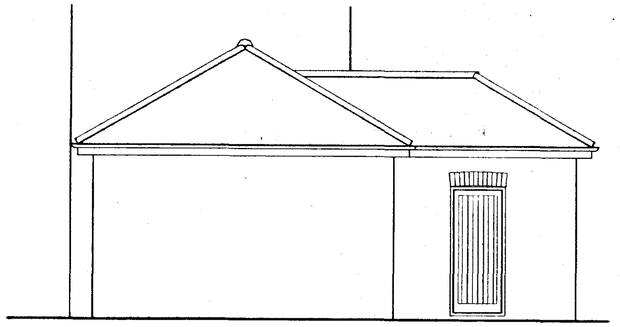
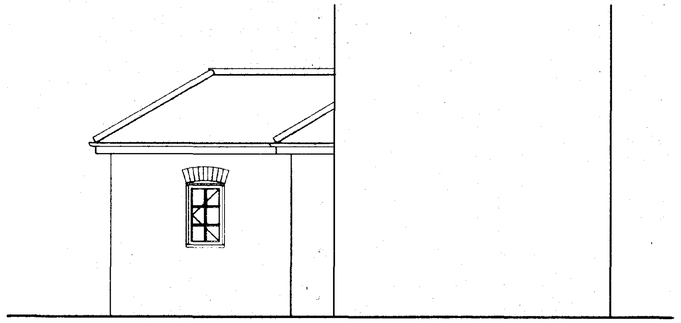
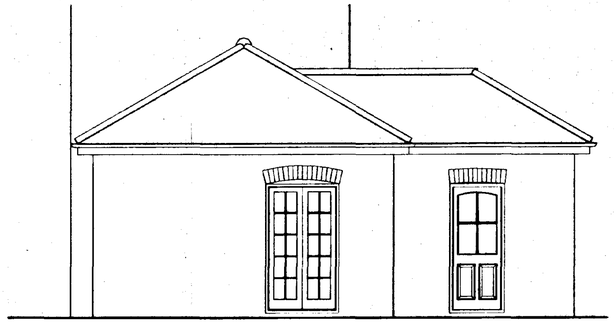


