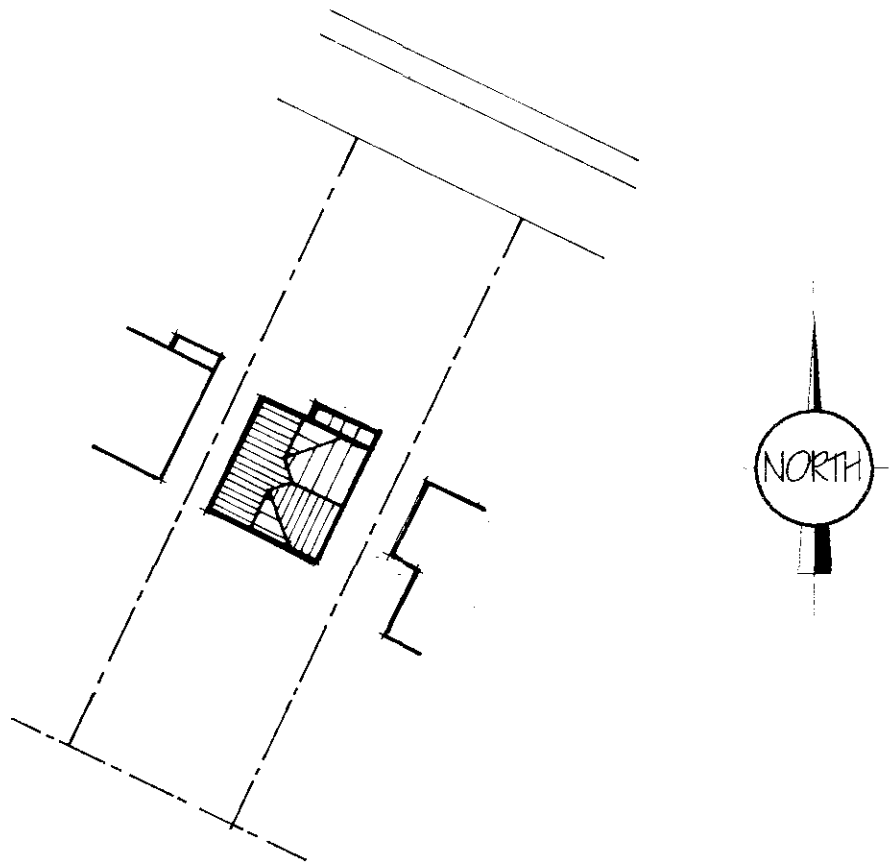
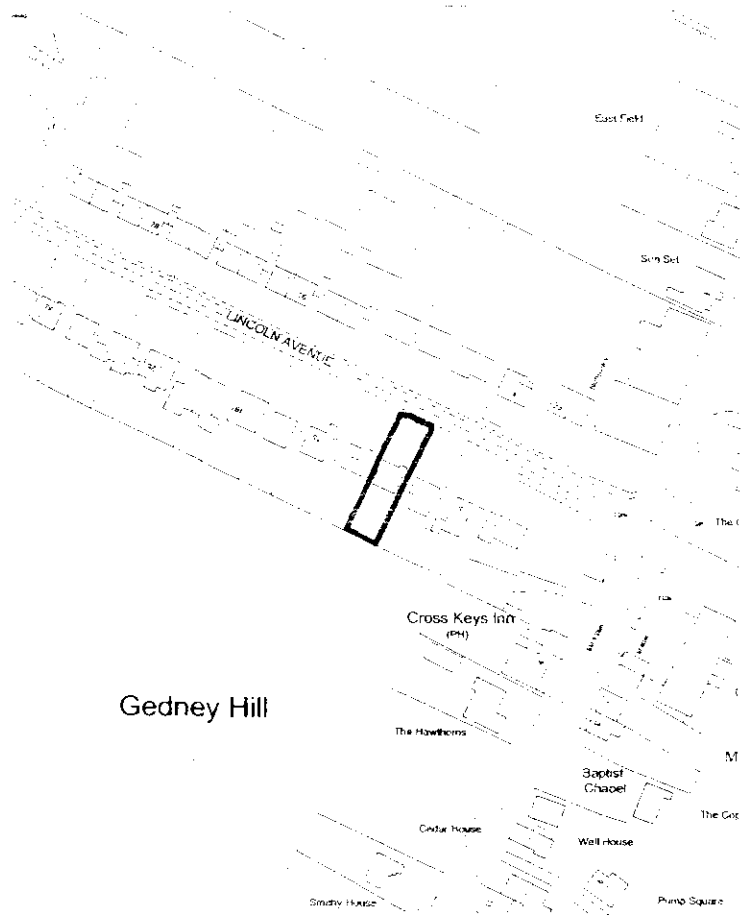


BLOCK PLAN 1:500



Gedney Hill

LOCATION PLAN 1:2500

revision	date	init	revision details.

