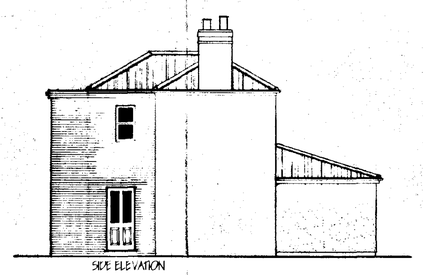
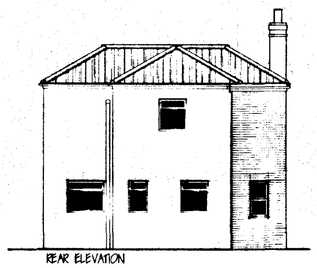


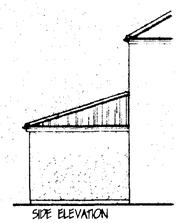
FRONT ELEVATION



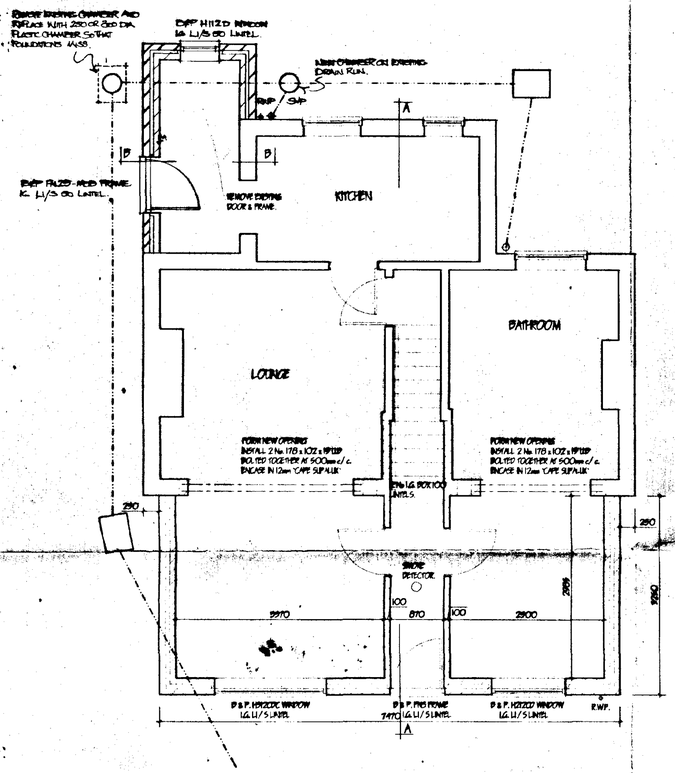
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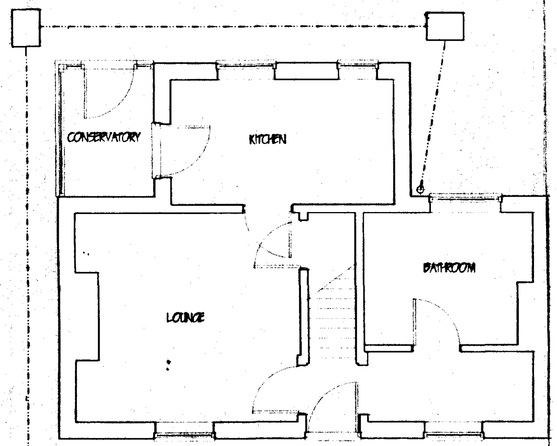
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PROPOSED



GROUND FLOOR EXISTING.

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 GEN4 mix to B.S. 5328: pt1 1991. All foundations taken down to bear on load bearing strata a 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.

STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 838 o/a x straight With risers of 194mm on 25 x 225: 225 going on 52 x 250: pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have ex 38 x 50 shaped hardwood handrail min. 900 above pitch line.

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: Internal lintels to be I.G. 100 Box type. Lintels in garage to be underlined with 12.7 fireline board or receive 12mm render and skim. Provide Perp-end weep holes and stopends to cavity tray.

FOUL DRAINAGE
Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4660:1989 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 flexi 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 masked both sides of wall with ridged sheet material. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1969 and to extend 900mm above window head terminations with PVC balloon. Waste pipes to be 50mm dia. PVC to B.S. 5955: 1979 complete with rodding eyes at every change of direction. Basin 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.
75mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm 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 to edge from dwelling.

