SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 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.
Provide Secondary Glazing to all new windows. All Glass 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 min 4000 sq mm. Provide Wall/Window mounted mechanical extractor fan to shower room to extract min. 15 litres per second which may be operated intermittently.

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. Lintels in garage to be underlined with 12.7 fireline board or receive 12mm render and skim.

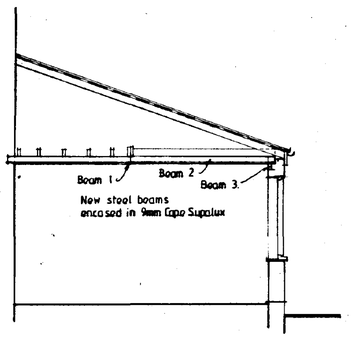
HOT WATER AND SPACE HEATING.
Extend existing heating system as required. Provide or fit thermostatic valves to all radiators. Hot water storage tanks and pipes to be insulated to B.R. 1.1. and 3.

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 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.

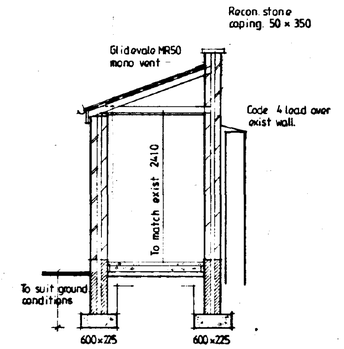
STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate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

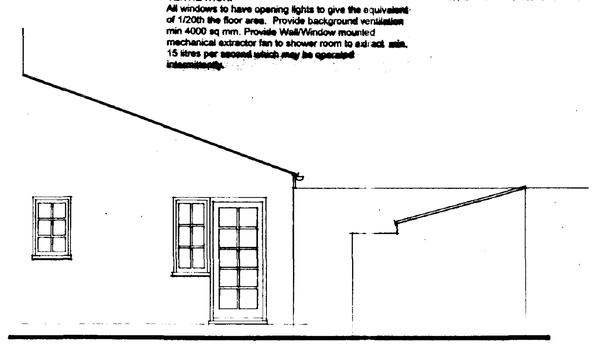
SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.



