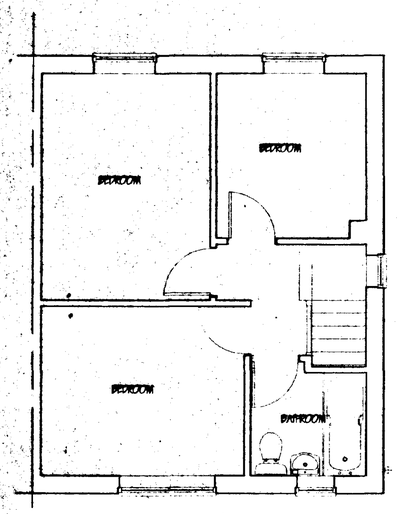
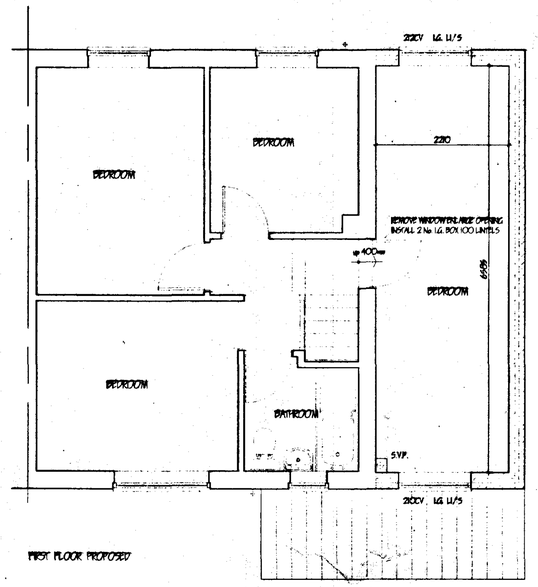


FIRST FLOOR EXISTING

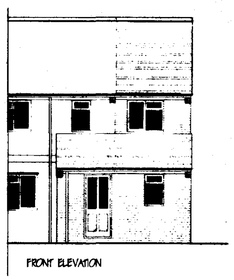
FIRST FLOOR CONSTRUCTION
19mm T&G. flooring grade chipboard on 97 x 1729 SC3 grade joists at 400c/c c 90 x 9 galv. steel anchor and lateral restraint straps to joist at max. 1.5m c/c straps to be run over min. 5No. joists with solid bridging beneath. Provide herring bone strutting min. 38 x 38 at mid 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 100 walls provide 225 x 450 all GEN4 mix to B.S. 5928: pt 1991. All foundations taken down to bear 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. LINTELS.
All lintels to be manufactured by Marsers. I.G. and to be installed in accordance with makers' instructions, and to have min. end bearings of 150mm and at external positions to have cavity trays D.P.C. to CP. 121: Internal lintels to be I.G. 100 Dpc tape

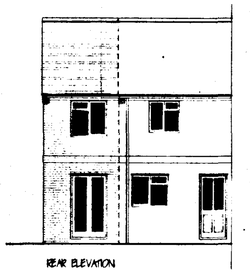
FOUL DRAINAGE
Inspection Junction combination to be "Closet" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 110mm dia. UPVC. to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 reinforced concrete lintel bridging where pipes pass through walls, allow 50mm gap around pipe, openings sealed both sides of wall with rubber 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. P.V.C. to B.S. 5255: 1979 complete with resilient caps at every change of direction. Basin to have 75 deep seal trap.



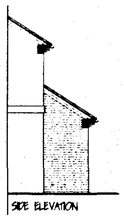
FIRST FLOOR PROPOSED



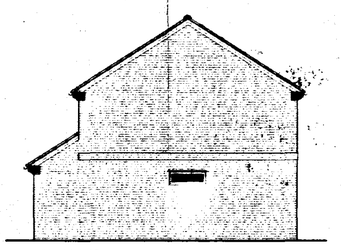
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

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.

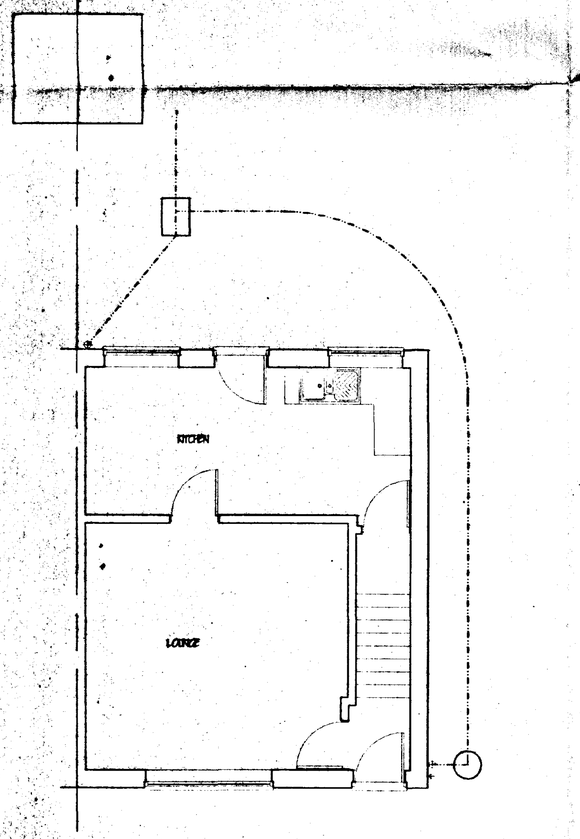
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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate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

