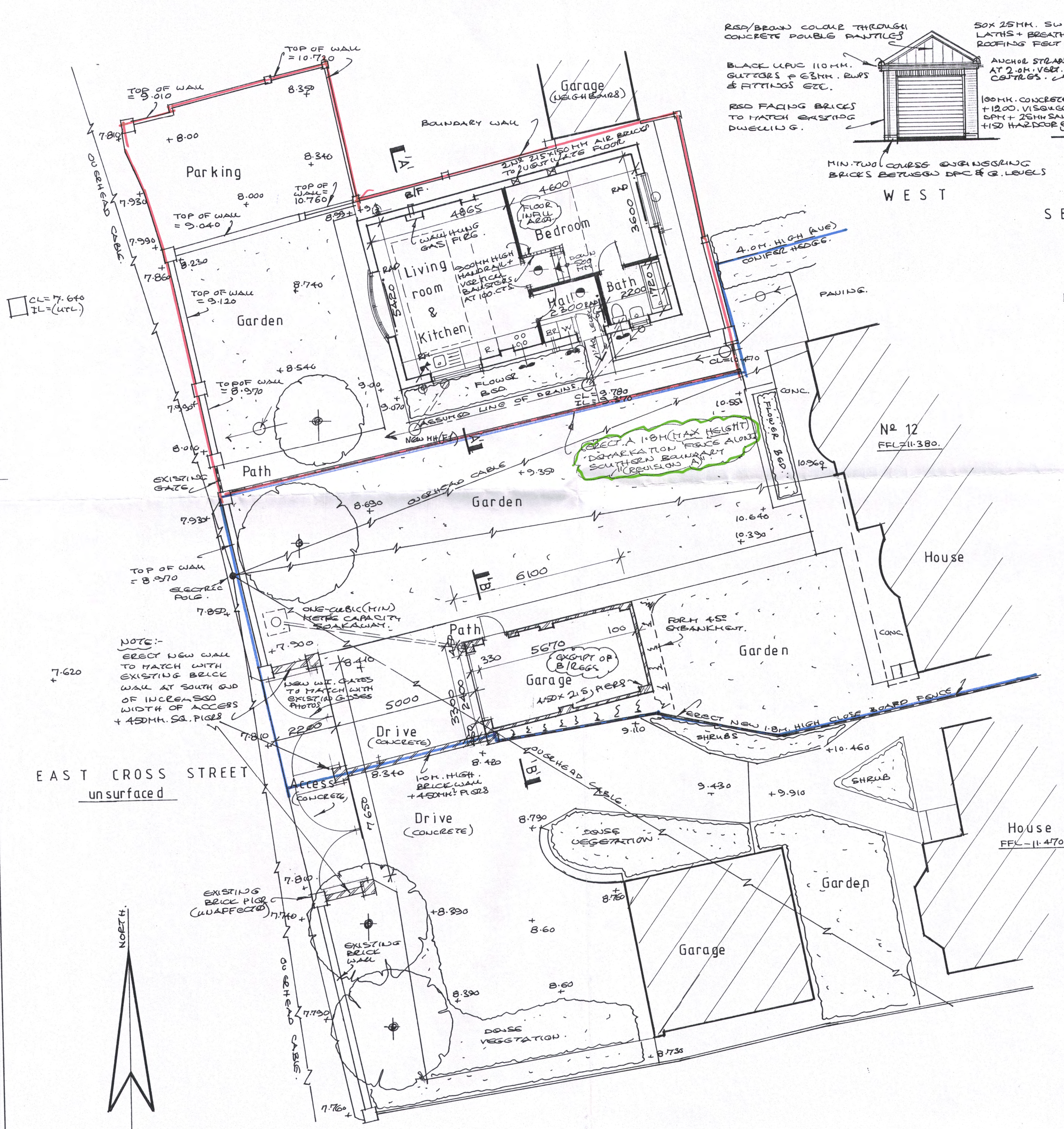
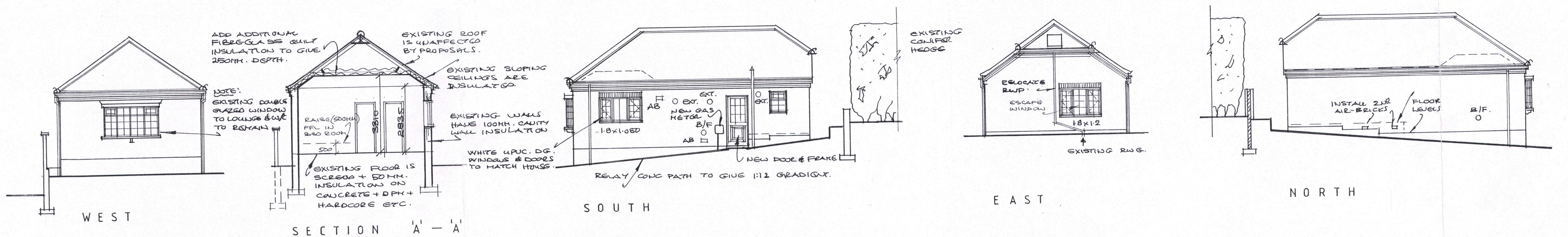


