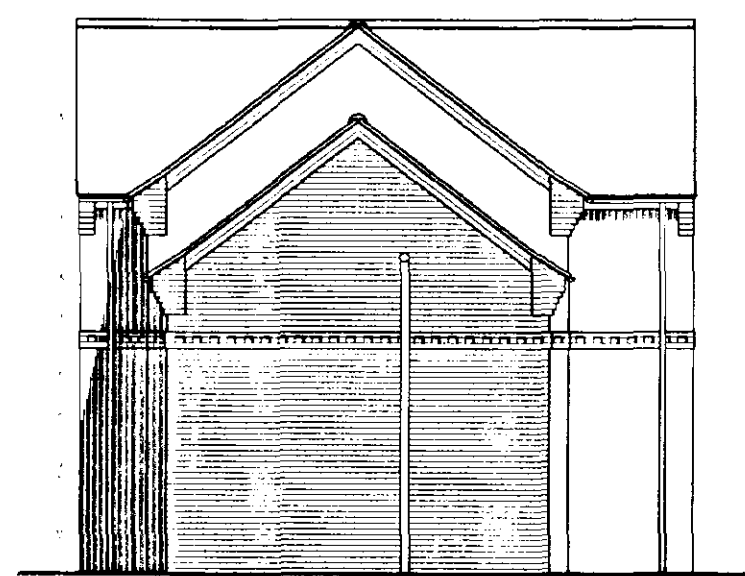




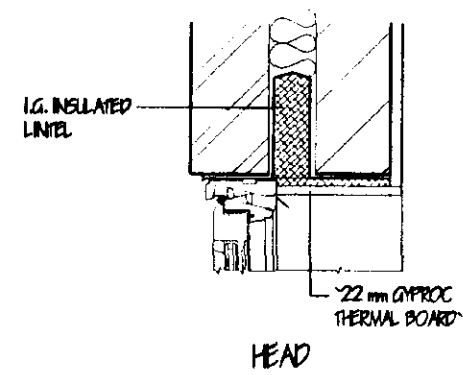
SOUTH ELEVATION



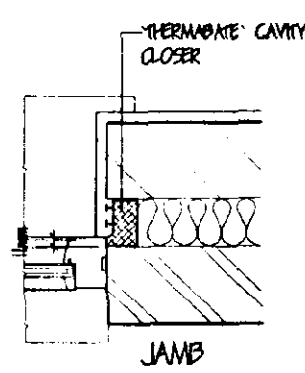
NORTH ELEVATION



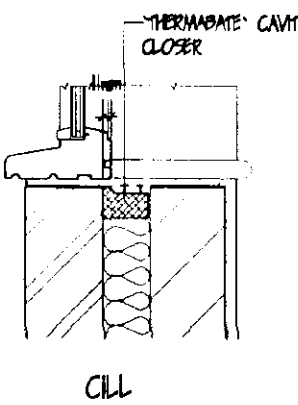
WEST ELEVATION



HEAD



JAMB



SILL

REVEAL DETAILS

SMOKE DETECTORS.
Provide ceiling mounted smoke operated self-contained smoke alarms to BS 5446: pt1 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 watt.

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.

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 provide trapped gully to base of all down pipes. All footpaths and drives to slope away from building.

GLAZING.
Double glaze extension throughout. (Minimum 12mm air gap to all units with Low E O/S Glass) max 'U' value 2.0 W/ sqm. K excluding air gap. All glazing between F.F. and 800mm high and between F.F. 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 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. Provide Wall mounted mechanical extractor fan En-Suite to extract min. 15 litres per second which may be operated intermittently.

HOT WATER AND SPACE HEATING.
Extend and upgrade existing system as required. Ensure timer switch, suitable zone and boiler control interlocks. Fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented.
Heating Engineer to provide L/A, Building Control with a suitable Commissioning Certificate in accordance with that published as part of the Building Code of Practice upon completion.

