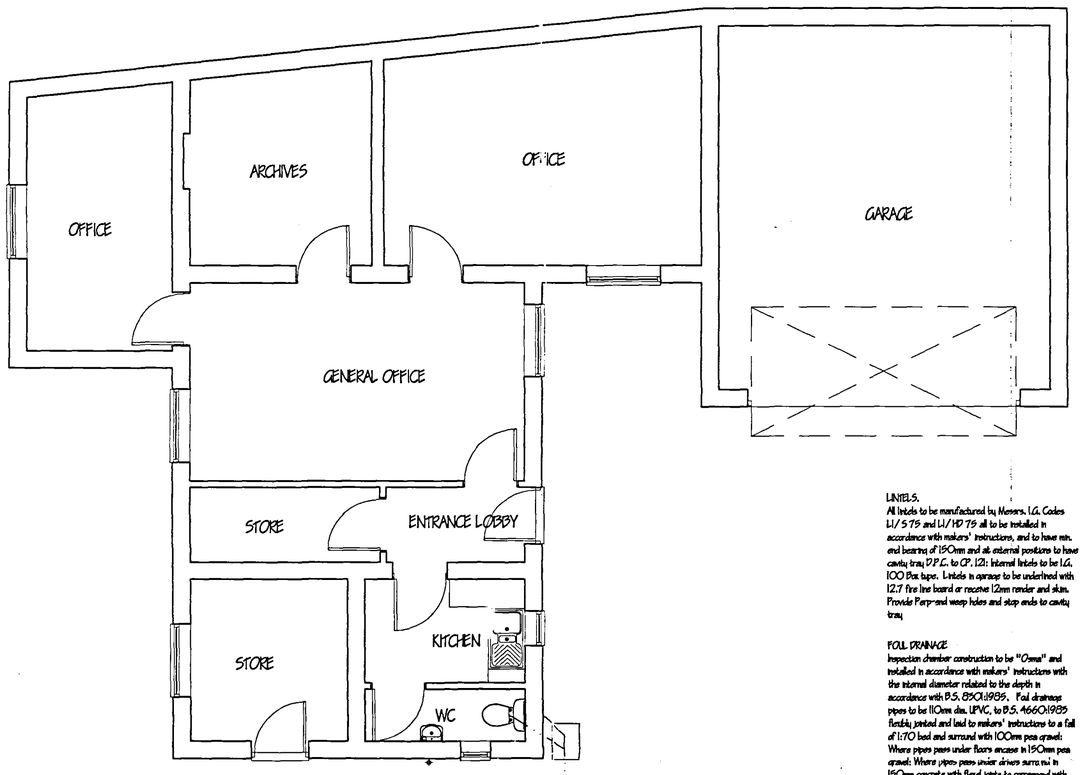
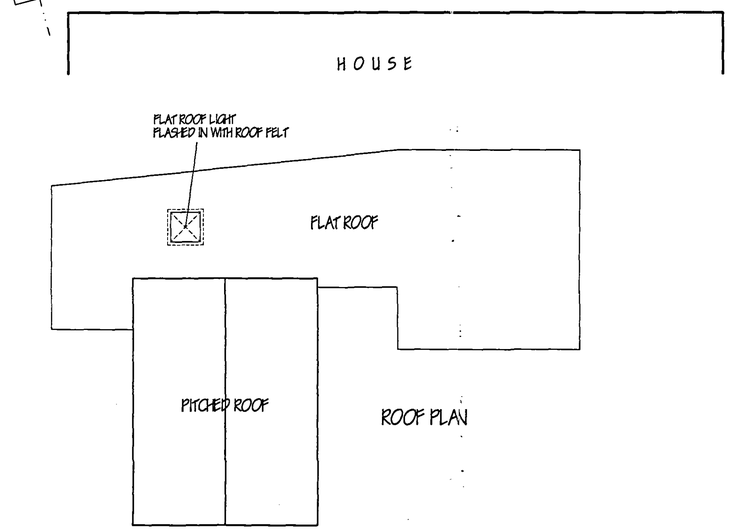


FLOOR PLAN - EXISTING.



LINTELS.
All lintels to be manufactured by Messrs. L.G. Cades LI/ S 75 and LI/ HD 75 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 L.G. 100 Box type. Lintels in aprace to be underlined with 12.7 fire line board or receive 12mm render and skim. Provide Perp-end weep holes and stop ends to cavity tray.

