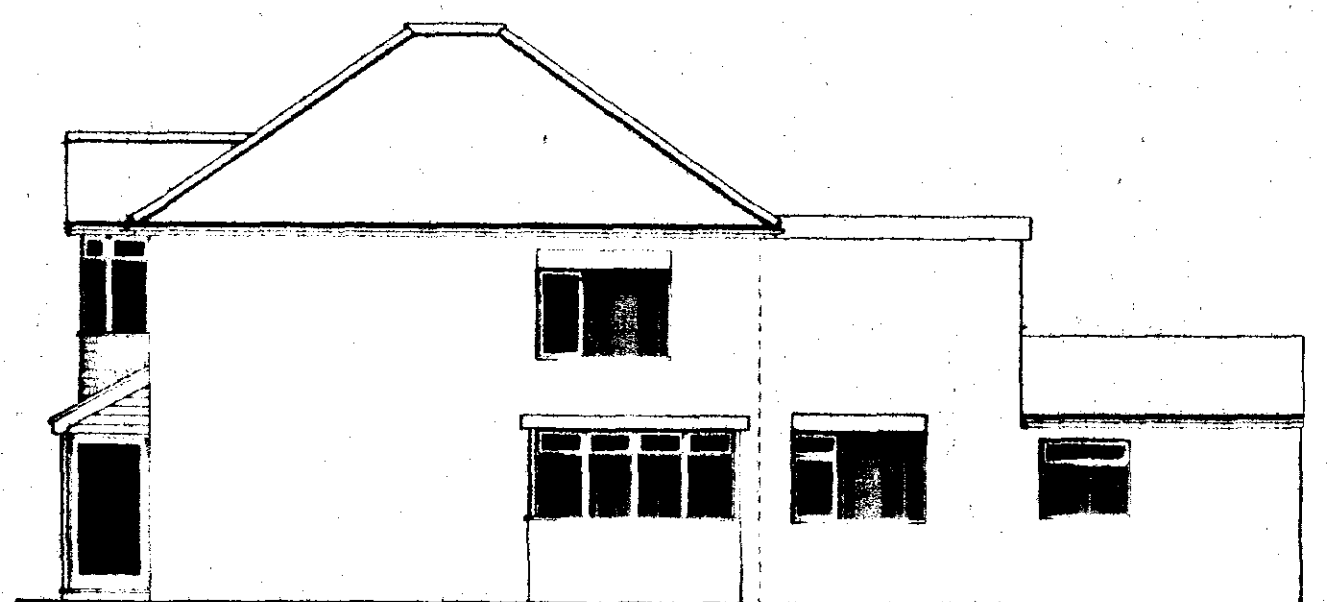
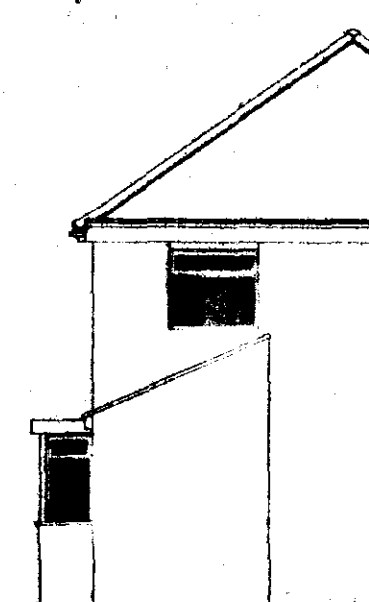




