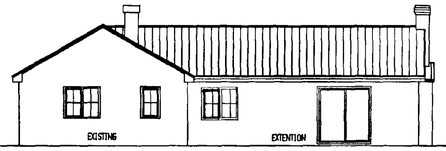
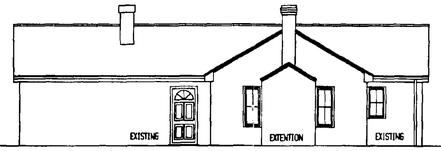


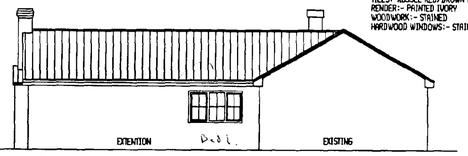
SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



NORTH ELEVATION 1:100



WEST ELEVATION 1:100

TILES:-RUSSEL RED/BROWN DOUBLE PANTILE
RENDER:- PRINTED IVORY
WOODWORK:- STAINED
HARDWOOD WINDOWS:- STAINED

FOUNDATIONS
EXISTING FLOORS AND INTERNAL WALLS TO BE REMOVED.
NEW FOUNDATIONS TO BE BONDED WITH EXISTING TO GIVE OVERALL CONC. STRIP 800mm WIDE x 225mm DEEP x CISP MIX. TAKEN DOWN TO A FIRM LOAD BEARING STRATA MIN. 750mm DEEP, EXACT DEPTH OF FOUNDATIONS TO BE AGREED ON SITE WITH LOCAL AUTHORITY BUILDING INSPECTOR.

WALLS BELOW DPC
DENSE AGGREGATE BLOCKS BELOW DPC LEVEL.
DPC 150mm ABOVE FINISHED GROUND LEVEL.

GROUND FLOOR SLAB
HOUSE TO CONSIST OF 75mm SAND CEMENT SCREED ON 25mm JABLITE INSULATION ON 100mm C20P OVERSITE CONCRETE ON 1200 GAUGE DPM TAKEN UP AND LAPPED INTO HORIZONTAL DPC ON 25mm SAND BLINDING ON MIN. 150mm CLEAN & WELL CONSOLIDATED HARDCORE. MIN. DEPTH OF HARD CORE 800mm. ALL SERVICE ENTRIES TO BE SEALED WITH PRESSURE SENSITIVE TAPE.

GARAGE TO CONSIST OF 100mm OVERSITE CONCRETE ON 1200 GAUGE DPM TAKEN UP AND LAPPED INTO HORIZONTAL DPC ON 25mm SAND BLINDING ON MIN. 150mm CLEAN & WELL CONSOLIDATED HARDCORE. MIN. DEPTH OF HARD CORE 800mm. ALL SERVICE ENTRIES TO BE SEALED WITH PRESSURE SENSITIVE TAPE.

PIPES PENETRATING WALLS
100mm x 75mm SPARLITE LINTEL OVER OPENING TO GIVE 50mm SPACE ALL ROUND PIPE. MASK OPENING BOTH SIDES OF WALL WITH RIGID SHEET MATERIAL TO PREVENT ENTRY OF FILL OR VERMIN.

DAMP PROOF COURSE
HORIZONTAL DPC TO WALLS TO BE POLYTHENE TO BS 6515 AND SET MIN. 150mm ABOVE OUTSIDE GROUND LEVEL. DPC S ALSO TO HEAD S, JAMBS AND CILLS OF ALL OPENINGS IN CAVITY WALL AND TO PROJECT 25mm INTO BACKS OF WINDOW AND DOOR FRAMES.

MORTAR
TO BE IN ACCORDANCE WITH B.S. 5628 Pt.1 1978 AND MANUFACTURERS INSTRUCTIONS, GENERALLY 1:1:6, CEMENT / LIME / SAND.