FIRST FLOOR CONSTRUCTION.
19mm T&G, flooring grade chipboard on 47 x 225 SC3 grade joists stamped 'DRI' or 'KD' to indicate moisture content of 20% or less in accordance with BS 4978. at 400c/c. 50 x 59 galvanized steel anchor and lateral restraint straps to joist at max. 1.0m c/c straps to be run over min. 24mm joists with solid bracing beneath. Provide herring bone strutting min. 38 x 38 at mid span of joists where span exceeds 2.5m. Provide 24mm joists bedded together under all first floor walls where not supported on block below.
All joists at junction with external wall to be supported in mild steel optimised hangers. Supported off 47 x 200 wall plate. Nailbatted to inner skin of blockwork at 400mm centres with M10 x 125 bolts. Alternately screw each hanger to inner skin of blockwork.

FOUNDATIONS.
Under walls as shown provide 225 x 700 strip concrete foundations GEM mix to BS 5923: pt1 1991. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations. Should desirable soil conditions be found in situ then foundations shall be taken down to a minimum depth of 1 metre below ground level.

STAIRCASE AND BALUSTRADE.
Provide 'Crescent' of Cambridge Ltd Model 14 or similar 600mm clear width spiral staircase 19No. risers of 200mm. Min. head room 2.0m measured vertical above pitch line. All in accordance with BS 5995:1977. Staircase to have handrail at min. 900 above pitch line. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in BS 6599: Pt. 1. Balustrade to be min. 900mm high.

LEVELS.
All levels to be manufactured by Messrs L.G. Codes L1/575 and L1/1075 to be installed in accordance with makers' instructions, and to have min and bearing of 150mm and as external positions to have cavity trays DPC to CP 121. Internal levels to be L.G. 100 Blk tape.

FULL DRAINAGE.
Inspection chamber construction to be 'Crescent' and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with BS 5901:1985. Fall drainage pipes to be 110mm dia. UPVC to BS 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 drives surround in 150mm concrete with flex 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, cones marked both sides of wall with ridged sheet material. Soil and vent pipes to be 110mm dia. PVC to BS 4514:1985 and to extend 900mm above window head termination with PVC baloon. Waste pipes to be generally 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to BS 5943:1979 complete with rodlocking 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-siphon trap and 50mm waste. All redundant drains to be grubbed out or filled with lean-mix concrete.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to BS EN 490 / 491, on 25 x 38 softwood treated battens on under felt to BS 747 (type IP) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. head up of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in BS 5499: Pt. 2. Construct traditional oak roof of 38 x 200 Ridge Board, 47 x 150 Rafters 47 x 125 Ceils Joists all at 400mm c/c. To a pitch to match existing (approx. 37.5 deg). GRC ON SITE: All Rafters feet to be strapped to wall plate by 50 x 5 galvanized metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bracing beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm etc. grade plywood soffits complete with 25mm wide continuous air gap and fly proof screen. All structural timber to be min SC3 grade. stamped 'DRI' or 'KD' to indicate moisture content of 20% or less in accordance with BS 4978.