NOTES.

1. Do not scale any measurements from this drawing IF IN DOUBT - ASK.
All figured dimensions are to be verified on site before commencing work.
Contractors must check all dimensions on site.
2. All dimensions for components and assemblies to be verified on site prior to manufacture, construction or supply.
3. All work & materials to be in accordance with current C.O.P. British Standards and Building Regulation requirements.



SITE LAYOUT PLAN

ELECTRICS:-

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.

PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS WILL REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.

ALTER/MODIFY/EXTEND EXISTING ELECTRICS AS FOUND NECESSARY TO SUIT NEW INTERNAL LAYOUT TO BE INSTALLED BY AN APPROVED ELECTRICAL CONTRACTOR TO CURRENT IEE REGULATIONS AND REQUIREMENTS. INCLUDE ALL WIRING, 2-GANG POWER POINTS, CEILING POINTS, LIGHT SWITCHES, LIGHTING AND POWER CIRCUITS, TV POINTS ETC. AMOUNTS AND POSITIONS TO BE AGREED ON SITE. POWER POINTS AND LIGHTS SWITCHES TO BE FITTED BETWEEN 450mm AND 1200mm ABOVE ALL FLOOR LEVELS.

EFFICIENT LIGHTING SHALL BE PROVIDED AT ONE PER 25m² OF NEW FLOOR AREA OR ONE PER FOUR FIXED LIGHTING FITTINGS IN THE FORM OF ILLUMINATED FIXED LIGHTING FITTINGS WHICH ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT-WATT (IE - FLUORESCENT TUBES AND COMPACT FLUORESCENT LAMPS (NOT GLS TUNGSTON LAMPS WITH BAYONET CAP OF EDISON SCREW BASES).

NOTE: THE EXISTING BUILDING HAS ELECTRICS INSTALLED THROUGHOUT. THE CONSUMER UNIT IS IN THE EXISTING TOILET (NEW BATHROOM) AND REQUIRES TO BE RELOCATED IN THE NEWLY FORMED ENTRANCE HALL.

FIRE ALARMS

TO BE LOCATED IN POSITION SHOWN & SHALL BE CONNECTED TO THE NEAREST LIGHTING CIRCUIT. (NOTED ON DRAWING)

ALL IN ACCORDANCE WITH BS: 5839 MAIN POWERED WITH BATTERY BACK-UP.