COOPER ARCHITECTURAL DESIGN
WRIGHTS MEWS, 124 PARK ROAD,
HOLBEACH, SPALDING, LINCS PE12 7EE
Tel/Fax : (01406) 425182
Mobile : 07808 125 778

Client.
MR & MRS. P. LAWRENCE

Project.
PROPOSED FIRST FLOOR EXTENSION
9 LINCOLNS AVENUE
GEDNEY HILL
SPALDING
LINCS.

Drawing.
BLOCK & LOCATION PLAN

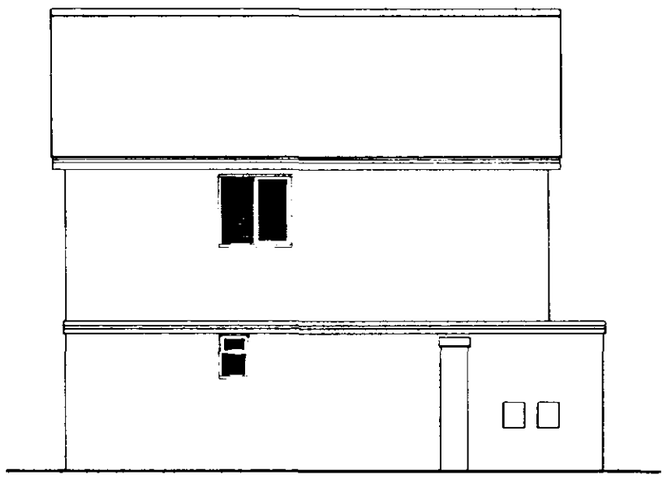
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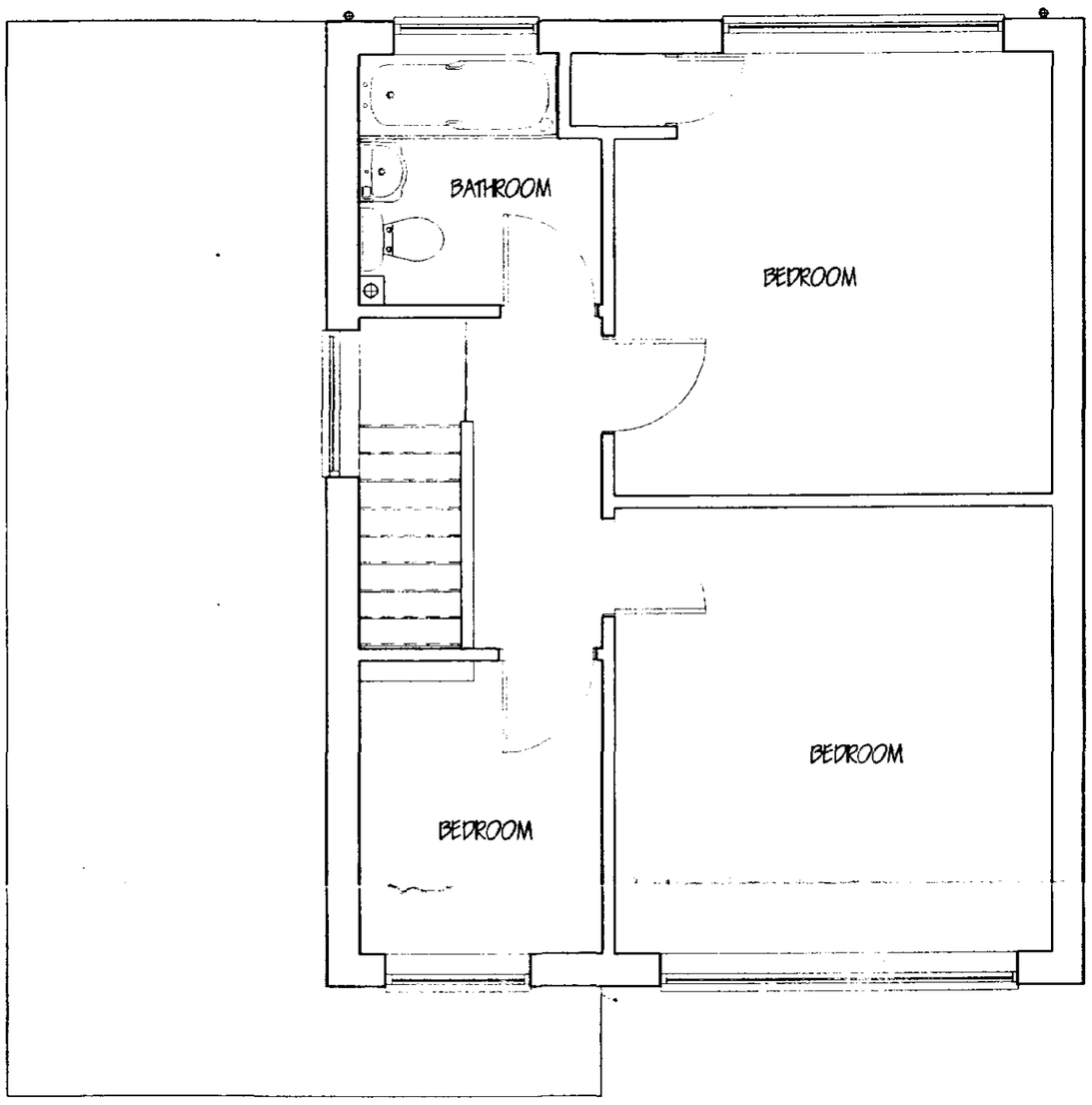
FRONT ELEVATION



