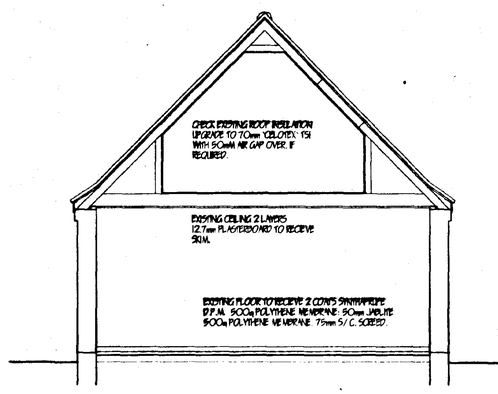
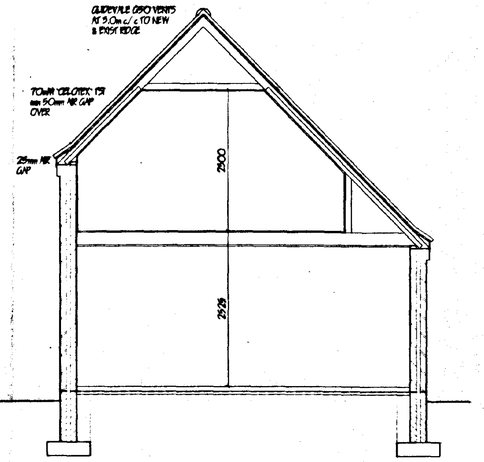


SECTION EXISTING



SECTION PROPOSED

WALLING.
265 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 1377 1978 for calcium silicate bricks: 65 cavity: solid into cavity Rockwool cavity wall batts insulation board slab in accord. with makers instructions and approved, cert. No 259 / 1087. 100mm Tarmac Hemelite solid insulation blocks or similar. Cavity walls bond together using galvanised iron bonk ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned as 300 vertical centres at all interrupted closures of cavity. Close cavities with "thermabate" preformed closer and provide between Edt. DPC to C.P. 121. Externel walls to have min. "U" value of 0.45 W / m2 deg. C.. Internal walls of 100mm Tarmac Hemelite solid insulation blocks and to receive 10mm S/C render and 3mm skim . Stud walls to consist of 38 x 89mm c.l.s studs at 400mm c/ c. both sides to be clad with 12.7mm plasterboard and skim. 100mm glass fibre 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 102 min 150 above finished ground level. Weak. mix concrete infill to bone 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: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 50mm Polystyrene insulation board. on 1200g polythene D.P.M. lapped continuous with D.P.C. lay min. 100mm on 100 concrete oversite: Concrete mix GEN1 to B.S. 5328: pt 1991: 150 blinded and consolidated hardcore.

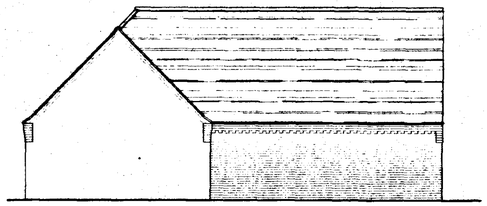
SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawings and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to match existing to B.S. 473 part 2 1971, at 25 x 50 softwood treated battens on underfelt 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. headlap of 75mm and to be fixed in accordance with reguard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Terneplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988, TRADA CALCS TO BE SUBMITTED 10 / A MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600 c/ c to a pitch of 45 deg, CHECK ON SITE. 38 x 100 ridge note 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. 1.9m 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 10mm wide continuous air gap and fly proof screen. All structural timber to be min SC3 grade . Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate hence. tech. bulletin sheet 4. Timber supports are to be provided beneath water storage tanks over. this ceiling joists. At roof intersections provide 25 x 100 lay boards and dwarfing trussers at 600 c/ c : Install code 4 lead valley liner. Close cavity at plate level.