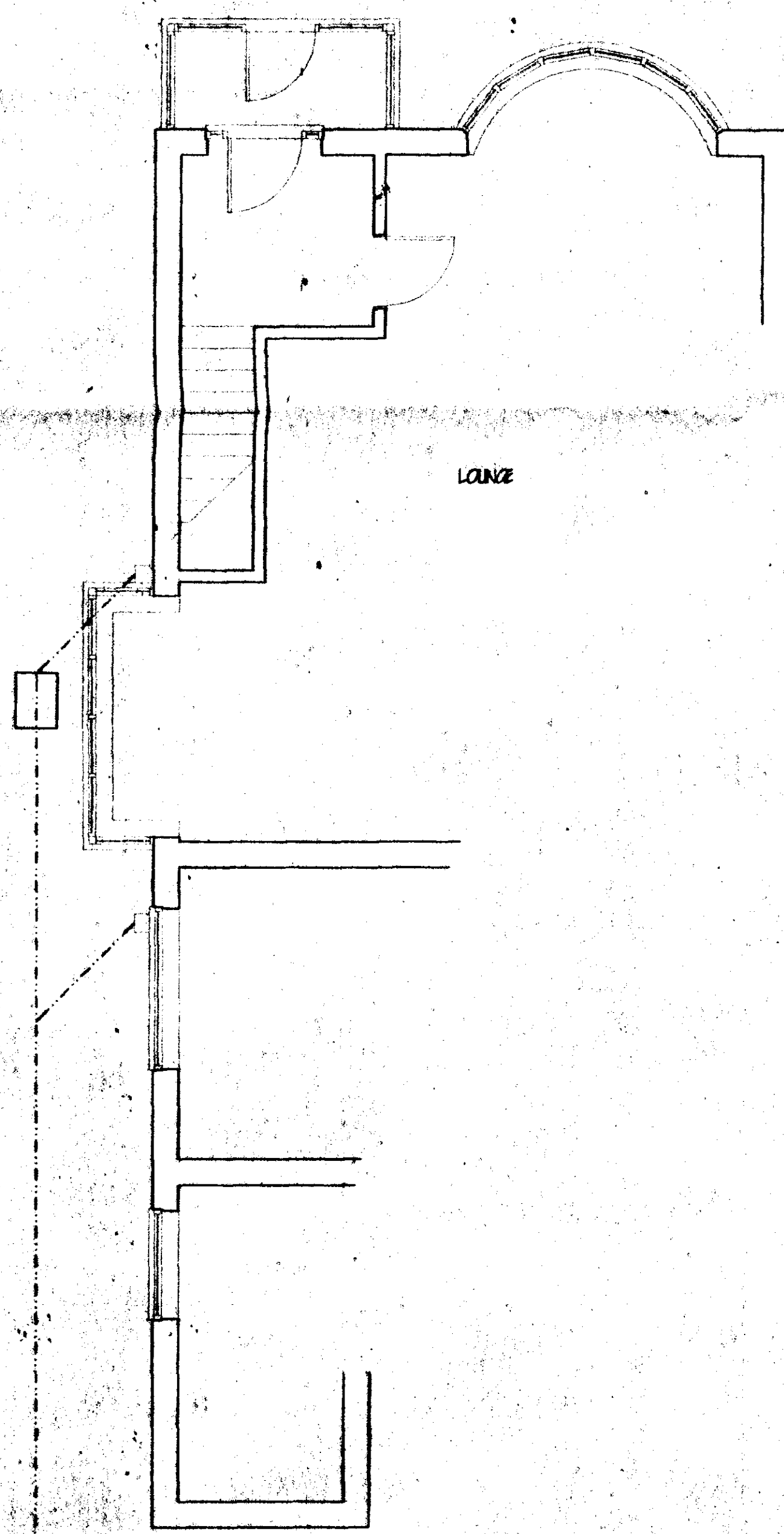
FRONT ELEVATION



