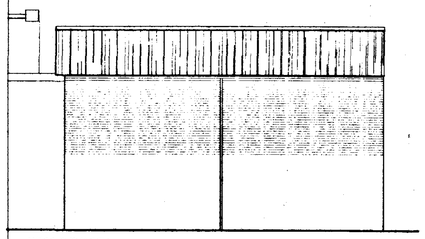
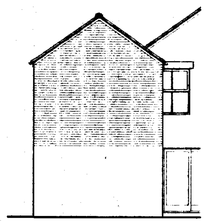


EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles 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 respect to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Terneplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. TRUSS CALCS TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 35° deg. 38 x 100 ridge node binder. 38 x 100 centre binders. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps active as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bridging beneath straps: 90 x 100 wall plate bedded on sand and cement. 25 x 175 fascia boards: 6mm est. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen. At roof / wall abutments provide 150mm high code 4 lead flashing and cavity tray.

WALLING.
265 cavity walling to consist of face brickwork 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 boards or in accord. with makers instructions and approved 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. 12439:1978 wall ties positioned at 300 vertical centres at all internal corners 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 5mm 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.

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. 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.
Existing system to be extended as required.

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.

CEILINGS.
200mm glassfibre insulation total thickness. 100mm between joists & 100mm over Joists. 12.7mm Gyproc 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 steps: 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.

GLAZING.
Double glaze properly throughout (minimum 6mm air gap to all units) . 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.

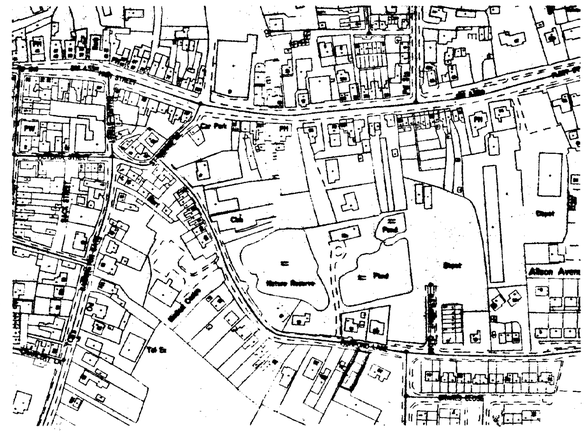
FIRST FLOOR CONSTRUCTION
19mm T&G. flooring grade chipboard on 47 x 195 SC3 grade joists at 400c/c: 30 x 9 galv. steel anchor and lateral restraint straps to joist at max. 1.5m c/c straps to be run over min. 5No. joists with solid bridging beneath. Provide herring bone struttins min. 38 x 38 at mid span of joists where span exceeds 2.5m. Provide 2No. joists bolted together under all first floor walls where not supported or blockwork below.

STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 800 w/ a stringer 13No. risers of 200mm ex. 25 x 229: 225 going ex. 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 ex. 38 x 50 shaped hardwood handrail min. 900 above pitch line. 100 x 100 softwood newel post. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in B.S. 6399: Pt. 1. Balustrade to be min. 900mm high.

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 Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm dia. PVC to B.S. 5255: 1979 complete with radding 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.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes discharge to existing system.



LOCATION PLAN 1:2500

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 purposes 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, adherance to specification, variations to contract etc..

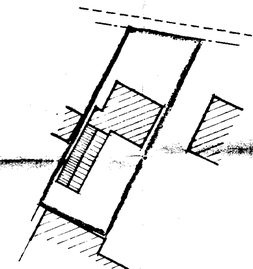
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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

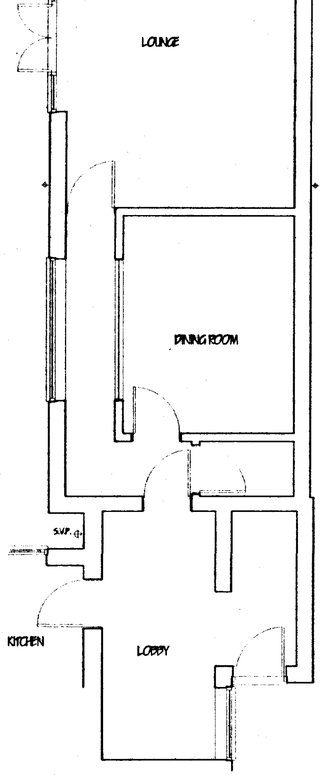
HEALTH & SAFETY.
The Employer/ Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety Legislation for Building Sites and Work Places.
The Employer / Client is advised that should the works need to comply with the 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 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.

