



GLAZING
 Double glaze existing throughout. Minimum 14mm air gap to all areas. All glazing between T.L. and 800mm from and between T.L. and 1800mm 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. 8000l/min sq permanent free air ventilation per room. To all other rooms provide min 4000l sq. All following rooms to have in addition to above Wall/ Window 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 existing systems as required. Ensure timer switch and suitable zone thermostats to dwelling. 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 tanks and pipework to be insulated to P.R. L.1, pt 3.

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, sockets, outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

FOUR DRAINAGE
 Inspection chamber construction to be "Open" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 850/1989. Fall drainage pipes to be 110mm dia. UPVC to B.S. 4660/1989 flexible joints and laid to makers' instructions to a fall of 1/70 bed and surround with 100mm pea gravel. Where pipes pass under floors excavate to 150mm pea gravel. Where pipes pass under or over surround to 150mm concrete with base joints to correspond with joints in pipework. Provide 65 x 100 processed concrete inlet bricks where pipes pass through walls, allow 90mm gap around pipe covering raised both sides of wall with raised stone material. Set and vent pipes to be 110mm dia. PVC to B.S. 4584/1989 and extend 900mm above window reveal terminating with PVC isolation. Waste pipes to be generally 40mm dia. over 90mm long in increase to 90mm via A1 PVC to B.S. 5945/1979 complete with radials down at every change of direction. Bath, basins and sinks to have 75 deep seal traps. Shower to be raised on 150mm plinth with access plate to anti-siphon trap and 90mm waste.

SURFACE WATER DRAINAGE
 115mm dia. half round rainwater gully to 65mm dia. rainwater pipes 110mm dia. underground pipes. Lead, joined to a fall of 1/70 pipes bedded and surrounded in pea gravel and discharge to existing system.

FLAT ROOF CONSTRUCTION (WARM)
 2mm white spar chipboard bedded on 3 layers Gues Felt. 25 roofing felt, on 2mm ext. grade ply on 80mm Jactite 50 insulation board. 1000g polythene vapour barrier. 20mm ext. grade ply deck on s/w frame to 1:40 fall. 50 x 125 503 grade joists stamped DRY or KP to indicate moisture content of 20% or less in accordance with B.S. 4978, at 400 c/c with 50 x 5 mm s/s straps at max. 1.5m centres 20mm x 2mm ply fascia.

Ceilings
 Gypsum plasterboard 5mm skin finish. Provide min. 25 x 25 moggins to all plasterboard edges. All joints to be taped and filled.

WALLING
 285 cavity walling to consist of face brickwork to B.S. 5921/1974 for clay bricks and B.S. 187/1978 for calcium silicate bricks. 65 cavity built into cavity. Backward cavity wall built insulation bearing in accord with makers instructions and assessment cert. No. 85/1087. 100mm Thermobrite Turbo solid insulation blocks or similar. Cavity walls laid together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1245/1978 wall ties positioned at 900 vertical centres at all unbonded courses of cavity. Close cavities with "thermabead" preformed closer and provide beam felt DPC to C.P. 121.