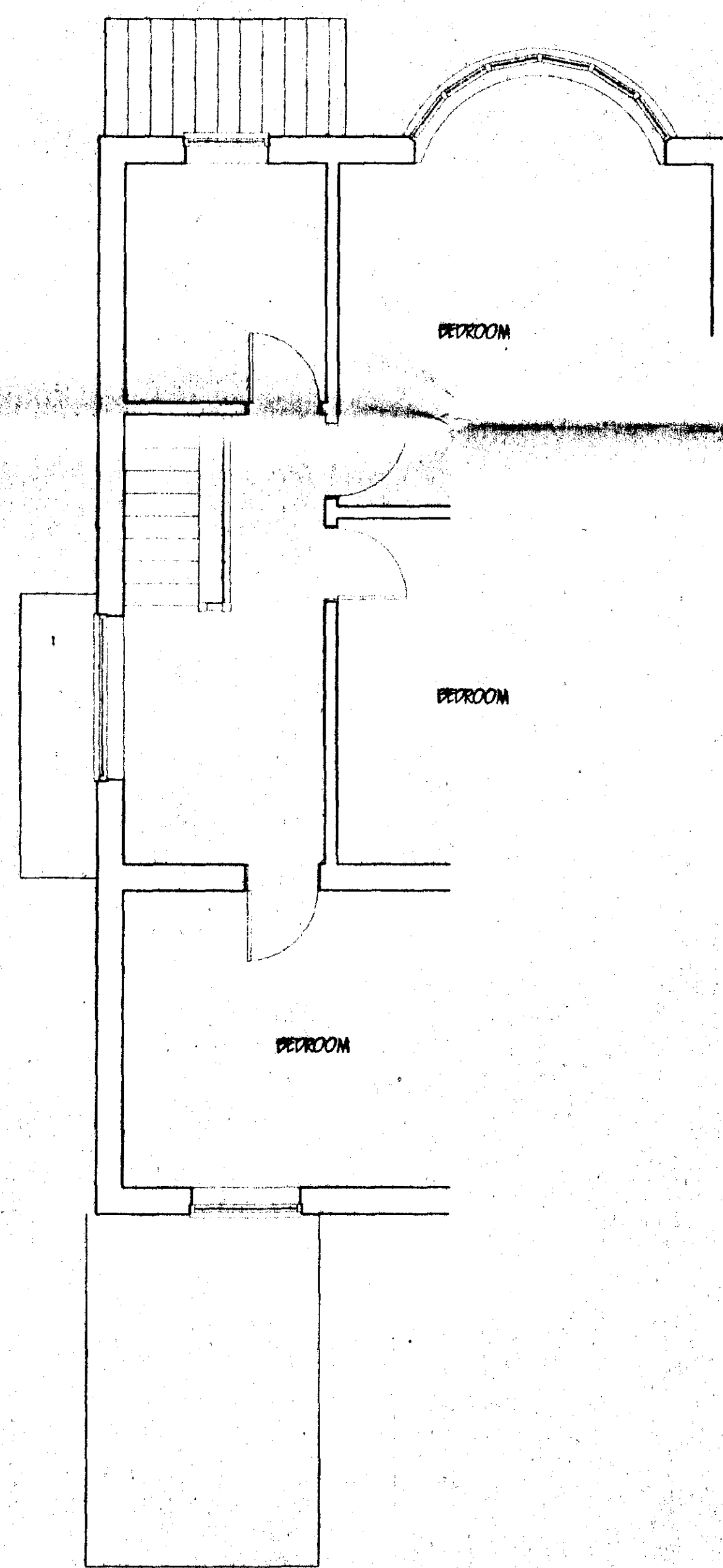
SIDE ELEVATION



