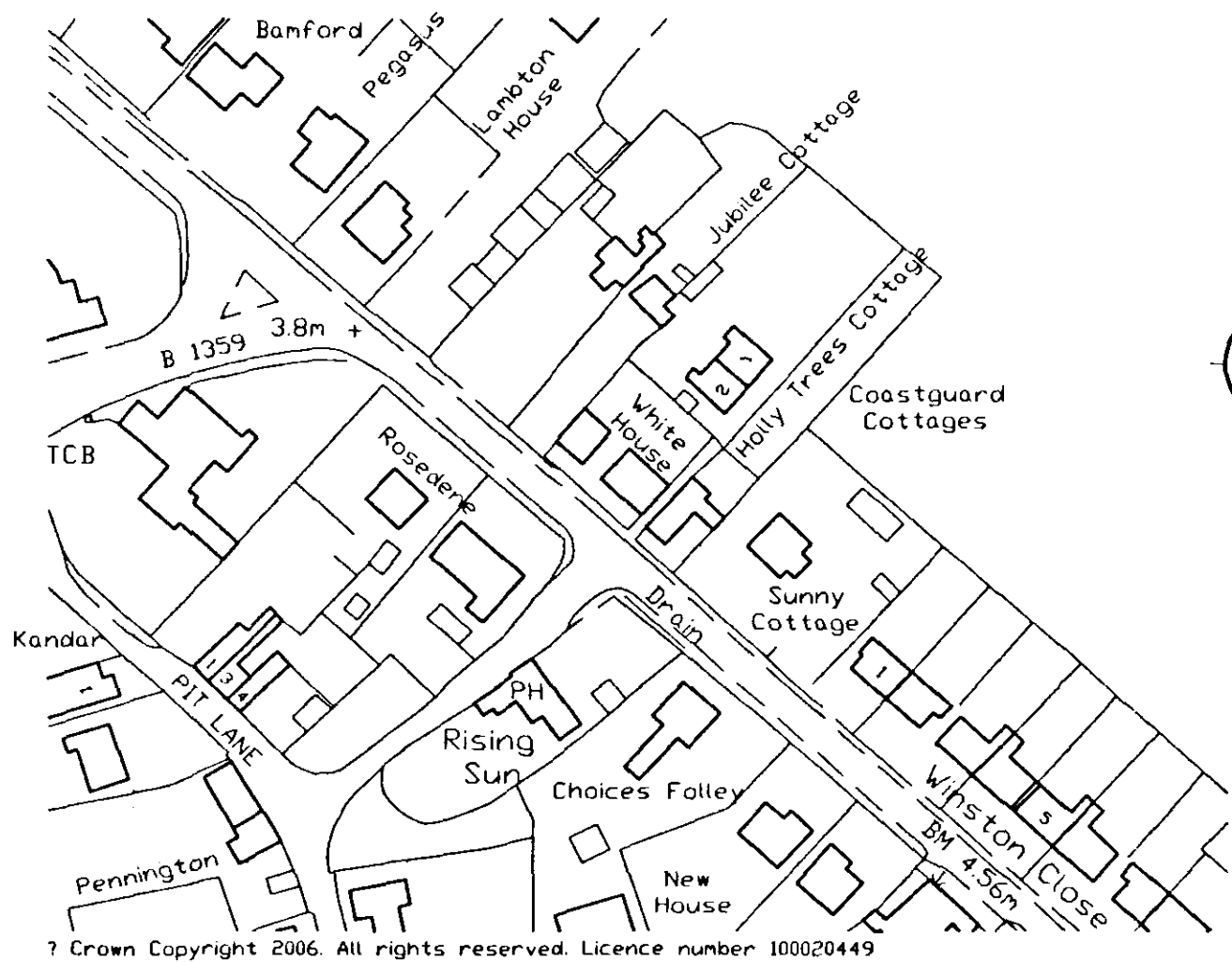




LOCATION PLAN 1:250

LIGHTING

To all rooms provide energy efficient light fittings capable only of taking lamps having a luminous efficacy greater than 40 lumens per candle.
External lighting to be fitted with Down Pile or movement sensor and capable only of taking lamps having a luminous efficacy greater than 40 lumens per candle.

HEATING

Provide hot & cold water supply to all wash basins.
All electrical switches, socket outlets, telephone and F.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

VENTILATION

All windows to have opening lights to give the equivalent of 1/20 to 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 extract fan. Bathrooms to extract min 15 litres per second which may be operated intermittently.

GLAZING

Double glaze property throughout with timber / pvcu windows (minimum 24mm air gap to all units with Low E" U.I. values) max U value 2.2 W/ sq.m. K excluding uprises. All windows between F.F.L. and 500mm high and between F.F.L. and 1500mm high in doors and side lights to be sliding doors to B.S. 6206. All windows / doors to be draught sealed.

HOT WATER AND SPACE HEATING

Provide thermostatically controlled electric water heaters to sink and shower. Provide Economy 7 thermostatically controlled Electric night storage heaters.

SMOKE DETECTORS

Provide ceiling mounted mains operated self contained smoke alarm to B.S. 5446: pt.11990 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.

