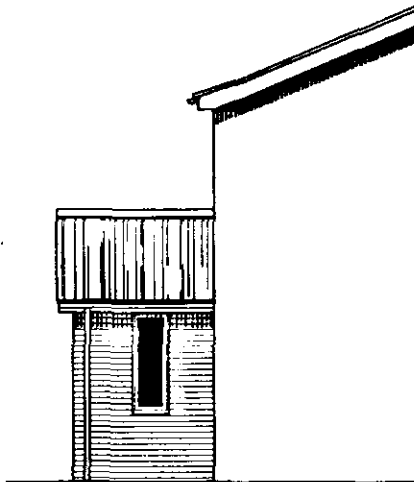
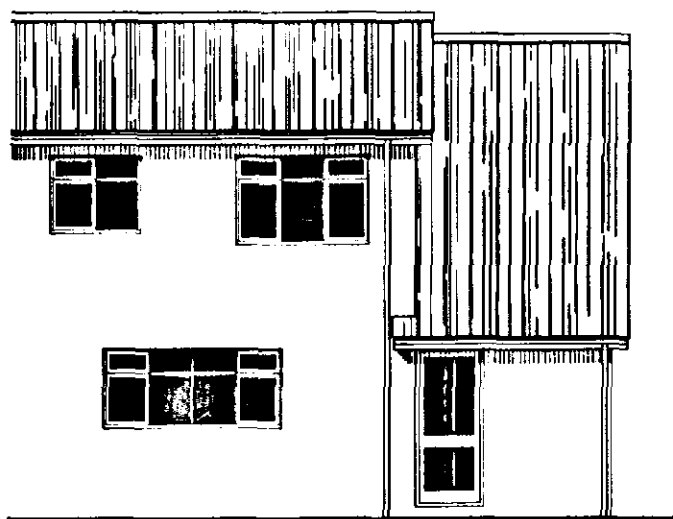




FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

FOLI DRAINAGE

Full drainage pipes to be 110mm dia. UPVC, to B.S. 4660/1989. Flexible joints and lead to makers' instructions to a fall of 1:70 lead and surround with 100mm pea gravel. Where pipes pass under drives surround in 150mm concrete with fluid joints to correspond with joints in pipe work. Provide 65 x 100 pre-stressed concrete lintel bridges 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. 4514/1989 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be generally 40mm dia. If over 5.0m long run increase to 50mm dia. All PVC to B.S. 5945/1979 complete with radials every 4m every change of direction. Bath and basin to have 75 deep seal traps. All residential drains to be gullied 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.

SURFACE WATER DRAINAGE

115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexible joints to a fall of 1:70 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 buildings.

GLAZING

Double glaze extension throughout (minimum 12mm air gap to all units with Low E Glass) max. U value 2.0 W/m²sq.m. K excluding airspace. All glazing between F.F.I. and 800mm high and between F.F.I. and 1900mm 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. m. All following rooms to have in addition to above: Wall mounted mechanical extractor fan. Bathrooms 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. All hot water storage cylinders to have min. 35mm thick factory applied foam insulation and pipework to be insulated to B.S. 5422/2001.

Heating Engineer to provide L/A, Building Control with a suitable Commissioning Certificate in accordance with their published as part of the Benchmark Code of Practice upon completion.

LIGHTING

To Dressing area provide energy efficient light fittings capable only of taking lamps having a luminous efficacy greater than 40 lumens per watt. 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 watt.

CABLE WALLING

Form external walls of 19 x 125 treated timber on 25 x 38 treated timber battens at 400mm c/c on breather paper on 'Celotex GA2060' insulation board fixed to 9mm min. grade sheathing ply on 47 x 100 timber studs at 400mm c/c. 'Celotex GA2048' insulation infill between studs. Finish internally with 12.7mm Gyproc 'Aplaster' plasterboard and skim.

SUB STRUCTURE WALLING

100mm dense concrete blocks to B.S. 6075 p11 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.

LEVEL ENTRY THRESHOLD

Provide 'Jalohem Ltd.' Mobility door frame & threshold (F1229H-H03) Principal entrance to building. All External doors to be 890mm wide.

GROUND FLOOR CONSTRUCTION

Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500sq polythene D.P.M. on 48mm 'Celotex GA2048' insulation board, on 1200sq 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 100 concrete over site. Concrete mix CEM4 to B.S. 5928; p11 1991: 150 bladed and consolidated hardcore.

FIRST FLOOR CONSTRUCTION

19mm T&G flooring grade chipboard on Preframed Attic Trusses at 400/c/c. 30 x 5 subvented, steel anchor and lateral restraint straps to joint at max. 1.5m c/c straps to be run over min. 50mm joists with solid bracing beneath. Provide herring bone strutting min. 38 x 38 at mid span of joists.

FOUNDATIONS

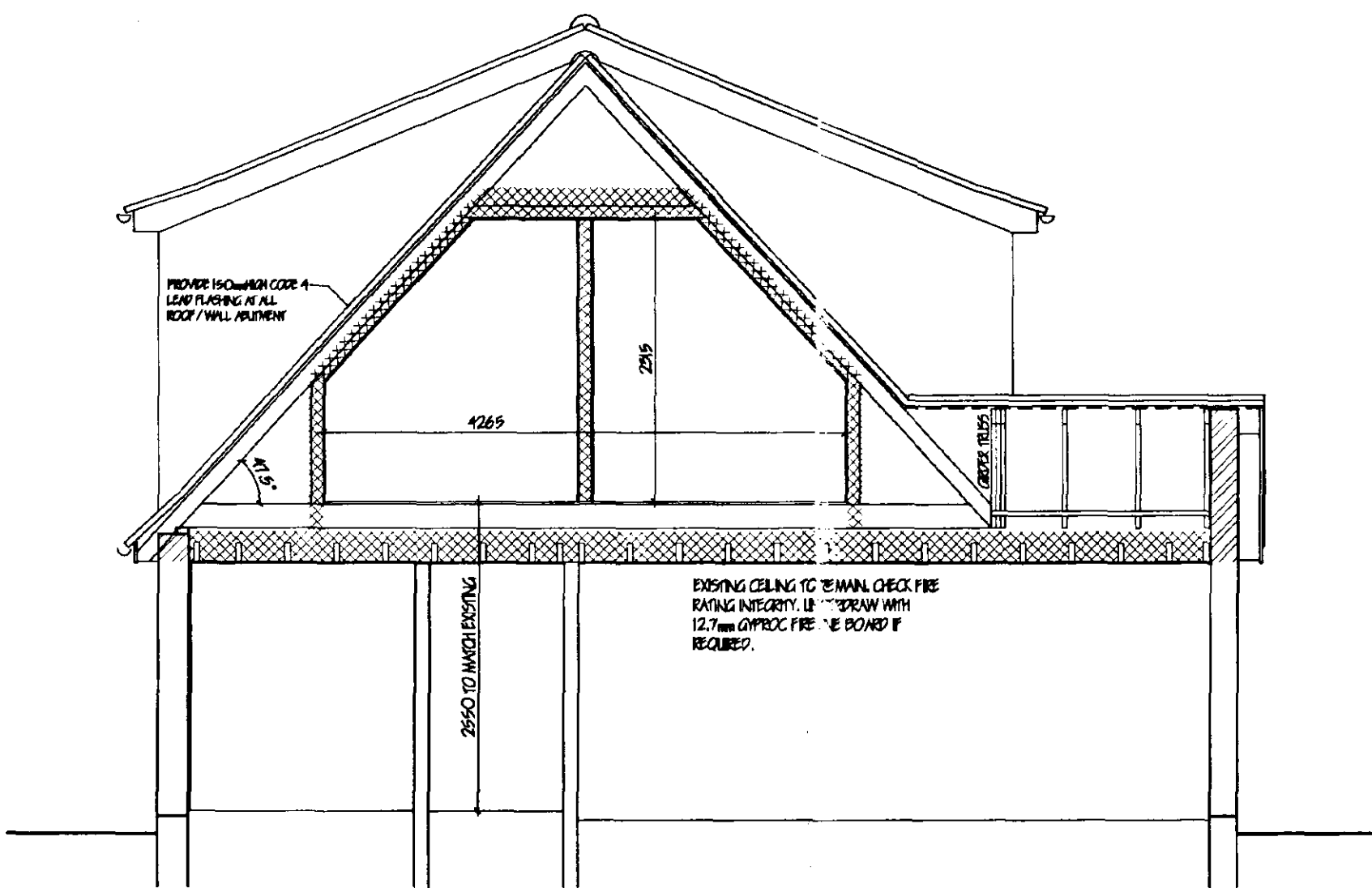
Under walls as shown provide strip concrete foundations as follows: Under 285 cavity walls provide 225 x 700 and under 100 walls provide 225 x 450 all CEM4 mix to B.S. 5928; p11 1991. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level.

LINTELS

All lintels to be manufactured by Messrs. L.G. All to be installed in accordance with makers' instructions, and to have min. and bearing of 150mm and at external positions to have cavity tray D.P.C. to CP 121. Internal lintels to be L.G. 100 Box type. Lintels in gables to be underlined with 12.7 fire line board or receive 12mm render and skim. Provide Papp-and weep holes and stop made to cavity tray.

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.I.



SECTION A - A

WALLING

285 cavity walling to consist of face brickwork to B.S. 5928/1974 for clay bricks and B.S. 187/1978 for calcium silicate bricks. 85 cavity build into cavity. Driehem cavity wall batt insulation boarding in accord. with makers instructions and agreement cert. No.84/1268 & 86/1584. 100mm Tarmac Hardcrete solid insulation blocks or similar. Cavity walls tied together using galvanised iron bar ties set 750 horizontally and 450 vertically to B.S. 1245/1978 wall ties positioned at 300 vertical centres at all external corners of cavity. Close cavities with 'Hermabond' preformed closer and provide between 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 0.35 W/m²sq.m. Internal walls of 100mm Tarmac Hardcrete solid insulation blocks: All to receive 10mm 5/C render and 5mm. Stud walls to consist of 38 x 89mm c.l.s studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glass fibre infill between studs.

PITCHED ROOF CONSTRUCTION

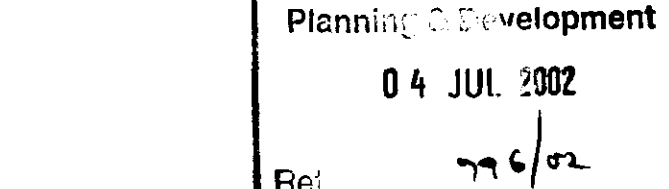
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on under felt to B.S. 747 (type IF) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. head lap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in B.S. 5599, Pt. 2. Timberplate specialist made prefabricated Attic roof trusses to comply with B.S. 5268 part 5 1988. TRUSS CALC'S TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 400/c/c to a pitch of 47.5 deg. 38 x 100 rafter made timber 38 x 100 ceiling briders. All trusses to be strapped to wall plate by 30 x 5 subvented 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 ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be max.50 grade, stamped 'ORY' or 'YD' to indicate moisture content of 20% or less all in accordance with BS 4978. Where span or trussed rafter exceeds 5.0m provide additional bracing within the plane of the web in accordance with Truss Plate Assoc. tech. bulletin sheet 4. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/c: install code 4 lead valley iron.

FIRE ESCAPE WINDOWS

All habitable rooms in the upper story of a dwelling should have a window with an unobstructed openable area of at least 0.25 sq.m. and at least 450mm wide x 750mm high (the route through the opening may be at an angle rather than straight through). The bottom of the openable area should not be more than 1100mm above floor level.

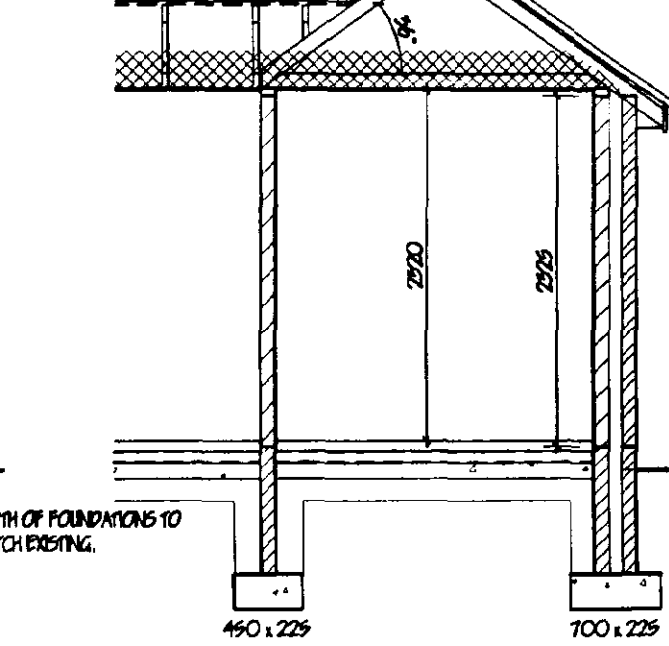
CEILING

Flat ceilings lay 250mm glass fibre insulation total thickness. 100mm between joists & 150mm over joists to provide max. U value of 0.16 W/m²sq.m. Sloped ceilings lay 'Celotex GA2060' + GA2040 to provide a max. U value of 0.2 W/m²sq.m. Ensure 50mm air gap over all insulation. 12.7mm Gyproc plasterboard 2mm 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 fixed with 25 x 25 plaster stops. Access panel to be 12mm ply with layer of 12.7mm Fibre board fixed to face. 100mm battles to lap surface. Provide slide bolt fasteners & draught seal all round.



Ref: 776/02

A. LOOSE ENDERS AND CEILING JOISTS OVER PORCH AND DINING ROOM TO BE 47 x 100 SIPS TIMBERS AT 400mm c/c.



SECTION B - B

DEPTH OF FOUNDATIONS TO MATCH EXISTING.

SECTION C - C

700 x 225

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 the drawings 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 contracts etc.

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STANDARDS

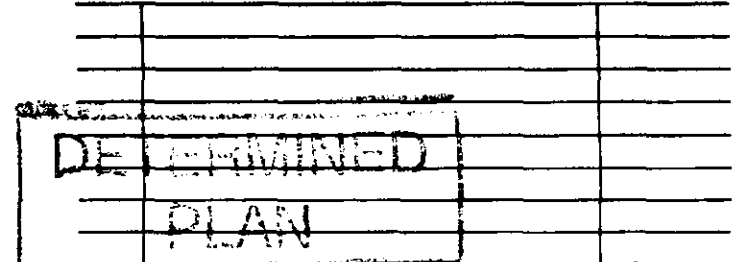
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HEALTH & SAFETY

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.



A	CLIENT REQUIREMENTS	JUNE '02
ref:1	revision	date

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Project
PROPOSED EXTENSION
63 CHESTNUT AVENUE
HOLBEACH
SPALDING Lincs

