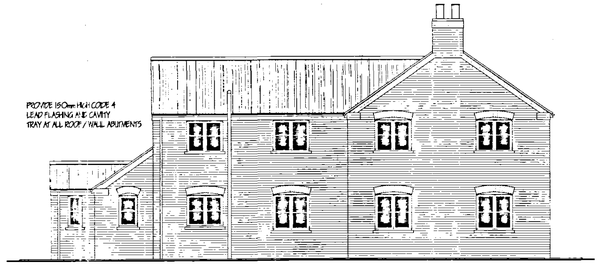


SOUTH ELEVATION



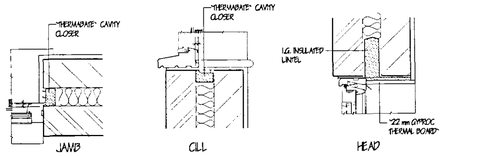
WEST ELEVATION



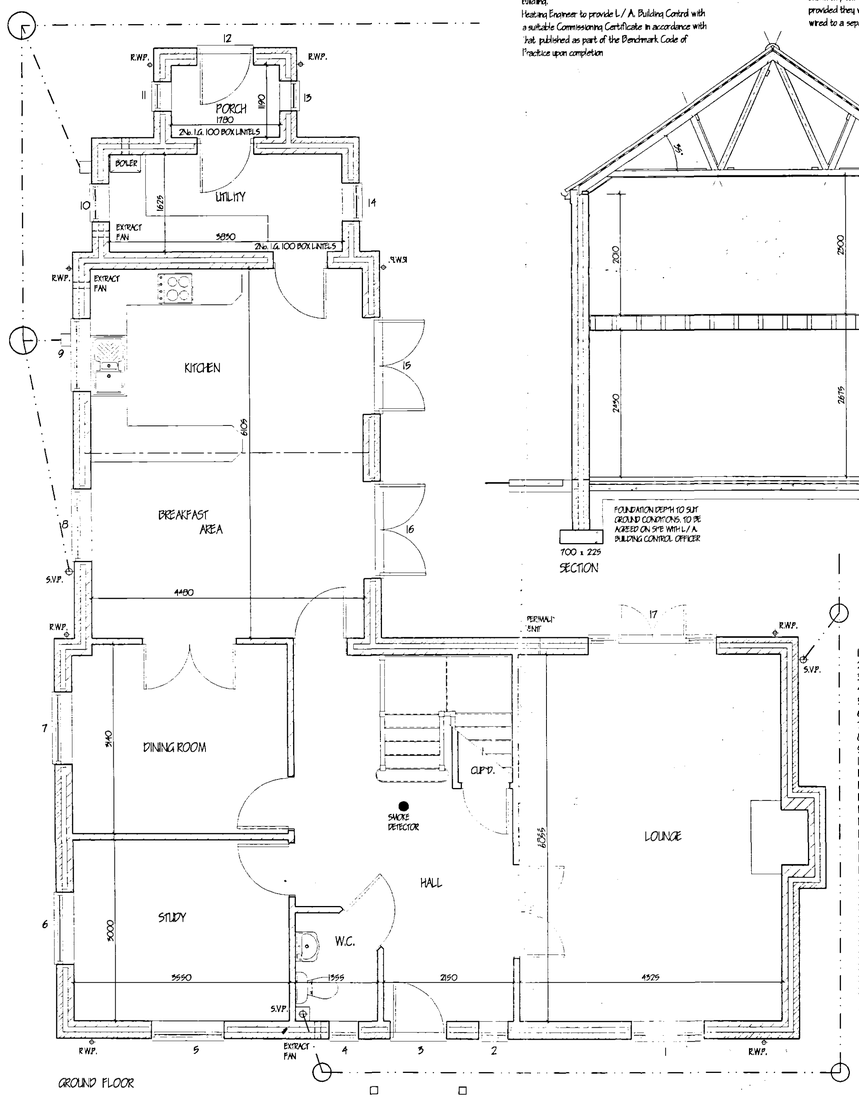
NORTH ELEVATION



EAST ELEVATION

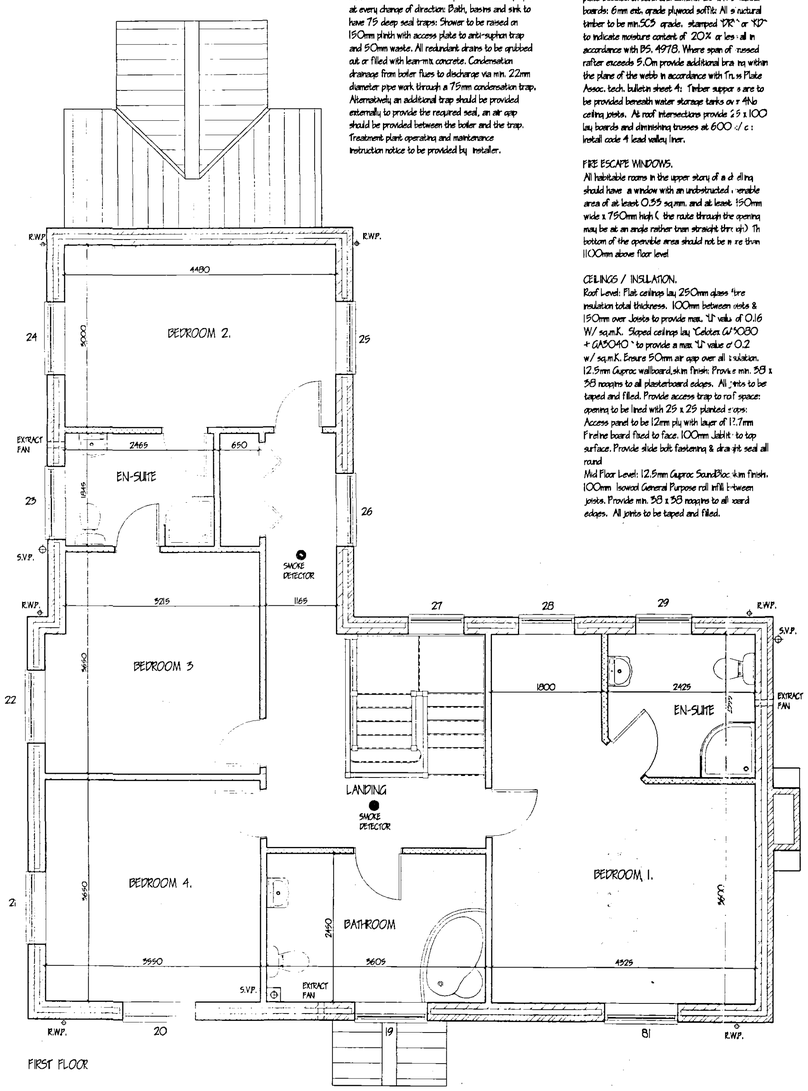


REVEAL DETAILS



GROUND FLOOR

SECTION



FIRST FLOOR

LINTEL / JOINERY SCHEDULE

1	H215CC	I.G. LI/575	1500
2	H115C	I.G. LI/575	900
3	FN29M-MOB	I.G. LI/575	1350
4	H115C	I.G. LI/575	900
5	H215CC	I.G. LI/575	1500
6	H212CC	I.G. LI/575	1500
7	H212CC	I.G. LI/575	1500
8	H212CC	I.G. LI/575	1500
9	H210CC	I.G. LI/575	1500
10	H110C	I.G. LI/575	900
11	HN10C	I.G. LI/575	900
12	FN29M-MOB	I.G. LI/575	1350
13	HN10C	I.G. LI/575	900
14	H110C	I.G. LI/575	900
15	1600 x 2100 FRAME	I.G. LI/575	1950
16	1600 x 2100 FRAME	I.G. LI/575	1950
17	FCP2120RR	I.G. LI/HD 75	2400
18	H212CC	I.G. LI/575	1500
19	H210CC	I.G. LI/575	1500
20	H212CC	I.G. LI/575	1500
21	H212CC	I.G. LI/575	1500
22	H212CC	I.G. LI/575	1500
23	H210CC	I.G. LI/575	1500
24	H210CC	I.G. LI/575	1500
25	H210CC	I.G. LI/575	1500
26	H210CC	I.G. LI/575	1500
27	H2N12CC	I.G. LI/575	1200
28	H2N10CC	I.G. LI/575	1200
29	H2N10CC	I.G. LI/575	1200

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

HOT WATER AND SPACE HEATING.

Provide Oil fired combination boiler (min SEDBUK 82%) 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 tupe (2500 litre capacity). And to be fitted with fire valve system in accordance with B.S.5410-1:1997 pts. 8.2 & 8.3. 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 'hot' published as part of the Benchmark Code of Practice upon completion

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.

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.

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 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/ 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.

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 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 marked both sides of wall with ridged 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. 5955: 1979 complete with rodding eyes at every change of direction: Baths, 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. 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 c.c. 'Dupont' Tyvek Supro membrane in accordance with BBA cert. 04/ 4104 (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 recs'nd to wind speed, roof pitch and exposure category as detailed in B. S 6399, Pt 2. Termodeate eq ecalent made prefabricated roof trusses to comply w'th 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 35 deg. 38 x 100 ridge 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 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 sawtural