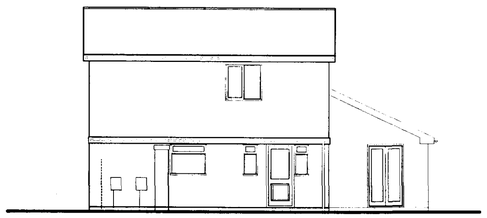
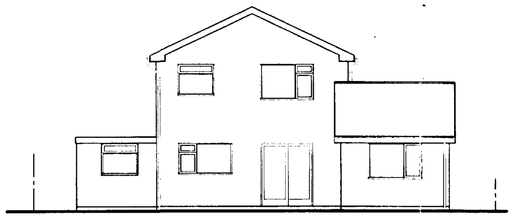


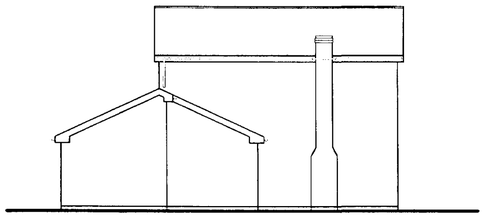
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



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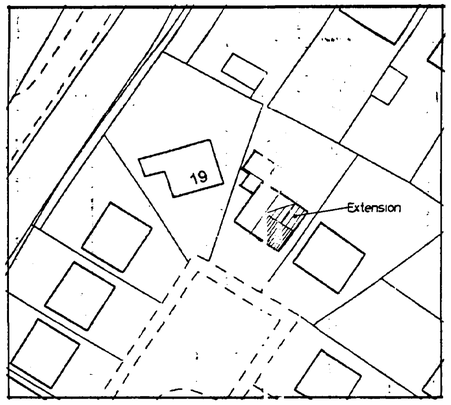
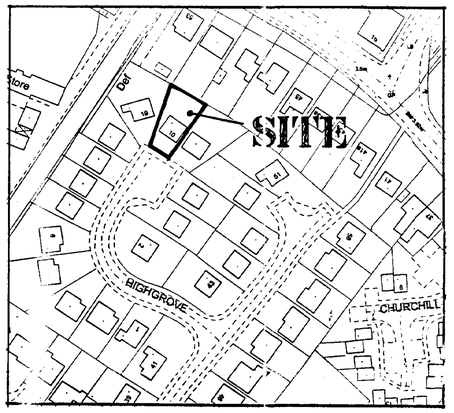
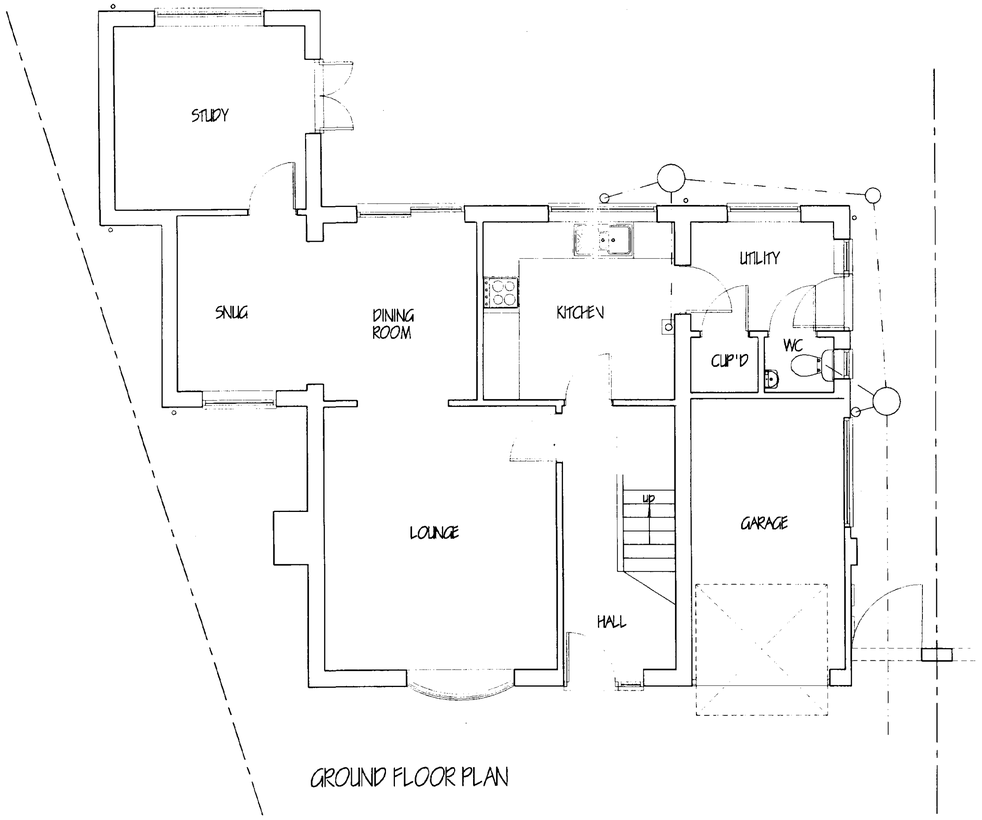


