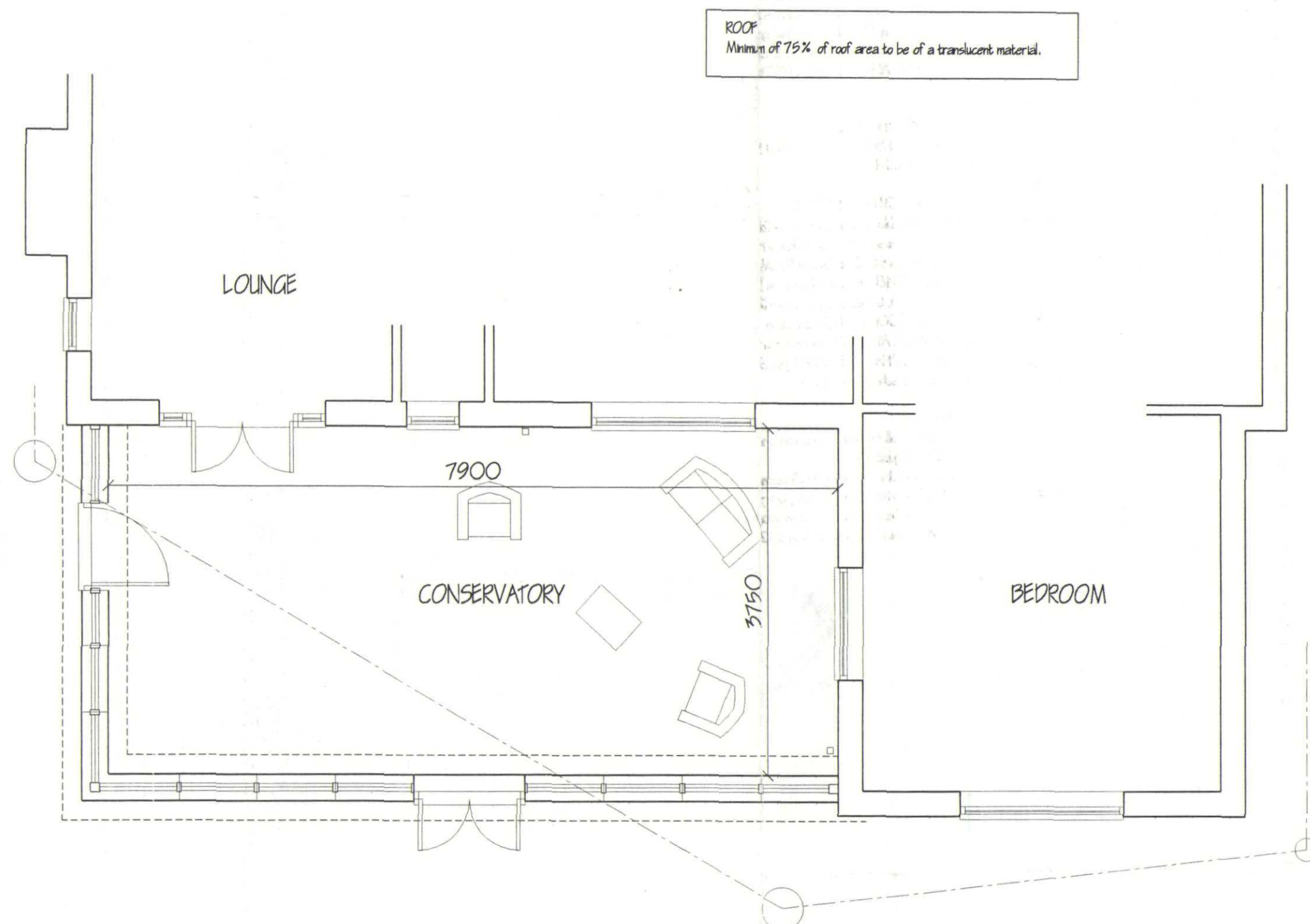
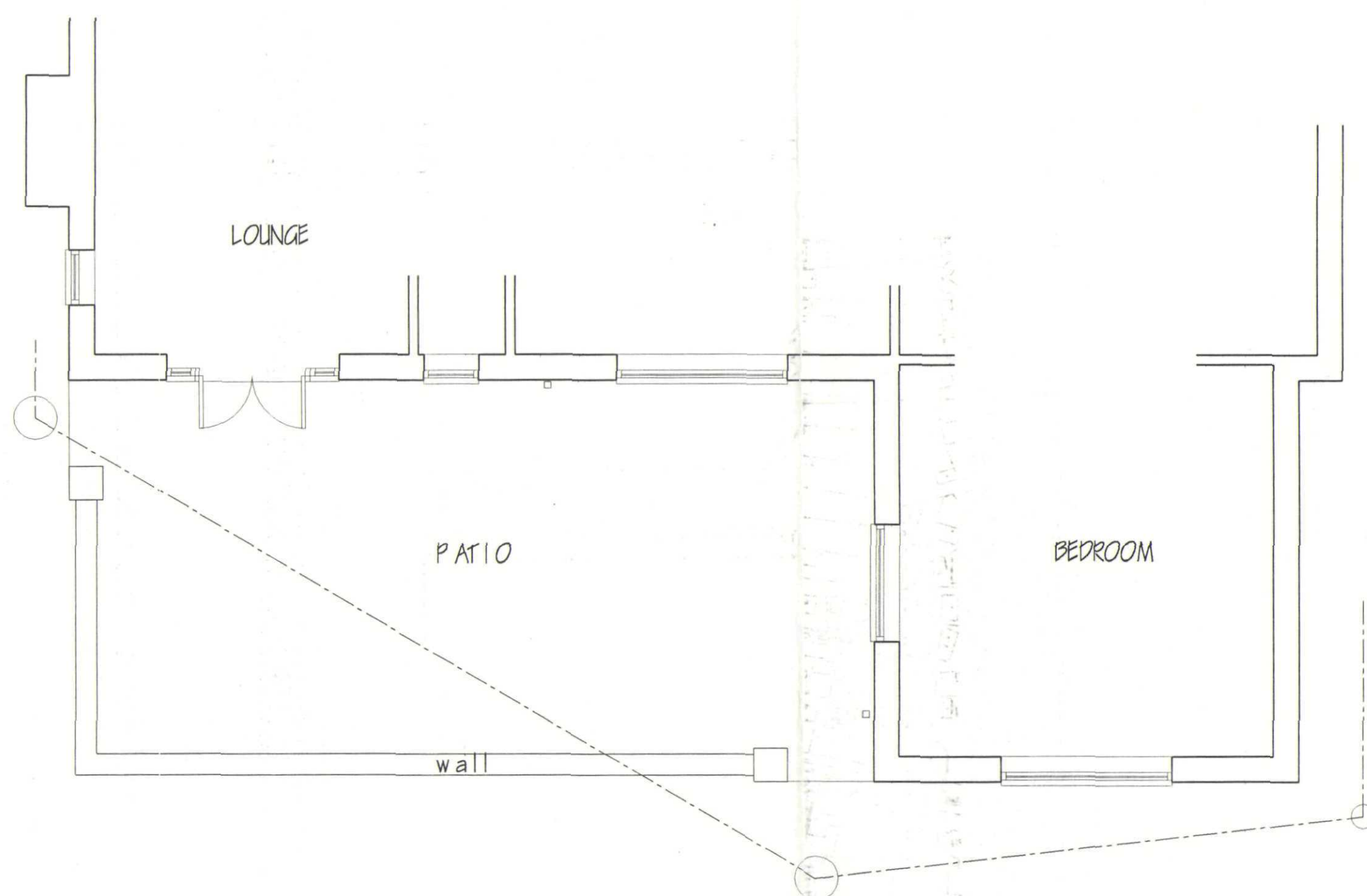
