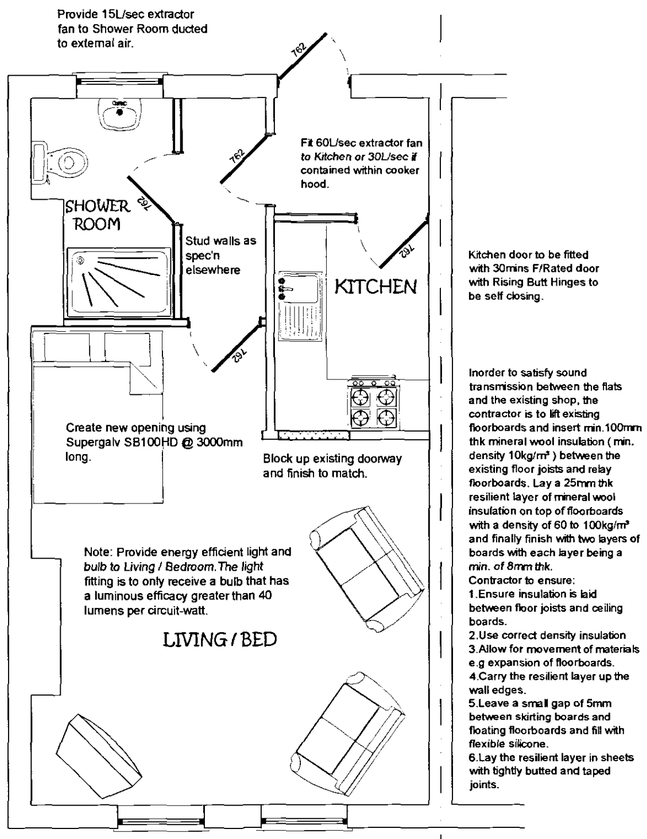
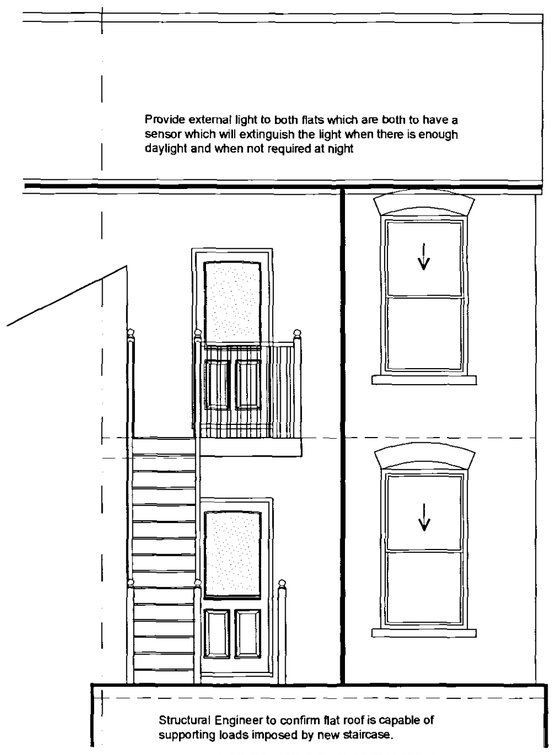
Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask



Kitchen door to be fitted with 30mins F/Rated door with Rising Butt Hinges to be self closing.

Inorder to satisfy sound transmission between the flats and the existing shop, the contractor is to lift existing floorboards and insert min.100mm thk mineral wool insulation (min. density 10kg/m³) between the existing floor joists and relay floorboards. Lay a 25mm thk resilient layer of mineral wool insulation on top of floorboards with a density of 60 to 100kg/m³ and finally finish with two layers of boards with each layer being a *min. of 8mm thk.*
Contractor to ensure:
1.Ensure insulation is laid between floor joists and ceiling boards.
2.Use correct density insulation
3.Allow for movement of materials e.g expansion of floorboards.
4.Carry the resilient layer up the wall edges.
5.Leave a small gap of 5mm between skirting boards and floating floorboards and fill with flexible silicone.
6.Lay the resilient layer in sheets with tightly butted and taped joints.

PROPOSED FIRST & SECOND FLOOR PLAN ABOVE MAIN SHOP
Scale 1:50



PROPOSED REAR ELEVATION
Scale 1:50

CEILINGS
All ceilings to be 12.7mm plasterboard to BS1230.
Ceilings to be have Coving and an Artex finish to clients requirements.Plasterboard sheets to be fixed with joints staggered and must be layed perpendicular to all joist runs.Fix boards at a min.150mm centres.