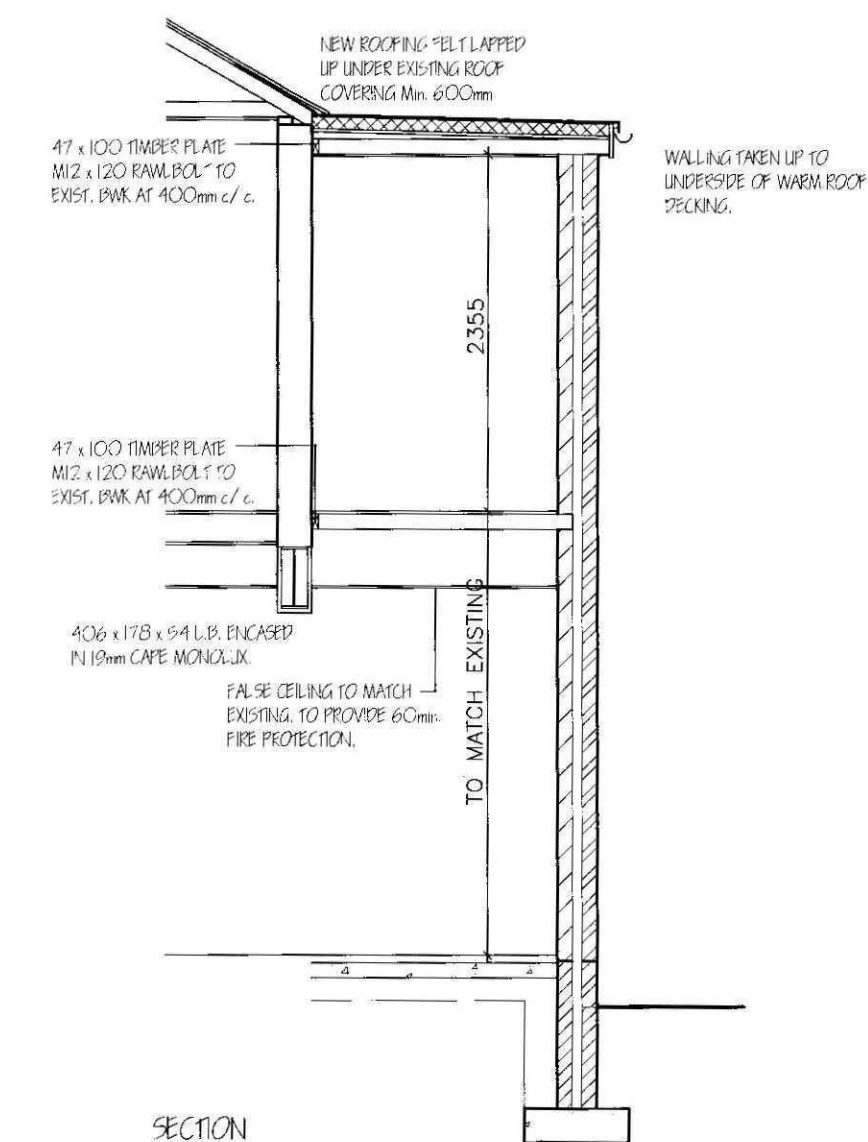
SUB-STRUCTURE WALLING
 100mm dense concrete blocks to B.S. 6075 pt 1 1981. DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Weak masonry concrete fill to base of cavity no closer than 225 to DPC. As brickwork above DPC to be F.L. quality.

GROUND FLOOR CONSTRUCTION
 Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. or 50mm Polystyrene insulation board on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm, lay 500mm wide D.P.M. strips into D.P.C. to lap floor D.P.M. All on 100 concrete masonry. Concrete mix GEN4 to B.S. 5528, pt 1991. 150 bladed and consolidated hardcore.

FIRST FLOOR CONSTRUCTION
 19mm 18.6 flooring grade chipboard on 47 x 150 503 grade joists stamped DRY or KP to indicate moisture content of 20% or less as in accordance with B.S. 4978, at 400 c/c. 50 x 5 s/s steel anchor and lateral restraint straps to joist at max. 1.5m c/c straps to be run over min. 30mm joists with solid bracing timbers. Provide herring bone scabbling min. 25 x 53 at mid span of joists where span exceeds 2.0m. Provide 2mm gaps bedded together under all first floor walls where not supported or blocked below.

FOUNDATIONS
 Under walls as shown provide strip concrete foundations 225 x 700 all GEN4 mix to B.S. 5528, pt 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 depth of 1 metre below ground level.

LABELS
 All labels to be manufactured by Messrs. L.G. and to be installed in accordance with makers' instructions, and to have min. end bearings of 150mm and at external positions to have cavity tray D.P.C. to CP 121. Internal labels to be L.G. 100 Box type. Provide Prepend weep holes and secondary to cavity tray.



