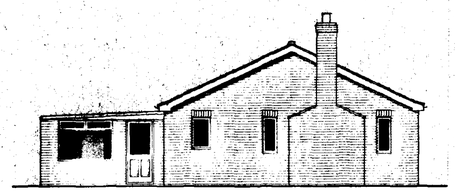
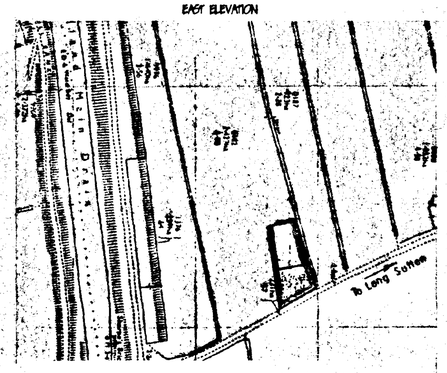


WEST ELEVATION

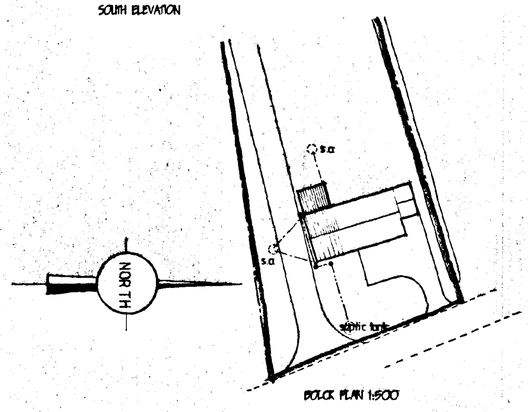


EAST ELEVATION

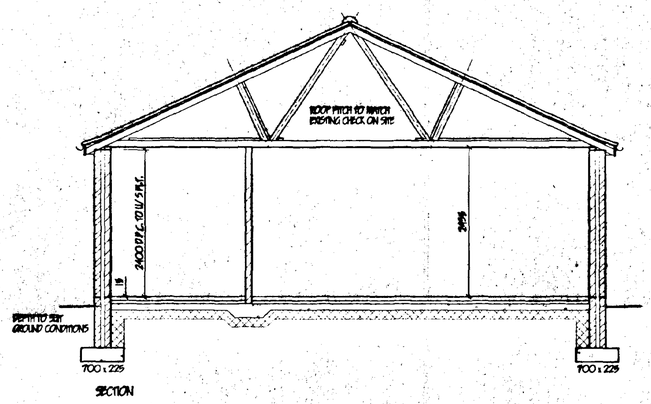
SOUTH ELEVATION



LOCATION PLAN 1:2500



BLOCK PLAN 1:500



SECTION

LIMITATIONS.
This drawing is limited in the extent 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, adherance to specification, variations to contract etc.

COPYRIGHT RESERVED.
Copies of this drawing must be made only with the written permission of Cooper Architectural Design.

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 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 must 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 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 catagory as detailed in CP3 chapter V part 2 1972. Timber to be in accordance with B.S. 4978 1996 strength class C16 or better. Timber preservative treatment to be in accordance with B.S. 5268 part 5 1989. Trussed rafters to be designed in accordance 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 25 deg. CHECK ON SITE. 38 x 100 rafter made over 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: 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.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: Close cavity at plate level.

OPEN FIRE.
To be capable of burning smokeless fuel. Hearth to be constructed of non combustible material min. 125mm thick. To project from face of wall by min. 500mm and pass reveals by min. 150mm. All in accordance with approved document part J. (part C1-2S) . Appliance to be in accordance with building regulations. Provide lowered permanent vent in ext. wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.
LINTELS.
All lintels to be manufactured by Marley 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 Pox type.

FOUL DRAINAGE
Inspection chamber combination 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. 4660:1989 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 flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm app around pipe, openings sealed both sides of wall with risland sheet materials. 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 bellton. Waste pipes to be 40mm dia. PVC to B.S. 5943: 1979 complete with rodding 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.

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

GLAZING.
Double glaze properties 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. 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. 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. 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.
Extend existing 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.

