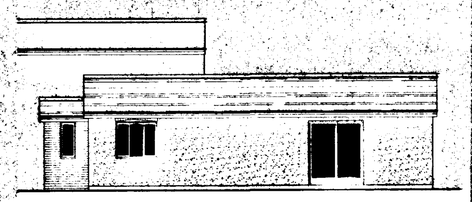
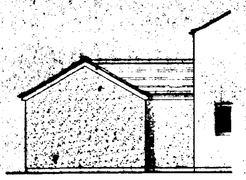


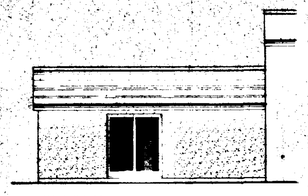
SOUTH ELEVATION



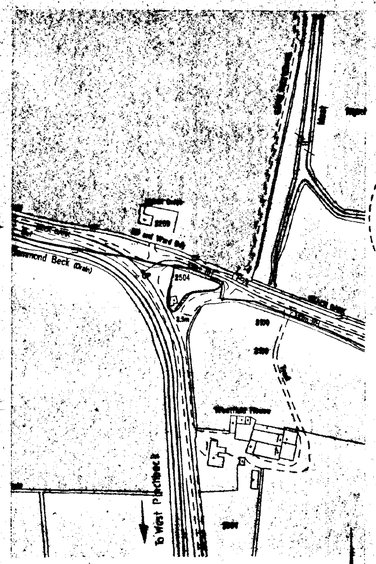
EAST ELEVATION



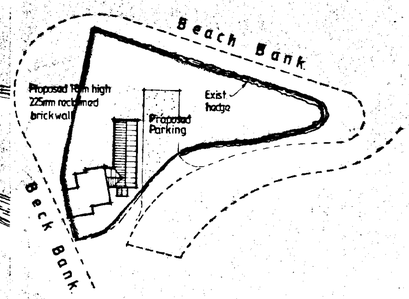
NORTH ELEVATION



WEST ELEVATION

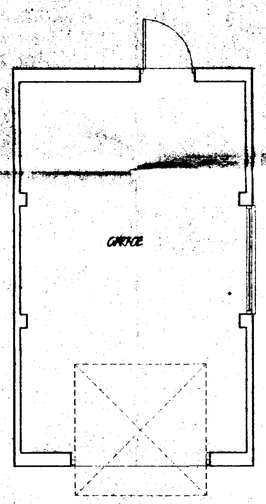


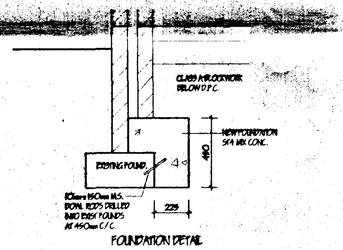
LOCATION PLAN 1:2500



BLOCK PLAN 1:500

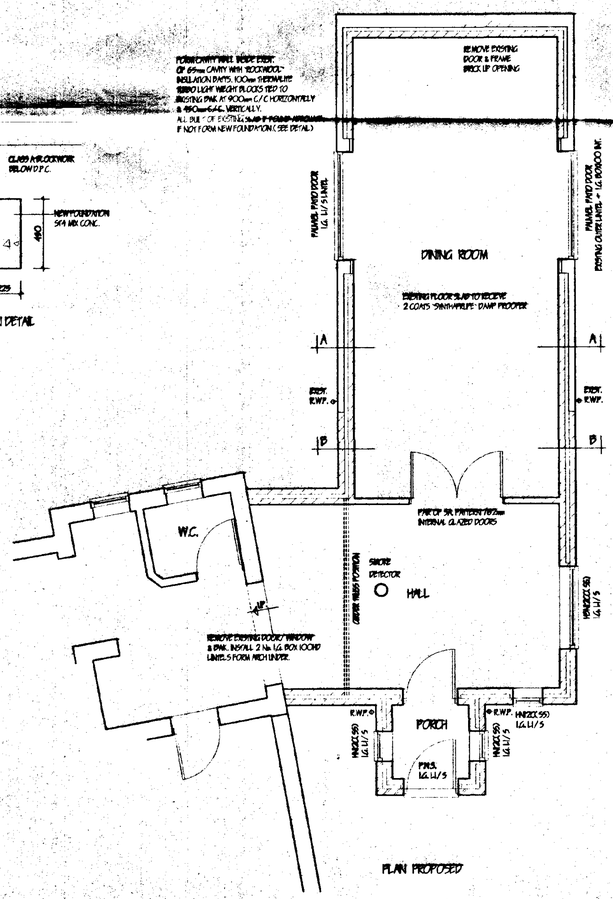
NORTH





FOUNDATION DETAIL

PLAN EXISTING



PLAN PROPOSED

FOUNDATIONS
Under walls as shown provide strip concrete foundations as follows: Under 265 cavity walls provide 225 x 600 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 Messrs 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.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flushly 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 adopt from dwelling.

GLAZING.
Double glaze properly throughout Common floor air (up 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 room to extract min. 50 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.

HOT WATER AND SPACE HEATING.
Extend existing heating system as required. Provide timer switch and suitable thermostat to dwelling or fit thermostatic 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.I. part 9.

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

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.

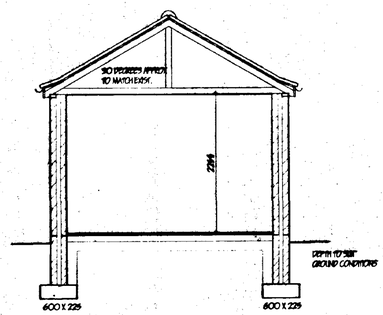
PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. 473 part 2:1971, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type F) and in all cases to be lapped by 150mm both vertically and horizontally. Fillers to be laid with min. headlap of 75mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure catagory as detailed in CP3 chapter V part 2 1972. Timberplate 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 30 deg. 38 x 100 ridge note binder 38 x 100 collins 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: 90 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. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/c: Install code 4 lead valley liner. At rear/ wall abutments provide min 150mm high code 4 lead flashing.