timber to be min.SC3 grade, stamped "KD" or "KP" to indicate moisture content of 20% or less - all in accordance with BS. 4978. Where span of trussed rafter exceeds 9.0m provide additional bracing within the plane of the web in accordance with Tru.s Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists. At roof intersections provide 2.5 x 100 lay boards and diminishing trusses at 600 c/c: Install code 4 lead valley liner.

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) The 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 + GA5040 ' 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 mouldings: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Rabbit 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.

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: Drithern 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 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 DS 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. 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: 900m. clear width. 14No. risers of 191mm ex 25 x 225: 13 going rs 32 x 250: pitch 42deg. Min. headroom 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to be 38 x 50 shaped hardwood handrail min. 90 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.

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: Infill around flue as work proceeds with 1 pt. Cement 6 pts vermiculite: 1m 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 reveals by min. 150mm: All in accordance with approved document part J. (part C1-2,3). 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. Codes LI/575 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. Lintels in general to be underlined with 12.7 fire line board or receive 12mm render and skim. Provide Pargraind weep holes and stop ends to cavity tray

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 having 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.

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 where the works need to comply with the Construction Design and Management Regulations an Inspectorate 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.

F	CLIENT REQUIREMENTS	22.12.04
E	HANDED / BUILDING REGS	02.12.04
D	BUILDING REGS	17.11.04
C	FIREPLACE ADDED	05.11.04
B	ELEVATIONS	11.10.04
A	CLIENT REQUIREMENTS	11.10.04
ref	revision	date

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Project
REPLACEMENT DWELLING
BRIDGE FARM
OLD FENDYKE ROAD
WESTON HILLS

Planning & Development
MAR 2005

Client
MR & MRS G. CARSON

Drawing
FLOOR PLANS / SECTION / ELEVATIONS

Job Ref.	Drawing No.
895-04	02-F
Date	Drawn
MAY '04	J.C.

Scales
1:50 1:100

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