

SIDE ELEVATION

FRONT ELEVATION

REAR ELEVATION

LINTELS.
All lintels to be manufactured by Marshalls, 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 C.P. 121: Internal lintels to be I.G. 100 Plus type.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater cutters to existing 65mm dia. rainwater pipes.

GLAZING.
Double glazed casement 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.

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.

SPACE HEATING.
Extend existing system as required. Provide thermostatic valves to all radiators. All hot water pipework to be insulated to B.R. LI. part 3.

WALLING.
250 cavity walling to consist of 20mm sand cement render to C.P. 5262:100mm Tarmac Hemelite insulation block: 50 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrement 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. 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/ m2 deg. C.

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.

FIRST FLOOR CONSTRUCTION
19mm T&G. flooring grade chipboard on 47 x 125 SC9 grade joists at 400c/ c. 50 x 5 galv. steel anchor and lateral restraint straps to joist at max. 1.5m c/ c straps to be run over min. 3No. joists with solid bridging beneath: Provide herring bone strutting min. 38 x 38 at mid span of joists where span exceeds 2.5m.

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 reasers to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Rafters 47 x 125. Ceiling Joists 47 x 125. Trusses to be at 400c/ c to a pitch of approx. 35.5 deg. CHECK ON SITE. 38 x 175 Ridge Board. 38 x 200 Hip Boards. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor 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 ext. grade plywood soffit complete with 25mm wide continuous air gap and fly proof screen. All structural timber to be min.SC9 grade. At roof intersections provide 25 x 100 Lay boards and dimensions trusses at 600 c/ c : Install code 4 lead valley liner.

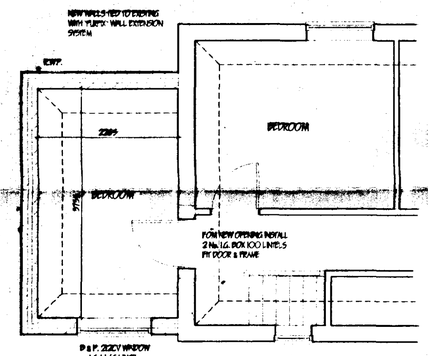
CEILINGS.
Plank ceilings 200kin glasswool insulation total thickness. 100mm between joists & 100mm over Joists. Sloping ceilings 70mm Celotex TB2... 12.7mm Gyproc plasterboard 3mm skim Finish. Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled.: Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jablite to top surface. Draught seal all round.

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.

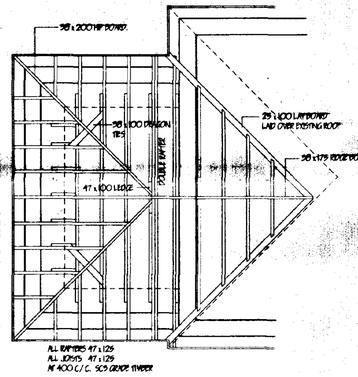
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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate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

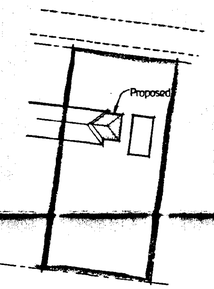
SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.



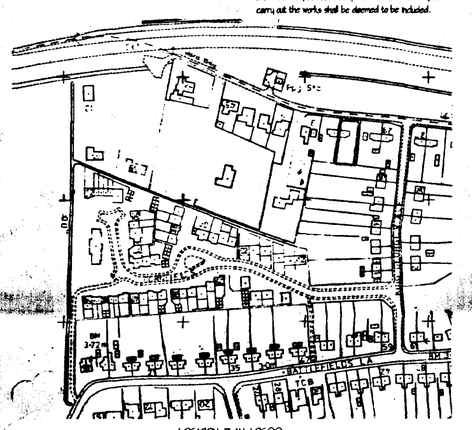
FIRST FLOOR PROPOSED



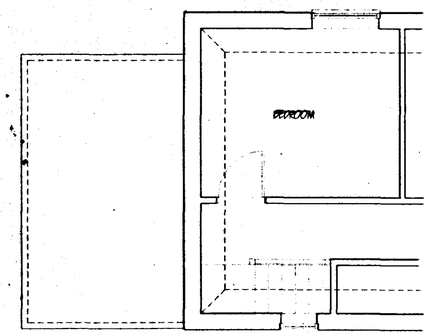
ROOF PLAN



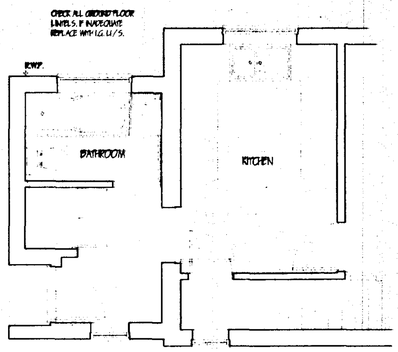
BLOCK PLAN 1:500



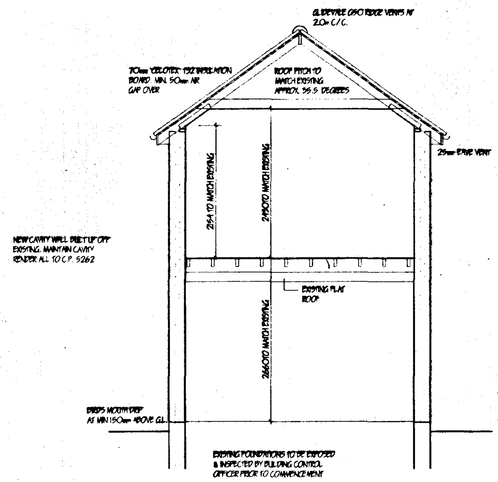
LOCATION PLAN 1:2500



FIRST FLOOR EXISTING



GROUND FLOOR EXISTING



SECTION

SOUTH HOLLAND DC
HOUSING & PLANNING
29 JUN 1998
Ref: 0667/98

DETERMINED PLAN

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
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MR & MRS B. DISDEL

Project
PROPOSED EXTENSION.
33 LOW LANE,
HOLBEACH,
SPALDING,
LINC'S.

Drawing.

Scale	1:50 1:100	Drawing No.	9765
Date	JUNE '98	Drawn.	J.C.