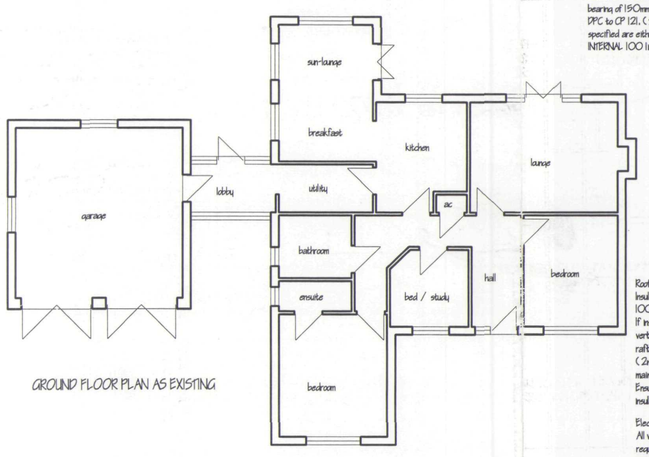


GROUND FLOOR PLAN AS EXISTING

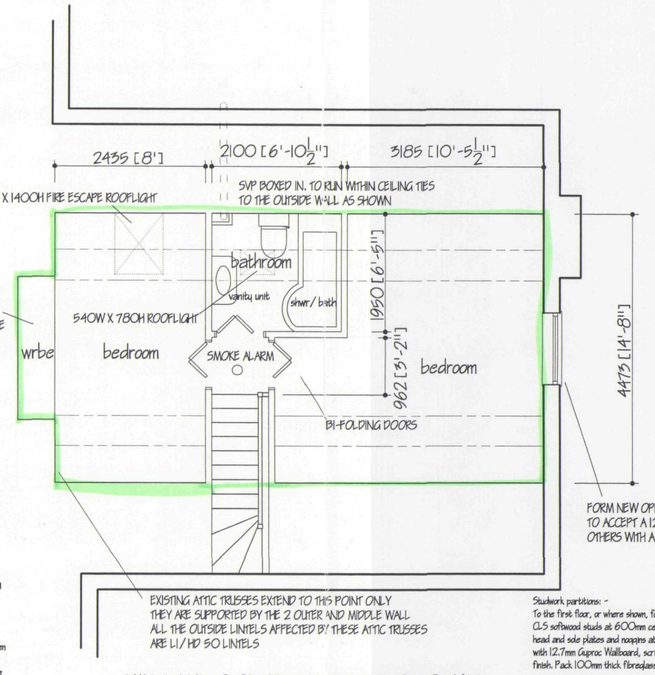
Plasterwork: -
Walls to be plastered cement:lime:sand render with skim finish a total of 15mm thick including reveals and lintel soffits.

Lintels: -
All lintels to be manufactured by Messrs. IG and to be installed in accordance with makers instructions and to have minimum end bearing of 150mm and as external positions to have cavity tray DPC to CP 121. (See separate note). Internal lintels not specified are either BOX 100 for load bearing walls and INTERNAL 100 lintel for non load bearing.

Roof insulation: -
Insulation to roof space to be 250mm thick fibreglass laid 100mm between and 150mm over ceiling ties.
If insulation is required to a rafter section of the roof or vertical nodes i.e.: attic trusses, then provide in between rafters/ vertical nodes Celotex double-R GA2000 board (2no. layers of GA2045) or similar approved product, maintaining 50mm air gap between insulation and underfelt. Ensure there is a spacer fitted in the eaves so that the insulation can be installed over and beyond the wall plate.

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

Wall tiling: -
Provide and fix in new bathroom to walls and window cill, kitchen window cill and over work tops ceramic wall tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.