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

CEILINGS.
200mm absorbtive insulation total thickness. 100mm between rafters & 100mm over Joists. 12.7mm Gyproc "Ashden" plasterboard 9mm skim finish. Provide min. 38 x 38 nogging to all plasterboard edges. All joints to be taped and filled. Provide access tray to roof space: openings 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. Draught seal all round

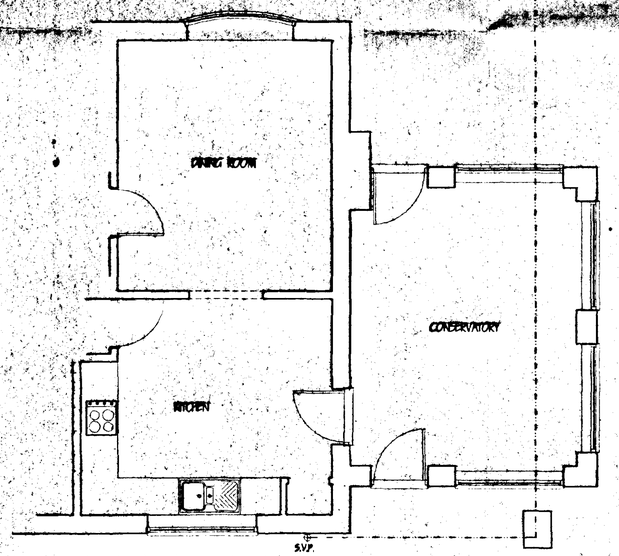
WALLING.
265 cavity walling to consist of floor brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity; build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and warranment cert' No.89 / 1087. 100mm Tarmac Hemelite 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 "Thermabatt" preformed closer and provide bitumen felt DPC to CP. 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 5/ C render and 9mm skim

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 fill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

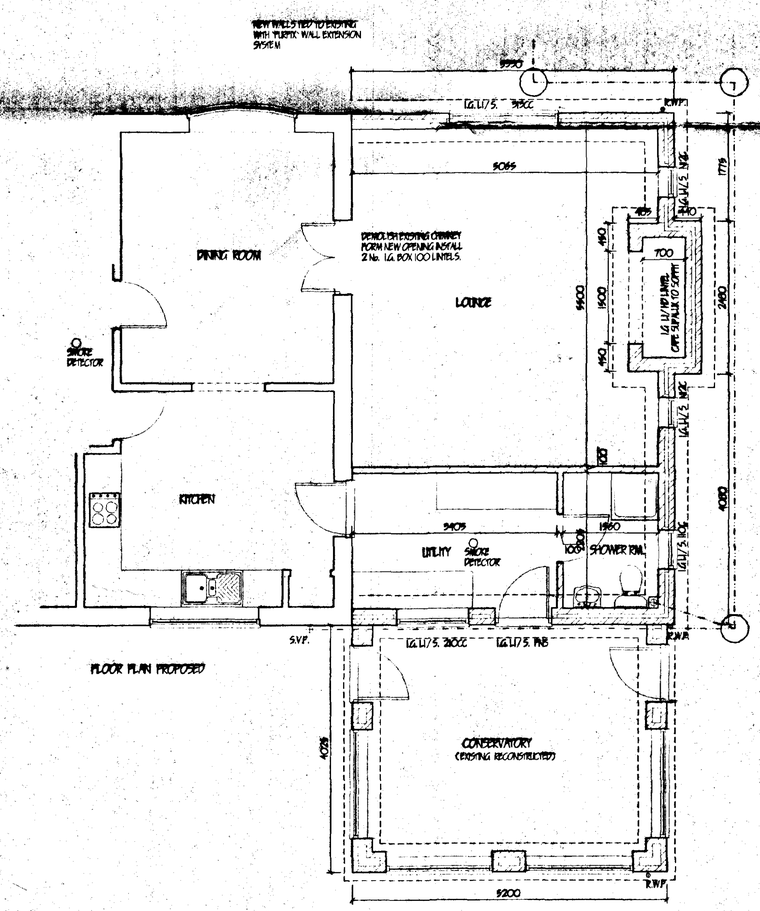
GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 75mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 50mm Polystyrene insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. to min. 100mm on 100 concrete oversite: Concrete mix GEN3 to B.S. 5328: pt1 1991: 150 blinded and consolidated hardcore.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 265 cavity walls provide 225 x 700 and under 100 walls provide 225 x 450 all GEN3 mix to B.S. 5328: pt1 1991. All foundations taken down to bear on load bearing strata to 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

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be laid socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot. Weak mix. conc. infill around flue as work proceeds. Trim roof around flue, no better within 40mm of flue. At roof / flue intersection provide code 4 lead flashing and 2 coarse engineering bricks.



FLOOR PLAN EXISTING



FLOOR PLAN PROPOSED

SOUTH HOLLAND DC
HOUSING & PLANNING
27 FEB 1998
Ref: S/225/98

DETERMINED PLAN

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE,
FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423782 mobile 0410 280892

Client
MR & MRS S. BECKER.

Project
PROPOSED EXTENSION TO BUNGALOW
LONGREACH,
1100 LOW ROAD,
LONG SUTTON,
SPALDING, LINC'S.

Drawing.

Scale	1:50 1:100	Drawing No.	9744
Date.	FEB. '98.	Drawn.	J.C.