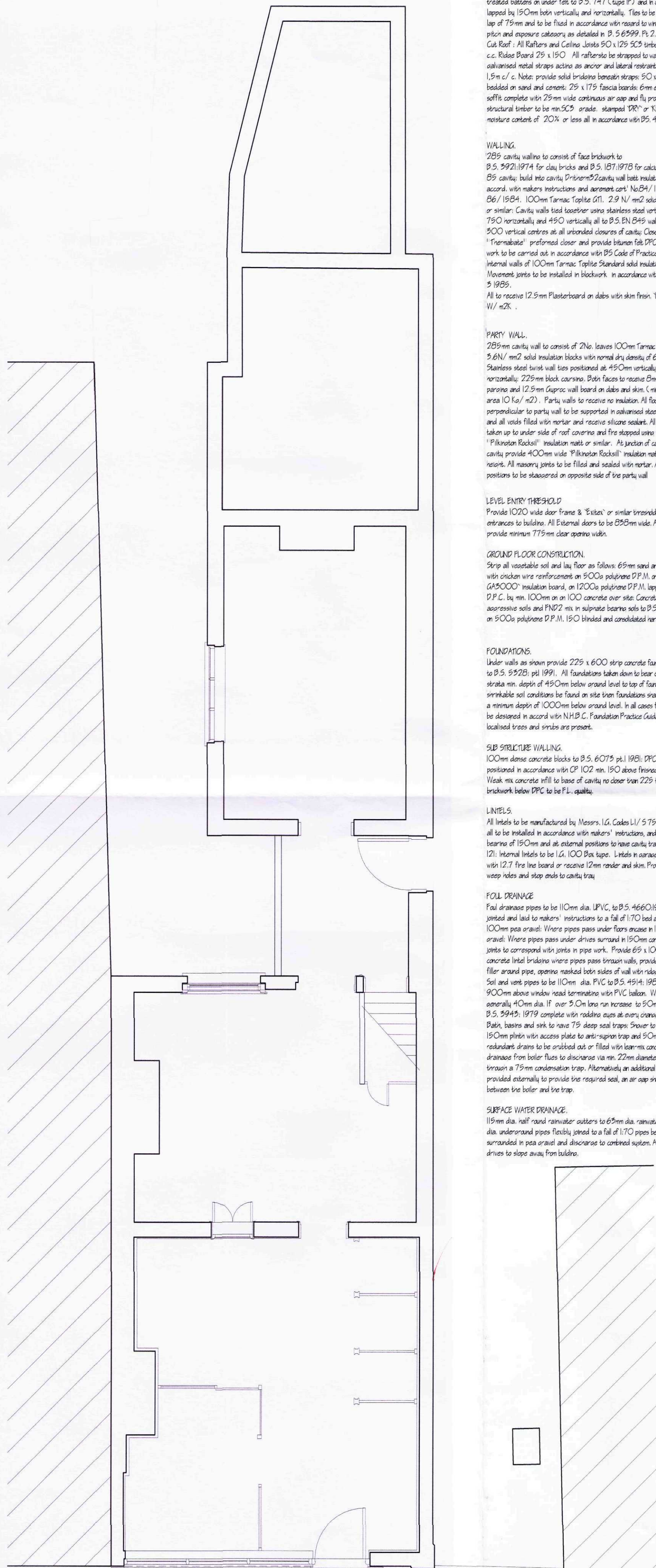




FLOOR PLAN - EXISTING

PITCHED ROOF CONSTRUCTION
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 29 x 50 structural treated battens on under felt to B.S. 747 (Type F), and in eaves to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. nail lap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in B.S. 6999 Pt 2.
Gutters: All Rainwater and Guttering Details S.O. 125 S.C.P. gutters at 400mm c/c. Ridge Board 25 x 150. All rafters to be strapped to wall plate by 50 x 5 galvanised metal straps acting as anchor and lateral restraint straps at min. 1.5m c/c. Note: provide solid bracing beneath straps 50 x 100 wall plate bolted in end and corners. 75 x 175 fascia boards down all, grade plywood soffits complete with 25mm wide continuous air gap and fly proof screen. All structural timber to be min. 50% grade, stamped 'PR' or '10' to indicate moisture content of 20% or less all in accordance with B.S. 4978.