SMOKE ALARMS
To be self contained,interconnected and wired to a separately fused circuit with a battery back up.Smoke alarms to be fitted to u/side of plasterboard ceiling to the ground floor max 7m from the kitchen / lounge and to be max. 3m from any bedroom door. All alarms to be strictly in accordance with BS 5446 and to be wired that when one alarm is triggered all alarms are activated.

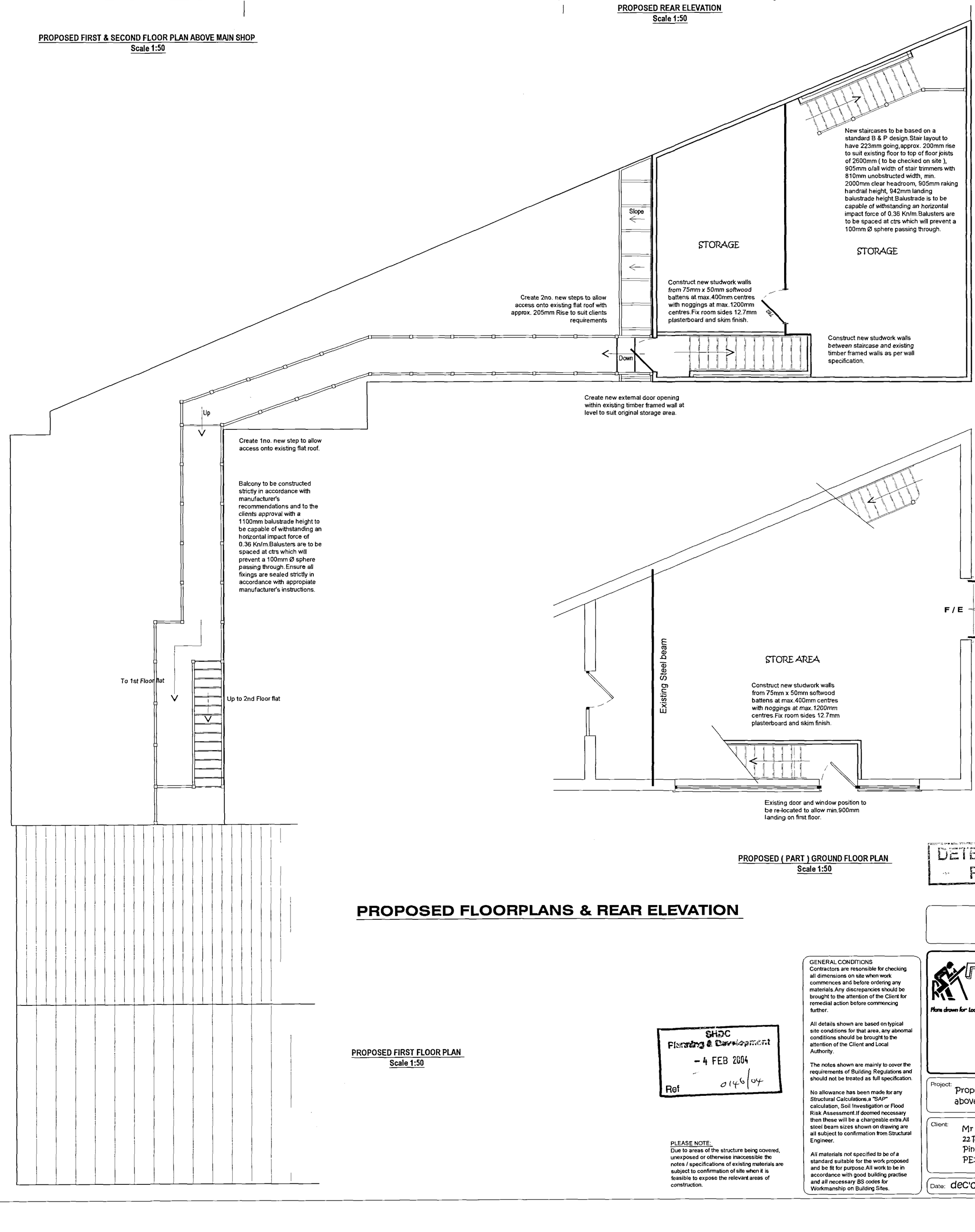
WASTE SIZES FOR NEW PLUMBING
All new plumbing to have the following waste sizes:
W.C=100mm ø Multikwik or similar approved
W.H.B=32mm ø uPVC with 75mm Deep sealed trap
SINK=40mm ø uPVC with 75mm Deep sealed trap
SHOWER=40mm ø uPVC with 75mm Deep sealed trap
Provide access points to all changes in direction.Provide anti-siphon traps where pipe runs exceed 3m and W.H.B pipe run exceeds 1.8m.

