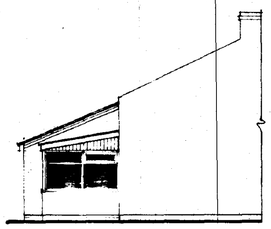
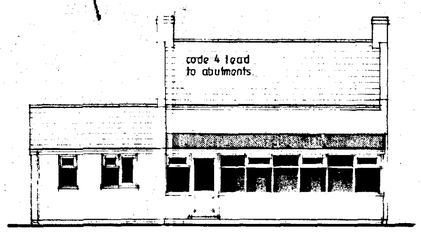


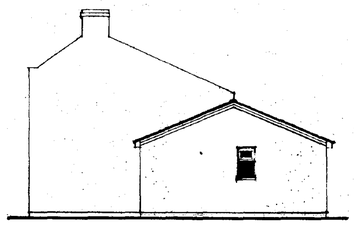
Section (Existing Roof)



Side



Rear



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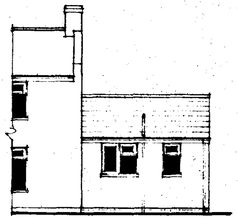
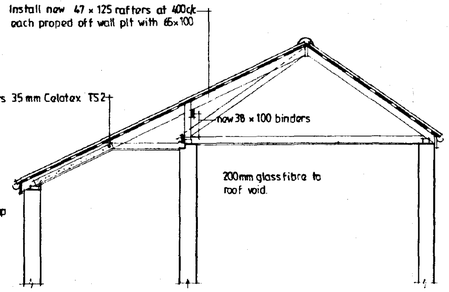
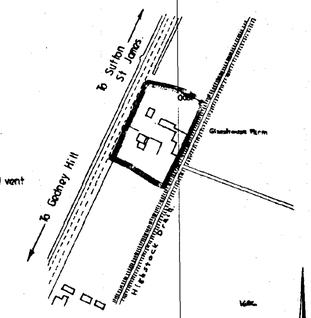


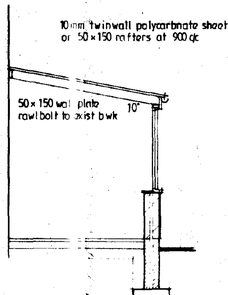
Front

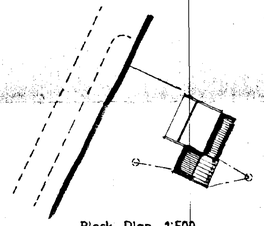


Section (Existing Roof Strengthening)



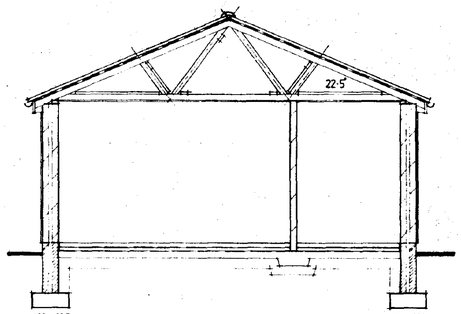
Location Plan 1:2500





Block Plan 1:500

Section B - B



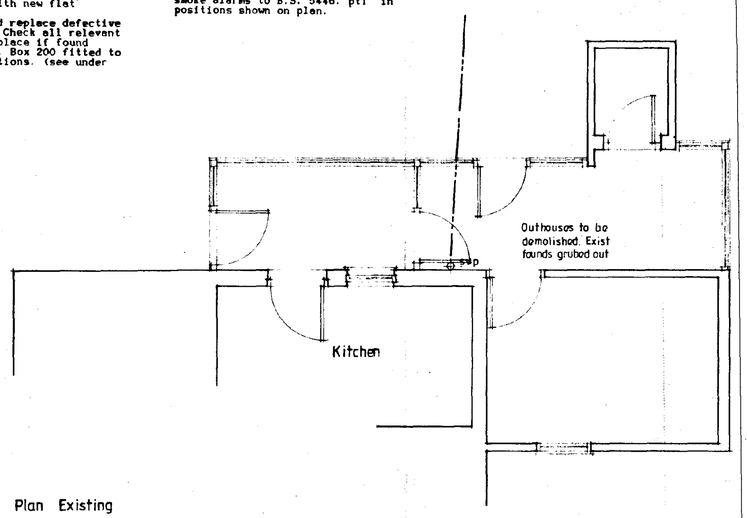
Section A - A

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. 4000mm sq. All following rooms to have in addition to above Wall/Window mounted mechanical extractor fan
Utility Rooms to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently.

