

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 at 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 Intel for non load bearing.

Studwork partitions:-

Form stud walls in 38 x 89 CLS softwood studs at 600mm centers with 38 x 89 CLS head and sole plates and noggin at 1200mm centers. Clad with 12.5mm Gyproc SoundBloc, scrim, tape joints and skim finish. Pack 25mm thick Isowool Acoustic partition roll between studs.

Rainwater goods:-

UPVC gutters 115mm half round and 68mm dia down pipes to match including all bends, outlets, clips, brackets, connectors etc. and connect to underground drain to Rainwater Harvesting Tank and soakaway overflow.

Soakaway:-

To be a minimum 5000mm from any building and to be 2m3 rubble filled with inlet pipe discharging to centre of soakaway for overflow from Rainwater Harvesting tank.

Ceilings:-

Provide and fix 12.5mm Gyproc wallboard to all new roof ceilings. Provide and fix 12.5mm Gyproc SoundBloc to all new non-roof ceilings (ie. Ceiling between two floors) and within floor provide 200mm thick fiberglass insulation. Nog all perimeters and board joints prior to fixing plasterboard too fully support sheeting. Fix Gyproc coving and artex or skim finish to ceiling. To garage ceiling provide 2no. layers of 12.5mm Gyproc wallboard layed with staggered joints. If room above provide to floor void full fill of fiberglass insulation.

First floor construction:-

Provide and fix 19mm tongued and grooved flooring grade wood particle board see drawing for trimming arrangement and sizes. All stair trimming & trimmer joists to be 2no. 75 x 200 SC4 grade fixed together and all joists to be 50 x 200 SC4 grade joists at 400mm c/c. Provide trebled up joists under partitions in addition to normal joist spacing, which will also take floor decking either side. Provide doubled up joists local under bath. Joists supported by internal walls to full bearing width of wall. At external wall positions joists to be supported by internal leaf of cavity construction which is then to be sealed around with silicone sealant or similar to the blockwork. Provide solid strutting as shown on drawing. Provide 30 x 5 galvanized mild steel lateral restraint straps along line of joist parallel with wall at 1800mm centers. Strap to be fixed to wall + span 3no joists. Provide pack and noggins to joists at strap position.

Doors and Windows:-

To be UPVC by specialist manufacturer. Style as shown on elevations. All to be fitted with Argon filled double-glazed sealed units (at least 16mm cavity) using soft low-E glass (0.05). The windows are to offer a U value of 1.4W/m2 K. The doors if fully glazed will offer the same, but if half glazed will offer U value of 1.8W/m2 K.

Smoke alarm:-

Provide mains operated self-contained smoke alarms that 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.

Decoration:-

Allow for decorating all new surfaces; ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

Access for all part 'M':-

Obstructions in corridors on the ground floor will be satisfied if a short length (no more than 2000mm) of local permanent obstructions, such as a radiator, would be acceptable provided that the unobstructed width of the corridor is not less than 750mm for that length, and the local permanent obstruction is not placed opposite a door to a room if it would prevent a wheelchair user turning into or out of the room. Also doors to habitable rooms and a room containing a w.c. on the ground floor have a minimum clear opening of 775mm when accessed by corridors or passageways whose width is not less than 1050mm. Drives to be hard surfaced (not gravel unless suitably designed) with concrete, tarmacadam or block paving and to be laid level at some point with footpath (around main dwelling) for total accessibility. The principal entrance is to give a minimum 775mm clear opening width. Provide suitable and established level entry threshold access. Provide switches and socket outlets for lighting and other equipment in habitable rooms at appropriate heights between 450mm and 1200mm from finished floor level.