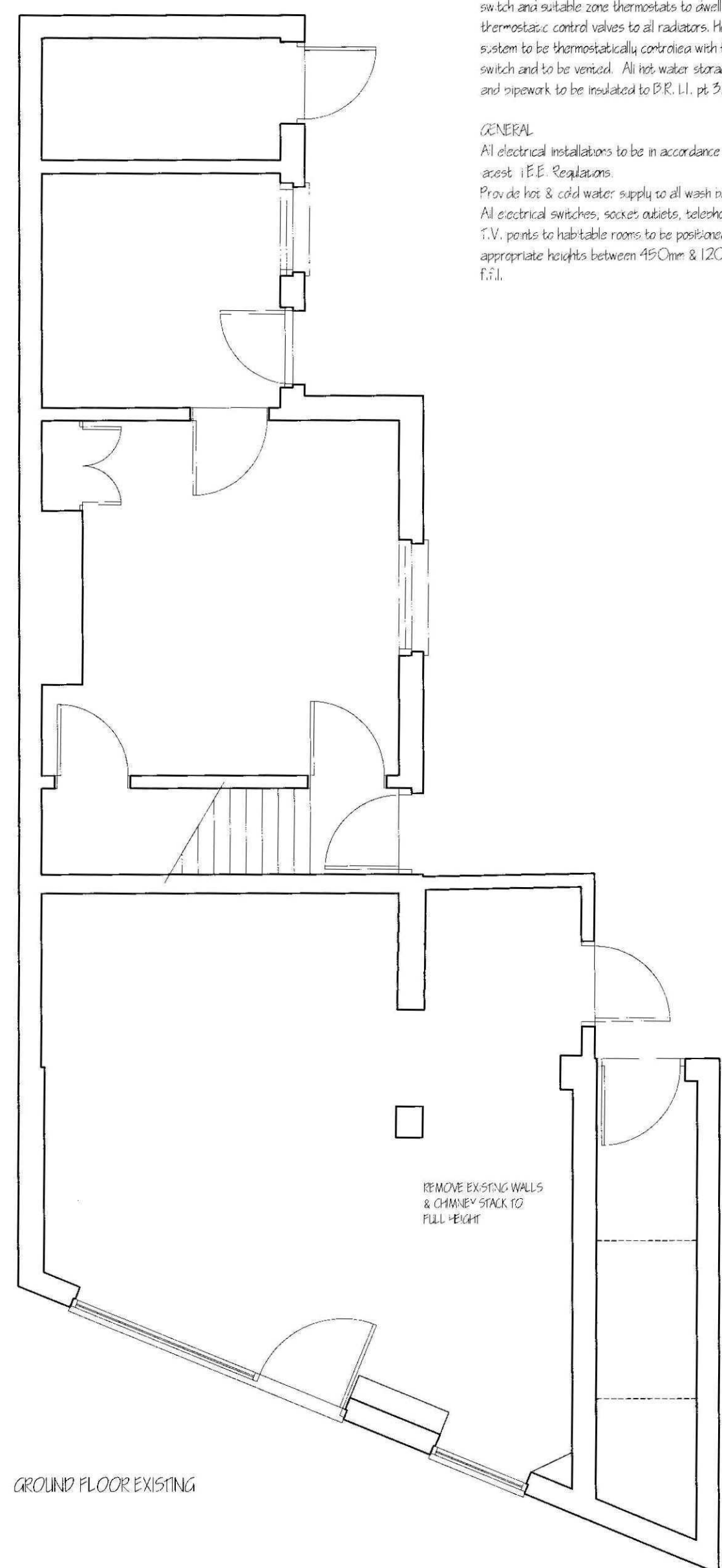
LIMITATIONS
 This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/ Building Regulation approval. The drawing must not be used as a contract document alone.
 All dimensions shall 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.