CAVITIES
TO BE CLOSED AROUND JAMBS & CILLS OF OPENINGS WITH 50mm REVEAL BLOCKS WITH 100 x 15mm STRIP OF JABLITE BETWEEN BLOCK AND BRICKWORK. CLOSE CAVITY AT EAVES AND VERGE LEVEL.

LINTELS (FILL TO BE FACTORY INSULATED)
ALL TO BE I.B. L1/S IN CAVITY WALLS. I.G. BOX 100 LINTELS TO INTERIOR BLOCKWORK WALLS OR SIMILAR APPROVED FITTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS WITH 150mm END BEARING.

EXTERNAL WALLS
(U VALUE NOT TO EXCEED 0.45 W/M 20C)
215mm EXISTING FACE BRICKWORK TO BE RETAINED
RENDER TO BE MADE GOOD, 65mm CAVITY FILLED WITH 65mm BLOWN FIBRE INSULATION AND 100mm 3.5N/mm2 BLOCK WORK TO B.S. 6073 Pt.1 & 2, PLASTERED INTERNALLY. CAVITY WALL TIES TO B.S. 1243:1978 AMENDED AT 900mm CRS HORIZONTAL AND 450mm CRS VERTICAL. ADDITIONAL TIES AT REVEALS AND OPENINGS.

HOUSE DRAINAGE (NEPWORTH / BARTOL OR SIMILAR)
ALL WORK TO BE IN ACCORDANCE WITH B.S. 8301.
STORM WATER TO SOAKAWAYS MIN 5m FROM ANY BUILDING VIA 100mm DIA. UPVC APPROVED DRAINAGE SYSTEM.

ABOVE GROUND DRAINAGE
HAND BASIN WASTE TO BE 32mm DIA., W.C. 110mm DIA. PVC BATH AND SINK WASTES 40mm DIA. USE POLYPIPE PUSH FIT PIPEWORK. ALL TRAPS TO BE 75mm DEEP SEAL. ALL PIPEWORK ETC TO BE ACCESSIBLE THROUGHOUT THEIR RUNS FOR CLEANING, REPAIR AND REPLACEMENT. CONNECT BATH, BASIN AND W.C. WASTES TO 110mm DIA. STACK. SINK TO DISCHARGE TO BACK INLET GULLEY WITH PULL OUT STOPPER FOR RODDING. SOIL AND VENT STACK TO BE CARRIED 900mm ABOVE WINDOW HEADS AND FITTED WITH PATENT VENTILATING TERMINAL.

UNDERGROUND DRAINAGE
110mm UPVC PIPE TO FALL 1:70 WITH 100mm PEAGRAVEL BED SURROUND. INSPECTION CAMBERS TO BE 450mm DIA PREFORMED PLASTICS INSTALLED TO MANUFACTURER'S INSTRUCTIONS COMPLETE WITH COVER AND FRAME. DRAIN RUNS WITH LESS THAN 300mm GROUND COVER TO HAVE PAVING SLAB PROTECTION OVER TRENCH TOP OF PEAGRAVEL SURROUND ON HAUNCHED BACK TRENCH. OMIT WHERE CONCRETE PAT: CAST OVER PIPE RUNS.

RAINWATER (NEPWORTH / BARTOL OR SIMILAR)
115mm DIAMETER HALF ROUND UPVC GUTTERS WITH 68mm DIAMETER UPVC DOWNPIPES COMPLETE WITH ALL OFFSET BENDS, PIPES, SHOES, SUPPORT BRACKETS, ETC., SECURELY FIXED IN POSITIONS AS SHOWN ON DRAWING. DOWNPIPES TO DISCHARGE INTO 90 Deg. BEND WITH SPECIAL ADAPTER.

SOAKAWAYS
TO BE MINIMUM 5.0 METRES FROM ANY BUILDING AND TO BE 1 c.u.m. RUBBLE FILLED WITH INLET PIPE DISCHARGING TO CENTRE OF SOAKAWAY.

