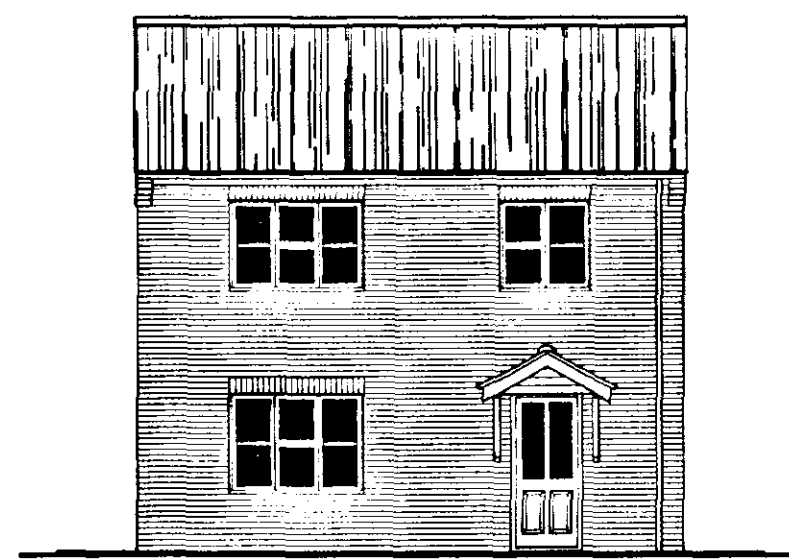
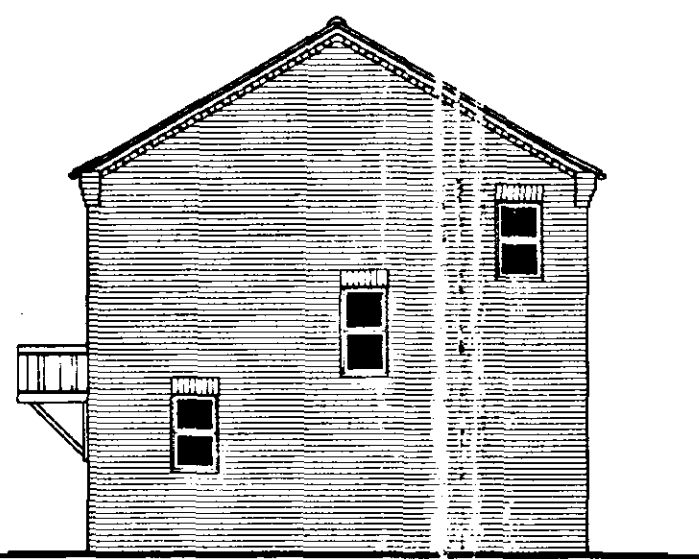
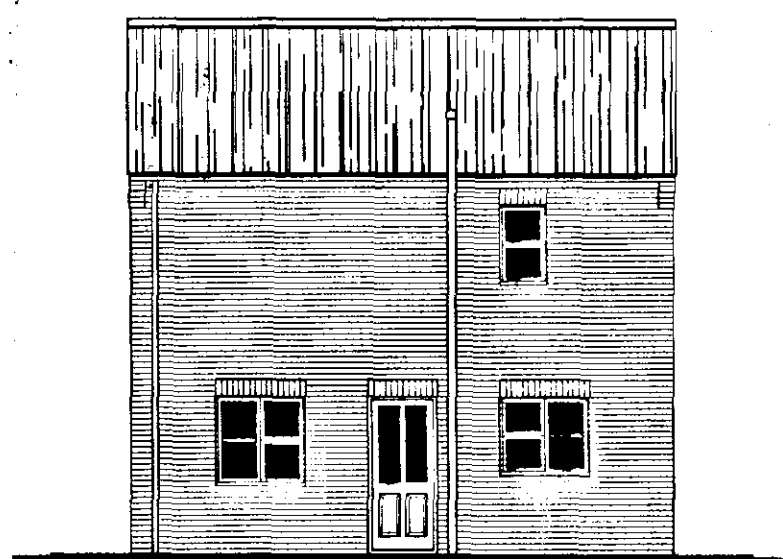




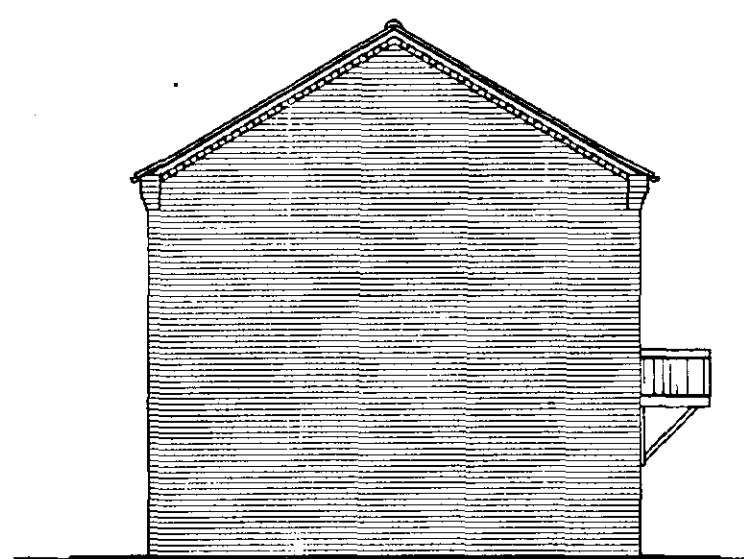
SOUTH - EAST ELEVATION



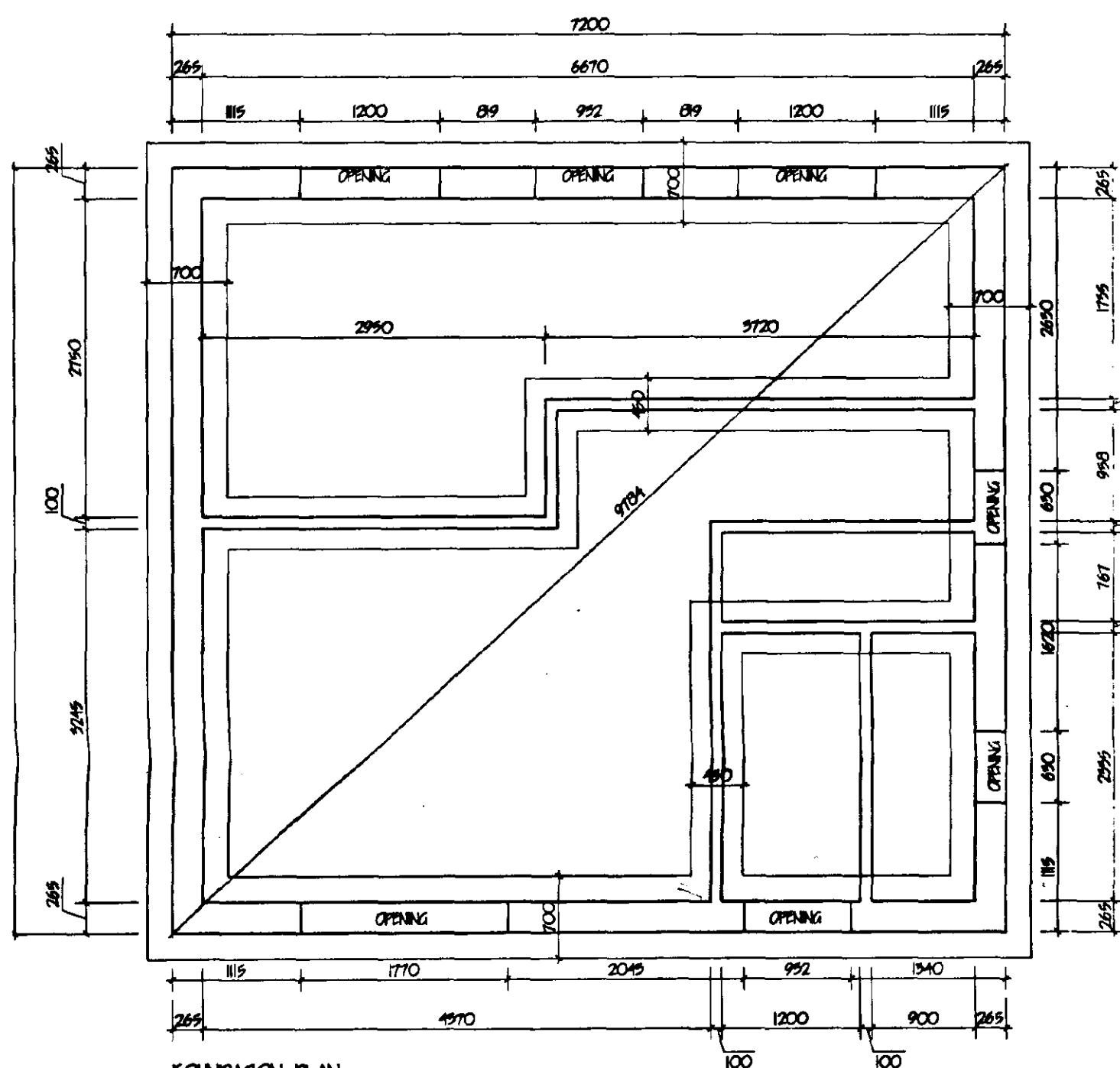
NORTH - EAST ELEVATION



NORTH - WEST ELEVATION



SOUTH - WEST ELEVATION



FOUNDATION PLAN

FOUNDATIONS.