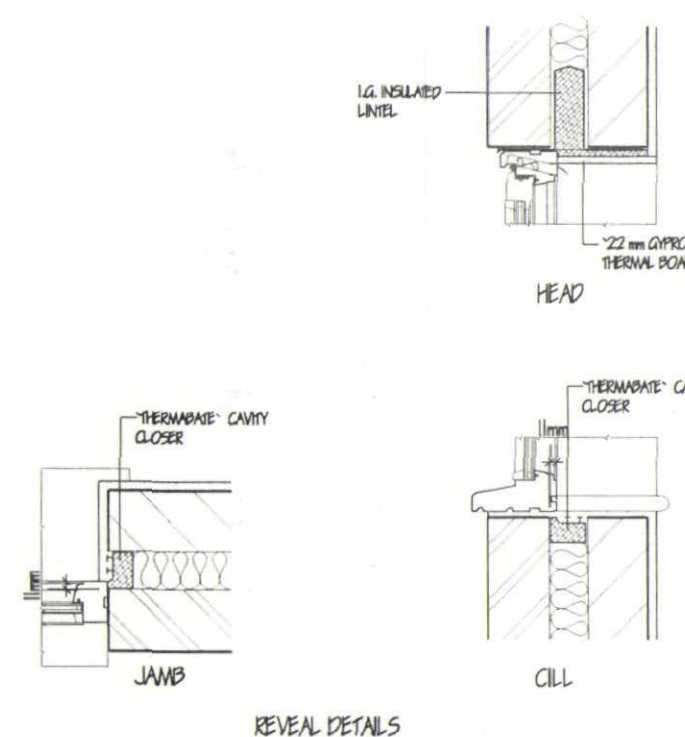