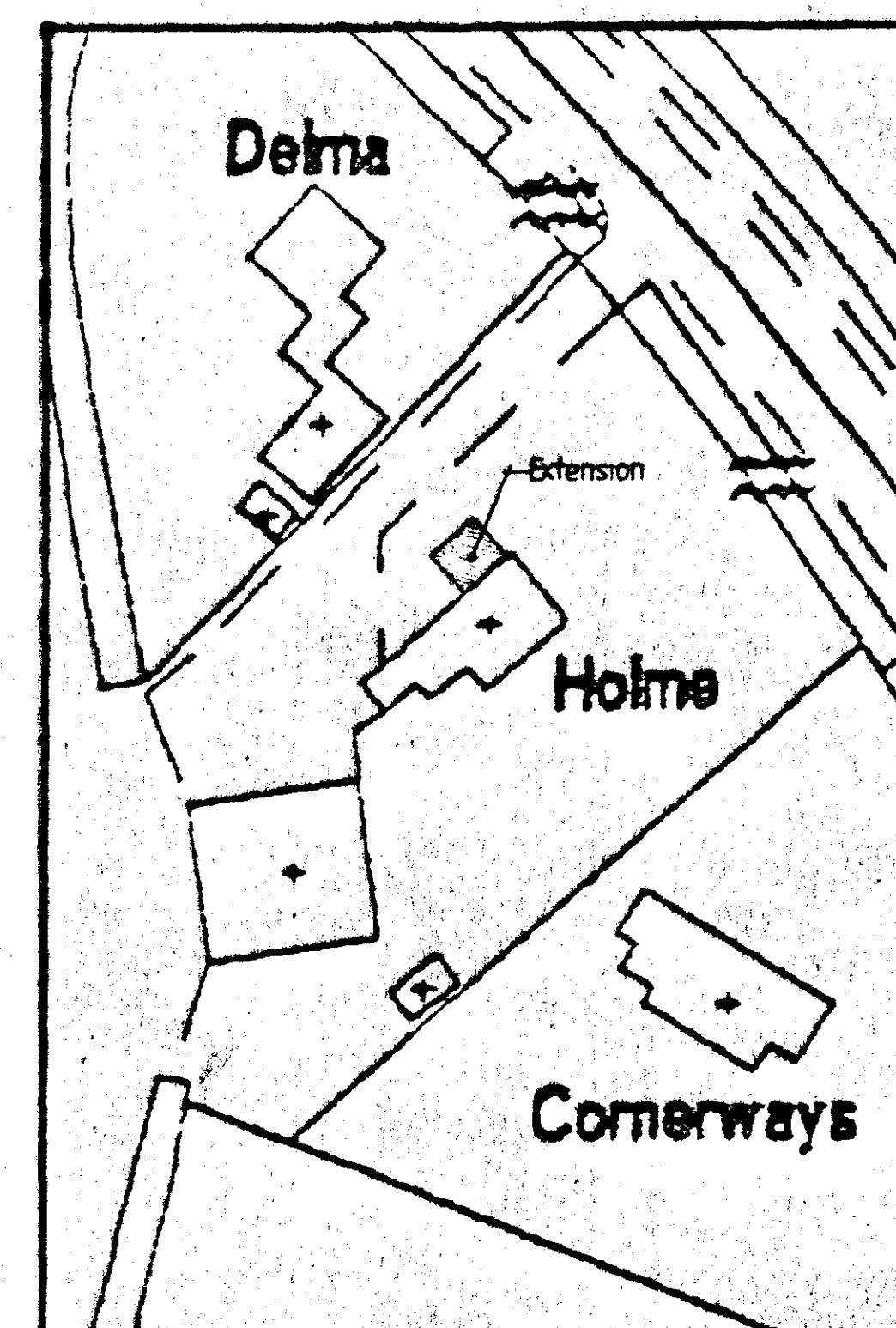
REAR ELEVATION



