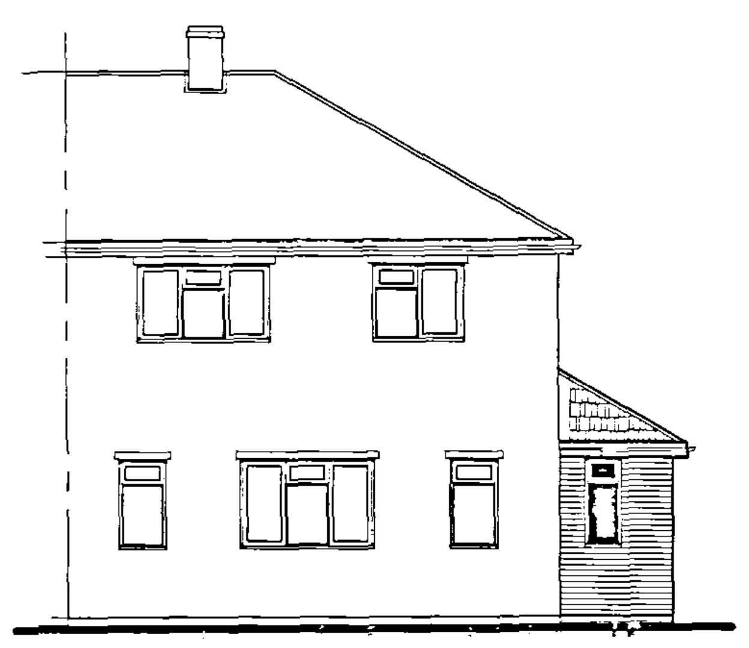
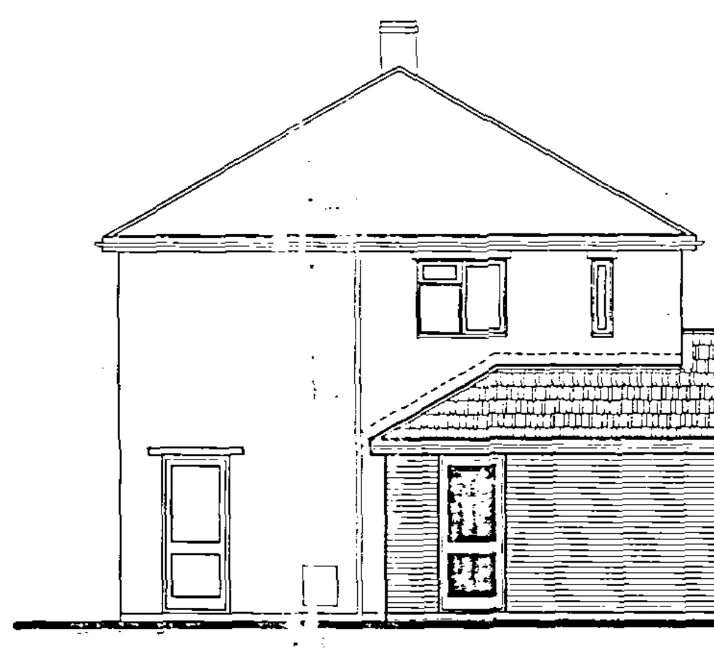