WALLING
285 cavity walling to consist of face brickwork to B.S. 592/1974 for clay bricks and B.S. 197/1978 for calcium silicate bricks. B9 cavity: build into cavity. D11mm x 22 cavity wall batt insulation battens in accord with makers instructions and as per part 1a/264/1268 & 86/1584. 100mm Tarmac Tophite G11, 2.9 N/mm² solid insulation blocks or similar. Cavity walls laid between zero slabs and solid vertical line set 750 horizontally and 450 vertically all to B.S. EN 845 wall ties positioned at 500 vertical centres at all unbonded courses of cavity. Close cavities with 'Termabond' preformed closer and provide between face DPC to C.P. (2). All work to be carried out in accordance with BS Code of Practice D.P.M. 1979. Internal walls of 100mm Tarmac Tophite Standard solid insulation blocks. Movement joints to be installed in blockwork in accordance with B.S. 6620 pt. 3 1995.
All to receive 12.5mm plasterboard on studs with skin from 'U' value 0.28 W/m² K.

PARTY WALL
285mm cavity wall to consist of 216 leaves 100mm Tarmac Tophite Standard 5.6N/mm² solid insulation blocks with normal dry density of 650 kg/m³. Stainless steel tank wall ties positioned at 450mm vertically and set 750mm horizontally. 225mm block cavities. Slab faces to receive 5mm sand / cement pointing and 12.5mm Gyproc wall board on studs and skin. (min. mass per unit area 10 kg/m²). Party walls to receive no insulation. All floor joists perpendicular to party wall to be supported in galvanised steel runners or built in and all voids filled with mortar and receive silicone sealant. All party walls to be taken up to outer side of roof corners and fire stopped using 400mm wide 'Phlinton Rock' insulation mats or similar. At junction of cavity with flank wall cavity provide 400mm wide 'Phlinton Rock' insulation mats or similar to full height. All masonry joints to be filled and sealed with mortar. All electrical socket positions to be staggered on opposite side of the party wall.

LEVEL ENTRY THRESHOLD
Provide 1020 wide door frame & 'Euxen' or similar threshold to both principal entrances to building. All external doors to be 695mm wide. And in all cases to provide minimum 775mm clear opening width.

GROUND FLOOR CONSTRUCTION
Strip all vegetable soil and lay floor as follows: 65mm sand and cement screed with chicken wire reinforcement on 900s polythene D.P.M. on 100mm Gyproc. 650000 insulation board, on 1200s polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 100 concrete over site. Concrete mix (EN) in non aggressive soils and PN2 mix in sulphate bearing soils to B.S. 5522 pt 1991 on 900s polythene D.P.M. 150 bladed and consolidated hardcore.