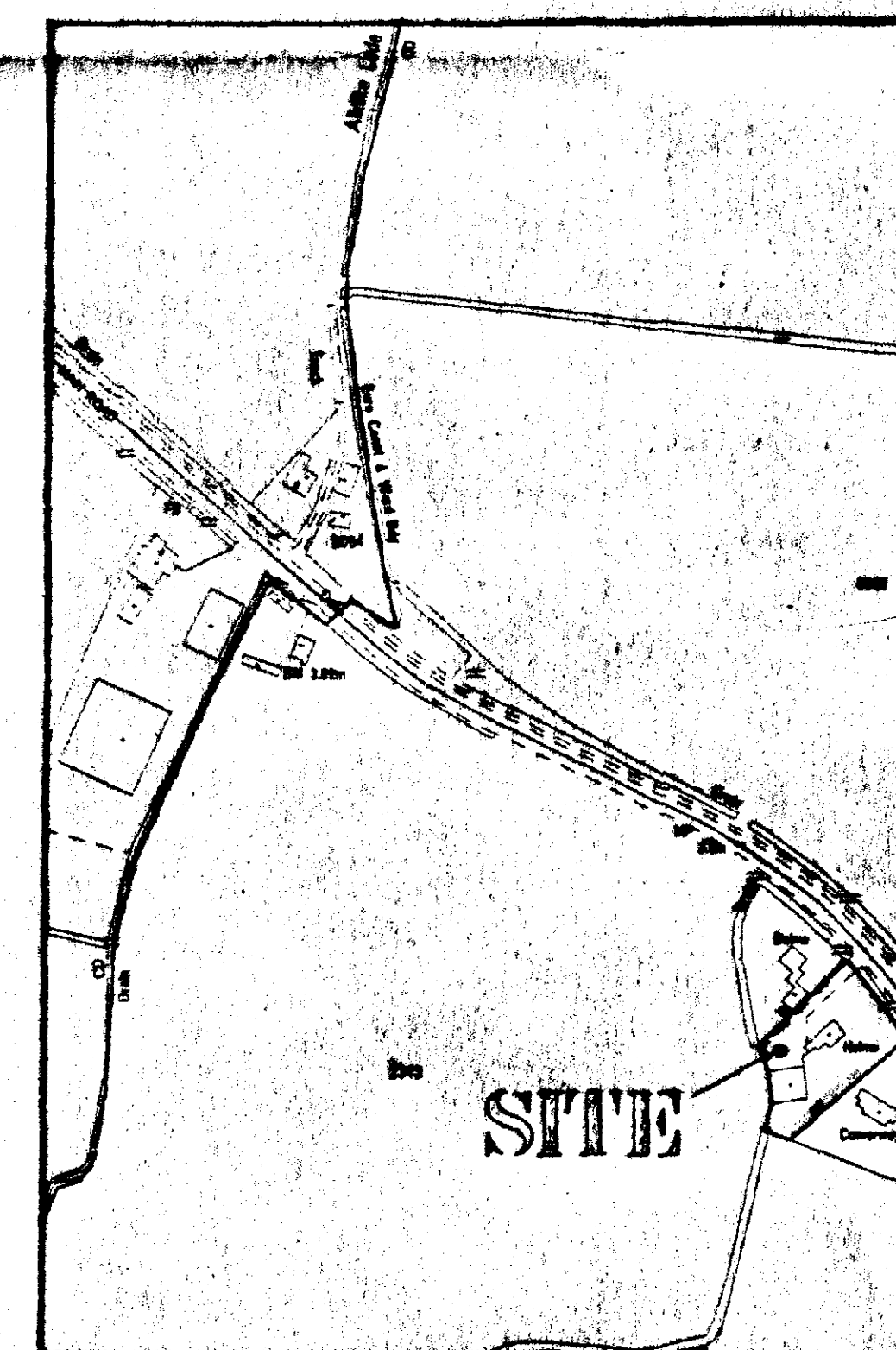
GROUND FLOOR (EXISTING)