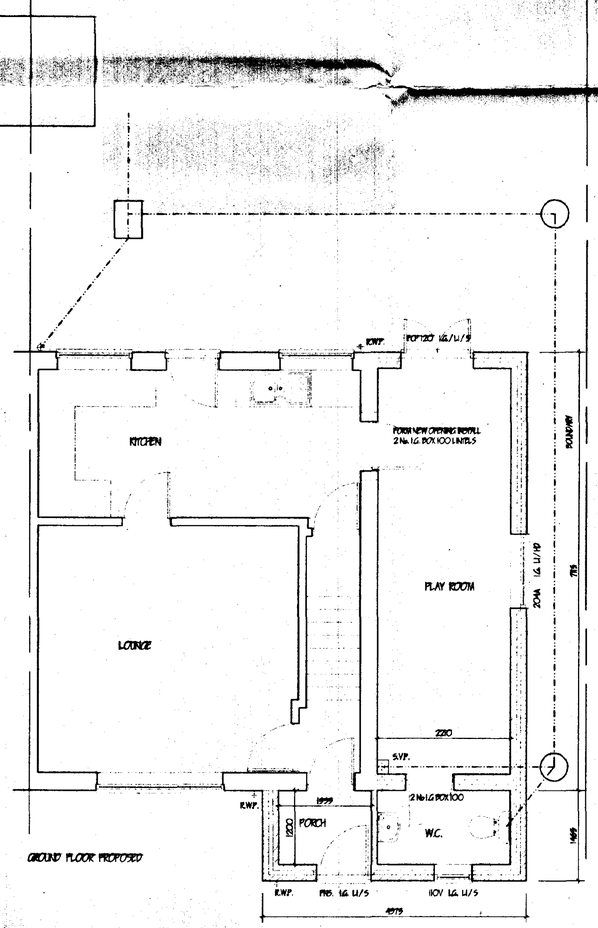
SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

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 regard to wind speed, roof pitch and exposure catagory as detailed in CP3 chapter V part 2 1972. Fernaplate specialist made prefabricated roof trusses to comply with " B.S. 5268 part 3 1985. TRUSS CALC'S TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of approx. 92.5 deg. CHECK ON SITE. 38 x 100 ridge node binder 38 x 100 centre binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps across 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 ends, grade plywood soffit complete with 25mm 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

CEILINGS.
Flat ceilings 200mm glassfibre insulation total thickness 100mm between joists & 100mm over. Joists: Stepney ceilings 70mm Celotex 159 board 12.7mm Gyproc plasterboard 5mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Garage ceilings to be 12.7mm Gyproc Fireline board and Artex: 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



GROUND FLOOR EXISTING



GROUND FLOOR PROPOSED

SURFACE WATER DRAINAGE
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipers: 110mm 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 to edge from dwelling.

GLAZING.
Double glaze properly throughout (minimum 6mm air gap to all units) . All glazing between F.F.L. and 800mm high and between F.F.L. and 1900mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed

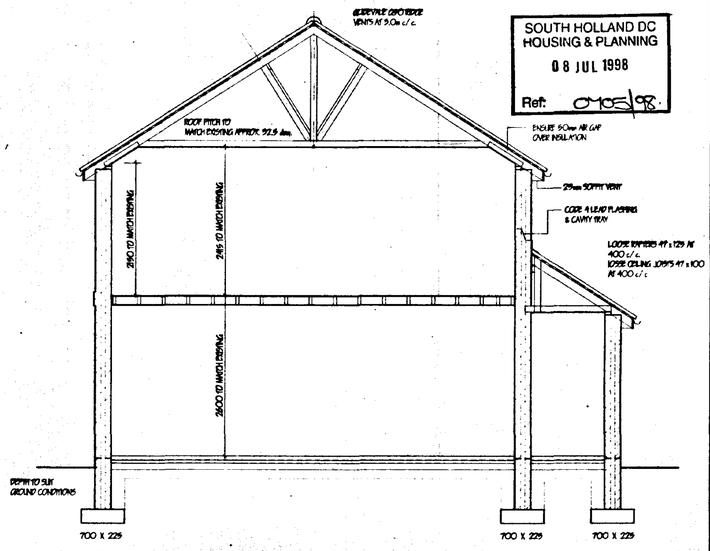
VENTILATION.
All windows to have openable lights to give the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall / Window mounted mechanical extractor fan. W.C. to extract min. 6 litres per second with 15 minute overrun.

HOT WATER AND SPACE HEATING.
External gas/oil heating system as required. 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. LI. part 3.

WALLING
265 cavity walling to consist of Facebrickwork to B.S. 5972:1974 for clay 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 warrenent cert' No.895 / 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 900 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 dim. C.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks: All to receive 10mm S/ C render and 5mm sk.m.

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 follows: 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. by min. 100mm. use 300mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete oversitter. Concrete mix GEN4 to B.S. 5928: pt 1991. 150 blinded and consolidated hardcore:



SECTION

SOUTH HOLLAND DC
HOUSING & PLANNING
08 JUL 1998
Ref: H105/98

revision	date	init.	revision details.

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

MR & MRS A. COOPER.

Project
PROPOSED EXTENSION TO
153 BROAD LANE,
MOULTON,
SPALDING,
LINCS.

Drawing
DETERMINED PLAN

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