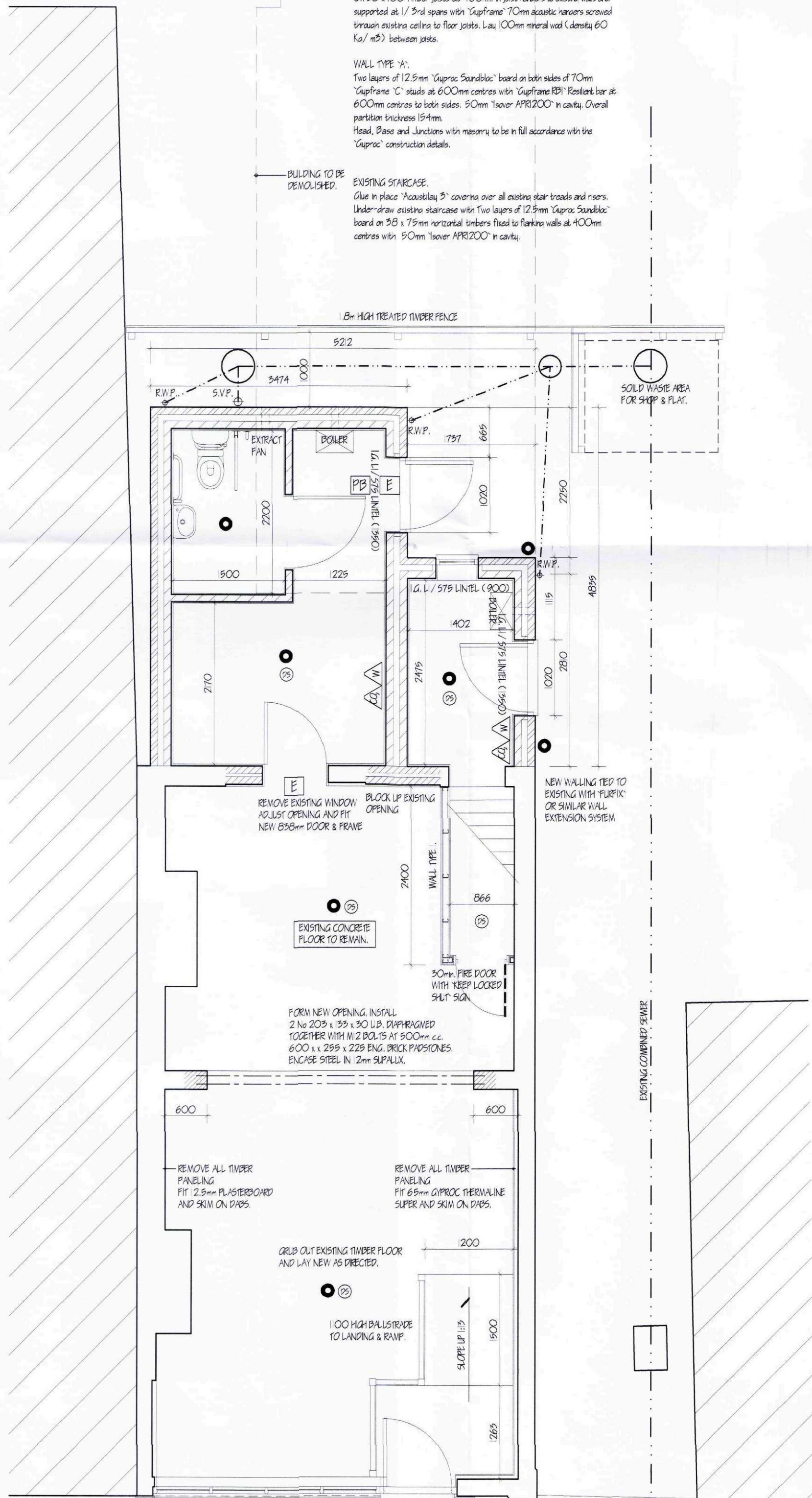
FOUNDATIONS
Under walls as shown provide 225 x 600 strip concrete foundations (EN) min. to B.S. 5522 pt 1991. All foundations taken down to bear on load bearing strata min. depth of 450mm below ground level. If foundations reach suitable soil conditions be found on site from foundations shall be taken down to a minimum depth of 1000mm below ground level. In all cases foundations are to be designed in accord with N.H.B.C. Foundation Practice Guidance Notes where localised trees and shrubs are present.

SUB STRUCTURE WALLING
100mm dense concrete blocks to B.S. 6075 pt 1981 DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Vasek m concrete fill to base of cavity to clear from 225 to DPC. All brickwork below DPC to be F.L. quality.