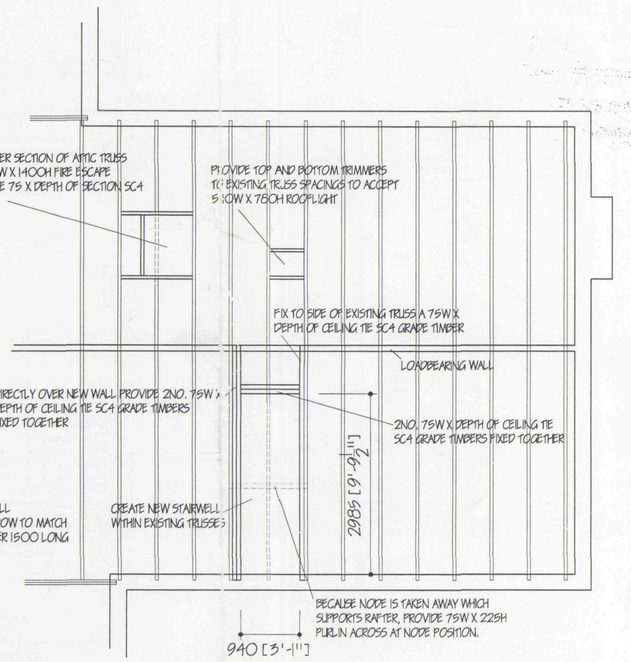


FIRST FLOOR PLAN AS PROPOSED

Stud work partitions: -
To the first floor, or where shown, form stud walls in 38 x 89 C.S softwood studs at 600mm centers with 38 x 89 C.S head and sole plates and noggins at 1200mm centers. Clad with 12.7mm Gyproc Wallboard, scrim, tape joints and skim finish. Pack 100mm thick fibreglass between studs.

Ceilings: -
Provide and fix 12.7mm Gyproc wallboard to all new ceilings. Nog all perimeters and board joints prior to fixing plasterboard too fully support sheeting. Fix Gyproc coving and artex or skim finish to ceiling.

First floor construction: -
Provide and fix 25mm tongued and grooved flooring grade wood particle board on existing Attic trusses.



ROOF TRUSS ALTERATIONS EXISTING ATTIC TRUSSES AT 600MM C/C

Above ground drainage: -
To be UPVC push fit by an approved manufacturer. 41mm diameter waste from wash hand basin, shower, sink, 50mm diameter from bath and 110mm diameter from WC. All traps to be 75mm deep seal. All pipework etc. to be accessible throughout their runs for cleansing, repair and replacement. Shower floors to be raised minimum 150mm. Provide anti-siphon traps to appliances if the pipe run exceeds that shown in diagram 3 page 9 of approved document H. Provide 110mm diameter soil and ventilating pipes as shown to terminate 900mm above [illegible] window. Provide anti-vandal cowl terminal. Internal soil and vent pipes to terminate within roof void with flexi-ducting to suitable vent ridge or tile by the manufacturer. Any internal stub-stacks fitted with a pressure relief valve vent to be at least 1000mm above finish floor level. Drainage from condensing boiler to discharge into main via a minimum pipework of 22mm diameter through a 75mm condensate trap. If an additional trap is provided externally to the boiler to provide the 75mm seal, an air gap should be provided between the boiler and the trap.

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

Smoke alarm: -
Provide mains operated self-contained smoke alarms unit conforms to BS5446 Part 1. Provide at least one on each floor positioned within 7000mm of living room, kitchen doors and 3000mm of bedroom doors. More than one smoke alarm to be interconnected and wired to a separately fused circuit. See drawing for positions.

Hot water and heating etc.: -
Extend existing system if achievable, if not upgrade to the following spec.. Boiler to be either Gas fired condensing boiler (SEDBUK 75%+), Oil fired condensing boiler (SEDBUK 85%) or all Combination boilers (SEDBUK 82%). Install hot water heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed, all [illegible] valves. It is not recommended to have thermo-static radiator valves fitted on the radiators in the room served by the room thermostat. Heating controls. Room thermostat, Cylinder thermostat and Programmer. Heating and hot water system to be fitted with flow controls e.g.: motorized valves, electrically interlocked with boiler and pump to prevent unnecessary boiler cycling. Heating engineer to provide a suitable commissioning certificate in accordance with that published as part of the benchmark code of practice upon completion (which is to be forwarded to the Building Control).