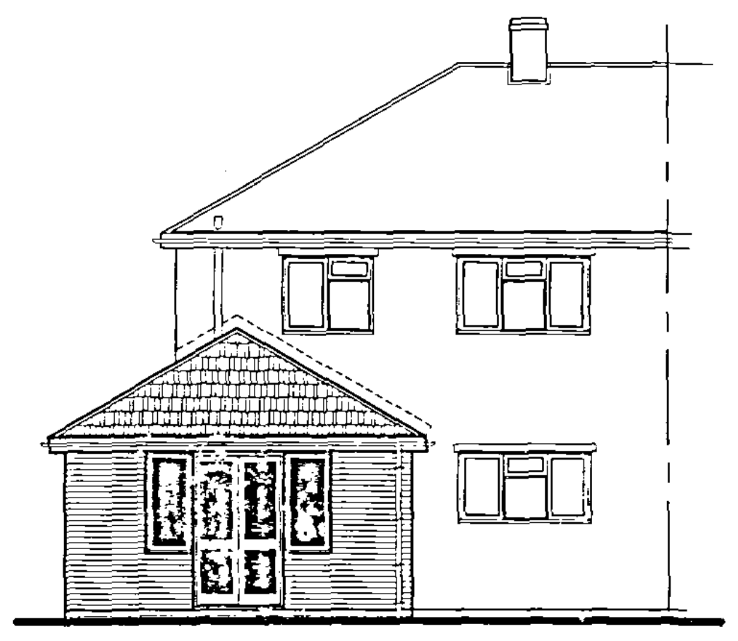
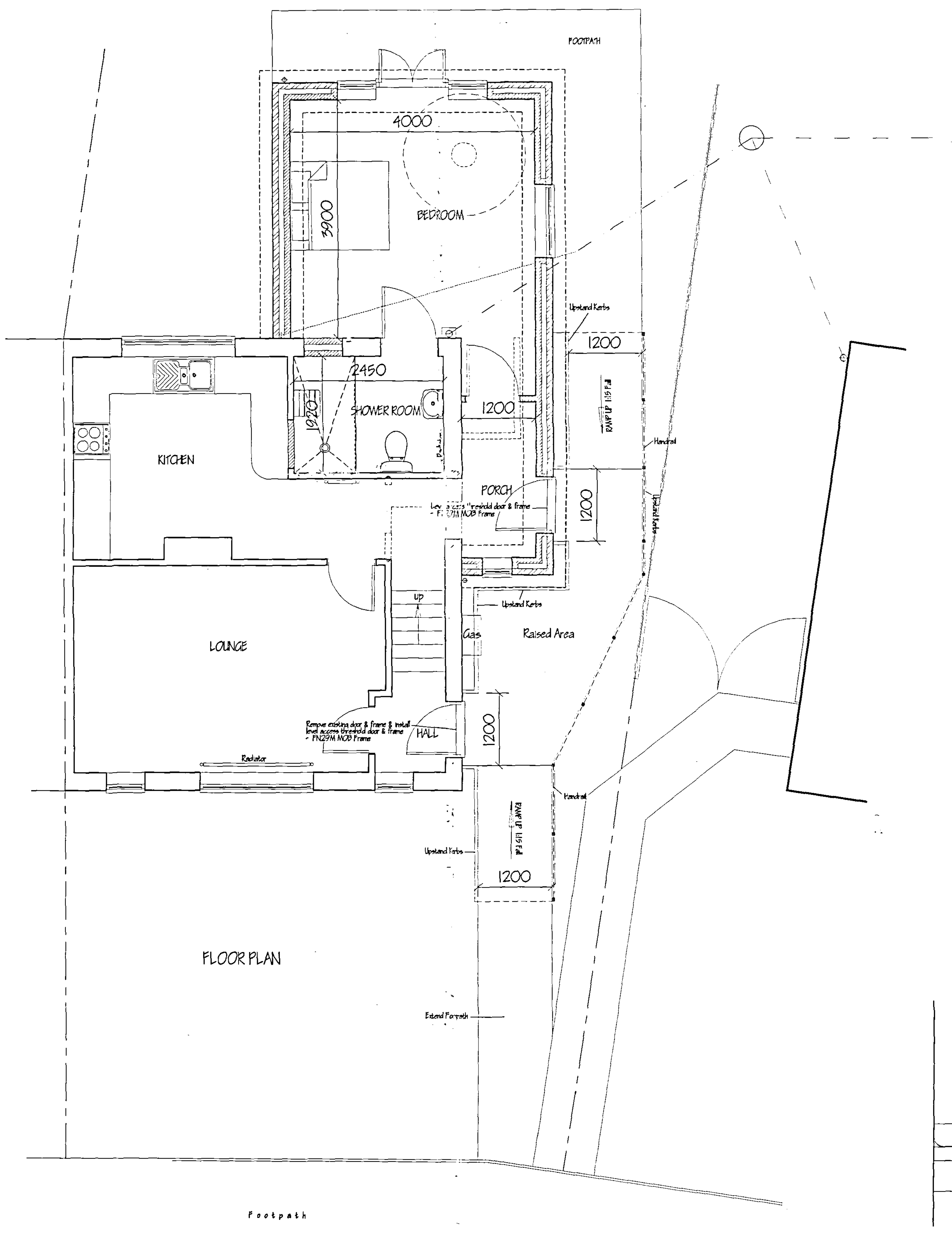