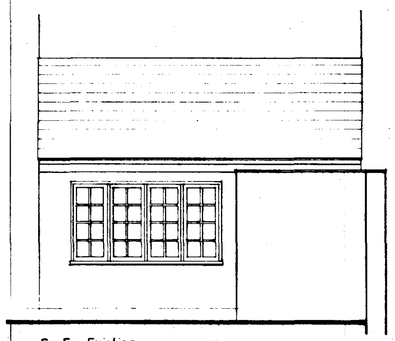
Section Existing



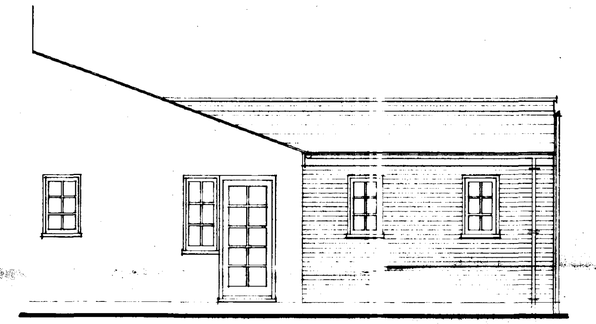
Section Proposed



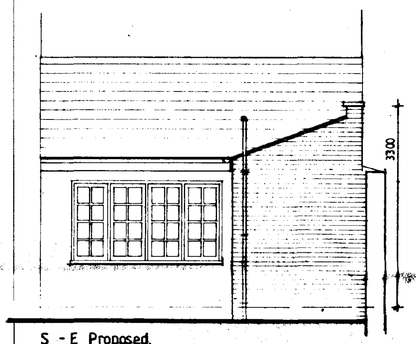
S - W Existing



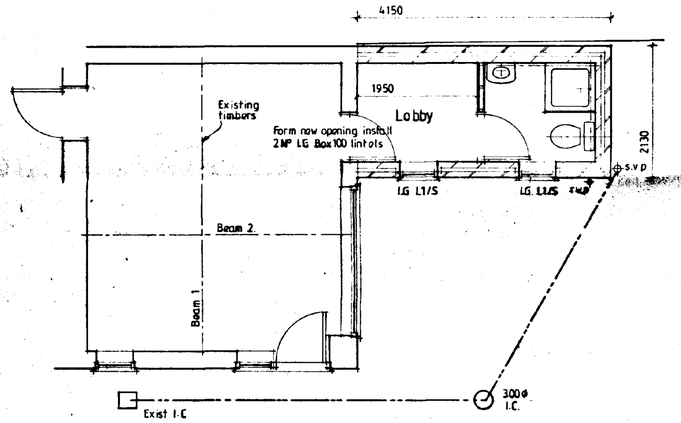
S - E Existing



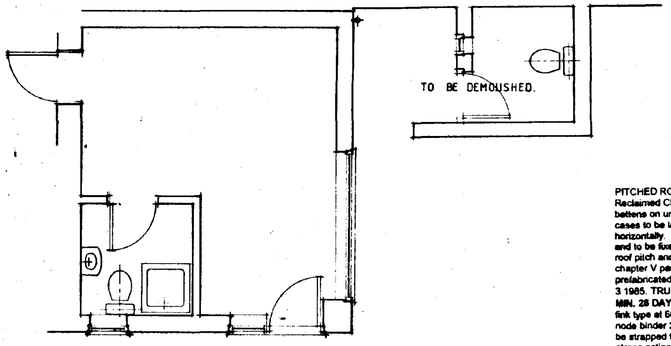
S - W Proposed



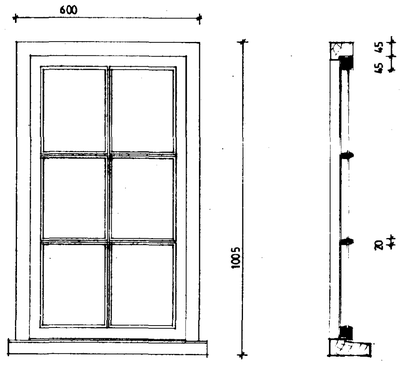
S - E Proposed.



Plan Proposed



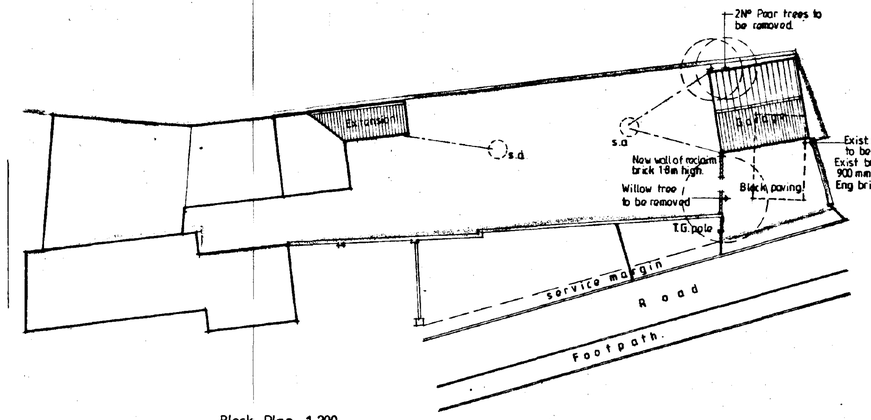
Plan Existing.



Window Detail 1:10 2Nº Required.



Location Plan 1:2500



Block Plan 1:200

NORTH

SUPERSEDED

PITCHED ROOF CONSTRUCTION. GARAGE
Reclaimed Clay Pantiles, 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 category as detailed in CP3 chapter V part 2 1972. Twinaplate specialist made prefabricated roof trusses to comply with B.S. 6208 part 3 1985. TRUSS CALC'S TO BE SUBMITTED TO LA. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be fink type at 600c/c to a pitch of 35 deg. 38 x 100 ridge node binder 2No 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: 27 x 75 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

PITCHED ROOF CONSTRUCTION. EXTENSION
Blue/Black Reclaimed Natural Slate to match existing on 19 x 38 treated timber battens on underfelt to B.S. 747 (type 1F) 50 x 100 jack rafters and ceiling joists. All timber feet strapped to wall plate with m.o. truss clips.

