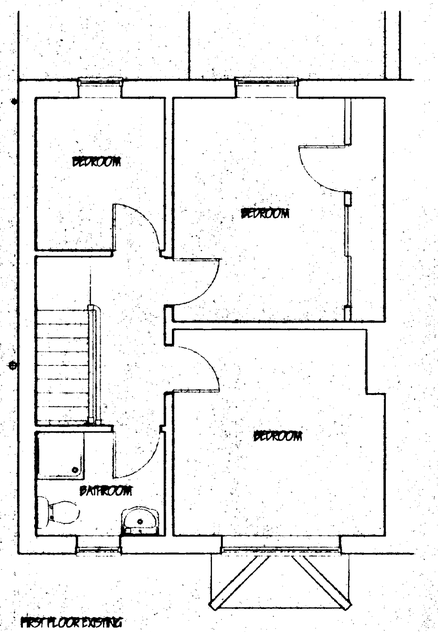
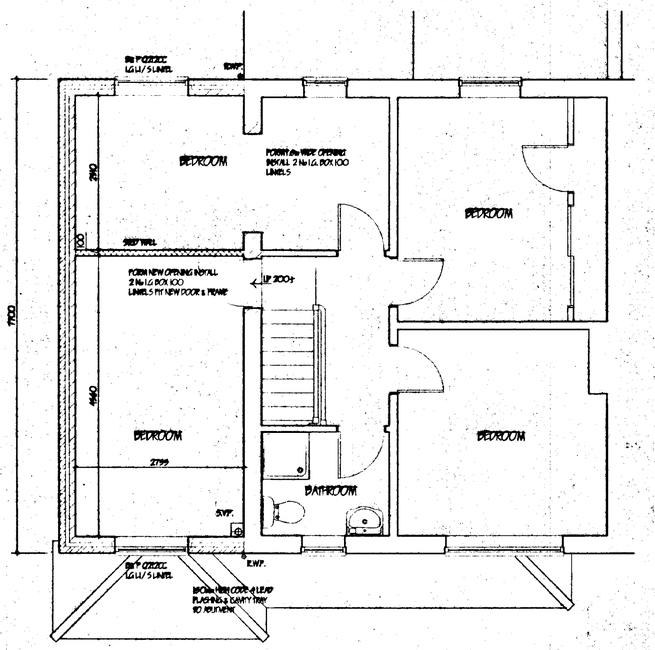
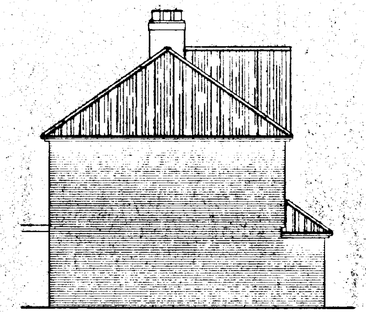


FIRST FLOOR EXISTING



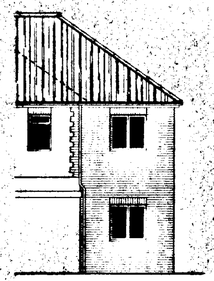
FIRST FLOOR PROPOSED



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

HOT WATER AND SPACE HEATING.
Extend existing heating as required. Ensure timer switch and suitable zone thermostats to dwellings, fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to B.R. U.I. part 5.

GENERAL.
All electrical installations to be in accordance with the latest I.E.E. Regulations.
All electrical switches and socket outlets to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from f.f.l.

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 Window Wall/ Window inserted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms 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 with 15 minute overrun.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly jointed to a fall of 1:170 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwellings.

GLAZING.
Double glazed proprietry throughout (minimum 6mm air spp 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.

LINTELS.
All lintels to be manufactured by Masters 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 openings to be underlined with 12.7 Fireline board or receive 12mm render and skim. Provide Perp-end weep holes and dispends to cavity tray.

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 110mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:170 laid and surrounded with 100mm pea gravel. Where pipes pass under floors encase in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm cap around pipe, opening masked both sides of wall with rolapol sheet material. Soil and vent pipes to be 110mm 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 roddings eyes at 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 50mm waste.

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 denser than 22% 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. by min. 100mm, lay 900mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete oversite: Concrete mix GEN4 to B.S. 5928: pt 1991: 150 blinded and consolidated hardcore: Garage floor to be as above except sand cement screed and insulation.

FIRST FLOOR CONSTRUCTION
19mm T&G. flooring grade chipboard on 47 x 190 SC9 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. 3No. joists with solid bridging beneath: Provide herring bone strutting 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 on blockwork below.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 265 cavity walls provide 225 x 700 and under 190 walls provide 225 x 450 all GEN4 mix to B.S. 5928: pt 1991. All foundations taken down to lower 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.

PITCHED ROOF CONSTRUCTION
Plain tiles to match existing to B.S. BSI 490 / 491, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type F.) and in all cases to be layered 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. Terreplaste specialist made prefabricated 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 35° deg. approx. (CHECK ON SITE) 38 x 100 rafter plate binder 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps across an 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: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be min SC9 grade. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the walls 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.

