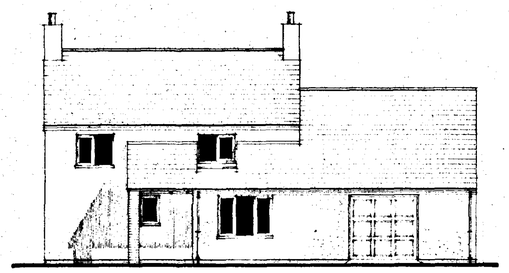
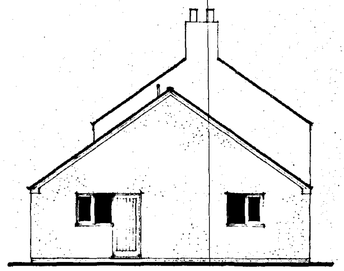
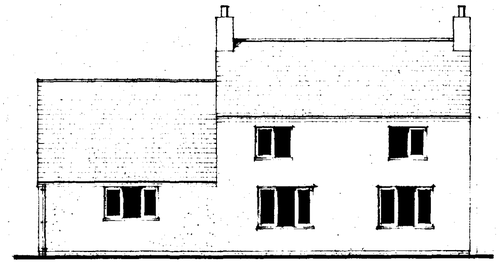
Notes & Schedules



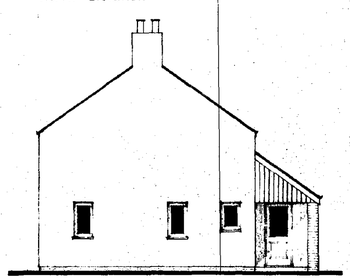
East Elevation



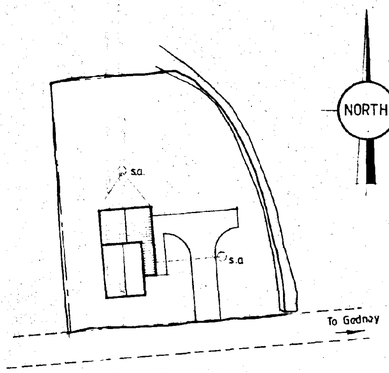
North Elevation



West Elevation

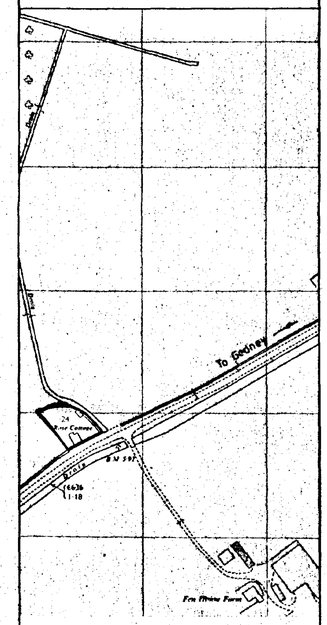


South Elevation

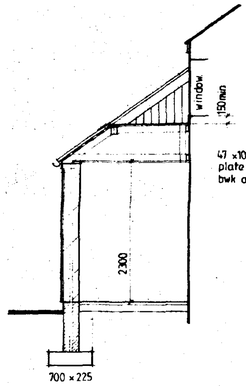


Block Plan 1:500

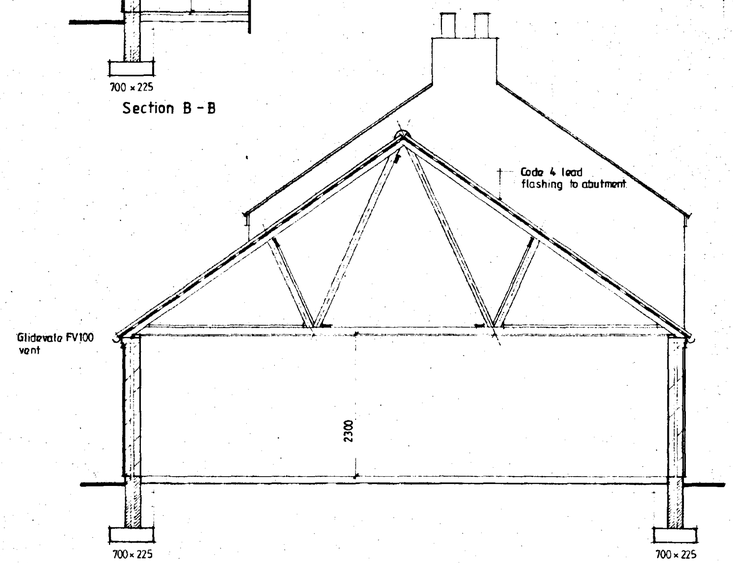
Roof Plan.