INTERNAL JOINERY ,SKIRTING & ARCHITRAVES
All internal finished timber to be free from all defects and to clients approval prior to ordering any materials.

ELECTRICAL INSTALLATION
To be in strict accordance with the latest I.E.E Regulations and Engineer to advise if any appliance or position of appliance does not conform to regulations. Contractor to seek advice from Client with regard to lighting requirements.

HEATING SYSTEM
Provide a Low Pressure Hot water Central system via Gas Fired Boiler and cyclinder complete with fan assisted flue and combustion air vent. Balanced flue to be located on external wall within 2m of ground level. Area of vent is to be in strict accordance with manufacturer's recommendations.Boiler to have a SEDBUK rating of 85 %.Electrical operated boiler control interlocks are to control the operating periods of the boiler which in turn is controlled by a room thermostat positioned in proposed living room.The boiler should only fire when the space heating or the Cyclinder termostat calls for heat.All radiators are to be fitted with thermostatic radiator valves. The hot water cyclinder is to be insulated with a factory applied PU foam coating at least 35mm thk having a min. density of 35kg/m². All space heating pipework located outside the building fabric insulation layers to be wrapped with insulation material having a thermal conductivity at 40°C not exceeding 0.035 W/m°K and a thickness equal to the outside diameter of pipe upto max. of 40mm.It should be noted that central heating and hot water pipework in unheated areas may need increased insulation thicknesses for the purpose of protection against frost, refer to BRE Report No. 262 2002 Edition.

WINDOWS & DOORS
All windows to be White uPVC to clients requirements based on styles shown on elevations.Fit with 4000mm² trickle ventilators to Kitchen, Utility,Bathroom & En-Suite windows and 8000mm² elsewhere all in accordance with manufacturer's recommendations.Patio doors to be fitted with 10000mm² ventilators.Opening vents to *give 1/20 th of floor area rapid ventilation to all rooms.All glazing within 800mm of floor* level and within 300mm of a door to a height of 1500mm of ground level to have toughened glass in accordance with Section N of the Building Regulations and BS6206 class B.All double glazed units to be installed in accordance with BS 6262 and to have a *16mm Air gap with a soft Low 'E' coating on glass inner pane to achieve a min 'U' value* of 2.0 w/m²K.Note all windows to have a perimeter weatherseal both internally and externally and to be fully draught sealed.Provide frosted glass to all Bathroom, W.C's and En-suite windows.Ensure windows & doors are fitted within masonry reveal to overlap cavity closer by *min.10mm* to avoid cold bridging.



PROPOSED (PART) GROUND FLOOR PLAN
Scale 1:50

DETERMINED
PLAN

PROPOSED FLOORPLANS & REAR ELEVATION

PROPOSED FIRST FLOOR PLAN
Scale 1:50

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Planning & Development
- 4 FEB 2004
Ref 0146/04

PLEASE NOTE:
Due to areas of the structure being covered, unexposed or otherwise inaccessible the notes / specifications of existing materials are subject to confirmation of site when it is feasible to expose the relevant areas of construction.

GENERAL CONDITIONS
Contractors are resonsible for checking all dimensions on site when work commences and before ordering any materials.Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the Client and Local Authority.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.

No allowance has been made for any Structural Calculations,a "SAP" calculation, Soil Investigation or Flood Risk Assessment.If deemed necessary then these will be a chargeable extra.All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.

All materials not specified to be of a standard suitable for the work proposed and be fit for purpose.All work to be in accordance with good building practise *and all necessary BS codes for* Workmanship on Building Sites.

REV DESCRIPTION:

remway design Ltd
Plans drawn for Local Authority - Planning permission & Building Control
3, Rembrandt Way
Spalding
Lincs
PE11 3HX
Tel: 07815 112 058
Fax: 01775 768 921
e-mail: jason@remwaydesign.co.uk

Project: Proposed 2no. Flat Conversions above Existing " Buns Bakery Shop "

Client: Mr S Polyak
22 Rotten Row
Pinchbeck
PE11 3RH

Date: dec'03 | DRG No. SP02 | REV: