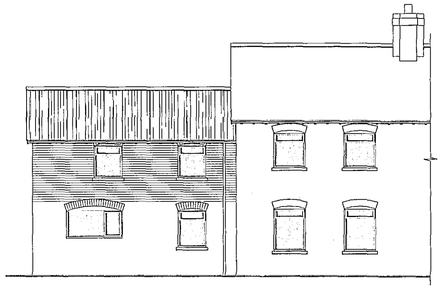
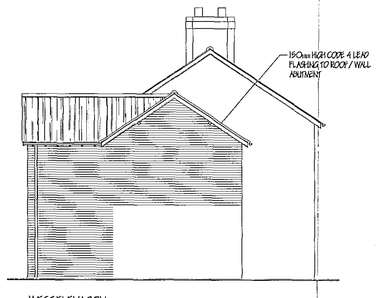


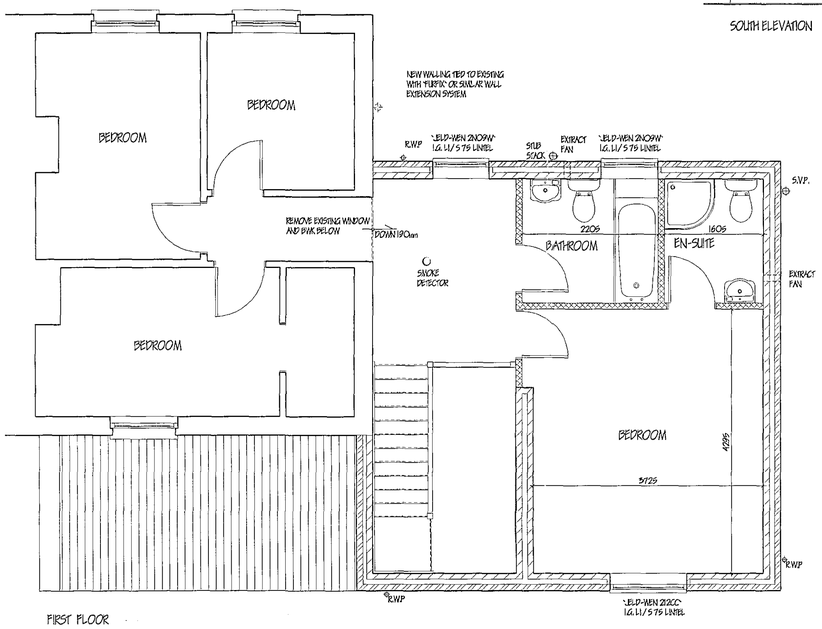
REVEAL DETAILS


SOUTH ELEVATION

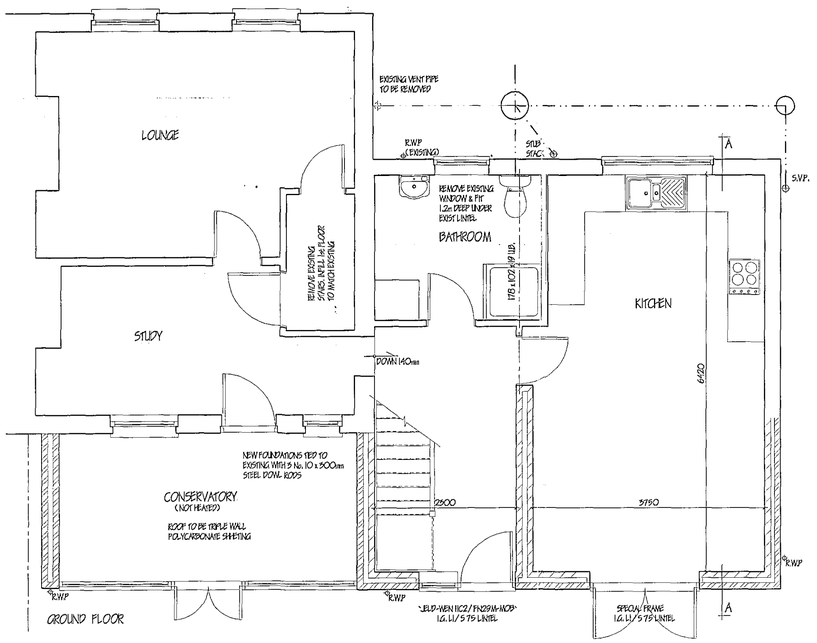


WEST ELEVATION


NORTH ELEVATION



FIRST FLOOR



GROUND FLOOR

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 255 cavity walls provide 225 x 700 and under 100 walls provide 225 x 450 all GEN4 mix to B.S. 5328: pt1 1991. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a minimum depth of 1 metre below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation.

STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 900mm clear width between handrails, 13No. risers of 201.5mm at 25 x 225: 225 going at 32 x 250 pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have ex 38 x 50 shaped hardwood handrail min. 900 above pitch line. 100 x 100 softwood newel post. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in B.S. 6399: Pt. 1. Balustrade to be min. 900mm high.

LINTELS.
All lintels to be manufactured by Messers. I.G. Codes L1/ 575 and L1/ HD 175 all to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: Internal lintels to be I.G. 100 Box type. Provide Perp-end weep holes and stop ends to cavity tray

FOUL DRAINAGE
Inspection chamber construction to be "Osma" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. 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 masked both sides of wall with rolopol sheet material and mastic seal to prevent entry of gas: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1969 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. 5969: 1979 complete with rodding eyes at every change of direction: Bath, basins and sink to have 75 deep seal traps: Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 50mm waste. 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.
Septic tank / Treatment plant operating and maintenance instruction notice to be provided by installer.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to existing rainwater pipes. All footpaths and drives to slope away from buildings.

