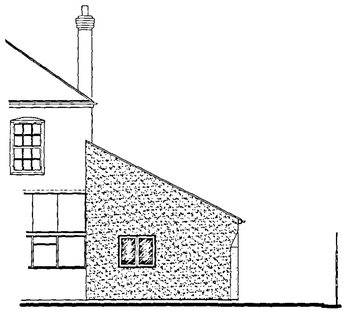
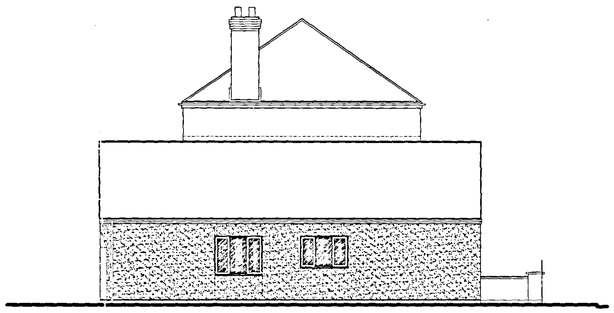


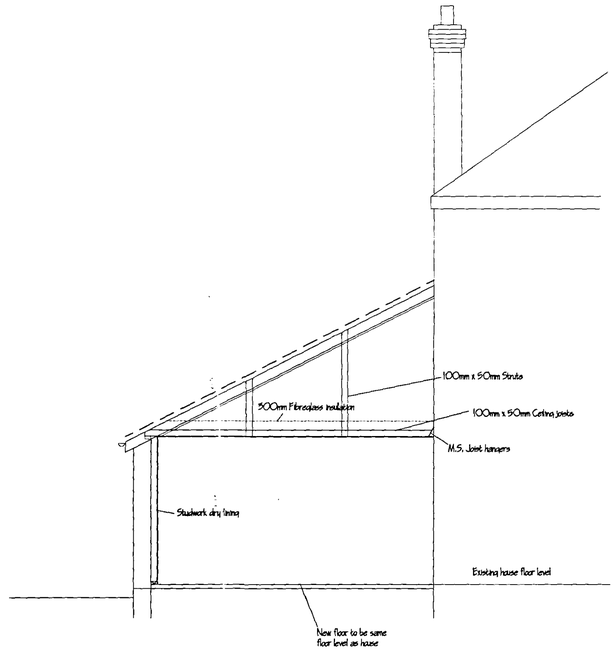
REAR ELEVATION



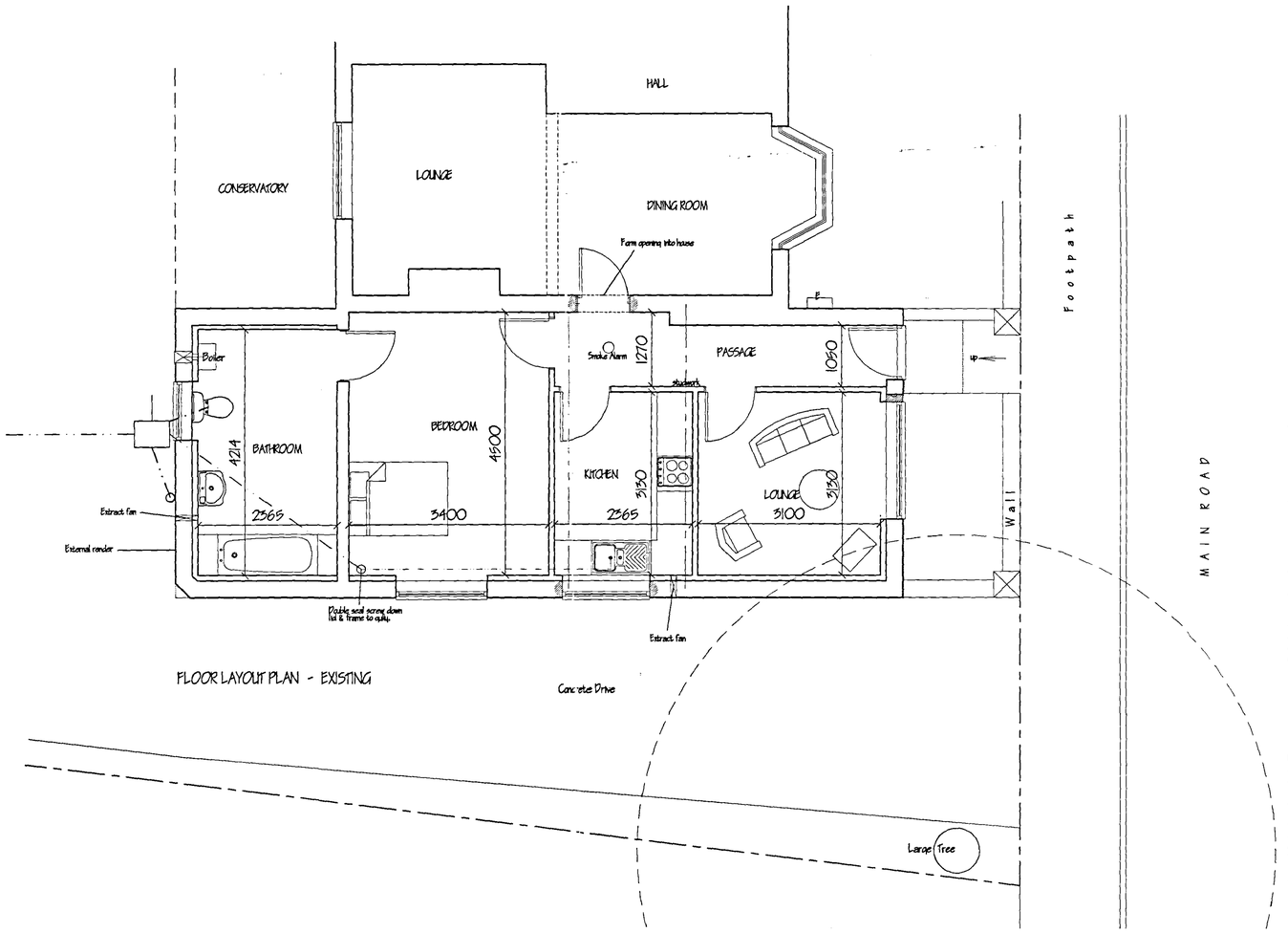
SIDE ELEVATION



FRONT ELEVATION



SECTION



FLOOR LAYOUT PLAN - EXISTING

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 mast 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 C 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.
Ground floor base: -
Lay on reduced ground level minimum 150mm maximum 600mm thick well compacted (in 150mm layers) and blinded hardcore. Over lay 1200 gauge DPM then 100mm thick GEN 4 concrete oversite.

Roof insulation: -
Insulation to roof space to be 300mm thick fibreglass laid 150mm between and 150mm over ceiling tier.
If insulation is required to a rafter section of the roof i.e.: attic trusses, then provide in between rafters Celotex dubbl-R GA2000 board (2no. layers of GA2048) or similar approved product, maintaining 50mm air gap between insulation and underfelt. Ensure there is a vapour fitted in the eaves so that the insulation can be installed over and beyond the wall plate.

Roof ventilation: -
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 the 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

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 300mm of door. Protected glazing to be permanently marked with BS blue mark.

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.

Lintels: -
All lintels to be manufactured by Mevers. 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.

Studwork partitions: -
Form stud walls in 38 x 89 C.S softwood studs at 600mm centers with 38 x 89 C.S head and sole plates and noggins at 1200mm centers. Clad with 12.5mm Gyproc SoundBloc, screw, tape joints and skim finish. Pink 25mm thick. Isowool P plastic partition roll between studs.

Smoke alarms: -
Provide mains operated self-contained smoke alarms that conforms to BS5446 Part 1. Provide at least one on each floor positioned within 7.00mm 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.

Ceilings: -
Provide and fix 12.5mm Gyproc wallboard to all new roof ceilings.
Nog all perimeters and board joints prior to fixing plasterboard tee fully, support sheeting. Fix Gyproc cornice and artex or skim finish to ceiling.

