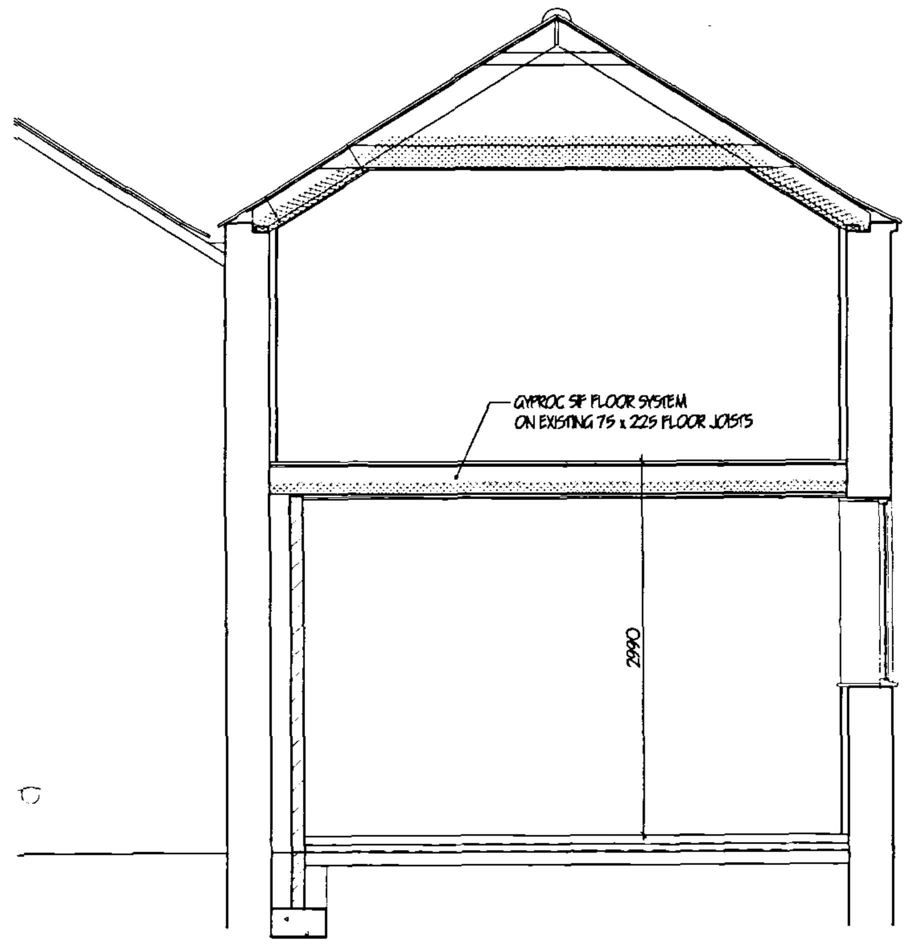
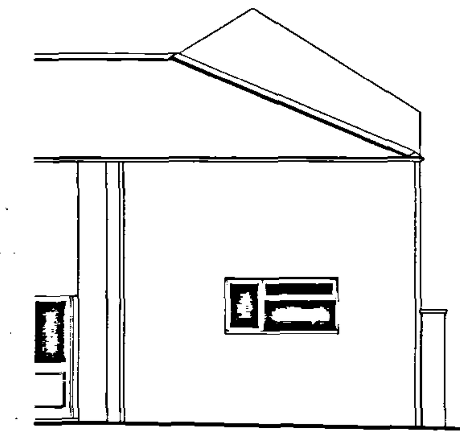
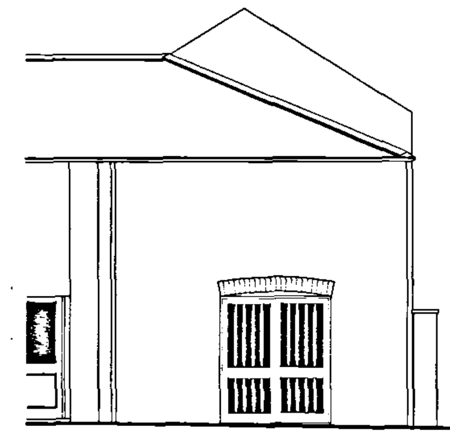


