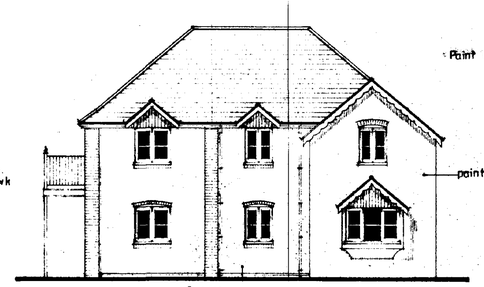


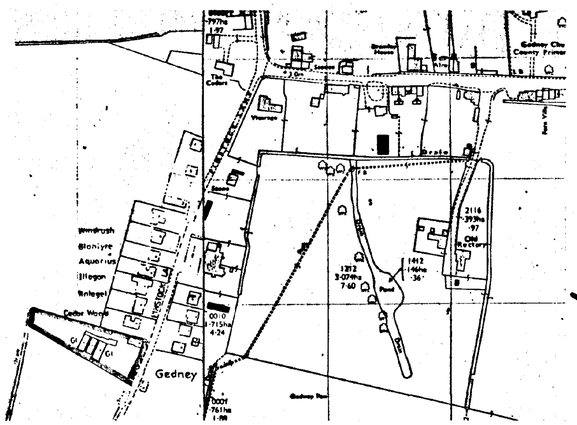
South Elevation

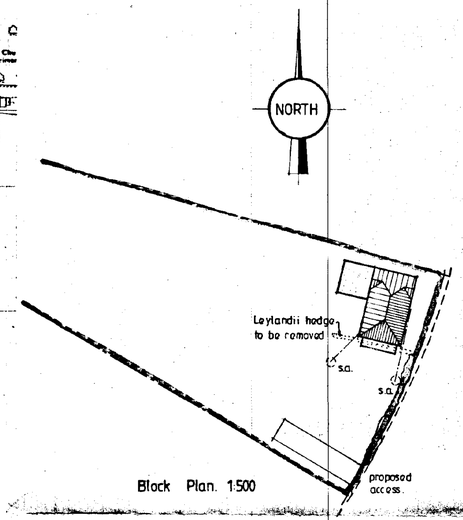


East Elevation



West Elevation.





WALLING.
265 cavity walling to consist of 90mm sand/cement render to CP 5262 on 100mm Tarmac Hemelite Blockwork: 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrement cert' No.83/1087 : 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with 'Thermabete' preformed closer and provide bitumen felt DPC to C.P.121: External walls to have max '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 studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre infill between studs.

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S.6073 pt1 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 D.P.C. 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. by min. 100mm on 100 concrete oversite: Concrete mix ST4 to B.S. 5328 1990: 150 blinded and consolidated herdcore. Alternative: Floor construction as above but 19mm T&G. flooring grade treated chipboard on 50mm Polystyrene insulation board laid on oversite in lieu of screed and insulation board. Ensure 12mm expansion gap to perimeter of boarding.