FOUL DRAINAGE
Inspection chamber construction to be "Osma" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4660:1989 firmly jointed and laid to makers' instructions to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexel 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: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be generally 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to B.S. 5943: 1979 complete with rodding eyes at every change of direction: Bath, basins and sink to have 75 deep seal traps: Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 50mm waste. All redundant drains to be grubbed out or filled with lean-mix concrete. Condensation drainage from boiler flues to discharge via min. 22mm diameter pipe work through a 75mm condensation trap. Alternatively an additional trap should be provided externally to provide the required seal, an air gap should be provided between the boiler and the trap.

CONNECT TO EXISTING INSPECTION CHAMBER.

LIGHTING -
Provide internal energy efficient lighting to kitchen, dining area,bedroom & lounge to achieve a luminous efficacy greater than 40 lumens per circuit-watt (not using GLS tungsten lamps with bayonet cap or Edison screw bases). Provide external lighting which can be in a porch but not a garage or carport which automatically extinguish when there is enough daylight, and when not required at night or have sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit-watt (such as fluorescent or compact fluorescent lamp types, and not GLS tungsten lamps with bayonet cap or Edison screw bases).

ELECTRICAL INSTALLATION-
All electrical work required to meet the requirements of Approved Document Part P (Electrical Safety) - 1st January 2005 must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the Council must be satisfied that either
a) an electrical installation certificate issued under a competent person scheme has been issued, or
b) an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

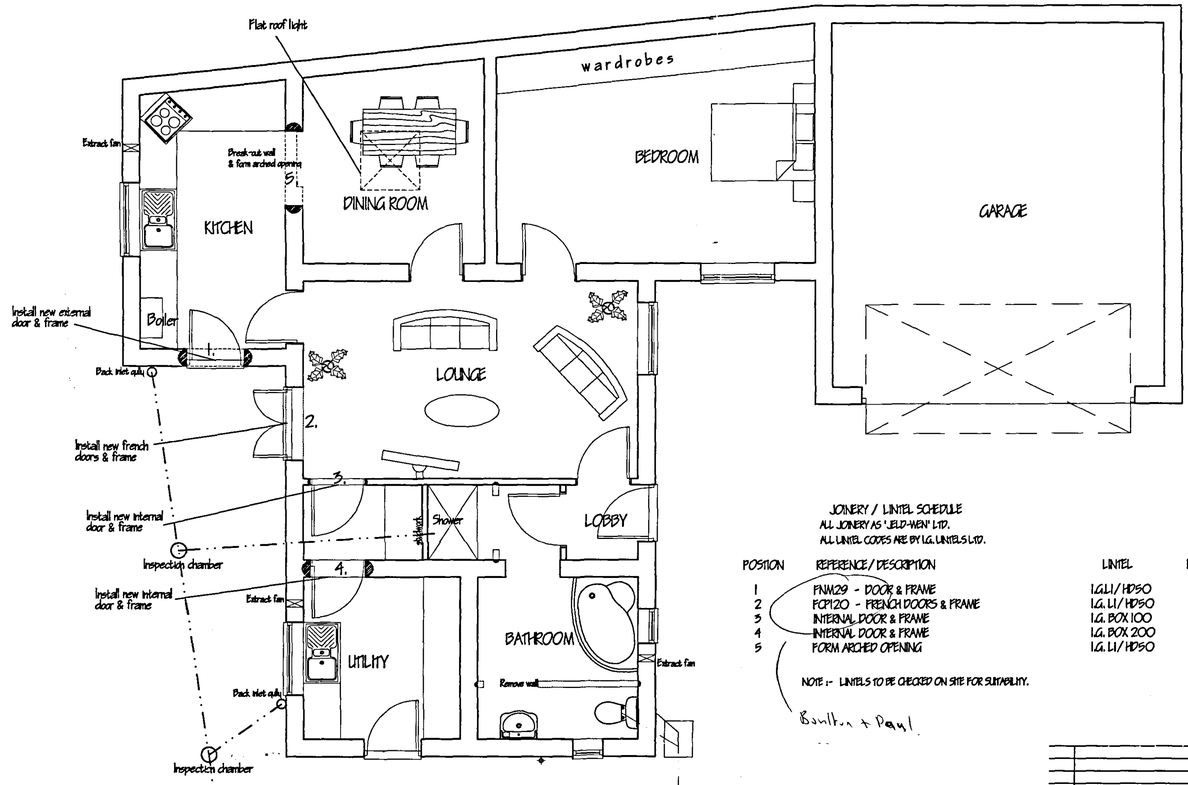
GENERAL
Provide hot & cold water supply to all wash basins. All electrical switchers, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from f.f.l.