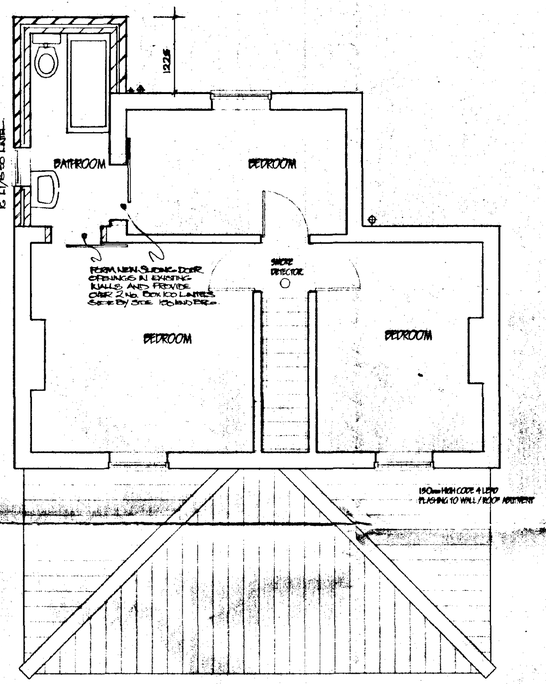
GLAZING.
Double glaze properly throughout (extension does not apply to all units). All glazing between F.F.L and 800mm high and between F.F.L and 1500mm high to doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.

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. Kitchen to extract min. 60 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently.

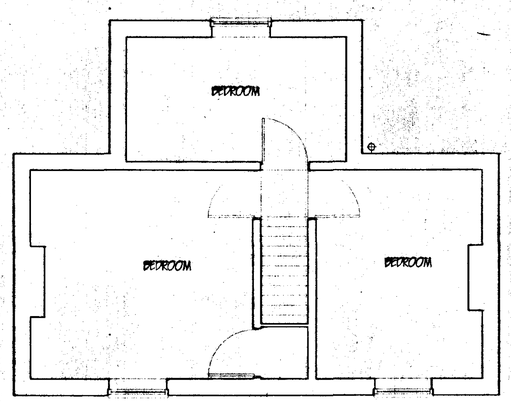
HOT WATER AND SPACE HEATING.
Provide 'Economy 7' Electric night storage heaters. Provide timer switch and suitable zone thermostats to dwellings and thermostatic controls to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to B.R. LI. part 3.

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

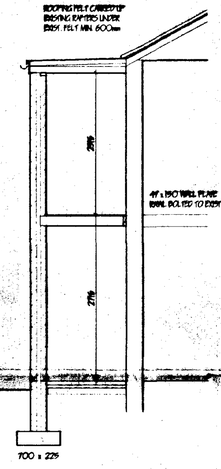
GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.
All electrical switches and socket outlets to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L



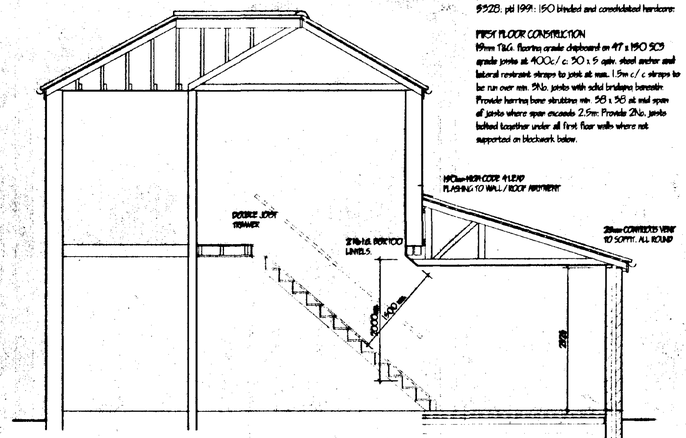
FIRST FLOOR PROPOSED



FIRST FLOOR EXISTING.



SECTION B - B



SECTION A - A

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles (Redland Stonewold) to B.S. 473 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. Fernplaster specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. 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 17.5 deg. 38 x 100 ridge rafter 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. 1.5m 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 25mm wide continuous air gap and fly proof screen: All structural timber to be min.SC3 grade.

FLAT ROOF CONSTRUCTION. (WARM)
12mm white spar chippings bedded on 3 layers Glass Felt: 3B roofing felt, or 130mm Jablite SD insulation board. 1000G polythene vapour barrier: 20mm ext. grade ply deck on s/w firrings to 1:40 fall: 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.