CEILINGS.
200mm glassfibre insulation total thickness. 100mm between joists & 100mm over Joists. 12.7mm Gyproc plasterboard 3mm skim finish: Provide min. 38 x 38 nogging to all plasterboard edges. All joints to be taped and filled.

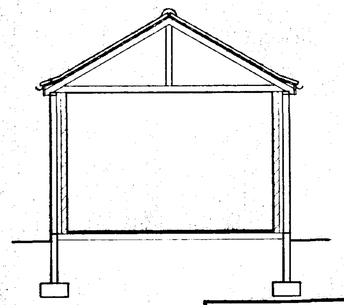
WALLING.
265 cavity walling to consist of: Face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: bold into cavity: Rockwool cavity wall bottle insulation boards in accord. with makers instructions and warrenty cert' No:E95/1087. 100mm Tarmac Hemelite 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: All to receive 10mm S/ C render and 5mm skim. Stud walls to consist of 98 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 bone 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: 20mm sand blinding & consolidated 50mm grade chipboard on 500g polythene D.P.M. or 25mm Cavitex 150 insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm, lay 300mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete overside: Concrete mix GEN4 to B.S. 5928: pt 1991: 150 blinded and consolidated hardcore:



SECTION B - B



SECTION A - A

SOUTH HOLLAND DC
HOUSING & PLANNING
13 JAN 1999
Ref: H0882/99

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 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 may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

DETERMINED PLAN

revision	date	init.	revision details.

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

Client.
MR & MRS S. TUCKER

Project.
PROPOSED EXTENSION & ALTERATIONS
TRIANGLE COTTAGE,
BECK BANK,
WEST PINCHBECK,
SPALDING, LINC'S.

Drawing.

Scale	1:50 1:100	Drawing No.	9895.1
Date.	JAN '99.	Drawn.	J.C.