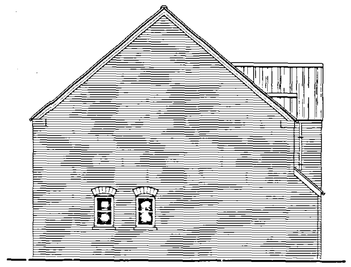
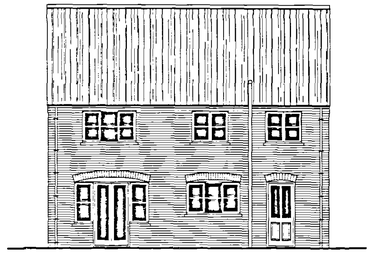


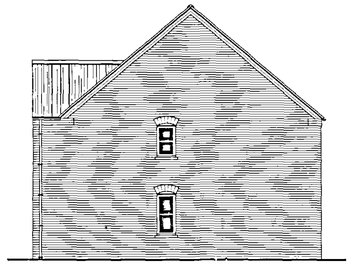
WEST ELEVATION



SIDE ELEVATION



EAST ELEVATION

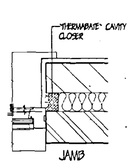


SIDE ELEVATION

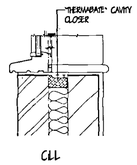
LINTEL / JOINERY SCHEDULE

POSITION	JOINERY	LINTEL	LENGTH
1	LF1070NS	1G.L1/HD 7S	2700
2	FER127	1G.L1/S 7S	1650
3	H21SCC	1G.L1/S 7S	1500
4	H11SC	1G.L1/S 7S	900
5	H11SC/FDP120/H11SC	1G.L1/HD 7S	2700
6	H10CCC	1G.L1/S 7S	2100
7	FN29M-MOB	1G.L1/S 7S	1950
8	H11CC	1G.L1/S 7S	900
9	H11CC	1G.L1/S 7S	900
10	H21CCC	1G.L1/S 7S	1500
11	H21N10CC	1G.L1/S 7S	1200
12	H21CCC	1G.L1/S 7S	1500
13	H11CC	1G.L1/S 7S	900
14	H21CCC	1G.L1/S 7S	2100
15	H21CCC	1G.L1/S 7S	1900
16	H21CCC	1G.L1/S 7S	1900

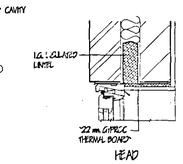
ALL JOINERY CODES 'JELD-WEN LTD.' ALL LINTEL CODES 'I.G.LTD.'



