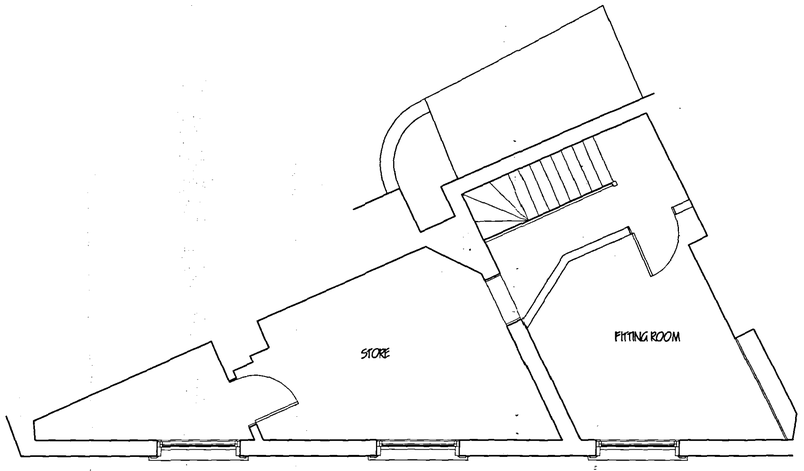
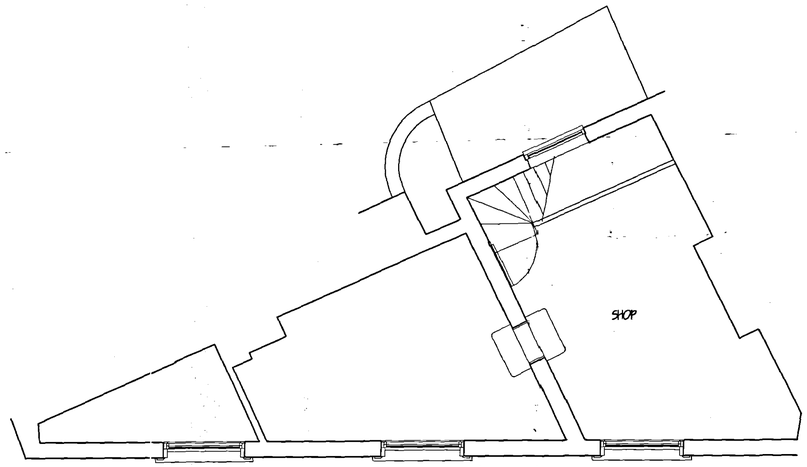
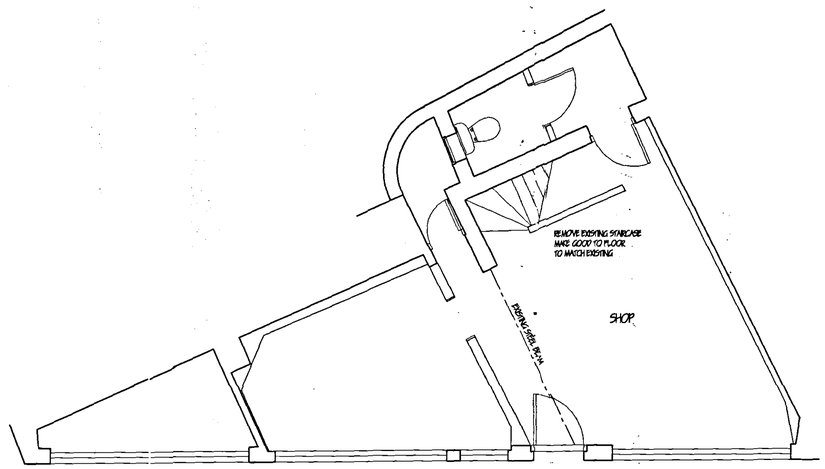


SECOND FLOOR (EXISTING)



FIRST FLOOR (EXISTING)



GROUND FLOOR (EXISTING)

HOT WATER AND SPACE HEATING.
Provide Gas fired combination boiler (min SEDBUK B2X) with vertical fan assisted balanced flue. Fit durable wire guard 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.
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. And operating and maintenance instructions for owner/ occupier

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt.1.1990 in positions shown on plan. Where more that one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

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 & 1200mm from F.F.L.

VENTILATION.
Provide mechanical ventilation by Wall/ Ceiling mounted mechanical extractor fans as follows.
Kitchens 10 - 15 Air changes per hour.
W.C. 6 - 10 Air changes per hour with 15 minute overrun.
Offices 4 - 6 Air changes per hour.
Storage 3 - 6 Air changes per hour.
Eating Areas 8 - 10 Air changes per hour.
Buildings where Air conditioning is to be installed a detailed design is to be carried out by a specialist contractor and appropriate design certification provided.

STAIRCASE & BALLUSTRADE
Construct internal staircase 800mm clear between hand rails. Risers between 150 < 170mm max. Goings 250 < 280mm max. In accordance with bs 5395:1977. All nosings to be distinguishable by the use of contrasting finishes. Handrails to be minimum 900mm high above pitch line. Gap between balusters not to exceed 99mm. Hand rail and balustrade to be capable of resisting the appropriate load specified in BS 6399:Pt.1
Balustrade to be minimum 1100mm high

FIRE DOORS.
All doors to be min. 838mm wide and have 30 minute fire resistance and fitted with self closers. All frames/ doors to have intumescent strip fitted.
All office doors to be fitted with vision panel. of a.w.p plate glass to Class C of B.S. 6206.

EMERGENCY EXIT DOORS.
All doors to be min 838mm wide and fitted with panic latch. Doors to be openable to 180 degrees.
Provide "Push Bar to Open" sign on door. Emergency Exit sign over to B.S. 5499 pt1

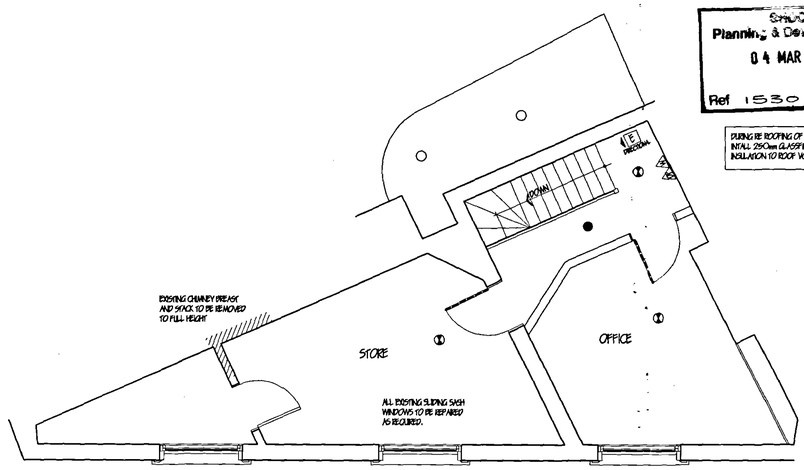
FOUL DRAINAGE
Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with 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 sealed both sides of wall with ridged sheet material and mastic seal to prevent entry of gas: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1983 and to extend 900mm above window head terminating with wire balloon. Waste pipes to be generally 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to B.S. 5955: 1979 complete with rodding eyes at every change of direction: Basins and sink to have 75 deep seal traps. 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.

LIGHTING.
Provide "Siemens" or similar approved fluorescent lighting fitted at ceiling level. to provide an initial efficacy ,averaged over the whole office area, of not less than 40 luminaires-lumens / circuit-watt to be controlled by manual switch not more that 8.0m from luminaire or by means of movement sensors.
The following lighting levels are recommended:

Offices	300lux at work surface level
Storage areas	150lux at vertical plane
Eating Areas	200lux at table level
Toilets	150lux at floor level
Corridors	120lux at floor level.

Provide emergency light fittings with full tube conversion in positions shown on plan all to B.S. 5266 pt1.

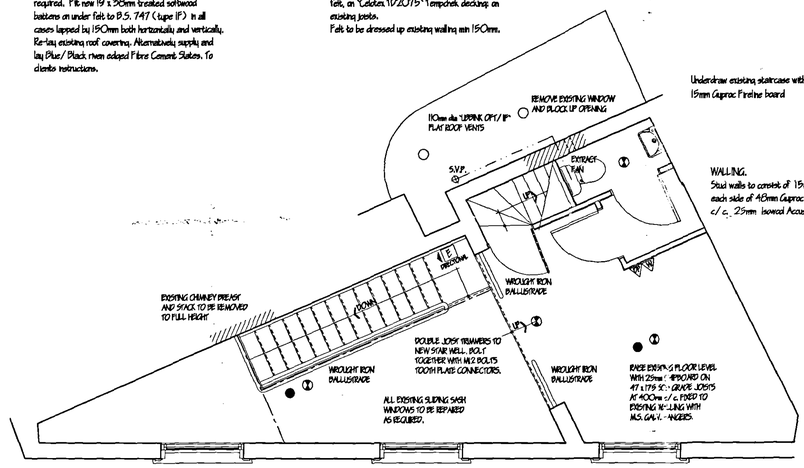
GLAZING.
Double glaze properly throughout with timber/ p.v.c.u windows (minimum 16mm air gap to all units with Low 'E' 0.1 Glass) max 'U' value 1.9 W/ sq.m. K excluding openings. All glazing between F.F.L and 800mm high and between F.F.L. and 1900mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed. Large areas of glazing to receive manifestation of etched logo's at 1.0m above F.F.L.



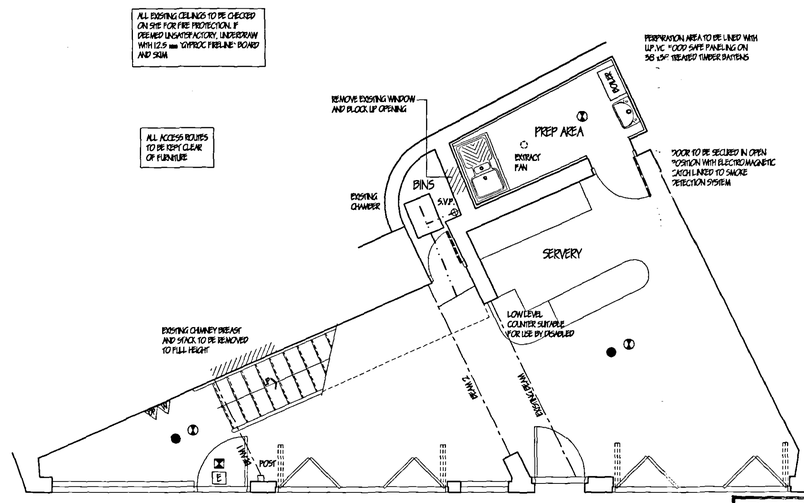
SECOND FLOOR (PROPOSED)

RE-ROOF.
Strip off existing roof covering and battens. Check all existing timbers and replace defective members as required. Fix new 19 x 38mm treated softwood battens on under felt to B.S. 747 (type lF) in all cases lapped by 150mm both horizontally and vertically. Re-lay existing roof covering. Alternatively supply and lay Blue/ Black riven edged Fibre Cement Slates. To clients instructions.

FLAT ROOF CONSTRUCTION.
Strip off existing roof covering lay 12mm white spar chippings bedded on 3 layers Class Felt 3B roofing felt, on "Celotex TT20715" Tempchek decking on existing joists.
Felt to be dressed up existing walling min 150mm.



FIRST FLOOR (PROPOSED)



GROUND FLOOR (PROPOSED)

DETERMINED PLAN

AMENDED PLAN
Ref. A2

SHDC
Planning & Development
04 MAR 2004
Ref 1530/03

DURING RE ROOFING OF PROPERTY INTAL 250mm GLASSFIBRE INSULATION TO ROOF VOID.

Underdraw existing staircase with 15mm Gyproc Fireline board

WALLING.
Stud walls to consist of 15mm Gyproc Fireline board each side of 48mm Gyproc metal studs at 600mm c/c. 25mm Isowool Acoustic partition roll infill between studs

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.

FIRE ALARM SYSTEM TO BE IN ACCORDANCE WITH B.S. 5839

- PUSH BAR TO OPEN SIGN
- ABC POWDER EXTINGUISHER (6Kg) TO B.S. EN3
- WATER FILLED EXTINGUISHER (9litre) TO B.S. EN3
- EMERGENCY LIGHTING TO B.S. 5266 pt1.
- E EMERGENCY EXIT SIGN TO B.S. 5499 pt1. 100mm HIGH LETTERING
- SMOKE DETECTOR

ref:	revision	date
A	ACCESS DOORS TO OPEN IN	JAN '04

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Project
PROPOSED TAKE-AWAY
20 BRIDGE STREET
SPALDING
LINCOLNSHIRE

Client
MR & MRS D. WRIGHT

Drawing
FLOOR PLANS

Job Ref.	Drawing No.
817-03	01-A
Date: NOVEMBER '03	Drawn: J.C.

Scales
1:50

DO NOT SCALE FROM THIS DRAWING
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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. Bills and surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.