LININGS
All linings to be manufactured by Masons (G. Codes L1 / S75 and L1 / HD 75 all to be installed in accordance with makers' instructions, and to name min. and beams of 150mm and at external positions to have cavity trap DPC to CP. (2). Internal linings to be G.I. 100 Bm type. Linings in areas to be underpinned with 12.7 fire line board or receive 12mm render and skin. Provide Pary and weep holes and stop ends to cavity trap.

FLOOR DRAINAGE
Full drainage pipes to be 110mm dia. UPVC to B.S. 4660/1985. Fully jointed and laid to makers' instructions to a fall of 1:70 lead and surround with 100mm pea gravel. Where pipes pass under floors ensure in 150mm concrete with fixed joints to correspond with joints in pipe work. Provide 65 x 100 pre-stressed concrete lintel brackets where pipes pass through walls, provide compressible filler around pipe, opening marked both sides of wall with red wax seal. Natural soil and vent pipes to be 110mm dia. PVC to B.S. 4514/1929 and to extend 900mm above window level terminate with PVC balloon. Waste pipes to be generally 40mm dia. If over 3.0m long increase to 50mm dia. All PVC to B.S. 5945, 1979 complete with routine steps at every corner of direction. Bath, basins and sink to have 75 deep seal traps. Shower to be raised on 150mm phenolic resin access plate to anti-siphon trap and 50mm waste. All radiators drains to be installed and filled with lean mix concrete. Condensation drainage from boiler flue 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.

SURFACE WATER DRAINAGE
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes 110mm dia. underground pipes flexible, joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to combined system. All gutters and drains to slope away from building.



FLOOR PLAN - PROPOSED

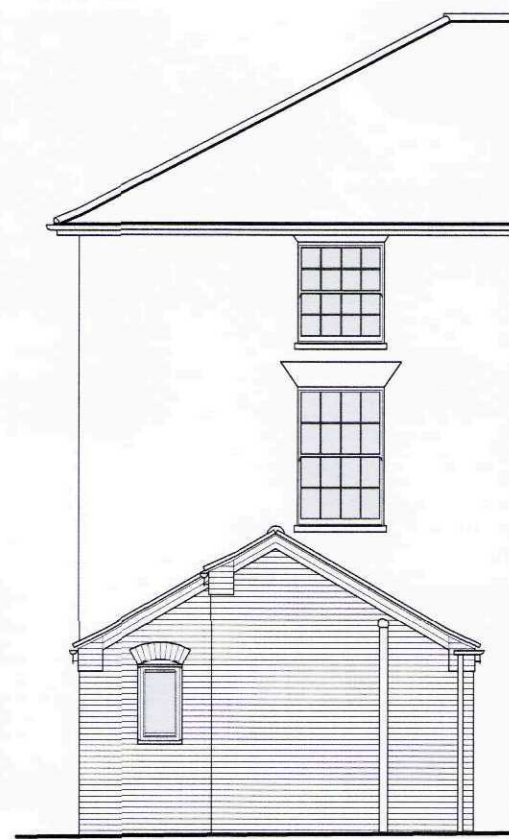
FIRE DETECTION
New fire detection to be installed in accordance with B.S. 5839 Pt 1 2002 and connected to existing system.

- PUSH BAR NONIONIZING WITH N7 PUSH BAR TO OPEN NOTICE TO B.S. 5499 Pt 1 2002**
- WATER FILLED EXTINGUISHER (9 litre) TO B.S. EN5**
- CARBON DIOXIDE EXTINGUISHER (2 kg) TO B.S. EN5**
- EMERGENCY LIGHTING POINT TO B.S. 5266-01 2005**
- EMERGENCY EXIT SIGN TO B.S. 5499 Pt 1 2002 75mm HIGH LETTERING**
- SMOKE DETECTOR TO B.S. 5839-1 2002**
- FIRE ALARM / ZONE INDICATOR PANEL**