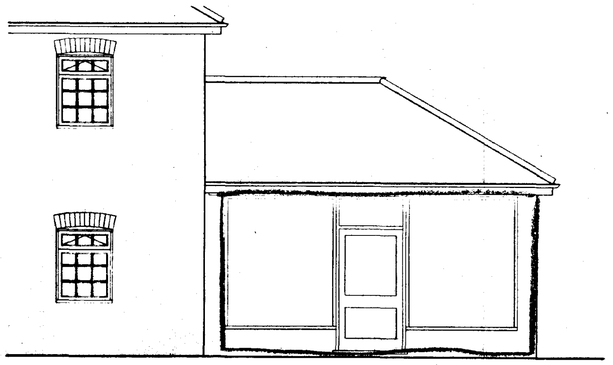
SOUTH ELEVATION EXISTING



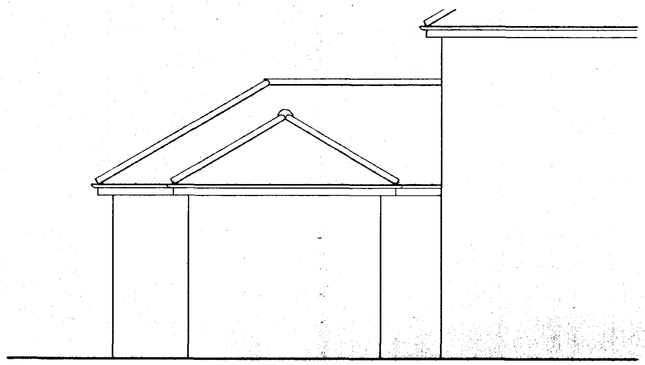
NORTH ELEVATION PROPOSED



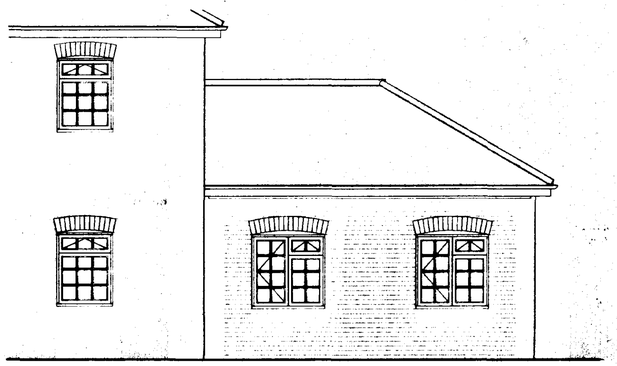
SOUTH ELEVATION PROPOSED



WEST ELEVATION EXISTING



EAST ELEVATION PROPOSED

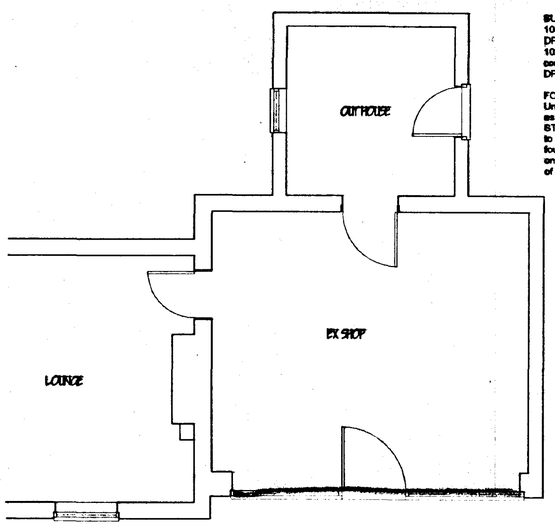


WEST ELEVATION PROPOSED

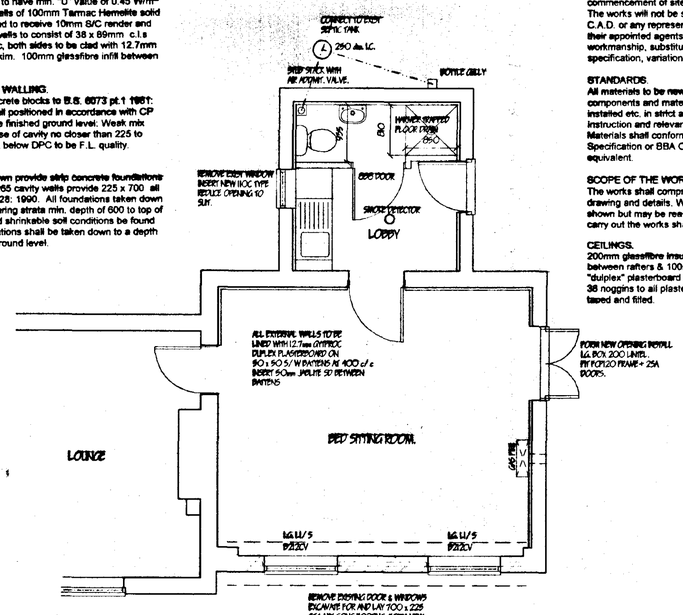
**WALLING.**
265 cavity walling to consist of loadbearing to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks. 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrement cert' No 83/1087. 100mm Tarmac Hemelite 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 "Thermabate" preformed closer and provide bitumen felt DPC to C.P. 121. External walls to have min. "U" value of 0.45 W/m$^2$ deg. C. Internal walls of 100mm Tarmac Hemelite solid insulation blocks and to receive 10mm B/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 glassfibre 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 base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

**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.




PLAN EXISTING




PLAN PROPOSED

**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 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.

**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.

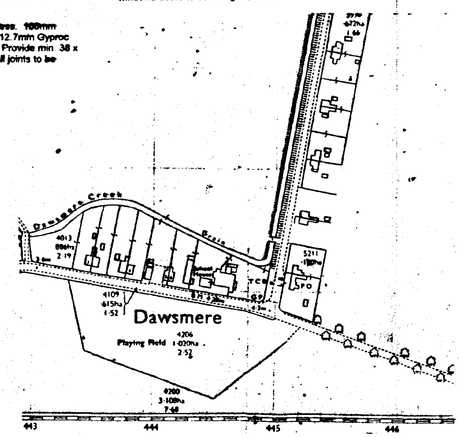
**SCOPE OF THE WORKS.**
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

**CEILINGS.**
200mm glassfibre insulation total thickness. 100mm between rafters & 100mm over Joists. 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.

**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

**FOUL DRAINAGE**
Inspection chamber construction to be "Clarne" 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' 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 flexet joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel 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 of direction. Basin and sink to have 75 deep seal traps. Shower to be Hermer or similar trapped floor type

**GLAZING.**
Double glaze throughout. All glazing between f.f.l and 800mm 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.




LOCATION PLAN 1:2500

**HOT WATER AND SPACE HEATING.**
Connect to existing heating system. Provide thermostatic valves to all radiators. Hot water storage system to be vented and all hot water storage tanks and pipes to be insulated to B.R. L1, part 3.

**SMOKE DETECTORS.**
Provide mains operated self-contained smoke alarms to B.S. 5446: pt.1. in positions shown on plan.

**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/Window mounted mechanical extractor fan. Lobby to extract min. 60 litres per second. Showeroom to extract min. 15 litres per second which may be operated intermittently.

SOUTH KESTEVEN DISTRICT COUNCIL
HOUSING & PLANNING
25 MAR 1997
Ref: 26/97

DETERMINED PLAN

| revision | date | init. | revision details. |
|---|---|---|---|
| | | | |


COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE,
FLEET, SPALDING, LINC'S PE12 6LF
Tel/Fax : 01406 423762


Client.
MR & MRS G. ROGERS

Project.
PROPOSED GRANNY ANNEXE
THE OLD POST OFFICE,
DAWSMERE BANK,
DAWSMERE,
SPALDING,
LINC'S

Drawing.

| Scale | Drawing No. |
|---|---|
| 1:50 | 9648 |
| Date. MARCH '97 | Drawn. J.C. |