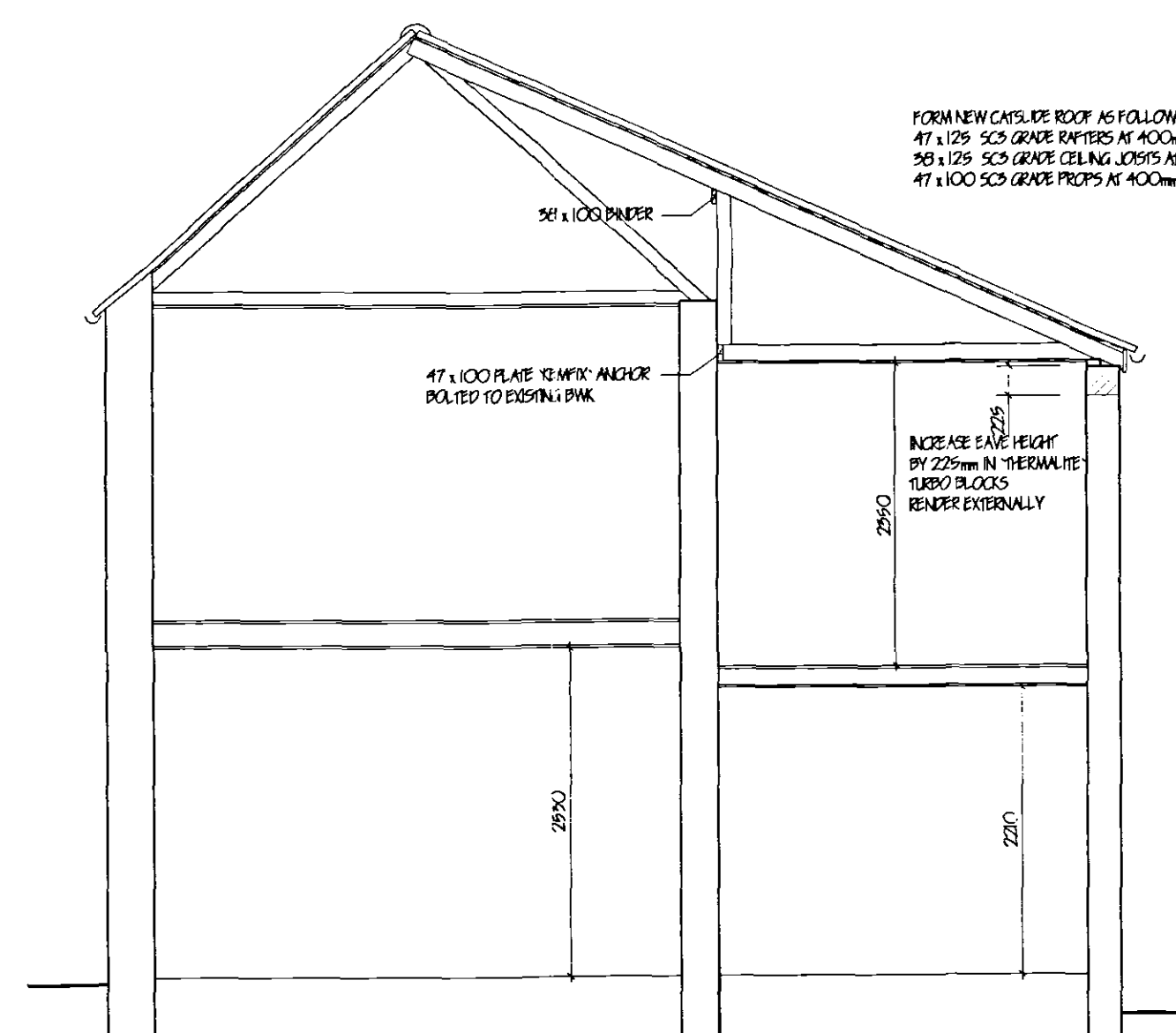
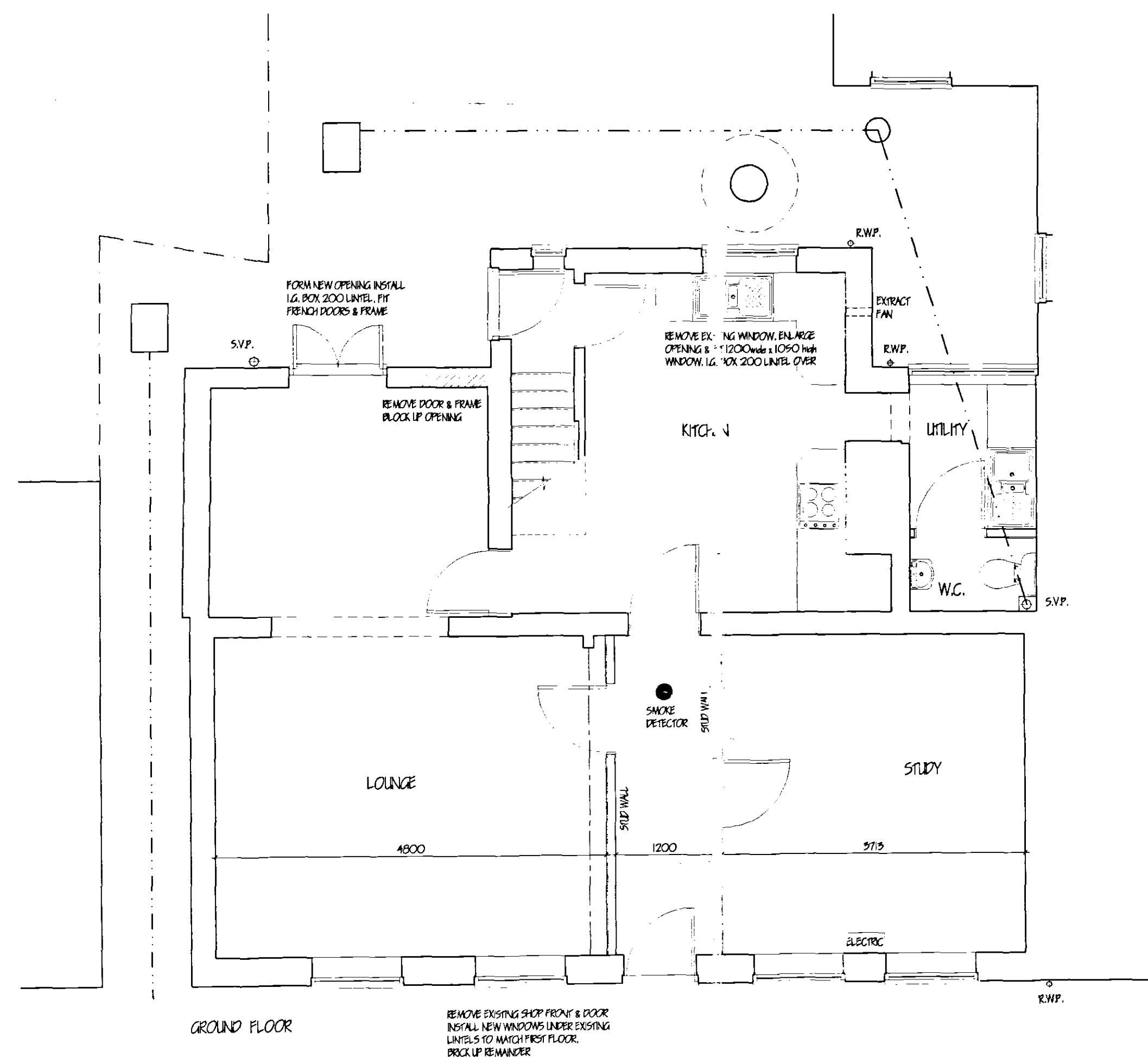