CEILINGS
200mm glassfibre insulation total thickness. 100mm between rafters & 100mm over rafters. 12.7mm Gyproc "duplex" plasterboard 3mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Garage ceiling 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. 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 calcium silicate bricks: 85 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrement cert No.83/1087. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontaly 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/m^2 deg. C.: Internal 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 glassfibre infill between studs. Garage walls to be 215mm thick of face brick externally with 100mm Tarmac Hemelite blockwork internally.

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: 50mm sand and cement screed on 100 concrete oversite: Concrete mix ST4 to B.S. 5328:1990: 75mm Jablite SD insulation board on 1200g Polythene D.P.M lapped continuous with D.P.C. : 150 blinded and consolidated hardcore: Garage floor to be as above except sand cement screed and insulation.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 265 cavity walls and 215 solid wallsprovide 225 x 600 all ST4 mix to B.S. 5328: 1990. 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.

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 100mm dia. UPVC, to B.S. 4660:1983 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 180 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm gap around pipe, opening masked both sides of wall with ridged sheet material: Soil and vent pipes to be 100mm int. dia. PVC to B.S. 4514: 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm dia. PVC to B.S. 3943: 1979 complete with rodding eyes at every change of direction: Basin to have 75 deep seal traps: Shower to be raised on 150mm plinth walls, access plate in anti-siphon trap and 50mm waste.

SOUTH HOLLAND DC
HOUSING & PLANNING
01 OCT 1996
Ref. CAS/96

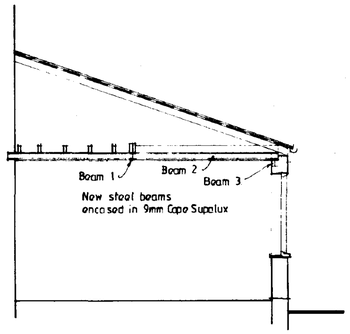
COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE, FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423782

Client.
DR & MRS TOWNSEND

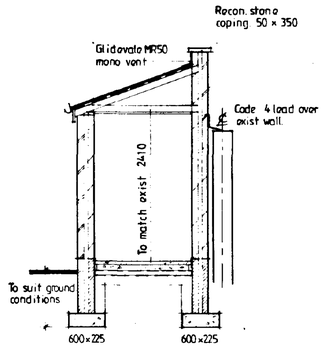
Project.
EXTENSION TO HOUSE plus GARAGE
9 HIGH STREET,
SPALDING,
LINC'S.

Drawing.
EXTENSION

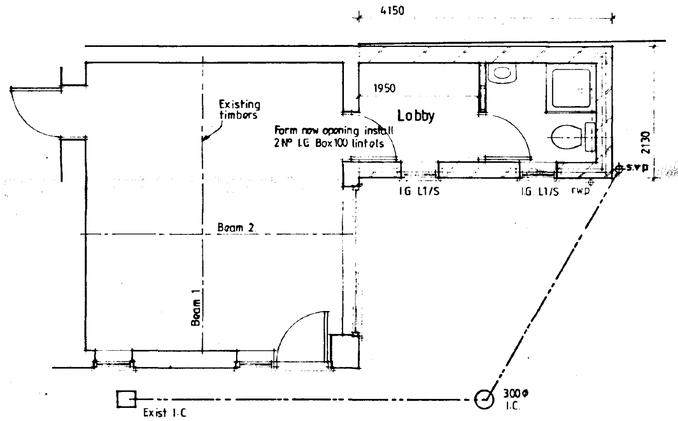
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Date. SEPT '96	Drawn.



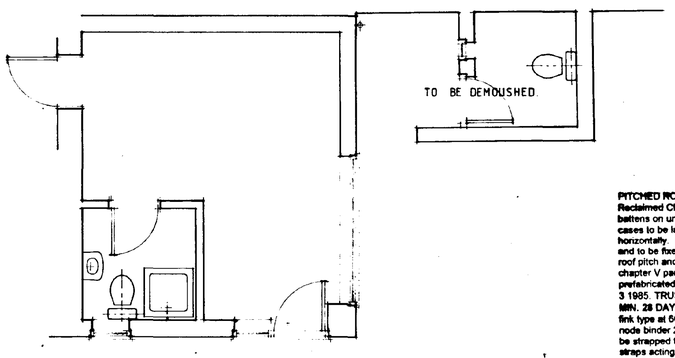
Section Existing



Section Proposed



Plan Proposed



Plan Existing.

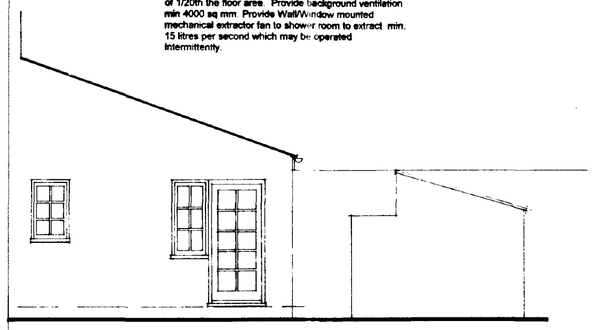
SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 dia. rainwater pipes 82.4 dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

GLAZING.
Provide Secondary Glazing to all new windows. All Glass 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.

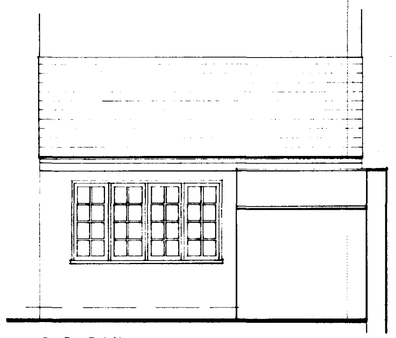
VENTILATION.
All windows to have opening lights to give the equivalent of 1/20th the floor area. Provide background ventilation min 4000 sq mm. Provide Wall/Window mounted mechanical extractor fan to shower room to extract min. 15 litres per second which may be operated intermittently.

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. Lintels in garage to be underlined with 12.7 fireline board or receive 12mm render and skim.

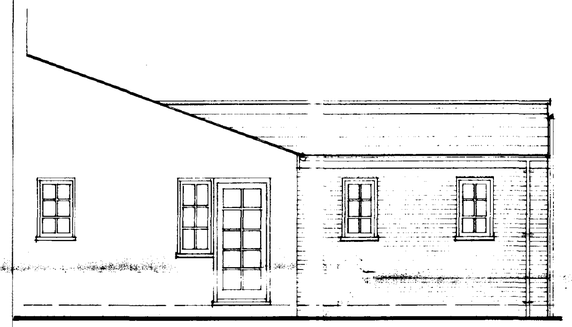
HOT WATER AND SPACE HEATING.
Extend existing heating system as required. Provide or fit thermostatic valves to all radiators. Hot water storage system to be vented and all hot water storage tanks and pipes to be insulated to B.R. L1. part 3.



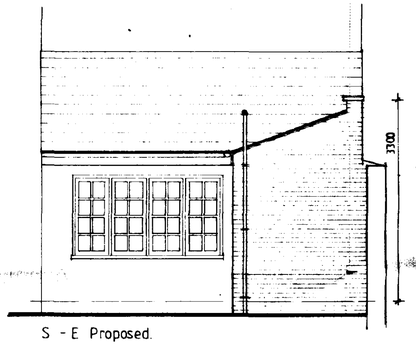
S - W Existing



S - E Existing



S - W Proposed



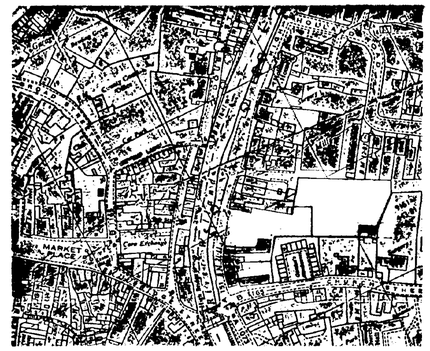
S - E Proposed.