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 (0.05).

Above ground drainage: -
To be UPVC push fit by an approved manufacturer.
40mm diameter waste from wash hand basin, shower, sink, 50mm 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 clearance, repair and replacement. Shower 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 fibre-ducting 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.

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

Ground floor finish: -
Level floor to same level as house floor with dry mix concrete. Over bubbled floor provide Celotex dubbl-R GA2000 board (1no. GA2048 board) or similar approved product, then 900 gauge polythene vapour barrier then 75mm sand / cement screed with 1no. layer of chicken wire reinforcement.

Roof construction: -
Investigate existing roof & repair tiles & flashings, as required.

Hot water and heating etc.: -
Wet radiator system, Boiler to be Oil fired condensing boiler (SEDBUK B17.2). 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 dyer syntatic radiator valves fitted on the radia... > in one room served by the room thermostat. Heating controls: 1com thermostat, Cylinder thermostat and Pro ammer. I existing 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 the 'published as part of the benchmark code of practice upon completion (which is to be forwarded to the 'Building Control).

Joinery: -
Doors, frames, linings, skirting, architrave's, window board and timber in shop etc. to be of standard manufacturer
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 access is by corridors or passageways whose width is not less than 1050mm.

The principal entrance is to give a minimum 775mm clear opening width.

Provide switches and socket outlets for lighting and other equipment in the habitable rooms at appropriate heights between 450mm and 1200mm from finished floor level.

Ventilation: -
Natural ventilation as to of windows to offer at least 1/20th of room floor area. All windows to have trickle ventilators fitted to seal 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.

rev.	revision	date
A.	CLIENTS AMENDMENTS.	JUNE '06.

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SOUTH HOLLAND DISTRICT COUNCIL
PLANNING DEPARTMENT
15 JUN 2006
Ref. 0831/06

Project
CHANGE OF USE OF STORE TO DISABLED PERSONS BEDROOM.
MAIN ROAD,
SARACENS HEAD.

Client
MR. & MRS. E. SWEPSTONE.

Drawing
FLOOR PLANS & ELEVATIONS - PROPOSED.

Job Ref.	Drawing No.
1412-06.	02A.
Date	Drawn
JUNE '06.	GRM.

Scales
1/50. 1/100.

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 and levels on site before work is started. Any discrepancies are to be reported to the Architect immediately and no work is to be carried out. The Architect is not responsible for any unauthorised variations or departures from the drawings and specification unless they are instructed after the issue of this drawing. The Contractor is to be responsible for obtaining all necessary approvals and to comply with all relevant Building Regulations and Statutory Requirements. The Contractor is to visit the site and be responsible for all setting out and shall verify all existing dimensions relative to the work. No responsibility can be accepted for discrepancies or conditions which may be discovered during construction unless reported to the Architect before work commences. The Contractor is to be responsible for the adequacy of all temporary supports and bracing required to maintain the stability of the building at all times. Any proposed variations or departures from the drawings and specification must be submitted to the Architect for approval before proceeding. The Contractor is to take all necessary precautions to ensure adjoining properties are adequately supported and protected during the course of the works. Any damage caused to adjoining properties during the course of the works is to be made good by the Contractor. The Contractor is to be responsible for providing adequate temporary shoring and bracing to support the sides of excavations where necessary to ensure the safety of workmen and adjoining properties. The Contractor is to be responsible for ensuring adequate precautions are taken to prevent the ingress of water into excavations. The Contractor is to be responsible for providing adequate means of support for any drains crossing the excavations and for ensuring adequate access is maintained to manholes. The Contractor is to be responsible for ensuring adequate ventilation is provided to excavations where necessary. The Contractor is to be responsible for ensuring adequate precautions are taken to prevent the collapse of excavations. The Contractor is to be responsible for ensuring adequate precautions are taken to prevent the collapse of excavations. The Contractor is to be responsible for ensuring adequate precautions are taken to prevent the collapse of excavations.