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 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 ; urposes.
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.

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 independant Plan ing 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.

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 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 32.5 deg. (To match existing) 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: 27 x 75 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: At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/c. Install code 4 lead flashing to abutment. Close cavity at plate level.

CEILINGS.
200mm glassfibre insulation total thickness. 100mm between rafters & 100mm over rafters. 12.7mm Gyproc "duiplex" plasterboard 3mm 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 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 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: External walls to have min. "U" value of 0.45 W/m$^2$ deg. C.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks and to receive 10mm S/C render and 3mm skim

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.

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 700 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 manufactured by Messrs. I.G. Code I.G. L1/S 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' 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 flexal 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 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: 1979 complete with rodding eyes at every change of direction. Basins 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

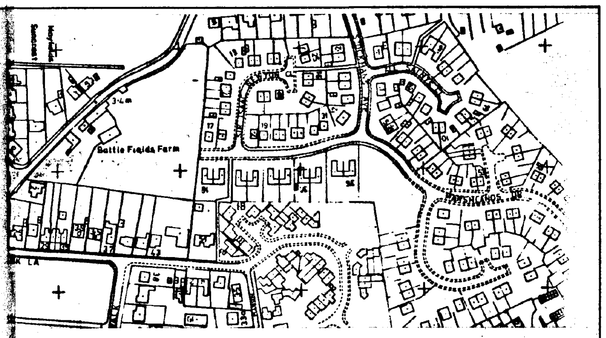
SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 dia. rainwater pipes 82.4 dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 8.0m from dwelling.

GLAZING.
Double glaze extension throughout (minimum 12mm 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.

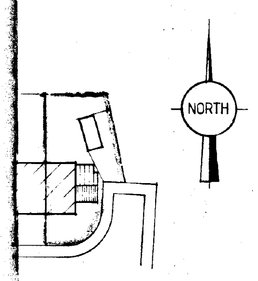
VENTILATION.
All windows to have opening lights to give the equivalent of 1/20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall/Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms to extract min. 30 litres per second. W.C. to extract min. 6 litres per second.

HOT WATER AND SPACE HEATING.
Extend existing hot water filled heating system as required. 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. L1. part 3.

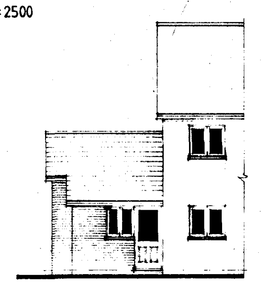
SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446: pt.1. in positions shown on plan.