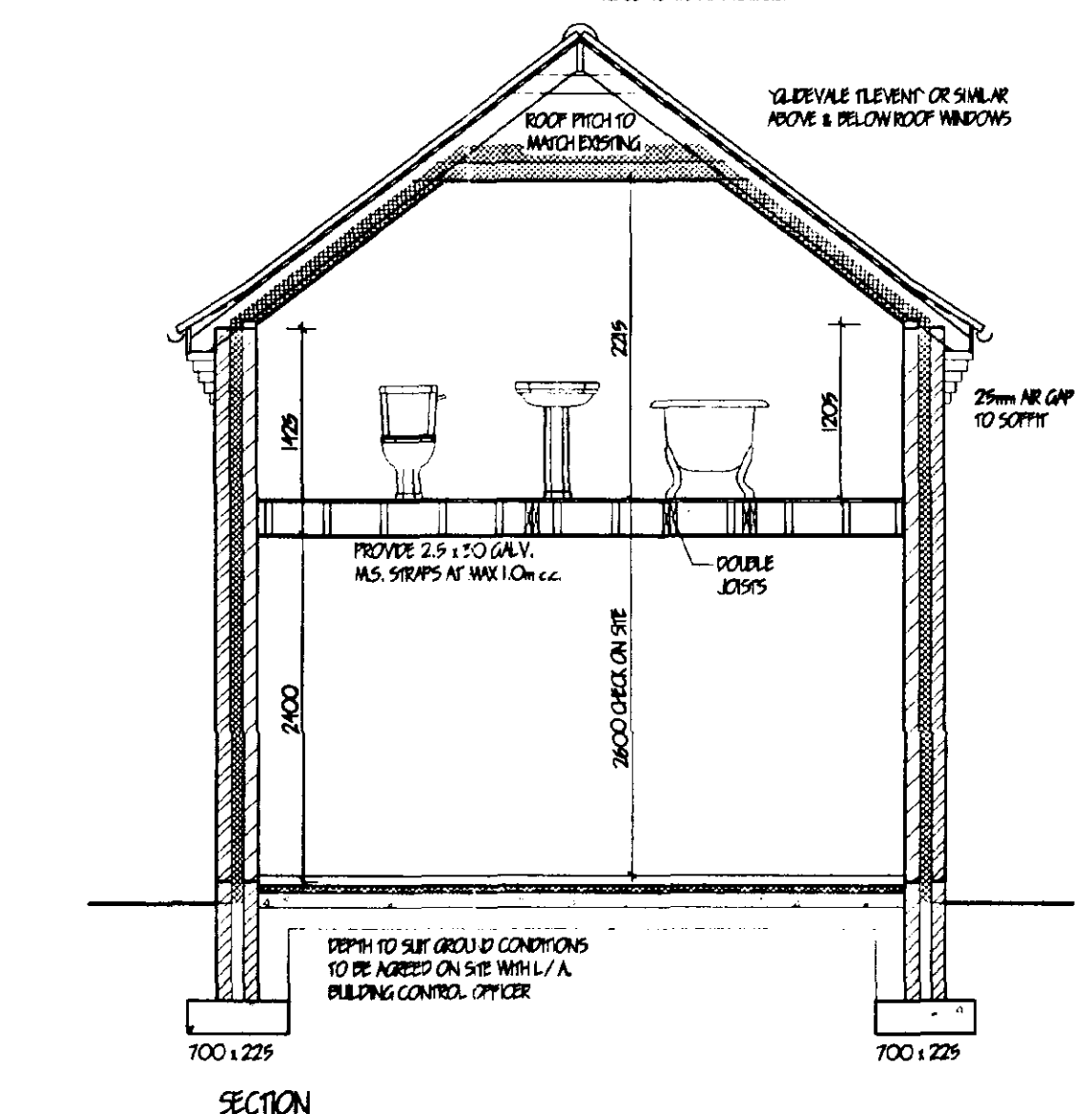
CEILING.
Flat ceilings lay 250mm dense fibre insulation total thickness 100mm between joists 150mm over joists to provide max. 'U' value of 0.16 W/ sqm. K. Soffit ceilings lay 'Celotex GA2080 + GA2040' to provide a max. 'U' value of 0.2 W/ sqm. K. Ensure 50mm air gap over all insulation. 12.7mm Gypsum plasterboard 3mm skim finish. Provide min. 38 x 38 noggin 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 stops. Access panel to be 12mm ply with layer of 12.7mm Fibreboard fixed to face. 100mm. Lintels to top surface. Provide slide lock fastening & draught seal all round.

WALLING.
205 cavity walling to consist of face brickwork to BS 5921:1974 for clay bricks and BS 187:1978 for calcium silicate lintels. BP cavity wall ties cavity. Ditherm cavity wall tie insulation boarding in accord. with makers instructions and agreement cert. No. B4/1268 & B6/1584. 100mm Terracotta Hamette solid insulation blocks or similar. Cavity walls bed together using galvanized iron baton ties set 750 horizontally and 450 vertically to BS 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity. Close cavities with 'Thermablate' perforated closer and provide bitumen felt DPC to CP 121. All work to be carried out in accordance with BS Code of Practice 121 Part 1:1975. External walls to have max. 'U' value of 0.25 W/ sqm. K.