DENSE PLASTERS
GENERAL RECOMMENDATIONS, PROPORTIONS BY VOLUME (BADDING COAT (ONE OF THE FOLLOWING) : 1:1:6 CEMENT / LIME / SAND (RENDERING SAND TO B.S. 1198,1200). 1:4.5 MASONRY CEMENT / SAND. 1:5-6 CEMENT / SAND AND PLASTICISER. APPROX THICKNESS OF BACKING COAT 10mm. APPROX THICKNESS 5mm GYPSUM SETTING COAT TO BE APPLIED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

ROOF CONSTRUCTION
ROOF PITCH TO BE 30 Deg.
TO BE TRUSSED RAFTERS DESIGNED AND CONSTRUCTED TO B.S. 5268 Pt 3: 1985 BY SPECIALIST MANUFACTURER. SET AT 600mm CENTRES. COMPLETE WITH ALL 100mm x 25mm CONTINUOUS DIAGONAL RAFTER BRACING, DIAGONAL CEILING JOIST BRACING, AND LONGITUDINAL BINDERS ALL AS SHOWN ON PLANS. TRUSSED RAFTERS TO BE SECURELY FIXED TO 100mm x 75mm WALLPLATE. ROOF TRUSS MANUFACTURER TO PROVIDE ALL TRUSS DETAILS AS REQUIRED.
GLASS FIBRE VALLEY TROUGHS.

ROOF ACCESS
CONSTRUCT ROOF ACCESS BETWEEN PAIR OF TRUSSES AS SHOWN. FIX 100mm x 75mm TRIMMERS AND USE REBATED LINTINGS TO FORM MIN. 750mm WIDE OPENING BETWEEN TRUSSES. ROOF ACCESS PANEL TO BE FORMED OUT OF 18mm BLOCKBOARD LIPPED AT ALL EDGES WITH COVERING OF 150mm FIBREGLASS TO TOP SIDE.

ROOF INSULATION
LAY 150mm FIBREGLASS INSULATION QUILT BETWEEN TRESSES. MAINTAIN 50mm AIR GAP BETWEEN TOP OF INSULATION AND SARKING FELT WHERE INSULATION RUNS UP TO ROOF SLOPE.

FLASHINGS
ALL FLASHINGS, SOAKER ETC TO BE IN CODE 4 SHEET LEAD PROPERLY CUT, DRESSED AND FIXED.

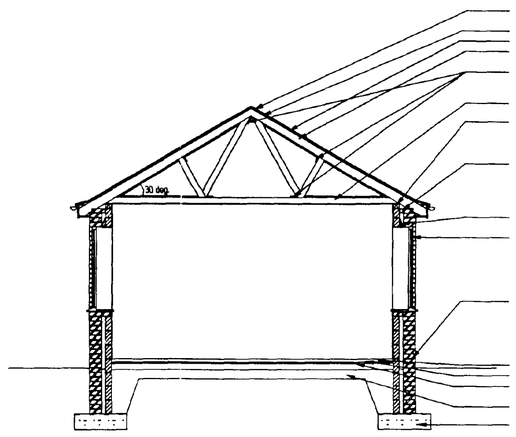
ANCHOR STRAPS
30 x 5mm GALVANISED MILD STEEL ANCHOR STRAPS TO BE FIXED AT RAFTER, AND FLOOR JOISTS WHERE RUNNING PARALLEL TO ANY EXTERNAL OR SEPARATING WALLS. ALL TO BE SECURELY FIXED TO NOGGINS BETWEEN TRUSSES AND JOISTS AT MAX. 1.8m CENTRES AND TURNED DOWN WALL MIN. 225mm. 30 x 2.5mm GALVANISED MILD STEEL STRAPS TO BE FIXED AT 1.8m CENTRES ALONG WALLPLATE AND TURNED DOWN WALL MIN. 450mm.