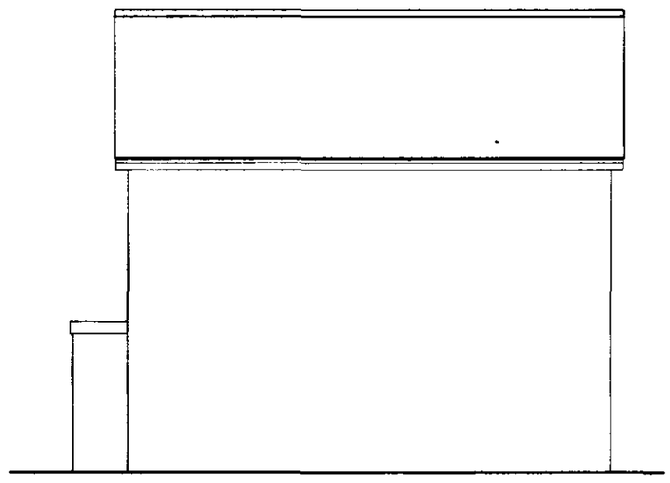
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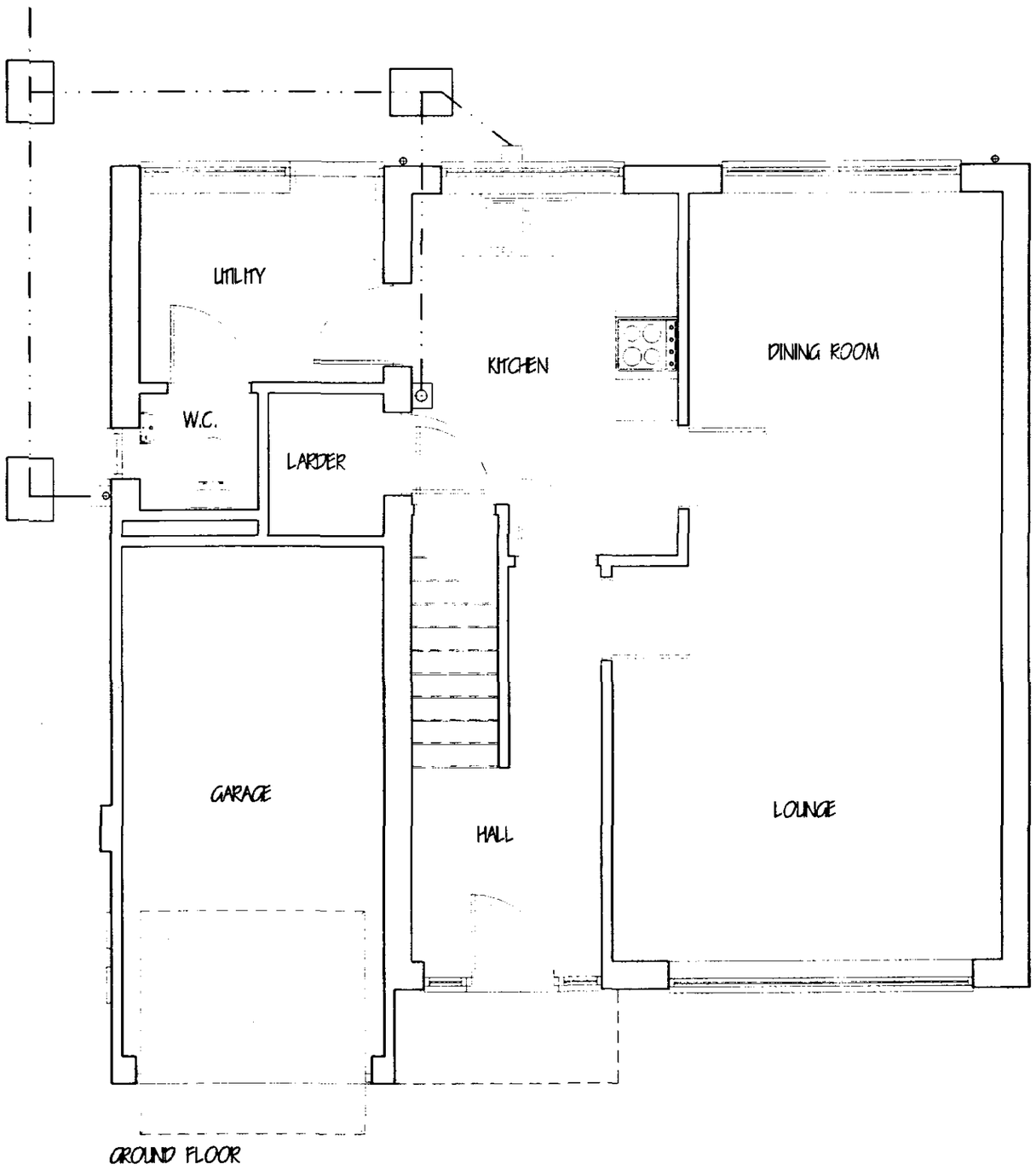
SIDE ELEVATION