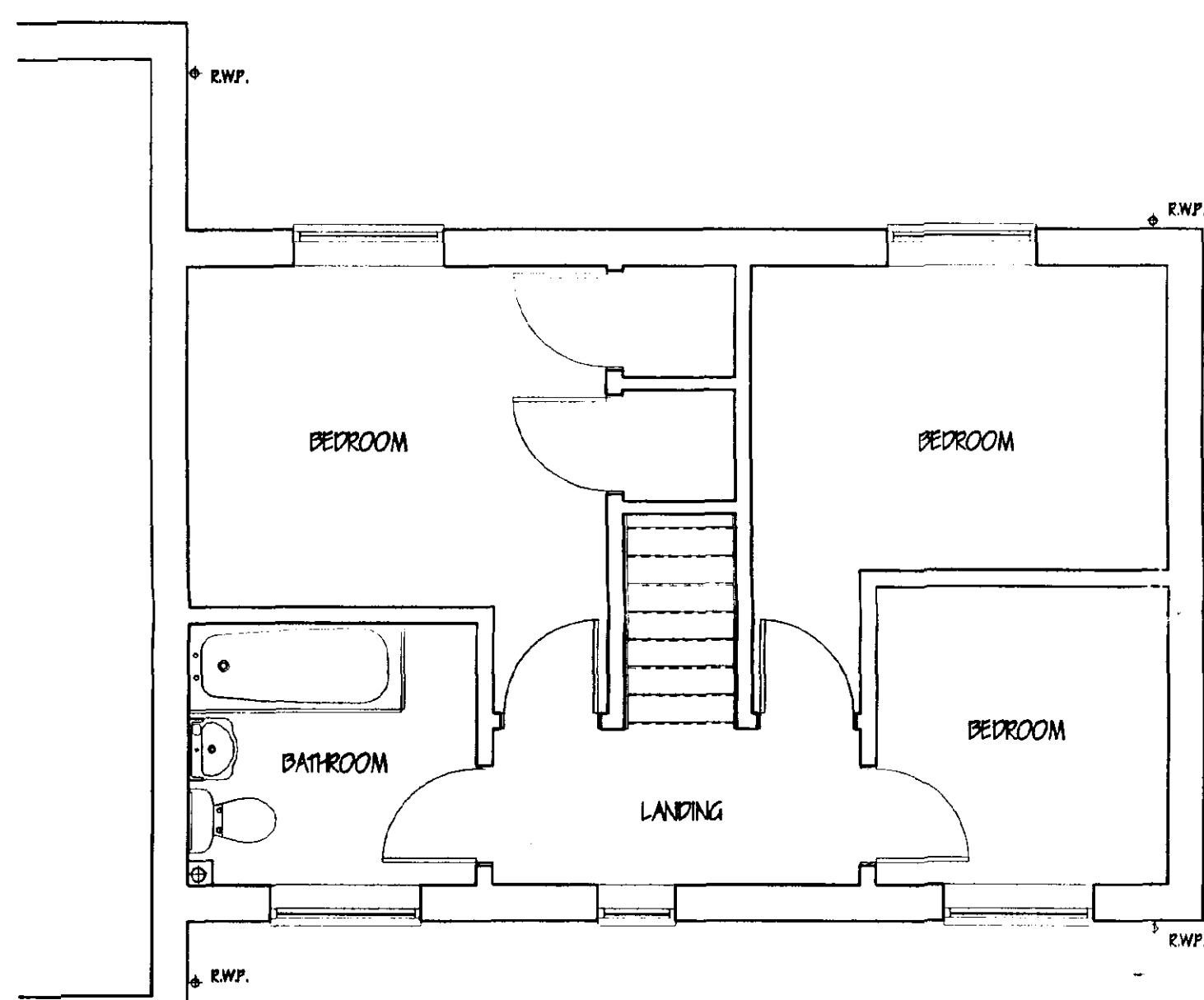
SUB STRUCTURE WALLING.
100mm dense concrete blocks to BS 6073: pt1 1991. DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Work min. concrete wall to base of cavity, to c. 225 to DPC. All brickwork below DPC to be F... quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement at 500mm polythene D.P.M. on 40mm 'Celotex GA2048' insulation board, on 1200mm 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 lay floor D.P.M. All on 100 concrete over site. Concrete mix GEM to BS 5923: pt1 1991: 150 bladed and consolidated hardcore. Alternative: Floor construction as above but 19mm T&G flooring grade chipboard on 40mm 'Celotex GA2048' insulation board laid on over site in lieu of screed and insulation board. Ensure 12mm expansion gap to perimeter of building.