CROSS VENTILATION
CROSS VENTILATION TO ROOF SPACE TO BE MIN. 0.4% OF ROOF PLAN AREA. TO ACHIEVE THE ABOVE PROVIDE PREFORMED SOFFIT BOARD WITH 420 x 15mm SLOT VENTS WITH 100mm GAP BETWEEN VENTS AND BIND MESH PROTECTION GUARD TO REAR. NOTE: PLYWOOD SOFFIT TO BE SUPPORTED AT WALL FACE VIA 38 x 25mm TILING BATTEN SECURELY FIXED TO WALL UNLESS STATED.

ROOF COVERING
CONCRETE INTERLOCKING TILES TO BE FITTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS TO SUIT PREVAILING EXPOSURE CONDITIONS) TO 38 x 25mm TILING BATTENS AT GAUGE TO SUIT TILES AND FIXED WITH WIRE, CUT OR IMPROVED NAILS ALL AS DETAILED IN B.S. 5534: Pt 1: 1978 ON UNDERFELT SARKING FELT WITH MINIMUM 150mm LAPS TO B.S. 747 Pt 2: TYPE 1F.

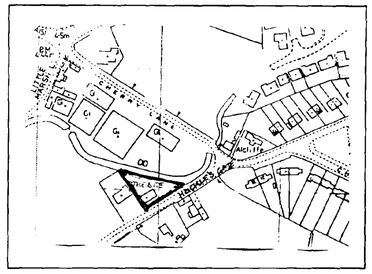
CEILINGS
HOUSE TO BE 12.7mm PLASTERBOARD AND ARTEX FINISH. GARAGE TO BE TWO LAYERS OF 12.7mm PLASTERBOARD. JOINTS TO BE STAGGERED AND TAPED.

NOGGINS
FIX 50 x 50mm NOGGINS BETWEEN TRUSS RAFTERS TO SUPPORT LOOSE EDGES OF PLASTERBOARD AND TO SUPPORT ANCHOR STRAPS.

