



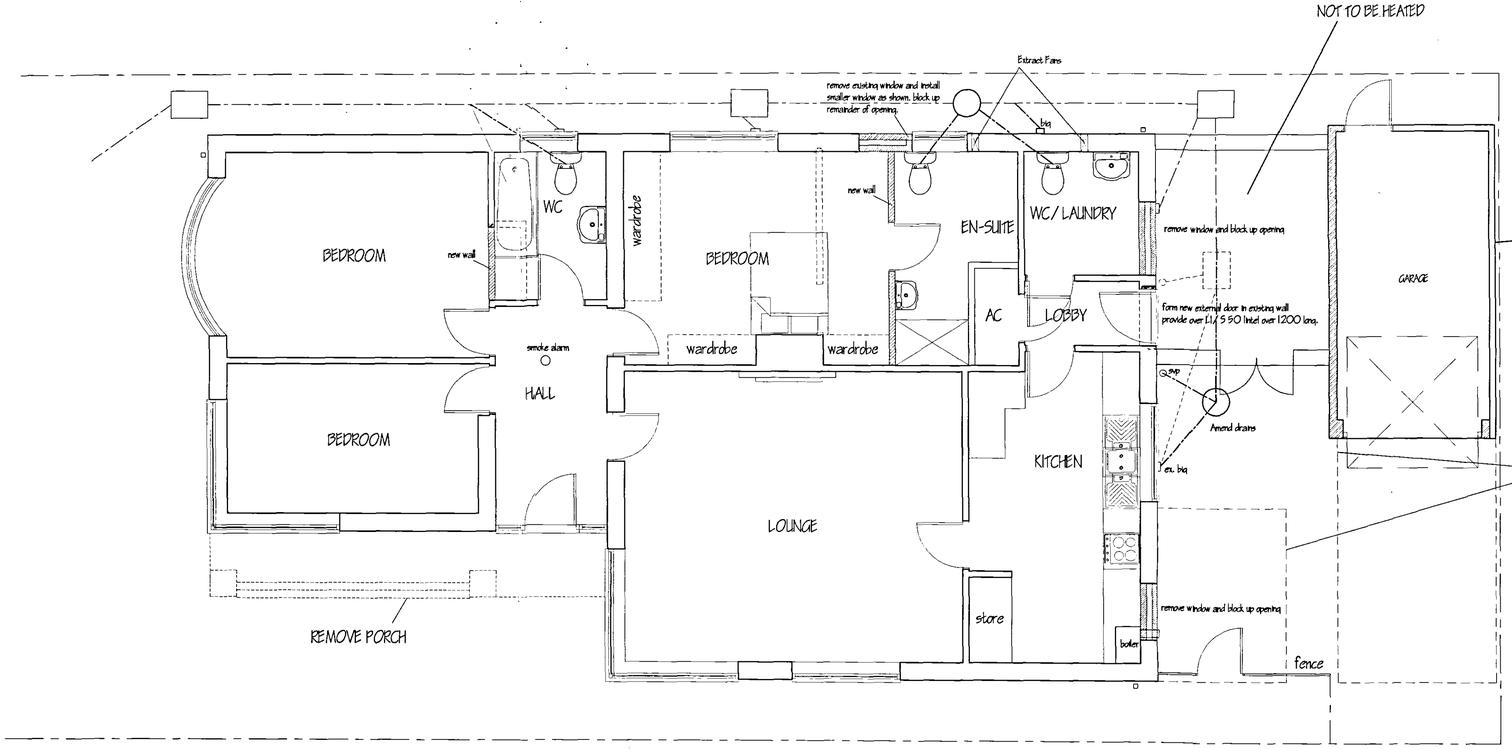

FLOOR PLAN

PROPOSED uPVC INFILL CONSERVATORY TO COMPLY TO PART N OF THE APPROVED DOCUMENT NOT TO BE HEATED

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: -
i) Kitchen offering 60 litres per second or cooker hood offering 30 litres per second.
ii) En-suite / Bathroom offering 15 litres per second.
iii) WC offering 15 litres per second.
iv) Utility offering 30 litres per second.
Where mechanical extractor fans are fitted in rooms with no natural ventilation. Provide fans that have 15 minute overrun that may be operated intermittently. Also ensure 10mm gap underneath door to floor finish.

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

Roof ventilation to new roof -
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) At roof/ wall abutment 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

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.

Above ground drainage: -
To be UPVC push fit by an approved manufacturer. 40mm diameter waste from wash hand basin, shower, sink, 90mm 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. Show'r 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 window heads with a suitable ventilating terminal. Internal soil and vent pipes to terminate through roof void with flow inducing to suitable vent ridge or tile by tile manufacturer. Any internal stub-stacks fitted with a pressure relief valve vent to be at least 1000mm above finished 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 500mm of door. Protected glazing to be permanently marked with BS kite mark.

