.G. L1/ S 75	1200
9	H21/2CC	I.G. L1/ S 75	1500
10	H21/2CC		DORMER
11	H21/2CC		DORMER
12	H21/2CC		DORMER
13	H21/2CC		DORMER
14	H21/2CC	I.G. L1/ S 75	1500
15	HN10C	I.G. L1/ HD 75	900
16	INT DOOR	I. G. HD BOX 100	1200

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

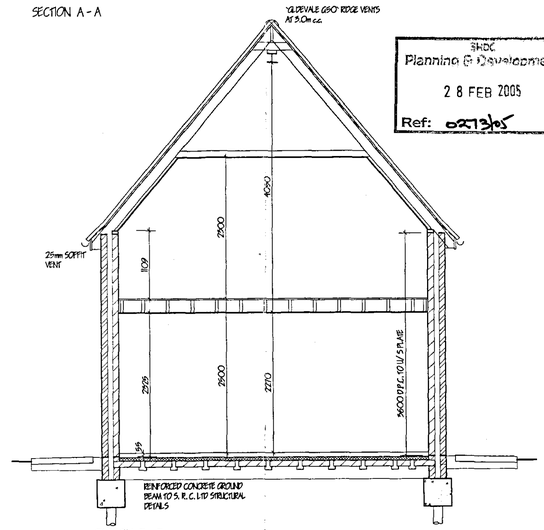


GROUND FLOOR

FIRST FLOOR



SECTION A - A



SECTION B - B

B	HEIGHT RAISED 525mm	FEB. '05
A	UTILITY DOOR MOVED	JAN. '05
ref:	revision	date

SHDC
Planning & Development
2 8 FEB 2005
Ref: 05/0165

G. R. MERCHANT
I.ENG AMICE FIWO
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
Unit 4, Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7PP
Tel: 01406 426000
Fax: 01406 425744
E-Mail: G. R. Merchant @ Merchant. FS. Co. UK

Project
PROPOSED BUNGALOW & GARAGE
FISHPOND LANE
HOLBEACH
SPALDING LINCS.

Client
J & L DEVELOPERS (LINCS) LTD.

Drawing
PLOT 3.
FLOOR PLANS/ SECTION/ ELEVATIONS

Job Ref.	Drawing No.
1006-04	07-B

Date
DEC '04

DETERMINED PLAN

Scales
1:50 1:100

DO NOT SCALE FROM THIS DRAWING

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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 raised to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect as 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.