FIRST FLOOR (EXISTING)



BLOCK PLAN 1:500



LOCATION PLAN 1:2500



LIMITATIONS
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NOTES
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 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 BPA Certificate or European Code equivalent.

HEALTH & SAFETY
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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.

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Project: PROPOSED EXTENSION TO HOUSE
HOLME HOUSE
QUADRANT ROAD GOSBERTON
SPALDING Lincs.

Client: MR & MRS P. HOARE

Drawing: EXISTING
FLOOR PLANS / ELEVATIONS

Job Ref:	369-01	Drawing No:	01
Date:	OCTOBER '01	Drawn:	J.C.

Scales: 1:50 1:100 [unless otherwise stated]
DO NOT SCALE FROM THIS DRAWING
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The Client/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 related to the area. No responsibility can be accepted for structural conditions which may be discovered during construction unless reported to the Architect in the design documents or may be the result of ground conditions.

DETERMINED
PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
15 OCT 2001

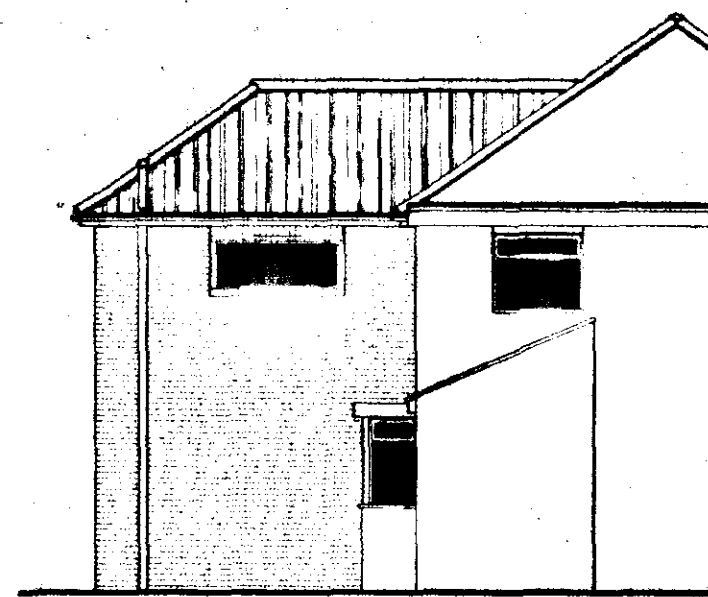
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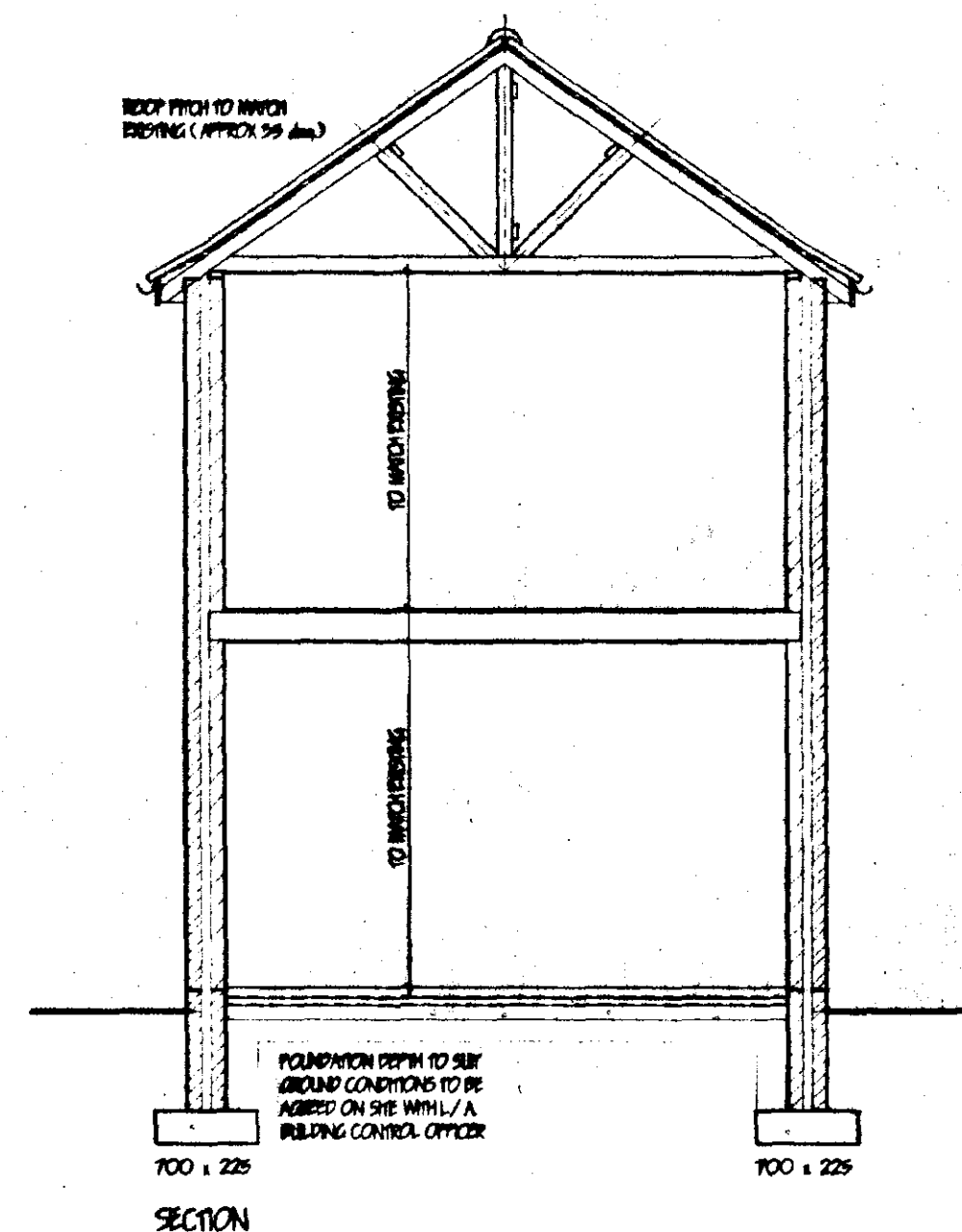
FRONT ELEVATION



