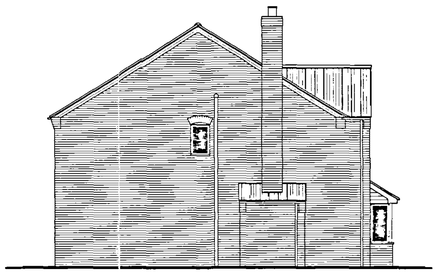
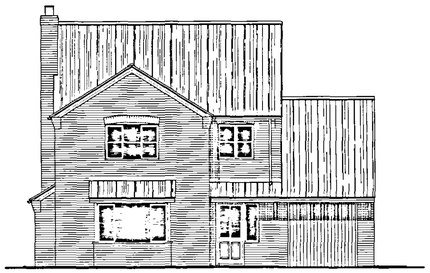


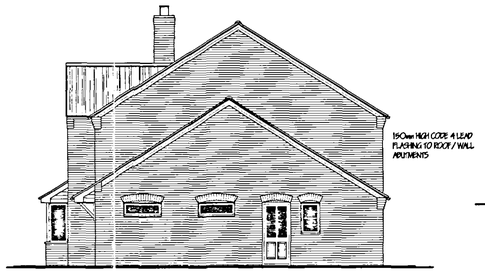
WEST ELEVATION



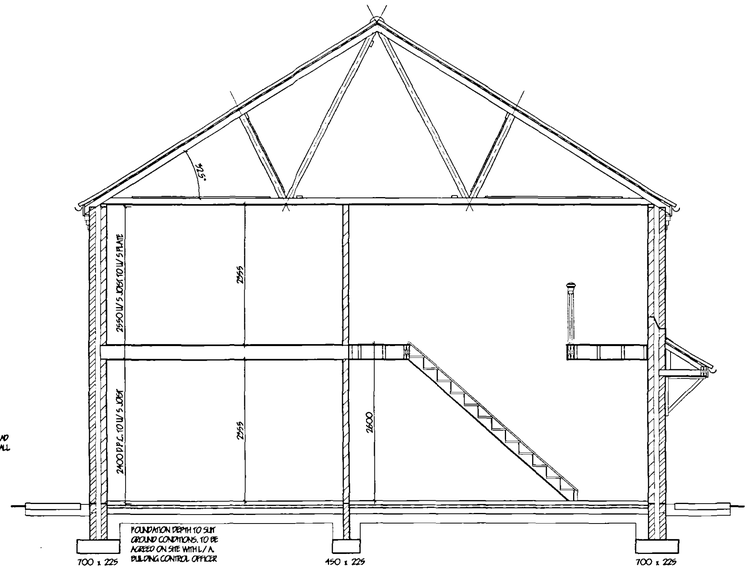
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

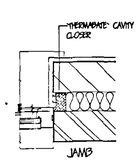


SECTION

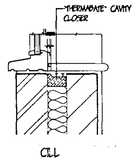
JOINERY / LINTEL SCHEDULE

POSITION	JOINERY	LINTEL	LENGTH
1	SOA/HI5C/HI5CNC/HI5C	LG. LHD/S75	2700
2	FN29M-MOB/HI5C	LG. LI/S75	1800
3	UP10TONS	LG. LHD/S75	2700
4	FN29M-MOB	LG. LI/S75	1560
5	HI0C	LG. LI/S75	900
6	HI0C	LG. LI/S75	900
7	HSI0CC	LG. LI/S75	2100
8	CLAY18/R	LG. LI/S75	2100
9	OPENING	LG. BOX 100 HD	1650
10	OPENING	LG. LI/S75	1800
11	HSI2CC	LG. LI/S75	2100
12	HSI2CC	LG. LI/S75	1900
13	HSI2CC	LG. LI/S75	1900
14	HSI2CC	LG. LI/S75	2100
15	HI0C	LG. LI/S75	900
16	2044	LG. LI/S75	1900
17	2044	LG. LI/S75	1900

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

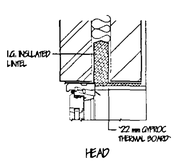


JAMB

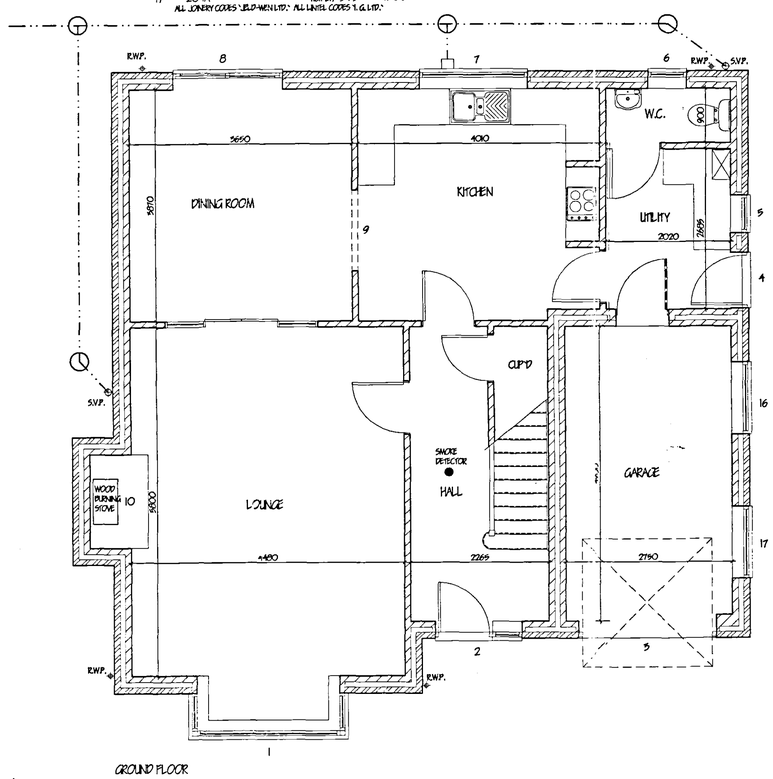


CILL

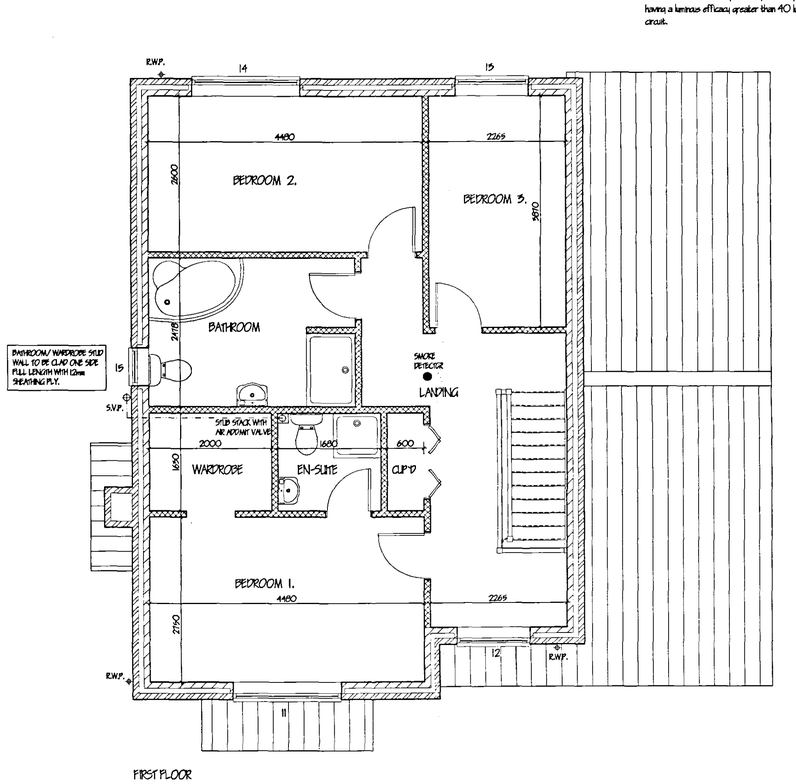
REVEAL DETAILS



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 Messers. I.G. Codes LI/S 75 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 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 flexi joints to correspond with joints in pipe work. Provide 6.5 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: 1969 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 sinks 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.

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.

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) The bottom of the openable area should not be more the 1100mm above floor level

GLAZING.
Double glaze properly throughout with timber/ pvc windows (minimum 16mm air gap to all units with Low 'E' 0.1 Glass) max 'U' value 1.9 W/ sq.m. K each opening. All glazing between 0.ff.l. and 800mm high and between 0.ff.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 over-run.

HOT WATER AND SPACE HEATING.
Provide Oil fired condensing boiler (min SEDBUK 85 %) with fan assisted balanced flue. Fit durable enveguard 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 time switch and to be vented. All hot water storage cylinders to have min. 95mm 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 tape (2500 litre capacity). Are to be fitted with fire valve system in accordance with B.S.5410-1 1997 pts. 8.2 & 8.3. Ensure tank as advice label regarding Oil spillage and Environment Agency emergency hotline telephone number. Tank to be sited minimum 760mm from any boundary and minimum 1800mm from any building.
Heating Engineer to provide I / 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 from f.f.l.

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 accordance with makers instructions and agrement cert' No.84/1268 & 86/1984. 100mm Tarmac Hemelite 9.5 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 900 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. 1975. External walls to have max. 'U' value of 0.39 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 15mm lightweight plaster finish. Except Garage. Stud walls to consist of 70mm "suproc" 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. An' 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 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 i.e. min. 1:20

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and for floor as follows: 70mm [illegible] reinforced with 50Ga pp fibre at 2 P.I. on 40mm "Celotex GA4060" insulation board, c.t 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: pt 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 strip to perimeter of boarding. Use treated chipboard to kitchen and bathroom.

FIRST FLOOR CONSTRUCTION
19mm T&G. flooring grade chipboard on 47 x 195 SC3 grade joists stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978, at 400c/ c. 30 x 5 galvanised, steel anchor and lateral restraint straps to joist at max. 1.5m c/ c straps to be run over min. 5No. 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 masonic 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: pt 1991. All foundations taken down to bear on load bearing strata min. depth of 450mm below ground level to underside of foundations; should shrinkable soil conditions be found on site then foundations shall be taken down to a minimum depth of 1000mm below ground level. Where internal walls are taken up off floor then thicken out slab 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. 13No. 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 handrailed 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.

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. Timnapiate specialist 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 32.9 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. 1.5m 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: 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 9.0m 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 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 250m glass fibre insulation total thickness. 100mm between joists & 150mm over Joists to provide min. '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 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
Mid Floor Level: '2.5mm 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.

rev.	revision	date
B	WINDOWS ADDED TO GARAGE	APR '06
A	BUILDING REGS	MAY '05

G. R. MERCHANT I.ENG AMICE FIWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

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Project
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Adj. 3 BALLKINS DROVE
SUTTON ST JAMES
SPALDING LINCS

Client
MR P. NEWTON

Drawing
FLOOR PLANS / ELEVATIONS / SECTIONS

Job Ref.	Drawing No.
925-04	02-B
Date: MAY '04	Drawn: J.C.

Scales
1:50 1:100

DO NOT SCALE FROM THIS DRAWING

This drawing is copyright and may not be altered, reproduced 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 foundations are based upon trial pits conditions noted to the west. No responsibility can be accepted for abnormal ground conditions which may be encountered during construction unless reported to the Architect on that design assessments may be considered. Site soil surveys are recommended in respect of boreholes to investigate specific site conditions before foundation work commences. The drawing is based on the amount of information contained and does not purport to contain a full specification of the works. It is to be read in conjunction with all other drawings and specifications issued for the contract. Figured dimensions are to be used in preference to scaled dimensions. The setting out is the responsibility of the Contractor and no deviations are to be made from the dimensions shown on the drawings without the written consent of the Architect. The Contractor is to be responsible for the correct setting out of the building in relation to the boundaries and adjoining buildings and for the accuracy of the dimensions of the building. Merchant or any person who has not, at the client or their appointed agents responsibility to carry out investigations, submittal of calculations, adherence to specification, we advise to contract etc. All enquiries to be sent where it specific request and all correspondence and instances etc. to be sent filed and treated as, in as in accordance with manufacturers instruction and statutory code of practice. Materials shall conform to all companies British standard specification of BBA certificate of European equivalent. The Developer / Client and all trades that the relevant allowance is commitment with and requires all measures necessary to achieve compliance with Health and Safety legislation for building sites and all work carried out. The Contractor / Client is responsible for all work carried out by sub-contractors and suppliers. Any discrepancies found in the drawings are to be notified to the Architect before any will be executed. The works shall comprise of all that is shown on the drawing and specification. 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 Client / and contractors responsibility to be aware of the Party Wall etc. Act 1997. When building in close proximity to adjoining neighbours boundaries.

AMENDED PLAN
Ref. A2

Planning Department
24 APR 2006
Ref 0699/04