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.
Mechanical extractor fans to be provided to: -
1) En-suite / Bathroom offering 15 litres per second.

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

Copyright of this drawing has been retained by the author and may not be loaned, copied or disclosed without written consent. Any discrepancies found in this drawing must be reported immediately to the author. Figured dimensions only to be taken from this drawing. Do not scale. All dimensions to be checked on site before any work is put in hand or any materials ordered. Any variations from the drawing must be approved by the author before any work is put in hand. The author will not be responsible for any errors or omissions in this drawing after a period of 28 days from the date of issue. This drawing is not to be used for the purposes of obtaining tenders or estimates unless it is clearly marked as such.

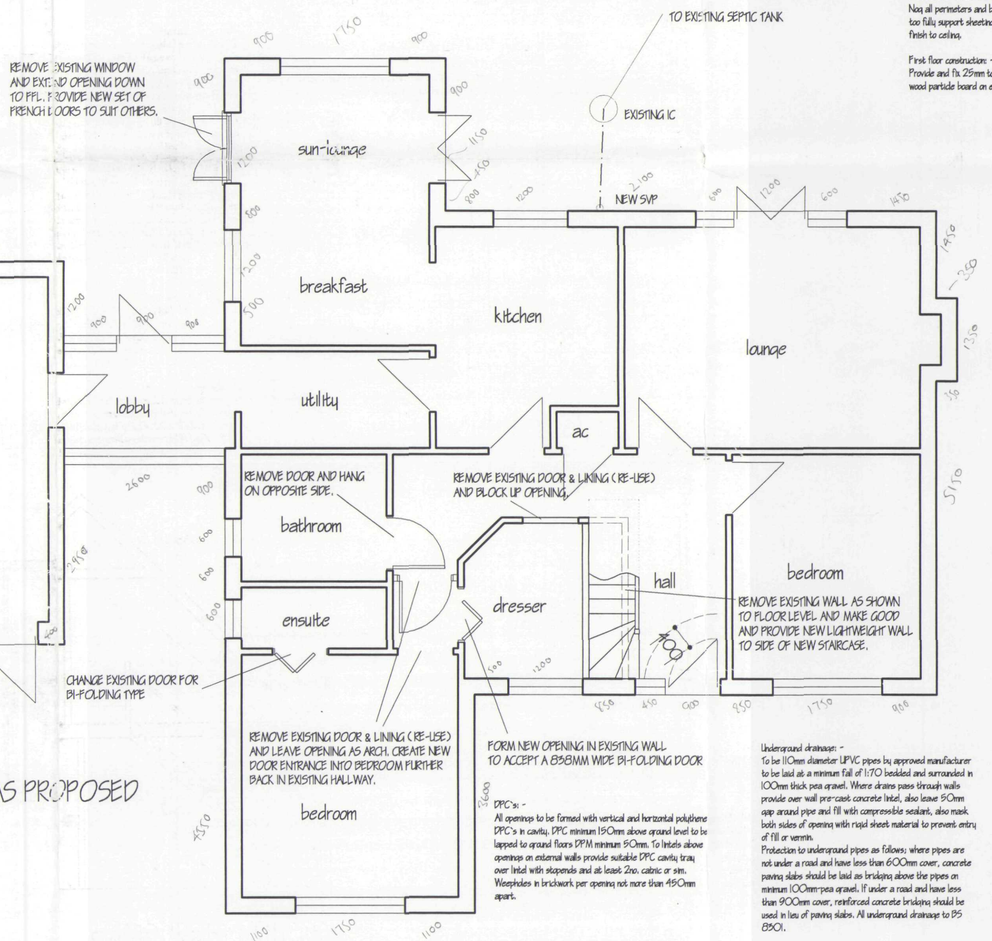
SHDC
Planning & Development
08 JUL 2004
Ref: 0941/04