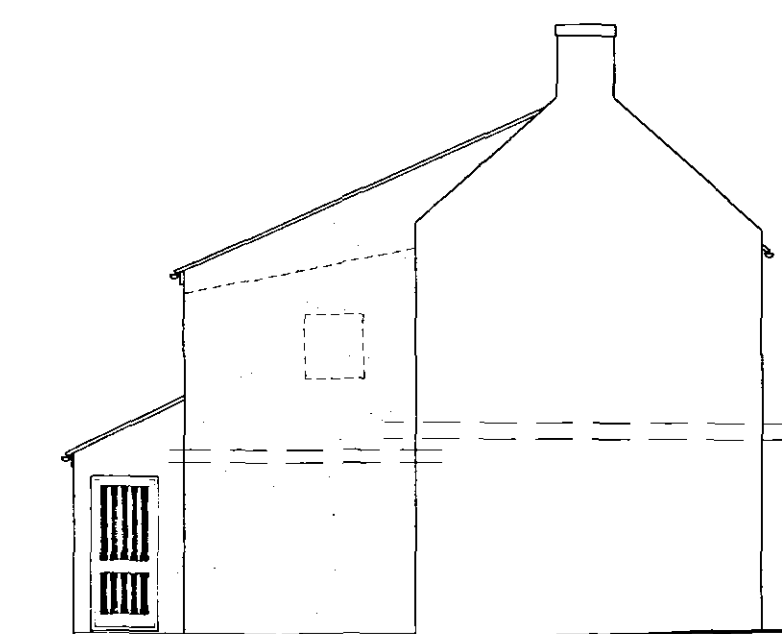
