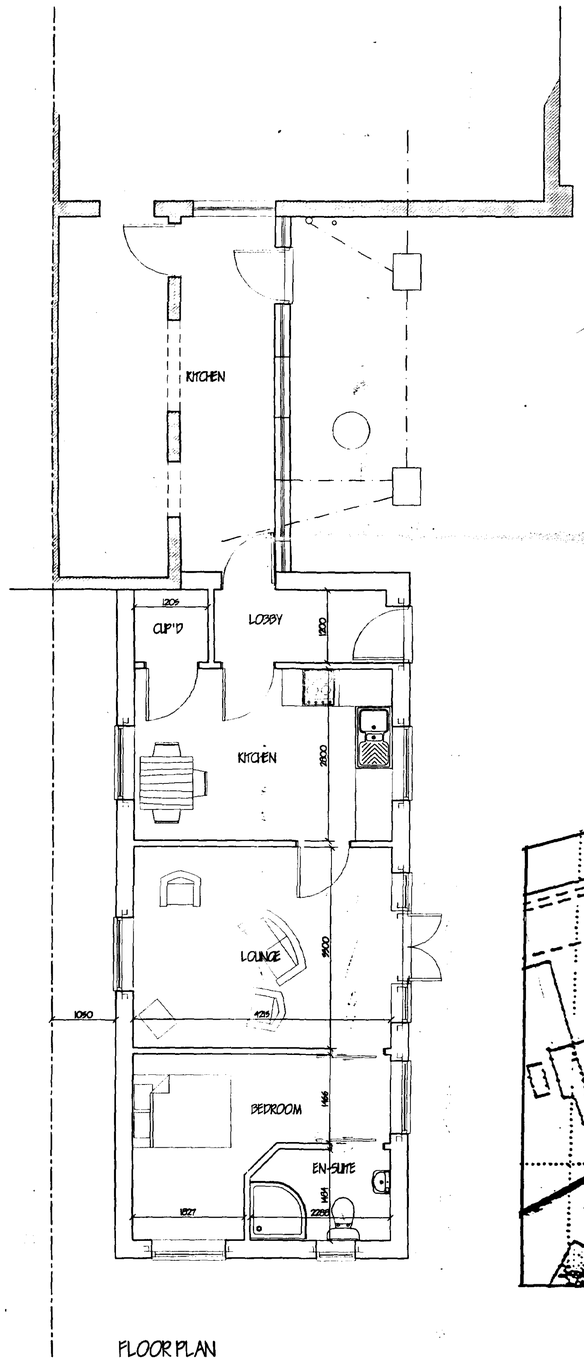
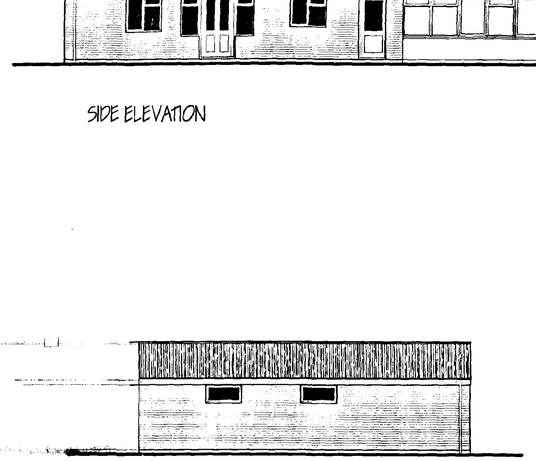
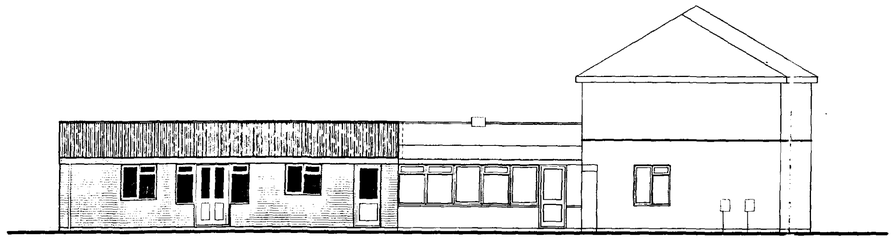


