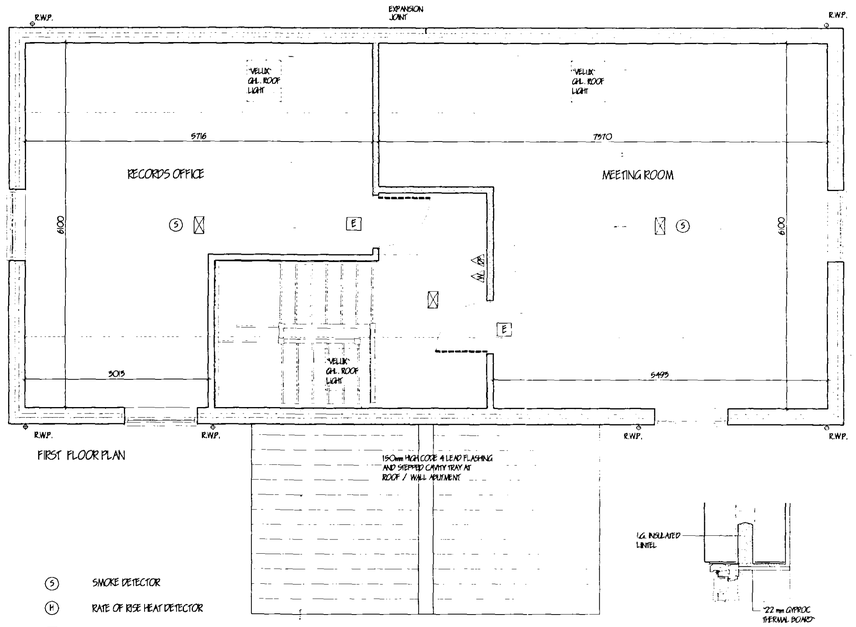
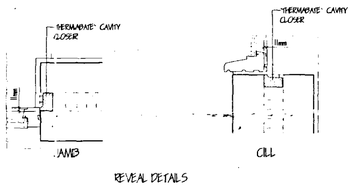


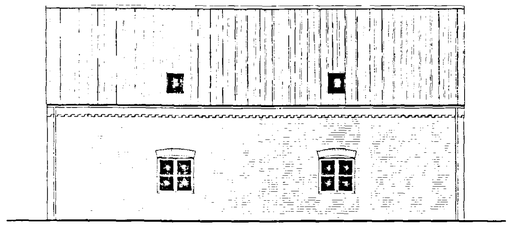
FIRST FLOOR PLAN

HEAD

- (S) SMOKE DETECTOR
- (H) RATE OF RISE HEAT DETECTOR
- EMERGENCY LIGHTING TO B.S. 5266 Pt 1.
- DRY POWDER EXTINGUISHER (4.5kg CAPACITY)
- WATER FILLED EXTINGUISHER (9 litre CAPACITY)
- [E] EMERGENCY EXIT SIGN TO B.S. 5499 Pt 1. 100mm HIGH LETTERING
- FIRE DOOR



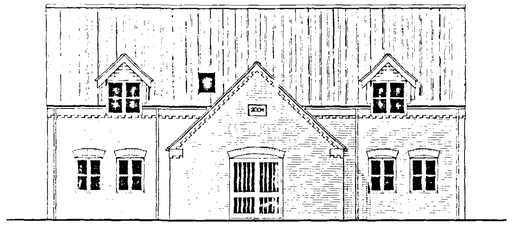
REVEAL DETAILS



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION

VENTILATION.
All windows to have opening lights to give the equivalent of 1/20th the floor area. Provide background ventilation to all rooms min. 4500mm sq permanent free air ventilation per room. All following rooms to have in addition to above 7 off / Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. W.C. to extract min 6 litres per second with 15 minute overrun.

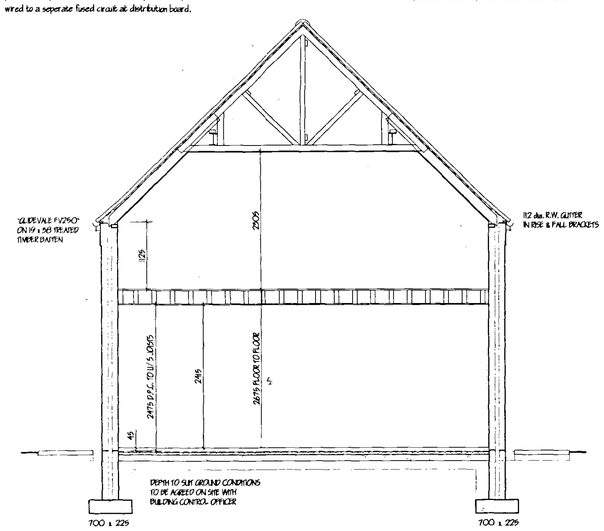
HOT WATER AND SPACE HEATING.
Provide wall mounted Oil fired condensing boiler with fan assisted balanced flue. Fit durable wire guard to externally to boiler flue. Provide timer switch and suitable zone thermostats to building, fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to B.R. L.I. part 3.