Location Plan 1:2500



Section B - B



Section A - A

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles(Smooth Pantile to match existing) to B.S.473:560 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 160mm 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 35 deg. 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: Glidevale FV100 to provide 10mm continuous air gap and fly proof screen to all eaves: 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: Close cavity at plate level.

MONO PITCH GABLE.
Form external walls and cheeks of dormer of 19 x 125 treated timber on 25 x 38 treated timber plugs at 400 c/c on breather paper fixed to 9mm ext. grade sheathing ply on 50 x 100 timber studs at 400c/c: Form code 4 lead flashing to dormer cheeks.

CEILINGS.
To porch area provide200mm glassfibre insulation laid between 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. Garage ceiling to be 12.7mm Gyproc Fireline board and Artex: Provide access trap to roof space: opening to be lined with 25 x 25 planted slops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face.

WALLING.
265 cavity walling to consist of 20mm sand cement render to C.P. 5262 on 100mm Tarmac Hemelite insulation block: 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 closerand 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 (except garage).

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.

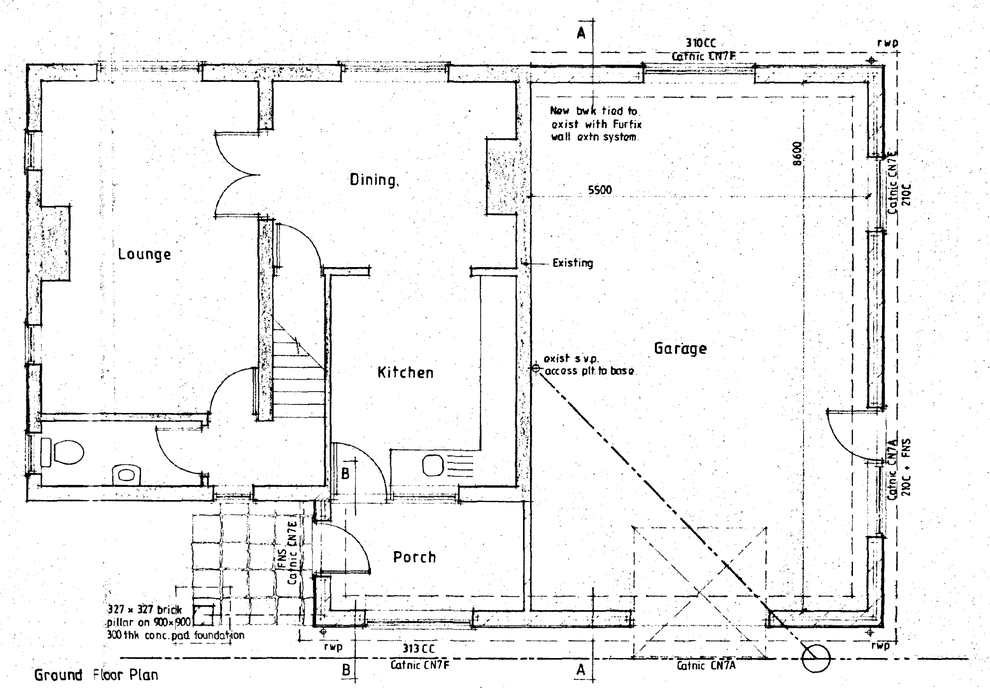
GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 50mm sand and cement screed on 100 concrete oversite: 1200g polythene D.P.M. lapped continuous with D.P.C. by min 100mm. Concrete mix ST3 to B.S. 5328 1990: 150 blinded and consolidated hardcore.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows. Under 265 cavity walls provide 225 x 700 and under 100 walls provide 225 x 450 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.

LINTELS.
All lintels to be as manufactured by messrs Catnic 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 fireline board or receive 12mm render and skim..

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 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 1.2m dia. soakaway min. 5.0m from dwelling.

GLAZING.
Double glaze extension throughout 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.



Ground Floor Plan

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
17 APR 1996
Ref: 0358/96

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
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revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN
BRONNON, HOCKLESGATE,
HOLT SPALDING LINCS PE12 8AT
TEL: 0406 423742

client
MR M. MASTIN

project
PROPOSED EXTENSION
ROSE COTTAGE,
GEDNEY BROADGATE,
SPALDING,
LINC'S.

drawing

scale	drawing no.
1:50 1:100	95013.
date	drawn
SEPT. 95	

SUMMIT D.O.S 941079