WINDOWS, DOOR & FRAME ETC:-

DOUBLE GLAZED UNITS INCORPORATING 16mm AIR SPACE AND WITH OPENING LIGHTS AS SHOWN TO EQUAL 1/20th OF EACH INDIVIDUAL ROOM FLOOR AREA. GLASS TO BE LOW 'E' (PILKINGTON 'K'). SAFETY GLASS IN DOORS & SCREENS WHERE WITHIN 1.5m OF FLOOR LEVEL AND IN WINDOWS WHERE WITHIN 800mm OF FLOOR LEVEL. ALL DOORS AND WINDOWS TO BE FITTED WITH DRAUGHT SEALS. THERMAL VALUE TO ACHIEVE 1.8 W/m² K WINDOWS OF APPROVED MANUFACTURE IN WHITE UPVC FRAMES TO MATCH EXISTING AND TO STYLE AS SHOWN ON DRAWINGS. INCORPORATE TRICKLE VENTS (SEE BACKGROUND VENTILATION SPECIFICATION).

KITCHEN UNITS, TAPS, WASTES, FITTINGS ETC:-

THOSE SHOWN ARE DIAGRAMMATIC AND INTENDED FOR GUIDANCE PURPOSES ONLY. THE TYPE & MANUFACTURER, QUALITY, STYLE, COLOUR, ETC. TO BE DETERMINED BY THE OWNERS AND AGREED WITH THE BUILDER. WASTE PIPES TO BE 32mm / 38mm DIAM - 50mm IF COMBINED TOGETHER WITH 75mm DEEPSEAL/RESEALING TRAPS TO DISCHARGE INTO BACK INLET GULLIES.

BACKGROUND VENTILATION:-

TRICKLE VENTILATION TO BE PROVIDED IN THE FORM OF EITHER: - 'A' / GRILLES FITTED INTO DOORS, WINDOWS, ETC. OR 'B' / 255 x 150mm PLASTIC AIRBRICKS + INTERNAL UPWARD FACING LOUVRES. IN EITHER CASE TO BE CAPABLE OF PROVIDING 8000mm³ VENTILATION TO HABITABLE ROOMS AND 4000mm³ TO BATHROOM AND HALL.

INTERNAL JOINERY:-

NEW INTERNAL DOORS, DOORFRAMES, ASSOCIATED IRONMONGERY, ARCHITRAVES, SKIRTINGS ETC SHALL MATCH WITH EXISTING COMPONENTS IN SIZE, QUALITY, COLOURS ETC. NEW INTERNAL DOORS TO BE UNDERCUT 10mm

MECHANICAL VENTILATION:-

MANUALLY OPERATED EXTRACTOR FANS REQUIRED IN 1/BATHROOM; CAPABLE OF 15L/SEC; 2/KITCHEN; CAPABLE OF 60L/SEC; OR ALTERNATIVELY: - FIX COOKER EXTRACTOR HOOD & DUCT TO EXTERNAL AIR + TWO SPEED FAN AND CAPABLE OF 30L/SEC, 3/ HALL (UTILITY): - CAPABLE OF 30L/SEC

DRAINAGE:-

DRAINPIPES AND FITTINGS TO BE WAVIN PLASTICS "OSMA" UNDERGROUND DRAINAGE SYSTEM OR EQUIVALENT, LAID AT 1:40 GRADIENTS CONNECTED TO EXISTING MAIN FOUL DRAINS. DRAINS TO BE ENCASED WITH 150mm PEAGRAVEL. MANHOLE F1 TO BE IN UPVC, FOR DEPTHS UP TO 1.0m (MAX); INCLUDING BASE + SCREW FIXED COVER & FRAME. LOCATE DRAIN IN PATH AND INSTALL NEW MANHOLE F1 THEREON TO RECEIVE NEW DRAINS. INSTALL NEW BACK INLET WASTE GULLY

SOAKAWAY:-

CONSTRUCT IN ACCORDANCE WITH BRE. DIGEST 365 + COVER & FRAME AND TO HAVE A MINIMUM ONE CUBIC METRE CAPACITY - SIZE TO BE VERIFIED ON SITE BY BRE. DIGEST 365 PERCOLATION TEST. POSITIONS TO BE DETERMINED ON SITE AND BE A MINIMUM 5.0m AWAY FROM ALL BUILDINGS. ADJUST ANTICIPATED SIZE IF FOUND NECESSARY