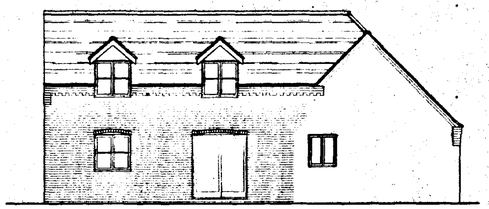
DORMER CONSTRUCTION
Form 40 deg. pitch dormer as shown on plan roof covering as main roof on 50 x 100 rafters and ceiling joists at 400 c/ c on 50 x 100 head plate: 12.7mm plasterboard and skim to ceiling with 100mm glass fibre insulation laid between joists: Form external walls and cheeks of 19 x 129 treated timber on 25 x 38 treated timber studs at 400 c/ c on breather paper fixed to 9mm ext. grade sheathing ply on 50 x 100 timber studs at 400 c/ c: 100mm glass fibre infill between studs: finish internally with 12.7mm Gyproc "duplex" plasterboard and skim: Form code 4 lead flashings to dormer cheeks.

FLAT ROOF CONSTRUCTION. (COLD)
12mm white spar chippings bedded on 5 layer roofing felt, 1st layer to be asbestos based on 20mm plywood decking: softwood firring pieces to fall are 1:40. 50 x 150 SC3 grade joists at 400 centres with 50 x 9 m.s. lateral restraint and wall plate straps at max. 1.5 m c/ c: 100mm plywood soffit with 10mm wide continuous air gap with fly screen.

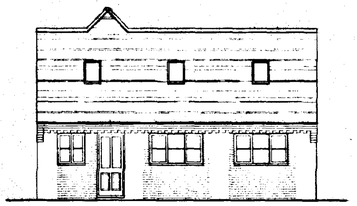
FLAT ROOF CONSTRUCTION. (WARM)
12mm white spar chippings bedded on 5 layer roofing felt, 1st layer to be asbestos based on 12mm ext. grade ply on average mean thickness of 125mm "Jablite" cut to 1:40 falls insulation board. 100g polythene vapour barrier: 20mm ext. grade ply deck. 50 x 200 SC3 grade joists at 400 c/ c with 50 x 5 m.s. straps at max. 1.5m centres 20mm marine ply fascia.



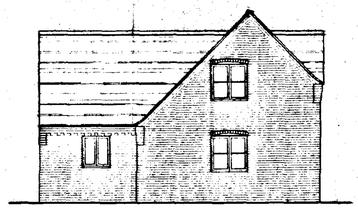
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

LIMITATIONS.
The drawing is limited to the aspects of alteration contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining 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 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.

FIRST FLOOR CONSTRUCTION
19mm T&G. flooring grade chipboards on 47 x 199 SC9 grade joists at 300c/ c. 30 x 5 galv. steel anchor and lateral restraint straps to joist at max. 1.5m c/ c straps to be run over min. 5No joists with solid bridging beneath. Provide herring bone strutting min. 50 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 blockwork below.

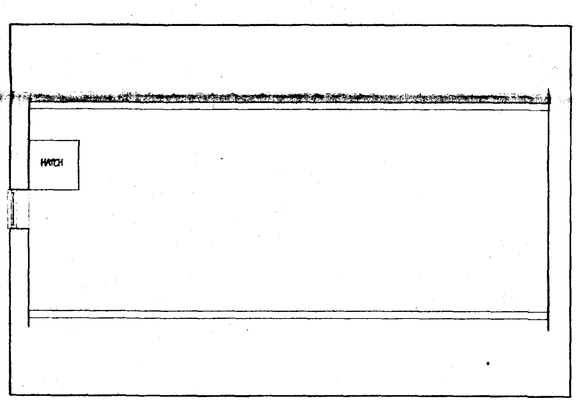
FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 265 cavity walls provide 225 x 100 and under 100 walls provide 225 x 450 all GEN3 mix to B.S. 5328: pt 1991. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level. 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.