SECTION PROPOSED

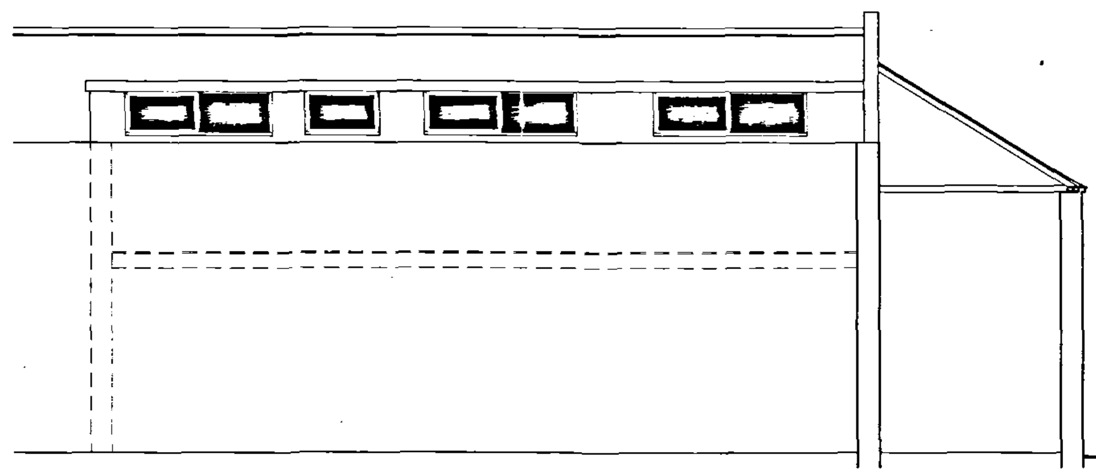
PITCHED ROOF CONSTRUCTION.
Blue / Black Natural Slates on 25 x 38 softwood treated battens on 'DuPont Tyvek' underlay membrane to BBA certificate 99 / 3635 (forth issue) and in all cases to be lapped by 150mm both vertically and horizontally. Slates to be laid with min. head lap of 110mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in B.S 6399. Pt 2. Rafters and ceiling joists to be 47 x 175 at 400mm c.c.
Ridge Board 25 x 200: All rafter feet to be strapped to wall plate by 30 x 2.5 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: 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: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists.



