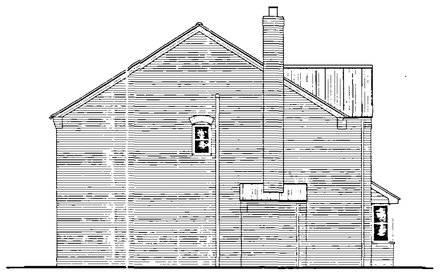


WEST ELEVATION



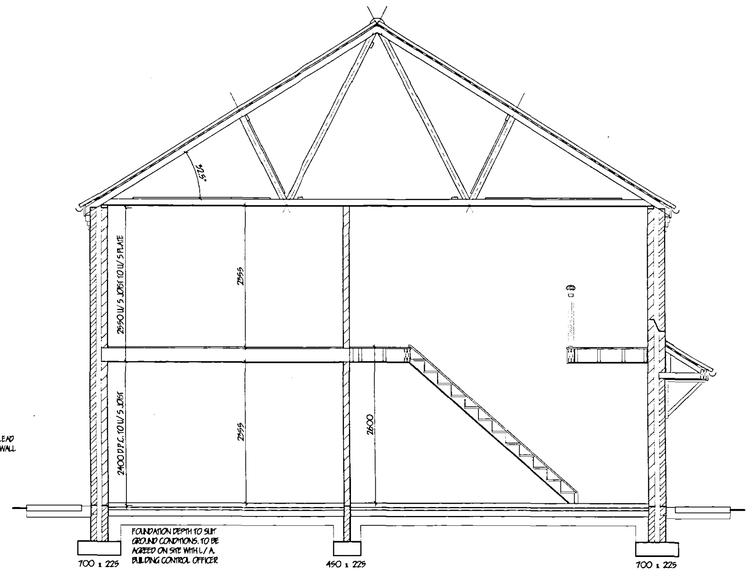
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

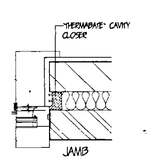


SECTION

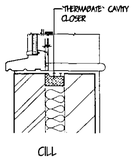
JOINERY / LINTEL SCHEDULE

POSITION	JOINERY	LINTEL	LENGTH
1	SD4/HI5C/HI5CNC/HI5C	I.G. LHD/S 7S	2700
2	FN29M-MOD/HN15C	I.G. LI/S 7S	1800
3	LIFTOTONS	I.G. LHD/S 7S	2700
4	FN29M-MOB	I.G. LI/S 7S	1950
5	HI0C	I.G. LI/S 7S	900
6	HI0C	I.G. LI/S 7S	900
7	H5I0CC	I.G. LI/S 7S	2100
8	CLAMSB/R	I.G. LI/S 7S	2100
9	OPENING	I.G. BOX 100 HD	1650
10	OPENING	I.G. LI/S 7S	1800
11	H5I2CC	I.G. LI/S 7S	2100
12	H2I2CC	I.G. LI/S 7S	1900
13	H2I2CC	I.G. LI/S 7S	1900
14	H5I2CC	I.G. LI/S 7S	2100
15	HI0C	I.G. LI/S 7S	900