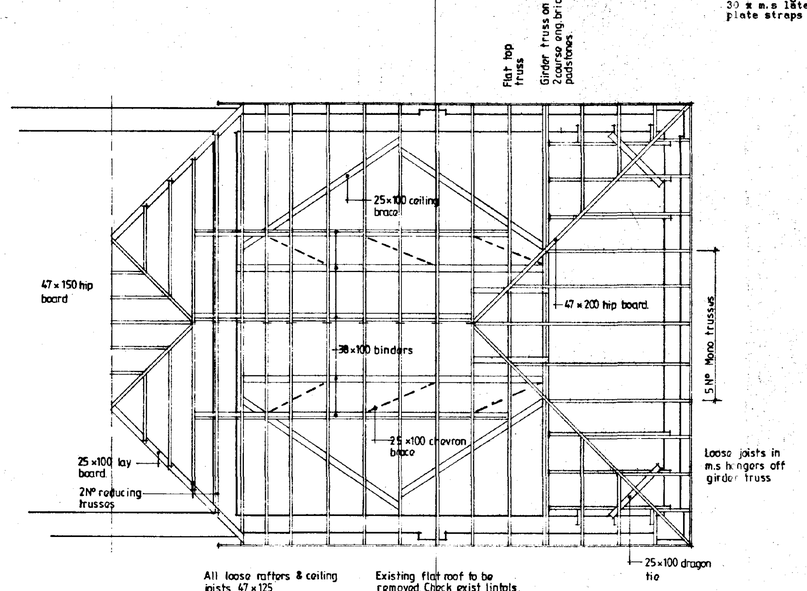
FIRST FLOOR CONSTRUCTION.
19mm T&G flooring grade treated chipboard on 47 x 220 SC3 grade joists at 400c/c: 30 x 5 galv. steel anchor and lateral restraint straps to joists at max. 1.5m c/c straps to be run over min. 3No. joists with solid bridging beneath: Provide herring bone strutting min. 38 x 38 at mid span of joists where span exceeds 2.5m: Provide 2No joists bolted together under all first floor walls where not supported on blockwork below.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows. Under 265 cavity walls provide 225 x 700 all ST4 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.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles (to match existing) to B.S.473:550 part 2 1971 on 25 x 38 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 regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. Trusses to be fink type at 600c/c to a pitch of 40 deg.(to match existing check on site) 38 x 100 ridge node binder 2No 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. 1.5m 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 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 Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists At roof intersections provide 25 x100 ley boards and diminishing trusses at 600 c/c: Install code 4 lead valley liner. Close cavity at plate level.

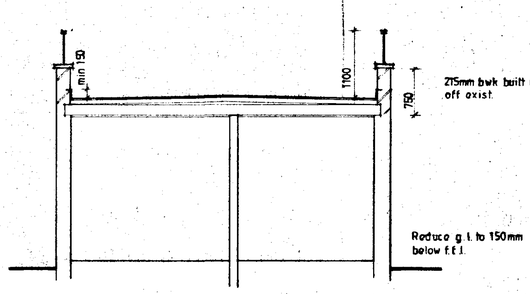
DORMER CONSTRUCTION.
Form 40 deg pitch dormer as shown on plan: roof covering as main roof on 50 x 100 rafters at 400c/c on 50 x 100 head plate: Form external walls of 19 x 125 treated timber on 25 x 38 treated timber studs at 400 c/c on breather paper fixed to 9mm ext. grade sheathing ply on 50 x 100 timber studs at 400c/c.

FLAT ROOF CONSTRUCTION. (WARM)
Felt roof 185 Resin roofing to Agr. Cert No 91/2604 on Celotex Energy Ply EP/70 insulated roof decking. Soft wood firring pieces to fall min 1:60. 47 x 175mm SC3 grade joists at 400mm c/c with 30 x m.s lateral restraint and wall plate straps at max. 1.5m c/c.



HOT WATER AND SPACE HEATING
Extend existing hot water filled radiator heating system. All hot water storage tanks and pipework to be insulated to B.S.L1 part 3.

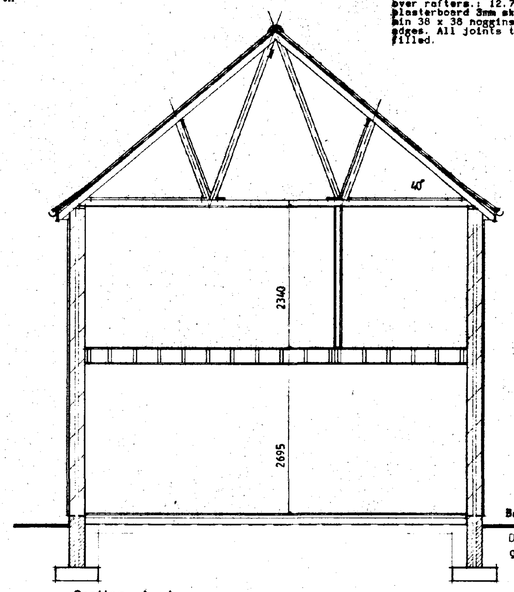
SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446. ptl in positions shown on plan.