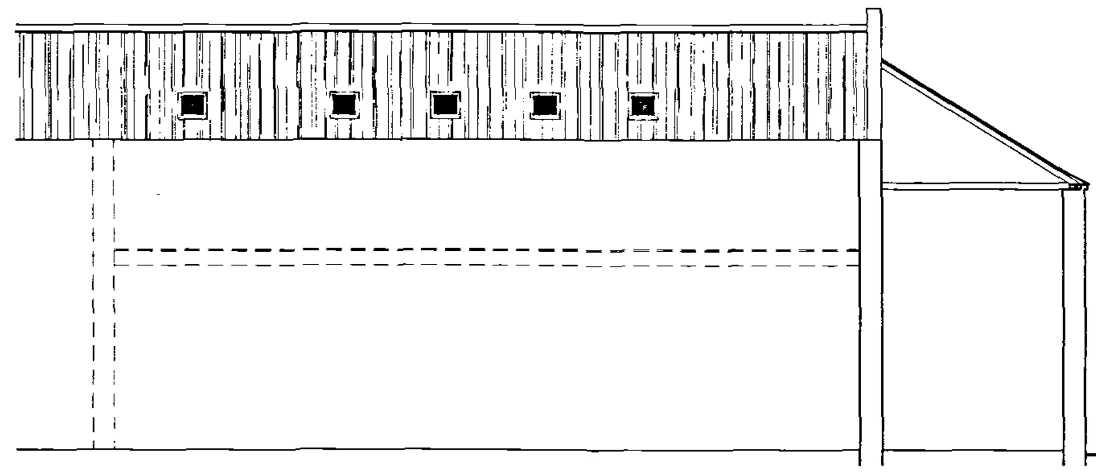
FRONT ELEVATION EXISTING



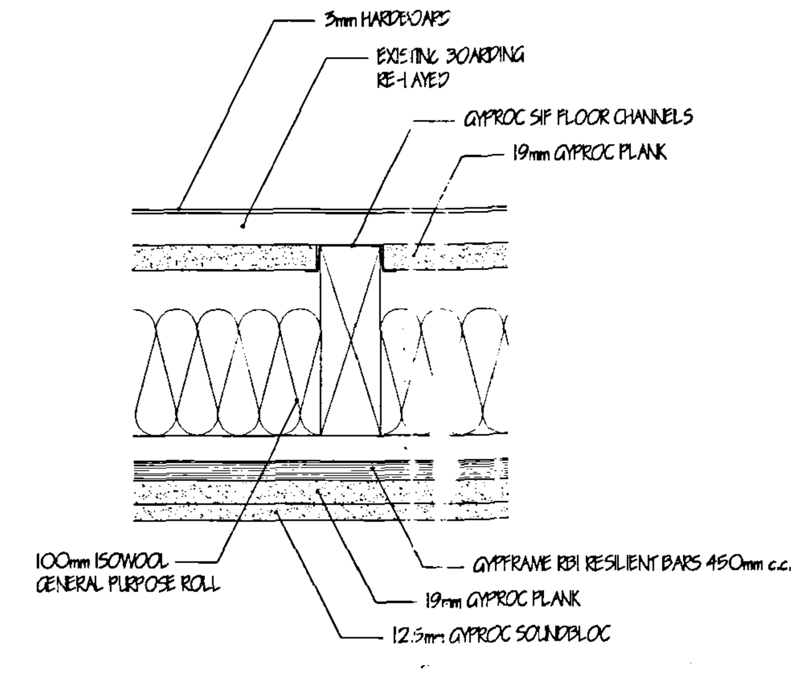
FRONT ELEVATION PROPOSED



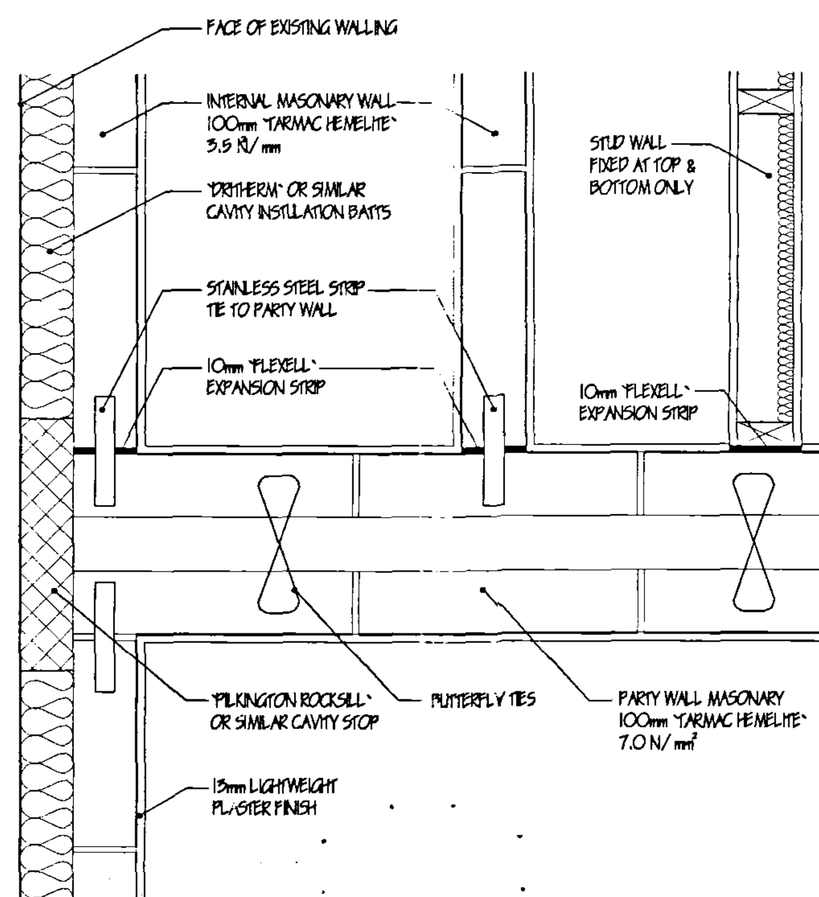
SOUTH ELEVATION EXISTING



SOUTH ELEVATION PROPOSED