JAMB

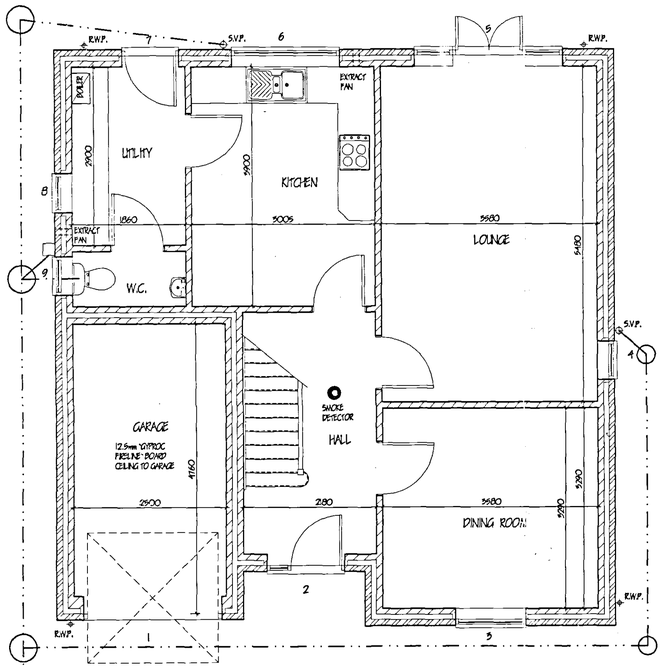


CILL

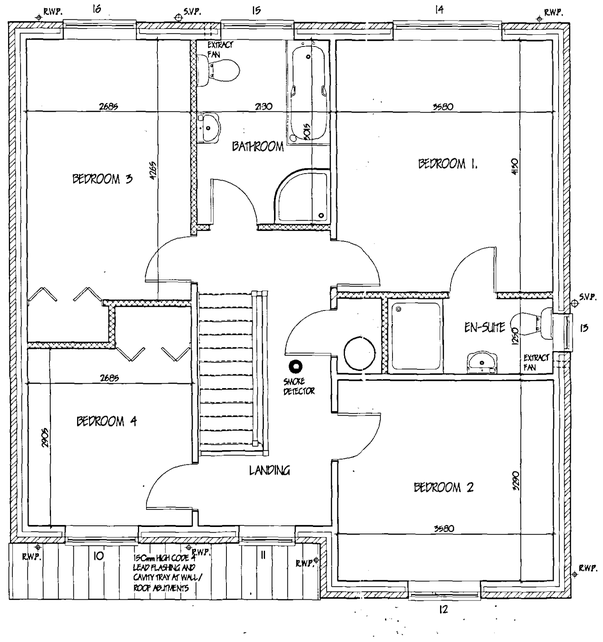


HEAD

REVEAL DETAILS



GROUND FLOOR



FIRST FLOOR

SURFACE WATER DRAINAGE.
119mm 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 1.2m dia. soak away min. 5.0m to edge from dwelling. All footpaths and drives to slope away from building.

GLAZING.
Double glaze property 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 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 in position shown (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. 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.
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 than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

ELECTRICAL INSTALLATIONS.
All electrical work to meet the requirements of Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the Local Authority must be satisfied that either:-
An electrical installation certificate issued under a competent persons scheme has been issued.
OR
An appropriate installation certificate has been issued for the work and that it has been signed by a person competent to do so.

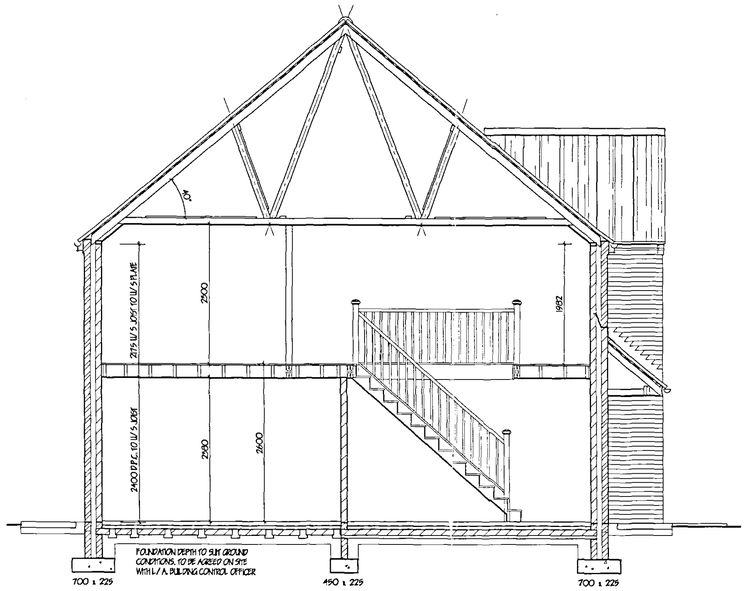
LIGHTING.
To all Bedrooms provide energy efficient light fittings capable only of taking lamps having a luminous efficacy greater than 40 lumens per circuit.
External lighting to be fitted with Dawn/Dusk or movement sensors and capable only of taking lamps having a luminous efficacy greater than 40 lumens per circuit.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 255 cavity walls provide 225 x 700 and under 100 walls provide 225 x 450 all GEN4 mix to B.S. 5328: pt 1991. All foundations taken down to bear on load bearing strata min. depth of 450mm below ground level to underside of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a minimum depth of 1000mm below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation. In all cases foundations are to be in accord with N.H.B.C. Foundation Practice Guidance Notes.

STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 900mm clear width. 13No. risers of 200mm ex 25 x 225: 225 acma 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 50 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.

LINTELS.
All lintels to be manufactured by Messrs. I.G. Codes L1/ S 7S and L1/ HD 7S 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

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 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 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 marked both sides of wall with striped sheet material: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1989 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. 5255: 1989 complete with rodding eyes at every change of direction flats, basins and sink to have 75 deep seal traps: Sewer to be raised on 150mm plinth with access plate to anti-syphon trap and 50mm waste. All redundant drains to be grubbed up or filled with lean-mix concrete. Combination 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.