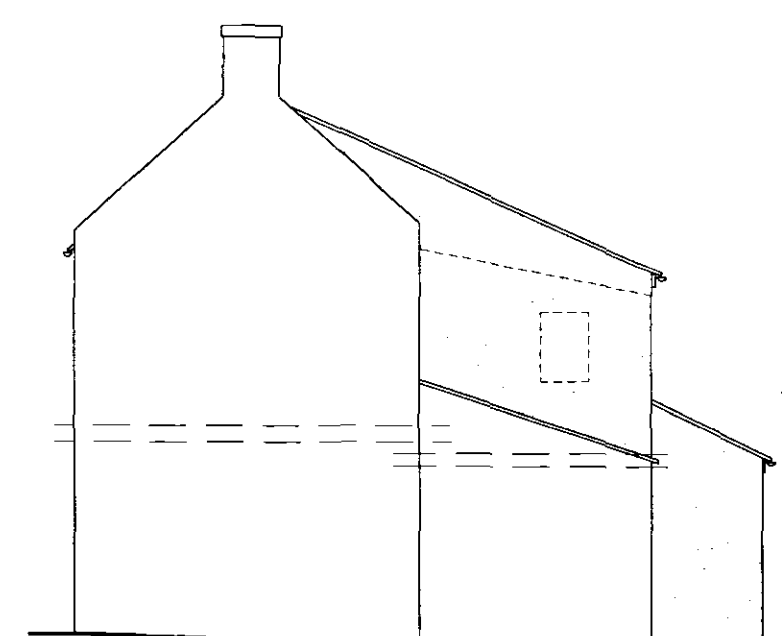
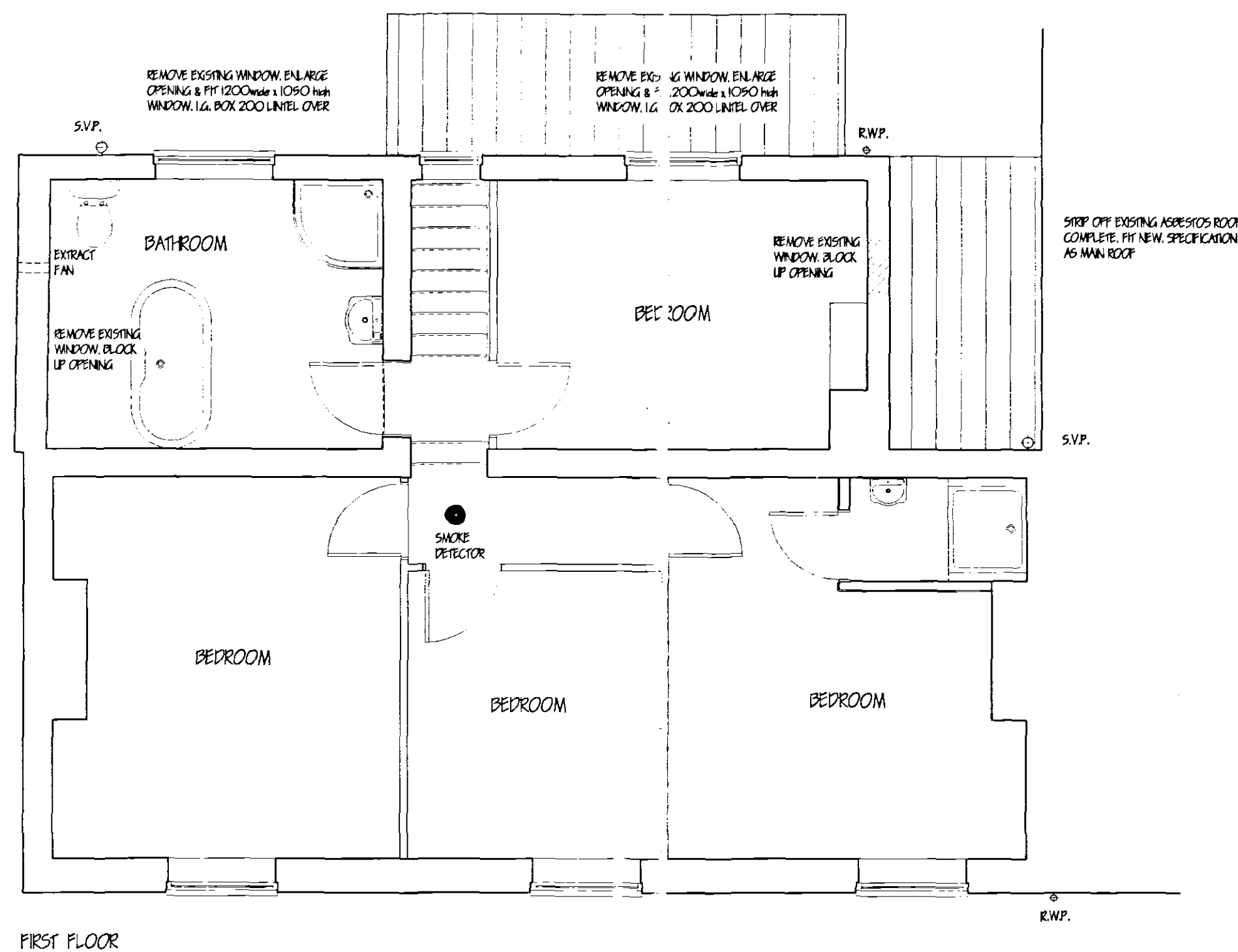




PIVOT JOINT ROOF CONSTRUCTION

Interlocking concrete roof tiles to BS EN 490 / 491, n.e. 254 self-suction treated between on under tiles to BS 7471 (type F) and in all cases to be lap-jointed (150mm total horizontally and horizontally). Tiles to be laid with min. head lap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in B.5.6999. P.2:

2.1: 53.1: 100 DMS. All rafters to be strapped to wall plate by 50 x 95 galvanneal metal straps attached at anchor and lateral restraint straps to min. 15m c/c.

Note: provide solid bracing between straps: 50 x 100 wall plate bonded in place and contents: 25 x 175 fuscok boards: 6mm end grade plywood self-sufficient with 12mm wide continuous air gap and full profile screen. All structural timber to be min 50% grade.

20% RPT or 40% to indicate moisture content of, stamped or less all in accordance with BS 4978. Timber supports to be provided beneath water storage tanks over 400 c/c points.

FIRE ESCAPE WINDOWS.
All habitable rooms in the upper story of a dwelling shall have a window with an unobstructed openable area of at least 0.35 sq.m. and at least 450mm wide x 750mm high (the route through the opening may be at an angle rather than straight through). The bottom of the openable area should not be more than 1100mm above floor level.

CELLINGS / INSULATION

Roof: 1" solid. 2x6 ceiling joist, 25# Owens glass fibre mat over total thickness, 100mm between joists and 150mm over joists to provide $R=10$. Joist value of 0.16 W/1 sq.m. Stopped ceiling joist. Ceiling: G50C90Z + G50M40Z to provide a mean U value of 0.2 W/1 sq.m. Enquire 50mm air space over all insulation.

12.5mm Gypsum wallboard skin finish: Provide mean, 58 58 nappes to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space: open a to be lined with 25 x 12mm plastered sloops: Enquire a panel to be 12mm joist with 12.5mm 12.5mm in board finish. 100mm likelihood to top surface. Provide slide back fastening & draught seal all around.

Mid Floor: Lined, 12.5mm Gypsum Soundboard skin finish, 100mm in board. General Purpose roof fill between joists. Provide mean, 58 x 58 nappes to all board edges. All joints to be taped and filled.

WALLING.
225 cavity walling to consist of 20mm Sand/ Cement render to BS 5262; on 115mm Thermaite Turbo 3.5 N/m² solid insulation blocks or similar. Provide bituminous felt DPC to CP. 121: All work to be carried out in accordance with BS Code of Practice 121 Pt 1, 1975

Movement joints to be installed in blockwork in accordance with B.S. 5628 pt. 3 1985.
All to receive 13mm lightweight plaster finish.
Stud walls to consist of 38 x 89mm c.l.s studs at 600mm c/c, battens 40mm thick at 1200mm c/c.
Ceiling to SoundBloc and skim, 25mm Isowood Acoustic particle board infill between studs

LEVEL ENTRY THRESHOLD
Provide 'Jeladon Ltd.' Mobility door frames & thresholds (FN29M-MOB) Principal entrance to building. All External doors to be 838mm wide. And in all cases to provide minimum 775mm clear opening width.

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accommodation to be 838mm wide.

FOOTPATHS/DRIVES.
 Provide 6.0m, 900mm wide footpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub sill min 1:20. All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel. Form 1.0m wide footpath from dwelling to road frontage, suitable for wheelchair access.
 At least 3.0m of drive adjacent to building x 3.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers. All to be sloped up to footpath level at min. 1:20.

LINELS.
All Linels to be manufactured by Messrs. I.G. Ltd
Cod : Box 200 all to be installed in accordance with
makers' instructions, and to have min. end bearing of
150 mm and at external positions to have cavity tray
D.P.C. to C.P. 121 Internal Linels to be I.G. 100 Box
type. Provide Perp-end weep holes and stop ends to
cavity tray

VENTILATION.
All windows to have opening lights to give the equivalent of 1' / 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have: in addition to above Wall mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 minute overrun.

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.

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 Planners/Pulling Regulation approval. The drawings 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 scales from this drawing for construction or ordering purposes.

All open dimensions shall be checked by the Supplier / Contractor and will be his responsibility from commencement of site works.

The works will not be supervised or inspected on site by C.A.D. 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.

COPYRIGHT RESERVED.
Copies of this drawing must be made only with the
written permission of Cooper Architectural Design.

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 they 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.

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 than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

LIGHTING.
To all Bedrooms provide energy efficient light fittings capable only of taking lamps having a luminous efficacy greater than 40 lumens per circuit.
External lighting to be fitted with Dawn-Dusk or movement sensors and capable only of taking lamps having a luminous efficacy greater than 40 lumens per circuit.

NOT WATER AND SPACE HEATING.
Provide Gas Fired combination boiler (Min 5.5MBK B2) with fan assisted balanced flue. Flue ductwork may be external to boiler flue. Provide timer switch, suitable zone to boiler control interlocks. If thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage cylinders to have min. 25mm thick factory applied foam insulation and pipe work to be insulated to B5.

5422/2001

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

FOUL DRAINAGE
Inspection chamber construction to be "Omni" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with BS 1500/1989. Full drainage pipes to be 100mm dia. PVC to BS 195, 4660/1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 bed and to surkers with 100mm pipe to gull.
Where pipes pass under floors ensure in 150mm pea gravel.
Where pipes pass under drives surkers in 150mm concrete with flared joints to correspond with joints in pipe work. Provide 6% (100 pre-stressed concrete) laid in drains where pipes branch widely, provide compressible (Fibre strand) pipe, opening masked with 100mm dia. well-raked sheet metal and mortice seal to prevent entry of gas. Soil and waste pipes to be 100mm dia. PVC to BS 454, 1989 and to mixed 900mm above window head terminating with vertical isolation. Waste pipes to be generally 40mm dia. If over 50m run increase to 50mm dia. All PVC to BS 5, 3949/1979 complete with rodding eyes at every change of direction. Pits, basins and sinks to have 75 deep seal drains. Showers to be raised on 150mm plaster with access plate to anti-siphon trap and 50mm waste. All redundant drains to be grubbed out or filled with lean-morta concrete. Condensation drainage from boiler flues to discharge via a 22mm diameter pipe work through a 75mm condensation trap. Alternatively an additional trap should be provided externally, to prevent the boiler from being used as a trap. This should be provided between the boiler and the trap.
Septic tank: 1 treatment plant operating and maintenance instructions reduce to be provided by installer.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 63mm dia. rainwater pipes: 110mm dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded pea gravel and discharge to 1.2m dia. soak away min. 5.0m to edge from dwelling and 3.5m from all boundaries. All footpaths and drives to slope away from building.

GLAZING.
Double glaze properly throughout with timber / p.v.c.u windows / minimum 16mm air gap to all units with Low E O1 Glases max U value 1.9 W/ sqm. K including garage. All glazing between f.f.l. and 300mm high and between f.f.l. and 1500mm high in doors and side lights to be safety glaze to B.S. 6206. All windows / doors to be draught sealed.

[illegible]

**COOPER
ARCHITECTURAL
DESIGN**

WRIGHTS MEWS, 12A PARK ROAD,
HOLBEACH, SPALDING, LINC'S PE12 7EE

Tel/Fax : 01460 423762
Mobile : 07808 125 778

Client. MR A EADIE

Project.
CONVERSION OF SHOP PREMISES TO RESIDENTIAL
39 HIGH STREET
DONINGTON
SPALDING
Lincs.

Drawing

PLANS / ELEVATIONS AS PROPOSED

Scale	1:50 1:100	Drawing No.	0319-01
Date.	MARCH '04	Drawn.	J.C.

**DETERMINED
PLAN**