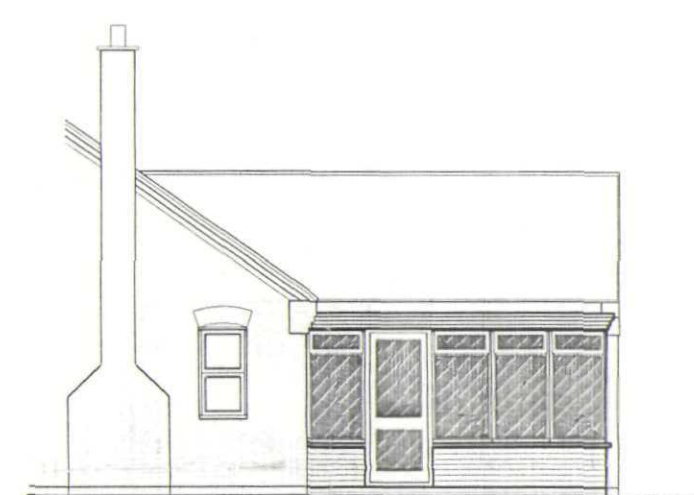
FLOOR PLAN - PROPOSED



FLOOR PLAN - EXISTING



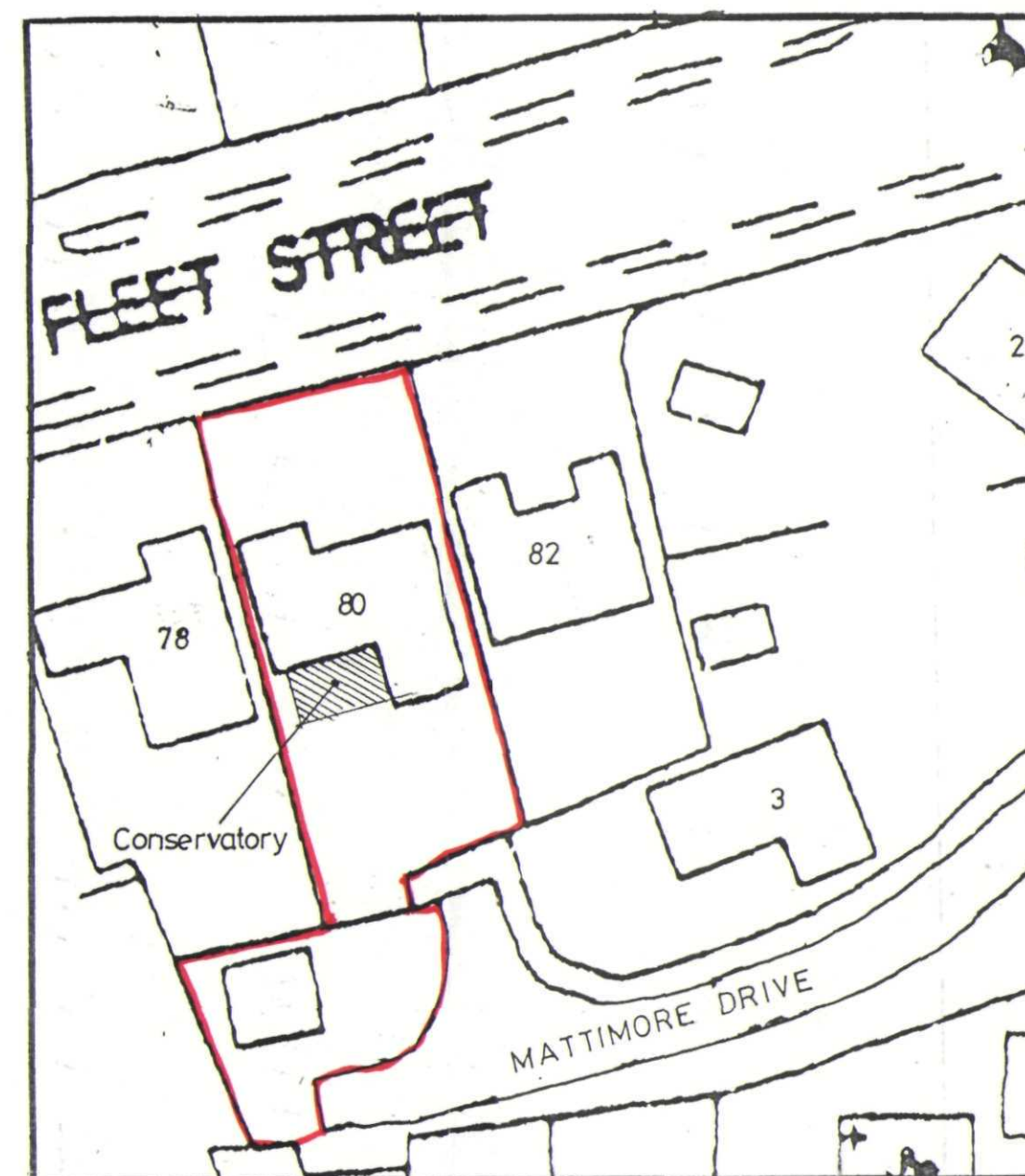
REVEAL DETAILS



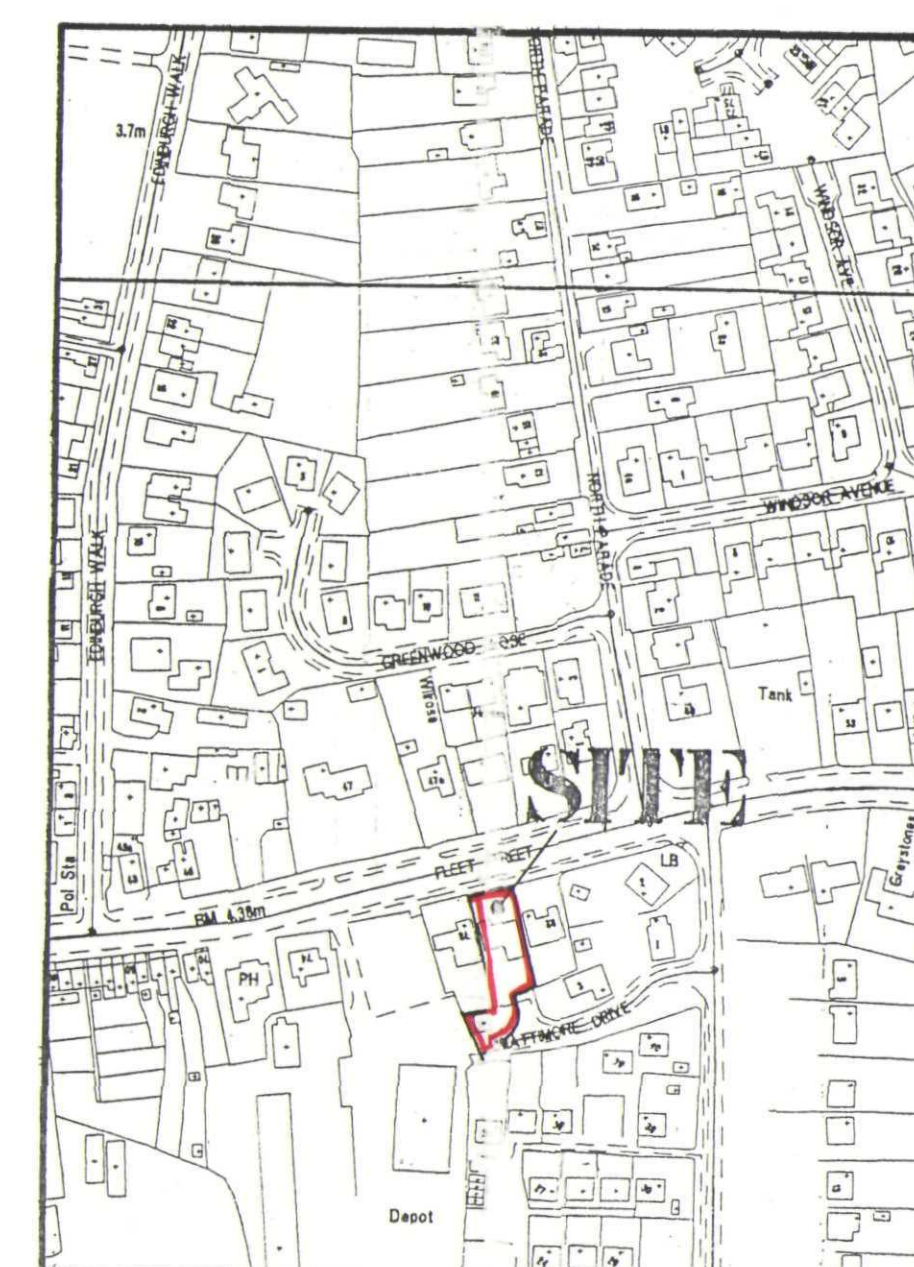
SIDE ELEVATION



REAR ELEVATION



SITE PLAN
1/500



LOCATION PLAN
1/500

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 120mm dia. soak away min. 9.0m to edge from dwelling. All footpaths and drives to slope away from building.

GLAZING.
Double glaze extension throughout (minimum 12mm air gap to all units with Low 'E' O/S Glass) max. 'U' value 2.0 W/ sq.m. K. All glazing between F.F.I. and 800mm high and between F.F.I. 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. 6000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. In addition to above provide Wall mounted mechanical extractor fan to Kitchen to extract min. 60 litres per second.

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. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage cylinders to have min. 25mm thick factory applied foam insulation and pipe work to be insulated to B.S. 5422:2001.