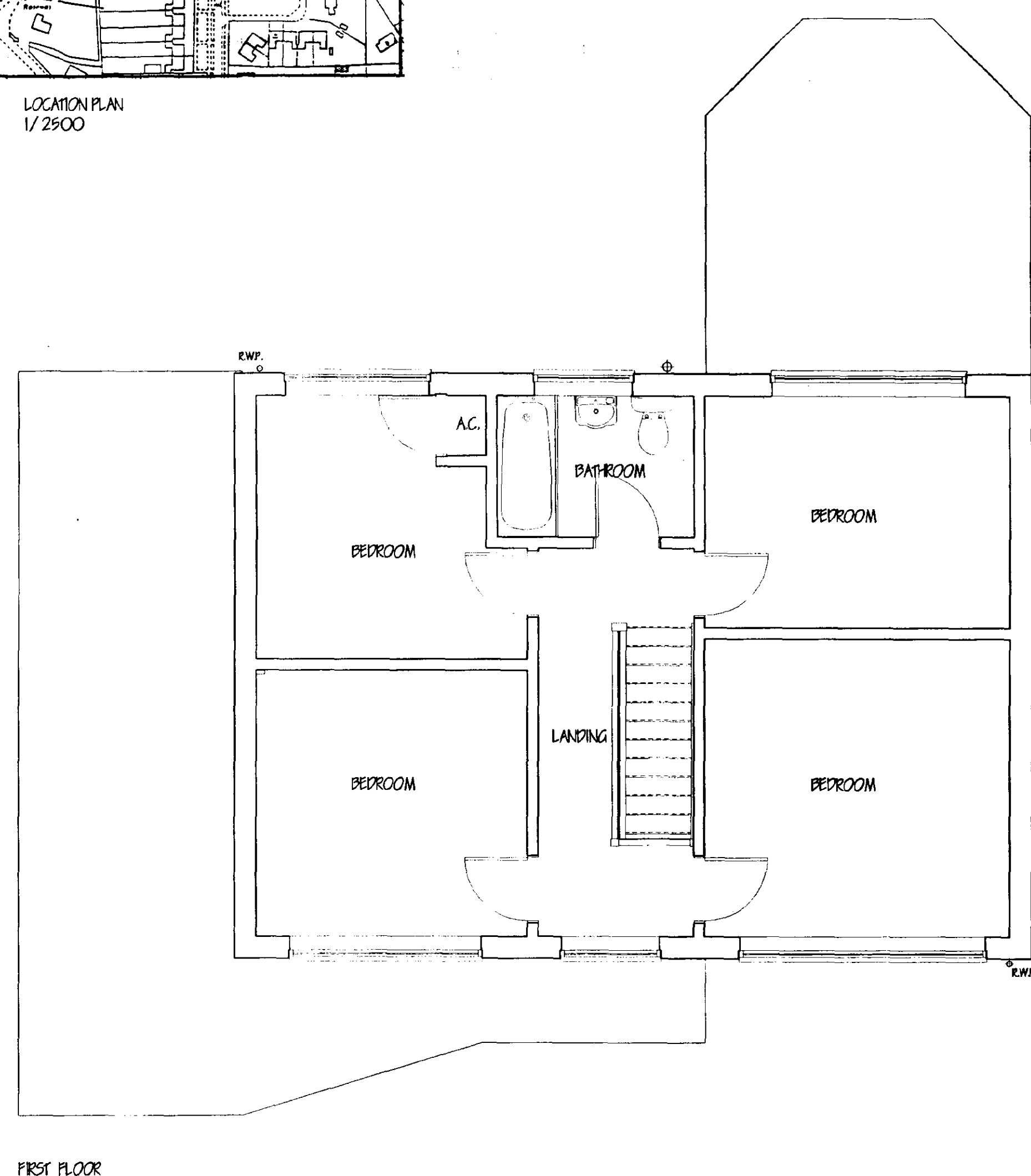
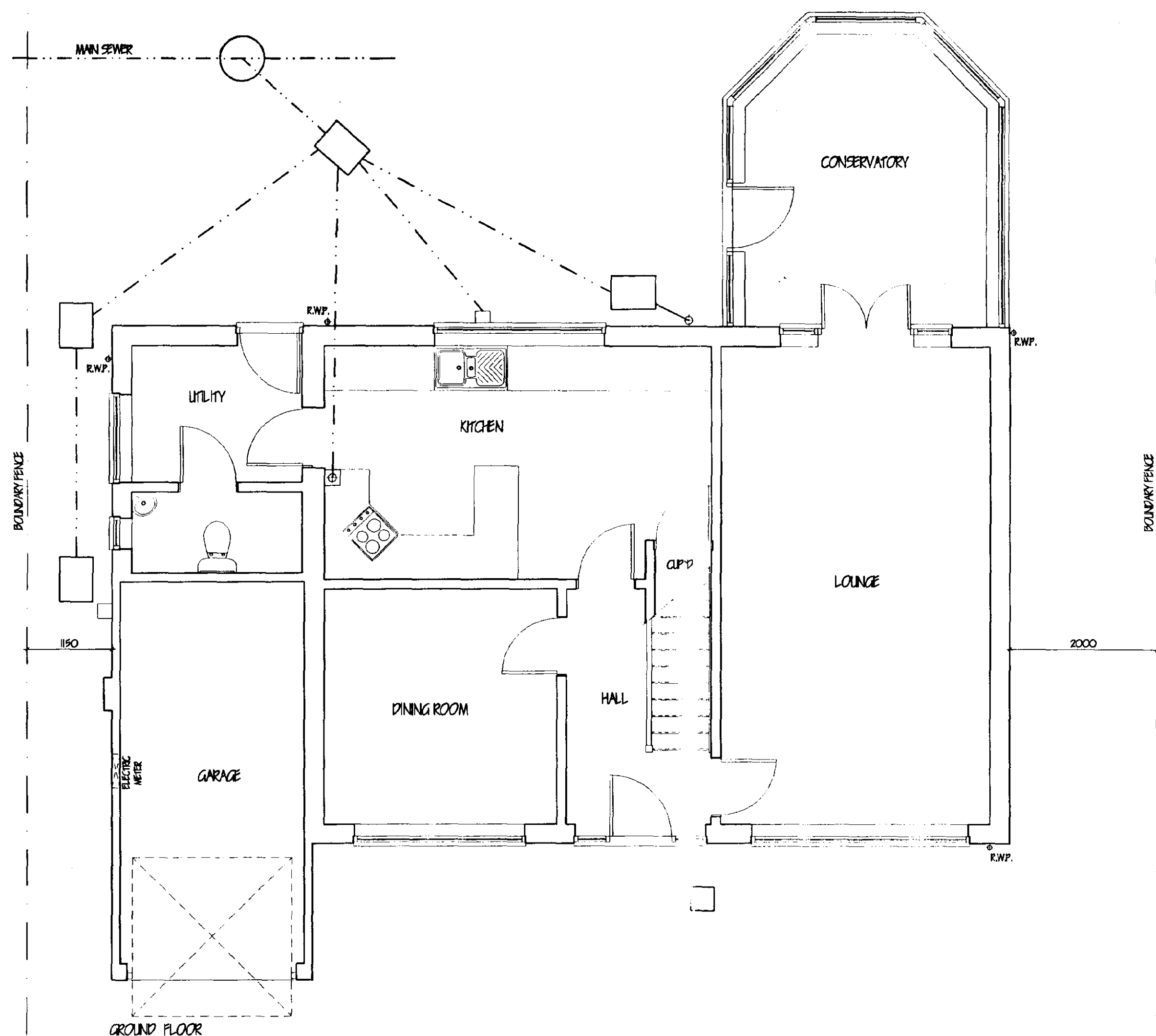
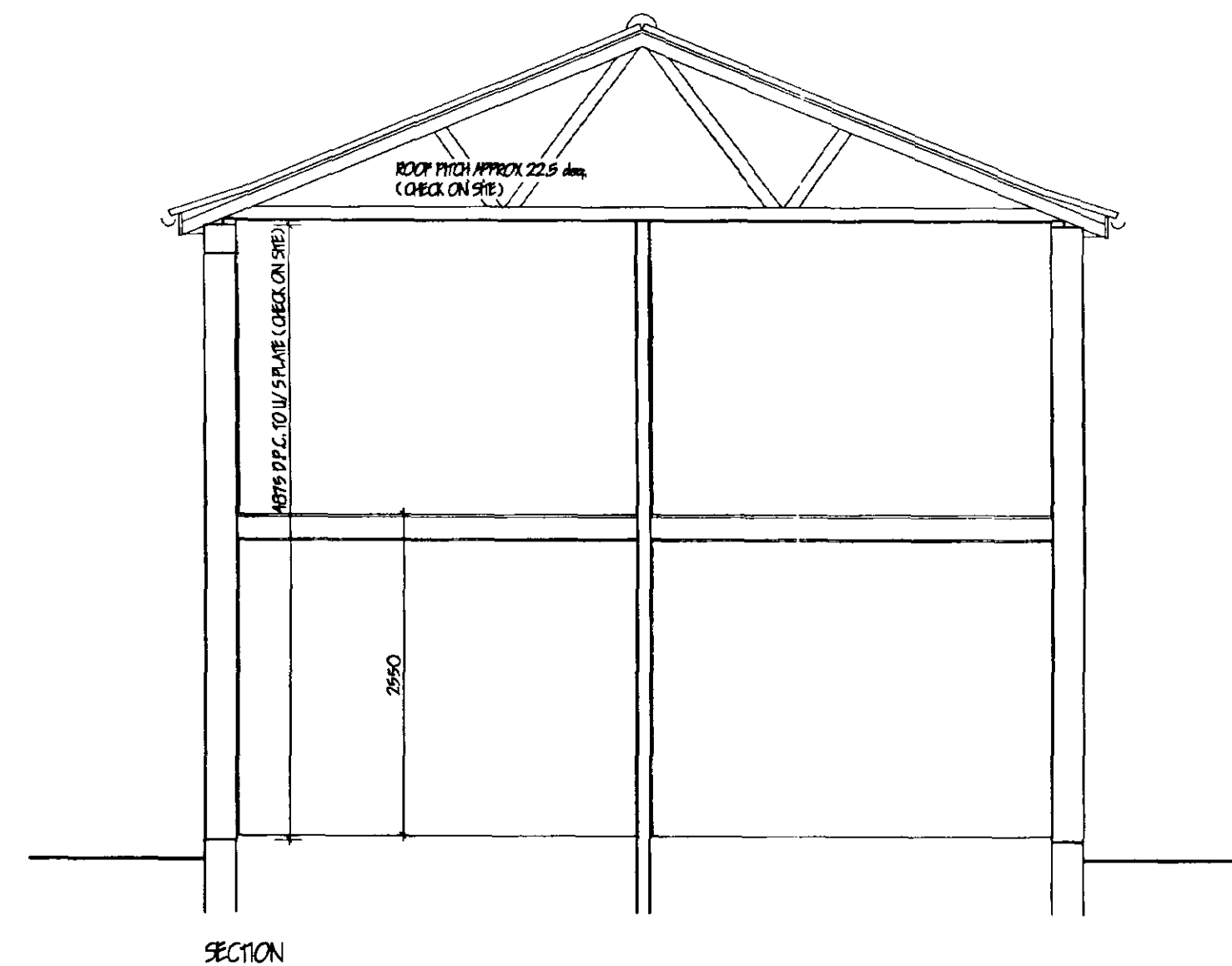
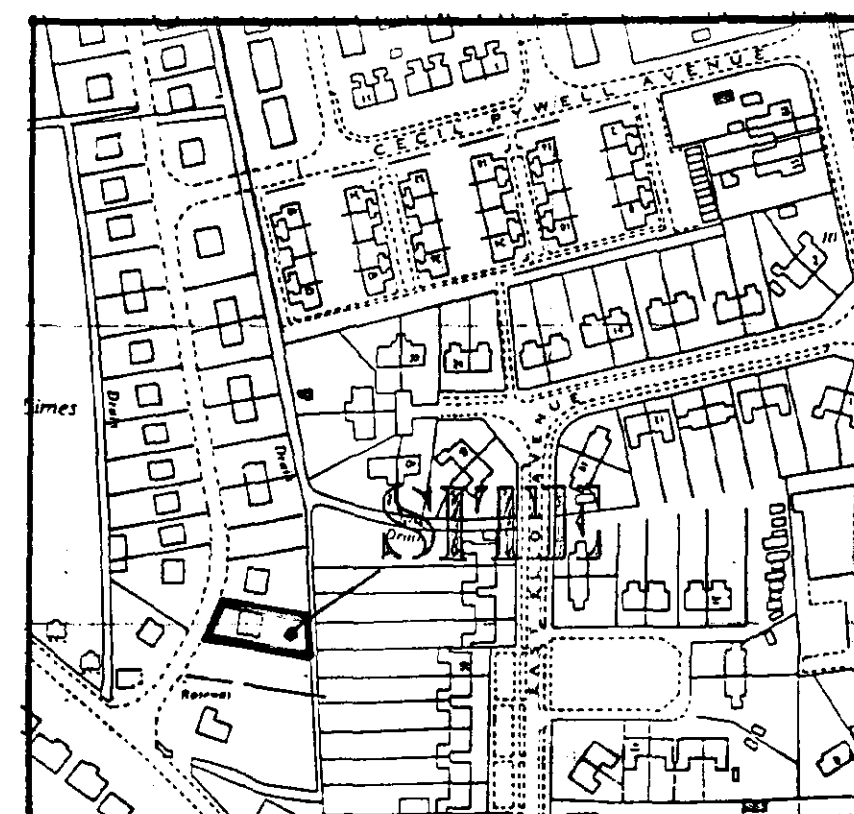
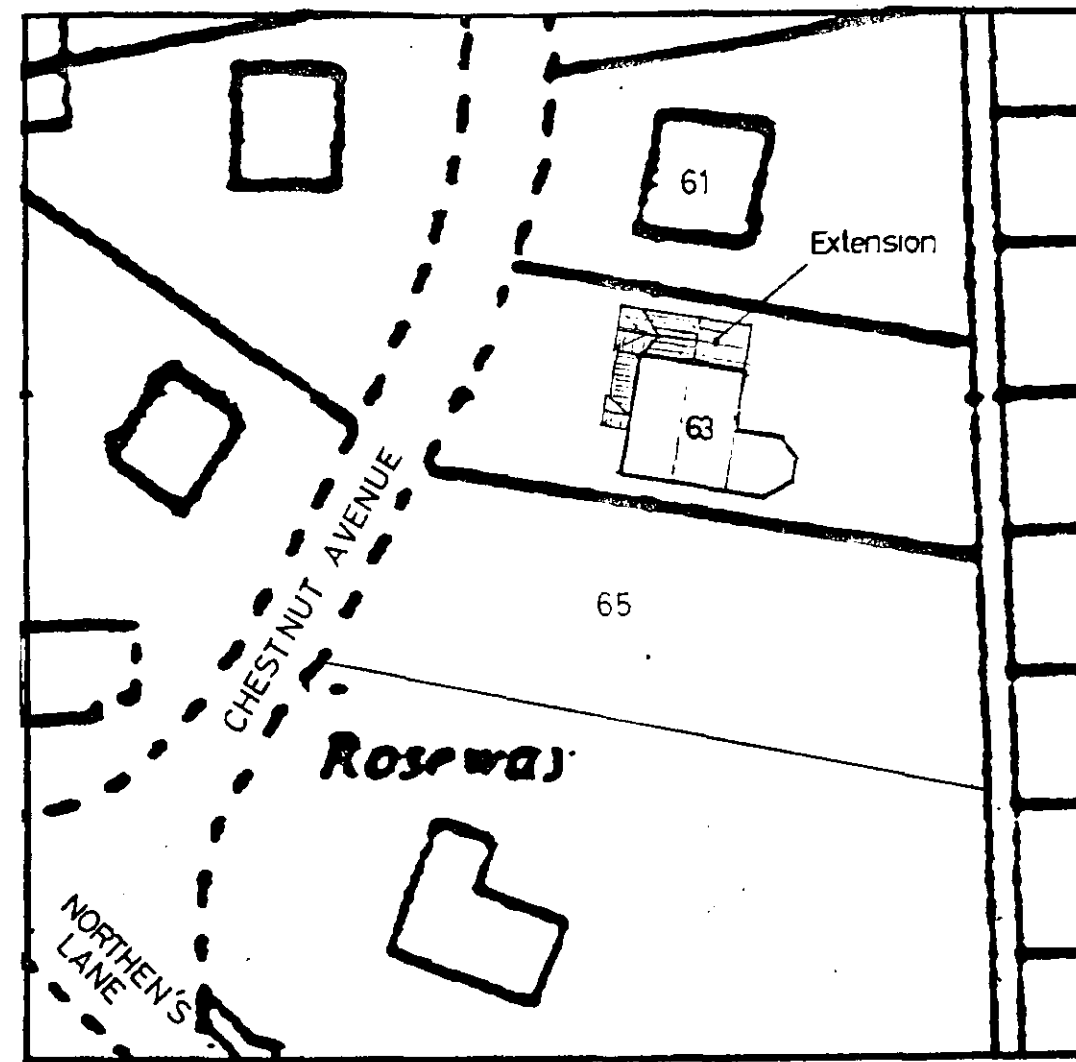
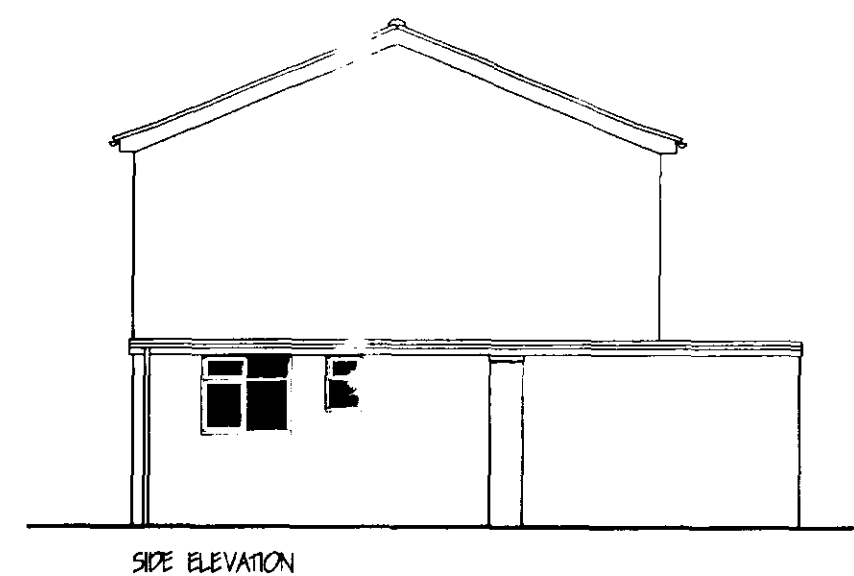