FRONT ELEVATION


SIDE ELEVATION


REAR ELEVATION



FLOOR PLAN

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491. on 25 x 38 softwood treated battens on 'Dupont' Tyvek Supro membrane in accordance with BBA cert. 04/4101 (second issue) in all cases to be lapped by minimum 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. Twinaplate 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 25 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: 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. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/c : Install code 4 lead valley liner.

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. or 50mm 'Celotex - GA3050' 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 100 concrete over site: Concrete mix GEN4 to B.S. 5328: pt1 1991: 150 blinded and consolidated hardcore : Garage floor to be as above except sand cement screed and insulation: Ensure 100mm threshold at door from garage to utility.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 285 cavity walls provide 225 x 600 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 450mm below ground level to underside of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a minimum depth of 1000mm 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. In all cases foundations are to be in accord with N.H.B.C. Foundation Practice Guidance Notes.

LINTELS.
All lintels to be manufactured by Messrs. I.G. Code: L1/S 75 and L1/HD 75 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 Box type. Lintels in garage to be underlined with 12.7 fire line board or receive 12mm render and skim. Provide Perp-end weep holes and stop ends to cavity tray

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 63mm square. rainwater pipes: 110mm dia. underground pipes flexibly joined 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 building.

GLAZING.
Double glaze property throughout with timber/p.v.c.u windows (minimum 16mm air gap to all units with Low 'E' 0.1 Glass) max 'U' value 1.9 W/sq.m. K excluding garage. 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.

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 agrement cert' No.84/1268 & 86/1584. 100mm Tarmac Hemelite 3.5 N/mm2 solid insulation blocks or similar: Cavity walls tied together using stailess steel vertical twist ties set 750 horizontally and 450 vertically all to B.S. EN 845 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 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. 3 1985.
All to receive 13mm lightweight plaster finish. (except garage).

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.

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.
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 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.

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt1.1990 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 rooms 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.