Fascia and bargeboards (if any) : -
All to be 32mm thick treated PSE softwood timber, depth to be determined on application. Provide a 6mm groove near bottom of boards to accept 6mm thick plywood or masterboard soffit.

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.

Roof insulation to new roof: -
Insulation to roof space to be 250mm thick quilt laid 100mm between and 150mm over ceiling ties.
If insulation is required to a rafter section of the roof i.e.: attic rooms, then provide in between rafters Celotex double GA2000 board (2no. layers of GA2040) 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.

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

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.

Party wall etc. act 1996: -
It is the owners responsibility to be aware of the above act which protects the owner and adjoining neighbors when building in close proximity to an adjoining neighbors boundary. Information regarding the above act can be found on the Office of the Deputy Prime Minister website:
www.safety.odpm.gov.uk/ bregs/ walls/ htm

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. catnic 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.
Inspection chambers to be either 300 or 450mm diameter UPVC base and risers with cast iron frame and cover (same manufacturer as pipes). Covers to be Grade C- light duty covers (to be screwed down) unless IC's are in driveways where Grade B - medium duty covers are to be used.
Inspection chambers not to exceed 1000mm below ground level (any deeper and a manhole will be required constructed to latest local authority specifications). Back inlet gullies to be rodddable type. 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. In both cases a layer of compressible material needs to be placed under the bridging. All underground drainage to BS 8301.

Infill Walling: -
260 cavity walling to consist of face brickwork to BS 5921: 1974 for clay bricks and BS 187: 1978 for calcium silicate bricks: BS cavity: build into cavity Rockwall cavity wall batts insulation boarding in accordance with makers instructions and agrement certificate no. 87/ 1087. 100mm Tarmac Hemelite solid insulation blocks or similar. Cavity walls tied together using suitable stainless steel wall ties set 750 horizontally and 450 vertically to BS 1243: 1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity (within 225mm) : close cavities with "thermabate" preformed closer and provide bitumen felt DPC to CP 121: Internal walls of 100mm Tarmac Hemelite solid insulation blocks to receive 10mm sand / cement render and 3mm skim.

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

Flashings: -
re roof and wall abutments provide code 4 lead flashing and dress up wall in 150mm steps and over tiles all in accordance with BS 1178. Connect to patent stepped cavity tray system within cavity to stop the passage of water.

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 lintel for non load bearing.

Ceilings: -
Provide and fix 12.5mm Gyproc wallboard to all new roof ceilings

New 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 (0.06).

Roof construction: -
Concrete interlocking tiles on 25 x 38 softwood treated timber battens on underfelt to BS 747 (type 1F) lapped 150mm horizontally and vertically. On prefabricated trusses at centres and pitches stated on drawings all in accordance with BS 5268 part 3 (1985). All bracing to be 25 x 100 softwood and positioned all in accordance with manufacturers instructions. Bracing to be fixed to gable wall. Trusses to be well secured to 90 x 100 wallplate. Provide 30 x 5 galvanized mild steel anchor and lateral restraint straps along line of wall plate, rafters and ties at 1800mm centres. Strap to be fixed to gable wall + span 5no. trusses. Provide pack and noggins to trusses at strap position. Roof truss design and certificate to be supplied to building control prior to erection on site.

Hot water and heating etc.: -
Wet radiator system. New Boiler to be Gas fired condensing boiler (SEDBUK 86%). 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 radiators to be fitted with thermostatic valves. It is not recommended to have thermostatic 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).

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 fixed 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.

A1
Ref. A2

1 4 JAN 2005
05/0239/05

G	CHANGE GARAGE TO FLAT ROOF.	JLY '05
F	BUILDING REGS APPLICATION	APR '05
E	CLIENTS ALTERATIONS	FEB '05
D	RE-APPLICATION AFTER GARAGE REFUSAL	FEB '05
C	CLIENTS AMENDMENTS	NOV '04
B	CLIENTS AMENDMENTS	AUG '04
A	CLIENTS AMENDMENTS	AUG '04
ref:	revision	date

G. R. MERCHANT
I.ENG AMICE FIWO
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
Unit 4, Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 426800
Fax: 01406 425744
E-Mail: G. R. Merchant @ Merchant. FS. Co. UK

Project
RENOVATION & ALTERATIONS.
88 PINCHBECK ROAD.
SPALDING.
LINC'S.

Client
DGM. PROPERTIES. LTD.

Drawing
- PROPOSED
FLOOR PLAN & ELEVATIONS.

Job Ref.	Drawing No.
999-04	04G
Date	Drawn
JULY '04	GRM

Scales
1:50 1:100

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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.