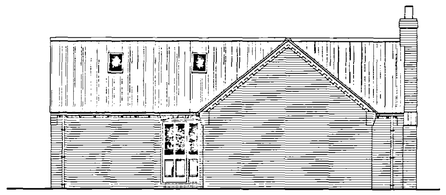
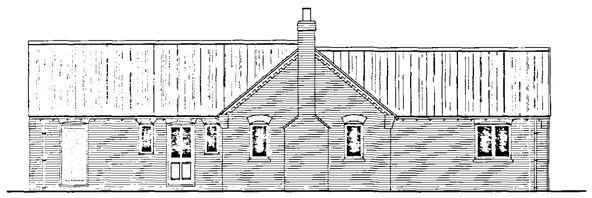


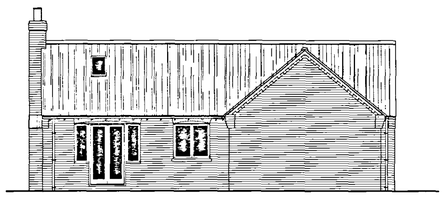
SOUTH - EAST ELEVATION



NORTH - EAST ELEVATION



NORTH - WEST ELEVATION

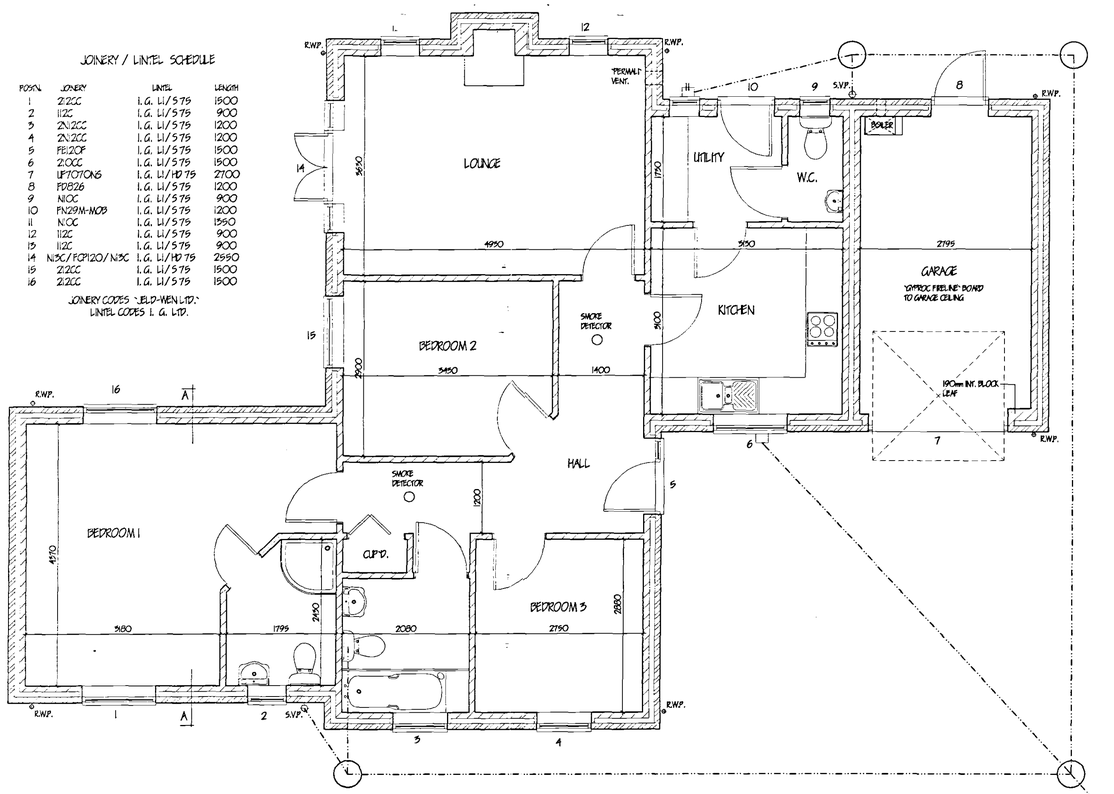


SOUTH - WEST ELEVATION

JOINERY / LINTEL SCHEDULE

POS'N	JOINERY	LINTEL	LENGTH
1	2'2CC	I.G. LI/S 7/5	1500
2	1'2C	I.G. LI/S 7/5	900
3	2'0:2CC	I.G. LI/S 7/5	1200
4	2'0:2CC	I.G. LI/S 7/5	1200
5	FE:2OF	I.G. LI/S 7/5	1500
6	2'0CC	I.G. LI/S 7/5	1500
7	UPTO TONS	I.G. LI/HD 7/5	2700
8	FD:B2B	I.G. LI/S 7/5	1200
9	N:OC	I.G. LI/S 7/5	900
10	FN:29M-NOB	I.G. LI/S 7/5	1200
11	N:OC	I.G. LI/S 7/5	1560
12	1'1'2C	I.G. LI/S 7/5	900
13	1'1'2C	I.G. LI/S 7/5	900
14	N:SC/FDP120/N:SC	I.G. LI/HD 7/5	2990
15	2'2CC	I.G. LI/S 7/5	1500
16	2'2CC	I.G. LI/S 7/5	1500