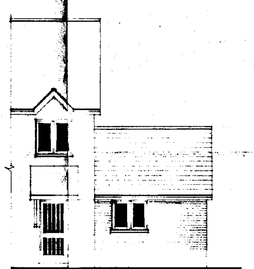


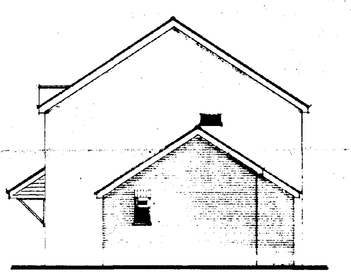
Location Plan 1:2500

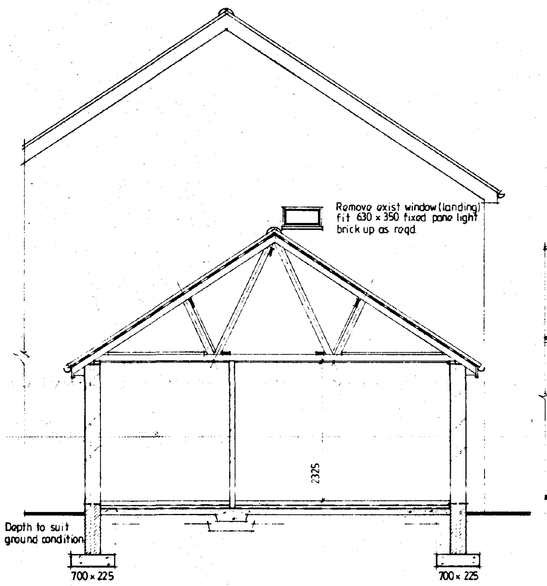


Block Plan 1:500

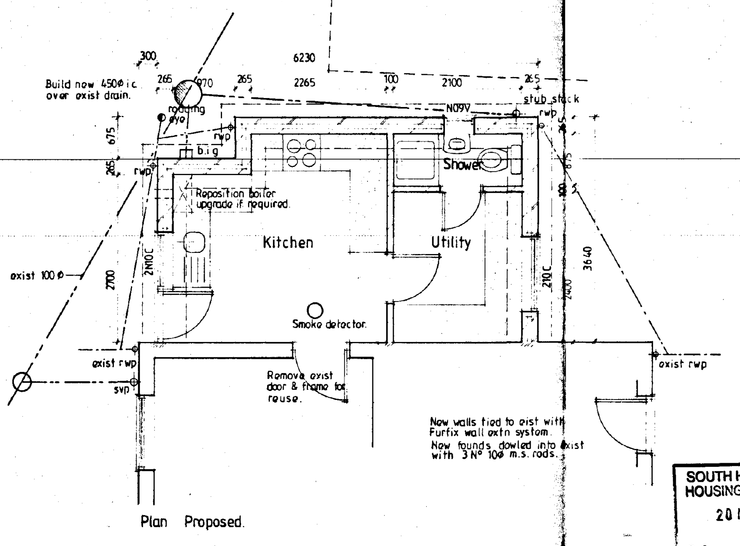

North Elevation


South Elevation


East Elevation.



Section A - A



Plan Proposed.

SOUTH HOLLAND DC
HOUSING & PLANNING
20 MAY 1996
Ref: 0470/96.

DETERMINED PLANS

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
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| revision | date | init. | revision details |
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COOPER ARCHITECTURAL DESIGN
BRAMPTON HUCKLESBATE
FLEET, SPALDING, LINCS. PE12 8LF
TEL/FAX: 01406 423782

Client: MR & MRS MARLOW

Project: PROPOSED EXTENSION TO HOUSE
21 SIR ISSAC NEWTON CLOSE
HOLBEACH
LINC'S.

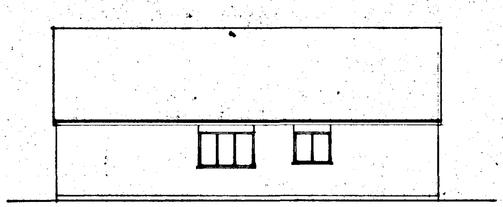
Drawing:

Scale: 1:50 1:100

Drawing No. 95054

Date: MAY '96.

Drawn:



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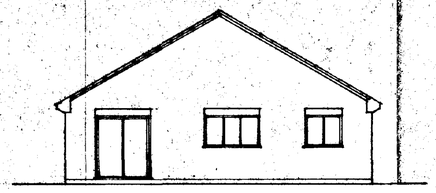

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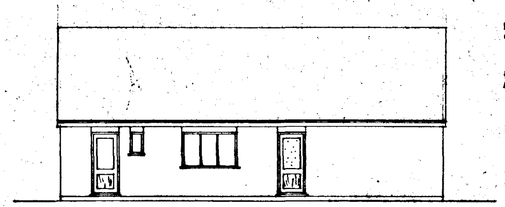
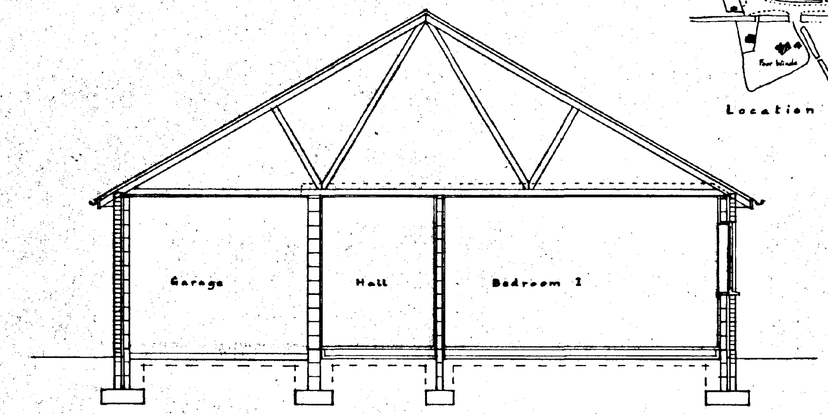