SUBFLOOR AND EXCAVATIONS.
Cellarback staircase as follows: Cut to suit existing risers of 200mm as 25 x 225, 225 same as 32 x 250, pitch 42 deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have an 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.

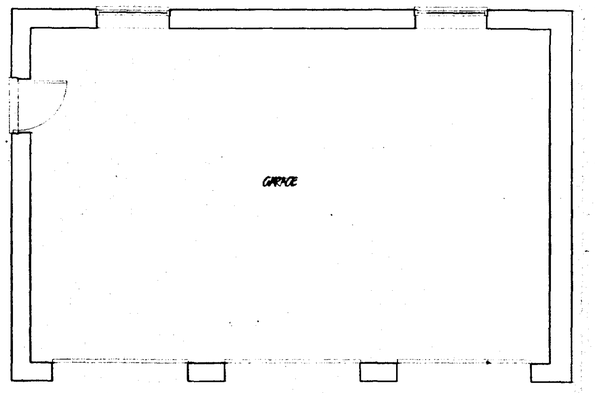
LINTELS.
All lintels to be manufactured by Marston, L.G. and to be installed in accordance with makers' instructions, and to have min. end bearings of 150mm and all external apertures to have cavity trays D.P.C. to CP. 121. Internal lintels to be L.G. 100 Box type. Lintels in aperture to be underlined with 12.7 firefree board or rocone 12mm render and skim.

RAW ROOF CONSTRUCTION.
As main roof construction unit with 50 x 100 head plates over windows 100 x 100 corner posts upside wall construction to be of 38 x 100 studs at 400 c/ c clad externally with 9mm ext. grade plywood breather paper, battens and min. 16mm thick T & V jointed boarding, subject to suitable preservative treatment. 150 glass fibre insulation quilt.

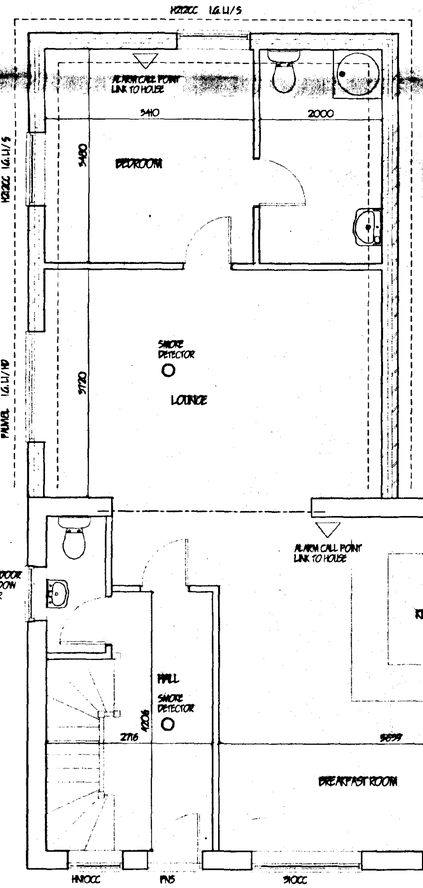
CEILINGS.
200mm glass fibre insulation total thickness 100mm between rafters & 100mm over Joists to staying ceilings fix 70mm 'Celotex' 151 between rafters. 12.7mm Gyproc "Ultralon" plasterboard 3 hour skim finish: Provide min. 38 x 38 cassette to all eaves/verge returns. All joints to be taped and filled. : Provide access trap to roof space, approx 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. Draught seal all round.



