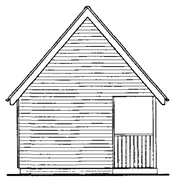
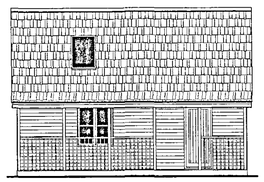


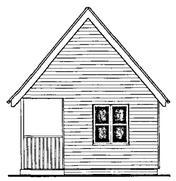
NORTH ELEVATION



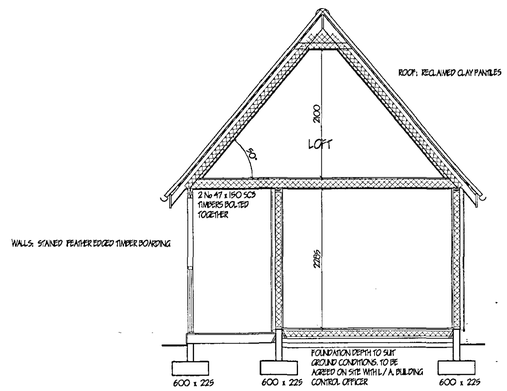
WEST ELEVATION



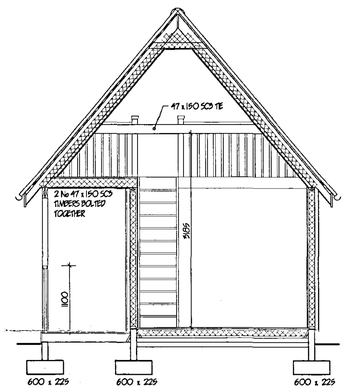
SOUTH ELEVATION



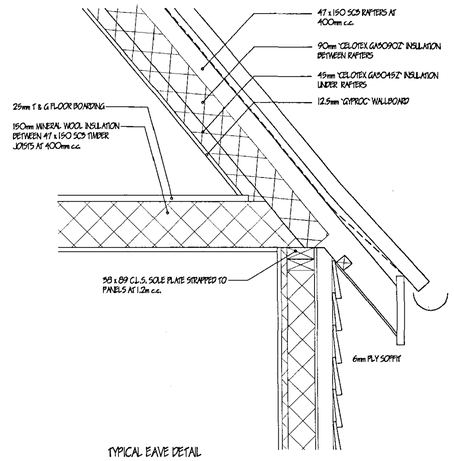
EAST ELEVATION



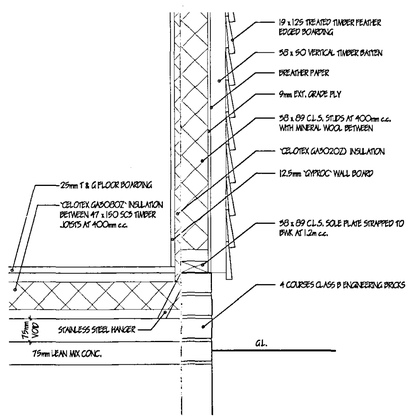
SECTION A - A



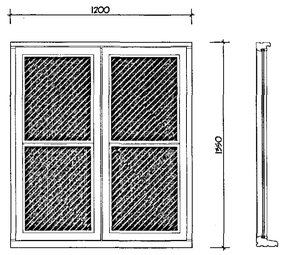
SECTION B - B



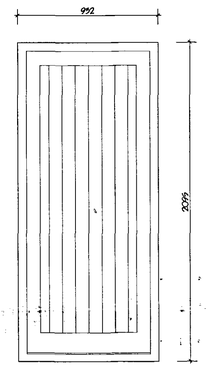
TYPICAL EAVE DETAIL



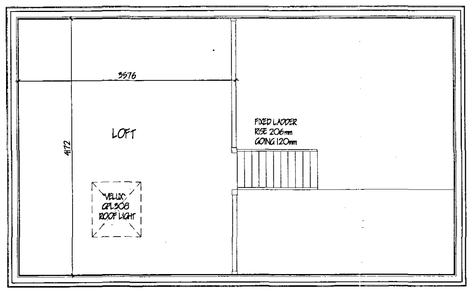
TYPICAL BASE DETAIL



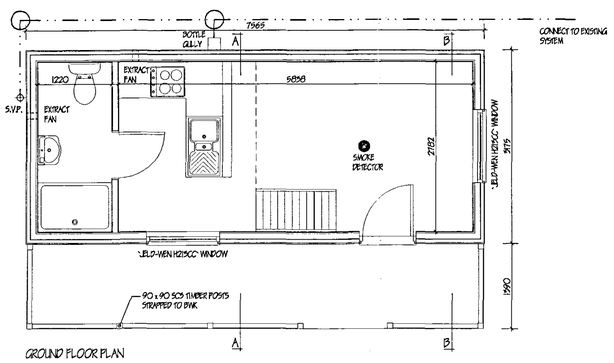
TYPICAL WINDOW DETAIL 1:20



TYPICAL DOOR DETAIL 1:20



FIRST FLOOR PLAN



GROUND FLOOR PLAN

GLAZING.
Double glaze properly throughout with timber windows (minimum 16mm air gap to all units with Low 'E' 0.1 Glass) max 'U' value 1.9 W/ sq.m. K. 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. Provide suitable manifestation to glazing in entrance frame.