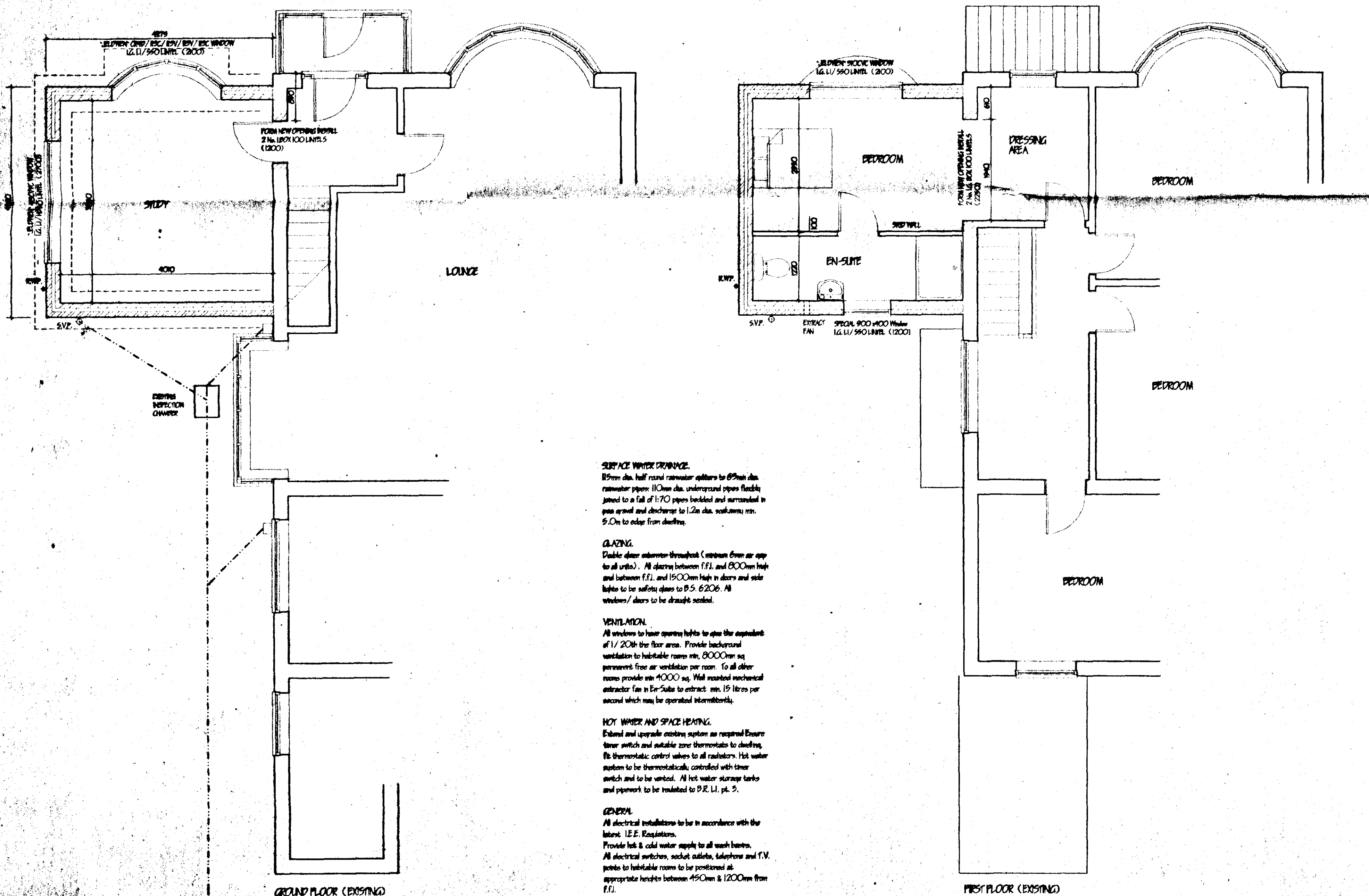
SIDE ELEVATION



REAR ELEVATION



SECTION



GROUND FLOOR (EXISTING)

FIRST FLOOR (EXISTING)

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 granular and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwelling.

GLAZING.
Double glaze aluminium windows (minimum 6mm air gap to all units). All glazing between 1.1m and 800mm high and between 1.1m and 1500mm high in doors and side lights to be safety glass to BS 6206. All windows/doors to be draught sealed.

VENTILATION.
All windows to have opening lights to open the equivalent of 1/20th the floor area. Provide background ventilation to habitable rooms min. 8000mm² sq. permanent free air ventilation per room. To all other rooms provide min. 4000 sq. mm. Well mounted mechanical extractor fan in En-Suite to extract min. 15 litres per second which may be operated intermittently.

HOT WATER AND SPACE HEATING.
External and separate controls system as required. Ensure lower switch and outdoor zone thermostat to dwelling. No thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with radiators and to be vented. All hot water storage tanks and pipework to be insulated to P.R. L1, pt. 5.

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.

SUB STRUCTURE WALLING.
100mm dense concrete blocks to P.S. 6079 p41 1991. DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Work min. concrete fill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
Slop all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement at 500mm p.d. on 50mm Polythene insulation board, on 120mm p.d. on 50mm Polythene insulation board with D.P.C. by min. 100mm. Lay 90mm wide D.P.M. strips into D.P.C. to lay floor D.P.M. At or 100 concrete overlayer. Concrete min. 25 to P.S. 9228: p41 1991. 150 Unadorned and consolidated hardcore.

FIRST FLOOR CONSTRUCTION.
When T.B.G. floors are laid on 47 x 195 SC9 grade joists stamped 'S9' to 10' to indicate moisture content of 20% or less all in accordance with BS 4978 at 400mm/c. 90 x 5 qph. steel joists and lateral restraint straps to joists at min. 1.5m/c. Straps to be run over min. 25mm joists with solid bridle beneath. Provide herring bone strutting min. 30 x 30 at end span of joists where span exceeds 2.5m. Provide 25mm joists bolted together under all first floor walls where not supported on blockwork below.

FOUNDATIONS.
Under walls as shown provide 700 x 225 strip concrete foundations (BEM min. to P.S. 9228: p41 1991). All foundations taken down to bear on local bearing strata min. depth of 600 to top of foundations. Should be suitable and conditions for found on site then foundations shall be taken down to a depth of 1 metre below ground level.