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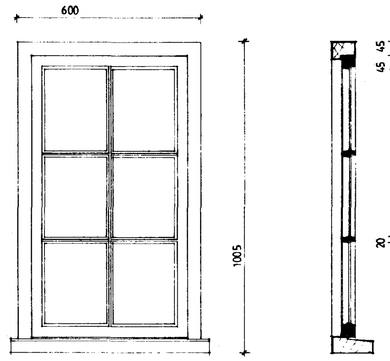
STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate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

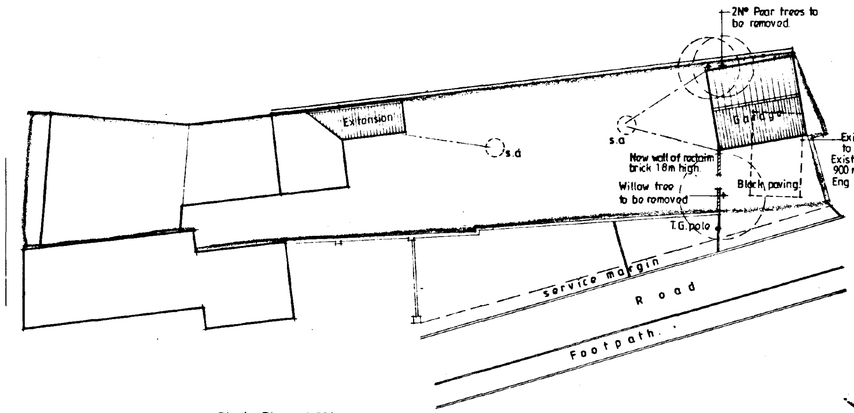
SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.



Location Plan 1:2500



Window Detail 1:10 2Nº Required.



Block Plan 1:200

SOUTH KESTEVEN DC
HOUSING & PLANNING
21 OCT 1996
Ref: S/0918/96

AMENDED PLAN

DETAILED PLAN

COOPER ARCHITECTURAL DESIGN
BRIGHAMS, HIGHCLERE ATC
FLEET, SPALDING, LINC'S PE11 3EF
Tel/Fax : 01406 423782

Client.
DR & MRS TOWNSEND

Project.
EXTENSION TO HOUSE\plus GARAGE
9 HIGH STREET,
SPALDING,
LINC'S.

Drawing.
EXTENSION.

Scale	Drawing No.
1:50	9617:1 A
Date. SEPT '96	Drawn.

PITCHED ROOF CONSTRUCTION. GARAGE
Reclaimed Clay Pantiles, 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 category as detailed in CP3 chapter V part 2 1972. Twinaplate 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 fink type at 600c/c to a pitch of 35 deg. 38 x 100 ridge node binder 2No 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: 27 x 75 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 web/s in accordance with Truss Plate Assoc. tech. bulletin sheet 4

PITCHED ROOF CONSTRUCTION. EXTENSION
Blue/Black Reclaimed Natural Slate to match existing on 19 x 38 treated timber battens on underfelt to B.S. 747 (type 1F) 50 x 100 jack rafters and ceiling joists. All Rafter feet strapped to wall plate with m.s. truss clips.

CEILINGS.
200mm glass/fibre insulation total thickness: 100mm between rafters & 100mm over rafters. 12.7mm Gyproc "duoplex" plasterboard 3mm skim finish; Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Garage ceiling 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. Draught seal all round.

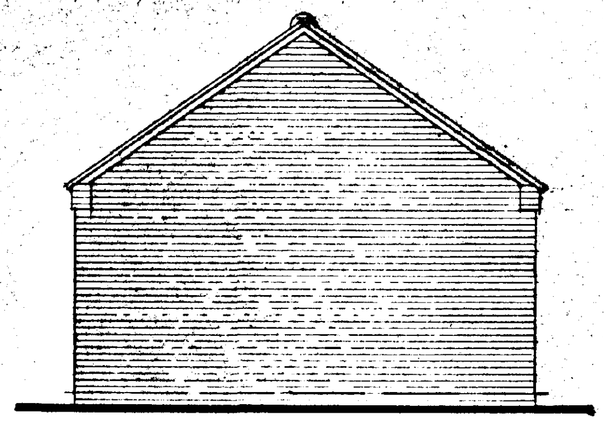
WALLING.
265 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrement cert No.83/1067. 100mm Tarmac Hemelite 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/m^2 deg. C.: Internal 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. Garage walls to be 215mm thick of face brick externally with 100mm Tarmac Hemelite blockwork internally.