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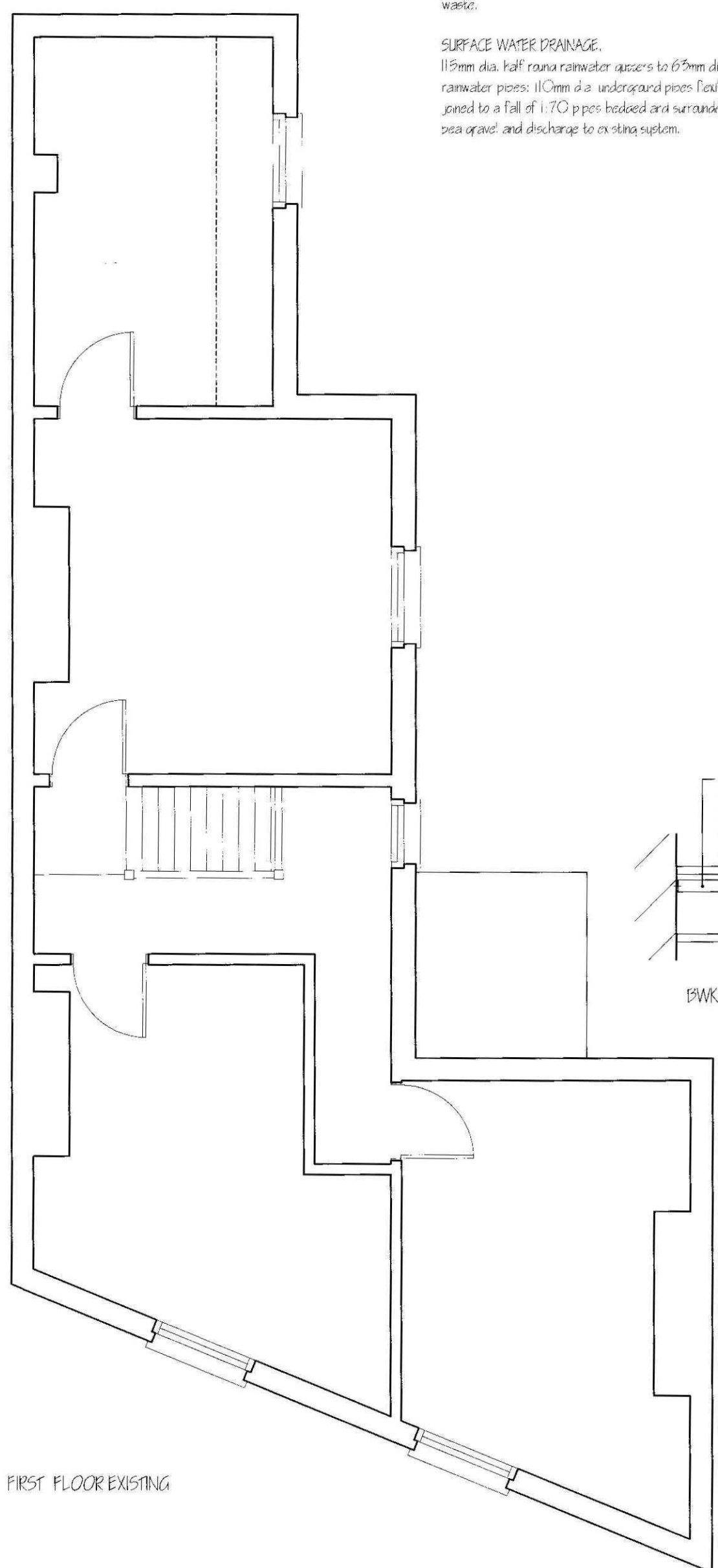
STANDARDS
 All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice. Materials shall conform to appropriate British Standard Specification or BSA Certificate or European Code equivalent.

HEALTH & SAFETY
 The Employer/ Client must 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.