FLOOR PLAN

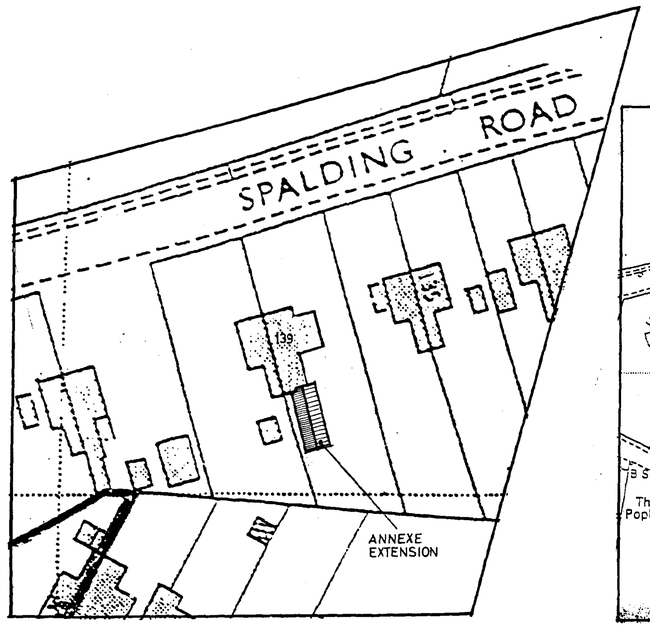


SIDE ELEVATION

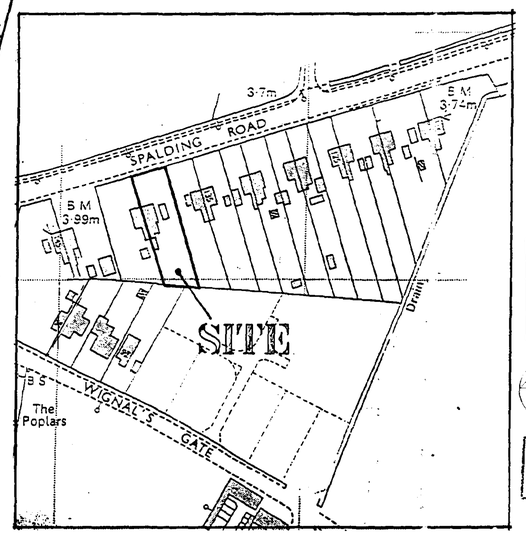


SIDE ELEVATION

REAR ELEVATION



SITE PLAN
1/500



LOCATION PLAN
1/1250

Planning Development
29 APR 2002
Ref 0498/02

DETERMINED PLAN

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.

ref	revision	date

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Project
EXTENSION & ALTERATIONS
139 SPALDING ROAD
HOLBEACH
SPALDING LINCS