ELECTRICAL INSTALLATIONS

All electrical work to meet the requirements of Approved Document Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion of the works the Local Authority must be satisfied that either:

An electrical installation certificate issued under a competent persons scheme has been issued.

OR

An appropriate installation certificate has been issued for the work and that it has been signed by a person competent to do so.

FOUL DRAINAGE

Inspection chamber construction to be "Omega" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 6800:1985. Foul drainage pipes to be 110mm dia. UPVC to B.S. 4660:1985 flexibly jointed and laid to makers' instructions to a fall of 1:70 bed and surround with 100mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexed 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, openings marked both sides of wall with ridged sheet material. Soil and vent pipes to be 110mm dia. PVC to B.S. 4594: 1995 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be generally 40mm dia. If over 9.0m long run increase to 50mm dia. All PVC to B.S. 5945: 1979 complete with radials eyes at every change of direction. Bath basins and sinks to have 75 drop soil traps. Shower to be rained on 150mm pleth with access plate to anti-siphon trap and 50mm waste. All redundant drains to be grubbed out or filled with lean mix concrete.

EGRESS WINDOWS

All habitable rooms in the upper story of a dwelling should have a window with an unobstructed openable area of at least 0.35 sq.m. and at least 450mm wide x 750mm high (i.e. 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.

CEILINGS / INSULATION

Roof Level: Flat ceilings lay 250mm glass fibre insulation total thickness 1100mm between joists & 150mm over joists to provide a U value of 0.16 W/ sq.m. K. Sloped ceilings lay 100mm Celotex Extra XR400 between rafters and 40mm Celotex batt R 400/040 under rafters with taped joints to provide a U value of 0.2 w/ sq.m. K. Ensure 50mm air gap over all insulation. 125mm Gypoc wallboard skim finish. Provide min 25 x 58 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space opening to be lined with 25 x 25 painted stops. Access panel to be 12mm ply with layer of 12.7mm Fibre board faced to face. 100mm Jubilee to top surface. Provide slide bolt fastening & draught seal all round.
Mid Floor Level: 125mm Gypoc SoundDoc skim finish 100mm Isowool General Purpose roll in fill between joists. Provide min 25 x 58 noggins to all board edges. All joints to be taped and filled.

WALLING

All existing exterior walls to receive 65mm Gypoc Thermulac Super on 10mm metal liner with skim finish. Stud walls to consist of 70mm Gypoc metal studs at 600mm c/c both sides to be clad with 125mm Gypoc SoundDoc and skim. 25mm Isowool Acoustic partition roll in fill between studs.

GROUND FLOOR CONSTRUCTION

19mm T&G flooring grade cheboard 140mm Celotex Extra XR400 insulation board laid between 47 x 150 S&S grade timber joists at 400mm c.c. Install cranked ventilators to opposite sides of building to give min. 1500mm2 actual opening per 1m run. Internal walls to receive 100mm diameter openings to give equivalent cross flow ventilation. Min. air space under in fill blocks to be 150mm.

GROUND FLOOR CONSTRUCTION

19mm T&G flooring grade cheboard 140mm Celotex Extra XR400 insulation board laid between 47 x 150 S&S grade timber joists at 400mm c.c. Install cranked ventilators to opposite sides of building to give min. 1500mm2 actual opening per 1m run. Internal walls to receive 100mm diameter openings to give equivalent cross flow ventilation. Min. air space under in fill blocks to be 150mm.

FIRST FLOOR CONSTRUCTION

19mm T&G flooring grade cheboard on 47 x 150 S&S grade joists stamined 195 or 150 in accordance with B.S. 4978 at 400mm c/c. 50 x 5 unvarnished steel joist and lateral restraints to joist at max 1.5m c/c. Straps to be run over and 24kg joists with steel bracing bracing. Provide rotary floor structure min 25 x 25 at mid span of joists where span exceeds 2.5m. Provide 21kg joists bolted together under all first floor walls where not supported on block work below. All joists where built into external wall to receive made seal all round.

STAIRCASE AND BALUSTRADE

Construct staircase as follows: 900mm clear width 110mm risers of 19mm x 25 x 225mm sprung on 92 x 290 pitch 42kg. Min head room 2.0m measured vertical above pitch line. As in accordance with B.S. 5995:1977. Staircase to have a 25 x 150 shaped handrail handrail at min. 900mm above pitch line. 100 x 100 softwood newel post. Gap between vertical balusters not to exceed 90mm. Handrail and balustrade to be capable of resisting the appropriate load specified in B.S. 6399: Pt. 1. Balustrade to be min. 900mm high.

LINEELS

All lineels to be manufactured by Messrs. L.G. Codes L1/5/75 and L1/10/75 all to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cantilever D.P.L.C. to 120mm. Internal lineels to be L.G. 100 Box type. Lineels in square to be underlaid with 12.7 fibre board or receive 12mm render and skim. Provide Peep and weep holes and stop ends to cavity tray.

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.

All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or drawing purposes.

All given dimensions shall be checked by the Builder / Contractor and will be his responsibility from commencement of site work.

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.