LINOLS.
All linols to be manufactured by Mowat, L.G. and to be installed in accordance with makers' instructions, and to have min. and bearings of 150mm and at external positions to have cavity trap D.P.C. to CP 121. Internal linols to be 1.6m 100 D.P.C. tape. Provide Parp and weep holes and slopends to cavity trap.

FULL DRAINAGE.
Inspection chamber construction to be "Omni" and installed in accordance with makers' instructions with the normal dimension related to the depth in accordance with BS 6501:1995. Full drainage pipes to be 110mm dia. UPVC to P.S. 4660:1995 flexible jointed and laid to makers' instructions to a fall of 1:70 and surrounded with 100mm granular. Where pipes pass under floors ensure in 150mm concrete with floor joists to correspond with joists in pipework. Provide 65 x 100 precast concrete inlet bridle where pipes pass through walls. Allow 50mm gap around pipe, opening marked both sides of wall with raised sheet material. Soil and vent pipes to be 110mm dia. PVC to BS 454:1989 and to external 900mm above window head terminating with PVC bellows. Water pipes to be generally 40mm dia. If over 3.0m low rise increase to 50mm dia. All PVC to P.S. 5945:1979 complete with rubber gaskets at every change of direction. Push, bend and sink to have 75 deep seal traps. Shower to be raised on 150mm plate with access plate to anti-siphon trap and 50mm waste.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to P.S. 6079 p41 1991. 25 x 98 softwood batten in accordance with BS 7477 (type F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. batten of 75mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure category as detailed in BS 5 6599 Pt 2. Turnplate specialist make prefabricated roof trusses to comply with BS 5263 part 3 1988. TRUSS CALC 10 TO BE SUBMITTED TO L/A MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600mm/c to a pitch of approximately 95 deg. CHECK ON SITE. 30 x 100 ridge batten. 30 x 100 ceiling batten. All trusses to be strapped to wall plate by 30 x 5 galvanized metal straps acting as anchor and lateral restraint straps min. 1.5m/c. Water provide solid bridle beneath straps. 90 x 100 wall plates limited on span and concrete. 25 x 175 fascia boards from end gable eaves to full complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be min. SC5 grade. Stamped 'S9' or '10' to indicate moisture content of 20% or less all in accordance with BS 4978. Where span of trussed rafters 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 400mm joists. At roof intersections provide 25 x 100 lay boards and sheathing batten at 600 c/c: total cover 4 lead valley line.

FIRE ESCAPE WINDOWS.
All habitable rooms in the upper storey of a dwelling should have a window with an unobstructed operable 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 opening area should not be more than 1000mm above floor level.

Ceilings.
To roof and provide 200mm clear floor insulation total thickness. 100mm between joists & 100mm over joists (2.7mm Gypoc. plasterboard 3mm also finish. Provide min. 30 x 30 recess 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 planted sleepers. Access panel to be 12mm ply with layer of 12.7mm fibre board fixed to face. 100mm joists to top surface. Provide slide bolt fasteners & draught seal all round.

WALLING.
205 cavity walling for cavity of floor brickwork to P.S. 9921:1974 for clay bricks and P.S. 107:1978 for calcium silicate bricks. 65 cavity wall into cavity. Redwood cavity wall better insulation in accordance with makers' instructions and approval cert. No. 85/1087. 100mm Tarmac. Hammer solid insulation blocks or similar. Cavity walls laid together using galvanized iron batten bars set 900 horizontally and 450 vertically to P.S. 1245:1978 wall ties positioned at 900 vertical centres at all unbraced corners of cavity. Close cavities with "Thermabate" preformed downer and provide between DPC to CP 121. External walls to have min. "U" value of 0.45 W/m² K. All to receive 10mm 5/C render and 3mm slat. Steel walls to consist of 30 x 25mm c/s slat at 400mm c/c, both sides to be clad with 12.7mm plasterboard and slat. 100mm clear floor in between studs.

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G. R. MERCHANT LENG AMICE TWO ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS Unit 4, Whitby House 12A Park Road, Hove, Brighton, Sussex, BN1 2 7TE Tel: 01408 480800 Fax: 01408 485744 E-Mail: G. R. Merchant @ Merchant. PS. CO. UK	
Project: PROPOSED EXTENSION TO HOUSE HOLME HOUSE QUARRING ROAD, GOSPERTON SPALDING, Lincs.	
Client: MR & MRS P. HOARE PLAN	
Drawing: PROPOSED FLOOR PLANS / ELEVATIONS / SECTION	
Job Ref:	Drawing No:
369-01	02
Date:	Drawn:
OCTOBER '01	J.C.
Scales: 1:50 1:100	
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15 OCT 2001