SEPERATING FLOOR DETAIL 1:5



PARTY WALL DETAIL

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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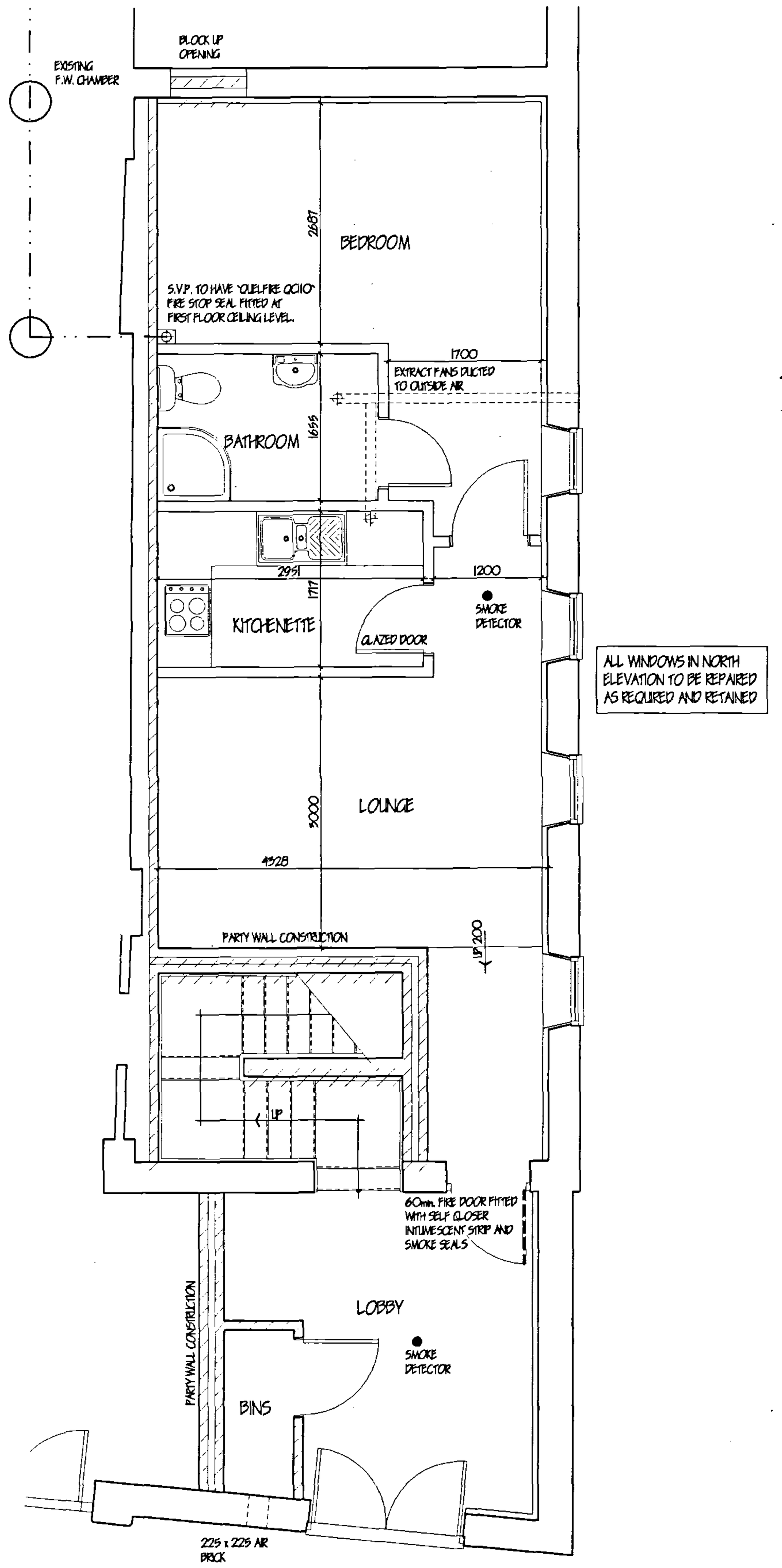
STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

