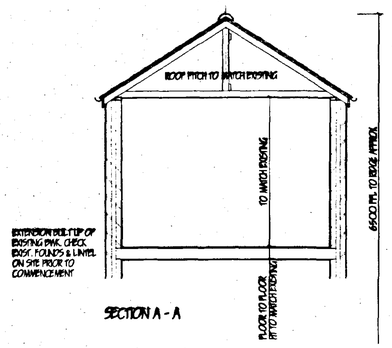
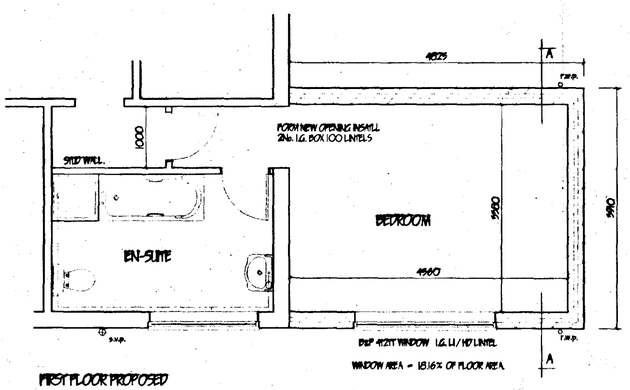
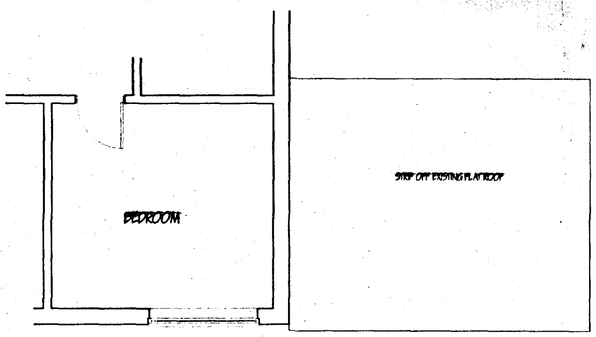


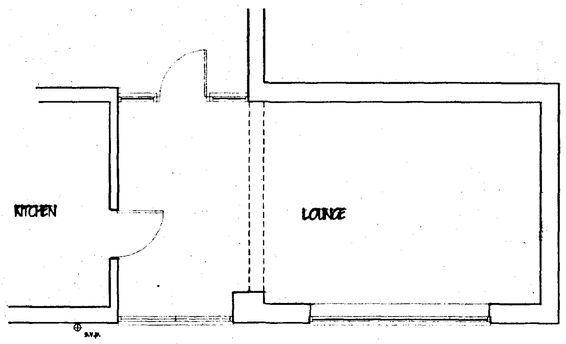
SECTION A - A



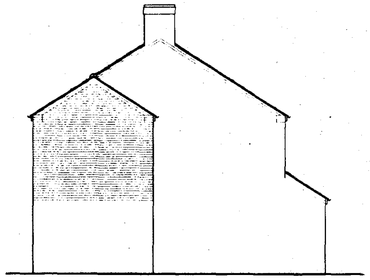
FIRST FLOOR PROPOSED



FIRST FLOOR EXISTING



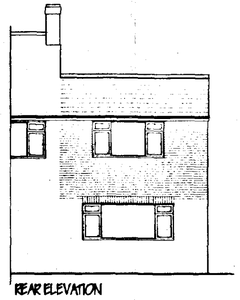
GROUND FLOOR PROPOSED



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

WALLING.
265 cavity walling to consist of floor brickwork to B.S. 5628:1974 for dam bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity; build into cavity: Rockwool cavity wall batts insulation boards in accord. with makers instructions and approved cert. No.85 / 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.: internal walls of 100mm Tarmac Hemelite solid insulation blocks and to receive 10mm S/ C render and 3mm 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

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 fillform 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., lay min. 100mm on 100 concrete oversite. Concrete mix 5:1:4 to B.S. 5328:1990: 150 blinded and consolidated hardcore.

FIRST FLOOR CONSTRUCTION
When T&G. flooring grade chipboard on 47 x 175 SC3 grade joists at 400c/ c. 30 x 5 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 2.25m: Provide 2No. joists bolted together under all 'first floor walls where not supported on blockwork below.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 265 cavity walls provide 225 x 600 all 5:1:4 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 strippable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level.

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 all external panelsare to have cavity tray D.P.C. to CP. 121. Internal lintels to be I.G. 100 Dot type.

FOUL DRAINAGE
Foul drainage pipes to be 100mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 bed and surround with 100mm pea gravel. Soil and vent pipes to be 100mm int. dia. PVC to B.S. 4514: 1969 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 rodding eyes as every change of direction. Bath, basins and sink to have 75 deep seal traps. Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 90mm waste.