APPROPRIATE CERTIFICATION TO BE SUBMITTED TO L / A. UPON COMPLETION OF ESCAPE LIGHTING AND FIRE DETECTION SYSTEMS

SUSPENDED CEILING
Under-draw existing Plaster / ceiling with 2 layers 12.5mm 'Gyproc' plasterboard (min. mass per unit area 10 kg/m²). All joints staggered. Skin finish.
On 95 x 100 Timber joists at 400mm in joist runners to ceiling walls and supported at 1/2 slab spans with 'Gypframe' 70mm acoustic runners acrossed between existing ceiling to floor joists. Lay 100mm mineral wool (density 60 kg/m³) between joists.
WALL TIES: 'X' Two layers of 12.5mm 'Gyproc Sandblast' board on both sides of 70mm 'Gypframe' studs at 600mm centres with 'Gypframe' 120mm Rocklaid bar at 600mm centres to both sides. 50mm 'Isocor' AP2000 in cavity. Overall partition thickness 154mm.
Head, Base and Junction with masonry to be in full accordance with the 'Gyproc' construction details.

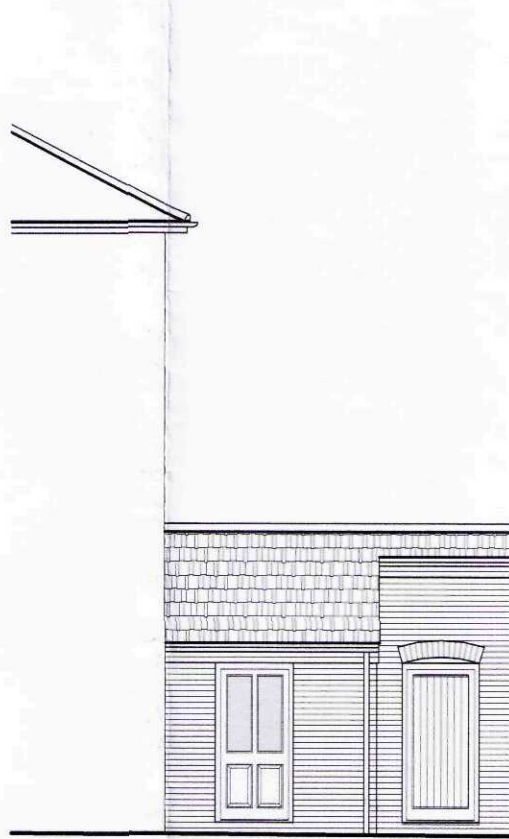
EXISTING STAIRCASE
Due in place 'Acoustalloy 3' covers over all existing stair treads and risers. Under-draw existing staircase with Two layers of 12.5mm 'Gyproc Sandblast' board on 95 x 75mm horizontal timbers fixed to flanking walls at 400mm centres with 50mm 'Isocor' AP2000 in cavity.



