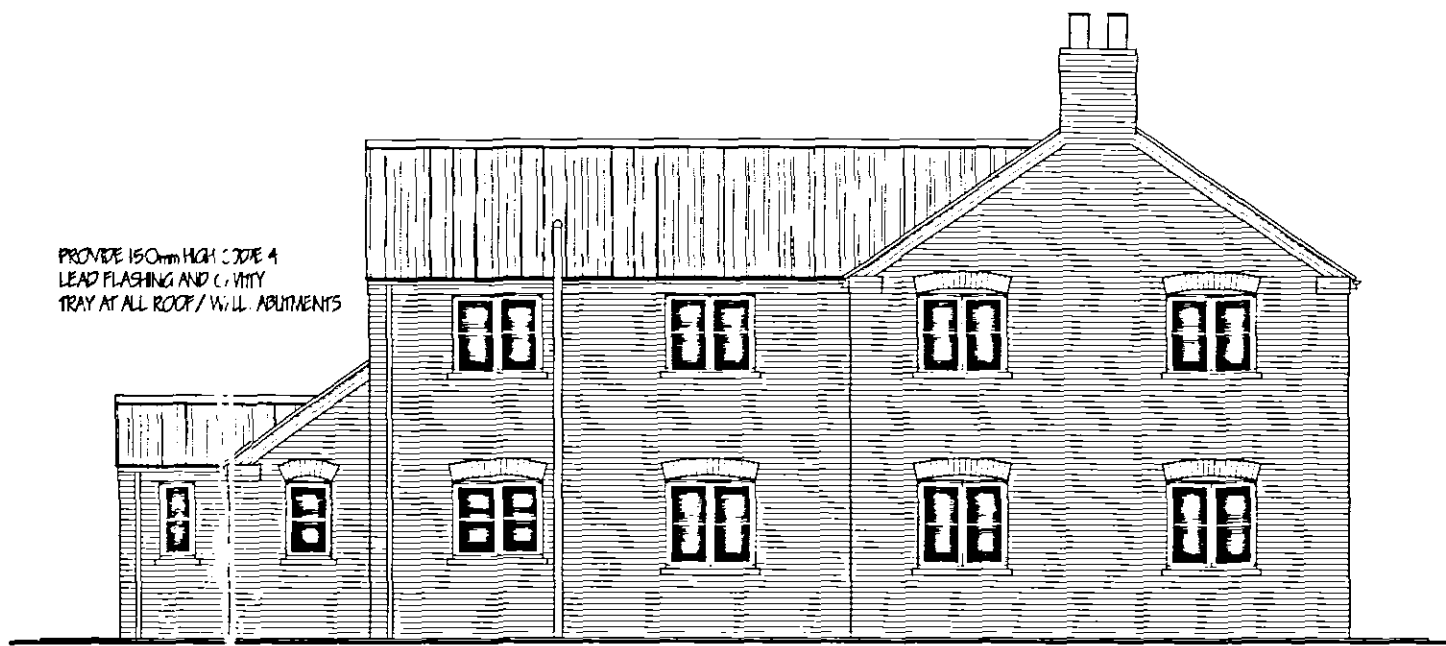




SOUTH ELEVATION



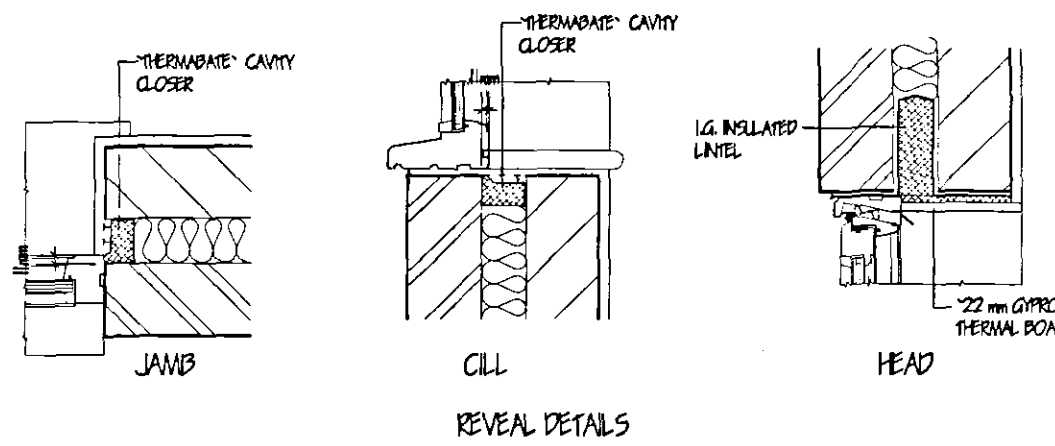
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