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.

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6075 p11 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.

LEVEL ENTRY THRESHOLD
Provide external 835mm wide door and frame with level entry threshold.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500sq polythene D.P.M. on 48mm Celotex (A2048) insulation board, on 1200sq polythene D.P.M. lapped continuous with 6.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 (BNA to B.S. 5522B) p11 1991: 150 bladed and consolidated hardcore.

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 and 1200mm from F.F.I.

FOUNDATIONS.
Under walls as shown provide 700 x 225 strip concrete foundations (BNA mix to B.S. 5522B) p11 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.

WALLING.
285 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 85 cavity built into cavity Dritherm cavity wall batt insulation boarding in accord. with makers instructions and agreement cert. No. 84/1268 & 86/1984. 100mm Tarmac Hemitel solid insulation blocks or similar: Cavity walls fixed together using galvanised iron batten ties set 750 horizontally and 450 vertically to B.S. 1249:1978 wall ties positioned at 500 vertical centres at all unbonded courses 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 B5 Code of Practice 121 Part 1:1975. External walls to have max. 'U' value of 0.35 W/ sq.m.K.

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 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.



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Project	CONSERVATORY, 80 FLEET STREET, HOLBEACH, SPALDING, LINC'S.
Client	MR. & MRS. C. SENIOR.
Drawing	FLOOR PLAN & ELEVATIONS.
Job Ref.	925-04
Drawing No.	01
Date	MARCH '03
Drawn	GRM
Scale	1:50 1:100 [unless otherwise stated]
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