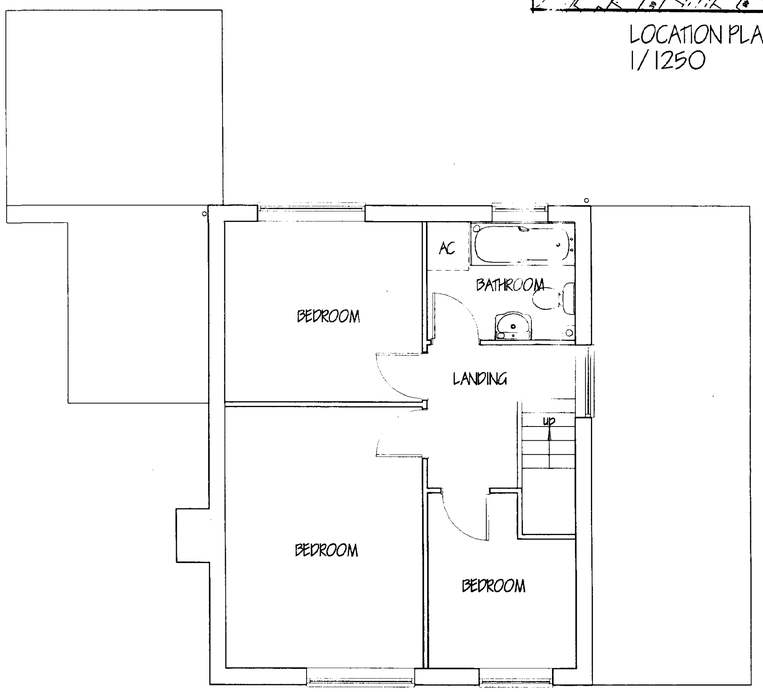

SITE PLAN
1/500




LOCATION PLAN
1/1250




GROUND FLOOR PLAN




FIRST FLOOR PLAN

SHDC
Planning & Development
02 DEC 2002
Rec'd 1304/02

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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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| ref | revision | date |
|---|---|---|
| | | |


**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. PS. Co. UK**


Project
EXTENSION & ALTERATIONS
10 HIGHGROVE
LONG SUTTON
SPALDING LINCS

Client
MRS T THOMPSON

Drawing
EXISTING
FLOOR PLANS & ELEVATIONS

| Job Ref | Drawing No |
|---|---|
| 564-02 | 01 |
| **Date** | **Drawn** |
| OCT 2002 | GRM |

Scales
1/100 1/50 [unless otherwise stated]


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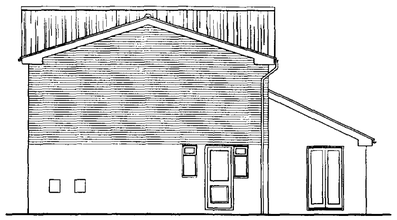
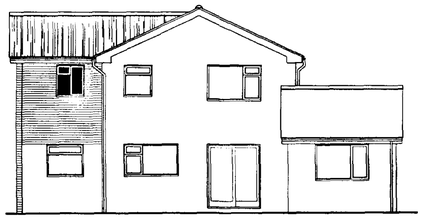
This drawing is copyright and may not be altered, traced, photographed or used for any other purpose other than that for which it is issued.
The General Contractor is to check all dimensions on site and report any discrepancies to the Architect.
All details shown on this drawing including foundations 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 amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.