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

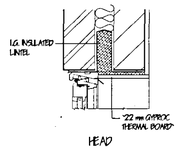


JAMB

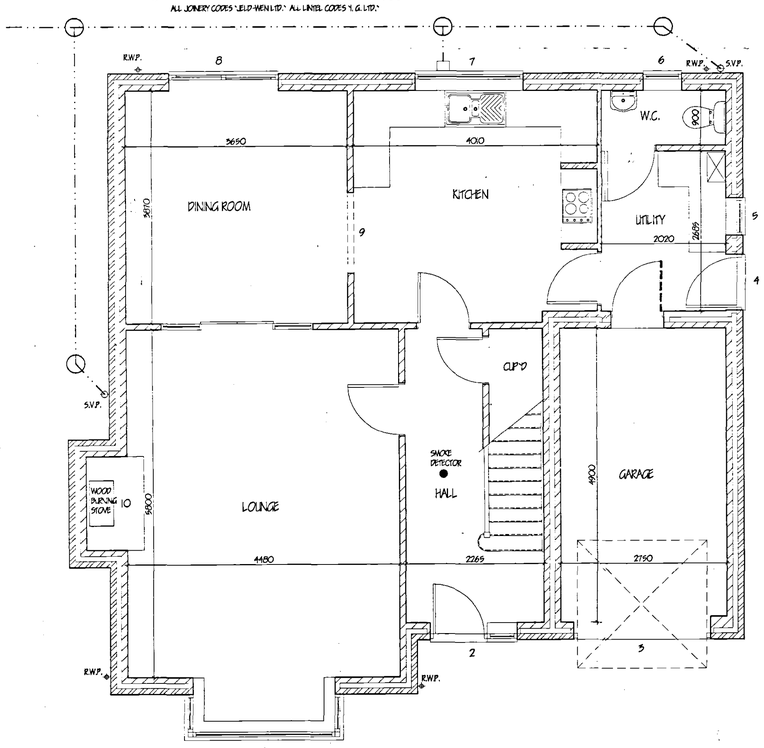


CILL

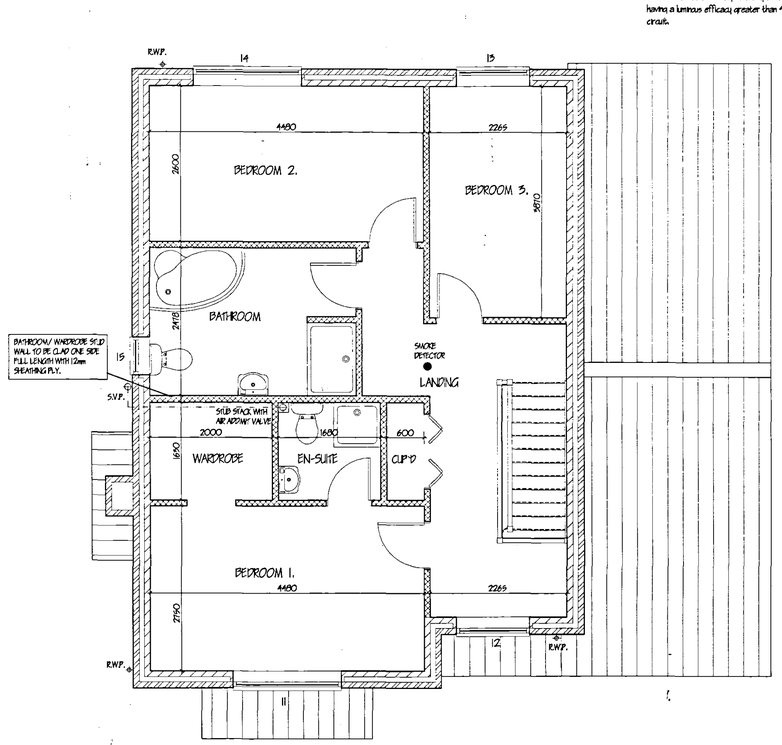
REVEAL DETAILS



HEAD



GROUND FLOOR



FIRST FLOOR

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.

LINTELS.

All lintels to be manufactured by Messrs. I.G. Codes LI/S 7S and LI/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 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 rolled 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: 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.

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.

EGRESS 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.m. and at least 450mm wide x 450mm 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

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.

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 Oil fired condensing boiler (min SEDBUK 85 %) 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 1.800mm from any building.
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 that one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

GENERAL

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 fram f.f.l.

WALLING.

285 cavity walling to consist of face brickwork to B.S. 5972:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 85 cavity: build into cavity Dritherm cavity wall batts insulation boarding in accord. with makers instructions and agrement cert' No.84/1268 & 86/1984. 100mm Tarmac Hemelite 3.5 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 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 Pt.1. 1973. 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 Garage. 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

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 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 9.0m 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 300g polythene D.P.M. on 40mm "Celotex GA3060" 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 100 concrete over site: Concrete mix GEN4 to B.S. 5328: pt1 1991: 150 blinded and consolidated hardcore : Garage floor to be as above except sand cement screed and insulation: Alternative: Floor construction as above but 19mm T&G. flooring grade chipboard on 60mm "Celotex GA3060" insulation board laid on over site in lieu of screed and insulation board. Ensure 12mm expansion app to perimeter of boardins. Use treated chipboard to kitchen and bathroom.

FIRST FLOOR CONSTRUCTION

19mm T&G. flooring grade chipboard on 47 x 195 SC5 grade joists stamped 'PRY' or 'D' to indicate moisture content of 20% or less all in accordance with BS. 4978. at 400c/ c. 50 x 9 galvanised. steel anchor and lateral restraint straps to joist at max. 1.5m c/ c straps to be run over min. 3No. 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 first floor walls where not supported on block work below.
All joists where built into external wall to receive mastic seal all round

FOUNDATIONS.

Under walls as shown provide strip concrete foundations as follows: Under 285 cavity walls provide 225 x 700 and under 100 walls provide 225 x 450 all GEN4 mix to B.S. 5328: pt1 1991. All foundations taken down to bear on load bearing strata min. depth of 450mm below ground level to underside of foundations: should stratkable soil conditions be found on site then foundations shall be taken down to a minimum depth of 1.00mm below ground level. Where internal walls are taken up off floor then thicken out plan 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. 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 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.

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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. Twinpaste specialise 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 32.5 deg. 38 x 100 ridge node binder 38 x 100 ceiling binders: All trusses to be strapped to wall purse by 30 x 5 galvanised metal straps acting as ancnor and lateral restraint straps at max. 1.5m c/ c. Purse 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: A structural timber to be min.SC5 grade. stamped 'DRY' or 'D' 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 25 x 100 lay boards and diminishing trusses at 600 c/ c : Install code 4 lead valley liner.

CEILINGS / INSULATION.

Roof Level 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.
12.5mm 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 planed stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jambs to top surface. Provide slide bolt fastening & draught seal all round
Mid Floor Level: 12.9mm 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 filed.

ref.	revision	date
A	BUILDING REGS	MAY '04

G. R. MERCHANT
I.ENG AMICE FIWO
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
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E-Mail: G. R. Merchant @ Merchant. Fs. Co. UK

Project
3 BEDROOMED HOUSE & GARAGE
Adj. 3 BALLKINS GROVE
SUTTON ST JAMES
SPALDING LINCS

Client
MR P. NEWTON

Drawing
FLOOR PLANS/ ELEVATIONS/ SECTIONS

PLANNING APPROVED PLANS
Ref 91

Job Ref.	Drawing No.
425-04	02-A
Date	Drawn
MAY '04	J.C.

Scales
1:50 1:100

DO NOT SCALE FROM THIS DRAWING

This drawing is copyright and may not be altered, traced, photographed or used for any other purposes other than that for which it is issued. The General Contractor is to check all dimensions on site and report any discrepancies to the Architect. All details shown on this drawing including boundaries are approximate and are subject to confirmation by a full site survey. Any recommendations on ground conditions which may be discovered during construction operations to be investigated as may design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific conditions before foundation work is undertaken. 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. This drawing must not be used as a contract document alone. 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 assess workmanship, substitution of materials, adherence to specification, variations to contract etc.All materials and workmanship to be in accordance with the current British Standard Specification and Codes of Practice 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 if of proven sole equivalence. The Employer/ Client shall ensure that the assessed contractor is competent to carry out and execute all assessments necessary to achieve compliance with Health and Safety regulations for the works described on this drawing. Where Building Regulation Approval is required for the works, for example, when the Consultation Design and Management Regulations are not taken into Account, Supervision will be required. The works shall comprise of all that is shown on the drawing and details. Work that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included. It is the plot / land owners responsibility to be aware of the Party Wall etc. Act 1996 when building in close proximity to adjoining neighbours boundaries.

Received
Planning Department
16 MAY 2005
P/S: 0691/04