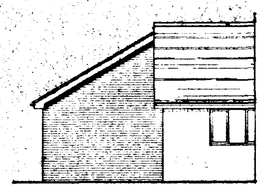
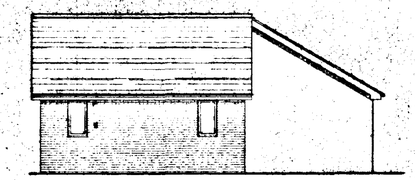


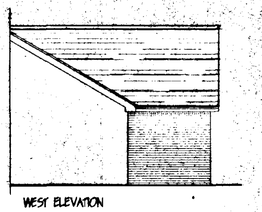
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

CEILINGS.
200mm dense fibre insulation total thickness. 100mm between & 100mm over Joists. 12.7mm Gyproc "Alpha" plasterboard 5mm skim finish. Provide min. 38 x 38 noggin 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 approved cert' No.09/1087. 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 max. "U" value of 0.45 W/ m2 deg. C.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks and 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 dense fibre 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.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows 75mm 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. lay min. 100mm, lay 300mm wide D.P.M. strip into D.P.C. to top floor D.P.M. All on 100 concrete oversite; Concrete mix GEN4 to B.S. 5328 pt 1991. 150 blinded and consolidated hardcore. Alternative: Floor construction as above but 19mm T&G. Fluorine grade chipboard on 50mm Polystyrene insulation board laid on oversite in lieu of screed and insulation board. Ensure 12mm expansion gap to perimeter of boarding. Use treated chipboard to kitchen and bathroom.

FOUNDATIONS.
Outer walls as shown inside strip concrete foundations as follows: Under 265 cavity walls provide 225 x 700 all GEN4 mix. to B.S. 5328, pt 1991. All foundations taken down to lower or 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 Ribmore, L.G. shall 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 L.G. 100 Dpc tape.

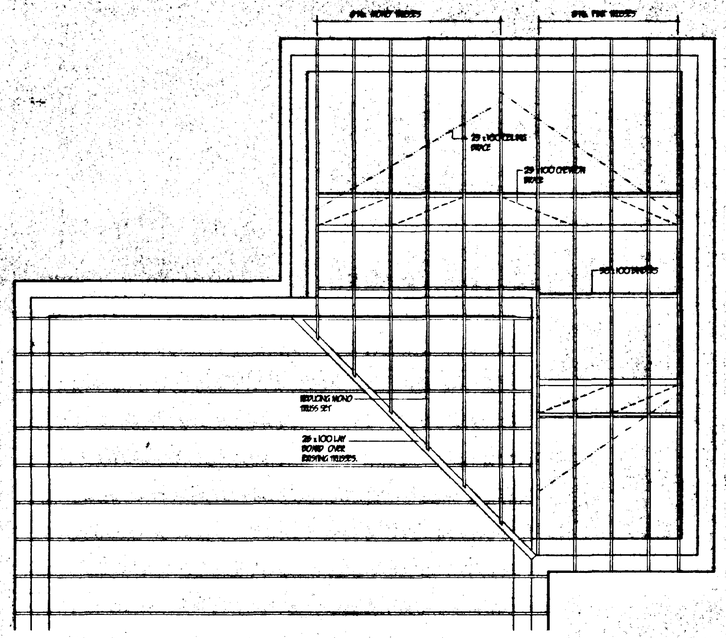
FOUL DRAINAGE
Inspection chamber construction to be "Clonk" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 laid and surround with 100mm pea gravel.

SURFACE WATER DRAINAGE.
69 dia. half round rainwater gutters to 89 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 9.0m to water from dwelling.

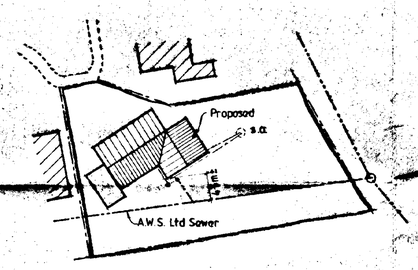
GLAZING.
Double glazed generally throughout (thermal 12mm air-gap to all units) . All glazing between F.F.L. and 800mm high and between F.F.L. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

VENTILATION.
All windows to have openable 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.

SPACE HEATING.
External smoking control heaters system as required. All hot water storage tanks and pipework to be insulated to B.R. L.1. part 9.



ROOF PLAN



BLOCK PLAN 1:500

LIMITATIONS.
This drawing is limited to the outside of the kitchen extension 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/ above.
All dimensions shall be taken from site from actual walls Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes. All upon 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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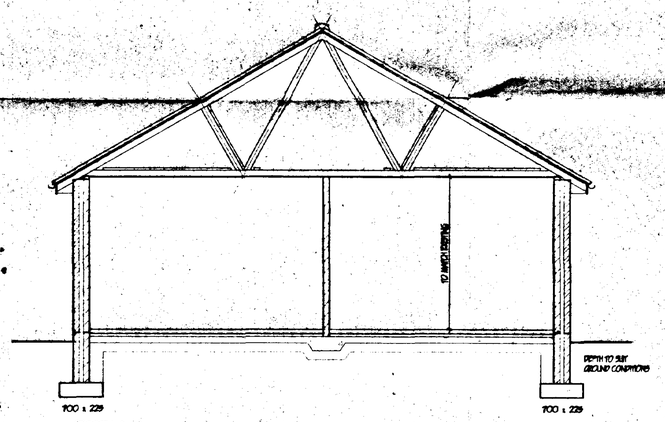
STANDARDS.
All materials to be new unless otherwise stated.All components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