CEILINGS.
200mm glassfibre insulation total thickness. 100mm between joists & 100mm over. Joists. 12.7mm Gyproc plasterboard 5mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled

WALLING.
265 cavity walling to consist of 20mm S/C render on 100mm Tarmac Hemelite solid insulation blocks : 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrement cert' No.89/1087. 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/ m2 deg. C.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks: All to receive 10mm S/C render and 9mm 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 pt1 1981: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to bond of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

LEVEL ENTRY THRESHOLD
Provide "Bolton & Pail" Mobility door frame & threshold (PN29M-MOB) to at least one entrance to building.

FOOTPATHS / DRIVES.
Provide min. 900mm wide footpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub cill min 1:20 . All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel. At least 5.0m of drive adjacent to building x 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers. All to be sloped up to footpath level at min. 1:20

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. Lay 500mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete oversite: Concrete mix GEN4 to B.S. 5328: pt 1997: 150 blinded and consolidated hardcore:

FIRST FLOOR CONSTRUCTION
19mm T&G. floorins grade chipboard on 47 x 150 SC3 grade joists at 400c/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. 3No. joists with solid bridging beneath. Provide bearing bone strutions 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.

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 Planning / 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 open 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, adherance 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.

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.

SOUTH HOLLAND D/C
HOUSING & PLANNING
-3 OCT 2001
Ref: 97/971

revision	date	init.	revision details.
A	30th Oct	JPM/	Typical alterations to suit client's

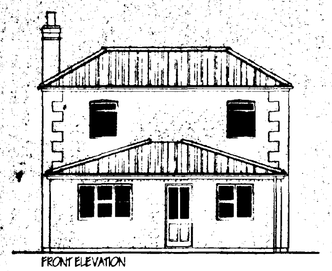
COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE, FLEET, SPALDING, LINC'S. PE12 6LF
Tel/Fax : 01406 423782
Mobile : 07808 125778

Client.
MR & MRS MEEDER

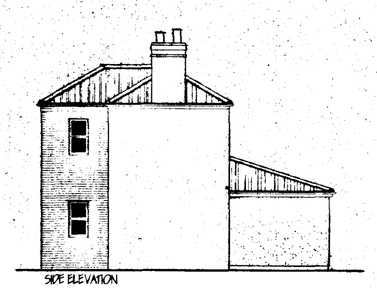
Project.
PROPOSED EXTENSION.
JUBILEE COTTAGE.
MARSH ROAD.
GEDNEY DROVE END.
SPALDING, LINC'S.

Drawing.

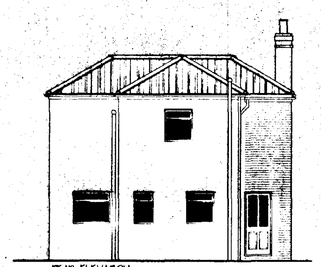
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Date. JUNE '99	Drawn. J.C.



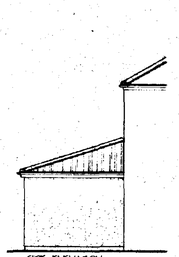
FRONT ELEVATION



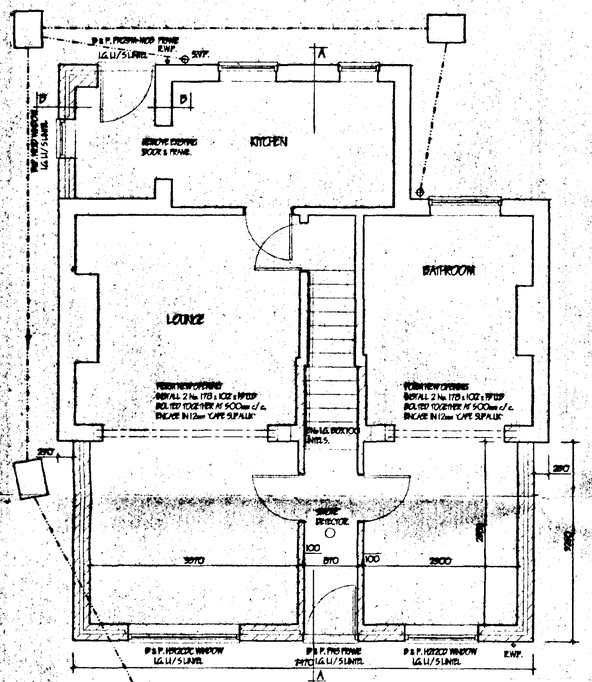
SIDE ELEVATION



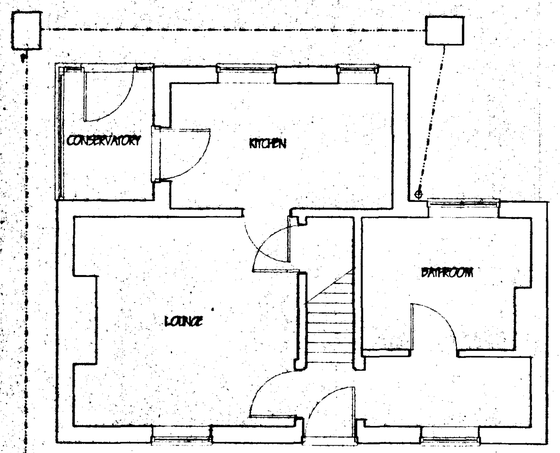
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PROPOSED



GROUND FLOOR EXISTING.