REVEAL DETAILS

HO WATER AND SPACE HEATING

Provide oil fired combination boiler (min SEDBUK B24) 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 automatically 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 integral, bunded prefabricated type (2500 litre capacity). And to be fitted with fire valve system in accordance with B.S. 5410:1997 plus B.S. 682. Ensure tank has advice label regarding Oil Spillage and Environment Agency emergency hotline telephone number. Tanks to be sited minimum 750mm from any boundary and minimum 1800mm from any built up.

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.

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. 19 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 than 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 gullers 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 properly throughout with timber/pvcu windows (minimum 16mm air gap to all units with Low E+ Co. Glass) min. U-value 1.9 W/ sq.m. including frame. 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.

FLOOR DRAINAGE

Inspection chamber construction to be "Omnia" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 6801:1985. Fall drainage pipes to be 110mm dia. UPVC, to B.S. 4660:1985. Finally joined and laid to makers' instructions to a fall of 1:70 bed and surrounded with 100mm pea gravel. Where pipes pass under floors ensure in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flange joints to correspond with joints in pipe work. Provide 65 x 100 pre-stressed concrete lintel bricks 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. 4514:1985 and to extend 900mm above window head terminating with PVC ballcock. Waste pipes to be generally 40mm dia. PVC to B.S. 5945:1979 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 pith with access plate to anti-siphon trap and 500mm 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 operators 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 on "DuPont" Tyvek Super membrane in accordance with BBA cert. CH/410K (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 respect to wind speed, roof pitch and exposure category as detailed in B.S. 6399: Pt.2. Timber a specialist made prefabricated roof trusses to comply with B.S. 5268 part 3:1988. TRUSS CALC 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 rafter timber 38 x 100 ceiling joists. 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 bracing beneath straps: 30 x 100 wall plate beaded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffits. A structural timber to be min. 50 x 75 grade: stamped "T20" or "P2" to indicate moisture content of 20% or less all in accordance with B.S. 4978. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the web in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4th ceiling joists. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600c/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 opening area of at least 0.35 sq.m. and at least 1500mm wide x 1750mm high. The route through the opening may be an arch rather than straight through. The bottom of the opening area should not be more than 1100mm above floor level.

CEILING / INSULATION

Roof Level: Flat ceilings lay 250mm glass fibre insulation total thickness. 100mm glass fibre and 150mm over joists to provide max. U-value of 0.16 W/ sq.m. Sloped ceilings lay Celotex GAO50 + GAO50 to provide a max. U-value of 0.2 W/ sq.m. Ensure 50mm air gap over all insulation. 12.5mm Gypsum wallboard/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 fixed with 25 x 25 plastered stops. Access panel to be 120mm ply with layer of 12mm Frother board fixed to face. 100mm battens in top surface. Provide slide bolt fastening & draught seal all round. Mid Floor Level: 12.5mm Gypsum SoundBloc/skin finish. 100mm Insulated General Purpose roll in between joists. Provide min. 38 x 38 noggins to all board edges. All joints to be taped and filled.

INTERNAL DOORS

All internal doors to ground floor habitable rooms and toilet accommodation to be 850mm wide.

STAIRCASE AND BALUSTRADE

Construct staircase as follows: 900mm clear width. 1400mm x 1900mm x 22mm glass nosing 32 x 250mm pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5959:1977. Staircase to have at 38 x 38 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.