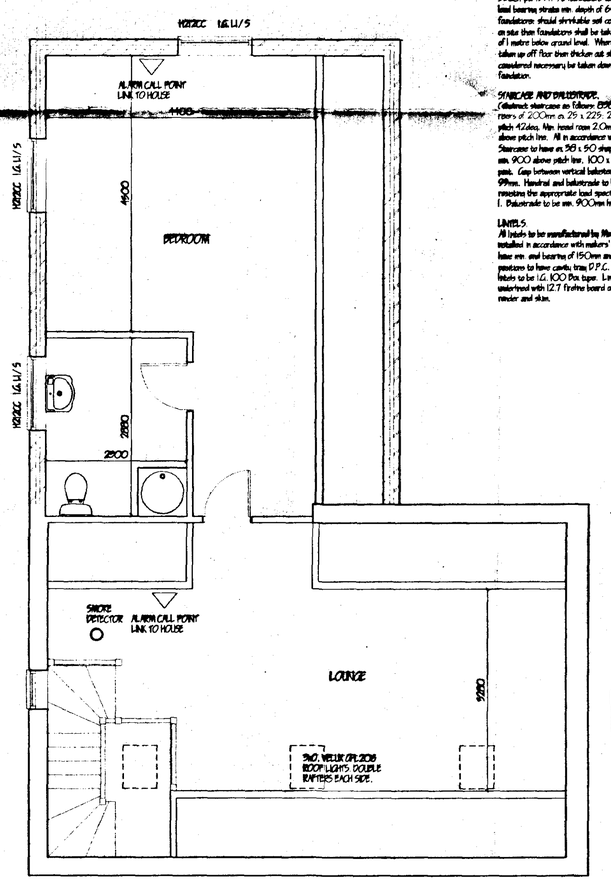
FIRST FLOOR EXISTING



GROUND FLOOR EXISTING



GROUND FLOOR PROPOSED



FIRST FLOOR PROPOSED

SOUTH HOLLAND DC
HOUSING & PLANNING
16 OCT 1997
Ref: 111/97.

revision	date	init.	revision details.

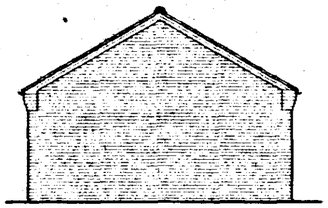
COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESCATE,
FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423782 Mobile 0410 290852

Client
MR WATKINS

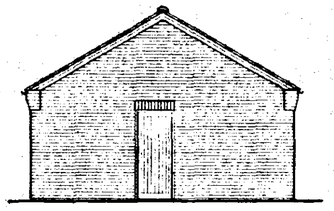
Project
PROPOSED GRANNY ANNEXE
OATSHEAF HOUSE
MAIN ROAD,
DEEPING ST NICHOLAS

Drawing.

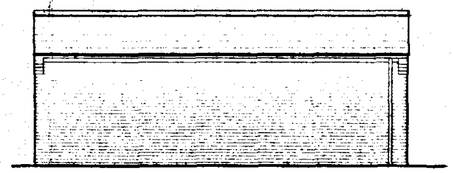
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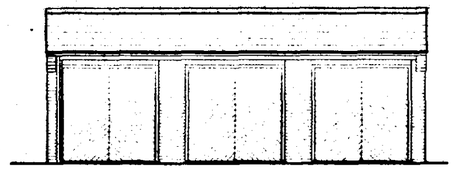
REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to match existing to B.S. 473 part 2 1971, on 25 x 38 softwood treated battens or underfelt 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. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure catagory as detailed in CP3 chapter V part 2 1972. Twinplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. 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 30 deg. CHECK ON SITE. 38 x 100 ridge node binder. 38 x 100 centre binder. 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 10mm wide continuous air opp and fly proof screen. All structural timber to be min.SC3 grade.

WALLING.
Face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: All walls 215mm thick of face brick + int. block.

SUB STRUCTURE WALLING.
200mm 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. Brickwork below d.p.c. to be F.L. quality.