Section B - B

BAY ROOF CONSTRUCTION.
as main roof construction but with 50 x 100 head plates over windows 100 x 100 corner posts gable 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 'C & V Jointed boarding subject to suitable preservative treatment: 150mm glassfibre insulation quilt.

CEILINGS.
200mm glassfibre insulation total thickness. 100mm between rafters & 100mm over rafters.: 12.7mm Gyproc "duplex" plasterboard 3mm skim finish: Provide min 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled.



Section A - A

EXTERNAL STAIRCASE AND BALUSTRADE
Construct staircase as follows: 1400 o/a diameter: 13No. risers of 208mm Spiral. 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 stair to be min. 900mm high and to balcony to be min 1100mm high.

LINTELS.
All lintels to be as manufactured by Ancora 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.

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 100mm dia. UPVC to B.S.4660:1983 Flexibly jointed and laid to makers instruction 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 flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintol bridging where pipes pass through walls, allow 50mm gap around pipe. Opening sealed both sides of wall with ridged sheet material: Soil and vent pipes to be 100mm int. dia. PVC to B.S.4514: 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm. dia. PVC to B.S.3943:1979 complete with rodding eyes at every change in 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.

SURFACE WATER DRAINAGE.
115 dia. half round reinwater gutters to 65 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in 100 pea gravel and discharge to a 2m dia. soakaway min. 5.0m from dwelling.

GLAZING.
Double glaze extension throughout (minimum 12mm air gap to all units) excluding garage. All Glazing between f.f.l and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be saftey glass to B.S. 6206.

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 permenent free air ventilation per room. To all other rooms provide min. 4000mm sq. All following rooms to have in addition to above Wall/Window mounted mechenical extractor fan
Bathrooms to extract min. 15 litres per second which may be operated intermittently.

SOUTH HOLLAND DC
HOUSING
19 FEB 1996
Ref: 0152/96

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES

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COOPER ARCHITECTURAL DESIGN
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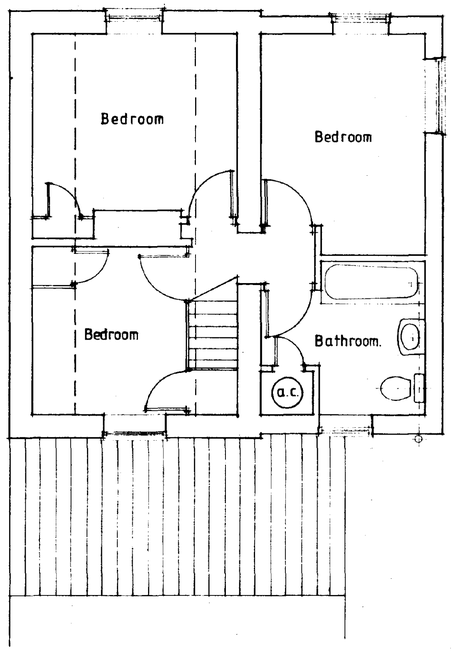
Client: MR & MRS WEST

Project: PROPOSED EXTENSION TO THE GATE HOUSE, PINSTOCK LANE, GEDNEY, LINC'S.

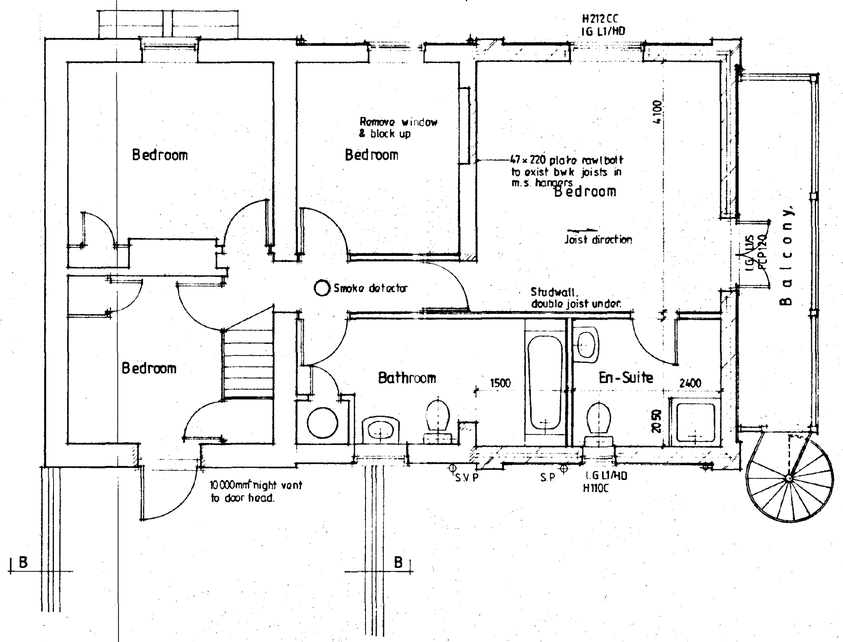
Drawing: SECTIONS, ELEVATION, ROOF PLAN.

DETERMINED PLAN

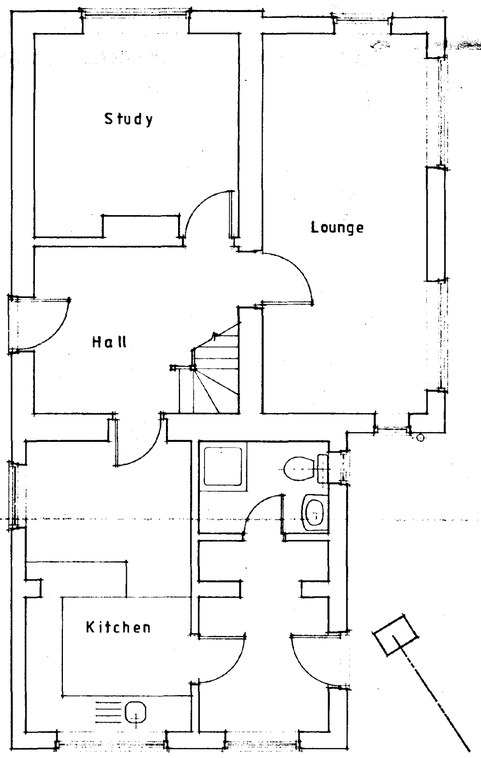
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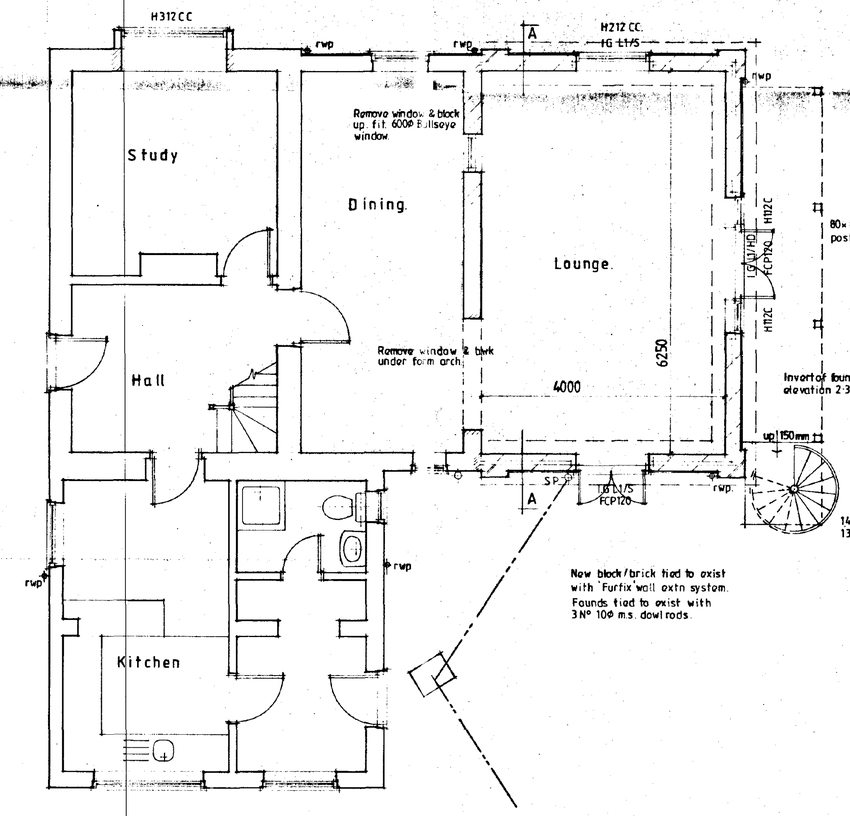
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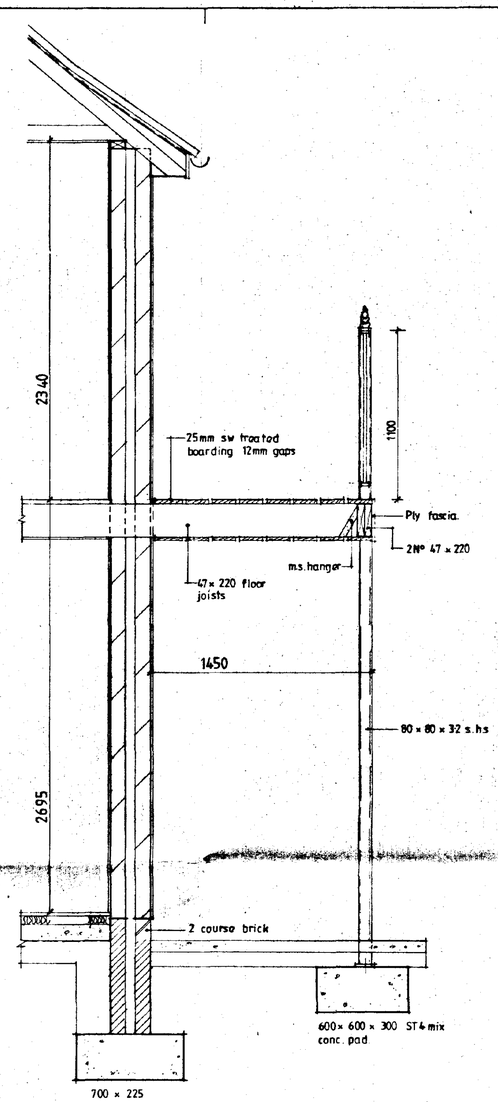
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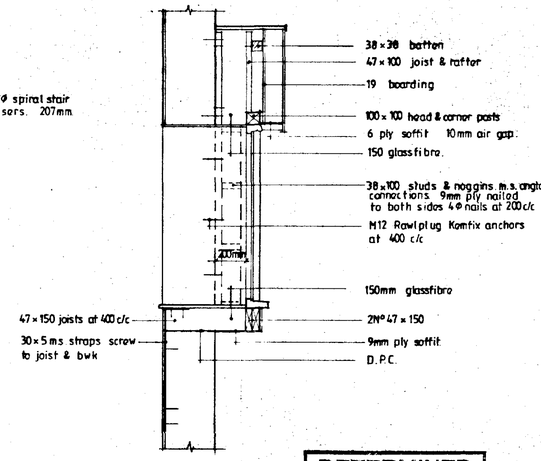
Plan Existing (G.F)



Plan Proposed (G.F.)



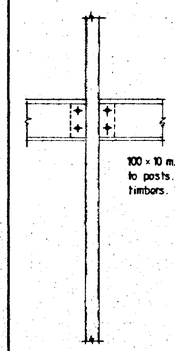
Balcony Section 1:20



Box Bay Window 1:20

DETERMINED PLAN

Notes & Schedules



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COOPER ARCHITECTURAL DESIGN
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client: MR & MRS WEST

project: PROPOSED EXTENSION TO THE GATE HOUSE, PINSTOCK LANE, GEDNEY, LINC'S.

drawing: FLOOR PLANS - DETAILS.

scale	drawing no.
1:50	95024
date: FEB '96	drawn

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