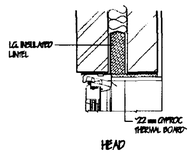
Client
MR & MRS S & J C BEERLING

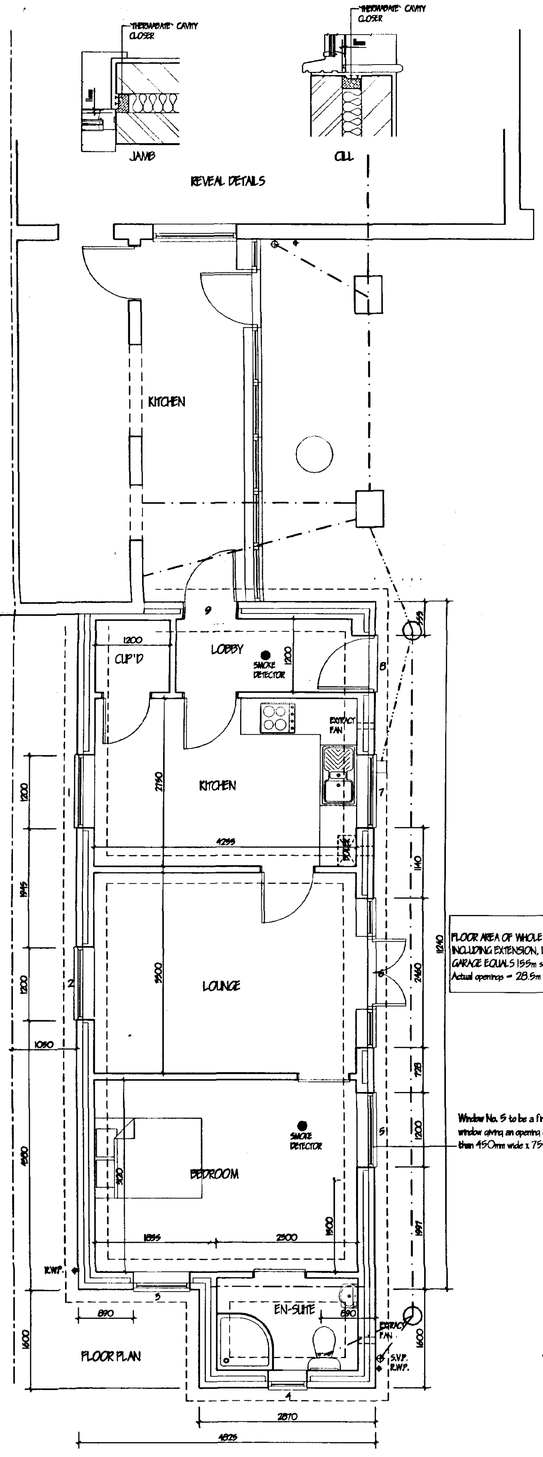
Drawing
EXISTING
PLAN & ELEVATIONS

Job Ref.	Drawing No.
486/02	01
Date: APRIL 2002	Drawn: GRM

Scales
1:50 1:100

DO NOT SCALE FROM THIS DRAWING





PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 sulphured treated battens on under felt 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. 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. Timberplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALC'S TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 29 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. 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.SC5 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. At roof/wall intersections provide 150mm high code 4 lead flashing.

CEILINGS.
Flat ceilings lay 250mm glass fibre insulation total thickness. 100mm between joists & 150mm over joists to provide max. 'U' value of 0.16 W/sq.m.K. Ensure 50mm air gap over all insulation. 12.7mm Gyproc plasterboard 3mm skim finish. Provide min. 38 x 38 rosastra 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.

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 accord. with makers instructions and segment cert' No.84/1268 & 86/1584. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 750 horizontally and 450 vertically to B.S.1243:1978 wall ties positioned at 300 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 DS Code of Practice 121 Part 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: All to receive 10mm S/C render and 3mm skim.

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 leave of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

LEVEL ENTRY THRESHOLD
Provide "Jeldeen Ltd." Mobility door frame & threshold (PN29M-MOB) Principal entrance to building. All External doors to be 838mm wide.

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 500mm 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: pt1 1991: 150 blinded and consolidated hardcore, on.

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: pt1 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 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.

LINTELS.
All lintels to be manufactured by Messrs. I.G. Cades LI/ST5 and LI/HD75 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 Plot type. Provide Perp-end weep holes and stop ends to cavity tray.

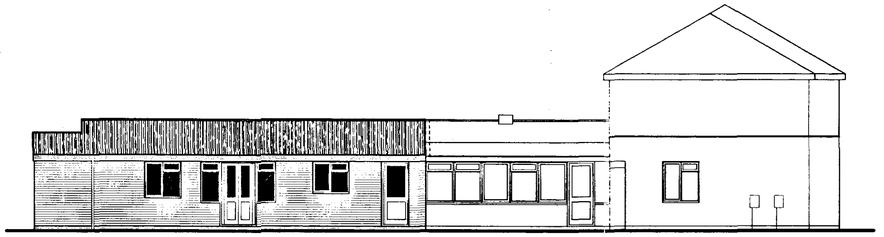
FOUL DRAINAGE
Inspection chamber construction to be "Osma" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a minimum 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 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 rolaced sheet material: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1989 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 sink to have 75 deep seal traps: Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 90mm waste. All redundant drains to be grubbed out or filled with lean-mix concrete.
Condensation drainage from boiler flues to discharge via minimum 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.

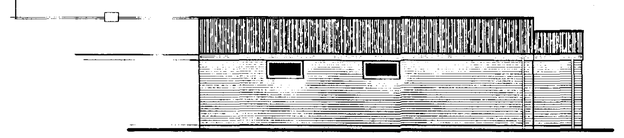
SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly jointed to a fall of 1:170 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soak away, min. 5.0m to edge from dwelling. All footpaths and drives to slope away from building.

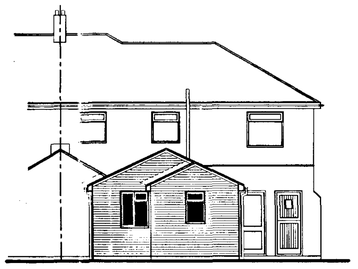
SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt.1 1990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

LIGHTING.
To Bedroom 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.


SIDE ELEVATION


SIDE ELEVATION


REAR ELEVATION

GLAZING.
Double glaze properly throughout (minimum 12mm air gap to all units with Low 'E' 0.09 Glass) max 'U' value 2.0 W/sq.m.. 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.
Glazing restrictions to commercial buildings if glazing in one elevation only:
North 50% NW/NW/S 40%
E/SE/W/SW 32%

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.
Provide Gas fired combination boiler (min SEDBUK B2 X) with an assisted balanced flue. Fit durable wire guard to externally to boiler flue. Provide timer switch, suitable zone and boiler control interlocks, fit thermostat to control valves to all radiators. Hot water system to be thermostatically controlled with timer switch. All 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 publ- -ed as part of the Benchmark Code of Practice, - -on completion.