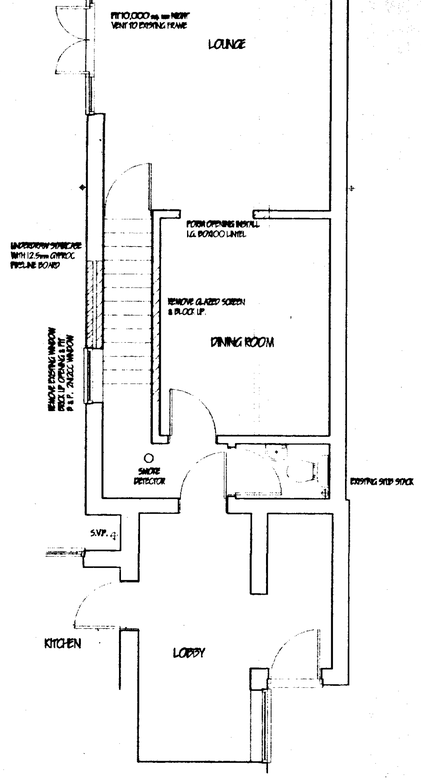




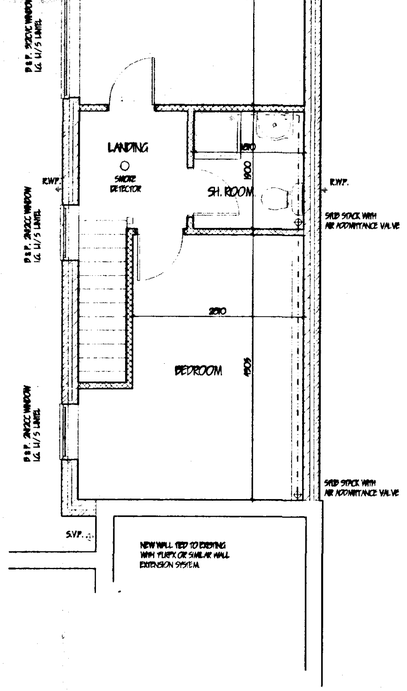
BLOCK PLAN 1:500



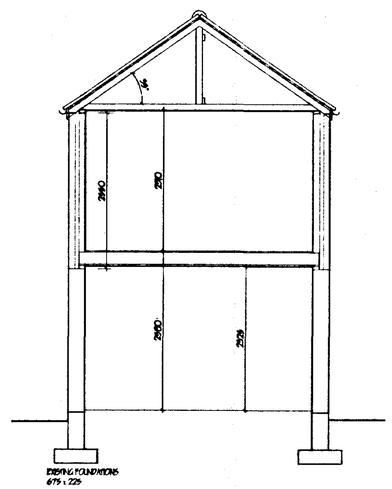
GROUND FLOOR EXISTING



GROUND FLOOR PROPOSED



FIRST FLOOR PROPOSED



SECTION

SOUTH HOLLAND DC
HOUSING & PLANNING
22 JAN 2001
Ref: 00/0161

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE, FLEET, SPALDING, LINCS. PE12 6LF
Tel/Fax : 01406 423762
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Client.
MR A. RASEL.

Project.
PROPOSED EXTENSION
56 FISHPOND LANE,
HOLBEACH,
SPALDING,
LINCS.

Drawing.

Scale	1:50 1:100	Drawing No.	9851
Date.	MARCH '99	Drawn.	J.C.