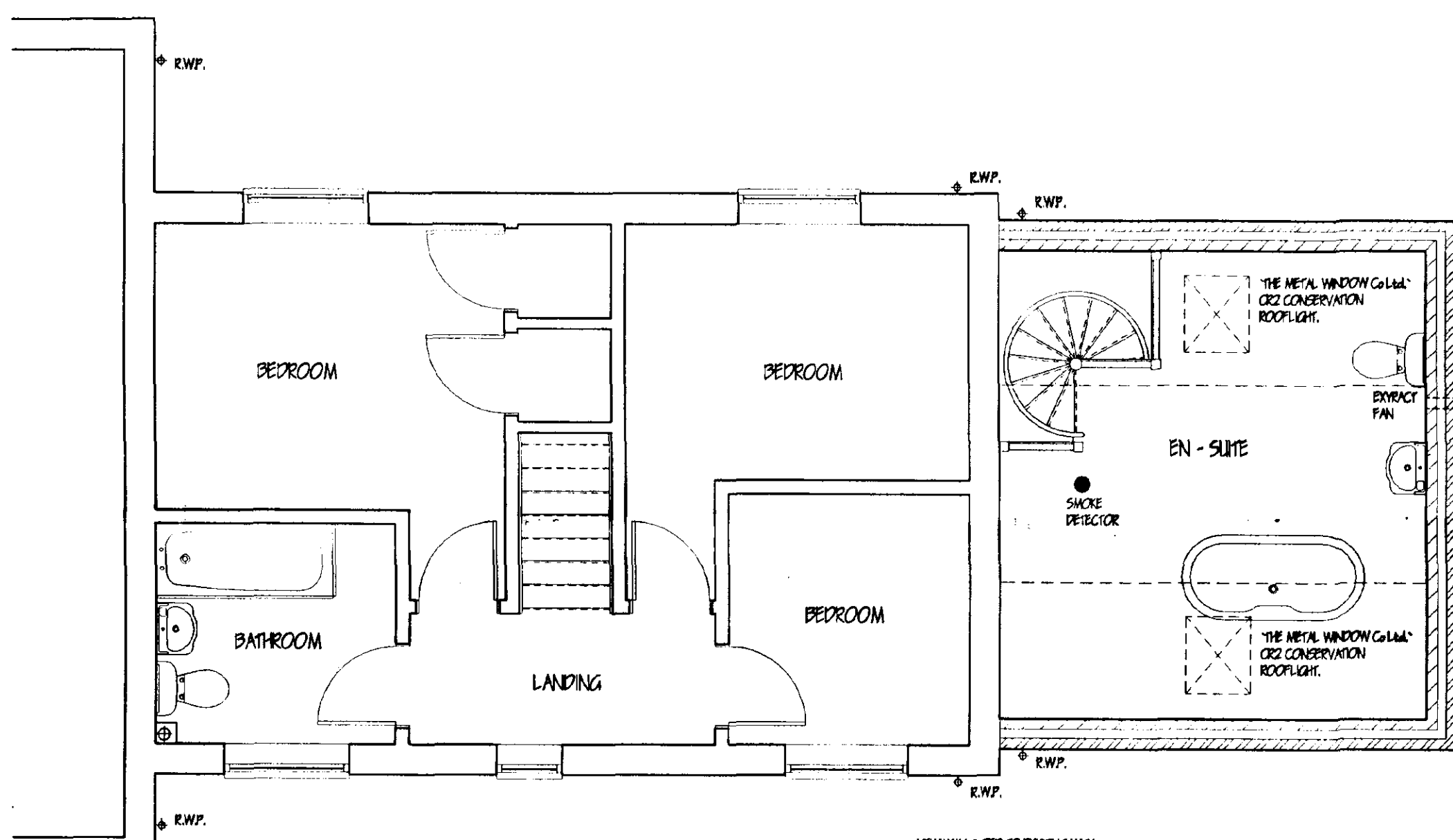
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Ref 0695/03