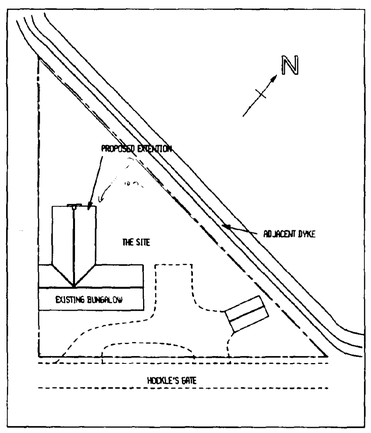


SECTION A-A 1:50

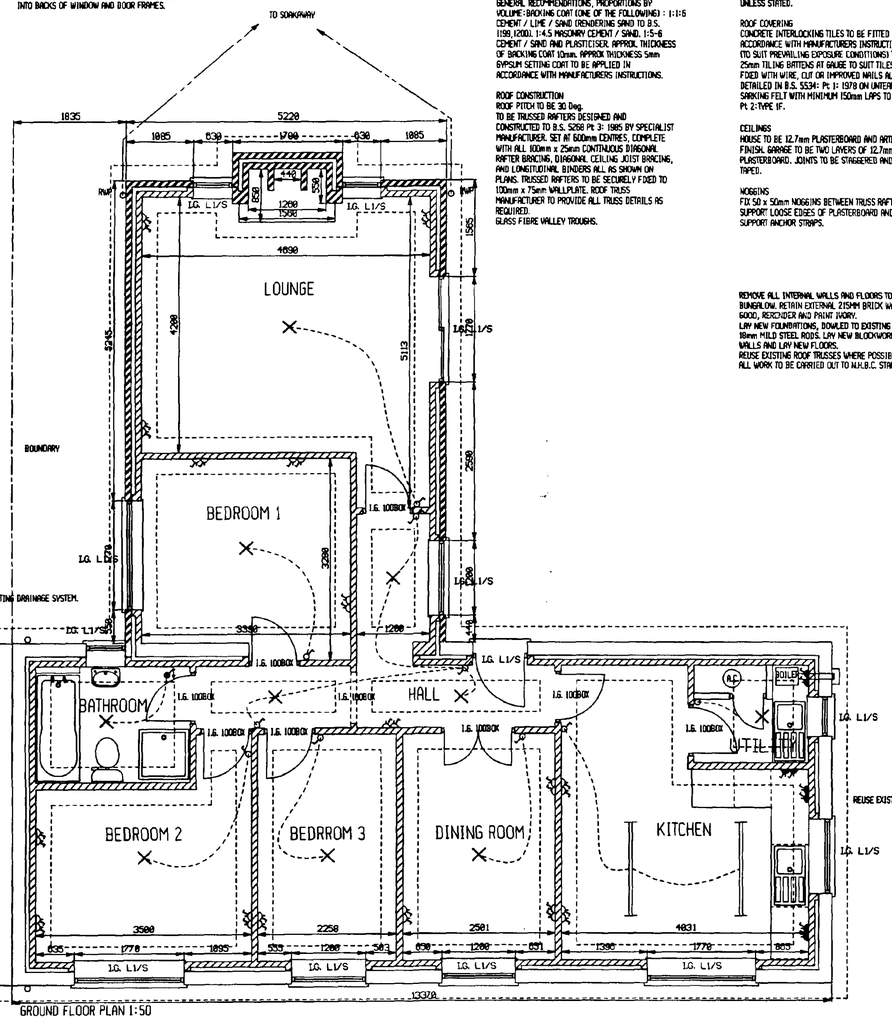
CODE 4 LEAD FLASHINGS.
CONCRETE INTERLOCKING TILES FITTED IN ACCORDANCE WITH MAN. INSTRUCTIONS.
38 x 25mm BATTENS,
UNTEARABLE SARKING FELT WITH MIN. 150mm LAPS.
125x50mm TUSSED RAFTERS AT 600mm CENTRES, COMPLETE WITH ALL 100mm x 25mm CONTINUOUS DIAGONAL RAFTER BRACING, DIAGONAL CEILING JOIST BRACING, AND LONGITUDINAL BINDERS.
150mm FIBREGLASS INSULATION.
MAINTAIN 50mm AIR GAP.
100mm x 75mm WALLPLATE.
30 x 5mm GALVANISED M/S ANCHOR STRAPS.
PATENTED ROOF VENTING SYSTEM.
115mm DIA H/R UPVC GUTTERS:- BLACK
CLOSE CAVITY AT EAVES AND VERGE LEVEL.
215mm BRICKWORK (RENDERED), 65mm CAVITY FILLED WITH 65mm DRYTHERM INSULATION BATTS, 100mm BLOCK WORK.
12.7mm PLASTERBOARD AND ARTEX FINISH.
INSULATED I.G. L1/S LINTELS IN CAVITY WALLS, MIN. 150mm END BEARING.
DOUBLE GLAZED R/W WINDOWS, BOULTON AND PAUL STRAINED, WITH TRICKLE VENTS.
TOUGHENED GLASS TO ALL WINDOWS WITHIN 800mm OF FINISHED FLOOR LEVEL, TO ALL DOOR GLAZING WITHIN 1500mm OF FFL.
PROVIDE SMOKE ALARMS AS DIRECTED.
DPC MIN. 150mm ABOVE OUTSIDE GROUND LEVEL.
DPC S ALSO TO HEAD S, JAMBS AND CILLS OF ALL OPENINGS IN CAVITY WALL AND TO PROJECT 25mm INTO BACKS OF WINDOW AND DOOR FRAMES, 15mm JABLITE INSULATION TO ALL REVEALS.
WEAK MIX CAVITY FILL BELOW GROUND LEVEL.
75mm SAND CEMENT SCREED ON 25mm JABLITE INSULATION ON 100mm C20P OVERSITE CONCRETE ON 1200 GAUGE DPM TAKEN UP AND LAPPED INTO HORIZONTAL DPC ON 25mm SAND BLINDING ON MIN. 150mm CLEAN & WELL CONSOLIDATED HARDCORE.
ALL WALLS CONCRETE STRIP 800mm WIDE x 225mm DEEP x CISP MIX. TAKEN DOWN TO A FIRM LOAD BEARING STRATA MIN. 750mm DEEP, EXACT DEPTH OF FOUNDATIONS TO BE AGREED ON SITE WITH LOCAL AUTHORITY BUILDING INSPECTOR.