FLUE CONSTRUCTION

225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be laid sockets up/down. 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot. If/If around flue no work proceeds with 1 pt. Cement & 6 pt. vermiculite from roof around flue, no timber within 40mm of flue. At roof/line 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 C1:25). Appliance to be in accordance with building regulations. Provide lowered 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.

LINEITS

All lineits to be manufactured by Messrs. I.G. Cables L1/575 and L1/HD 75 all to be installed in accordance with makers' instructions, and to have min. and bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121. Internal lineits to be I.G. 100 Dax type. Lineits in garage to be underlaid with 12.7 fibre board or receive 12mm render and skim. Provide Pamp and 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 watt. 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 watt.

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 1145mm & 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.

All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from the drawings for construction or ordering purposes. All given dimensions shall be checked by the Builder/ Contractor and will be his responsibility from commencement of site work. 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

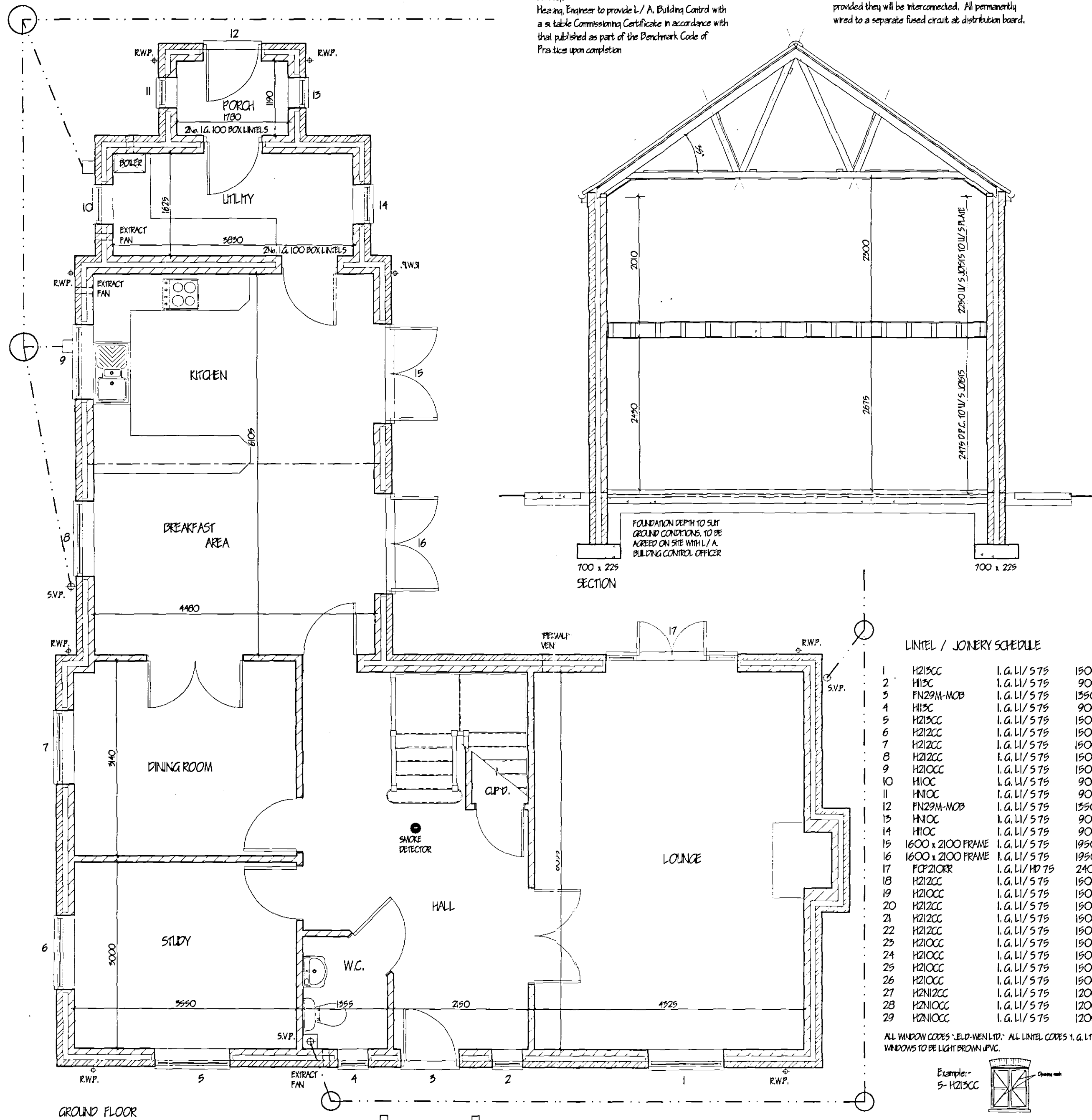
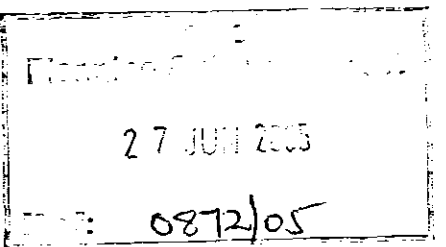
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice. Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY

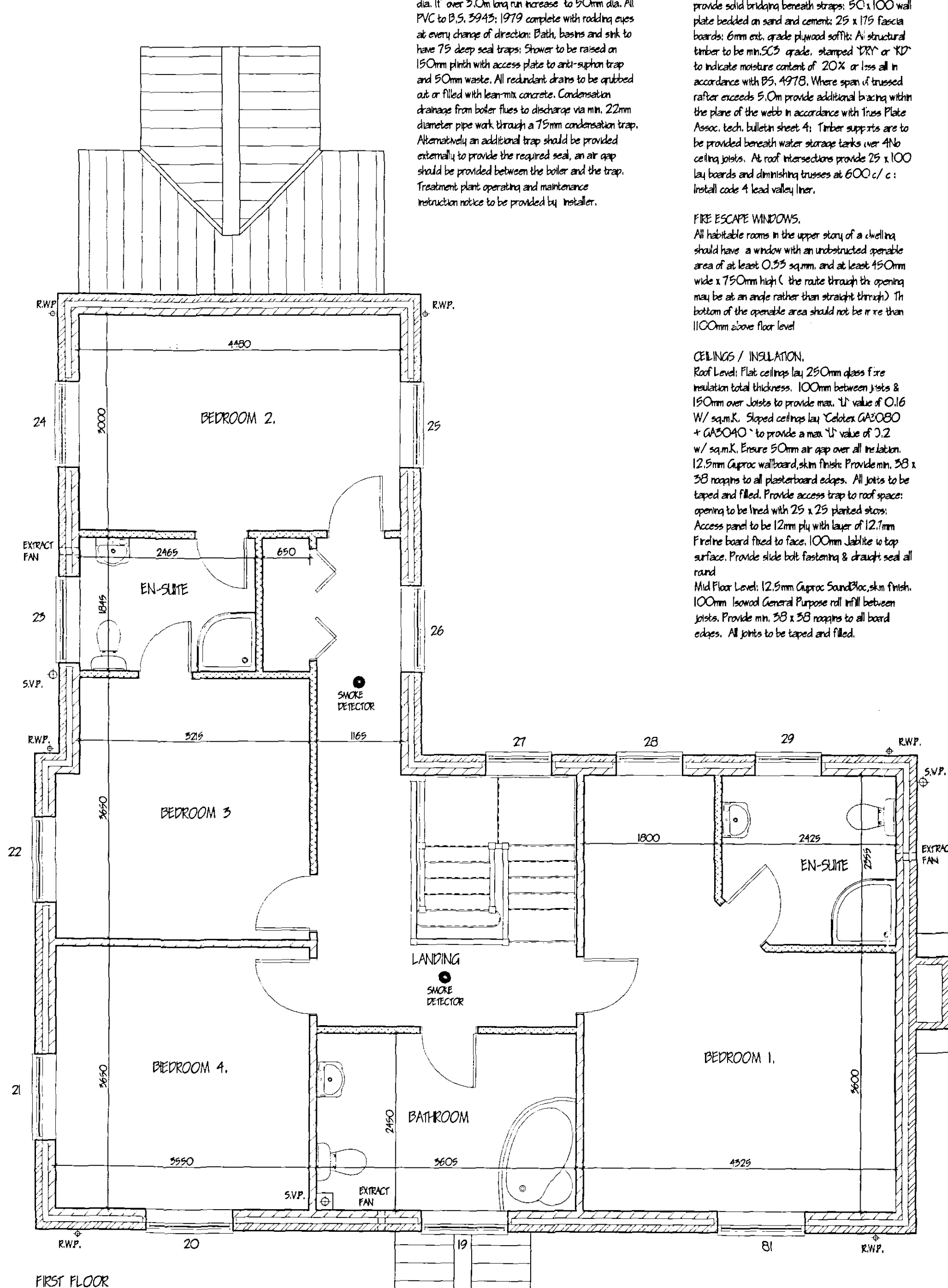
The Employer/ Client shall ensure that the selected contractor is competent with and advises all measures necessary to ensure compliance with Health & Safety legislation for Building Sites and Work Places. The Employer/ Client is advised that should the works need to comply with the Construction Design 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.