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

FIRE DOOR
All doors to be min. 838mm wide and have 30 minute fire resistance and fitted with self closers. All frames/ doors to have intumescent strip fitted.
All office doors to be fitted with vision panel. of q.w.p plate glass to Class C of B.S. 6206.

LIGHTING.
Provide "Siemens" or similar approved twin 1.8m high frequency 70 watt fluorescent battens fixed at ceiling level, to provide the following lighting levels.
Offices 300lux at work surface level
Storage areas 150lux at vertical plane
Toilets 150lux at floor level
Corridors 120lux at floor level.
Provide emergency light fittings with full tube conversion in positions shown on plan all to B.S. 5266 pt1.



SECTION A - A

FIRST FLOOR CONSTRUCTION
19mm T&G. flooring grade chipboard on 75 x 225 SC9 grade joists stamped "DRY" or "KD" to indicate moisture content of 20% or less all in accordance wit- BS. 4978. at 400c/c 50 x 9 galv. steel anchor and - eral restraint straps to joist at max. 1.5m c/c straps to be in over min. 3No. joists with solid bridging beneath F de herring bone stru- ng min. 38 x 38 at mid sp - of joists where span exce - 2.5m. P.u.w. 2N- jois - ed/d counter water & sink floor - ists where not s - -ed/d on blockwork below.

STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 1000mm clear between handrails 16No. risers of 167mm ex 29 x 222 250 apma ex 52 x 279. Nosings to be distinguishable brausb contrasting colours. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have shaped hardwood handrail both sides, 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. 1100mm high.

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. 4 60:1985 flexibly jointed and laid to makers' instructions to a fall of 1:170 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under driers surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm app around pipe, 200mm 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. Basins and sink to have 75 deep seal traps.

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. soakaway min. 5.0m to edge from building.

GLAZING.
Double glaze properly throughout (minimum 6mm air app to all units) . All glazing between F.F.L. and 800mm high and between F.F.L. and 1900mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) 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 manufacturers instructions for roof pitch and exposure category as detailed in CP3 chapter V part 2 1972 formpleted specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALCS TO BE SUBMITTED TO L/A. Min. 25 DAYS NOTICE TO BUILDING CONTROL OFFICER REQUIRED PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 37.5 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. 1.9m c/c. Note: 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 complete with 10mm wide continuous air gap and fly proof screen. 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 webs 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.
200mm glass fibre insulation total thickness. 100mm between joists & 100mm over Joists. 12.7mm Gyproc plasterboard 3mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Garage ceiling to be 12.7mm Gyproc Fireline board and Artex: Provide access trap to roof space: openings 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 "Exitex Ltd." Mobility weatherbar kit 99 Dorset tie-bar (ref MWK99). Principal entrance to building to be 1.8m wide double leaf set to B.S. 4787:Pt.1.

INTERNAL DOORS.
All internal doors to offices 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 cill 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 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers. All to be sloped up to footpath level at min. 1:20

CONSTRUCTION HAZARDS.
The following operations are identified as involving hazards in construction.
a) Working close to underground or over head power cables.
b) Demolition and modification to adjacent existing buildings containing asbestos materials.
c) Excavation adjacent to existing foundations and effluent tanks below ground.
d) Steel erection close to boundary or existing building.
e) Working with scaffolding.
f) Working at height.
g) Roofing operations.
h) Drainage operations.
i) "Working" on insulation or large laminated insulated panels in areas with restricted access.
j) Disposal of soil/ wastes.
m) Welding to existing steelwork.

HAZARDOUS MATERIALS
The following materials could be deemed a hazard.
a) Cement and cement based products.
b) Solvent based paints.
c) Foul and Factory waste sewerage located in existing drainage system.
d) Dust generated during construction (including asbestos)
e) Sealants and adhesives.
f) Insulation material .
g) Heavy structural steelworks and timbers.
h) Reinforcing bars.

The above list is not a definite list as the Principal contractor or any subcontractor may specify materials which could be deemed a hazard over and above those listed

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.

DETERMINED PLAN

ref	revision	date
B	LAYOUT	SEPT '03
A	RAISED TIE ROOF	NOV. '02

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Project
PROPOSED OFFICE ACCOMMODATION
HAYCROFT LANE,
FLEET,
SPALDING, LINCS.

Client
D. BROWN (BUILDING CONTRACTORS) LTD.

Drawing
FLOOR PLANS/ SECTION/ ELEVATIONS

Job Ref	Drawing No
131-00	01-B
Date	Drawn
NOVEMBER '00	J.C.

Scales
1:50 1:100

DO NOT SCALE FROM THIS DRAWING

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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 relating 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 visit surveys are recommended in respect of thoroughness to establish specific site conditions before foundation work is undertaken.

SHDC
PLANNING & DEVELOPMENT
23 SEP 2003
Ref. 11/58/03