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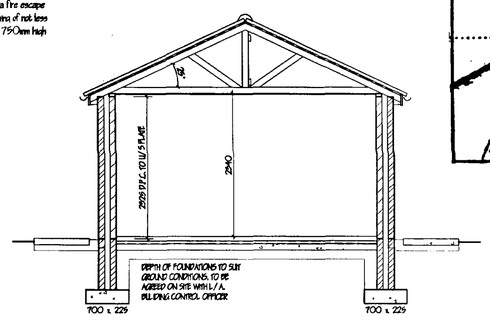
JOINERY / LINTEL SCHEDULE

POSITION	JOINERY	LINTEL	LENGTH
1	2068	I.G. LI/ST5	1500
2	2068	I.G. LI/ST5	1500
3	2N62CV	I.G. LI/ST5	1200
4	110V	I.G. LI/ST5	900
5	2122CV	I.G. LI/ST5	1500
6	115V/FCP120/115V	I.G. LI/HD75	2700
7	210CV	I.G. LI/ST5	1500
8	PN29M-MOB	I.G. LI/ST5	1350
9	838mm INT. DOOR	I.G. LI/ST5	1200

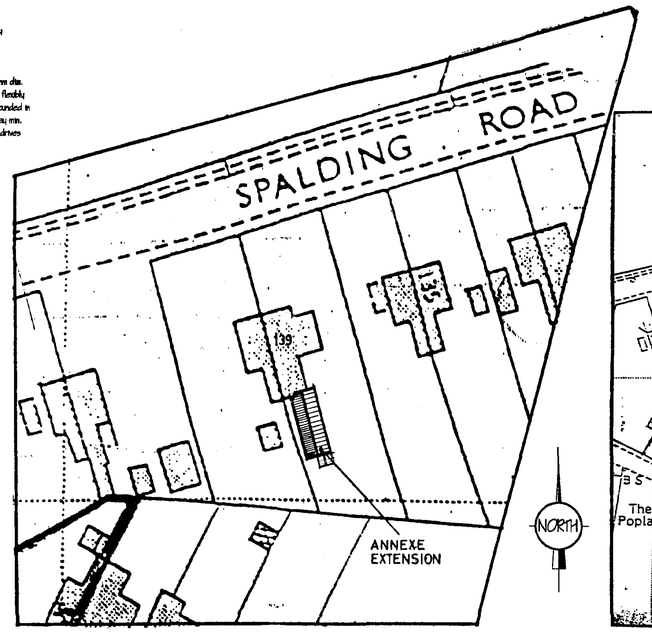
ALL JOINERY CODES 'JELDWEN LTD'. ALL LINTEL CODES 'I.G. LTD'.

FLOOR AREA OF WHOLE PROPERTY INCLUDING EXTENSION, BUT NOT EXISTING GARAGE EQUALS 155m sq - 25% = 38.75m sq
Actual openings = 28.5m sq

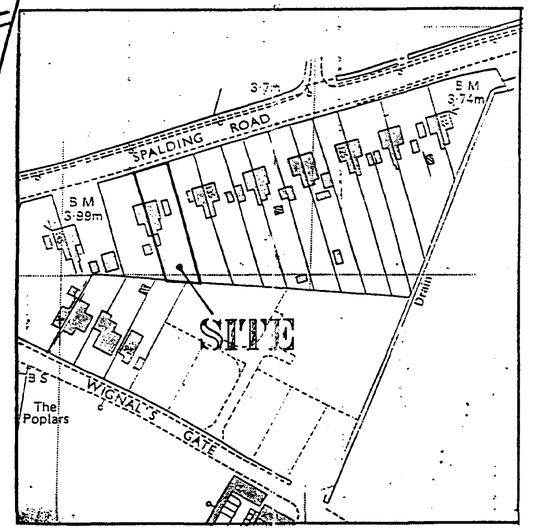
Window No. 9 to be a fire escape window giving an openina of not less than 450mm wide x 750mm high



SECTION



BLOCK PLAN 1:500



LOCATION PLAN 1:2500

SHDC
Planning & Development
- 2 AUG 2002
Ref 498/02

AMENDED PLAN
Ref. A1 498

C	EN-SUITE EXTENSION CLIENTS REQUIREMENTS	JLY '02
B	B.REG'S AMENDMENTS	JLY '02
A	BUILDING REGS	JNE '02
ref:	revision	date

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Project
EXTENSION & ALTERATIONS
139 SPALDING ROAD
HOLBEACH
SPALDING LINCS

Client
MR & MRS S & J C BEERLING

Drawing
PLAN, SECTION & ELEVATIONS

Job Ref.	Drawing No.
486-02	01-C
Date	Drawn
APRIL 2002	GRM

Scales
1:50 1:100

DO NOT SCALE FROM THIS DRAWING
This drawing is copyright and may not be altered, traced, photographed or used for any other purpose 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 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 established. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.