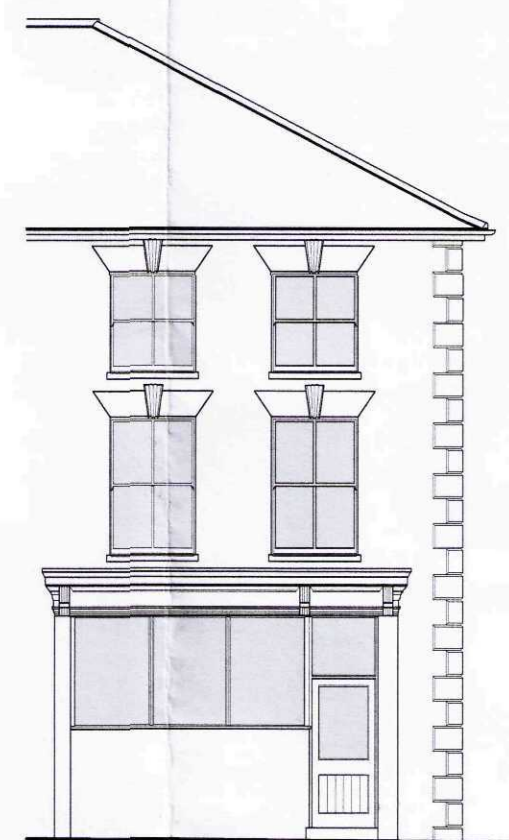
REAR ELEVATION - PROPOSED



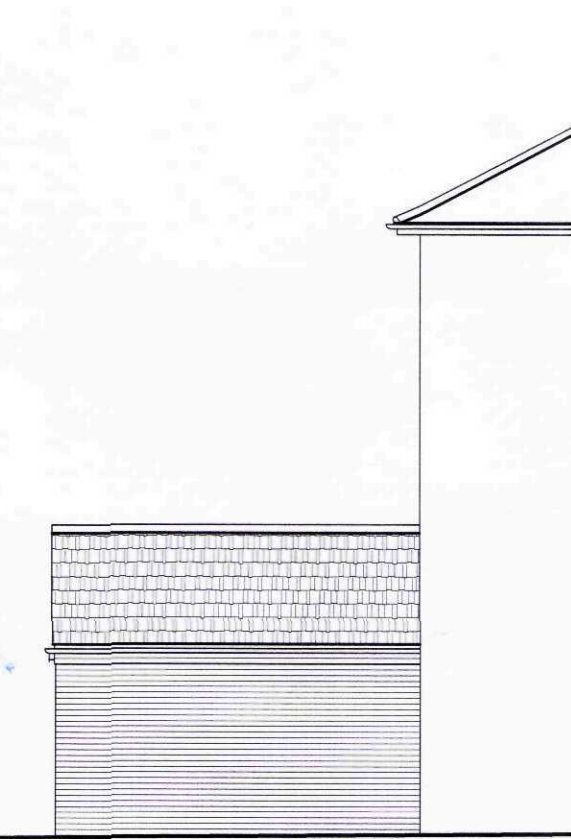
FRONT ELEVATION - PROPOSED



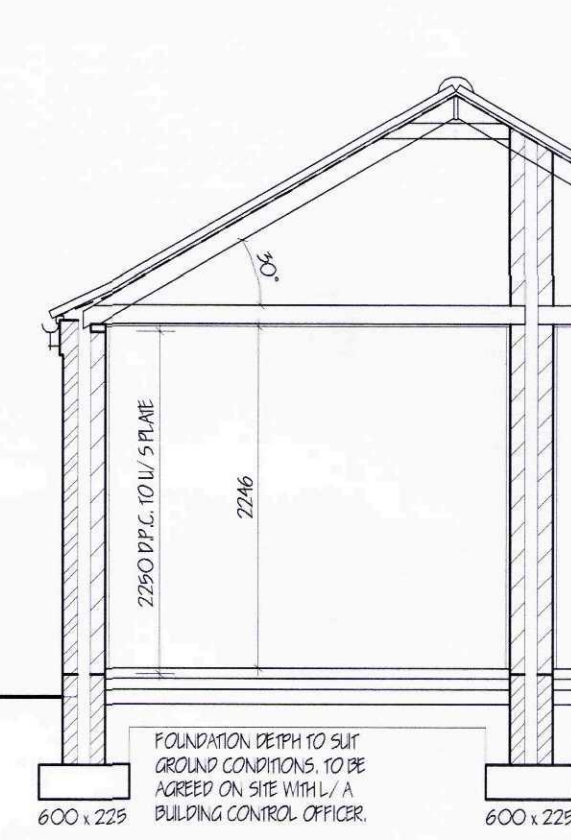
SIDE ELEVATION - PROPOSED



FRONT ELEVATION - EXISTING



SIDE ELEVATION - PROPOSED



SECTION

GLAZING
Double glaze properties throughout with timber windows (minimum 16mm air gap to all units with Low E Co Glass) max. 12 value 1.3 W/m² excluding frame.
All doors between F11 and B200mm and between F11 and 1500mm 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 limits break open to 30 degrees or more and to provide the equivalent of 1/20th the floor area of each room. Should opening limits be to less than 30 degrees provide the equivalent of 1/10th the floor area of each room. Background ventilation for windows to provide a total of 60,000 m³/m² per annum. Free air ventilation per ducting. Based upon a minimum of 5,000 m³/m² per habitable room and 2,500 m³/m² per kitchen, utility room, bathroom, en-suite and cloak room. The following rooms to have in addition to the above wall mounted mechanical extractor fan to provide the following extract rates: Bedroom / En-suite min. 15 litres per second, which may be operated intermittently. W.C. min. 6 litres per second in 15 minute overrun.