FIRST FLOOR



SIDE ELEVATION



GROUND FLOOR

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
WRIGHTS MEWS, 12A PARK ROAD,
HOLBEACH, SPALDING, LINCS PE12 7EE
Tel/Fax : 01406 423762
Mobile : 07808 125 778

Client.
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PROPOSED FIRST FLOOR EXTENSION
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SPALDING
LINCS

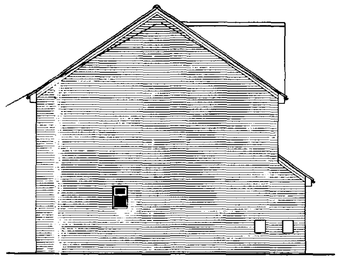
DETERMINED PLAN
Planning & Development
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Ref

Drawing.
FLOOR PLANS / ELEVATIONS
EXISTING

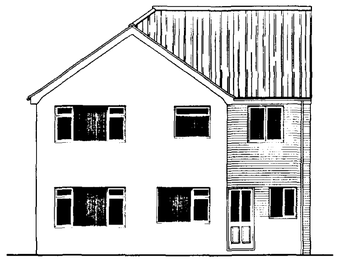
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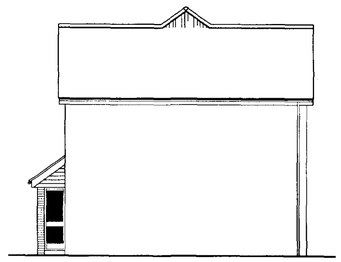
FRONT ELEVATION