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

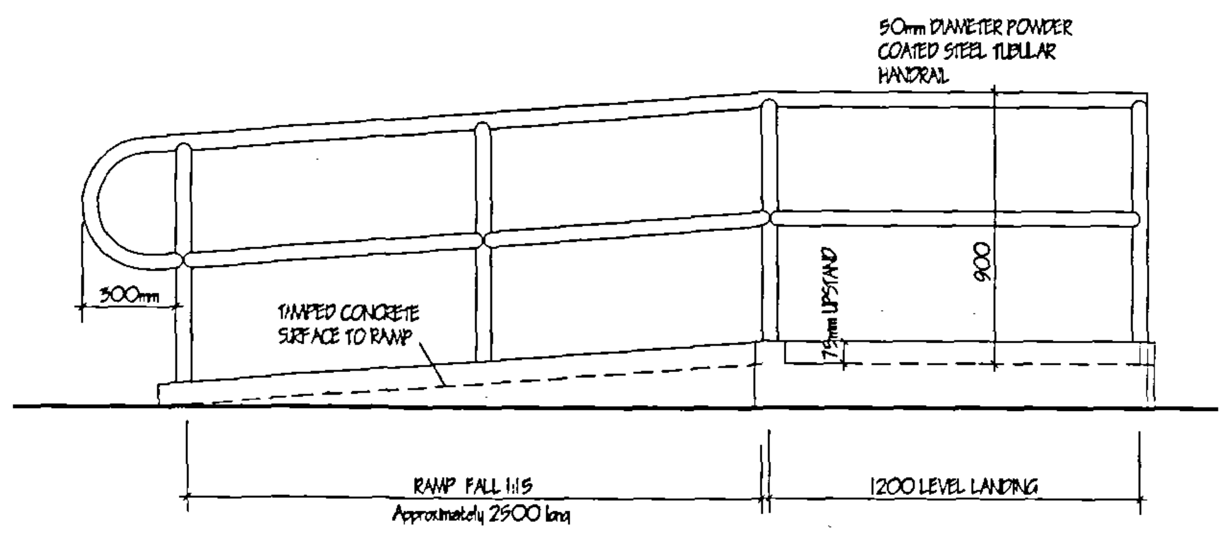
FOUL DRAINAGE
Inspection chamber construction to be "Osma" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4660:1983 flexibly jointed and laid to makers' instructions 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 prestressed 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. 5943: 1979 complete with rodding eyes at every change of direction:
All redundant drains to be grubbed out or filled with lean-mix concrete.

CONNECT TO EXISTING SYSTEM.

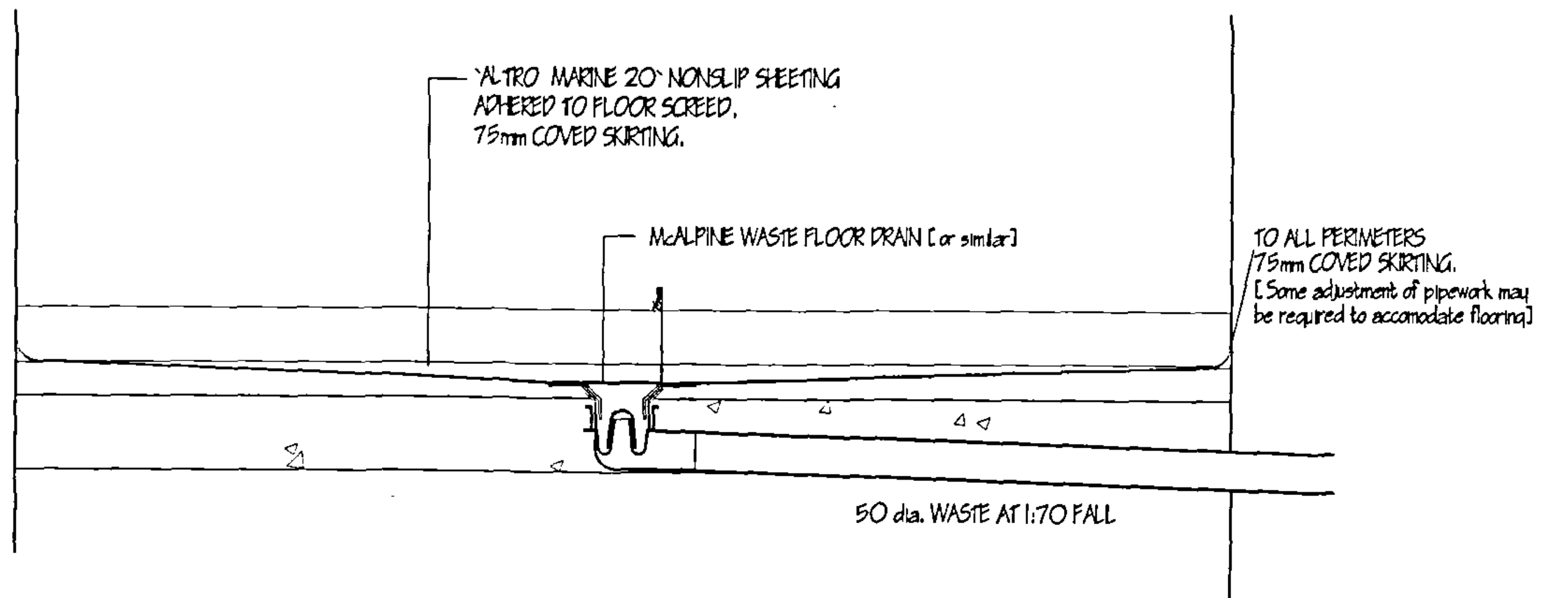
CEILINGS / INSULATION.
Roof Level: Flat ceilings lay 250mm glass fibre insulation total thickness. 100mm between joists & 150mm over Joists to provide max. 'U' value of 0.16 W/sq.m.K. Ensure 50mm air gap over all insulation. 12.5mm Gyproc wallboard, skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space: opening to be lined with 25 x 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