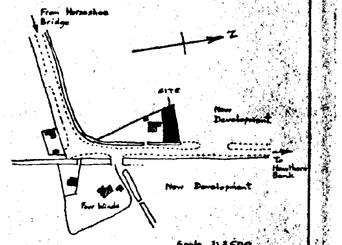
South




East



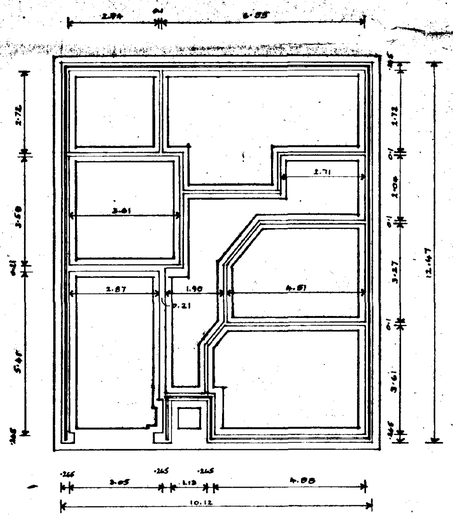

Cross Section 1:50



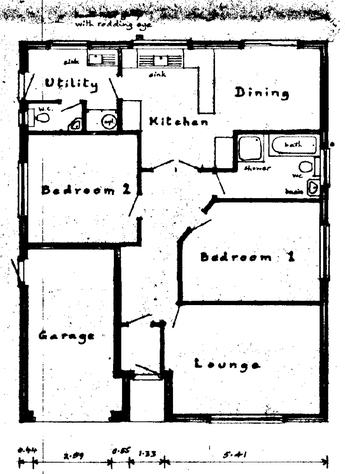

Location

Scale 1:2500

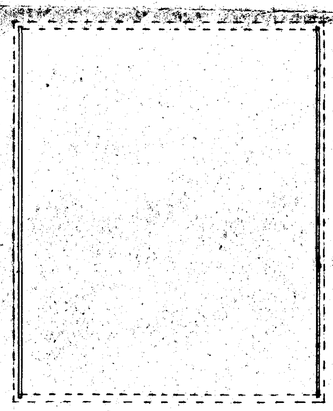
O.S. Map ref TF233-218 Crown Copyright Reserved.

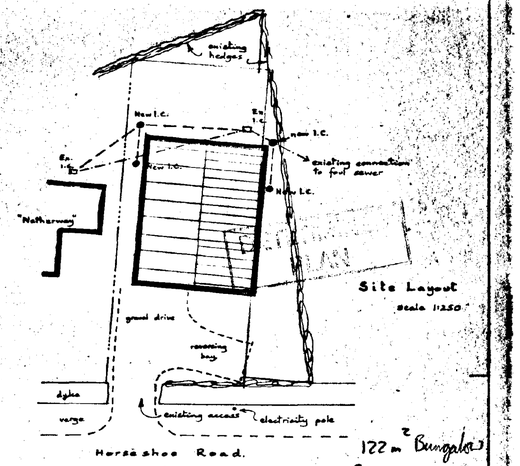


Foundations




Floor Plan






Site Layout

Scale 1:250

Horseshoe Road.

122 m² Bungalow

291 + 22.9 + 70 = 384 m² Curtilage

32%

Bungalow and Garage,
Horseshoe Road, SPALDING.
C. Richardson, Esq.

SOUTH HOUSING
20 MAY 1996
Ref: 04/9/96

| | | |
|---|---|---|
| Written dimensions to be used in preference to scaled, and all measurements to be verified by checking on site. | Scale 1:100 | A. ROFFE BUILDING DESIGN & PLANS 1, Green Lane, SPALDING, Lincs. PE11 2YB Tel: 01775-723 680 © |
| Local Authority Ref. Planning | Drawing No. 960513 | |
| Building Regulations | Date May 1996 | |