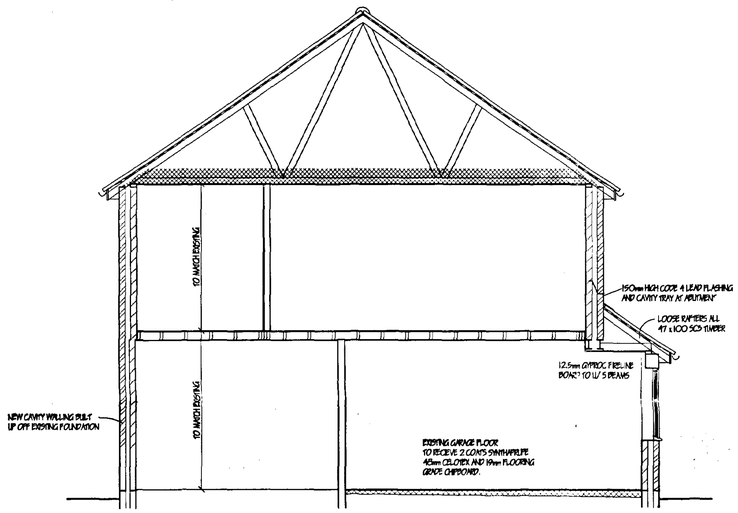
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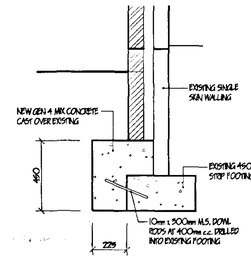
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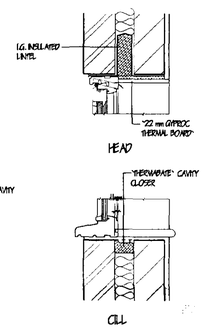
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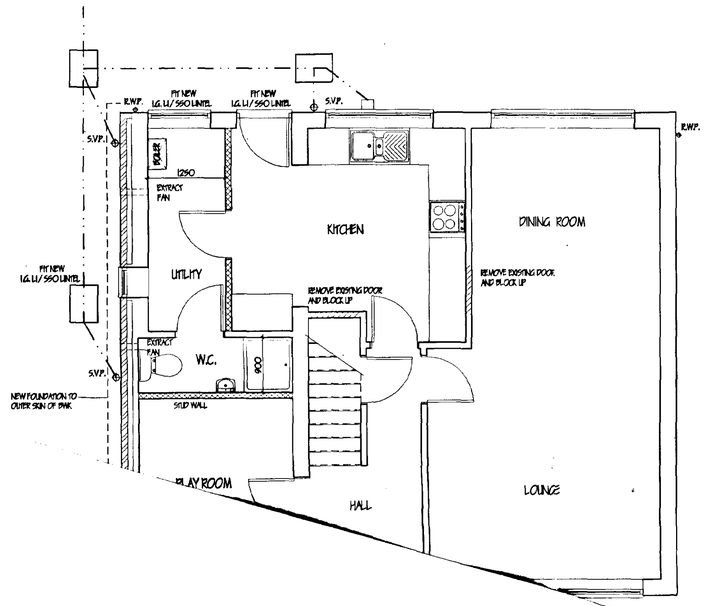
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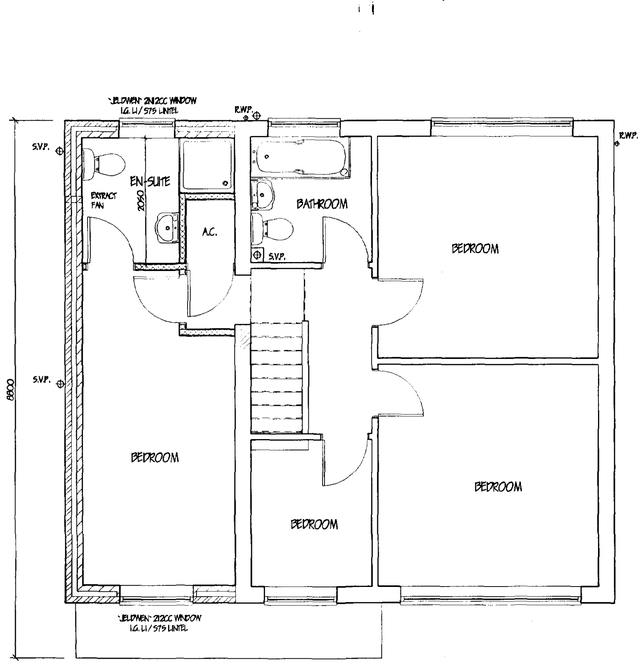