Under walls as shown provide strip concrete foundations as follows: Under 265 cavity walls provide 225 x 700 and under 100 walls provide 225 x 450 all 600mm to bear on local bearing strata min. depth of 600 to top of foundations. Should drivable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre 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.

SKIN AND BALUSTRADE.

Construct staircase as follows: 664 of a stairup 1500mm deep of 200mm at 25 x 225; 225 steps at 92 x 250 pitch 42.5mm. Also handrail 2.0m measured vertical above pitch line. All in accordance with P.S. 5595/1977. Staircase to have at 90 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 P.S. 6599; Pt. 1. Balustrade to be min. 900mm high.

FLUE CONSTRUCTION.

225mm internal diameter clay flue to P.S. 1158; 1971 and to be laid in solid masonry; 100 face brickwork around flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot. Weak masonry, masonry work proceeds from roof around flue, no timber within 40mm of flue. At roof/ flue intersection provide careful lead flashing and 2 course masonry bricks.

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. 900mm and seen reveals by min. 150mm. All in accordance with approved document part J. (part C-1-25). Appliance to be in accordance with building regulations. Provide lowered permanent vent in ext. wall to one min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed concrete lintel over chimney opening.

LINTELS.

All lintels to be manufactured by Mowlem L.G. and to be installed in accordance with makers' instructions, and to have min. and bearing of 150mm and at external positions to have cavity trays D.P.C. to C.P. 121. Internal lintels to be L.G. 100 D.P.C. type. Provide Papp and weep holes and slope to cavity tray.

FALL DRAINAGE

Inspection chamber construction to be "Open" and installed in accordance with makers' instructions with the normal diameter related to the depth in accordance with P.S. 650/1985. Fall drainage pipes to be 110mm dia. UPVC, to P.S. 466/1985 flexible jointed and laid to makers' instructions to a fall of 1/70 and surround with 100mm pea gravel. Where pipes pass under floors ensure in 150mm pea gravel. Where pipes pass under drains surround in 150mm concrete with final joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel brackets where pipes pass through walls allow 50mm gap around pipes, openings marked both sides of wall with rigid steel material. Soil and vent pipes to be 110mm dia. PVC to P.S. 454/1987 and to extend 900mm above window head terminating with PVC baloon. Waste pipes to be generally 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to P.S. 594/1979 complete with rodless caps at every change of direction. Bath, basin and sink to have 75 deep seal drain. Shower to be raised at 150mm plinth with access plate to air-tight trap and 50mm waste.

SURFACE WATER DRAINAGE.

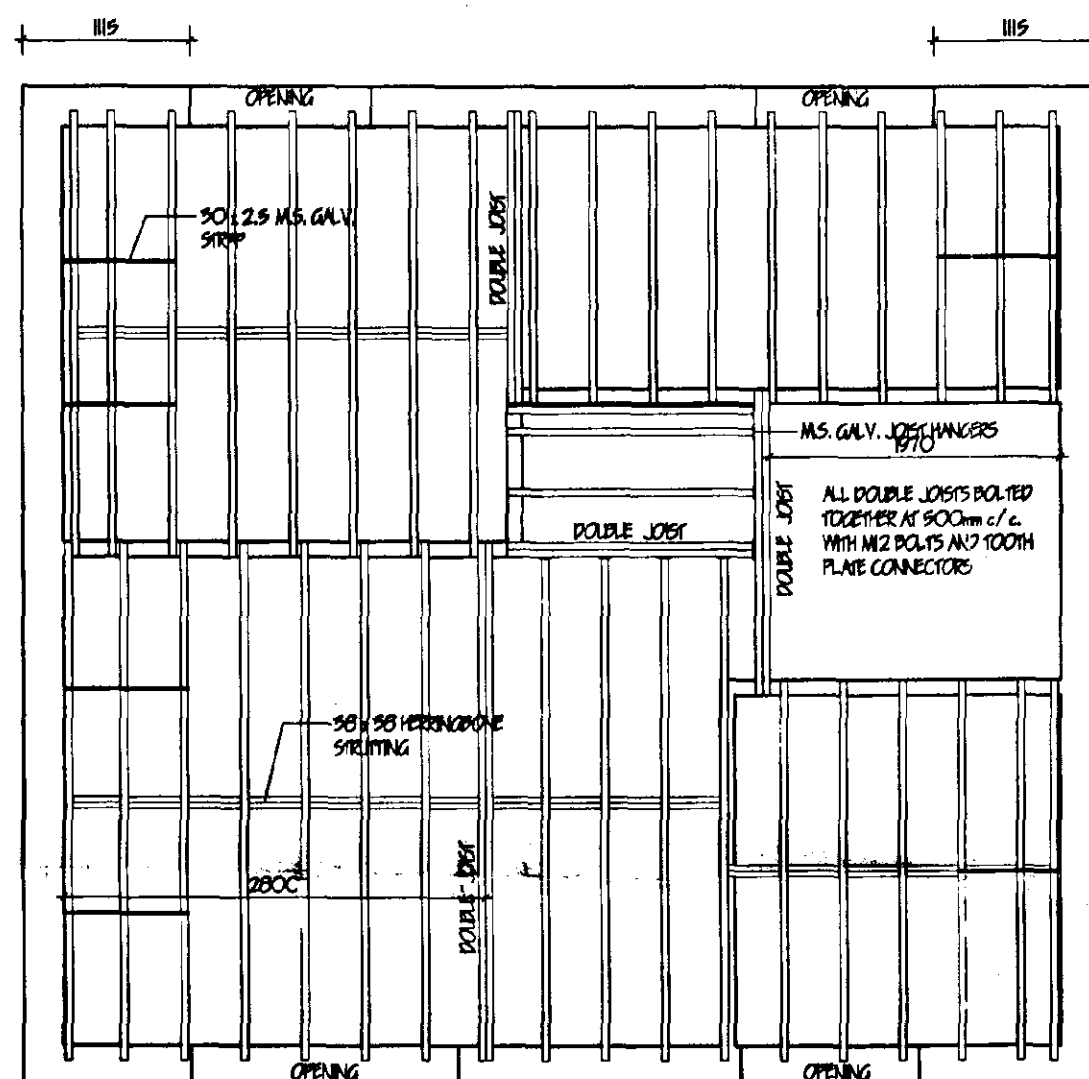
150mm dia. half round rainwater gutters to 65mm dia. rainwater pipes 110mm dia. underground pipes flexible joined to a fall of 1/70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwelling.

GLAZING.

Double glaze property throughout. Minimum 6mm air gap to all units. All doors between F.F.L. and 800mm high and between F.F.L. and 1500mm high to doors and side lights to be safety glass to P.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: Hall/ Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility room to extract min. 30 litres per second. Bathroom 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.

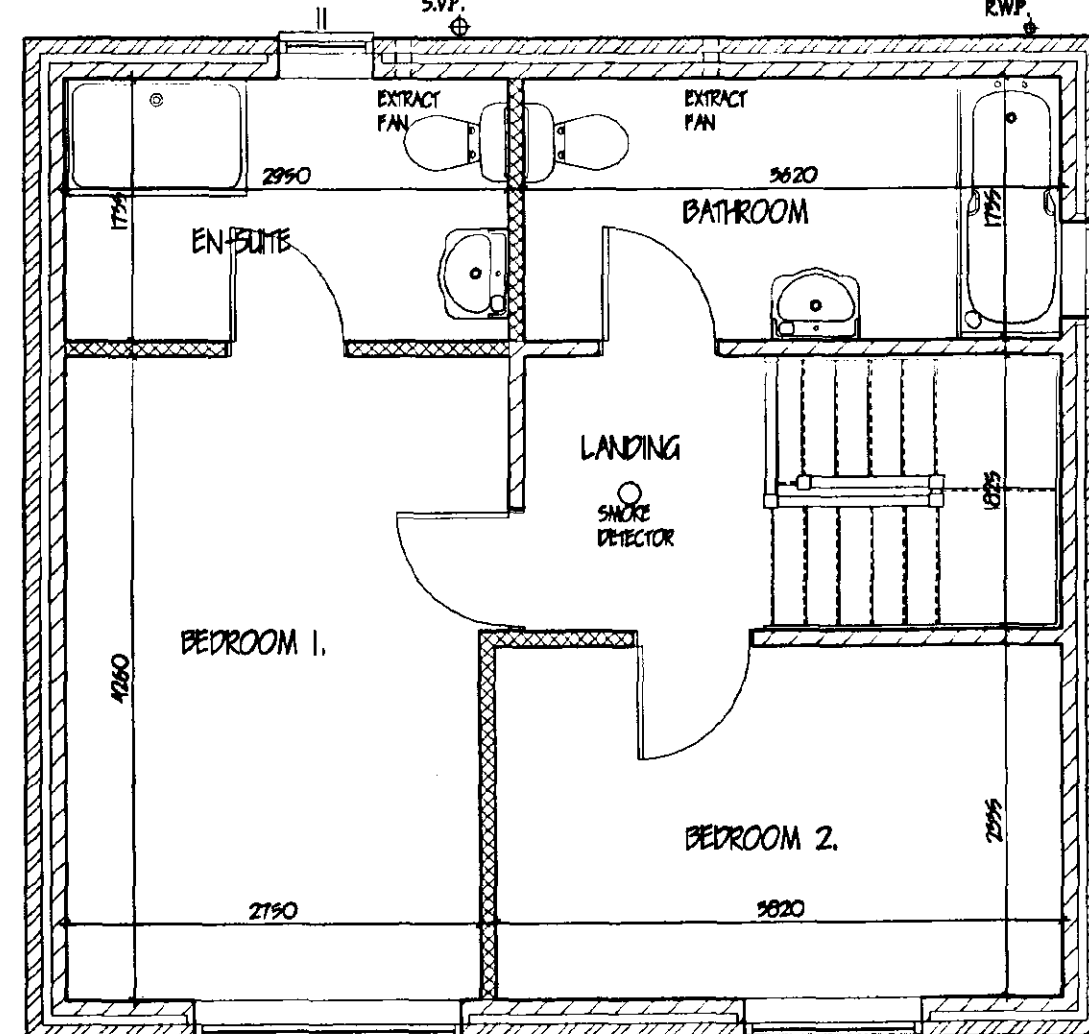


JOIST PLAN

JOINERY / LINTEL SCHEDULE

POSITION	JOINERY	LINTEL	LENGTH
1	H015DC	L.G. 11/1P 50	2100
2	FN29M-WOB	L.G. 11/1P 50	1550
3	H10P	L.G. 11/1P 50	900
4	H12P	L.G. 11/1P 50	900
5	H212P	L.G. 11/1P 50	1500
6	FN29M-WOB	L.G. 11/1P 50	1550
7	H212P	L.G. 11/1P 50	1500
8	H015DC	L.G. 11/1P 50	2100
9	H212P	L.G. 11/1P 50	1900
10	H10P	L.G. 11/1P 50	900
11	H10P	L.G. 11/1P 50	900

ALL JOINERY COPIES "LUMEN LIP" ALL LINTEL COPIES "L.G. 11P"



FIRST FLOOR

FIRE ESCAPE WINDOWS.

All habitable rooms in the upper story of a dwelling shall have a window with an unobstructed openable area of at least 0.35 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 shall not be more than 1100mm above floor level.

CILLINGS.

To fill ceiling provide 200mm glass fibre insulation total thickness. 100mm between joists & 100mm over joists: 12.7mm Gypsum plasterboard 3mm skin finish. Provide min. 36 x 58 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 plasterboard. Access panel to be 12mm ply with layer of 12.7mm Fibre board fixed to face. 100mm batts to top surface. Provide slide bolt fastening & draught seal all round.

WALLING.

265 cavity walls to consist of face brickwork to P.S. 592/1974 for clay bricks and P.S. 187/1978 for calcium silicate bricks: 65 cavity: build into cavity. Reduced cavity wall batts insulation boarding in accord. with makers instructions and approval cert. No. 85/1087. 100mm Tarmac Hemitec solid insulation blocks or similar: Cavity walls fixed together using approved iron brack ties set 900 horizontally and 450 vertically to P.S. 124/1978 wall ties positioned at 900 vertical centres at all unbracketed courses of cavity. Close cavities with "Thermabatt" preformed closer and provide bottom felt D.P.C. to C.P. 121. External walls to have min. 111 value of 0.45 W/m2 deep. C. Internal walls of 100mm Tarmac Hemitec solid insulation blocks: All to receive 10mm 5/C render and 3mm skin. Stud walls to consist of 50 x 89mm c/s studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skin. 100mm glass fibre with between studs.

SLIP STRUCTURE WALLING.

100mm dense concrete blocks to P.S. 607/1981. D.P.C. to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Weak masonry masonry to base of cavity no closer than 225 to D.P.C. All brickwork below D.P.C. to be F.L. quality.

LEVEL ENTRY THRESHOLD

Provide "Boulton & Paul" Habbitat door frame & threshold (FN29M-WOB). Principal entrance to building. All External doors to be 850mm wide.

INTERNAL DOORS.

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

FOOTPATHS/DRIVES.

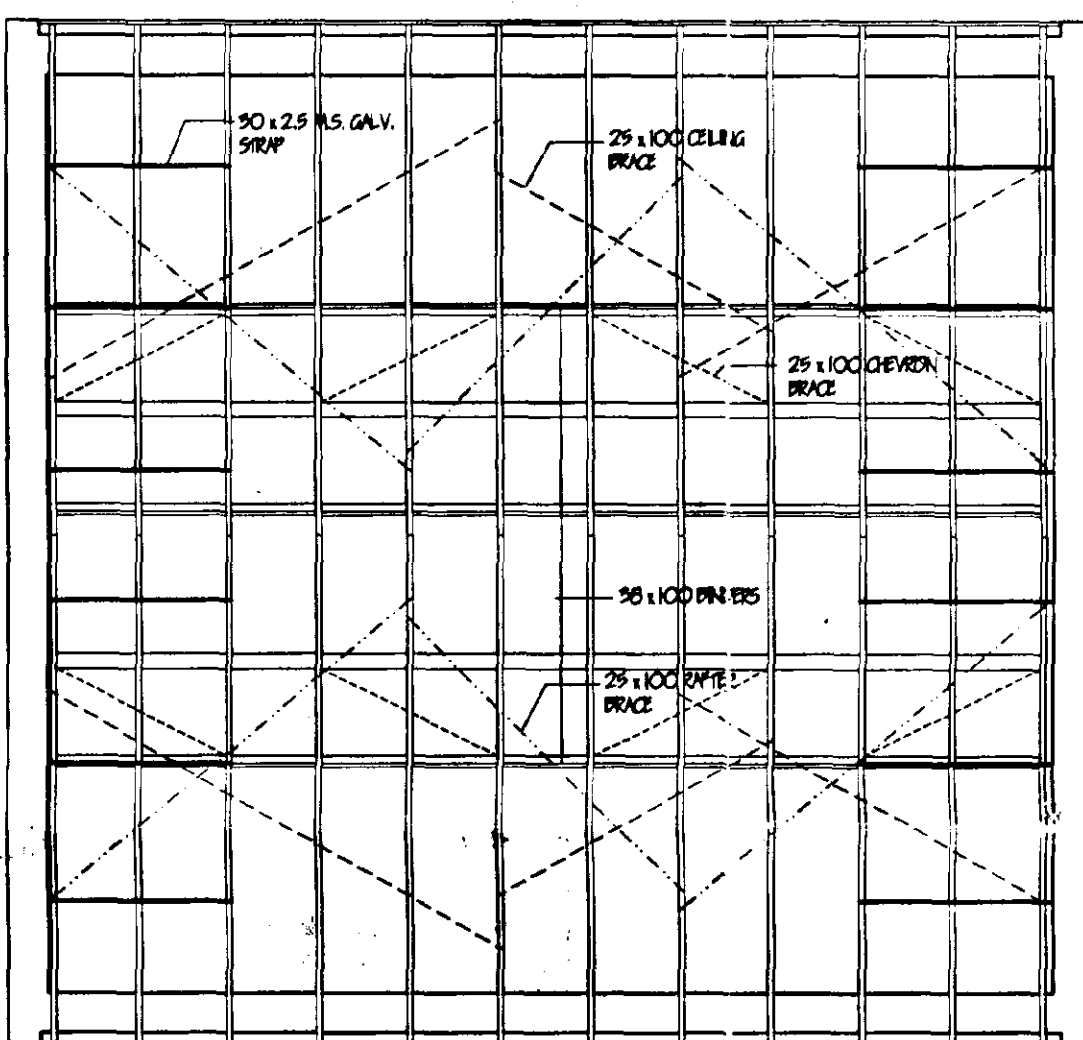
Provide min. 900mm wide footpaths positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub sill min 120. All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm 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 paving). All to be sloped up to footpath level at min. 1:20.

GROUND FLOOR CONSTRUCTION.

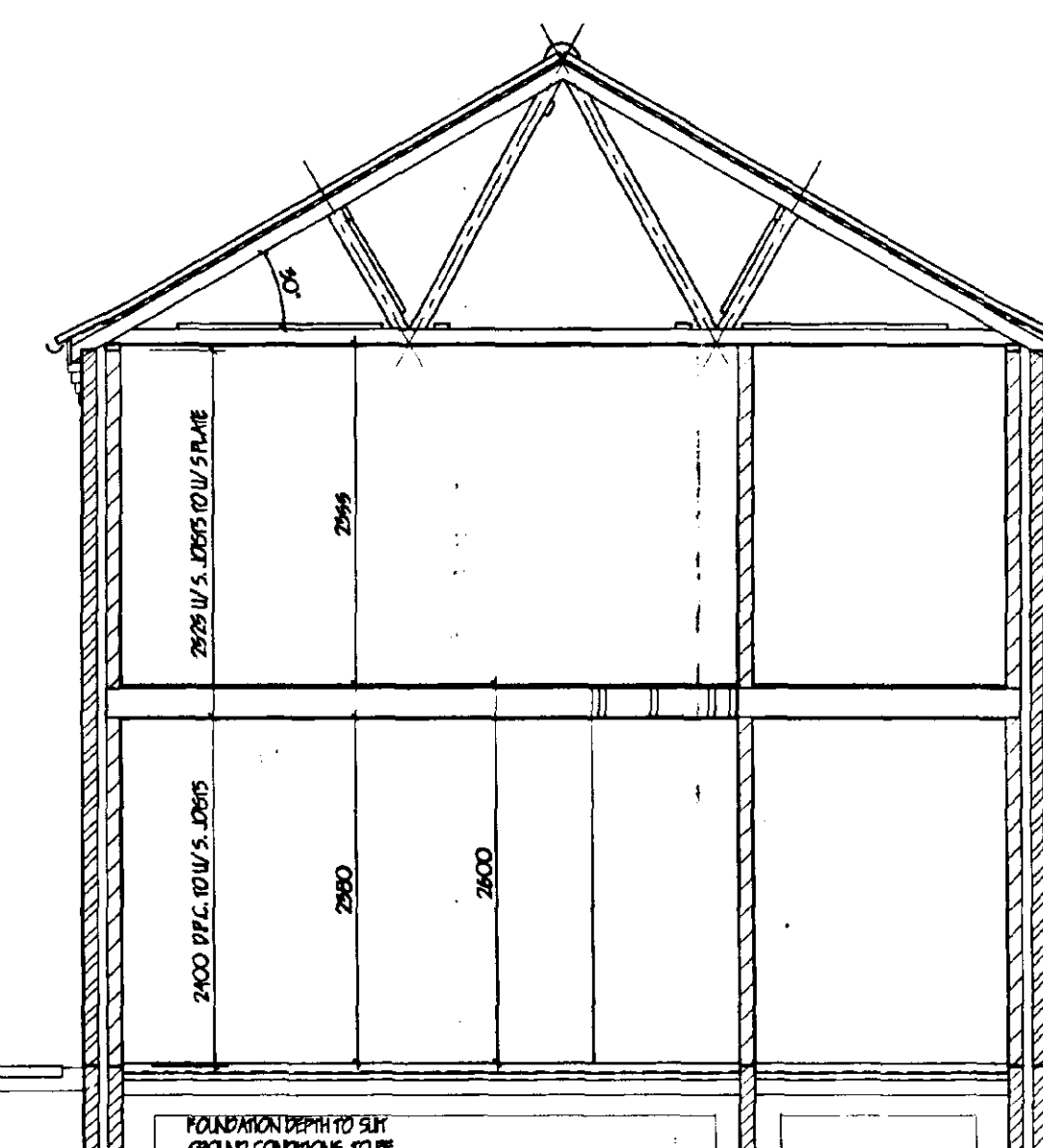
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500mm polystyrene D.P.M. on 50mm Polystyrene insulation board, on 1200mm polystyrene D.P.M. leaved continuous with D.P.C. by min. 100mm. Lay 500mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete overlayer. Concrete min. 60mm to P.S. 592/1978; pt 1991: 150 bladed and consolidated hardcore. Alternative floor construction as above but 19mm T&G, floorboards applied on 50mm Polystyrene insulation board laid on over the line of screed and insulation board. Ensure 12mm expansion gap to perimeter of boarding. Use treated chipboard to kitchen and bathroom.

FIRST FLOOR CONSTRUCTION

19mm T&G, floorboards applied on 47 x 195 SCS grade joists stamped "DRT" or "TD" to indicate moisture content of 20% or less all in accordance with P.S. 497/1978. At 400mm c/c x 50 x 15 mm steel anchor and lateral restraint straps to joist at min. 1.5m c/c straps to be run over min. 50mm joists with solid brackets beneath. Provide herring bone strutting min. 36 x 36 at mid span of joists where span exceeds 2.5m. Provide 20mm joists bolted together under all first floor walls where not supported on blockwork below.



ROOF PLAN



SECTION

HOT WATER AND SPACE HEATING.

Provide wall mounted Gas fired condensing boiler with fan assisted balanced flue. Fixable wire guard to externally to boiler flue. Provide timer switch and suitable zone thermostats to dwelling, 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 tanks and pipework to be insulated to P.R. L1, part 3.

SMOKE DETECTORS.

Provide ceiling mounted smoke operated self-contained smoke alarms to P.S. 5446; pt 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.

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, telephones and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

PITCHED ROOF CONSTRUCTION.

Interlocking concrete roof tiles to P.S. BN 490 / 491, on 25 x 36 softwood batted battens in underfelt to P.S. 747 (type P) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in P.S. 5599 Pt 2. Timberplate specialist made prefabricated roof trusses to comply with P.S. 5268 part 5 1988. TRUSS CALCUS TO BE SUBMITTED TO L/A MIN. 28 DAYS PRIOR TO Erection. Trusses to be at 600mm c/c to a pitch of 150 degrees. 36 x 100 ridge sole batten. 36 x 100 ceiling batten. All batten to be strapped to wall plate by 50 x 5 galvanneal metal straps acting as anchor and lateral restraint straps at min. 1.5m c/c. Note: provide solid brackets beneath straps. 50 x 100 wall plate bedded on sand and cement. 25 x 175 fascia boards. 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be min. SCS grade, stamped "DRT" or "TD" to indicate moisture content of 20% or less all in accordance with P.S. 497/1978. Where span of treated timber exceeds 5.0m provide additional bracing within the plane of the wall in accordance with Truss Plate Assoc. tech. bulletin sheet 4. Timber supports are to be provided beneath water storage tanks over 400 ceiling joists.

LIMITATIONS.

This drawing is limited in the amount of information contained and does not purport to contain a full specification of the work. 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 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 contracts 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 BPA 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 drawings and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be included.

Project		Date	
D RE-POSITION EXISTING WINDOW		AUG '02	
C AMENITY ROOMS		JULY '02	
B RELOCATION SITE		SEP '01	
A CLIENTS REQUIREMENTS		AUG '01	
Ref	revision	date	
G. R. MERCHANT LENG AMICE FTWO ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS Unit 4, Wrights Mews 12A Park Road, Holbeach, Spalding, Lincs. PE12 7EX Tel: 01408 488040 Fax: 01408 488744 E-Mail: G. R. Merchant @ Merchant. FB. Co. UK			
Client: PROPOSED 2 BEDROOMED HOUSE adj. "BRAEMAR" MILL LANE WHARFLODE SPALDING Lincs.			
Drawing: P. G. FRITH			
FLOOR PLANS/ SECTION/ ELEVATIONS			
Job Ref	305-01	Drawing No	CH-D
Date	JULY '01	Drawn	J.C.
Scales: 1:50 1:100			
DO NOT SCALE FROM THIS DRAWING This drawing is copyright and may not be altered, copied, reproduced or used for any other purpose other than that for which it is issued. The General Contractor is to ensure all dimensions on site and report any discrepancies to the Architect. All details shown on this drawing including floor levels 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 or their design representative may be considered. This and surveys are recommended in respect of foundations to include specific site profiles before commencing construction.			

A EXISTING FRONTAGE WALL
B SILVER BIRCH (BETULA PENDULA) FEATHERED
C HAWTHORN (CRATAEGUS LAEVIGATA) FEATHERED
D WHITE BEAM (SORBUS ARIA) FEATHERED
E 1.8M CLOSE BOARDED FENCE
F EXISTING 1.8M CLOSE BOARDED FENCE
G 1.8M CLOSE BOARDED FENCE
H EXISTING 1.8M WALL

All trees to be planted with minimum 0.6m plastic mulch mat and to be staked, tied and tubed.

The site plan shows the Braemar building and its associated parking area. The building is labeled 'BRAEMAR' and has a 'Garage' attached. The plan includes a scale bar indicating 11.5m. Key features and labels include:

- BRAEMAR**: The main building.
- Garage**: Attached to the main building.
- MILL LANE**: The road running along the bottom of the site.
- Shored access**: A point of access to the site from Mill Lane.
- Public foul sewer**: A sewer line running along the right side of the site.
- Numbered points**: Eight points are marked on the plan, likely indicating specific locations of interest or measurement points.

[illegible]

B.	RE-POSITION ON SITE.	22.7.02
A	REDUCE # RE-DESIGN HOUSES	12.09.01.
rel	revision	date

G. R. MERCHANT 

LENG AMICE FTWO

**ARCHITECTURAL, STRUCTURAL
AND LAND DRAINAGE
CONSULTANTS**

**Unit 4, Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7XE**

**Tel: 01406 489850
Fax: 01406 485746**

**E-Mail: G. R. Merchant @ Merchant. PB.
Co. UK**

Project
2 BEDROOM HOUSE
adj 'BRAEMAR'
MILL LANE, WHAPLODE
SPALDING, Lincs

Client
P. G. FRITH

Drawing

SITE & LOCATION PLANS

Job Ref.	Drawing No.
305/01	02 B

Date	Drawn
AUG 2001	GRM

Scales
AS INDICATED

[illegible]

A EXISTING FRONTAGE WALL
B SILVER BIRCH (BETULA PENDULA) FEATHERED
C HAWTHORN (CRATAEGUS LAEVIGATA) FEATHERED
D WHITE BEAM (SORBUS ARIA) FEATHERED
E 1.8M CLOSE BOARDED FENCE
F EXISTING 1.8M CLOSE BOARDED FENCE
G 1.8M CLOSE BOARDED FENCE
H EXISTING 1.8M WALL

All trees to be planted with minimum 0.6m plastic mulch mat and to be staked, tied and tubed.

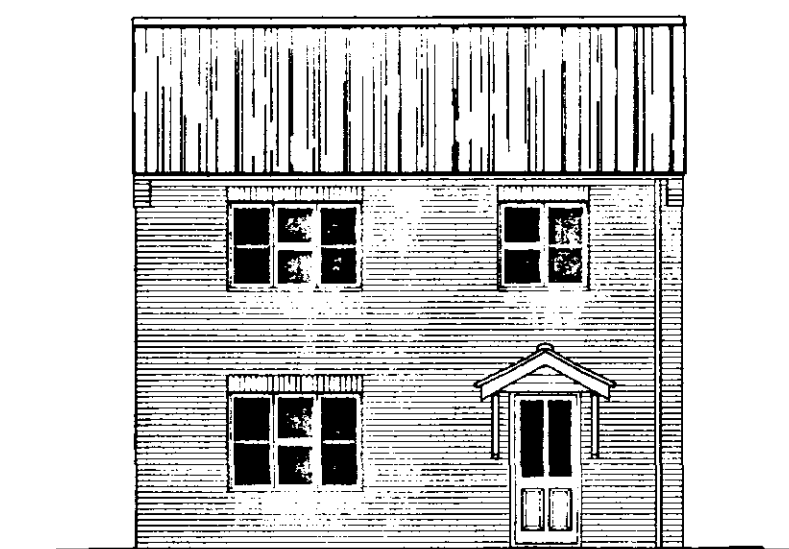
The site plan shows a property bounded by Mill Lane to the south and east. The property includes a main building with a central staircase, a garage to the north, and a series of rooms labeled A through H. A shared access point is marked on the boundary with Mill Lane, and a public foot sewer runs along the eastern boundary. The distance from the shared access point to the eastern boundary is marked as 11.5 m. The plan also shows the location of the Braemar building to the west.

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S-DC
Planning & Development
- 6 AUG 2002
Ref 091102



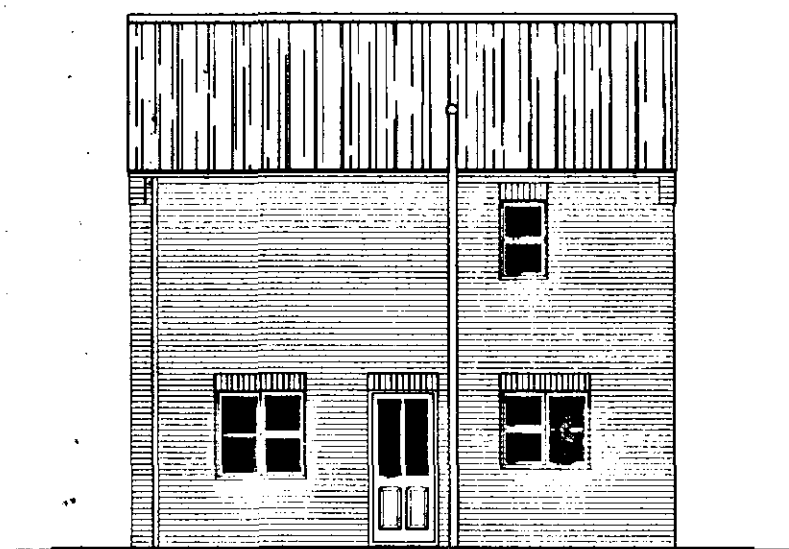
B. RE-SECTION ON SITE. A. REDUCE # RE-DESIGN HOUSE ref / revision date	22.07.02 19.09.01
G. R. MERCHANT I.ENG AMICE FWO ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS	
Unit 4, Wrights Mews 12A Park Road, Holbeach, Spalding, Lincs. PE12 7EE Tel: 01406 490600 Fax: 01406 458744	
E-Mail G. R. Merchant @ Merchant. F. Co. UK	
Project: 2 BEDROOM HOUSE ad 'BREAMAR' MILL LAKE, WAPLOOE SPALDING, LINES	
Client: P. G. FRITH	
Drawing: SITE & LOCATION PLANS	
Job Ref: 305/ 01 02 B.	
Date: ALG 2001 GRM	
Scale: AS INDICATED	
DO NOT SCALE FROM THIS DRAWING	
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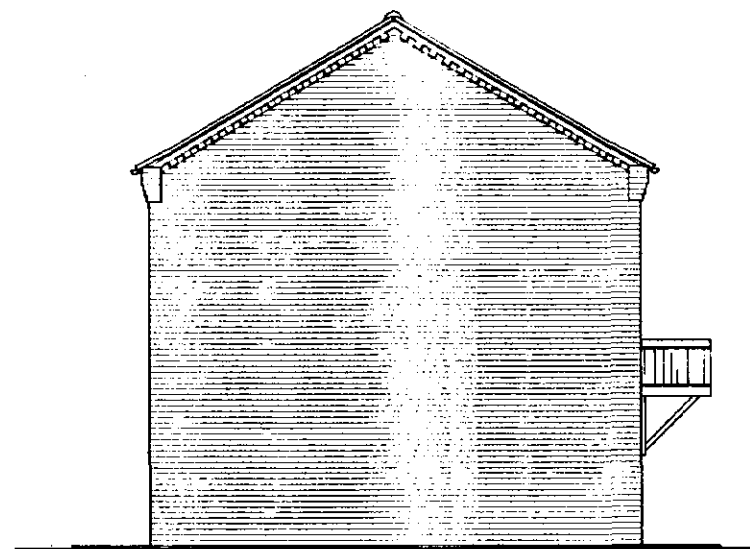
SOUTH - EAST ELEVATION



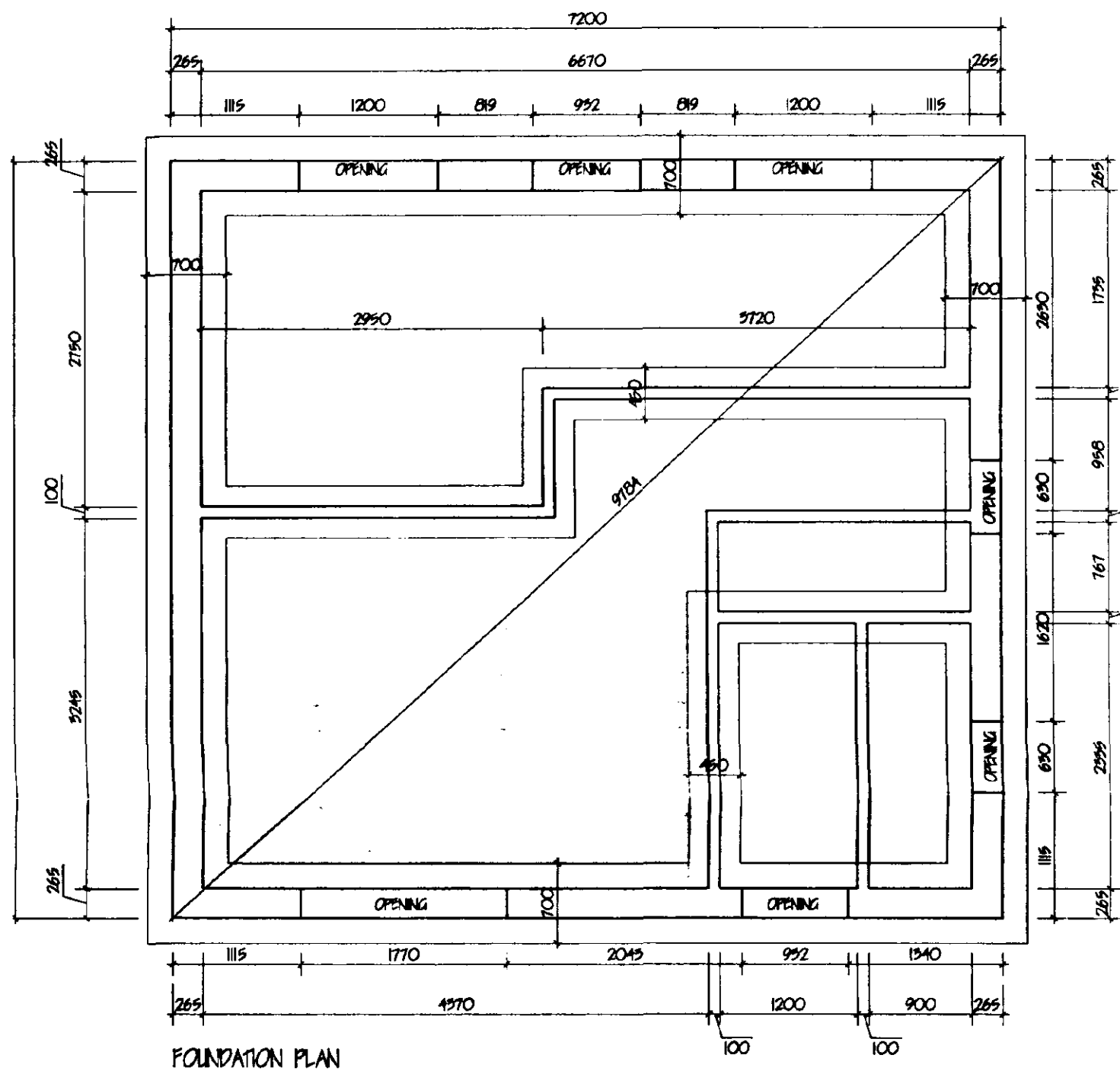
NORTH - EAST ELEVATION



NORTH - WEST ELEVATION



SOUTH - WEST ELEVATION



FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 265 cavity walls provide 225 x 700 and under 100 walls provide 225 x 450 all GEM mts to P.S. 5928; p1199. All foundations taken down to bear on last bearing strata min. depth of 600 to top of foundations. Should shiftable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre 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.

SKINCE AND GULLERSTRADE.
Construct staircase as follows: 654 c/c a string 15% rise of 200mm on 26 x 225; 225 steps on 26 x 225; pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with P.S. 5925/1977. Staircase to have a 50 x 50 stepped 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 P.S. 6599; Pt. 1. Balustrade to be min. 900mm high.

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to P.S. 1181; 1971 and to be laid section upwards: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in certified air brickwork and clay pot. Weak mix conc. fill around flue as work proceeds: Trim roof around flue, no timber within 40mm of flue. At roof/ flue intersection provide code 4 lead flashing and 2 course engineering bricks.

OPEN FIRE.
To be capable of burning non-combustible fuel. Hearth to be constructed of non-combustible material min. 125mm thick: To protect from face of wall by min. 500mm and pass over 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 end wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

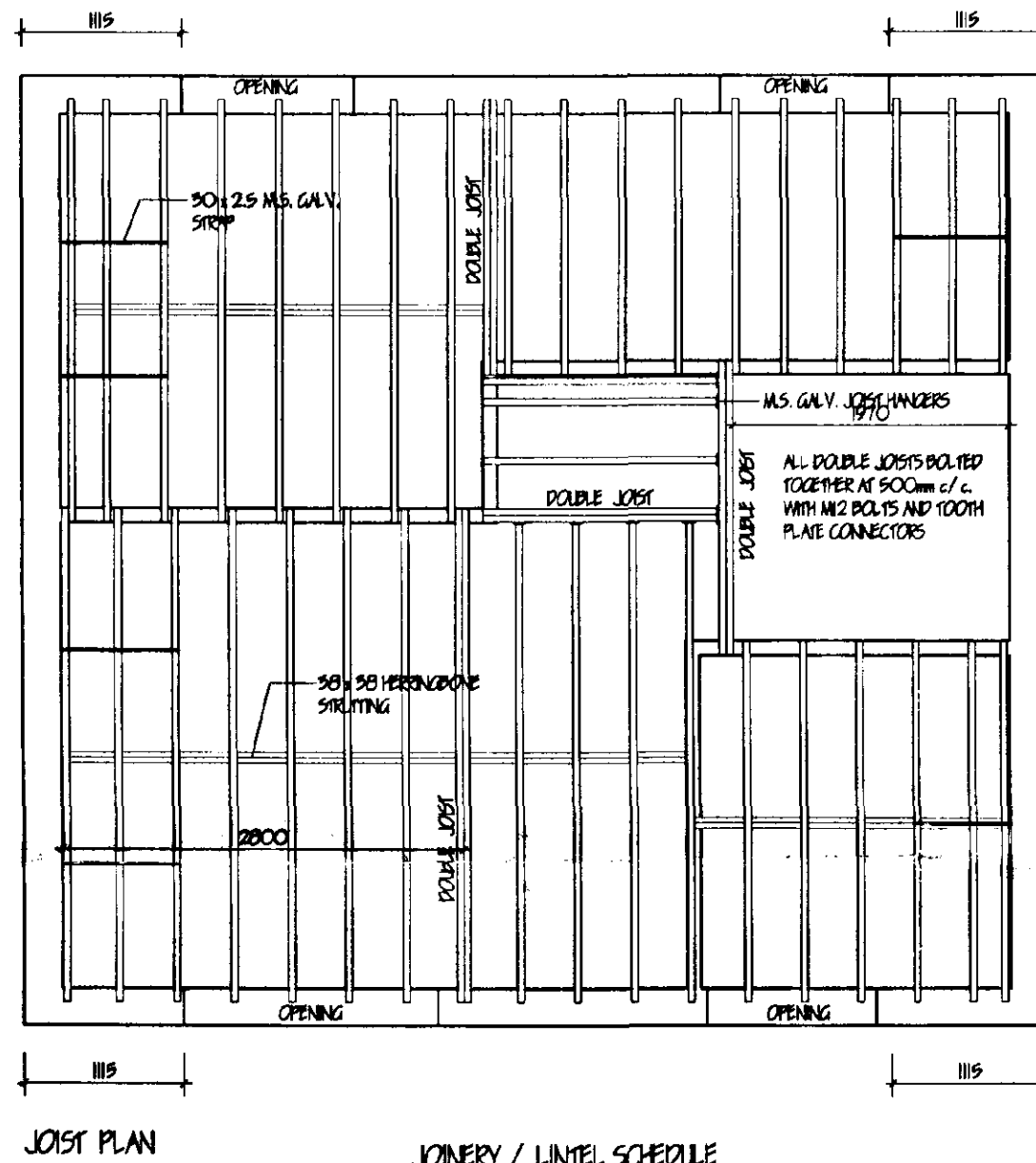
LINTELS.
All lintels to be manufactured by Messrs. LG and to be installed in accordance with makers' instructions, and to have min. and bearing of 150mm and as external positions to have cavity tray D.P.C. to C.P. 121. Internal lintels to be LG 100 Pst type. Provide P-roped weep holes and slope to cavity tray.

FOIL DRAINAGE
Inspection chamber construction to be "Omni" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with P.S. 6501/1985. Foil drainage pipes to be 110mm dia. UPVC, to P.S. 4660/1985 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 drains surround in 150mm concrete with fixed joints to surround with joints in support. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm gap around pipe, opening masked both sides of wall with rigid sheet material. Soil and vent pipes to be 110mm dia. PVC to P.S. 4514; 1985 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be generally 40mm dia. If over 3.0m then increase to 50mm dia. All PVC to P.S. 5945; 1979 complete with rodless eyes at every change of direction. Bath, basins and sink to have 75 deep seal trap. Shower to be raised on 150mm plinth with access plate to anti-siphon trap and 50mm waste.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes. 110mm dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 125mm dia. soakaway min. 5.0m to outer from dwelling.

GLAZING.
Double glaze property throughout (minimum 6mm air gap to all units). 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 P.S. 6206. All windows/ doors to be draught sealed.