GROUND FLOOR



FIRST FLOOR

LINEIT / JOINERY SCHEDULE

1	H21SCC	I.G. L1/575	1500
2	H15C	I.G. L1/575	900
3	PN29M-WOP	I.G. L1/575	1550
4	H15C	I.G. L1/575	900
5	H21SCC	I.G. L1/575	1500
6	H21SCC	I.G. L1/575	1500
7	H21SCC	I.G. L1/575	1500
8	H21SCC	I.G. L1/575	1500
9	H21SCC	I.G. L1/575	1500
10	H10C	I.G. L1/575	900
11	H10C	I.G. L1/575	900
12	PN29M-WOP	I.G. L1/575	1550
13	H10C	I.G. L1/575	900
14	H10C	I.G. L1/575	900
15	1600 x 2100 FRAME	I.G. L1/575	1950
16	1600 x 2100 FRAME	I.G. L1/575	1950
17	FP210C	I.G. L1/HD 75	2400
18	H21SCC	I.G. L1/575	1500
19	H21SCC	I.G. L1/575	1500
20	H21SCC	I.G. L1/575	1500
21	H21SCC	I.G. L1/575	1500
22	H21SCC	I.G. L1/575	1500
23	H21SCC	I.G. L1/575	1500
24	H21SCC	I.G. L1/575	1500
25	H21SCC	I.G. L1/575	1500
26	H21SCC	I.G. L1/575	1500
27	H21SCC	I.G. L1/575	1200
28	H21SCC	I.G. L1/575	1200
29	H21SCC	I.G. L1/575	1200

ALL WINDOW CORPES "LED-MEN-LIT": ALL LINTEL CORPES I.G. L1/575: WINDOWS TO BE LIGHT BROWN J.P.V.C.



G	WINDOWS TO BE LIGHT BROWN J.P.V.C.	JUNE '05
F	CLIENT REQUIREMENTS	DEC. '04
E	HANDY / BUILDING REGS	DEC. '04
D	BUILDING REGS	NOV. '04
C	REPLACE ADDD	OCT. '04
B	ELEVATIONS	JUNE '04
A	CLIENT REQUIREMENTS	JUNE '04

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Co. UK

Project
REPLACEMENT DWELLING
BRIDGE FARM
OLD FENDYKE ROAD
WESTON HILLS
DETERMINED PLAN

Client	MR & MRS G. CARSON	
Drawing	FLOOR PLANS / SECTION / ELEVATIONS	
Job Ref.	895-04	Drawing No. 02-G
Date	MAY '04	Drawn J.C.
Scales	1:50 1:100	
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