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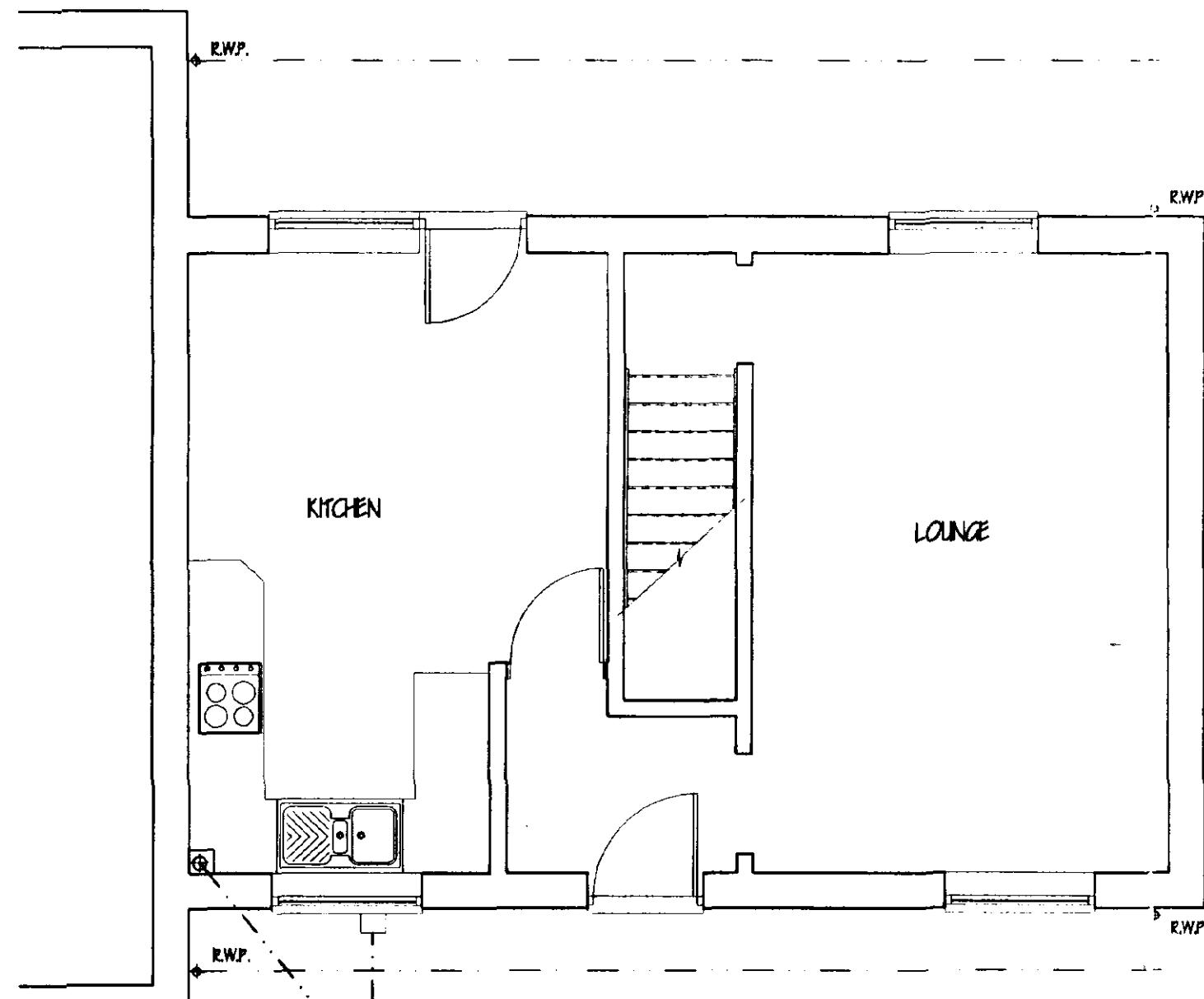


FIRST FLOOR (EXISTING)