FRONT ELEVATION



SIDE ELEVATION



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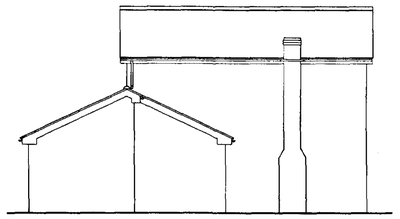

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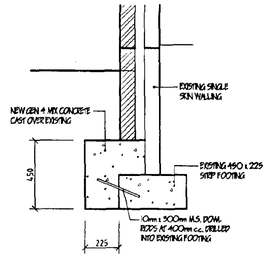
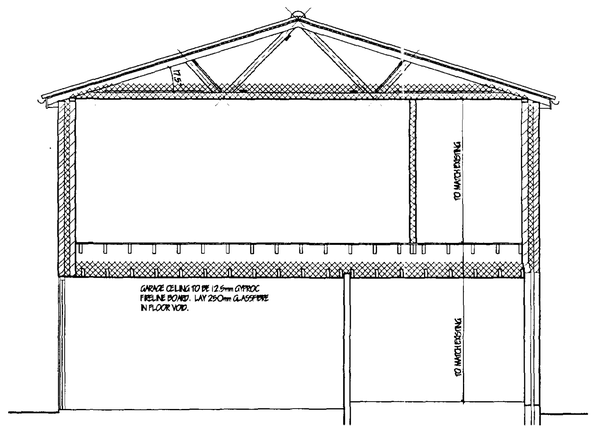
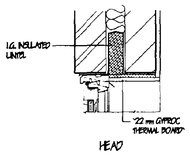