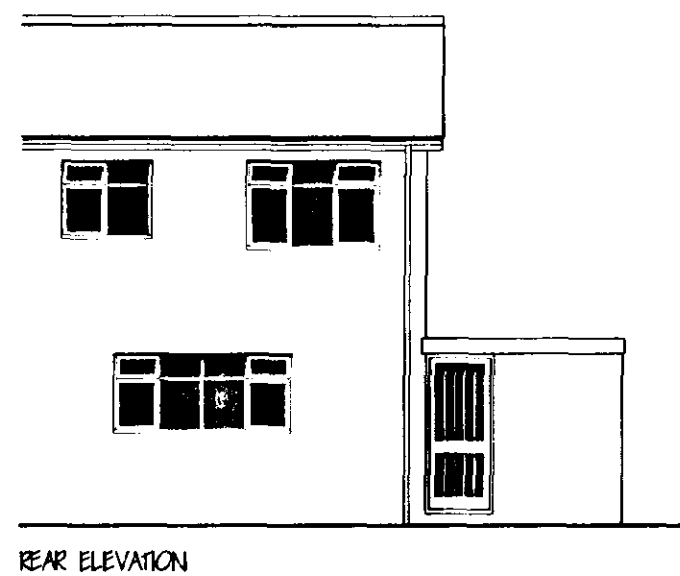
Client
MR & MRS N. LAW

Drawing
PROPOSED
FLOOR PLANS / SECTION / ELEVATIONS

Job Ref.	Drawing No.
488-02	02-A
Date	Drawn
MAY '02	J.C.

Scales
1:50 1:100

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ref.	revision	date

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Project
PROPOSED EXTENSION
63 CHESTNUT AVENUE
HOLBEACH
SPALDING Lincs

Client
MR & MRS N. LAW

Drawing
EXISTING
FLOOR PLANS / SECTION / ELEVATIONS

Job Ref.
488-02

Drawing No.
01

Date
MAY '02

Drawn
J.C.

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1:50 1:100 [unless otherwise stated]

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SHDC
Planning & Development
04 JUL 2002
Ref 776/2

**DETERMINED
PLAN**