FOUNDATION STRENGTHENING DETAIL



REVEAL DETAILS





FIRST FLOOR

FIRST FLOOR CONSTRUCTION
19mm T&G. flooring grade chipboard on 47 x 125 SC3 grade joists stamped "DRY" or "KD" to indicate moisture content of 20% or less all in accordance with BS. 4978. at 400c/c. 30 x 5 galvanised. 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 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 block work below.

FOUNDATIONS.
See Detail

LINTELS.
All lintels to be manufactured by Messrs. I.G. Codes LI/S and LI/HD all 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 fire line board or receive 12mm render and skim. Provide Perp-end weep holes and stop ends to cavity tray.

FOUL DRAINAGE
Existing System

SURFACE WATER DRAINAGE.
Existing System

GLAZING.
Double glaze properly throughout (minimum 12mm air gap to all units with Low 'E' 0.5 Glass) max. 'U' value 2.0 W/ sq.m. K. All glazing between f.f.l. and 800mm high 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.

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 mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 minute overrun.

HOT WATER AND SPACE HEATING.
Extend and upgrade existing system as required. Ensure timer switch, suitable zone and boiler control interlocks, fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented.
Heating Engineer to provide a suitable Commissioning Certificate in accordance with that published as part of the Benchmark Code of Practice upon completion

LIGHTING.
To new Bedroom provide energy efficient light fitting capable only of taking lamps having a luminous efficacy greater than 40 Lumens per circuit. External lighting to be fitted with Dawn-Dusk or movement sensors and capable only of taking lamps having a luminous efficacy greater than 40 Lumens per circuit.

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.
Provide hot & cold water supply to all wash basins.
All electrical switches, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from f.f.l.

roof construction
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on under felt 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. head lap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in
B. S 6399. Pt 2. Timeplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALCS TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch to match existing. 50 x 100 ridge node binder. 75 x 100 purlins 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. stamped "DRY" or "KD" to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 9.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4:

FIRE ESCAPE WINDOWS.
All habitable rooms in the upper story of a dwelling should have a window with an unobstructed openable area of at least 0.33 sq.mm. and at least 450mm wide x 450mm high (the route through the opening may be at an angle rather than straight through) The bottom of the openable area should not be more than 1100mm above floor level

CEILINGS.
Flat ceilings lay 250mm glass fibre insulation total thickness. 100mm between joists & 150mm over Joists to provide max. 'U' value of 0.16 W/ sq.m.K. Ensure 50mm air gap over all insulation. 12.7mm Gyproc plasterboard 5mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space: openings to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jablite to top surface. Provide slide bolt fastenings & draught seal all round

WALLING.
285 cavity walling to consist of Face brickwork to B.S. 5921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 85 cavity: build into cavity Drishome cavity wall batt insulation boarding in accord with makers instructions and agreement cert' No.84/1268 & 86/1584. 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: All work to be carried out in accordance with BS Code of Practice 121 Part 1:1973. External walls to have max. 'U' value of 0.35 W/ sq.m.k : All to receive 10mm S/ C render and 3mm skim. Stud internal wall of 38 x 89mm c.l.s studs at 400mm c/ c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glass fibre 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.

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 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.

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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.

Planning Department
14 JAN 2003
Ref 0033/03

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
WRIGHTS MEWS, 12A PARK ROAD, HOLBEACH, SPALDING, LINC'S PE12 7EE
Tel/Fax : 01406 423782
Mobile : 07808 125 778

Client.
MR & MRS P. LAWRENCE

Project.
PROPOSED FIRST FLOOR EXTENSION
9 LINCOLNS AVENUE
OSBNEY HILL
SPALDING
LINCS

DETERMINED PLAN

Drawing.
FLOOR PLANS / ELEVATIONS / SECTION PROPOSED

Scale	1:100 1:50	Drawing No.	0203-02
Date.	DEC. '02	Drawn.	J.C.