HOT WATER AND SPACE HEATING.
Provide Gas fired condensing boiler in position shown (min SEDBUK 85%) with fan assisted balanced flue. Fit durable wire guard to externally to boiler flue. Provide 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. 35mm 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

GLAZING.
'Arcpan' filled double glazing with timber/ p.v.c.u windows (minimum 16mm air gap to all units with Low 'E' 0.05 Glass) max 'U' value 1.7 W/ sq.m. K
All glazing between f.f.l. and 800mm high and between f.f.l. and 1900mm high in doors and side lights to be satisfy glass to B.S. 6206:1981. 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. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently.

Provide internal energy efficient lighting to new kitchen, dining area, bedroom & lounge (minimum).



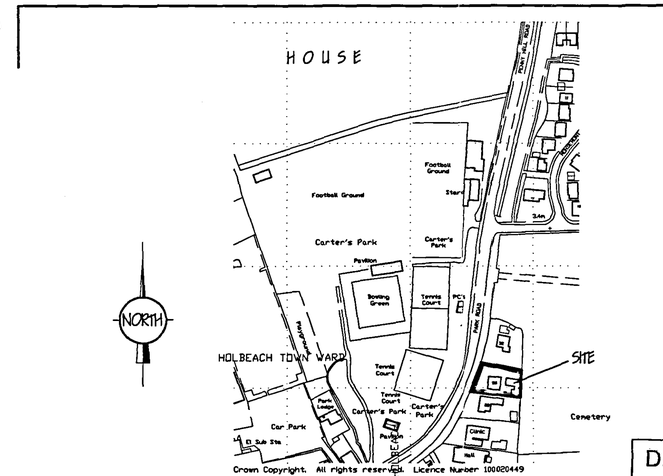
FLOOR PLAN - PROPOSED.

JOINERY / LINTEL SCHEDULE
ALL JOINERY AS 'JELD-WEN' LTD.
ALL LINTEL CODES ARE BY L.G. LINTELS LTD.

POSITION	REFERENCE / DESCRIPTION	LINTEL	LENGTH
1	FNM29 - DOOR & FRAME	L.G.LI/ HD50	1200
2	FCP120 - FRENCH DOORS & FRAME	L.G. LI/ HD50	1500
3	INTERNAL DOOR & FRAME	L.G. BOX 100	1200
4	INTERNAL DOOR & FRAME	L.G. BOX 200	1200
5	FORM ARCHED OPENING	L.G. LI/ HD50	1500

NOTE :- LINTELS TO BE CHECKED ON SITE FOR SUITABILITY.

Built-in + Pay!



LOCATION PLAN
1/ 2500

SHDC
PLANNING & DEVELOPMENT
30 AUG 2006
Ref. 1206/06

DETERMINED PLAN

ref	revision	date

G. R. MERCHANT LTD.
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Spalding, Lincs. PE12 7EE
Tel: 01406 490300
Fax: 01406 425744
E-Mail: gr.merchant@btconnect.com

Project
GRANNY ANNEXE.
30 PARK ROAD.
HOLBEACH.
SPALDING. LINC'S.

Client
MR. & MRS. J. MEDLEY.

Drawing
FLOOR PLANS & ELEVATIONS.
LOCATION & SITE PLANS.

Job Ref.	Drawing No.
1462-06.	01.
Date	Drawn
AUGUST '06.	GRM.

Scales
1/ 50. 1/ 100. [unless otherwise stated]

DO NOT SCALE FROM THIS DRAWING
This drawing is copyright and may not be altered, traced, photocopied 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 dimensions are to be read from figured dimensions only. Levels 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 and Engineer immediately they are encountered. We will arrange our recommendations in respect of boundaries to establish specific site conditions before foundation work is undertaken. This drawing is limited to the amount of information contained and does not purport to contain a full specification of the works. It is valid 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.M. Merchant or any representative thereof. It is the client or their appointed agents responsibility to appoint contractors, selection of materials, adherence to specifications, variations to contract etc, all materials to be used without alterations stated shall conform to all requirements and relevant British and Imported Standards and conform to appropriate British standard specifications or BBA certificates or Kitemark where applicable. The Employer / Client shall ensure that the selected contractor is experienced with and adopts all necessary measures to achieve compliance with Health and Safety legislation for Building sites and Work places. The Employer / Client is advised that it is their responsibility to comply with the Party Wall etc. Act 1996 where building is close proximity to adjoining neighbours boundaries.