ELECTRICAL INSTALLATIONS.
All electrical work to meet the requirements of Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the Local Authority must be satisfied that either:-
An electrical installation certificate issued under a competent persons scheme has been issued.
OR
An appropriate installation certificate has been issued for the work and that it has been signed by a person competent to do so.

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.


50mm DIAMETER POWDER COATED STEEL TUBULAR HANDRAIL
300mm
TAMPED CONCRETE SURFACE TO RAMP
75mm UPSTAND
900
RAMP FALL 1:15
Approximately 2500 long
1200 LEVEL LANDING

TYPICAL RAMP / HANDRAIL DETAIL 1:25


'ALTRO MARINE 20' NONSLIP SHEETING ADHERED TO FLOOR SCREED. 75mm COVED SKIRTING.
McALPINE WASTE FLOOR DRAIN (or similar)
TO ALL PERIMETERS 75mm COVED SKIRTING. (Some adjustment of pipework may be required to accomodate flooring)
50 dia. WASTE AT 1:70 FALL

FLOOR DRAIN DETAIL 1:10

SPECIFICATION OF WORKS:

DISABLED ACCESS RAMP:-
CONSTRUCT RAMP TO FRONT & SIDE DOOR AS DETAILED - PLUS FOOTPATH AMENDMENTS
CREATE LEVEL ACCESS THRESHOLD TO FRONT DOOR - AS DETAILED.

SHOWER ROOM WORKS:-
Floor level to be non-slip with gradient to drainage outlet
-graded area to be at least 1 metre square below shower head
Shower unit to be thermostatically controlled & sited so that it can be used from sitting or standing positions - controls to be 100-110cm from floor

Shower head to be height adjustable & detachable shower head slide to be approximately 1 metre long to start at height of controls

Provide grab rails as necessary to clients requirements to be supplied by O/T

Heating in bathroom to be capable of maintaining a temperature of 70 degrees F.

Rail & extra long shower curtain to enclose shower area - weighted to fall just inside the graded area

BEDROOM & SHOWER ROOM EXTENSION:-
Constructed as per general building specification.

ref.	revision	date

G. R. MERCHANT
I.ENG AMICE FIWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

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Project
EXTENSION & ALTERATIONS
FOR DISABLED PERSON.
57 HALL HILL ROAD. HOLBEACH.
SPALDING. LINC'S. PE12 7JB.

Client
MR. & MRS. K. RICHARDSON.

Drawing
FLOOR LAYOUT PLANS & ELEVATIONS.
- PROPOSED.

Job Ref.	Drawing No.
1171-05	02.
Date	**Drawn**
JUNE '05	GRM.

Scales
1/100 1/50 1/25

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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 considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken. 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. This drawing must not be used as a contract document alone. 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.
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. The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and 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. The works shall comprise of all that is shown on the drawing and details. Work that may not specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

SHDC
Planning & Development
08 JUL 2005
Ref: 0925/05

DETERMINED
PLAN