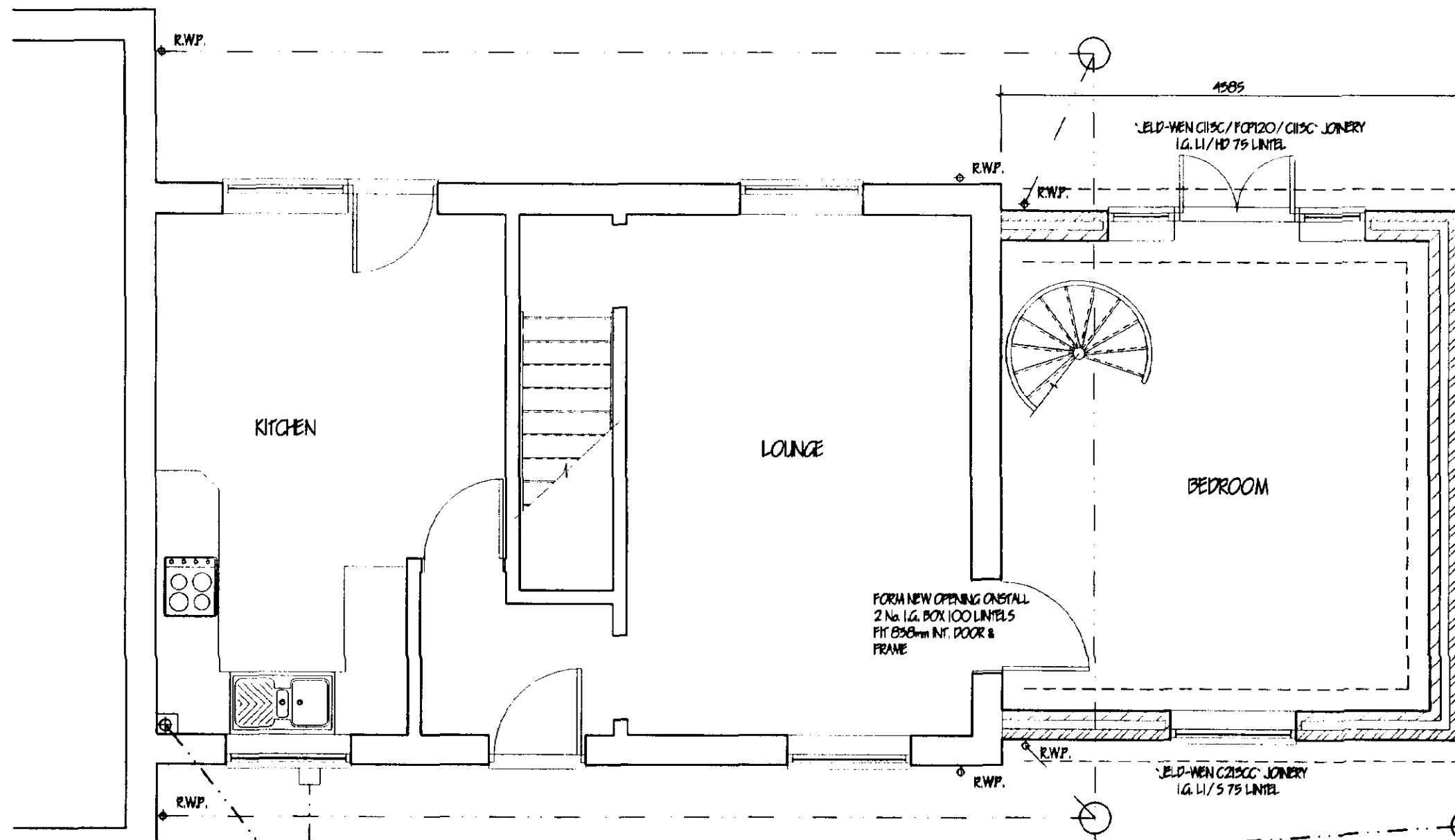


FIRST FLOOR (PROPOSED)

NEW WALLS TIED TO EXISTING WITH TIEBARS OR SIMILAR WALL DETENTION SYSTEM.
NEW FOUNDATIONS TIED INTO EXISTING WITH 5 No. 10 x 300mm MILD STEEL DOWEL RODS.



GROUND FLOOR (EXISTING)



GROUND FLOOR (PROPOSED)

PROPOSED 10 x 10 UPVC TOLL DRAIN 1/10 FALL

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 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 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.

ref.	revision	date

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Project PROPOSED EXTENSION 8 MAPLE GROVE HOLBEACH SPALDING Lincs.	
Client MR & MRS J. BROOKE	
Drawing EXISTING FLOOR PLANS ELEVATIONS	
Job Ref. 679-03	Drawing No. 01
Date MAY '03	Drawn J.C.
Scales 1:50 1:100	
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