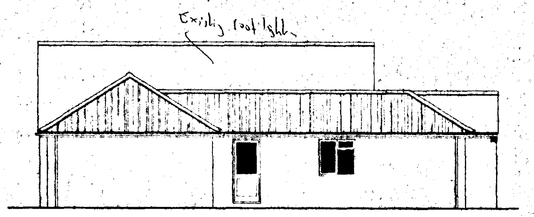
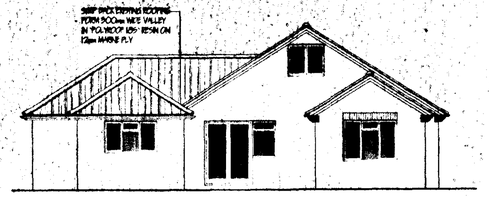


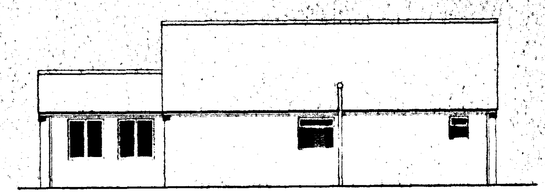
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 147 softwood treated battens on underfelt 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. number of 75mm ans to be fixed in accordance with manufacturer's instructions for roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Composite open wood eaves purlin, wood roof trusses to comply with B.S. 5268 part 2 1991 SPECIES GRADE (S-TO BE AGREED ON SITE WITH L/A) MINIMUM SIZE OF PURLIN to be as DETAIL (to a pitch to match existing approx. 35°) deep. 38 x 100 ridge plate under 38 x 100 purlin binders. All trusses to be strapped to wall plate by 30 x 5 galvanized metal straps across all ties and lateral restraint straps at max. 1.5m c/c. Water provide solid bituminous bonnet drip to 100 wall plate bedded on wood and cement. 25 x 175 fascia boards. Eaves and gable plywood soffit complete with 10mm wide continuous air gap and 5% proof screen. All structural timber to be min. C16 grade stress rated 'GRS' or 'KD' to maximum 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 roof in accordance with Truss Plate Assoc. tech. bulletin sheet 9. At roof intersections provide 25 x 100 fog boards and diminishing trimmers at 600 c/c : install under 4 tiles' width.

CEILINGS.
200mm absorbtive insulation total thickness. 100mm between joists & 100mm over. Joists. 12.7mm Gyproc plasterboard 3mm skim finish. Provide min 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Garage ceilings to be 12.7mm Gyproc Fireline board and Artex. Provide access trap to roof space: openings 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 lobbins to top surface. Provide shot bolt fastenings & draught seal all round.

WALLING.
20% cavity walling to consist of 20mm Small Concrete roadstone to B.S. 5262. 100mm Tarmac Hemelite solid insulation blocks or similar. 65 cavity, build into cavity. Rockwool cavity wall batten insulation boards in accordance with makers instructions and approved cert' No.BR/ 1087. 100mm Tarmac Hemelite solid insulation blocks or similar. Cavity walls tied together using galvanized iron bond ties set 900 horizontally and 450 vertically to B.S. 1243:1978 and 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. External walls to have min. "U" value of 0.45 W/m2 deg. C. Internal walls of 100mm Tarmac Hemelite solid insulation blocks. All to receive 10mm S/C render and 5mm skim (except upstairs). Stud walls to consist of 95 x 89mm c/s studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm absorbtive infill between studs.

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt1 1981. DPC to external wall positioned in accordance with CP 102 min 150 above finished ground level. Weak mix concrete infill to bases of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500 polythene D.P.M. on 50mm Polystyrene insulation board, on 1200 polythene D.P.M. lapped continuous with D.P.C., by min. 100mm. lay 300mm under D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete oversite. Concrete mix. (ZM) as to B.S. 5928 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 perimeter.

FOUL DRAINAGE
Inspection chamber construction to be "Classic" and installed in accordance with makers' instructions with the internal diameter relevant 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 fall of 1:70 laid and surrounded with 100mm pea gravel. Where pipes pass under floors ensure is 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexible joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm ape around pipe, opening packed 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 terminations 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. 5255: 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 siphon trap and 50mm waste.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 265 cavity walls provide 225 x 700 and under 100 walls provide 225 x 450 all GEN1 mix to B.S. 5928 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.

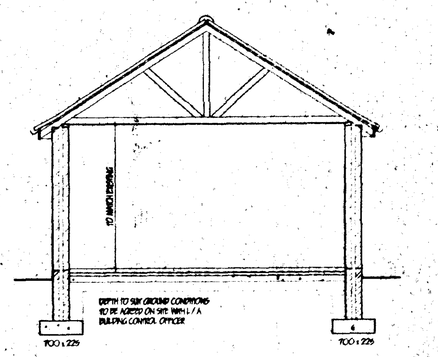
LINTELS.
All lintels to be manufactured by Messrs. I.G. and to be installed in accordance with makers' instructions, and to have min. end bearings of 150mm and all internal positions to have cavity tray D.P.C. to CP. 121: Internal lintels to be I.G. 100 Bm type. Lintels in cavities to be underlined with 12.7 Fireline board or reverse 12mm render and skim. Provide Perp. and weep holes and dispersals to cavity tray.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and direkmaster to 1.2m dia. soakaways, min. 5.0m to edge from dwellings.

GLAZING.
Double glaze throughout throughout (minimum 4mm air gap to all units) including openings. 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. Provide mechanical wall mounted fan to En-Suite to extract min. 60 litres per second.

HOT WATER AND SPACE HEATING.
External environ heating system as required. Ensure boiler switch and suitable zone thermostats to dwelling, 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 tanks and pipework to be insulated to B.R.I.I. part 3.



SECTION A - A

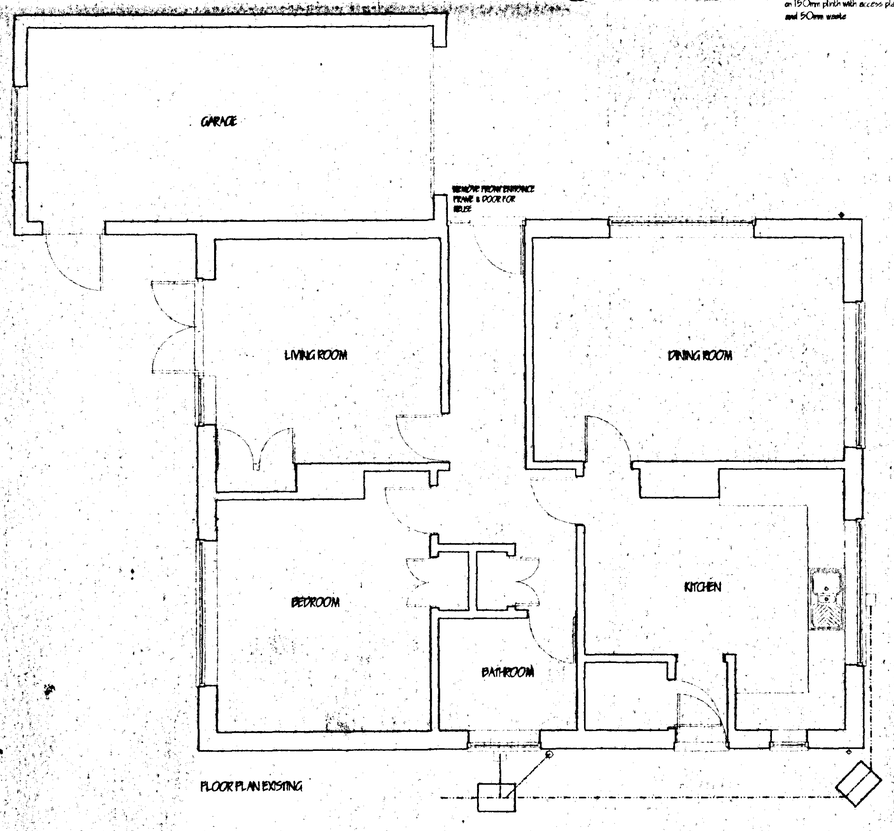
LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning / Building Regulation approval. The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or order/ee 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, adherance to specification, variations to contract etc.

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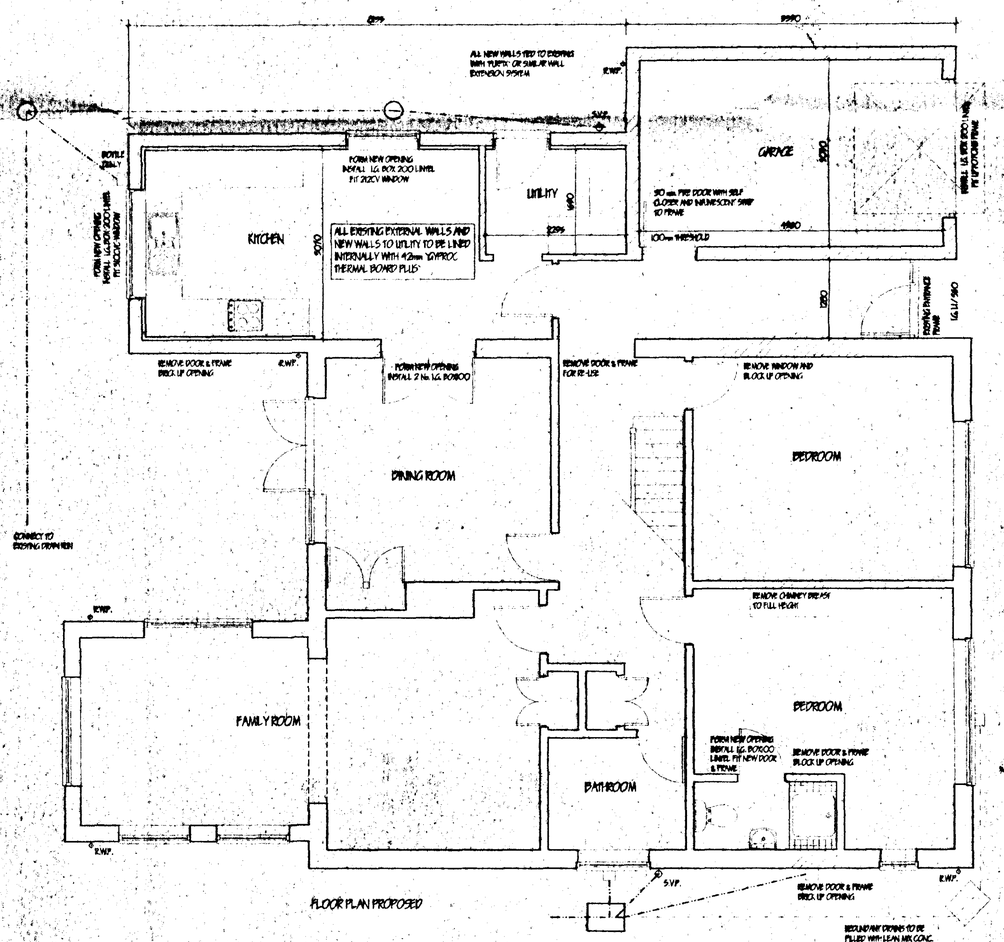
STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fixed and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate 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.



FLOOR PLAN EXISTING



FLOOR PLAN PROPOSED

G. R. MERCHANT
LENG ARTCE FIWO
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
Unit 4, Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 422000
Fax: 01406 423744
E-Mail: G. R. Merchant @ Merchant. Ps. Co. UK

Project
PROPOSED EXTENSIONS TO BUNGALOW
AT ROMAN BANK,
MOULTON SEAS END,
SPALDING, LINCS.

Client
MR & MRS G. TURNER

SHDC
Planning & Development
15 FEB 2002
Ref 0180/02

Drawing
FLOOR PLANS / ELEVATIONS

Job Ref	Drawing No
094-00	05
Date	Drawn
OCT. '01	J.C.
Scales	
1:50 1:100	

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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 noted 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 the ability to undertake specific site conditions before foundation work is undertaken.