SECTION

FIRE ESCAPE WINDOWS.
All habitable rooms in the upper storey of a dwelling should have a window with an unobstructed openable area of at least 0.33 sq.m. and at least 450mm wide x 750mm high (the route through the opening may be at an angle rather than straight through) The bottom of the openable area should not be more than 1100mm above floor level

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

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.

FOOTPATHS/ DRIVES.
Provide min. 900mm wide footpath positioned as 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 sill min 1:20 . All footpaths to have slight 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 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavors. 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. by min. 100mm on 150mm deep pre-stressed concrete beams to B.S. 8110: pt.1: 1985 complete with 100mm 3.6N/ mm2 concrete block infill to B.S. 5750: pt.2: 1987. Block density 1590Kg/ m3 for ground floors and 1905Kg/ m3 for upper floors. Garage floor to be as above except 50mm sand cement screed only with 1 layer A98 mesh reinforcement. 6:1 sand/ cement grout thoroughly brushed into all joints. Ensure 100mm threshold at door from garage to utility.
Alternative: Floor construction as above but 19mm T&G. flooring grade chipboard on 48mm "Celotex GA2048" insulation board laid on over site in lieu of screed and insulation board. Ensure 12mm expansion gap to perimeter of boarding. Use treated chipboard to kitchen and bathroom. Install cranked ventilators to opposite sides of building to give min. 1500mm2 actual opening per lm run. Internal walls to receive 100mm diameter. openings to give equivalent cross flow ventilation. Min. air space under infill blocks to be 150mm.

FIRST FLOOR CONSTRUCTION
19mm T&G. flooring grade chipboard on 47 x 195 SC3 grade joists stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978. at 400c/ c. 30 x 5 galvanised. steel anchor and lateral restraint straps to joist at max. 1.5m c/ c straps to be run over min. 5No. joists with solid bridging beneath: Provide herring bone strutting min. 38 x 38 at mid span of joists where span exceeds 2.5m: Provide 2No. joists bolted together under all Part floor walls where not supported on block work below.
All joists where built into external wall to receive mastic seal all round

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/ 4101 (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 regard to wind speed, roof pitch and exposure category as detailed in B. S 6399. Pt 2.
Twine plate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALCS TO BE SUBMITTED TO L/ A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/ c to a pitch of 40 deg. 38 x 100 ridge note binder 38 x 100 ceiling binders: All trusses to be strapped to wall plate w. 30 x 5 galvanised metal straps acting as anti-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 board is 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. Where span of trussed rafter exceeds 5.0m provide additional bracing within the zone of this webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists. At roof intersections provide 25 x 100 lay board and diminishing trusses at 600 c/ c: Install cont. 'C' lead valley liner.

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 GA3080 + GA3040" 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: ope ing to be lined with 25 x 25 planted steps: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jablite to top surface. Provide slip-bolt fastening & draught seal all round
Mix 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.

WALLING.
215 cavity walling to consist of face brickwork to B.S. 5628:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity build into cavity. Dri-therm cavity wall batt insulation boarding in accord. with makers instructions and agrement cert' No 34/ 1268 & 867/ 1984. 100mm Tarmac Hemelite 5.5 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 courses 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. 1979. 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 C race. Stud walls to consist of 70mm "gyproc" metal 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

GENERAL
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 a appropriate heights between 450mm & 1200mm from F.F.L.

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 fixed 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.

SHDC
Planning & Development
2 6 SEP 2005
Ref: 05/0877/05

ref:	revision	date
C	KITCHEN/ BED 1. WINDOWS	SEPT. '05
B	B.L.DING REGULATIONS	FEB. '05
A	B.L.DING REGULATIONS	FEB. '05

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Project
PROPOSED RESIDENTIAL DEVELOPMENT
80 BOSTON ROAD
HOLBEACH
SPALDING LINCS.

Client
S. J. WILES & S. L. POWLEY

Drawing
FLOOR PLANS/ SECTION/ ELEVATIONS
PLOT 1. AS DRAWN
PLOT 2. OPP. HAND

Job Ref.	Drawing No.
858-04	01-C
Date: MAY '04	Drawn: DEPOSIT PLAN
Scales: 1:50 1:100	

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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 relevant to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect so that design ammendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.