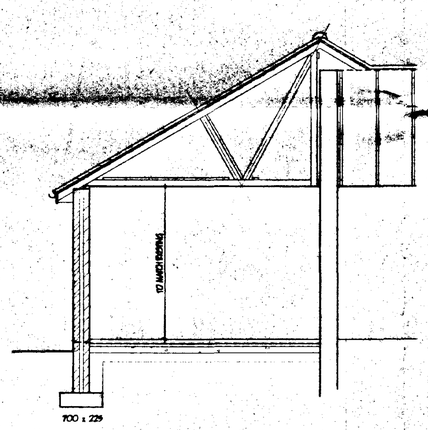
HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety Legislation for Building Sites and Work Places.
The Employer / Client is advised that should the works need to comply with the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

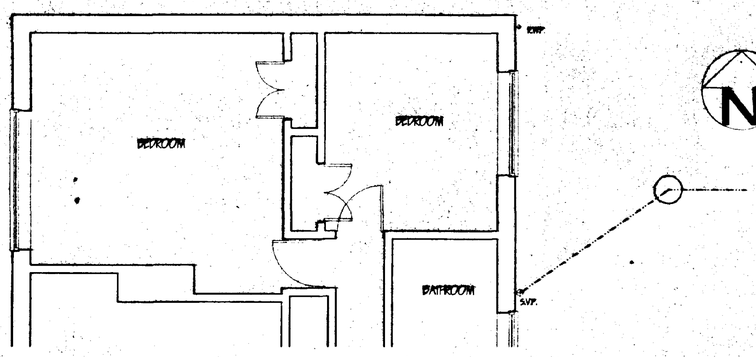
PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. 473 part 2 1971. on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure catagory as detailed in CP3 chapter V part 2 1972. Fernyside 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 approx. 90 deg. CHECK ON SITE. 38 x 100 ridge resin bonded 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 binders beneath straps. 50 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. All structural timber to be min SC3 grade. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webs 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 valley liner. Close cavity at plate level.



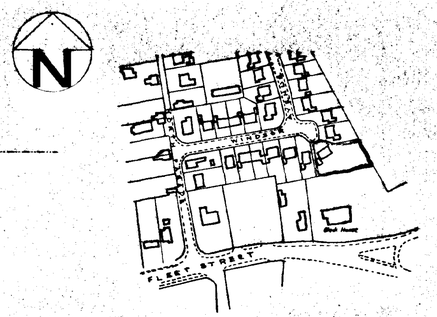
SECTION A - A



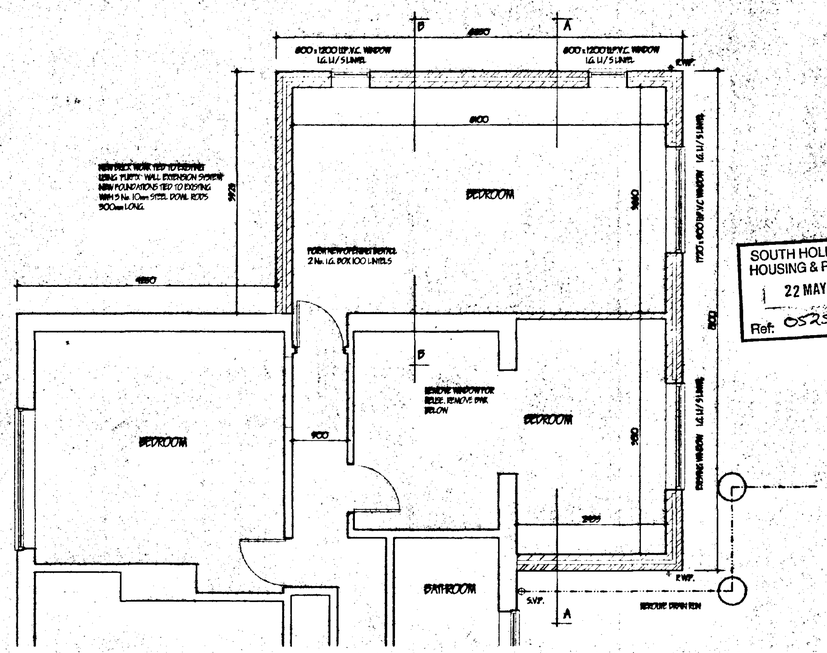
SECTION B - B



PLAN EXISTING



LOCATION PLAN 1:2500



PLAN PROPOSED

revision	date	init.	revision details.

SOUTH HOLLAND DC
HOUSING & PLANNING
22 MAY 1998
Ref: 0525/98

COOPER ARCHITECTURAL DESIGN
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FLEET, SPALDING, LINC'S PE12 6LF
Tel/Fax : 01406 423782 Mobile 0410 280982

Client
MR & MRS WARD.

Project.
PROPOSED EXTENSION TO BUNGALOW
14 WINDSOR AVENUE,
HOLBEACH,
SPALDING,
LINC'S

Drawing.
DETERMINED PLAN

Scale 1:50 1:100	Drawing No. 9762
Date. MAY '98	Drawn. J.C.