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 GEN4 mix to B.S. 5928: pt1 1991. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations should dorrisdale 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.

STAIRCASE AND BALUSTRADE.
Construct staircase as follow: 235 o/a risings 14No risers of 194mm ea. 25 x 225: 225 going ea. 32 x 250: pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have ea. 38 x 50 shaped hardwood handrail min. 900 above pitch line.

LINTELS.
All lintels to be manufactured by Marwers. LG. and to be installed in accordance with makers' instructions, and to have min. end bearins of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: Internal lintels to be LG. 100 Box type. Lintels in aprocue to be underlined with 12.7 fireline board or receive 12mm render and skim. Provide Perp-end weep holes and shipends to cavity tray

FOUL DRAINAGE.
Foul drainage pipes to be 110mm dia. UPVC, to BS: 4660:1989 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 flexel 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 110mm dia. PVC to B.S. 4514: 1983 and to extend 900mm above window head terminations with PVC bullion. Waste pipes to be 50mm dia. PVC to B.S. 5955: 1979 complete with rodding eyes at every change of direction. Basin to have 75 deep seal traps. Shower to be raised on 150mm plinth with access plate to anti-siphon trap and 90mm waste.

SURFACE WATER DRAINAGE.
175mm dia. half round rainwater gutters to 68mm dia. rainwater pipes: 110mm dia. underground pipes flexibly joined to a fall of 1:170 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwelling.

GLAZING.
Double glaze properts throughout & laminate 6mm as opb to all units) . All glazing between F.F.L. and 800mm high and between F.F.L. and 1900mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

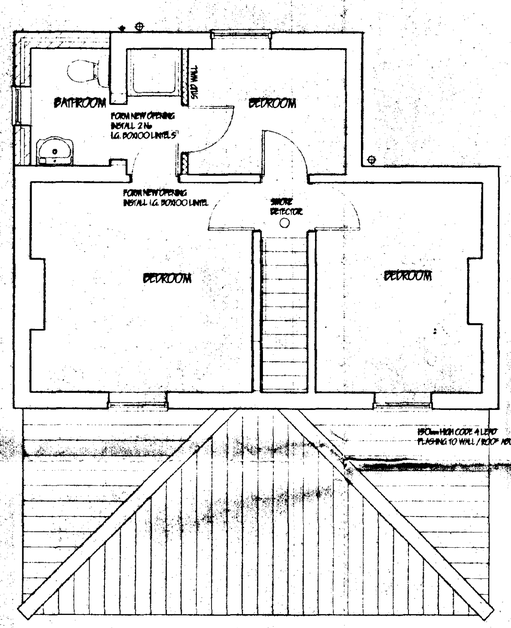
VENTILATION.
All windows to have opening lights to open the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall/ Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently.

HOT WATER AND SPACE HEATING.
Provide "Economy 7" Electric night storage heaters. Provide timer switch and suitable zone thermostats to dwellins and thermostatic controls to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to B.R. LI. part 5.

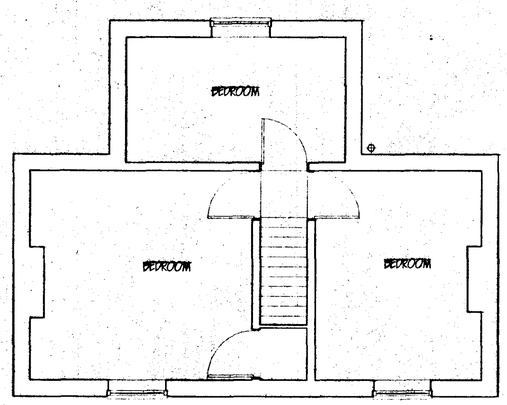
SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446: pt.1. in positions shown on plan.