Ventilation:-

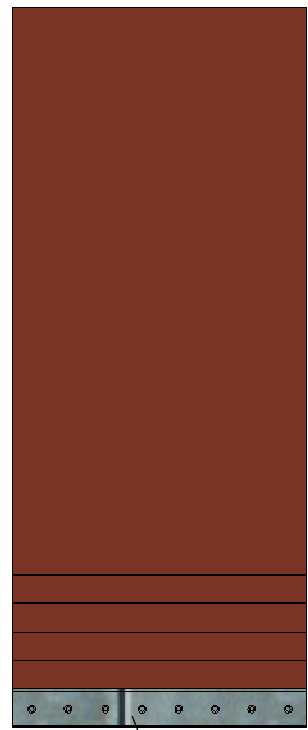
Natural ventilation area of windows (purge) to offer at least 1/20th of room floor area if the window opens at least 30 degrees to the closed position. Alternatively to offer at least 1/10th of room area if the window opens at least 15 degrees to the closed position. Mechanical extractor fans to be provided to:-
i) Kitchen offering 60 litres per second or cooker hood offering 30 litres per second.
ii) Utility room 30 litres per second.
iii) Bathroom / ensuite offering 15 litres per second.
iv) WC offering 6 litres per second.
The flow rates of the extract fan must be tested and results passed to SHDC Building Control to show compliance that the extraction rate is adequate for the room. Where mechanical extractor fans are fitted in rooms with no natural ventilation, provide fans that have 15 minute overrun that may be operated intermittently. Background ventilation is to be provided by trickle ventilators to tops of windows unless stated otherwise. Use trickle ventilators offering 8000mm2 per window head. The size of the building is 100m2, therefore the ventilation required for the whole building is 50000mm2. Ensure enough ventilators are provided to satisfy this requirement and wherever possible try and provide ventilators on opposite sides of the building to promote cross ventilation. Also ensure all doors have a 10mm gap underneath door to floor finish.

Wall tiling:-

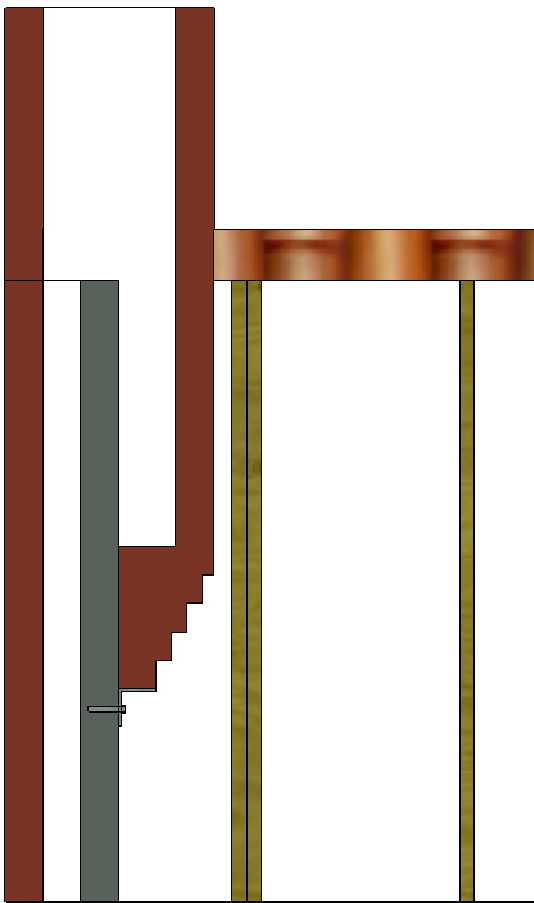
Provide and fix in new bathroom and ensuite to walls and window cill, kitchen window cill and over work tops ceramic wall tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.