CEILINGS.
200mm glassfibre insulation total thickness. 100mm between joists & 100mm over Joists. 12.7mm (approx: plasterboard 3mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joists to be lapped and filled. Garage ceilings to be 12.7mm (approx: Fireline board and Artex. Install 150mm Glassfibre between floor joists over Garage : Provide access trap to roof space: opening to be lined with 25 x 25 planted slieper. Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jabfibre to top surface. Provide shale bolt fastening & draught seal all round

WALLING.
265 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcare silicate bricks: 65 cavity: bedd into cavity Rockwool cavity wall batten insulation boardes in accord. with makers instructions and agreement cert' No.89 / 1087. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron tissue ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 900 vertical centres at all unbonded closures of cavity: Close cavities with "Thermabatt" 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 2mm skim (except garage). Stud walls to consist of 38 x 89mm c.l.o studs at 400mm c/ c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre infill between studs.

LIMITATIONS.
This drawing is limited to 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 open 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.

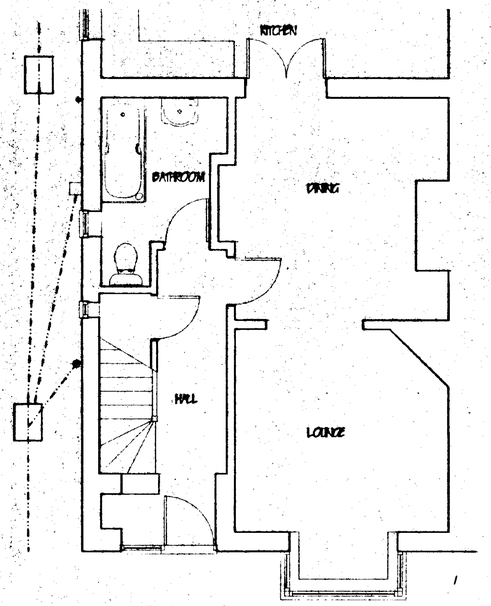
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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice. Materials shall conform to appropriate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

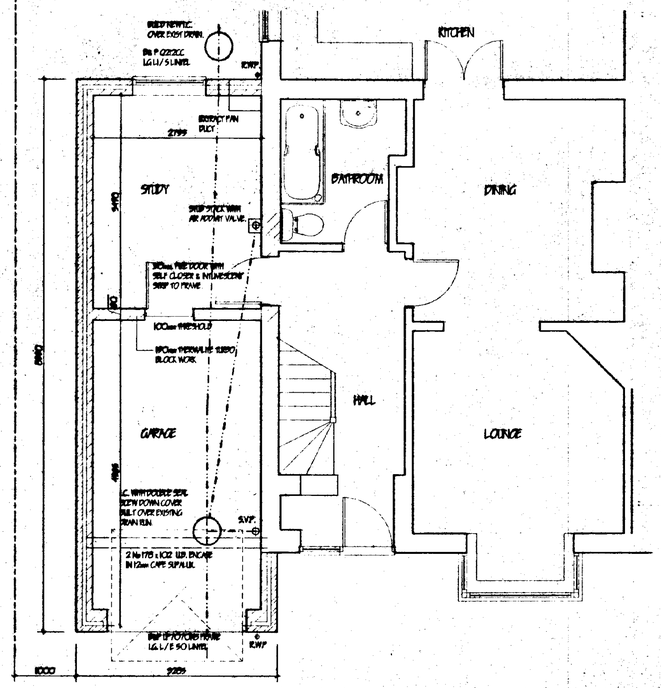
HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places. The Employer / Client is advised that should the works need to comply with the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

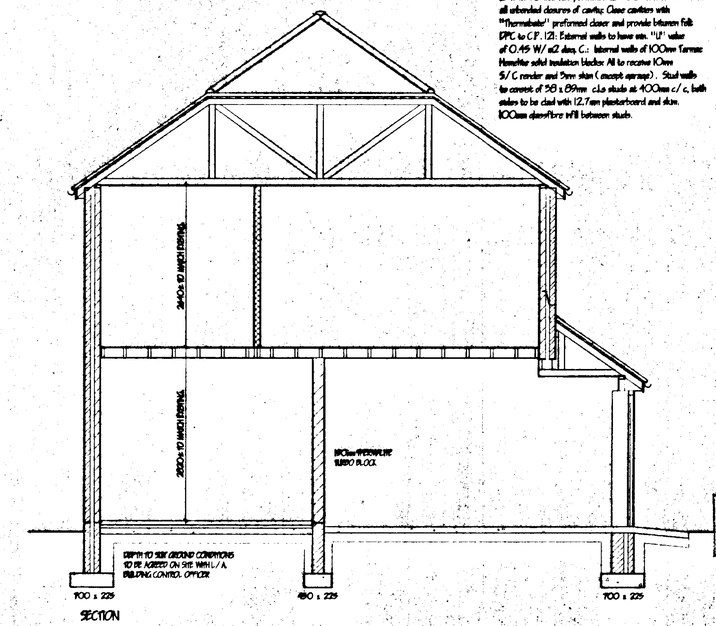
revision	date	init.	revision details.



GROUND FLOOR EXISTING



GROUND FLOOR PROPOSED



SECTION

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

Client.
MR & MRS P. KIRBY

Project.
PROPOSED EXTENSION.
72 BOSTON ROAD,
HOLBEACH,
SPALDING,
LINC'S.

Drawing.

SOUTH HOLLAND DC HOUSING & PLANNING
20 SEP 1999
Ref: 0925/99

DETERMINED PLAN

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