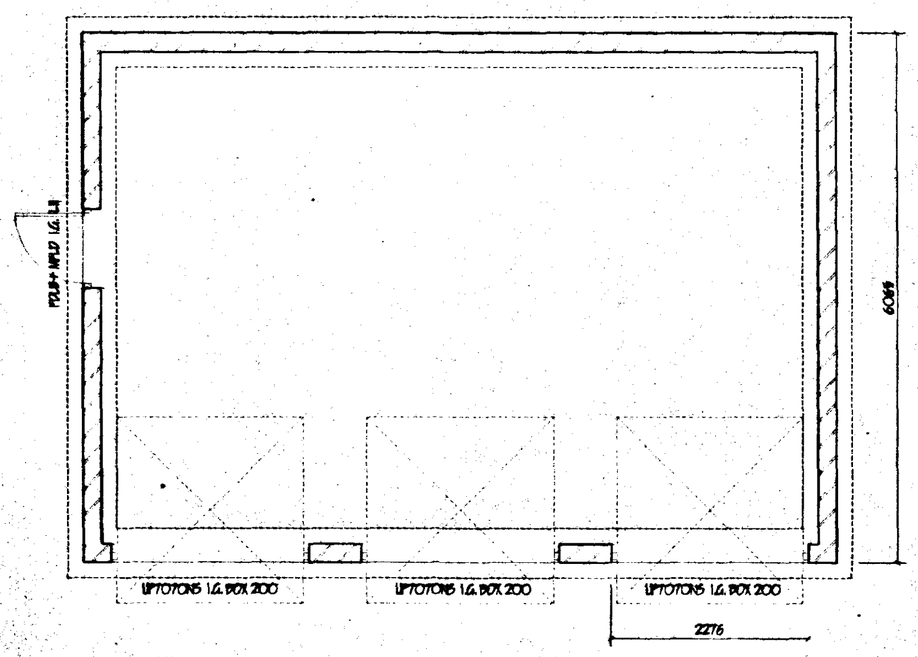
GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm 5:1:4 mix. concrete oversite on 1200g polythene D.P.M. lapped continuous with D.P.C., by min. 100mm : 150 blinded and consolidated hardcore

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 215 walls provide 225 x 600 and under 100 walls provide 225 x 450 all 5:1:4 mix to B.S. 5328: 1990. 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.

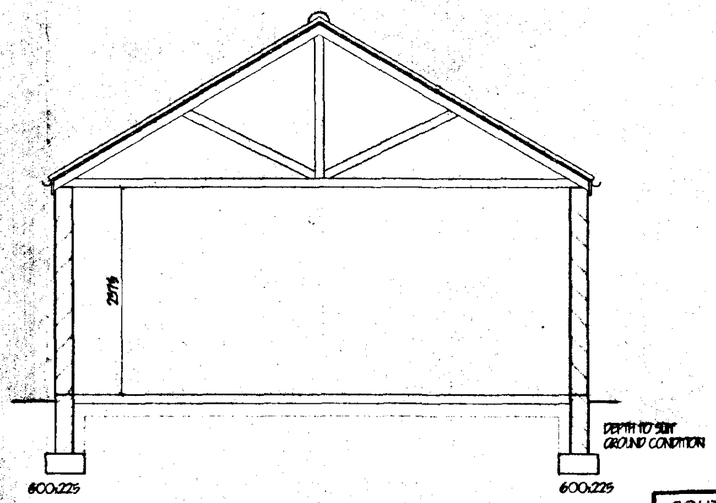
SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 69 dia. rainwater pipes. 82.4 dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

LINTELS.
All lintels to be manufactured by Messrs. I.G. and 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. Lintels in garage to be underlined with 12.7 firestop board or receive 12mm render and skim.

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.



FLOOR PLAN



SECTION

SOUTH HOLLAND DC
HOUSING & PLANNING
16 OCT 1997
Ref:

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
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FLEET, SPALDING, LINC'S PE12 6LF
Tel/Fax : 01406 423782

Client: MR WATKINS

Project: PROPOSED GARAGE
OATSHEAF HOUSE
DEEPING ST NICHOLAS

Drawing:

Scale 1:50 1:100	Drawing No. 9712:2
Date. OCT. '97	Drawn. J.C.