GLAZING.
Double glaze extension 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 garage. All glazing between F.F.L. and 800mm high and between F.F.L. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

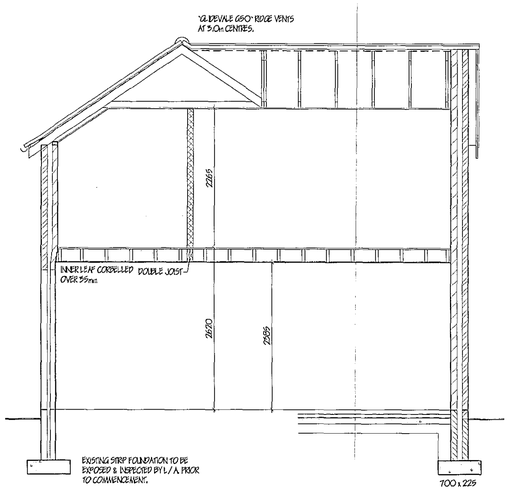
VENTILATION.
All windows to have opening lights to give the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall mounted 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.

HOT WATER AND SPACE HEATING.
Extend and upgrade existing system as required. Ensure 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 and to be vented. All hot water storage cylinders to have min. 35mm thick factory applied foam insulation and pipe work to be insulated to B.S. 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

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt1.1990 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 Bedroom 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.

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 fram f.f.l.



SECTION A - A

LEVEL ENTRY THRESHOLD
Provide "Jeldwen Ltd." Mobility door frame & threshold (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 min. 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 5.0m of drive adjacent to building x 3.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavors. All to be sloped up to footpath level at min. 1:20

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70Mn sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 60mm "Celotex GA2060Z" insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm, lay 300mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete over site:
Concrete mix GEN4 to B.S. 5328: pt1 1991: 150 blinded and consolidated hardcore.
Alternative: Floor construction as above but 19mm T&G. flooring grade chipboard on 48mm "Celotex GA2048" insulation board laid on over site in lieu of screed and insulation board. Ensure 12mm expansion gap to perimeter of boarding, Use treated chipboard to kitchen and bathroom.