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STANDARDS

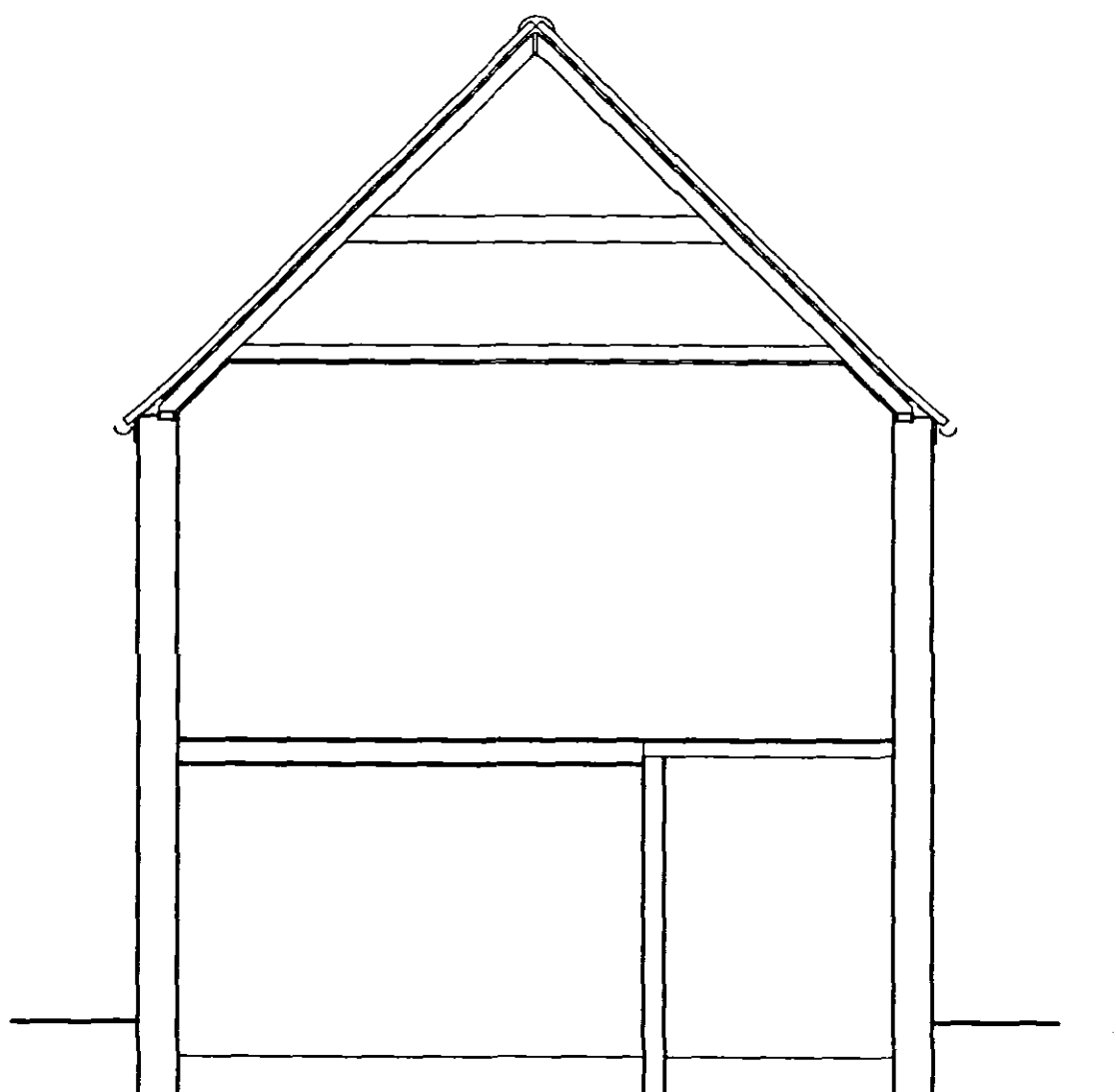
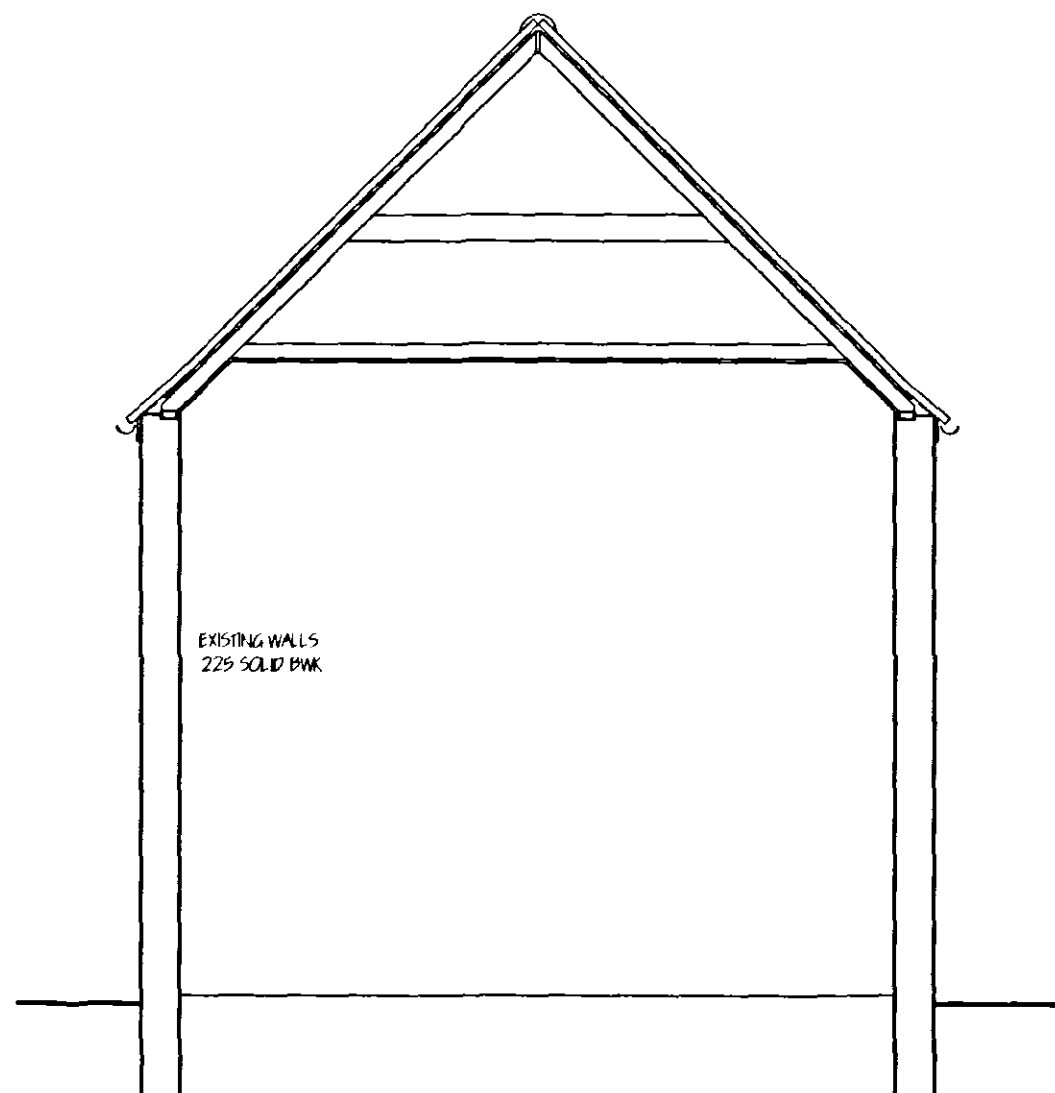
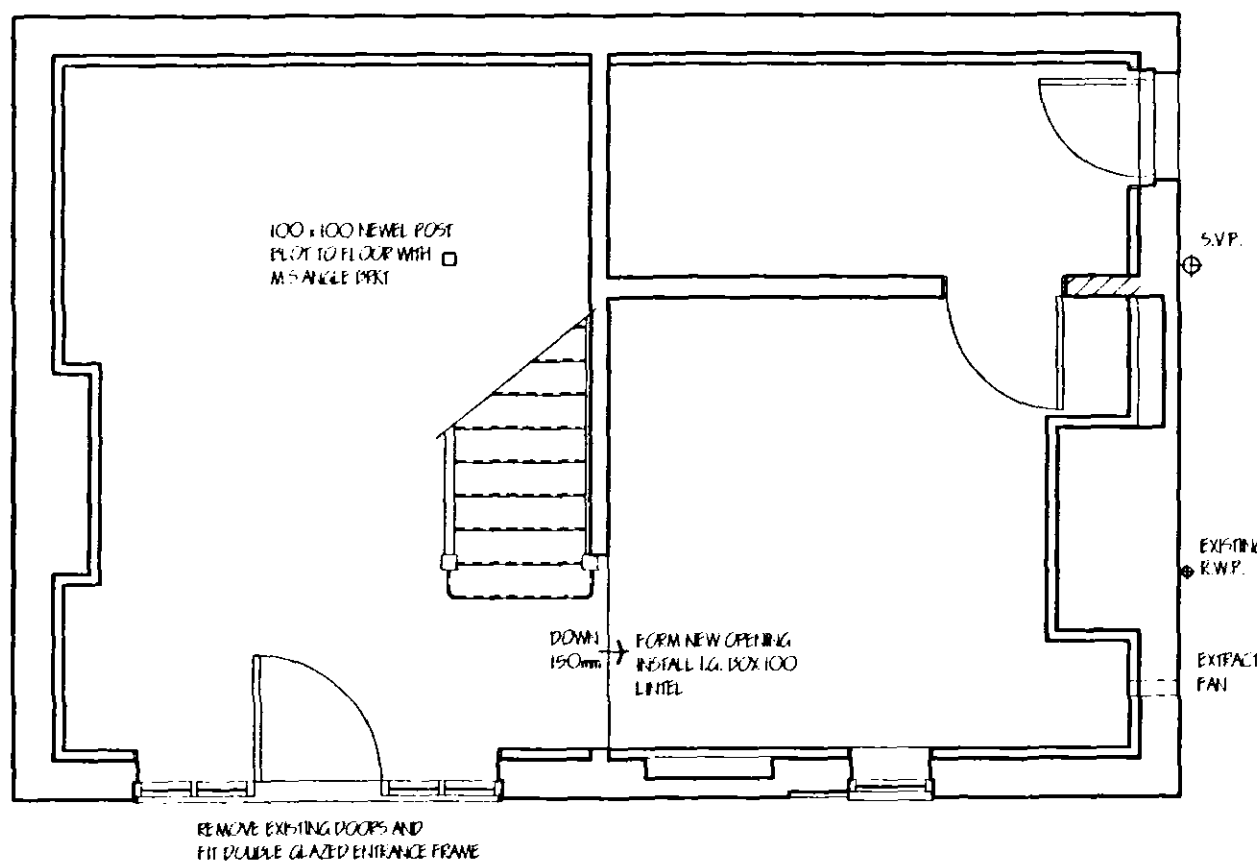
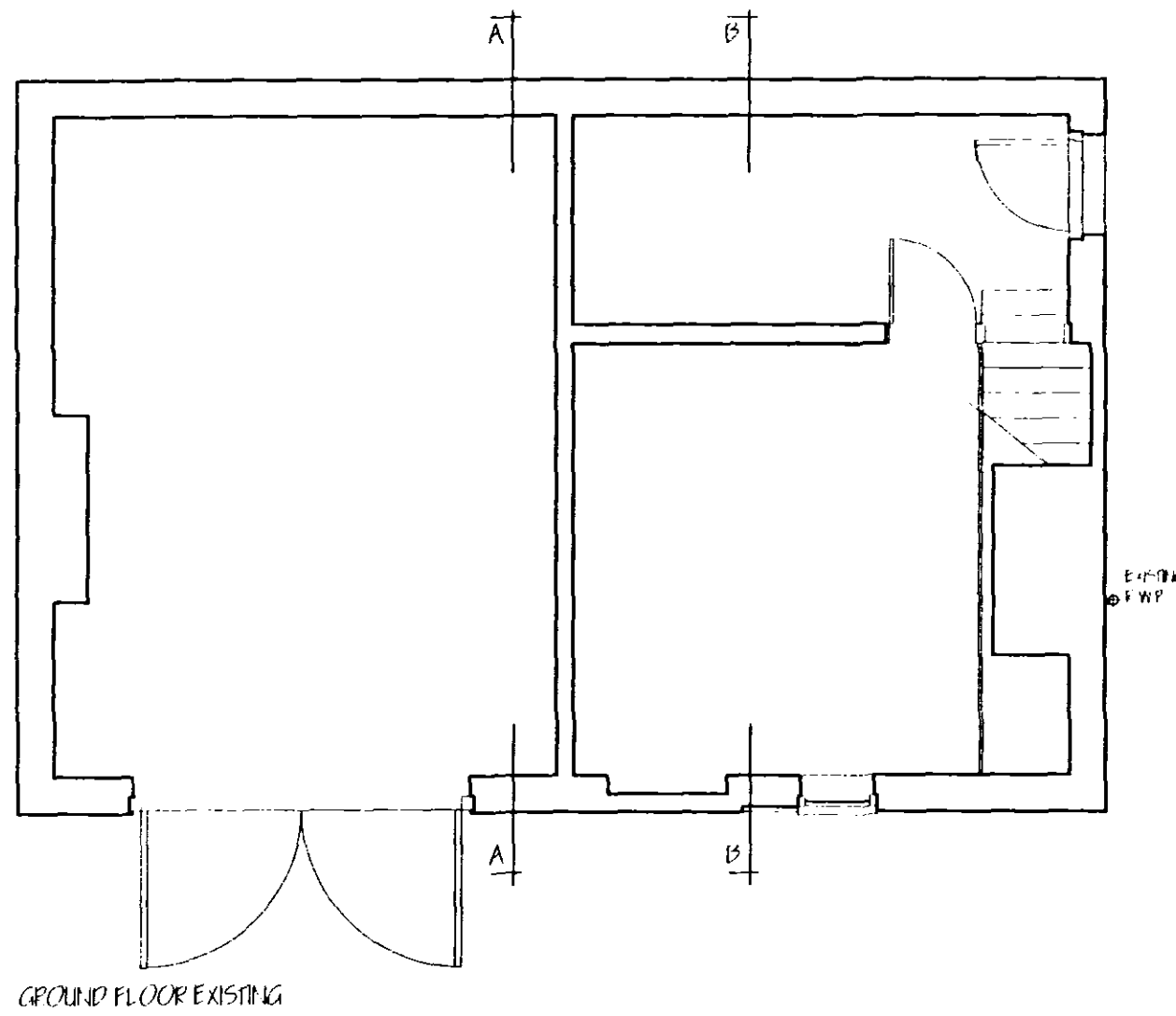
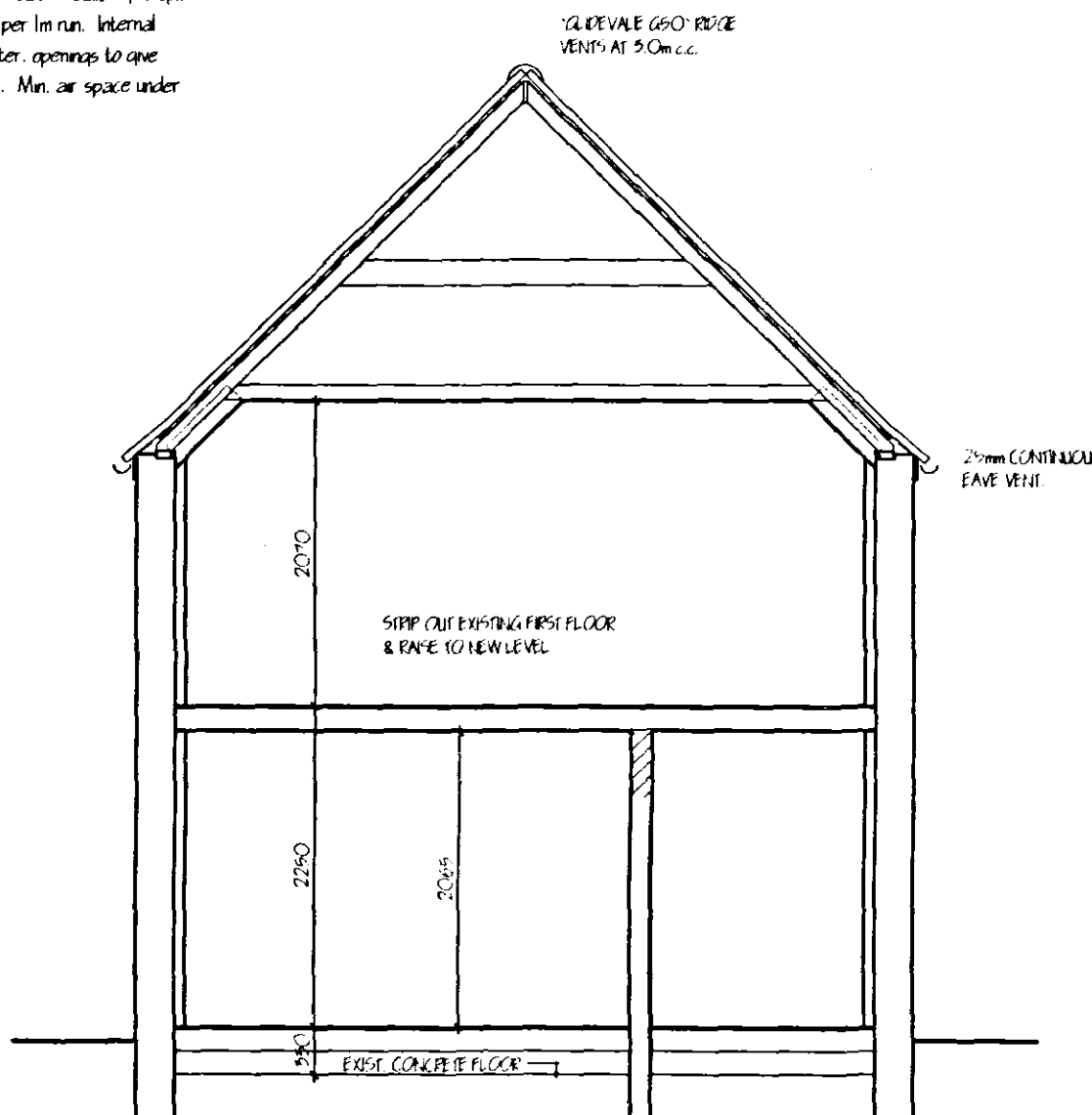
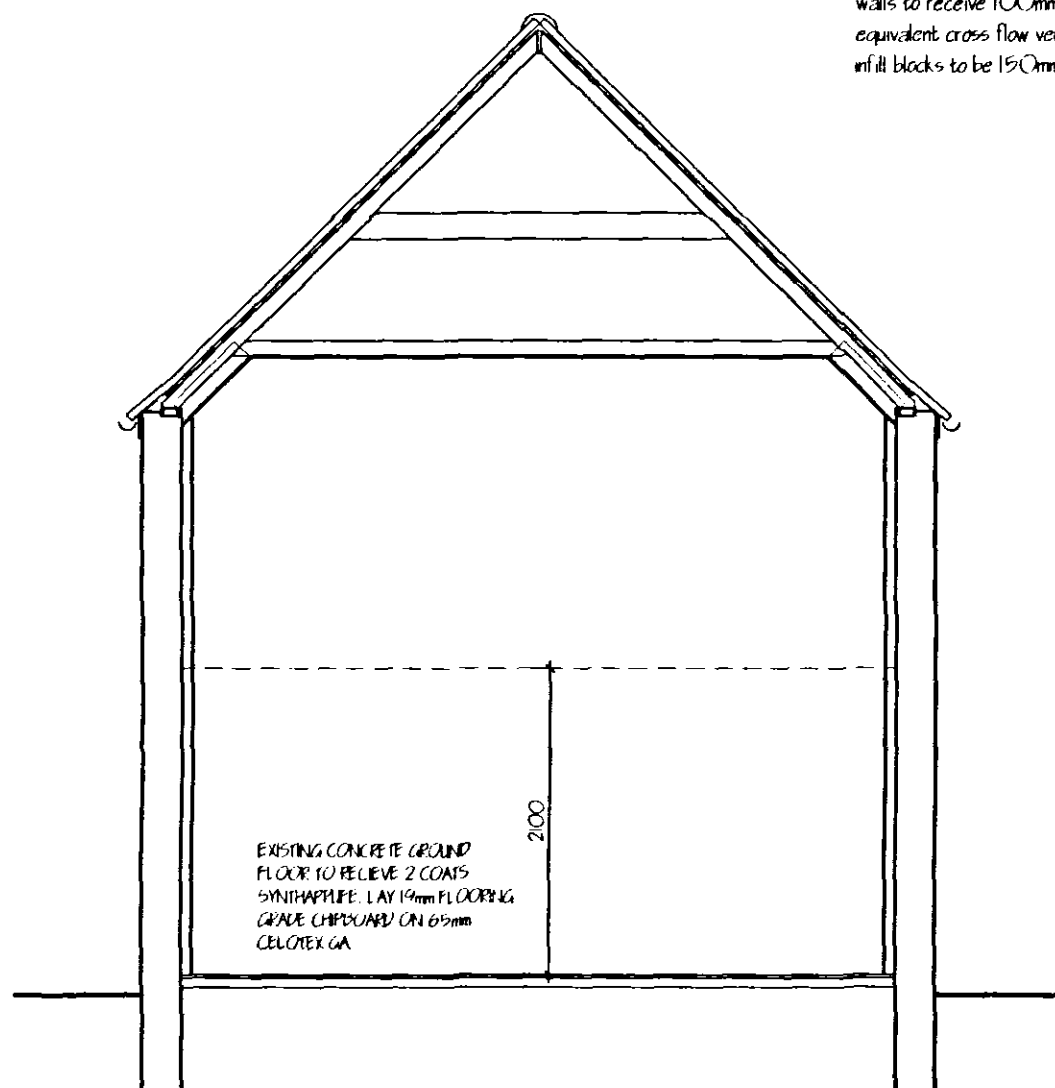
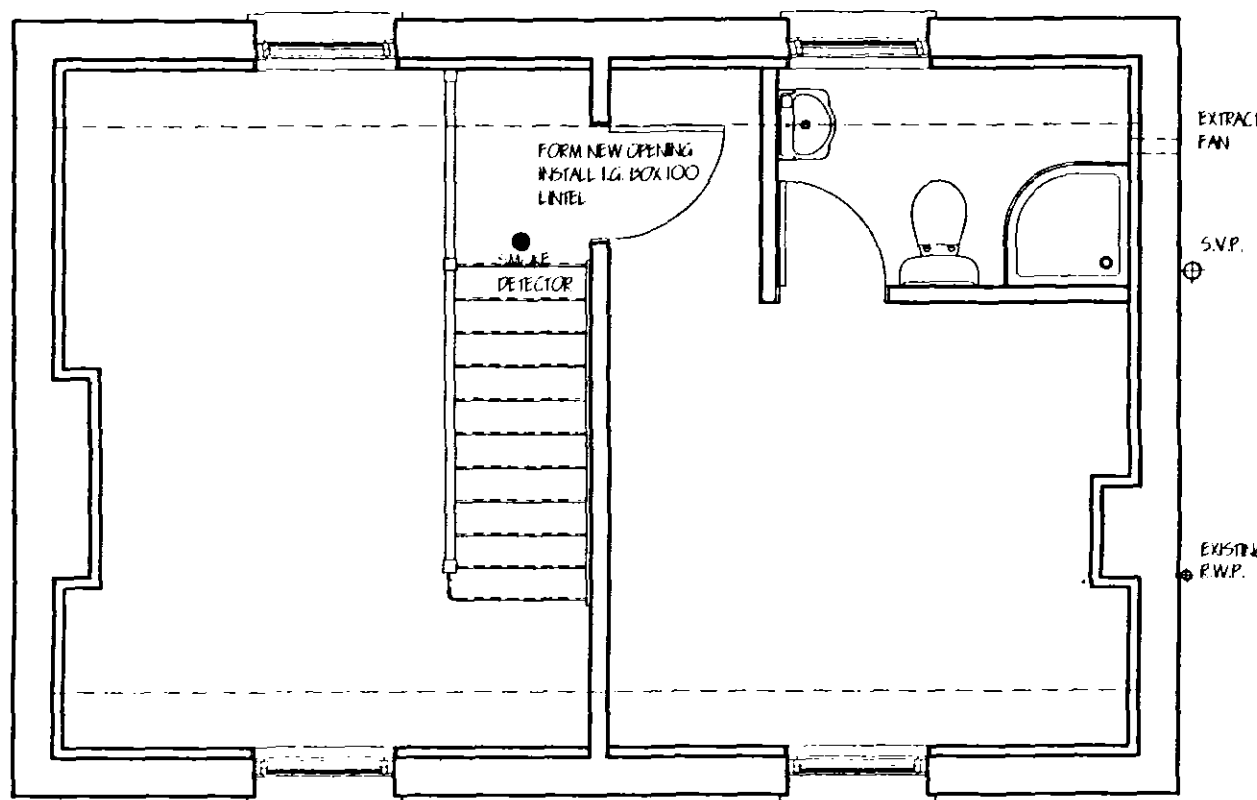
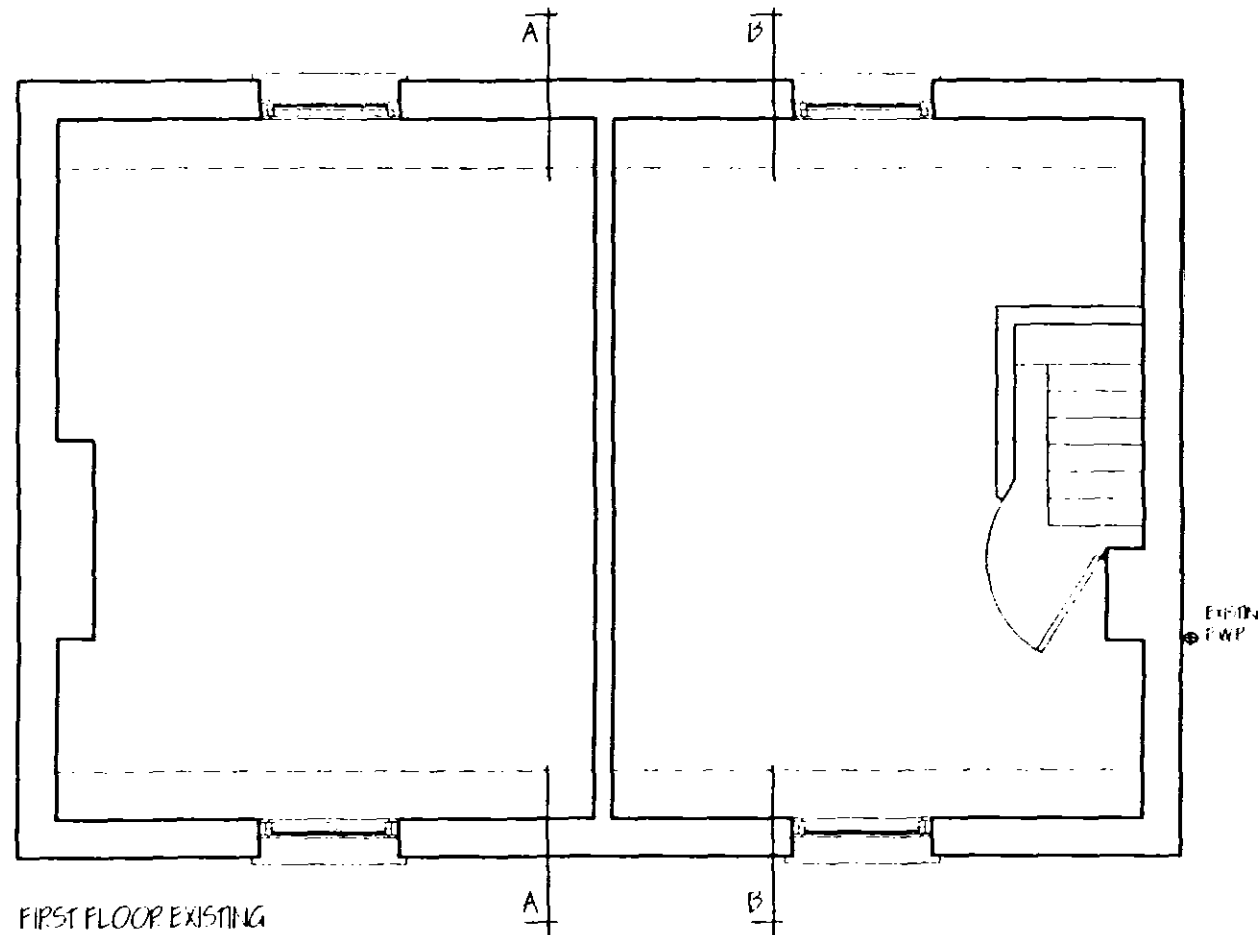
All materials to be new unless otherwise stated and all components and materials etc. to be used listed and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice. Materials shall conform to appropriate British Standard specification or BBA Certificate or European 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 drawings 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.



SHDC
PLANNING & DEVELOPMENT
- 7 JUN 2007
Ref. 0763/07

revision	date	init.	revision details.
A	AUG '06	J.C.	BUILDING REGS.

COOPER ARCHITECTURAL DESIGN
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Client: ANNE CLOHESSEY
Project: RENOVATION OF EXISTING ANNEE WHITE HOUSE
MARSH ROAD
CEDNEY DROVE END
Lincs.

Drawing:	
DETERMINED PLAN	
Scale: 1:50	Drawing No. 0601-01-A
Date: JULY '06	Drawn: J.C.