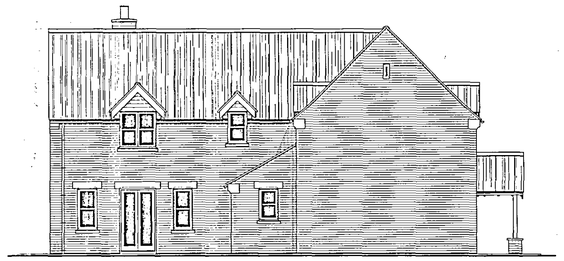


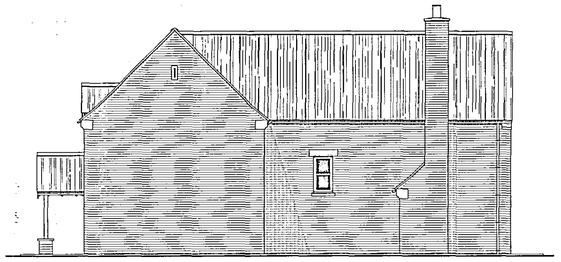
REAR ELEVATION



SIDE ELEVATION



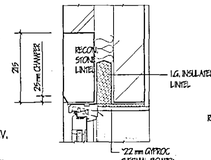
FRONT ELEVATION



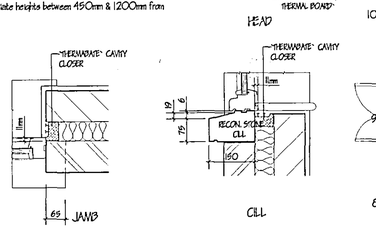
SIDE ELEVATION

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.



HEAD



REVEAL DETAILS

CILL

GROUND FLOOR

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.
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 GA2038O + GA2040' to provide a max 'U' value of 0.2 w/ sq.m.K. Ensure 50mm air gap over all insulation. 12.7mm Gyproc plasterboard 3mm skin 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

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

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 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

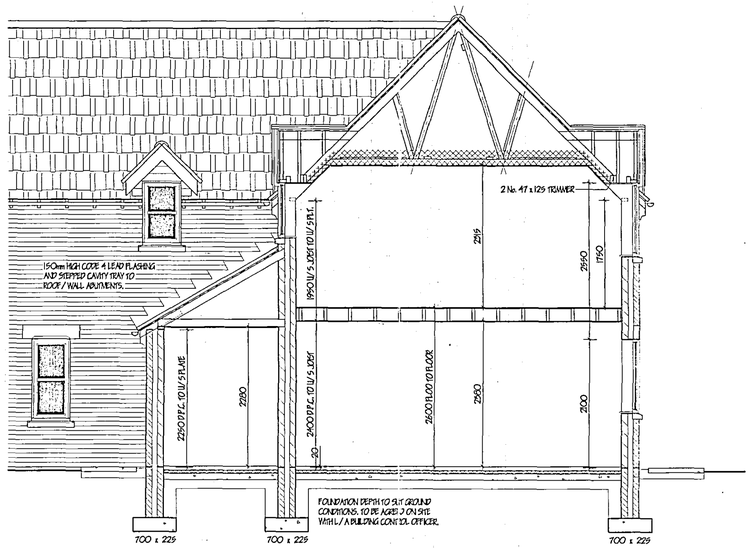
STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 915 o/a x strings 15No. risers of 200mm ex 25 x 225: 225 going ex 32 x 250: pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have ex 38 x 90 shaped hardwood handrail min. 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.

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.

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 masked both sides of wall with rebated 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 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-siphon 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. 9.0m to edge from dwelling, All footpaths and drives to slope away from building.

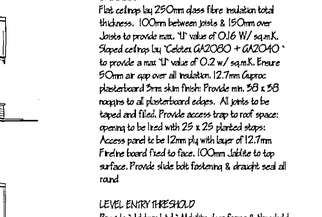
GLAZING.
Double glaze property throughout (minimum 12mm air gap to all units with Low 'E' 0.9 Glass) max 'U' value 2.0 W/ sq.m. K excluding garage. All glazing between f.f.l. and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.



SECTION A - A

HOT WATER AND SPACE HEATING.
Provide Oil fired condensing boiler (min SEDBUK B5 %) 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
To Office and other commercial premises provide heating controls to limit heating to hours of normal occupation with manual override. Sinks and basins in Office and other commercial premises to be provided by self contained thermostatically controlled instantaneous water heaters.

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.

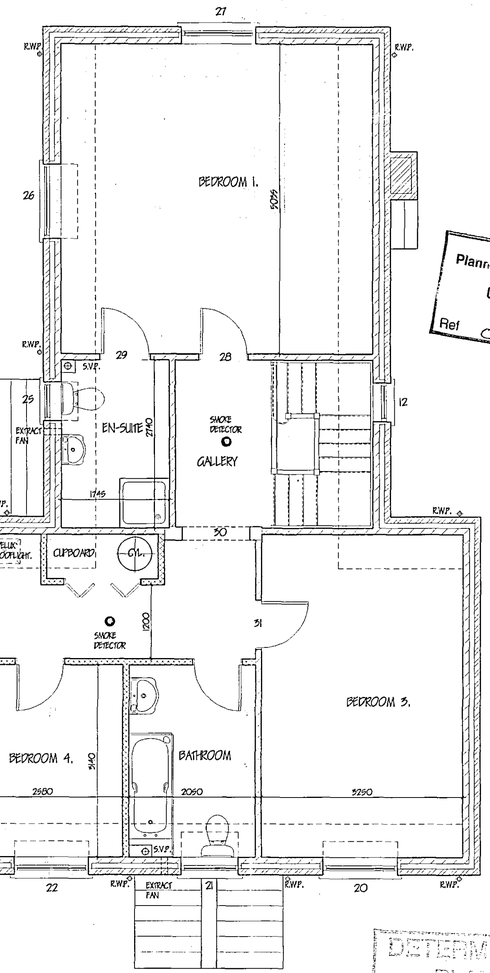


EAVE DETAIL

JOINERY / LINTEL SCHEDULE

POSITION	JOINERY	LINTEL	LENGTH
1	H212CC	1. G. LI/ 5 7/5	1500
2	FN29M-MOB	1. G. LI/ 5 7/5	1590
3	H212CC	1. G. LI/ 5 7/5	1500
4	H210CC	1. G. LI/ 5 7/5	1500
5	H10C	1. G. LI/ 5 7/5	900
6	FN29M-MOB	1. G. LI/ 5 7/5	1590
7	H10C	1. G. LI/ 5 7/5	900
8	H15C	1. G. LI/ 5 7/5	900
9	FCM20	1. G. LI/ 5 7/5	1500
10	H15C	1. G. LI/ 5 7/5	900
11	H515CC	1. G. LI/ 5 7/5	2100
12	H12C	1. G. LI/ 5 7/5	900
13	HN12C	1. G. LI/ 5 7/5	900
14	INT DOOR (838)	1. G. BOX 100	1200
15	OPENING	1. G. BOX 100 x 2	1500
16	INT DOOR (762)	1. G. BOX 100	1200
17	INT DOOR (838)	1. G. BOX 100	1200
18	INT DOOR (838)	1. G. BOX 100	1200
19	INT DOOR (838)	1. G. LI/ 5 7/5	1200
20	H212CC	DORNER	
21	HN10CC	DORNER	
22	H212CC	DORNER	
23	H212CC	DORNER	
24	H209CC	DORNER	
25	H10CC	DORNER	
26	H212CC	DORNER	
27	H212CC	1. G. LI/ 5 7/5	1600
28	INT DOOR (762)	1. G. BOX 100	1200
29	INT DOOR (762)	1. G. BOX 100	1200
30	OPENING	1. G. BOX 100	1500
31	INT DOOR (762)	1. G. BOX 100	1200
32	INT DOOR (762)	1. G. BOX 100	1200

ALL JOINERY CODES 'JELDWEN LTD.' ALL LINTEL CODES 'I. G. LTD.'



FIRST FLOOR

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.

Planning Control
02 JUN 2003
Ref 06/74/0

ref	revision	date

G. R. MERCHANT
I.ENG AMICE FIWO
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
Unit 4, Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490900
Fax: 01406 425744
E-Mail: G. R. Merchant @ Merchant. Fs. Co. UK

Project
4 BEDROOM HOUSE
WESTON HILLS ROAD [B 1165]
LOW FULNEY
SPALDING LINCS

Client
CHRIS ELEY [Produce] LTD

Drawing
FLOOR PLANS/ SECTION/ ELEVATIONS

Job Ref.	Drawing No.
603-03	02
Date	Drawn
JAN 03	J.C.

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 related 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.

DETERMINED PLAN