LOCATION PLAN 1:500

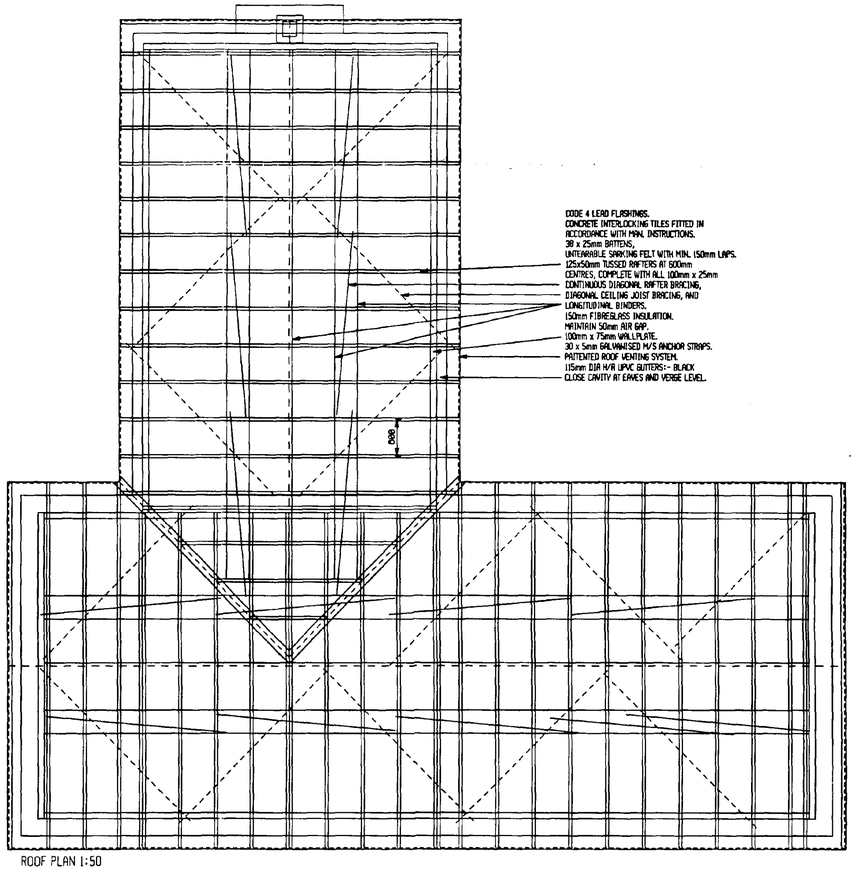


LOCATION PLAN 1:500



GROUND FLOOR PLAN 1:50

REMOVE ALL INTERNAL WALLS AND FLOORS TO EXISTING BUNGALOW. RETAIN EXTERNAL 215MM BRICK WALLS, MAKE GOOD, RERENDER AND PAINT IVORY.
LAY NEW FOUNDATIONS, BONDED TO EXISTING WITH 16mm MILD STEEL RODS. LAY NEW BLOCKWORK INTERNAL WALLS AND LAY NEW FLOORS.
REUSE EXISTING ROOF TRUSSES WHERE POSSIBLE.
ALL WORK TO BE CARRIED OUT TO N.H.B.C. STANDARDS.