SPACE HEATING
Provide Gas fired combination boiler in position shown (min. SEDBUK 90%+).
Fan assisted balanced flue. Fit durable wire guard externally to boiler flue. Provide timer switch, full zone control with thermostat to each floor level, and boiler control interface. Fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be locked. All hot water 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 Code published as part of the Document Code of Practice upon completion.

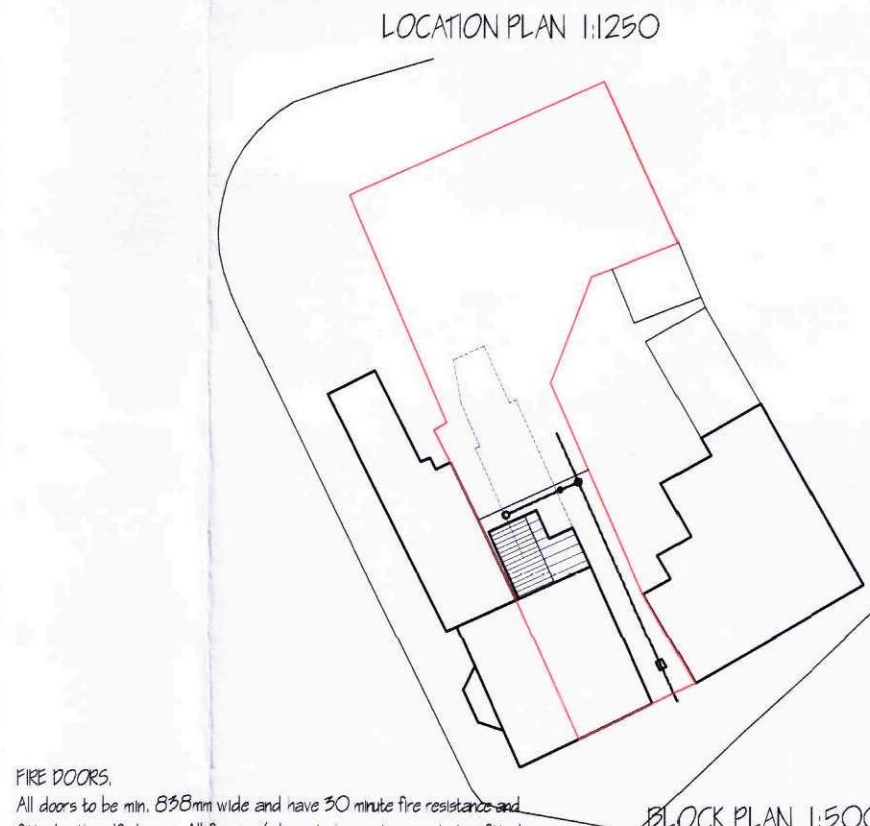
To commercial premises provide means controls to limit heating to hours of normal occupation with manual override. Sinks and basins in Office and other commercial premises to be provided by self contained thermostatically controlled instantaneous water heaters.

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 issued by a person competent to do so.

WATER
Provision is to be made for wholesome water to be drawn off whenever drinking water is drawn off. Also for any wash basin, toilet, flush toilet or shower in any room containing a sanitary convenience.