SANITARYWARE:-

SUPPLY AND FIX TWYFORDS OR EQUALLY APPROVED W/C SUITE, WASH BASIN AND BATH TOGETHER WITH ALL TAPS, WASTES, OVERFLOWS AND FITTINGS, ETC. THE MANUFACTURER, STYLE, COLOUR ETC TO BE AGREED BETWEEN OWNER AND BUILDER.

HEATING AND PLUMBING SYSTEMS:-

NEW GAS FIRED CONDENSING BOILER FITTED WITH PROTECTIVE GUARD TO BALANCED FLUE, PIPEWORK, RADIATORS, THERMO-STATS/VALVES AND FITTINGS ETC. ALL TO BE INSTALLED BY AN APPROVED 'CORGI' HEATING & PLUMBING ENGINEER.

SPACE HEATING CONTROLS TO INCLUDE INTERNAL ZONE, TIME CONTROLS, BOILER SEQUENCE CONTROLS, ETC HOT WATER STORAGE SYSTEM CONTROL TO BE PROVIDED ALONG WITH INSULATION / LAGGING OF VESSELS, PIPES, DUCTS ETC. ALL TO CONFORM WITH THE CURRENT BUILDING REGULATIONS. HOT WATER SUPPLY TO BE CONNECTED TO SINK, BATH AND WASHBASIN

NOTE: THE EFFICIENCY OF THE MAINS NATURAL GAS FIRED CONDENSING BOILER MUST EQUAL OR EXCEED THE SEDBUK VALUE OF 92%

THE BUILDER/HEATING ENGINEER SHALL ON COMPLETION OF THE BUILDING WORK ENSURE THAT THE HOUSEHOLDERS ARE PROVIDED WITH A SUITABLE SET OF OPERATING AND MAINTENANCE INSTRUCTIONS OF THE SYSTEM INSTALLED.

A ROBUST 'NOTICE PLATE' SHALL BE POSITIONED ADJACENT TO THE ELECTRICITY CONSUMER UNIT STATING THE ENERGY RATING.

HEATING AND HOT WATER SYSTEM SHALL BE INSPECTED AND A COMMISSIONING CERTIFICATE ISSUED IN ACCORDANCE WITH REGULATION 20C SHALL BE AT COMPLETION OF INSTALLATION TO CONFIRM THE APPROPRIATE PROVISION HAS BEEN MADE FOR THE SYSTEMS EFFICIENT OPERATION FOR THE PURPOSES OF CONSERVATION OF FUEL AND POWER. THE CERTIFICATE TOGETHER WITH THE MANUFACTURERS OPERATING AND MAINTENANCE INSTRUCTIONS MUST BE AVAILABLE FOR THE OCCUPANTS USE, AND PROVIDED BY THE BUILDER. A COPY OF THE COMMISSIONING CERTIFICATE MUST ALSO BE GIVEN TO THE BUILDING INSPECTORS.

GAS SUPPLY TO BE TAKEN OFF EXISTING GAS MAIN SUPPLY ADJACENT TO SOUTH WALL AND INCLUDE A NEW EXTERNAL METER BOX. DISTRIBUTE NEW INTERNAL GAS SUPPLY AND POINTS TO SUIT NEW LAYOUT AND BE CONNECTED TO GAS BOILER, GAS FIRE AND GAS COOKER. ALL TO BE DETERMINED ON SITE AS WORKS PROCEED.