Roof ventilation: -
Provide ventilation to roof space at eaves via patent system giving the required air circulation as follows: -
1) On a pitched roof of 15 degrees or more provide at eaves ventilation equal to a 10mm continuous gap running along eaves.
2) On a roof where pitch is less than 15 degrees or where the ceiling follows the line of the roof i.e.: attic trusses, provide at eaves ventilation equal to a 25mm continuous gap running along eaves.
3) Also on roofs where ceilings follow roofline ventilation is required at ridgeline with suitable ridge vent (by tile manufacturer) , to give ventilation equal to a 5mm continuous gap running along ridge.
4) As 3) but where ventilation required in form of a tile vent or similar to give ventilation equal to a 5mm continuous gap along abutment.
Ensure 50mm gap between insulation and underfelt

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

Lighting: -
Provide internal efficient lighting to new bedrooms to achieve a luminous efficacy greater than 40 lumens per circuit-watt (not using GLS tungsten lamps with bayonet cap or Edison screw bases) .

Fire escape windows: -
All habitable rooms in the upper story's of a house should have a window with an unobstructed openable area that is at least 0.33m2 and no less than 450mm x 750mm (this may be through the opening may be at an angle rather than straight through) . The bottom of the openable area should be not more than 1100mm above the floor.



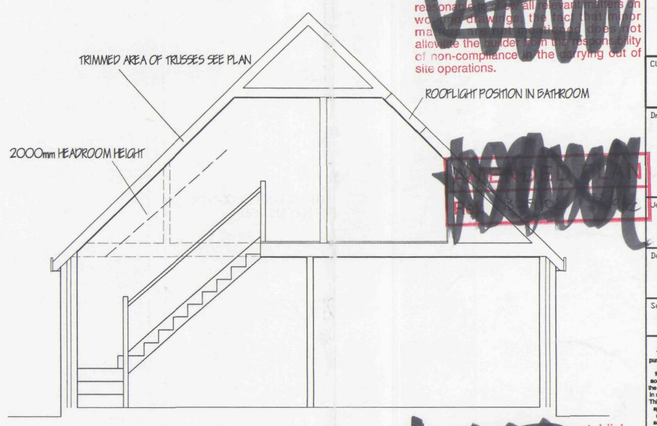
GROUND FLOOR PLAN AS PROPOSED

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

Staircase: -
To be private stairway giving 800mm clear width. Handrail to be 900mm above pitch line of the staircase and 1000mm above finished floor level on landing. Balusters to be of vertical type and are not to be able to permit passage of a 100mm diameter sphere between them. Ensure 2000mm headroom above pitch line of stairs. All balustrades to be capable of withstanding 0.36 kn./m horizontal force. Going 235mm 13no. risers 211mm pitch 42 degrees.

DPC's: -
All openings to be formed with vertical and horizontal polythene DPC's in cavity. DPC minimum 150mm above ground 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 stopends and at least 2no. caltric or sim. Weepholes in brickwork per opening not more than 450mm apart.

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.
Protection to underground pipes as follows: where pipes are not under a road and have less than 600mm cover, 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. All underground drainage to BS 8301.



SECTION THRO' STAIRS

B	BUILDING REG ALTS	SEP 2002
A	STAIR DETAILS ALTERED	SEP 2002
ref:	revision	date

G. R. MERCHANT B.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 INTERNAL ALTERATIONS TO BUNGALOW OFF WEST BANK. CROWLAND SPALDING LINCS

DETERMINED PLAN

Client
MRS. P. NEAL

Drawing
PLANS

Job Ref.	Drawing No.
537/02	01 B
Date: AUG 2002	Drawn: JPW

Scales
1/50

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 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 purpose of obtaining Planning / Building Regulation approval. This drawing must not be used as a contract document alone. 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 BSA certificate or European code equivalent. The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and 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. The works shall comprise of all that is shown on the drawing and details. Work that may not specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.