FIRST FLOOR CONSTRUCTION
19mm T&G. flooring grade chipboard on 47 x 195 SC3 grade joists stamped "DRY" or "KD" to indicate moisture content of 20% or less all in accordance with B.S. 4978. at 400c/ c: 50 x 5 galvanised. steel anchor and lateral restraint straps to joist at max. 1.5m c/ c straps to be run over min. 2No. joists with solid bridging beneath: Provide herring bone strutting min. 38 x 38 at mid span of joists where span exceeds 2.5m: Provide 2No. joists bolted together under all first floor walls where not supported on block work below.
All joists where built into external wall to receive mastic seal all round

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on under felt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically 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. S 6399. Pt 2. Twinspluse specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALC'S TO BE SUBMITTED TO L / A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/ c to a pitch of 35 deg. 38 x 100 ridge nade binder 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/ c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards 6mm ext. grade plywood soffit complete with 25mm wide continuous air gap and fly proof screen: All structural timber to be min.SC5 grade. stamped "DRY" or "KD" to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/ c : Install code 4 lead valley liner.

FIRE ESCAPE WINDOWS.
All habitable rooms in the upper story of a dwelling should have a window with an unobstructed openable area of at least 0.33 sq.mm. and at least 450mm wide x 750mm high (the route through the opening may be at an angle rather than straight through) Th 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. 100mm between joists & 150mm over Joists to provide max. 'U' value of 0.16 W/ sq.m.K. Sloped ceilings lay "Celotex GA5090Z + GA5040Z " to provide a max 'U' value of 0.2 w/ sq.m.K. Ensure 50mm air gap over all insulation. 12.5mm Gyproc wallboard,skim finish: Provide min. 38 x 38 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 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jablite to top surface. Provide slide bolt fastening & draught seal all round
Mid Floor Level: 12.5mm Gyproc Fireline Board,skim finish. 100mm Isowool General Purpose roll infill between joists, Provide min. 38 x 38 noggins to all board edges. All joints to be taped and filled.

WALLING
255 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: build into cavity Dritherm cavity wall batt insulation boarding in accord. with makers instructions and agreement cert' No.84/ 1268 & 86/ 1584. 100mm Tarmac Hamelite 2.5 N/ mm2 solid insulation blocks or similar: Cavity was tied together using galvanised iron twist ties set 750 horizontally and 450 vertically to B.S. 1243:1973 wall ties positioned at 300 vertical centres at all upbonded closures of cavity: Close cavities with "Thermabate" preformed closer and provide bramm felt DPC to CP. 121: All work to be carried out in accordance with BS Code of Practice 121 Pt 1. 1973. External walls to have max. 'U' value of 0.35 W/ sq.m.K. Internal walls of 100mm Tarmac Hamelite solid insulation blocks.
Movement joints to be installed in blockwork in accordance with B.S. 5628 pt. 3 1985.
All to receive 15mm lightweight plaster finish.Stud walls to consist of 38 x 89mm c.l.s studs at 600mm c/ c, both sides to be clad with 12.5mm Gyproc SoundBloc and skim. 25mm Isowool Acoustic partition roll infill between studs

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt.1 1981: DPC to external wall positioned in accordance with CP 122 min. 150 above finished ground level: Weak mixconcrete infill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

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 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 should the works need to comply with the Construction Design and Management Regulations an independant 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.

AMENDED PLAN
Ref.

SBC Planning & Development
10 JAN 2005
Ref: 1234/04

DETERMINED PLAN

revision	date	init.	revision details.
A	DEC'04	J.C.	ELEVATION TREATMENT

COOPER ARCHITECTURAL DESIGN
WRIGHTS MEWS, 12A PARK ROAD, HOLBEACH, SPALDING, LINC'S PE12 7EE
Tel/Fax : 01406 423762
Mobile : 07808 125 778

Client.
MR & MRS COE

Project.
PROPOSED EXTENSION
79 ROMAN BANK
HOLBEACH BANK
SPALDING
LINC'S.

Drawing.
FLOOR PLANS / ELEVATIONS PROPOSED

Scale	1:50 1:100	Drawing No.	0330-02-A
Date.	JUNE '04	Drawn.	J.C.