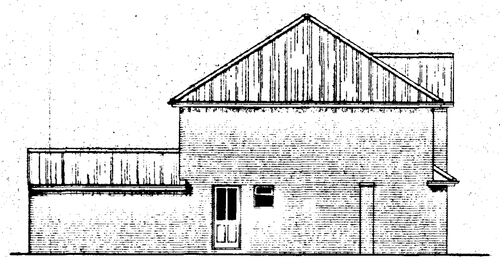
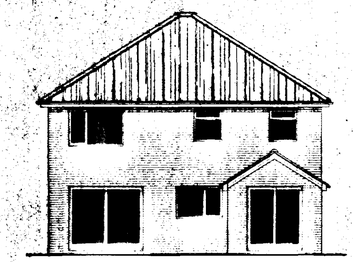


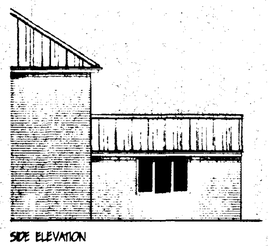
FRONT ELEVATION



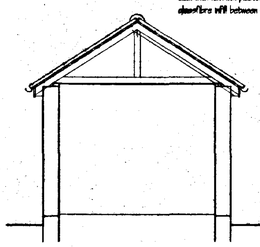
SIDE ELEVATION

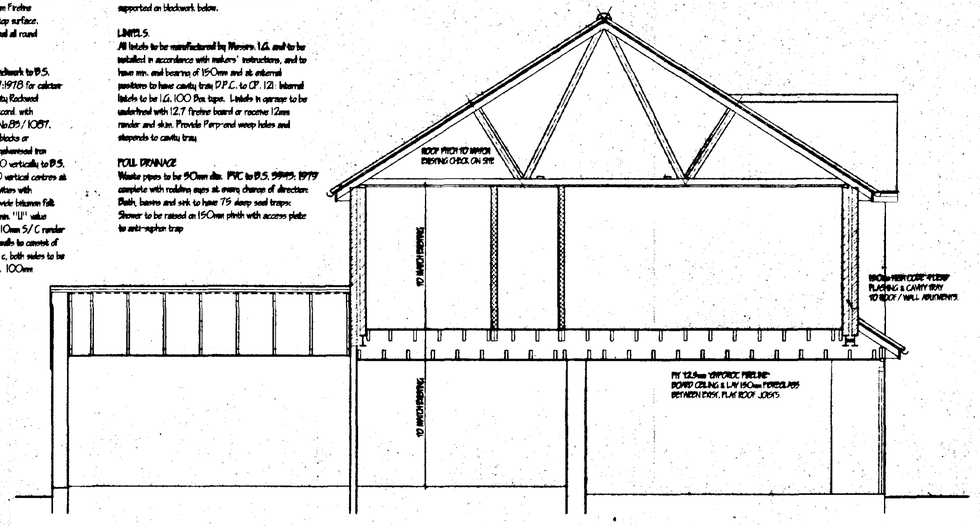


REAR ELEVATION



SIDE ELEVATION





CEILINGS.
200mm deep fibre insulation total thickness. 100mm between joists & 100mm over. Joists. 12.7mm Gyproc plasterboard 5mm skim finish. Provide min. 38 x 38 noggins to all plasterboard edges. All joists to be taped and filled. Garage ceiling to be 12.7mm Gyproc Fireline board and Artex: Provide access trap to roof space: squares to be lined with 25 x 25 planted steps: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jablite to top surface. Provide skale bolt fastening & draught seal all round

WALLING.
250 cavity walling to consist of floor brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 50 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and approved 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 "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.: All to receive 10mm S/C render and 5mm skim (except garage) . 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 glass fibre infill between studs.

FIRST FLOOR CONSTRUCTION
19mm 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 joists 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.

LINTELS.
All lintels to be manufactured by Marsons 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 tray D.P.C. to C.P. 121: Internal lintels to be I.G. 100 Plus types. Lintels in garage to be underlined with 12.7 Fireline board or receive 12mm render and skim. Provide Perp-end weep holes and stopends to cavity tray.

FOUL DRAINAGE
Waste pipes to be 90mm dia. PVC to B.S. 5255: 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

LIMITATIONS.
This drawing is limited to 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 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, 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 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.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, 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. Fetrastate 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 approx 32.5 deg. CHECK ON SITE. 38 x 100 ridge node binder 38 x 100 coffin 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: Timber supports are to be provided beneath water storage tanks over the ceiling joists. At roof intersections provide 25 x 100 lay boards and diminishing trasnes at 600 c/ c : Install code 4 lead valley liner.

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 adapt from dwelling.

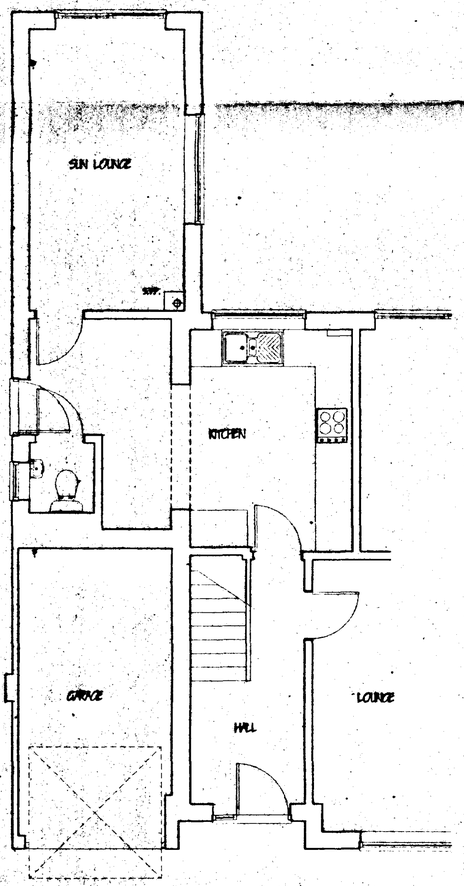
GLAZING.
Double glaze extension throughout (minimum 6mm air gap to all units). All glazing between F.F.L. and 800mm high and between F.F.L. and 1900mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

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.

