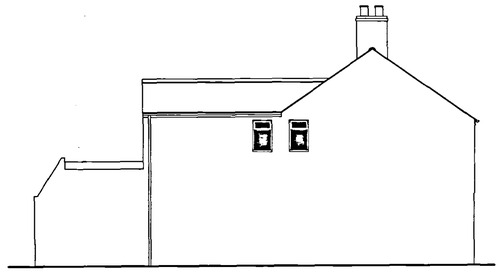


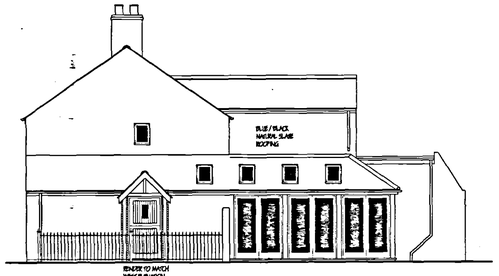
WEST ELEVATION



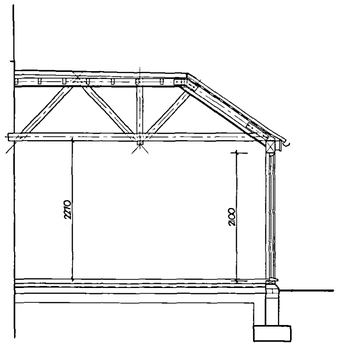
NORTH ELEVATION



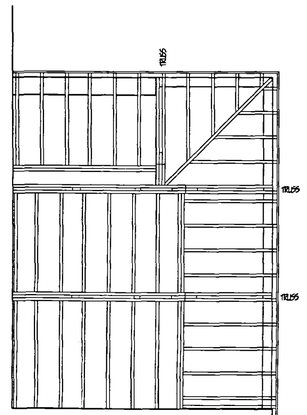
EAST ELEVATION



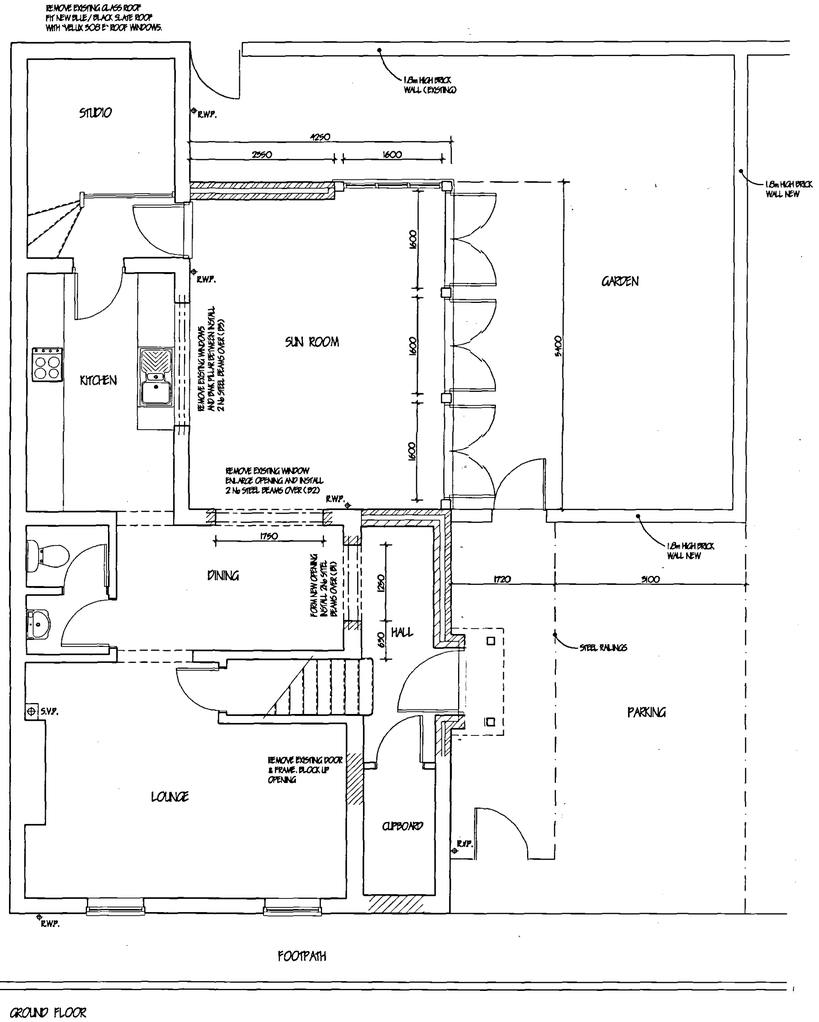

SOUTH ELEVATION



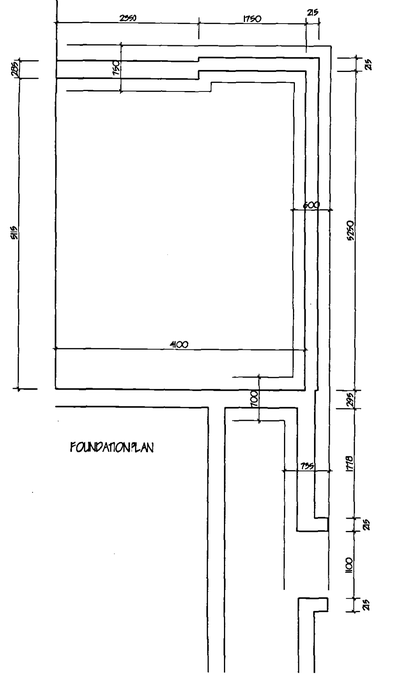

SECTION




ROOF PLAN




GROUND FLOOR




FOUNDATION PLAN

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. on 60mm "Celotex GA2060" 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.

FOUNDATIONS.
Under walls as shown provide 225 X 600 strip concrete foundations GEN4 mix to B.S. 5328: 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 minimum depth of 1 metre below ground level

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly joined to a fall of 1:170 pipes bedded and surrounded in pea gravel and discharge to existing system. All footpaths and drives to slope away from building.

GLAZING.
Double glaze extension throughout with timber doors/ windows ( minimum 16mm air gap to all units with Low 'E' 0.1 Glass) max 'U' value 1.9 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.

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 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 than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

LIGHTING.
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.
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.L

PITCHED ROOF CONSTRUCTION.
Blue / Black Fibre cement slates with riven surface and dressed edges to B.S. EN 492 1994, 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. Trusses to be at 1600c/ c to a pitch of approx 35 deg. ( CHECK ON SITE) All trusses to be strapped to head 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: 150 x 200 oak head plate: 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

FLAT ROOF CONSTRUCTION.
12mm white spar chippings bedded on 3 layers Glass Felt 3B roofing felt, on "Celotex Tempcheck TD2075" decking on s/ w Firrings to 1:60 Fall: 47 x 100 SC3 grade joists stamped "DRY" or "KD" to indicate moisture content of 20% or less all in accordance with BS. 4978. at 400 c/ c in joist hangers between main trusses.