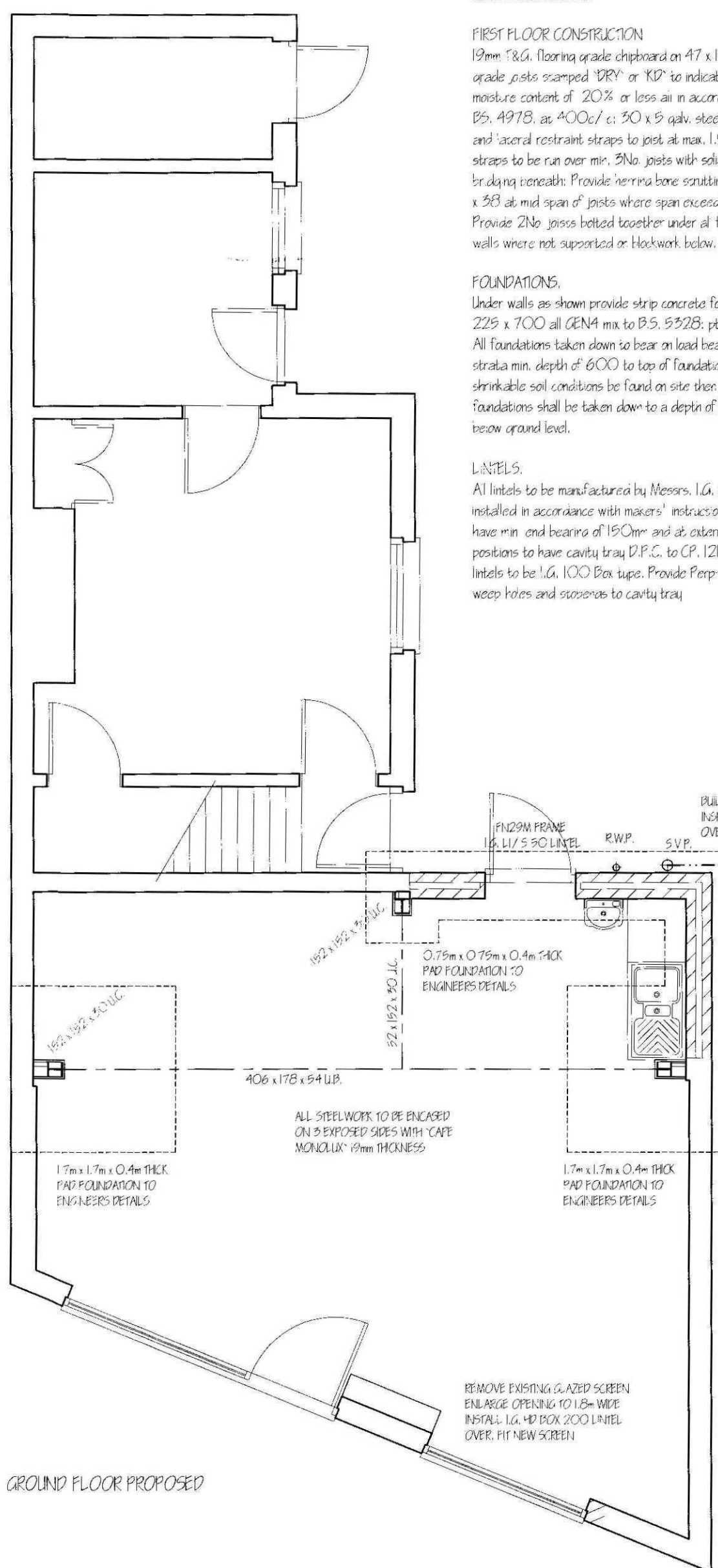
SCOPE OF THE WORKS
 The works shall comprise of all that is shown on the drawings and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.