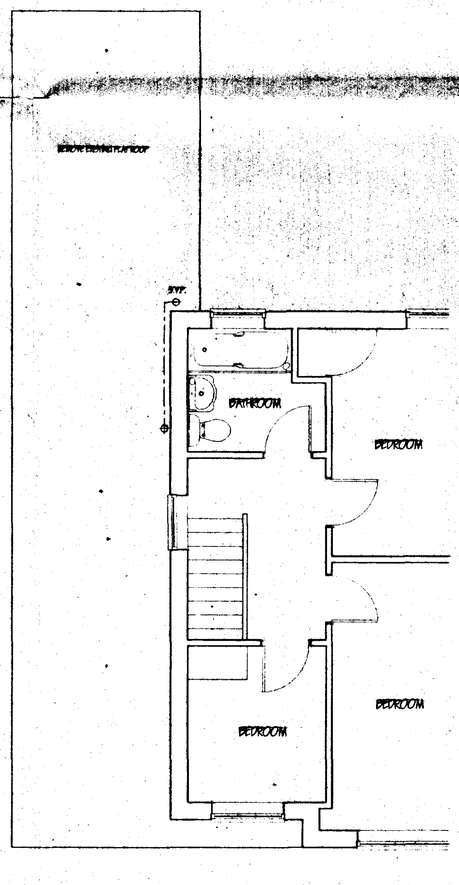
VENTILATION.
All windows to have opening lights to give the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall / Window mounted mechanical extractor fan. Bathrooms to extract min 15 litres per second which may be operated intermittently.

HOT WATER AND SPACE HEATING.
External existing system as required. F& 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. Li. part 3.

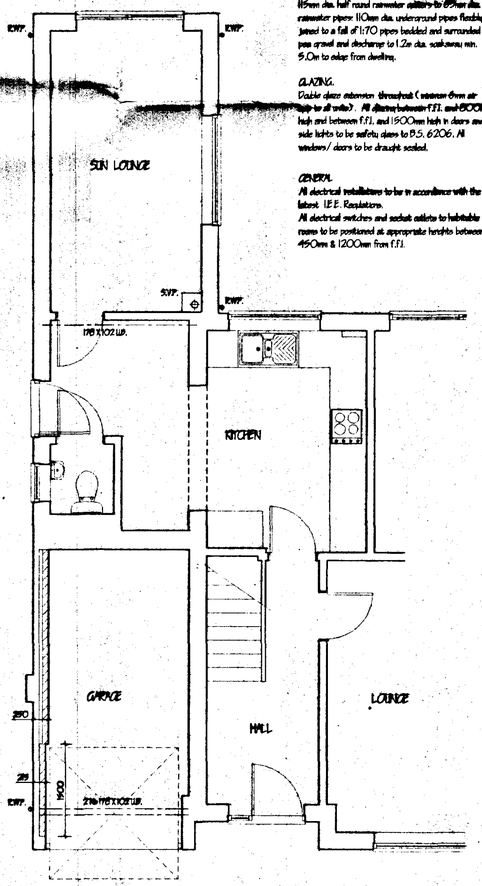
SMOKE DETECTORS.
Provide mains operated self contained smoke alarms to B.S. 5446: pt.1. in positions shown on plan.



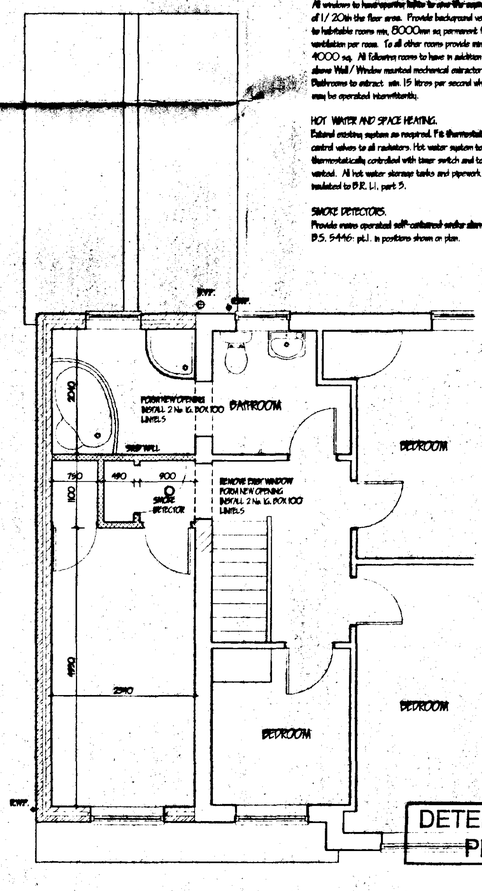
GROUND FLOOR EXISTING



FIRST FLOOR EXISTING



GROUND FLOOR PROPOSED



FIRST FLOOR PROPOSED

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING -7 SEP 1999 Ref: 0881/FH

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE, FLEET, SPALDING, LINC'S PE12 6LF
Tel/Fax : 01406 423782
Mobile : 0410 280952

Client. MR & MRS HINES

Project. PROPOSED EXTENSION TO HOUSE 45 AINTREE DRIVE SPALDING, LINC'S.

Drawing.

Scale	1:50 1:100	Drawing No.	9905:1
Date.	AUG. '99	Drawn.	J.C.