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.
Provide wall mounted Electric thermostatically controlled convector heaters. Sinks and basins to be provided by self contained thermostatically controlled instantaneous water heaters.
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

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 that 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 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 "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 fixed 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 rodped sheet material: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be generally 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to B.S. 5255: 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.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soak away min. 5.0m to edge from dwelling. All footpaths and drives to slope away from building.

EGRESS WINDOWS.
All habitable rooms in the upper story of should have a window with an unobstructed operable area of at least 0.33 sq.m. and at least 450mm wide x 450mm high (the route through the opening may be at an angle rather than straight through) The bottom of the operable area should not be more than 1100mm above floor level

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt.1 1981: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 75mm lean mix over site. 47 x 150 SC5 grade joists in stainless steel hangers at 400mm centres with "celotex GA5080z" fixed between. 25mm tongue and grove treated timber floor boards.
Install cranked ventilators to opposite sides of building to give min. 1500mm2 actual opening per lm run.
Internal walls to receive 100mm diameter. openings to give equivalent cross flow ventilation. Min. air space under infill blocks to be 150mm.

FIRST FLOOR CONSTRUCTION.
25mm tongue and grove treated timber floor boards. on 47 x 150 SC5 grade joists stamped "DRY or "KD" to indicate moisture content of 20% or less all in accordance with B.S. 4978. at 400c/c a 30 x 5 galvanised. steel anchor and lateral restraint straps to joist at max. 1.5m c/ c straps to be run over min. 3No. 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.

FOUNDATIONS.
Under walls as shown provide 225 x 600 strip concrete foundations all GEN1 mix to B.S. 5328: pt 1991. All foundations taken down to bear on load bearing strata min. depth of 450mm below ground level to underside of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a minimum depth of 1000mm below ground level. In all cases foundations are to be in accord with N.H.B.C. Foundation Practice Guidance Notes.

GENERAL
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.L.

PITCHED ROOF CONSTRUCTION.
Reclaimed Clay Pantiles, on 25 x 38 softwood treated battens on 'Dupont' Tyvek Supro membrane in accordance with BBA certs. 04/ 4104 (second issue) in all cases to be lapped by minimum 150mm both vertically and horizontally. Tiles to be laid with min. head lap of 75mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure category as detailed in B. S 6399. Pt. 2: 25 x 225 Ridge Board, 47 x 150 Rafters, 47 x 150 Ties, 47 x 150 Floor Joists: All Rafter Feet to be strapped to wall plate by 30 x 5 galvanised metal straps at 1.2m centres at 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: 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.

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 GA5090 + GA5045 " to provide a max 'U' value of 0.2 w/ sq.m.K. Ensure 50mm air gap over all in ulation. 12.5mm Gyproc wallboard, skim finish: Provide: min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled.
Mid Floor Level: 12.5mm Gyproc SoundBloc, skim finish. 150mm Isowool General Purpose roll infill be ween joists. Provide min. 38 x 38 noggins to all board edges. All joints to be taped and filled.

WALLING.
19 x 125 treated timber feather edged boarding on 38 x 50 vertical treated timber battens o Breather Paper on 9mm Exterior grade Ply.
38 x 89 c.l.s. treated timber studs at 400mm centres with full fill mineral wool insulation be ween. 20mm "Celotex GA5020z" insulation board and 12.5mm "gyproc" wallboard internally.
External walls to have max. 'U' value of 0.35 W/ sq.m.K.. Stud walls to consist of 38 x 89 c.l.s. timber studs at 400mm c/ c, both sides to be clad with 12.5mm Gyproc SoundBloc and skim. 25mm Isowool Acoustic partition roll infill between studs

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, adherance 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 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. A1

SHDC
Planning & Development
10 NOV 2005
Ref: 1049/05

revision	date	init.	revision details.
A	NOV. '05	J.C.	VELUX ESCAPE WINDOW ADDED

COOPER ARCHITECTURAL DESIGN
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Mobile : 07808 125 778

Client.
MRS K. THOMAS

Project.
PROPOSED ANNEXE
9 RIVER BANK
SPALDING
LINC'S.

Drawing.
FLOOR PLAN-SECTION-ELEVATIONS

Scale	1:50 1:100	Drawing No.	0458-02-A
Date.	JULY '05	Drawn.	J.C.