Water of suitable quality is to be provided to all sanitary fittings with flowmeters. Pressure, flow rate and reliability to be sufficient for operation of all sanitary appliances.
Potable water is to be supplied by any statutory water undertaker or licensed water supplier.
Potential consumption of wholesome water is to be limited to not more than 125 litres per person per day. Water efficiency calculations are to be submitted to L / A. Building Control not later than 5 days after work is completed.

RECOMMENDATIONS
Bath: 140 litre max capacity
Showers: Flow Rate: 10 litres/second
W.C.: Dual Flush: Full extra half a litre
Toilets: Flow Rate: 5 litres/second
Hot water supply to any flush basin to be installed to ensure maximum temperature of delivered water will not exceed 45 deg.C.



FIRE DOORS
All doors to be min. 695mm wide and have 30 minute fire resistance and fitted with self-closers. All frames / doors to have minimum strip fitted. All office doors to be fitted with vision panel. of 500 mm glass to Class C of B.S. 6206.

EMERGENCY EXIT DOORS
All doors to be min. 695mm wide and fitted with panic bars. Doors to be operable to ISO doors.
Provide Push Bar to Open on door. Emergency Exit sign over to B.S. 5499 pt 1 Externally provide 100mm x 100mm concrete landing lead with internal F11.
Also provide 100mm wide fire pathway to allow movement away from the building to a place of safety.

INTERNAL DOORS
All internal doors to be minimum 695mm wide. Disabled toilet facilities to be fitted with 1.0m wide door set.

LIGHTING
To Office areas provide 'Simens' or similar approved fluorescent lighting fixed at ceiling level, to provide an initial efficacy, averaged over the wide office area, of not less than 40 lumens/lumens / circuit-watt to be controlled by manual switch not more than 0.8m from luminaire or by means of movement sensors.

Step areas
300mm at work surface level
Staircase areas
150mm at vertical plane
Toilets
150mm at floor level
Corridors
120mm at floor level
Provide emergency light fittings in positions shown on plan all to B.S. 5266 pt.

ACCREDITED (INDICATIVE) DETAILS

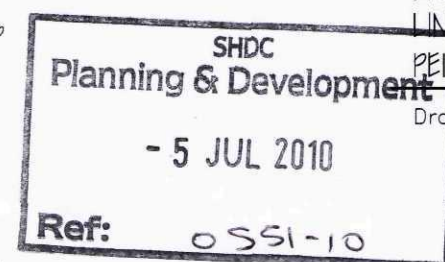
Pitched Roof/ Ventilated Loft/ Eaves	MC-RE-01
Pitched Roof/ Ventilated Loft/ Gable	MC-RG-01
Ground Bearing Floor/ Concrete & Screed/ Insulation	MC-GF-02
Masonry Partition Wall/ External Abutment	MC-HW-05
Masonry Partition Wall Head	MC-HW-04
Timber Stud Partition Wall/ External Abutment	MC-HW-05
Timber Stud Partition Wall Head	MC-HW-04
Timber Intermediate Floor	MC-HF-02
Windows & Doors. Other Linings	MC-WD-03
Windows & Doors. Cills	MC-WD-04
Windows & Doors. Jambes	MC-WD-05

revision	date	init.	revision details.
A	JUNE '10	J.C.	EXTENSION INCREASED IN LENGTH
B	JUNE '10	J.C.	PULLING RECS. IN C. DOOR REPOSITIONED

COOPER ARCHITECTURAL DESIGN
90 WINSOVER ROAD
SPALDING, Lincs PE11 1HA
Tel: 01775 711174
Mobile: 07808 125 778
E-MAIL: c.a.d@btconnect.com

Client: MR & MRS R SHORT

Project: PROPOSED ALTERATIONS TO SHOP PREMISES
2 WINSOVER ROAD
SPALDING
Lincs
PE11 1HA
Drawing: J.C.



Scale: 1:50 1:100	Drawing No. 1029-01-B
Date: JUNE '10	Drawn: J.C.