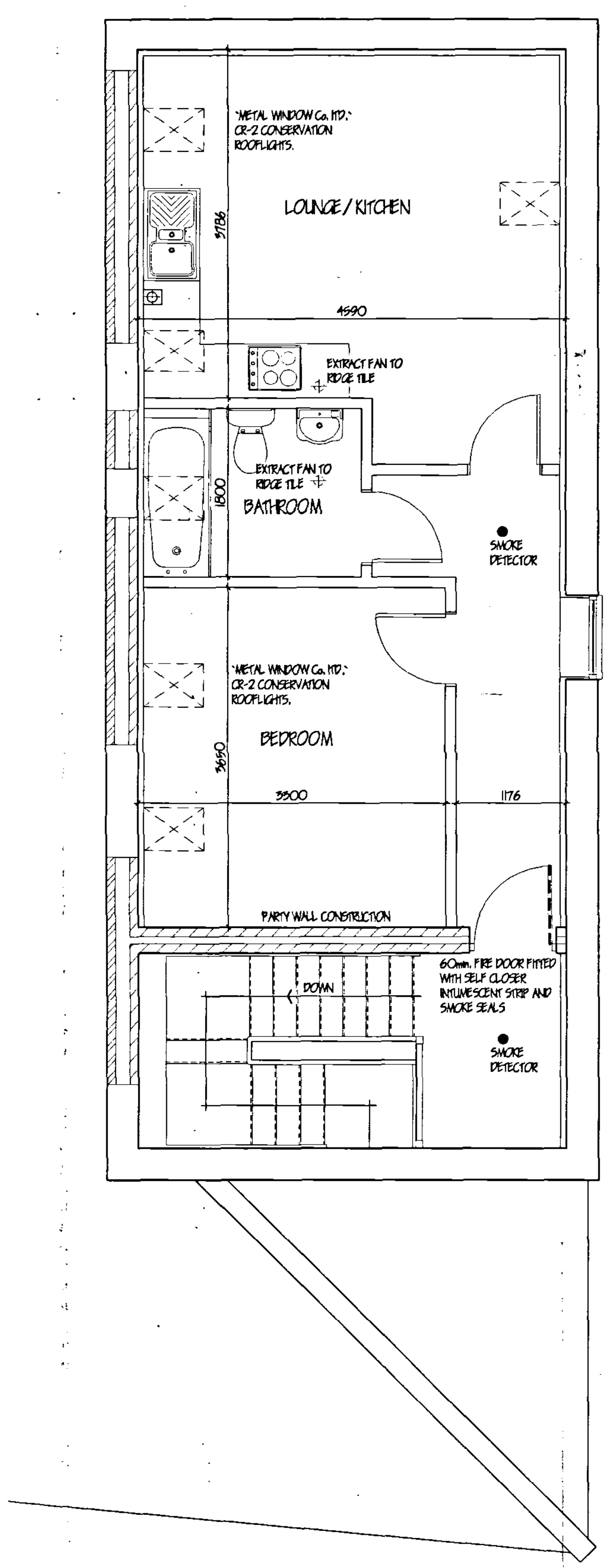
HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independant 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.



ALL WINDOWS IN NORTH ELEVATION TO BE REPAIRED AS REQUIRED AND RETAINED

GROUND FLOOR PROPOSED



FIRST FLOOR PROPOSED

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.

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accommodation to be 838mm wide.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 48mm 'Celotex GA2048' 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 existing concrete floor slab.

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: ptl 1991. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a minimum 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.

STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 900mm clear width. 16No. risers of 175mm ex 25 x 200: 250mm going ex 32 x 275: pitch 35deg. 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.

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. 4660:1983 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 ridged sheet material: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514:1983 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. 3943: 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. Septic tank / Treatment plant operating and maintenance instruction notice to be provided by installer.

SURFACE WATER DRAINAGE.
Existing system unchanged.

GLAZING.
Double glaze property throughout with timber windows (minimum 16mm air gap to all units with Low 'E' 0.1 Glass) max 'U' value 1.9 W/sq.m.K. 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 / Window 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.
Space heating by 'Economy 7' Electric night storage radiators. Provide timer switch, suitable zone controls Hot water to be provided by self contained thermostatically controlled instantaneous water heaters. All thermostatically controlled with timer switch. Pipe work to be insulated to B.S. 5422:2001
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
to be provided by self contained thermostatically controlled instantaneous water heaters.

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.

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.

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 DOORS.
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 g.w.p plate glass to Class C of B.S. 6206.

MAIN ENTANCE DOORS
Main entrance doors to consist of 1 pair 838mm wide doors. And to have 'Exitex' or similar level threshold.

CEILINGS / INSULATION.
Roof Level: Flat and Sloped ceilings lay 'Celotex GA3080 + GA3040' to provide a max 'U' value of 0.2 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 2[illegible] planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 10[illegible]mm Jablite to top surface. Provide slide bolt fastening & draught seal all round
Mid Floor Level: Provide 'Gyproc S.I. floor sytem fitted in full accordance with manufacturers instructions. All joints to be taped and filled.

WALLING.
100mm Tarmac Hemelite 3.5 N/mm2 solid insulation blocks: 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. [illegible] 1985.
All to receive 13mm lightweight plaster finish. Stud walls to consist of 38 x 89mm [illegible]s studs at 600mm c/c, both sides to be clad with [illegible].5mm Gyproc SoundBloc and skim. 25mm Iso[illegible] Acoustic partition roll infill between studs.
To all existing external walling Provide 60mm 'Gyproc Thermaline Super' on 25mm Gyp[illegible] framing. All fitted in accordance with manufacturers instructions.

PARTY WALL.
285mm cavity wall to consist of [illegible]No. leaves 100mm Tarmac Hemelite 7N/mm2 solid insulation blocks with normal dry density of 1450 Kg/[illegible]3 Wall ties positioned at 450mm vertically and set 750mm horizontally: 225mm block cours[illegible]. Both faces to receive 13mm lightweight plaster. min. mass per unit area 10 Kg/m2). Party walls [illegible] receive no insulation. All floor joists perpendicular to party wall to be supported in galvanised steel hangers. All party walls to be taken up to under side of roof covering and fire stopped using 300mm wide "Pilkington Rocksil" insulation matt or similar. Void between fascia board and wall to be similarly fire stopped. At junction of cavity with flank wall cavity provide 400mm wide 'Pilkington Rocksil' insulation matt or similar to full height. All masonry joints to be filled and sealed with mortar. 150mm high Code 4 lead flashing and cavity trays at all roof / wall abutments. All Electrical socket positions to be staggered on opposite side of the party wall

AMENDED PLAN
Ref. A2

SHDC
Planning & Development
24 JUN 2004
Ref: 0050/04

ref:	revision	date
C	NEW ROOF / LAYOUT	JUNE '04
B	BUILDING REGS	JUNE '04
A	SOUTH ELEVATION ADDED	MARCH '04

G. R. MERCHANT
I.ENG AMICE FIWO
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
Unit 4, Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
Fax: 01406 425744
E-Mail: G. R. Merchant @ Merchant. F9. Co. UK

Project
PROPOSED RESIDENTIAL DEVELOPMENT
16 BARRINGTON GATE
HOLBEACH
SPALDING LINCS.

Client
MR A. BROOKFIELD

Drawing
FLOOR PLANS EXISTING

Job Ref.	Drawing No.
835-03	01-C

Date	Drawn
DEC. '03	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 related 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 soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.