CEILINGS / INSULATION.
Stepped ceilings lay "Celotex GA2080 + GA2040 " to provide a max 'U' value of 0.2 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

WALLING.
285 cavity walling to consist of Face brickwork to B.S. 5921:1974 for clay bricks and B.S. 187:1978 for silicum silicate bricks: 85 cavity build into cavity 7thterm cavity wall batt insulation boarding in accord. with makers instructions and agreement cert' No 84/1268 & 86/1584. Face brickwork to B.S. 5921:1974 for clay bricks and B.S. 187:1978 for silicum silicate bricks : Cavity walls bind together using galvanised iron twist ties set 750 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 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

SUB STRUCTURE TO CAVITY WALLING.
20cm dense concrete blocks to B.S. 6073 pt1 721: 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.

SUB STRUCTURE TO GLAZED WALLING.
255mm Thermalite trench blocks to B.S. 6073 Pt 1 721: 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.

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 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 contract etc.

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STANDARDS.
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.

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 leagislation 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 independant 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.

| ref. | revision | date |
|---|---|---|
| A | CLIENT REQUIREMENTS | APR '04 |

**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. FSB. Co. UK**

Project
PROPOSED EXTENSION
60 DOUBLE STREET
SPALDING
LINCOLNSHIRE

Client
MR S. BERGMANN & MRS H. PECK

Drawing
PROPOSED
FLOOR PLANS - ELEVATIONS

| Job Ref. | Drawing No. |
|---|---|
| 878-03 | 02-A |
| Date | Drawn |
| FEBRUARY '04 | J.C. |

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 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.

SHDC
Planning & Development
25 JUN 2004
Ref: 0866/04

DETERMINED
PLAN