Joinery:-

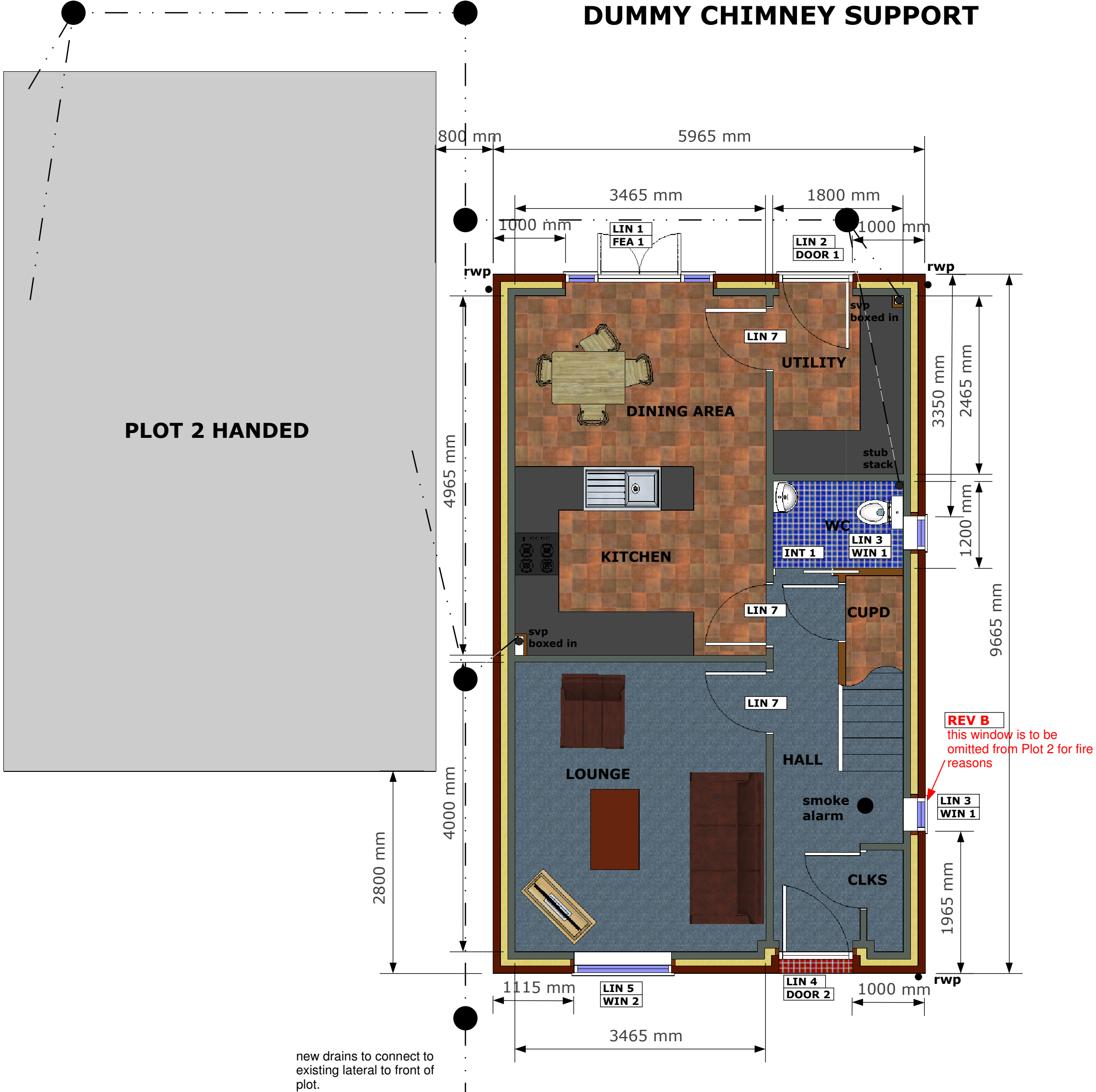
Doors, frames, linings, skirting, architrave's, window board and timber moldings etc. to be of standard manufacturer.



100 X 100 X 8 ANGLE
CHEM FIXED TO WALL
AND THEN CORBEL
BRICKWORK AS SHOWN



DUMMY CHIMNEY SUPPORT



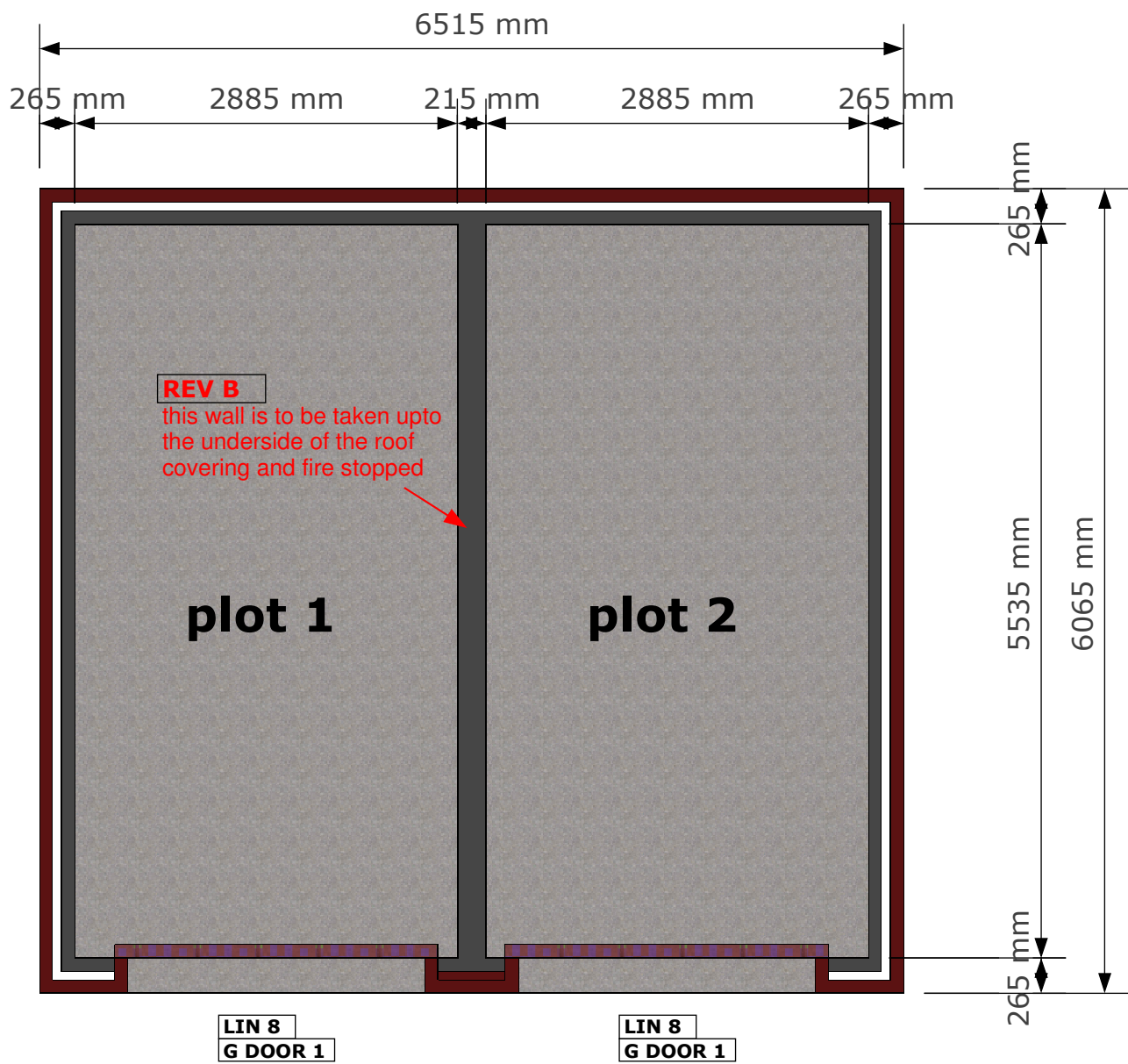
GROUND FLOOR PLAN (PLOT 1)

Electrical installation:-

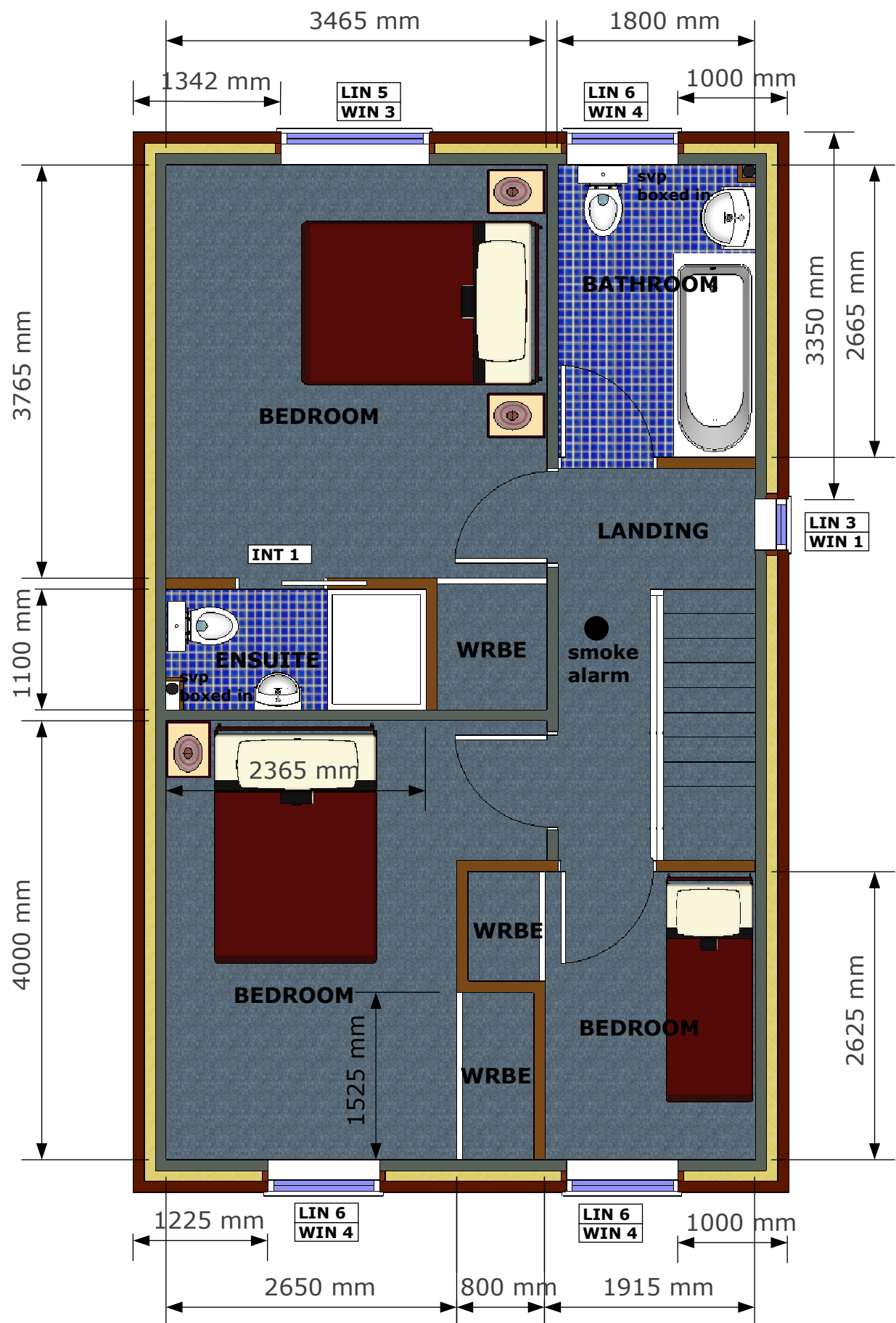
All electrical work required to meet the requirements of Approved Document Part P (Electrical Safety - dwellings) 2013 edition must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the Council must be satisfied that either
a) an electrical 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.