JOINERY CODES "JELD-WEN LTD."
LINTEL CODES I. G. LTD.



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 respect to wind speed, roof pitch and exposure category as detailed in B. S 6399. Pt. 2. Tumplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALC'S 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 node 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 max. 1,9m c/ c. Note: provide solid bridging beneath straps: 90 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screens: 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 4No ceiling joists. At roof intersections provide 29 x 100 lay boards and diminishing trusses at 600 c/ c : Install code 4 lead valley liner.

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 9mm 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 stops: 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

WALLING.
285 cavity walling to consist of face brickwork to B.S. 3921:1974 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 solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 750 horizontally and 450 vertically to B.S. 1243:1978 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 Part 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: All to receive 10mm S/ C render and 3mm skim (except garage).

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, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from f.f.l.

LEVEL ENTRY THRESHOLD
Provide "Jeldwen Ltd." Mobility door frame & threshold (FN29M-NOB) Principal entrance to building. All External doors to be 838mm wide.

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilets accommodation to be 838mm wide.

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 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 3.0m 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, lay 300mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on Reinforced Concrete Raft to Engineers specification. 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.

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 ridge line and terminate in corbelled out brickwork and clay pot: Weak mix. conc. infill around flue as work proceeds: Trim roof around flue, no timber within 40mm of flue: At roof/ flue intersection provide code4 lead flashing and 2 course enamecring 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 reveals 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-stress 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. Co. LI/S 7/5 and LI/HD 7/5 all to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and all 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

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 permanently wired to a separate fused circuit at distribution board.

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 laid and surrand 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 ridged sheet material: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1983 and to extend 900mm above window head terminating with PVC balcon. 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 middling 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 additional 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.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly joined 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 (minimum 12mm air gap to all units with Low 'E' 0.5 Glass) max 'U' value 2.0 W/ sq.m. K excluding openup. 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 room - extract min. 30 litres per second. Bathrooms - 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 & SPACE HEATING.
Provide wall mounted Gas fired condensing boiler (min SEDBUK 78%) 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. And operating and maintenance instructions for owner/ occupier

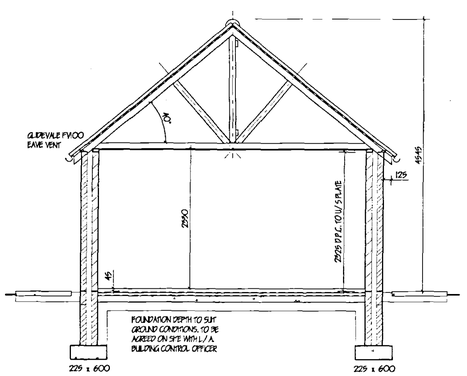
LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/ Building Regulation approval.
The drawing must not be used as a contract document alone.
All dimensions shall 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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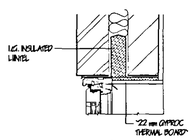
STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate 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.

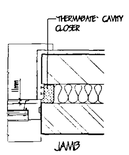
SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.



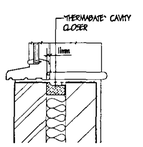
SECTION A - A



HEAD



JAMB



CILL

REVEAL DETAILS

SHDC
Planning Department
15 NOV 2004
Ref: 1013/03

revision	date	init.	revision details.
A	NOV. '04	J.C.	ROOF LIGHTS

COOPER ARCHITECTURAL DESIGN
UNIT 4 WRIGHTS MEWS, 12A PARK ROAD, HOLBEACH, SPALDING, LINC'S. PE12 7EE
Tel/Fax : 01406 423762
Mobile : 07808 125 778

Client.
MR R. WHITE

Project.
PROPOSED BUNGALOW & GRAGE
CHEQUERS CHASE
OFF PARK ROAD
HOLBEACH
SPALDING LINC'S.

Drawing.
FLOOR PLAN / SECTION / ELEVATIONS

Scale 1:50 1:100	Drawing No. 0302-01-A
Date. AUGUST '03	Drawn. J.C.

PLANNING
A1