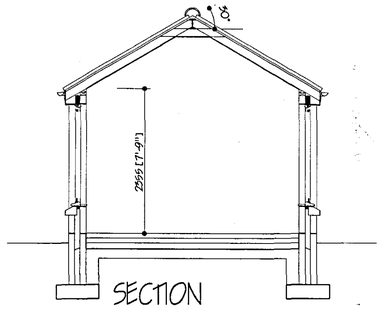
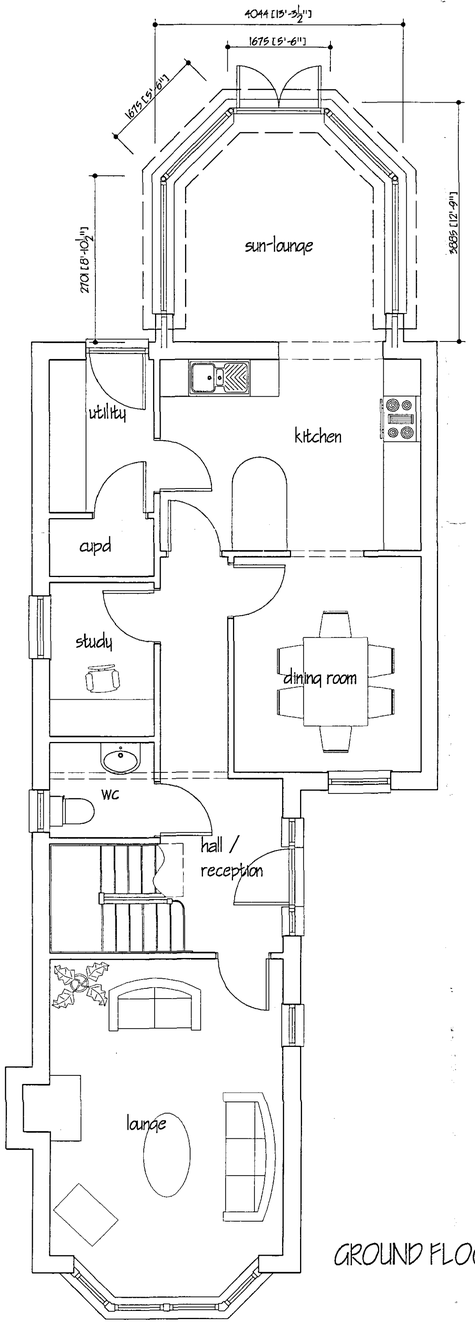


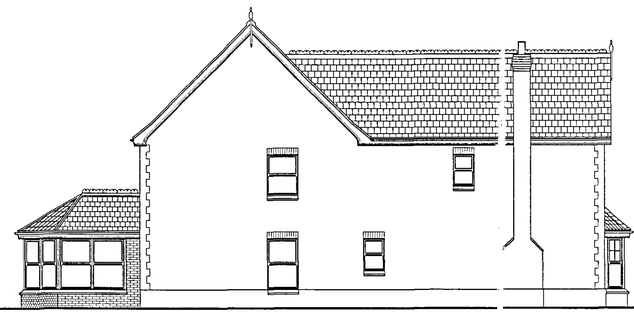
SECTION



GROUND FLOOR PLAN



SIDE



SIDE



REAR

Preparation: -
Excavate site down approximately 100mm to remove topsoil and vegetation.

Foundations: -
Provide generally GEN 3 concrete strip footings under walls as shown on drawing, 700 wide x 225 deep under cavity walls. Foundations taken down to an approved firm base approximately 900mm below ground level, subject to Local authority specifications.

Sub-structure Walling: -
100mm thick class A dense concrete blocks (7N/ mm2) made upped 150mm above ground level with FL qualit splash course brickwork (commons internally, engineering or facing brickwork externally). Provide weak mix concrete infill to base of cavities to terminate 225 below lowest DPC level.

DPC's: -
All openings to be formed with vertical and horizontal polythene DPC's in cavity, DPC minimum 150mm above gra level to be lapped to ground floors DPM minimum 50mm. To lintels above openings on external walls provide suitable DPC cavity tray over lintel with stope s and at least 2no. catnic or sim. Weepholes in brickwork per opening not more than 450mm apart.

Ground floor base: -
Lay on reduced ground level minimum 150mm maximum 600mm thick well compacted (in 150mm layers) and bl ed hardcore. Over lay 1200 gauge DPM then 100mm thick GEN 4 concrete oversite.

Walling: -
285 cavity walling to consist of face brickwork to BS 5921: 1974 for clay bricks and BS 187: 1978 for calcu ; silicate bricks: 85 cavity; build into cavity Rockwall cavity wall batts insulation boarding in accordance with makers instructions and augment certificate no. 35 / 1087. 100mm Tarmac Hemelite solid insulation blocks or similar. Cavity walls tied together using galvanized iron vertical twist ties set 750 horizontal ; and 450 vertically to BS 1243: 1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity (within 225mm) : close cavities wit " Thermabate" preformed closer and provide bitumen felt DPC to CP 121: Internal walls of 100mm Tarmac Hemelite solid insulation blocks to receive 10mm sa / cement render and 3mm skim. Movement joints to be installed in brickwork and blockwork in accordance with BS: 5628, part 3, 1985 and manufacture own design considerations.

Plasterwork: -
Walls to be plastered cement:lime:sand render with skim finish a total of 13mm thick including reveals and lintel ; ffits.

Heating: -
Extend existing system into new.

Flashings: -
At roof and wall abutments provide code 4 lead flashing and dress up wall in 150mm steps and over tiles all in ordance with BS 1178. Connect to patent stepped cavity tray system within cavity to stop the passage of water.

Lintels: -
Provide Keystone special lintel for sun lounge raised ceilings including ridgebeam cradle and all necessary posts . . . Design criteria to be submitted to local authority 28 days prior to erection on site.

Rainwater goods: -
PVC gutters 115mm half round and 68mm dia down pipes to match including all bends, outlets, clips, brackets, . nectors etc. and connect to existing system.

Ceilings: -
Provide and fix 12.5mm Gyproc wallboard to all new roof ceilings.

Roof construction: -
Concrete interlocking tiles on 25 x 38 softwood treated timber battens on Kleber Permo forte breathable unde l ay fitted to manufacturers instructions. On 50 x 125 SC4 grade rafters at 400mm c/ c at 30 deg. pitch to be supported by ridgebeam and wallplate. Rafters to be well secured to 50 x 100 wallplate. Provide 30 x 5 galvanized mild steel anchor and lateral restraint straps along line of wall plate, rafters and tie at 1800mm centres. Strap to be fixed to gable wall + span 5no. trusses. Provide pack and noggins to trusses at strap position. Provide 50 x 125 high l ed ceiling tie at every rafter position.

Doors and Windows: -
To be softwood, hardwood or UPVC by specialist manufacturer. Style as shown on elevations. All to be fitted w h double-glazed sealed units (at least 12mm cavity) using low-E glass (0.05) .

Protected glazing areas: -
Provide toughened glass to BS6206 (1981) to following areas. To all windows within 800mm of finished flo r evel. To all door glazing within 1500mm of finished floor level. This also applies to side screens within 300mm of door. Protected glazing to be permanen k marked with BS kite mark.

Fascia and bargeboards (if any) : -
Specialist UPVC to match house.

Ground floor finish: -
Off oversite provide Celotex double-R GA2000 board (1no. GA2070 board) or similar approved product, th m 500 gauge polythene vapour barrier then 75mm sand / cement screed with 1no. layer of chicken wire reinforcement.

Underground drainage: -
To be 110mm diameter UPVC pipes by approved manufacturer to be laid at a minimum fall of 1:70 bedded and surrounded in 100mm thick pea gravel. Where drains pass through walls provide over wall pre-cast concrete lintel, also leave 50mm gap around pipe and fill with compressible sealant, also mask both sides of opening with rigid sheet material to prevent entry of fill or vermin.
Inspection chambers to be 450mm diameter UPVC base and risers with cast iron frame and cover (same manufacturer as pipes) . Covers to be Grade C- light duty covers (to be screwed down) unless IC's are in driveways where Grade B - medium duty covers are to be used. Inspection chambers not to exceed 1000mm below ground level (any deeper and a manhole will be required constructed to latest local authority specifications) . Back inlets gullies to be rodddable type. Protection to underground pipes as follows: where pipes are not under a road and have less than 600mm over, concrete paving slabs should be laid as bridging above the pipes on minimum 100mm pea gravel. If under a road and have less than 900mm cover, reinforced concrete bridging should be used in lieu of paving slabs. In both cases a layer of compressible material needs to be placed under the bridging. All underground drainage to BS 8301.

Ventilation: -
Natural ventilation area of windows to offer at least 1/ 20th of room floor area. All windows to have trickle ventilators fitted to head to give 8000mm2 ventilation to habitable rooms and 4000mm2 to all others.

Decoration: -
Allow for decorating all new surfaces; ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

Roof insulation: -
Insulation to roof space to be in between rafters Celotex double-R GA2000 board (2no. layers of GA2043) - similar approved product.

Roof ventilation: -
Use Kleber Permo forte breathable underlay negating the need for ventilation.

Electrical installation: -
All work to be carried out in accordance with the latest EE regulations. Extend electrical circuits from custom r ur : in ring mains and install lighting and power points in position as directed.

Joinery: -
Doors, frames, linings, skirting, architrave's, window board and timber mouldings etc. to be of standard manufacturer

SHDC
Planning & Development
10 JUN 2004
Ref: 0711/04

DETERMINED PLAN

refi	revision	date

G. R. MERCHANT DGM
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. Fs. Co. UK

Project
PROPOSED RESIDENTIAL DEVELOPMENT OFF
PENNYGATE
SPALDING
LINCS

Client
DGM PROPERTIES LTD.

Drawing
SUN LOUNGE EXTENSION TO PLOT 1

Job Ref.	Drawing No.
544/ 02	PL01/ 3
Date	Drawn
JUNE 2004	JPW

Scales
1/ 50 1/ 100

DO NOT SCALE FROM THIS DRAWING
This drawing is copyright and may not be altered, traced, photographed or used for any other purposes other than 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 assumed to be average. 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. 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 purposes of obtaining Planning / Building Regulation approval. This drawing must not be used as a contract document as such. 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 awarded contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for Building sites and Works generally. 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 be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.