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 69 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. 5.0m from dwelling.

GLAZING.
Double glazed propertis throughout (minimum 12mm air gap to all units) exclusive upvc. 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 ventilator 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 room to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second.

HOT WATER AND SPACE HEATING.
External ducting 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. LI. part 3.

LIMITATIONS.
This drawing is limited to the amount of information contained and does not pretent 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 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, variation to contract etc.

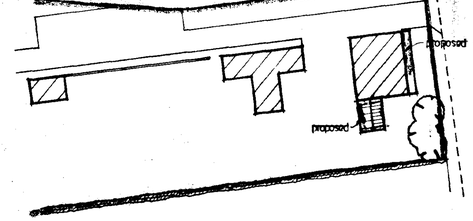
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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate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

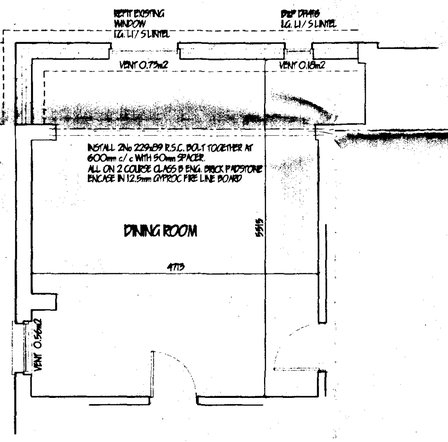
SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to match existing to B.S. 473 part 2 1971, on 25 x 38 softwood trussed 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 recent to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Terminate specialist made profile slated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALCS TO BE SUBMITTED TO L / A MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/ c to a pitch of 32.5 deg. OVER ON SITE. 38 x 100 ridge plate under 38 x 100 centre beams. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps centre 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 ext. grade plywood soffit: concelor 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. Timber supports are to be provided beneath water storage tanks over 454 centres joints. At roof abutment install code 4 lead flashings. Close cavity at plate level.

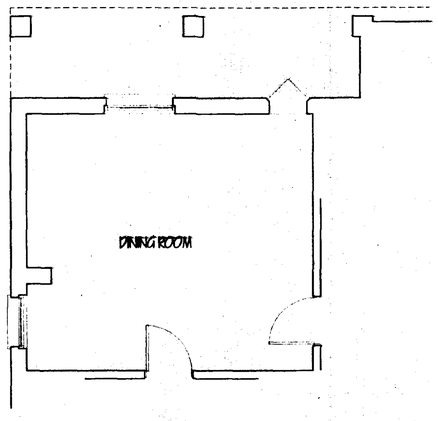
CEILINGS.
200mm glassfibre insulation total thickness. 100mm between rafters & 100mm over Joists. 12.7mm Gyproc "Ablpine" plasterboard 3mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof spaces: openings to be lined with 25 x 25 planted stops. Access panel to be 12mm ply with layer of 12.7mm Fsalne board fixed to face. Draught seal all round



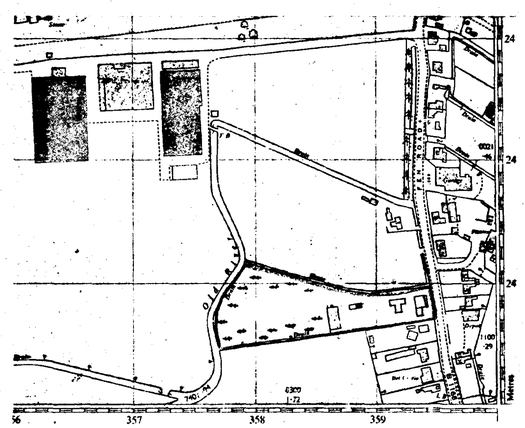
BLOCK PLAN 1:500



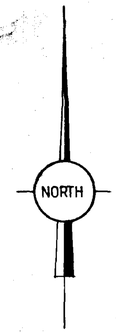
FIRST FLOOR EXISTING



GROUND FLOOR PROPOSED



LOCATION PLAN 1:2500



SOUTH HOLLAND DC
HOUSING & PLANNING
30 JUL 1997
Ref: 0849/97

revision	date	init.	revision details.

DETERMINED
PLAN

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE,
FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423782 Mobile 0410 290852

Client
MR & MRS B. FLYNN

Project
PROPOSED EXTENSION & ALTERATION TO
34 FEN ROAD,
HOLBEACH,
SPALDING,
LINC'S.

Drawing.

Scale	1:50 1:100	Drawing No.	
Date.	JULY '97	Drawn.	J.C.