Feature brickwork:-

Project brickwork at eaves and gables as shown on drawing. Rainwater goods to fix directly to brickwork.



GARAGE PLAN



FIRST FLOOR PLAN (PLOT 1)

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 this office. 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 this office 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. The 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. 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 specifications, 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 BBA 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 CDM coordinator will be required. The works shall comprise of all that is shown on the drawing and details. Work that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall deemed to be included. It is the plot / land owners responsibility to be aware of the Party Wall etc. Act 1996: when building in close proximity to adjoining neighbors boundaries. We must point out it is the Clients responsibility to provide an Asbestos Report for the existing buildings affected by the works. The General Contractor must be Asbestos Aware to the latest codes of practice.

REF	SIZE	QTY	NOTES
WIN 1	460w x 1050h	3	75mm cambered insert over lintel
WIN 2	1350w x 1650h	1	75mm cambered insert over lintel
WIN 3	1350w x 1500h	1	75mm cambered insert over lintel
WIN 4	1020w x 1500h	3	75mm cambered insert over lintel
DOOR 1	1020w x 2250h	1	75mm cambered insert over lintel
DOOR 2	1020w x 2475h	1	principal door level entry fan light over door
GARAGE DOOR 1	2240w x 2200h	2	.
FEATURE 1	2035w x 2250h	1	comprising of a set of doubles doors within a feature glazed screen

REF	TYPE	LENGTH	NOTES
LIN 1	L1/HD 100	2400	75mm cambered insert over lintel
LIN 2	L1/S 100	1350	75mm cambered insert over lintel
LIN 3	L1/S 100	900	75mm cambered insert over lintel
LIN 4	SPECIAL CURVED LINTEL	1350	.
LIN 5	L1/HD 100	1650	75mm cambered insert over lintel
LIN 6	L1/HD 100	1350	75mm cambered insert over lintel
LIN 7	BOX 100	1200	.
LIN 8	SPECIAL CURVED LINTEL	2650	.

GR MERCHANT LTD.

4 WRIGHTS MEWS 12A PARK ROAD HOLBEACH SPALDING Lincs PE12 7EE

TEL 01406 490800 FAX 01406 425744 E-MAIL gr.merchant@btconnect.com www.grmerchant.co.uk

PROJECT PROPOSED RESIDENTIAL DEVELOPMENT 2 PROPERTIES OFF MILESTONE LANE PINCHBECK Lincs

CLIENT MR W SCHOFIELD

DRAWING PLANS

JOB REF 2533/13

DRAWING NO 02C

DATE MAY 2013

DRAWN JPW

SCALES 1/50