ROOF PLAN 1:50

WINDOWS
TO BE HARDWOOD, BOULTON AND PAUL OR EQUIVALENT. ALL WINDOWS AND DOORS TO BE DOUBLE GLAZED (SEALED UNIT TYPE). FRENCH DOORS AND PATIO DOORS TO BE FITTED WITH 10,000 sq mm OF VENTILATION OPENING. ALL OTHER WINDOWS TO BE FITTED WITH ADJUSTABLE VENTILATORS IN SASH OR FRAME HEAD TO GIVE MINIMUM 4000 sq mm VENTILATION VALVES. VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF FLOOR AREA. EXTRACTOR FANS TO BE PROVIDED IN KITCHEN (MIN. 60 LITRES/SEC.) AND BATHROOMS AND W.C. (MIN. 15 LITRES/SEC.)

PROTECTED GLAZING AREAS
PROVIDE TOUGHENED GLASS TO BS 6206 1981 TO FOLLOWING AREAS:- TO ALL WINDOWS WITHIN 800mm OF FINISHED FLOOR LEVEL, TO ALL DOOR GLAZING WITHIN 1500mm OF FFL., THIS APPLIES TO SIDE SCREENS ALSO WITHIN 300mm OF DOORS.

HOT WATER AND HEATING
INSTALL HOT WATER AND HEATING PIPEWORK TO PROVIDE HOT AND COLD WATER SUPPLIED TO ALL NEW APPLIANCES IN THE BUILDING AND PROVIDE SPACE HEATING TO ALL NEW AREAS. RADIATOR POSITIONS TO BE AS DIRECTED.

WALL TILING
PROVIDE AND FIX IN NEW BATHROOM TO WALLS AND WINDOW CILL, KITCHEN WINDOW CILL AND OVER WORK TOPS, CERAMIC ALL TILES WITH WATERPROOF FIX AND GROUT. TILES TO BE SELECTED AND AREAS TO BE TILED TO BE DETERMINED LATER.

DECORATION
ALLOW FOR DECORATING ALL NEW SURFACES. ENSURE FULL AND PROPER PREPERATION OF ALL SURFACES IN ACCORDANCE WITH THE COATING MANUFACTURERS SPECIFICATION.

ELECTRICAL INSTALLATIONS
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST I.E.E. REGULATIONS. EXTEND ELECTRICAL CIRCUITS FROM CONSUMER UNITS IN RING MAINS AND INSTALL LIGHTING AND POWER POINTS IN POSITIONS AS DIRECTED. PROVIDE SMOKE ALARMS AS DIRECTED.

SMOKE ALARMS
TO BE SELF CONTAINED AND INTERCONNECTED AND WIRED TO SEPARATELY FUSED CIRCUIT. GROUND FLOOR MAX. 7m FROM KITCHEN AND LOUNGE. FIRST FLOOR MAX. 3m FROM BEDROOM DOORS.

OPEN FIRE
OPEN FIRE TO BE CAPABLE OF BURNING SMOKELESS FUEL TO REG. M2. HEARTH TO REG. L4. APPLIANCE TO REG H2.2(2001)A. FLUE LINERS TO BS 1182 (WITH SOCKETS UP). BUILD INTO BRICK JAMBS OF OPEN FIRE 2No. METAL ANCHORAGE POINTS TO REG. M4. (11). PROVIDE 2No. 75 x 215mm AIR BRICKS TO EACH ROOM WITH AN OPEN FIRE. HEARTH TO PROJECT 500MM WITH 150MM EITHER SIDE OF JAMBS. CHIMNEY MIN. 600MM ABOVE RIDGE.

0228/95

PROJECT:
PROPOSED EXTENTION AND RENOVATION TO:
1, HOCKLE'S GATE, FLEET, HOLBEACH, LINCS.
FOR MR. & MRS. R. A. BROOKS

R A BROOKS BUILDING SERVICES
GARDENERS COTTAGE, WOOD LANE,
FLEET, LINCOLNSHIRE. PE12 8NN.
TELEPHONE: 01406 490500

DRWG. No. BROOKS PL/02
SCALE: SEE DRAWINGS
DATE: 23 FEBRUARY 1995
REVISION: