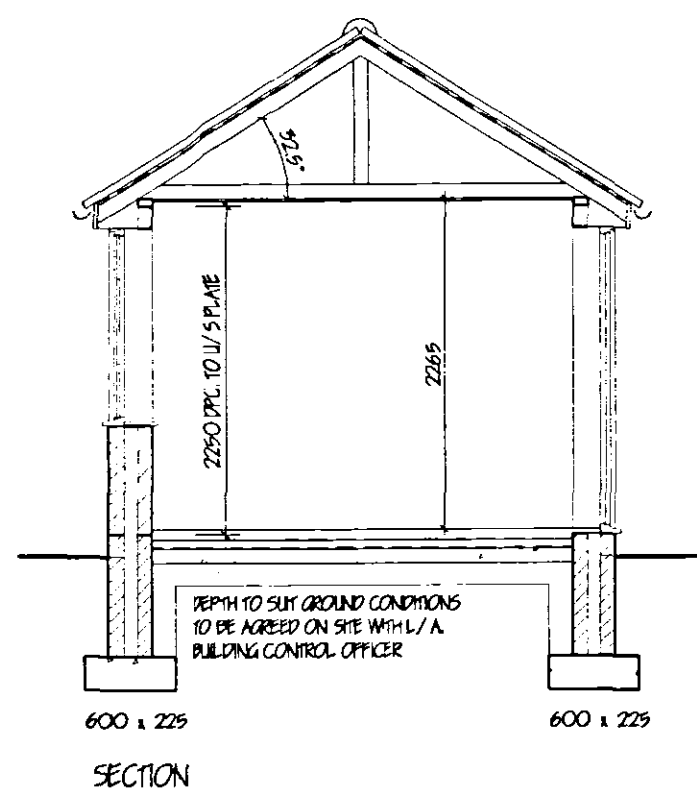
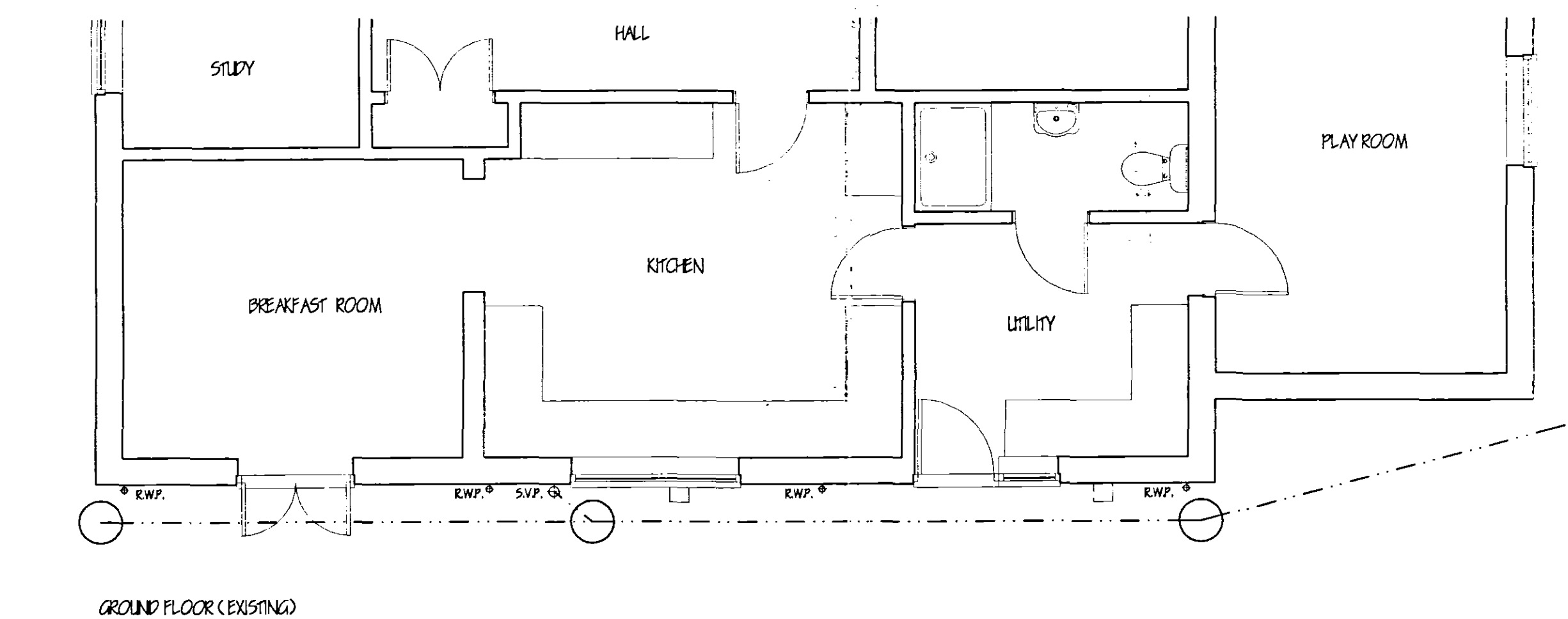
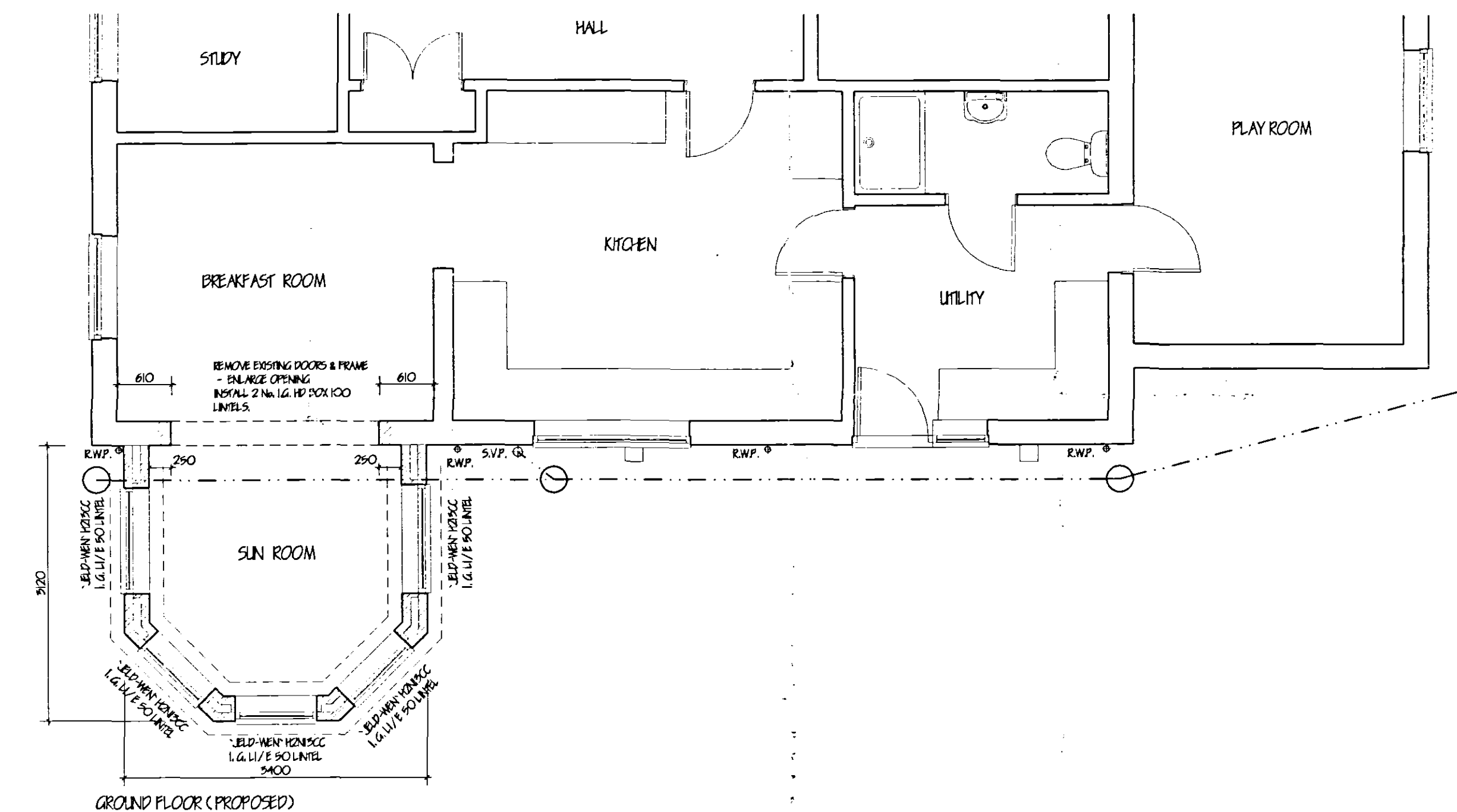
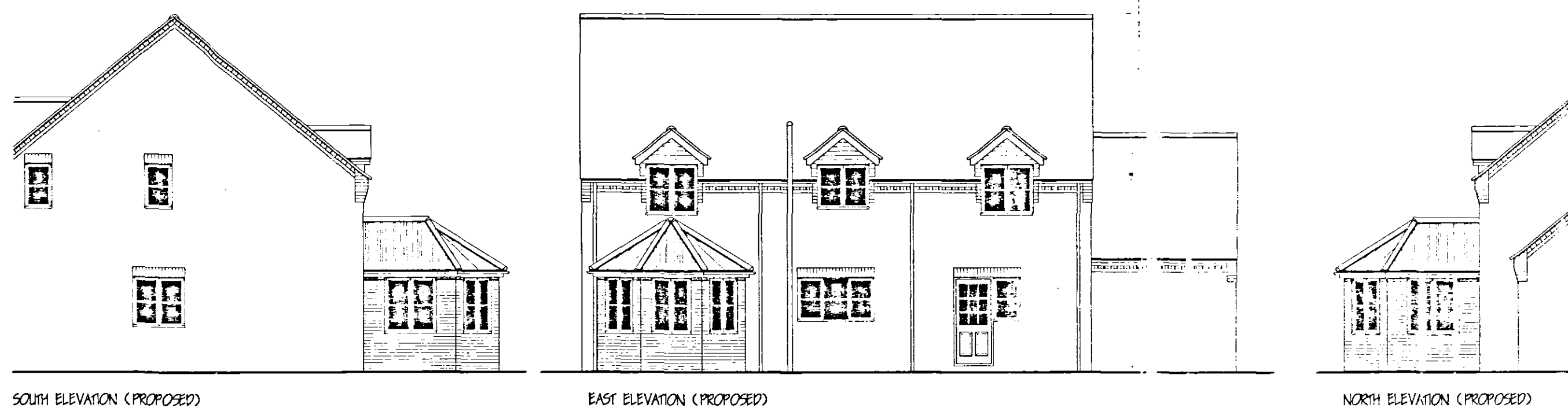
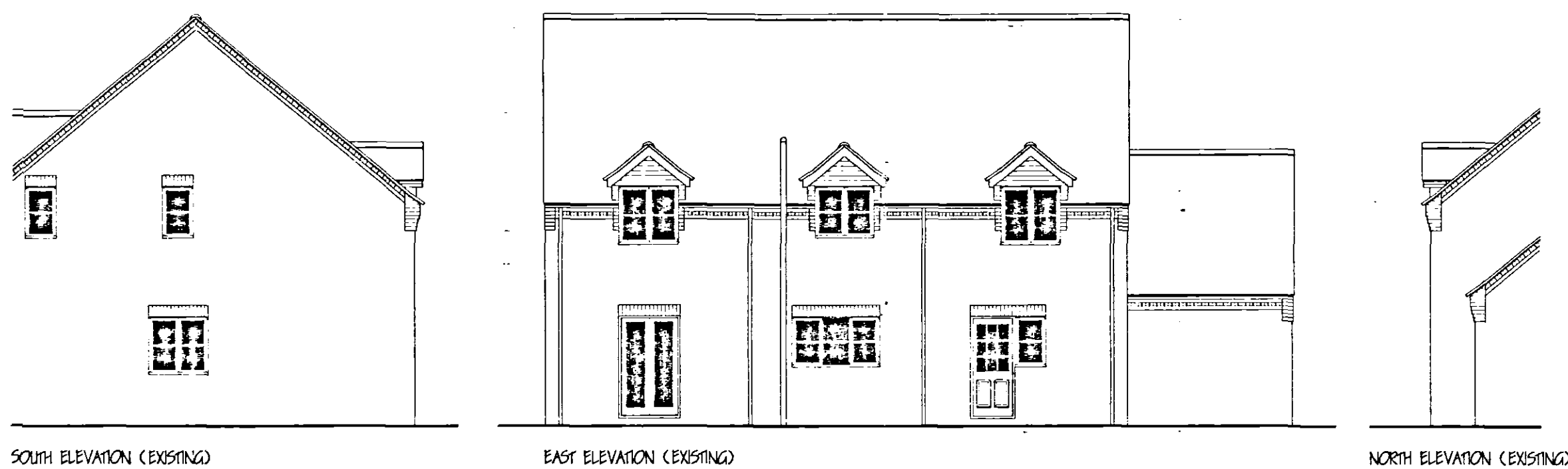




GLAZING.
Double glaze extension throughout with timber/pvcu windows (minimum 16mm air gap to all units with Low 'E' O.I. Glass) max 'U' value 1.9 W/ sq.m. K excluding garage. All glazing between f.f.l. and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

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.

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.

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 appropriate heights between 450mm & 1200mm from f.f.l.

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6075 pt. 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.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500q polythene D.P.M. on 60mm Celotex GA2060 insulation board, on 1200q 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. 5528; pt. 1991; 150 blinded and consolidated hardcore.

FOUNDATIONS.
Under walls as shown provide 600 x 225 strip concrete foundations GEN4 mix to B.S. 5528; pt. 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.

LINTELS.
All lintels to be manufactured by Messrs. I.G. Code LU/E 50 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. 100HD Box type. Provide Perp and weep holes and stop ends to cavity tray.

FLOOR DRAINAGE.
Where pipes pass under floors encase in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexed joints to correspond with joints in pipe work. Provide 65 x 100 pre-stressed concrete lintel bridging where pipes pass through walls, provide compressible filler around pipe, opening masked both sides of wall with ridged sheet material and mastic seal to prevent entry of gas. All redundant drains to be grubbed out or filled with lean mix concrete.

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 and 3.5m from all boundaries. All footpaths and drives to slope away from building.

PITCHED ROOF CONSTRUCTION.
Internal concrete roof tiles to B.S. EN 490. 491, on 25 x 38 softwood treated battens on under felt to B.S. 747 (type 1P) and in cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. 10mm lap if 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in B.S. 5528; pt. 1988. TRUSS CALCS TO BE SUBMITTED TO L.A. MIN. 28 DAYS PRIOR TO BUILDING. Trusses to be at 600/c to a pitch of 12.5 deg. 38 x 100 ridge node braced 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. Provide solid brickwork beneath straps. 100 x 100 wall plate bedded on sand and concrete 25 x 175 fascia boards: 6mm end of plywood soffit complete with 100mm wide max. air gap and fly proof screen. All structural timber to be min. SC5 grade. Stamp 'DR' or 'KD' to indicate moisture content of 20% or less all in accordance with B.S. 497B. At roof/wall abutment install 150mm high code 4 lead flashing.

CEILING & INSULATION.
Roof Lintels: 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. Ensure 100mm air gap over all insulation. 12.5m Suprac wallboard, skim finish. Provide min. 3 x 36 masonry 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 120mm ply with layer of 12.7mm Firmin board fixed to face, 100mm Jakkies to top surface. Provide slide bolt fastening & draught seal all round.

WALLS.
225 dia. walling to consist of face bricks to B.S. 3921/1974 for clay bricks and 187:1978 for calcium silicate bricks. 35 cavity build into cavity Dritherm cavity all to be insulation boarding in accordance with makers' instructions and agreement cert. No. B. 1263 & 86/1584. Face brickwork to B.S. 3921/1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks. Cavity walls to be either using galvanised iron twist ties or 242:1978 wall ties positioned at 300mm centres at all unbonded closures of cavity. Cavity cavities with 'Thermabate' precast closer and provide bitumen felt DPC to C.I. 21: All work to be carried out in accordance with BS Code of Practice 121 Pt. 1. 1975. Inter all walls to have max. 'U' value of 0.16 W/ sq.m.

GROUP
PLANNING & DEVELOPMENT
15 DEC 2003
Ref. 1510/03

**DETERMINED
PLAN**

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 work.
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 listed and included 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 accepts 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.

A CLIENTS AMENDMENTS - PREPARED BY NOV '03	
ref. revision	date
G. R. MERCHANT LENO ANICE FIWO ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS Unit 4, Wrights Mews 12A Park Road, Holbeach, Spalding, Lincs. PE12 7EE Tel 01406 440800 Fax 01406 428744 E-Mail G. R. Merchant@grmerchant.fs.co.uk	
Project PROPOSED EXTENSION FAMILY HOUSE COMMON ROAD SPALDING Lincs.	
Client MR & MRS M. W. HUTCHINSON	
Drawing NOV '03	
Job Ref. 804-03	Drawing No. 01A
Date NOV '03	Drawn J.C.
Scales 1:50 1:100	
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