RE-ROOF (Rear Slope Only)
Strip off existing asbestos sheeting and battens. Supply and fit new timbers as directed on plan. Fit new 19 x 38mm treated softwood battens on underfelt to B.S.747. (type 1F) in all cases lapped by 150mm both horizontally and vertically. Re-lay with new flat concrete tiles.
Check all timbers and replace defective members as requried. Check all relevant existing lintols, replace if found inadequate using I.G. Box 200 fitted to manufactures instructions. (see under lintol heading).

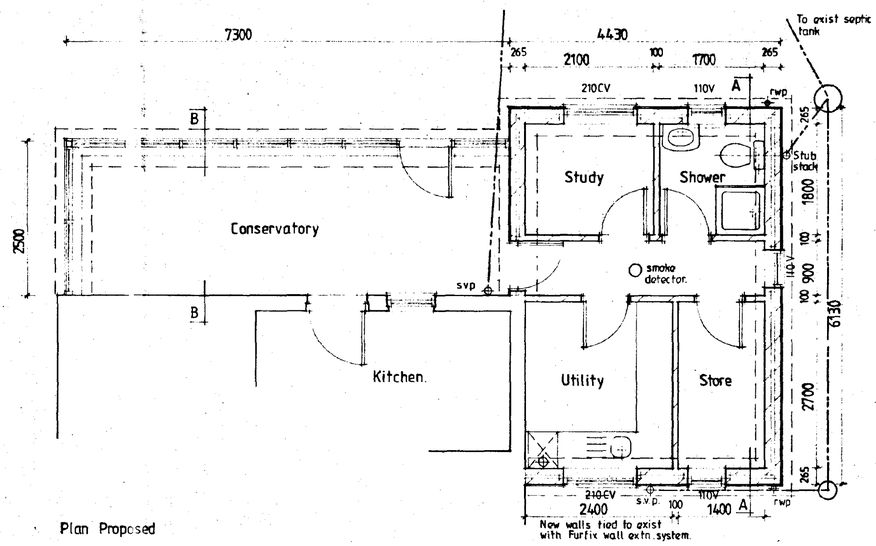
HOT WATER AND SPACE HEATING
Oil fired boiler to be on a min 840mm square constructional hearth min 125mm thick. Flue to be of suitable diameter in relationship to boiler output. By 'Belkirk' SC twin wall insulated Stainless Steel Chimney to B.S. 4543 and fitted to manufacturers instruction. Base of stack to have non-conbustable inspection plate and condensate collection vessel. Provide permanent ventilation to boiler of 550mm square per KW. By air brick in external wall. Provide suitable thermostat to dwelling or fit 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. LI pt 3.

SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446. pt1 in positions shown on plan.



Plan Existing

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.



Plan Proposed

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
28 FEB 1996
Ref: 0187/96

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 hardcore:

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows. Under 265 cavity walls provide 225 x 600 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. 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.

LINTELS.
All lintels to be as manufactured by messrs I.G code L1/5 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.

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 floor, encase in 150mm pea gravel: Provide 65 x 100 prestressed concrete lintol 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 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 complete with rodding eyes at every change in direction: Basin 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 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 property 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.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S.473:650 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 22½ 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 galvinised 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 beneeth water storage tanks over 4No ceiling joists At roof/wall intersections provide code 4 lead flashing. Close cavity at plate level.

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. : 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 s/c render to C.P. 5262 on 100mm Tarmac Hemelite 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 closer and provide bitumen felt DPC to C.P.121: Internal walls of 100mm Tarmac Hemelite solid insulation blocks and to receive 10mm S/C render and 3mm skim.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES

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revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN
BROWSON HOUSE 6A STATION ROAD
FLEET, SPALDING, LINCS. PE12 8LF
TELEPHONE (01406) 423702

Client MR & MRS A. COLLISHAW.

Project
PROPOSED EXTENSION
GLASSHOUSE FARM
NORTH ROAD,
GEDNEY HILL,
LINCS.

Drawing
DETERMINED PLAN

Scale	1:50 1:100	Drawing No.	95038
Date	FEB '96	Drawn	