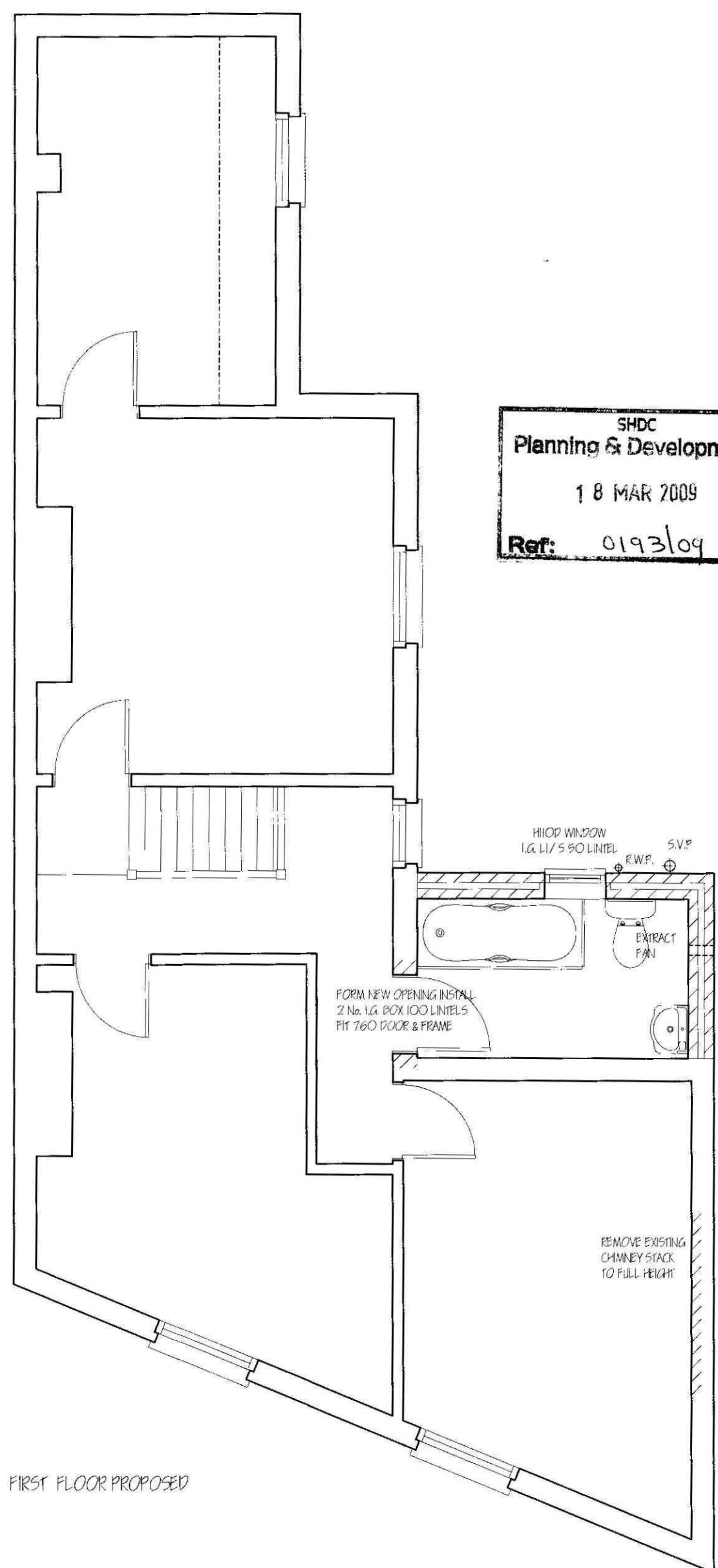
GROUND FLOOR EXISTING



FIRST FLOOR EXISTING



GROUND FLOOR PROPOSED



FIRST FLOOR PROPOSED

SHDC
 Planning & Development
 18 MAR 2009
 Ref: 0193109

DETERMINED PLAN

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
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Client: **BAXTERS FISH & CHIPS**

Project: **PROPOSED ALTERATIONS TO EXISTING SHOP, AND LIVING ACCOMMODATION 186 BRIDGE ROAD, SUTTON BRIDGE, SPALDING, Lincs.**

Drawing:

Scale	1:50 1:100	Drawing No.	0111-01
Date	JANUARY '02	Drawn.	J.C.