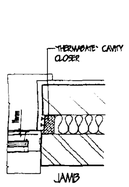

FOUNDATION STRENGTHENING DETAIL



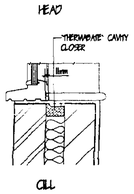

SECTION




HEAD

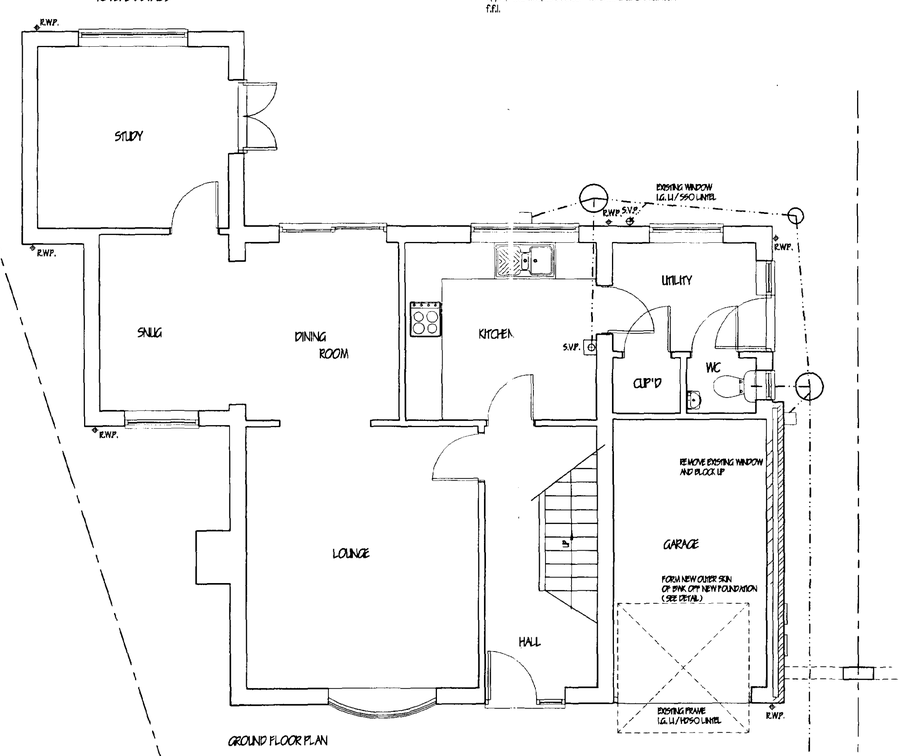



JAMB

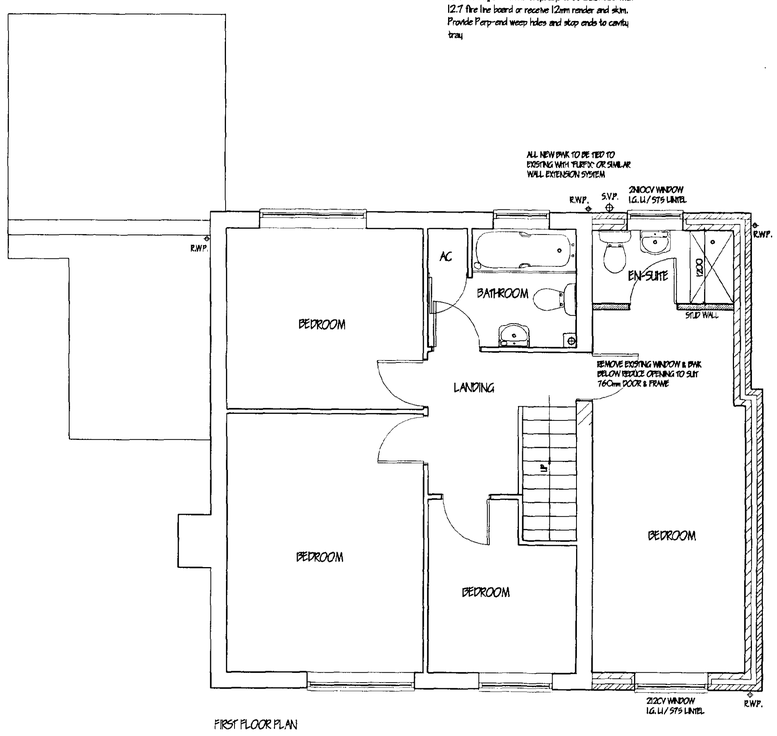



CILL

REVEAL DETAILS




GROUND FLOOR PLAN




FIRST FLOOR PLAN

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

LIGHTING.
To Bathroom 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 approximate heights between 450mm & 1200mm from F.F.L.

GLAZING.
Double glaze extension throughout ( minimum 12mm air gap to all units with Low 'E' 0.5 Glass) max 'U' value 2.0 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. in addition to above provide Wall mounted mechanical extractor fan in En-Suite to extract min. 15 litres per second which may be operated intermittently.

FOUL DRAINAGE
Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4660:1989 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.: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1985 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.

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 discharge to 1.2m dia. soak away, min. 5.0m to edge from dwelling. All footpaths and drives to slope away from building.

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..

FIRST FLOOR CONSTRUCTION
19mm T&G. flooring grade chipboard on 47 x 150 SC5 grade joists stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978, at 400c/c. 50 x 5 galvanised. steel anchor and lateral restraint straps to joist, at max. 1.5m c/c straps to be run over min. 3No. joists with solid bridging beneath: Provide herring bone strutting min. 38 x 38 at mid span of joists where span exceeds 2.5m: Provide 2No. joists bolted together under all first floor walls where not supported on block work below.

LINTELS.
All lintels to be manufactured by Messrs. I.G. Codes LI/S 75 and LI/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

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 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. Twinplate 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 17.5 deg. 38 x 100 rider node under 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.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 9.0m provide additional bracing within the plane of the walls 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 liner.

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 0.33 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

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 5mm 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

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: BS cavity: build into cavity Pritherm cavity wall batt insulation boarding in accord. with makers instructions and agrement cert' No.84/1268 & 86/1584. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 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 between fill DPC to CP. 121: All work to be carried out in accordance with BS 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 5mm skim. 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.

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DETERMINED PLAN

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**Unit 4, Wrights Mews**
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Project
EXTENSION & ALTERATIONS
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LONG SUTTON
SPALDING LINCS

Client
MRS T THOMPSON

Drawing
PROPOSED
FLOOR PLANS & ELEVATIONS

| Job Ref | Drawing No. |
|---|---|
| 564-02 | 02 |
| Date | Drawn |
| NOV. 2002 | GRM |

Scales
1/100 1/50


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