TAKE NEW COLD WATER SUPPLY FROM EXISTING MAINS SUPPLY (SUBJECT TO APPROVAL OF WATER AUTHORITY) ADJACENT TO SOUTH WALL AND INSTALL STOP/TAKE BRANCH SUPPLY INTO BUILDING AND FIT STOPCOCK BELOW SINK UNIT. CONNECT TO NEW SINK, SANITARYWARE, APPLIANCES ETC. AS APPLICABLE. WASTE PIPES TO BE 32/38/50 TOGETHER WITH 75mm DEEPSEAL/RESEALING TRAPS. LAG ALL CONCEALED PIPEWORK WITH PROPRIETARY EXTRUSIONS. ALL READILY ACCESSIBLE

DECORATIONS:-

TO BE FULLY DECORATED TO WHOLE OF BUILDING. WORKS TO BE IN ACCORDANCE WITH GOOD TRADE PRACTICE AND PROCEDURE. WALLS & CEILINGS TO BE EMULSIONED. JOINERY TO BE PAINT/STAIN FINISH. COLOURS TO BE SELECTED BY THE OWNERS AND AGREED WITH THE DECORATORS.

STUD PARTITIONS:-

CONSTRUCTED OF 100 x 50mm STUDS AT 450mm VERTICAL CENTRES TOGETHER WITH HEAD, SOLE AND INTERMEDIATE NOGGINS, CLAD EACH SIDE WITH 15mm PLASTERBOARD + 3mm NEAT GYPSUM SCIM COAT + TAPE AND SUPPORT ALL JOINTS. INCORPORATE 25mm (MIN) THICKNESS OF MINERAL WOOL BATTS OR QUILT (10kg/m³).

GENERAL WORKS:-

EXPOSED CEILING JOISTS TO REAR AREA OF BUILDING TO BE COVERED WITH 15mm PLASTERBOARD + 3mm NEAT GYPSUM SCIM, TAPE & SUPPORT ALL JOINTS. INCORPORATE 100mm CROWN INSULATION WITHIN VOID.

REMOVE MASONRY FROM EXTERNAL SOUTH EAST WALLS TO FORM NEW APERTURES FOR WINDOWS OF NOMINAL SIZE 1.8 x 1.05 (LIVING ROOM) AND 1.8 x 1.2 (BEDROOM). INSTALL 1G LINTEL REF L1/S75 INCLUDING CAVITY WALL TRAYS. INSTALL DPC'S TO SIDES, HEAD AND CHILLS. SEAL ALL CAVITIES. MAKE GOOD TO ALL AFFECTED PLASTERWORK.

INSTALL 215mm x 150mm PLASTIC AIR BRICKS AT POSITIONS SHOWN IN SOUTH WALL (2 No) INCLUDING SLEEVE THROUGH CAVITY WALL AND INTERNAL LOUVRES.

BEDROOM FLOOR TO BE RAISED/INFILLED 500MM TO BE LEVEL - DUE TO EXISTING 370MM DIFFERENCE IN LEVELS - 22MM FT & G BOARDS ON 100MM INSULATION (STYROFOAM) ON EXISTING CONCRETE + VAPOR CONTROL. ALSO THE 500MM DEPTH TO BE AS ABOVE BUT LAD ON 22MM HF/LF BOARD ON 47K 102MM FLOOR JOISTS (SHORT SPAN) - VENTILATE CAVITY WITH ABS.

NOTE: WORKS SHOWN HAVE NOW BEGUN
CABLE D OUT AS PER PA/2008/0298.

REV.	DESCRIPTION	DATE
A	1.8 (MAX HT) DEMARKATION FENCE TO BE SET OUT ALONG SOUTHWALL BOUNDARY OF RANGE	27/07/17

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J. T. Brocklehurst Ltd.

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Tel: 01724 732800

CLIENT:-

MR. A.B. BURNETT

Conversion of outbuilding
and erection of garage at
12, East Cross Street
Kirtton - in - Lindsey

SCALE:- 1/100

DATE:- Jan, 2008

DRG. No. B.07/273/3

REV. A

DEVELOPMENT CONTROL SECTION
31 JUL 2017
DATE RECEIVED
Referred to