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.
All electrical switches and socket outlets to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

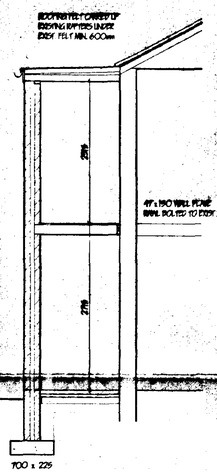
NEW BLOCKWORK TIED TO EXISTING WITH TURFIX WALL EXTENSION SYSTEM



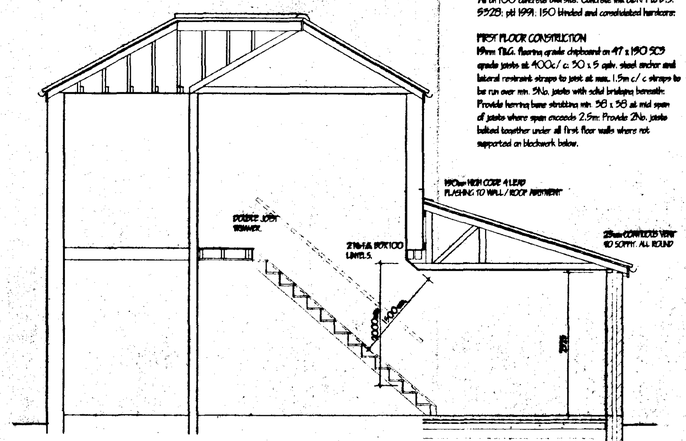
FIRST FLOOR PROPOSED



FIRST FLOOR EXISTING.



SECTION B - B



SECTION A - A

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles (Redland Stonewold) to B.S. 473 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 respard to wind speed, roof pitch and exposure catagory as detailed in CP3 chapter V part 2 1972. Timberplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. 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 17.5 deg. 38 x 100 ridge rade binder 38 x 100 ceiling binders. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps actins as anchor and lateral restraint straps at max. 1.5m c/ c. Note: provide solid bridsing beneath straps: 90 x 100 wall plate bedded on mand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 25mm wide continuous air vent and fly proof screen. All structural timber to be min. SC3 grade.

FLAT ROOF CONSTRUCTION. (WARM)
12mm white spar chippings bedded on 3 layers Glass Felt 3P roofing felt, on 80mm Jablite 5D insulation board. 1000g polythene vapour barrier: 20mm ext. grade ply deck on s/ w firrings to 1:40 fall: 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.

CEILINGS.
200mm glassfibre insulation total thickness. 100mm between joists & 100mm over. Joists. 12.7mm Gyproc plasterboard 5mm skim finish. Provide min. 38 x 38 nogsets to all plasterboard edsays. All joints to be taped and filled.

WALLING.
265 cavity wallwork consist of 20mm S/C. render on 100mm Tarmac Hemelite solid insulation blocks : 65 cavity. bulid into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agreement cert' No 89/1087. 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 postioned at 300 vertical centres at all unbonded closures of cavity. Close cavities with " Thermabate" preformed closer and provide between Felt DPC to C.P. 121. External walls to have min. "U" value of 0.45 W/ m2 deg. C.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks. All 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 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 DPC to be F.L. quality.

LEVEL ENTRY THRESHOLD
Provide "Dudley & Fail" Mobility door frame & threshold (PN29M-MOP) to at least one entrance to building.

FOOTPATHS/ DRIVES.
Provide min. 900mm wide flagpath positioned at DPC. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub cill min 1:20 . All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel. At least 5.0m of drive adjacent to building is 2.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers. All to be sloped up to footpath level at min. 1:20

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 90mm Polystyrene insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm, lay 300mm wide D.P.M. strip into D.P.C. to lay floor D.P.M. All on 100 concrete oversite: Concrete mix GEN4 to B.S. 5928: pt1 1991. 150 blinded and consolidated hardcore.

FIRST FLOOR CONSTRUCTION
18mm T&G. flooring grade chipboard on 47 x 150 SC3 grade joists at 400c/ c. 50 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 strattina 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.

LIMITATIONS.
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The Employer / Client shall aware 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.

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.

SOUTH HOLLAND DC
HOUSING & PLANNING
20 SEP 1999
Ref: H0927/99

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE,
FLEET, SPALDING, LINC'S. PE12 8LF
Tel/Fax: 01406 423782
Mobile : 07808 125778

Client:
MR & MRS MEEDER

Project:
PROPOSED EXTENSION.
JUBILEE COTTAGE,
MARSH ROAD,
GEDNEY DROVE END.
SPALDING, LINC'S.

Drawing:
DETERMINED PLAN

Scale 1:50 1:100	Drawing No. 9876:1
Date. JUNE '99	Drawn. J.C.