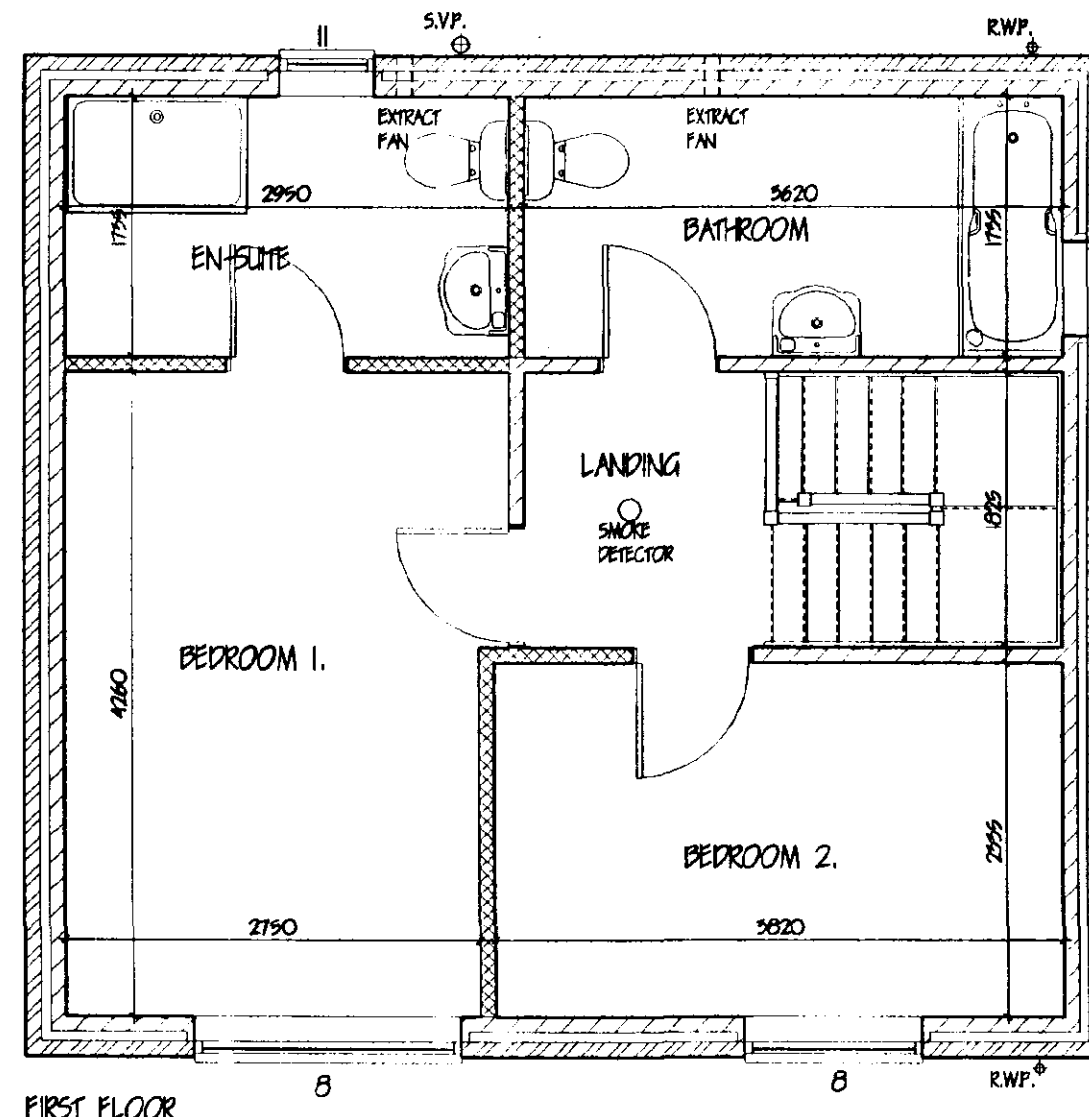
VENTILATION.
All windows to have opening lights to give the equivalent of 1/20th the floor area. Provide background ventilation to habitable rooms min. 6000mm sq. permanent free air ventilation per room. To all other rooms provide min. 4000 sq. All glazing rooms to have in addition to above. Wall/ Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms to extract min. 50 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 mins overrun.



JOINERY / LINTEL SCHEDULE

POSITION	JOINERY	LINTEL	LENGTH
1	H252DC	LG 11/1P 50	2100
2	FN29M-NOP	LG 11/1P 50	1550
3	H102	LG 11/1P 50	900
4	H127	LG 11/1P 50	900
5	H212CP	LG 11/1P 50	1500
6	FN29M-NOP	LG 11/1P 50	1550
7	H210CP	LG 11/1P 50	1500
8	H212DC	LG 11/1P 50	2100
9	H212CP	LG 11/1P 50	1500
10	H102	LG 11/1P 50	900
11	H102	LG 11/1P 50	900

ALL JOINERY COOKS 'JELUM LIT' ALL LINTEL COOKS 'J.G. LIT'



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 450mm wide x 450mm high (the route through the opening may be at an angle rather than straight through). In the bottom of the opening area should not be more than 100mm above floor level.

Ceilings.
To flat ceiling provide 200mm glassfibre insulation total thickness. 100mm between joists & 100mm over joists: 12.7mm Gypoc plasterboard 5mm skim finish. Provide min. 50 x 50 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 plastered slaps. Access panel to be 12mm ply with layer of 12.7mm fireboard fixed to face. 100mm lintels to top surface. Provide slide bolt fastening & draught seal all round.

WALLING.
265 cavity walls to consist of face brickwork to P.S. 5921/1974 for clay bricks and P.S. 187/1978 for calcium silicate bricks: 65 cavity; build into cavity. Reduced cavity wall built insulation boarding in accord. with makers instructions and augment cert. No. 05/1087. 100mm Tarmac Hemeite solid insulation blocks or similar: Cavity walls lined together with minimum 1mm brick ties set 900 horizontally and 450 vertically to P.S. 1245/1978 wall ties positioned at 500 vertical centres at all unbonded corners of cavity. Close cavities with "Thermobond" preformed door and provide bitumen felt D.P.C. to C.P. 121. External walls to have min. "U" value of 0.45 W/m2 dec. C. Internal walls of 100mm Tarmac Hemeite solid insulation blocks. All to receive 10mm S/C render and 3mm skim. Stair walls to consist of 50 x 89mm c/c studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre fill between studs.

SLD STRUCTURE WALLING.
100mm dense concrete blocks to P.S. 6075 p1198; D.P.C. to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Weak mix concrete fill to base of cavity no closer than 225 to D.P.C. All brickwork below D.P.C. to be F.L. quality.

LEVEL ENTRY THRESHOLD.
Provide "Pluton" & "Paf" Hobbly door frame & threshold (FN29M-NOP). Principal entrance to building. All External doors to be 855mm wide.

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accommodation to be 855mm wide.

FOOTPATHS/DRIVES.
Provide min. 900mm wide footpaths positioned at D.P.C. level and min. 950mm away from face of wall to perimeter of building. At entrance positions ramp up to top of wall at 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 a 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block paving. 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 500mm polythene D.P.M. on 50mm Polystyrene insulation board, on 1200mm polythene D.P.M. lapped continuous with D.P.C. by min. 100mm, lay 500mm wide D.P.M. strip into D.P.C. to lay floor D.P.M. All on 100 concrete over slab. Concrete min. GEM to P.S. 5928; p1199: 150 limited and completed dimensions. Alternative: Floor construction as above but 19mm T&G flooring grade chipboard on 50mm Polystyrene insulation board laid on over in line of screed and insulation board. Ensure 12mm expansion gap to perimeter of boarding. Use treated chipboard to kitchen and bathroom.

FIRST FLOOR CONSTRUCTION.
19mm T&G flooring grade chipboard on 47 x 195 SCS grade joists stamped "T&G" or "S" to indicate moisture content of 20% or less all in accordance with P.S. 4978, at 400c/c x 50 x 5 gph. steel anchor and lateral restraint straps to joist at max. 1.5m c/c straps to be run over min. 25% joist with solid brackets beneath. Provide herring bone strutting min. 50 x 50 at mid span of joist where span exceeds 2.5m. Provide 25% joist bolted together under all first floor walls where not supported on blockwork below.

HOT WATER AND SPACE HEATING.
Provide wall mounted Gas fired condensing boiler with fan assisted balanced flue. If a durable wire guard to externally to boiler flue. Provide timer switch and suitable zone thermostats to dwelling. 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 tanks and pipework to be insulated to P.R. L1, part 2.

SMOKE DETECTORS.
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.

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.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to P.S. 614/490 / 491, on 25 x 50 softwood treated battens on underfelt to P.S. 747 (type IF) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in P.S. 6599 Pt. 2. Timber specialist made prefabricated roof trusses to comply with P.S. 5928 part 5/1985. 1855 G.A.C.S. TO BE SUBMITTED TO / A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 90 deg. 50 x 100 ridge pole batten. 50 x 100 ceiling batten. All trusses to be strapped to wall plate by 50 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 batten: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be min. SCS grade. Stamped "T&G" or "S" to indicate moisture content of 20% or less all in accordance with P.S. 4978. Where span of trussed rafters 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 the ceiling joists.

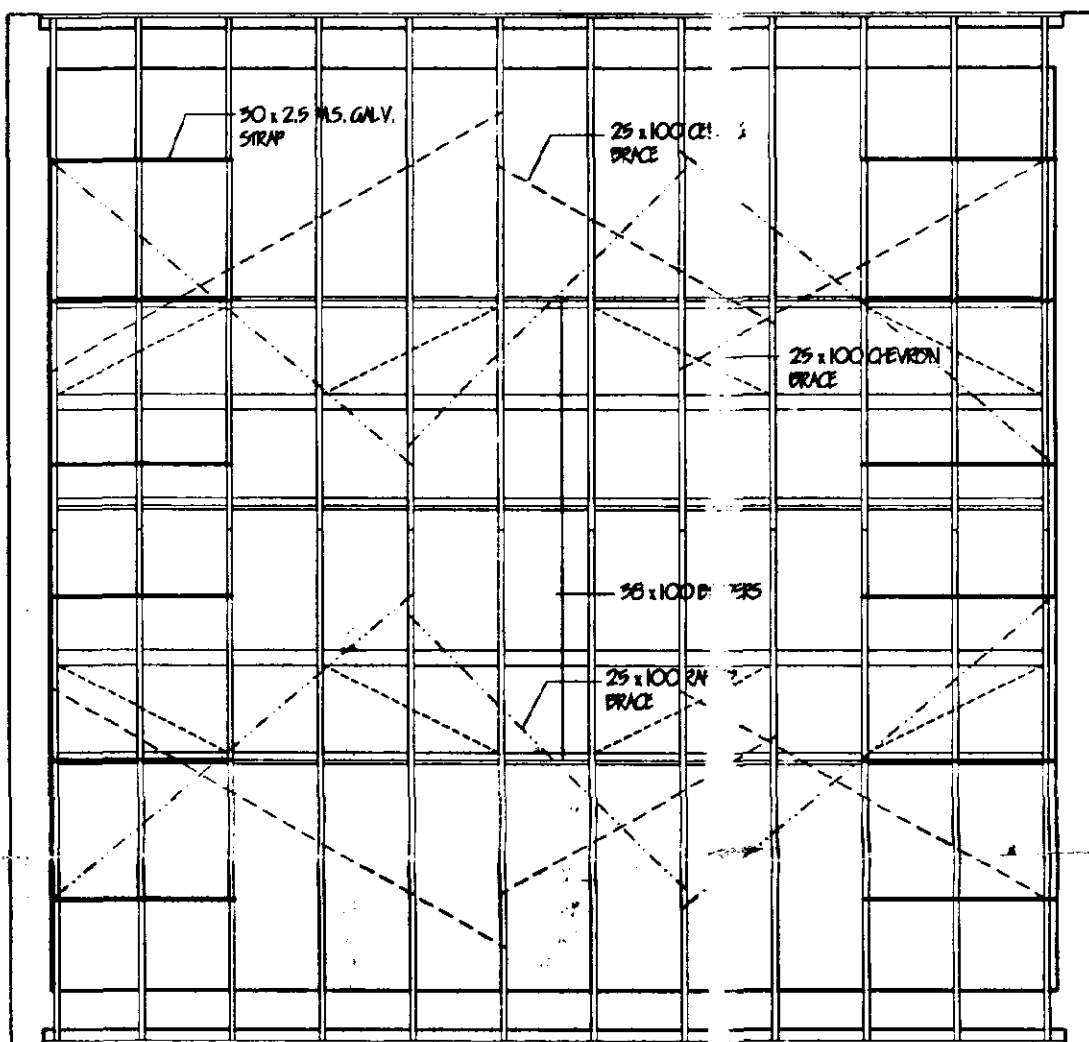
LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/ Building Regulation approval. The drawings must not be used as a contract document alone. All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes. All open 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 duty of the appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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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 BPA 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.

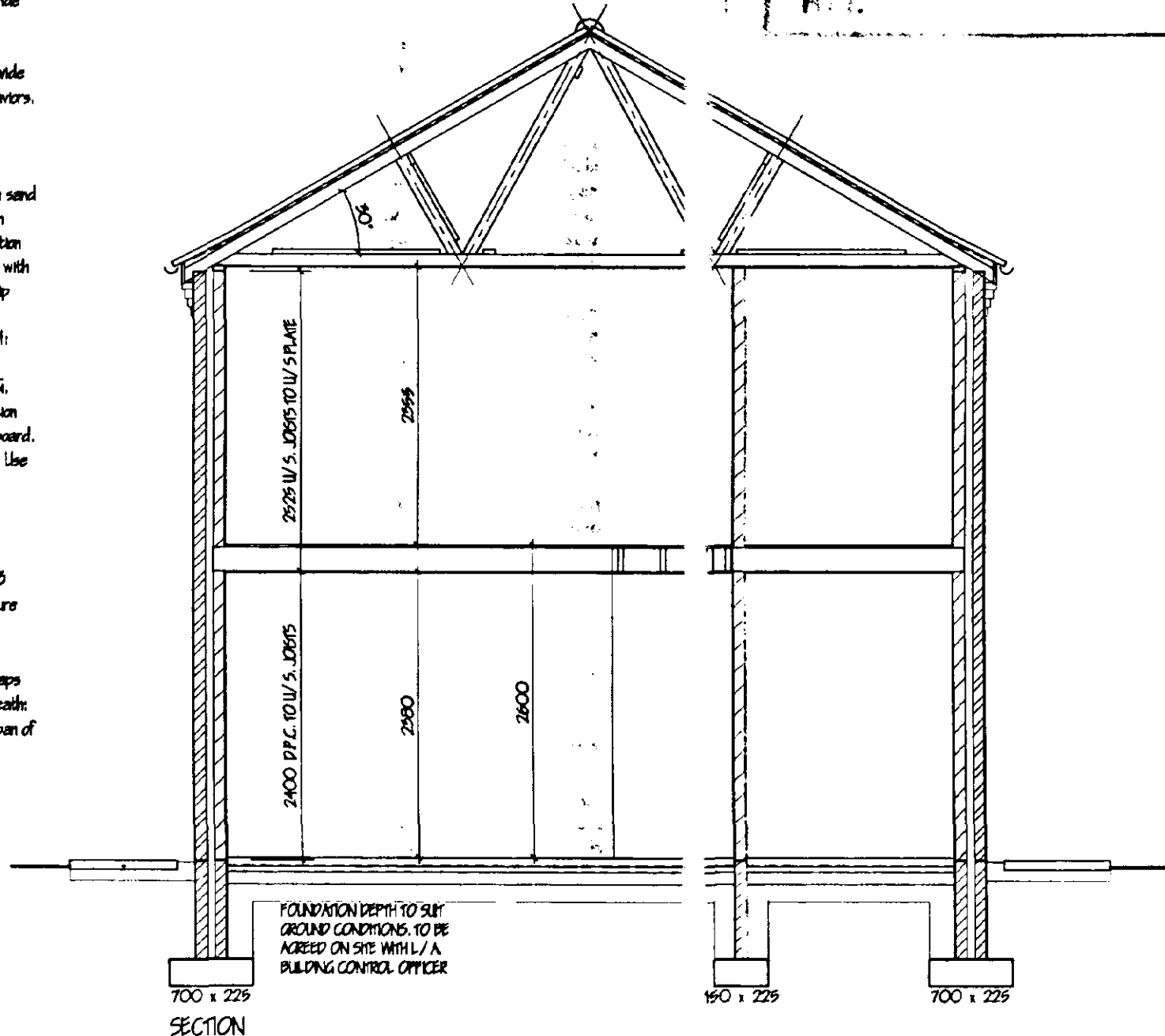
SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawings and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.



ROOF PLAN

SHDC
Planning & Development
23 AUG 2002
Ref: 0911/02

PROPOSED 1 FLOOR
R.L.



D. RE-POSITION IN-SITE WINDOW		ALU/ CZ
C. AMEND REAR WINDOWS		ALU/ CZ
B. REDUCE IN SIZE		SP/ CI
A. CLIENTS REQUIREMENTS		KUG/ CI
Ref: 0911/02		0911/02

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Project: PROPOSED 2 BEDROOMED HOUSE
add. "BREAMAR"
MILL LANE WHARFLOPE
SPALDING Lincs.

Client: P. G. FRITH

Drawing: FLOOR PLANS/ SECTION/ ELEVATIONS

Job Ref: 305-01	Drawing No: 01-D
Date: JULY '01	Drawn: J.C.

Scales: 1:50 1:100

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