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.

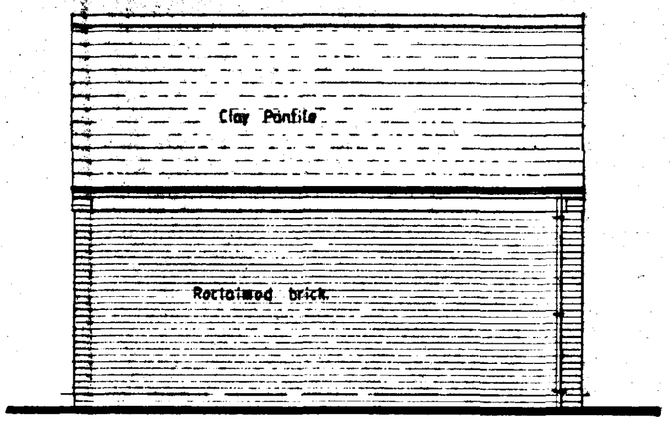
GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 50mm sand and cement screed on 100 concrete oversite: Concrete mix ST4 to B.S. 5328:1990: 75mm Jablite SD insulation board on 1200g Polythene D.P.M lapped continuous with D.P.C.: 150 blinded and consolidated hardcore: Garage floor to be as above except sand cement screed and insulation.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 265 cavity walls and 215 solid wallsprovide 225 x 600 all ST4 mix to B.S. 5328: 1990. 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.

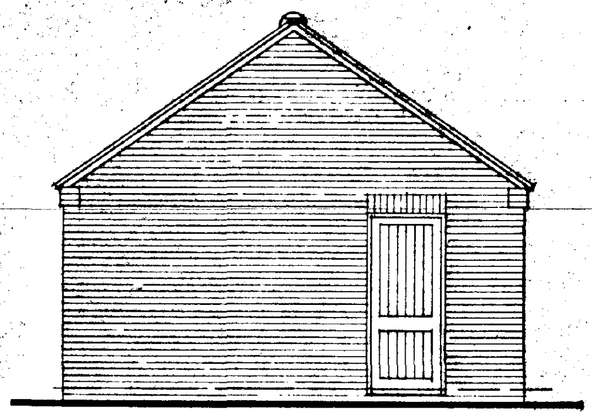
FOUL DRAINAGE
Inspection chamber construction to be "Osma" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 100mm dia. UPVC, to B.S. 4660:1983 flexibly jointed and laid to makers' instructions 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 gap around pipe, opening masked both sides of wall with ridged sheet material. Soil and vent pipes to be 100mm int. dia. PVC to B.S. 4514: 1983 and to extend 900mm above window head terminating with PVC bellcon. Waste pipes to be 40mm dia. PVC to B.S. 3943: 1979 complete with rodding eyes at every change of direction: Basin to have 75 deep seal traps: Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 50mm waste.



North

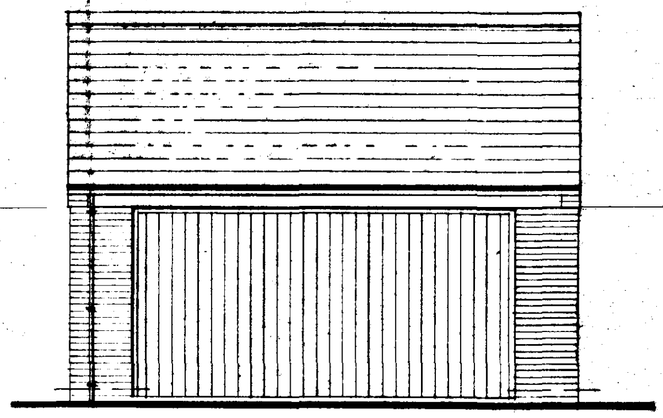


East

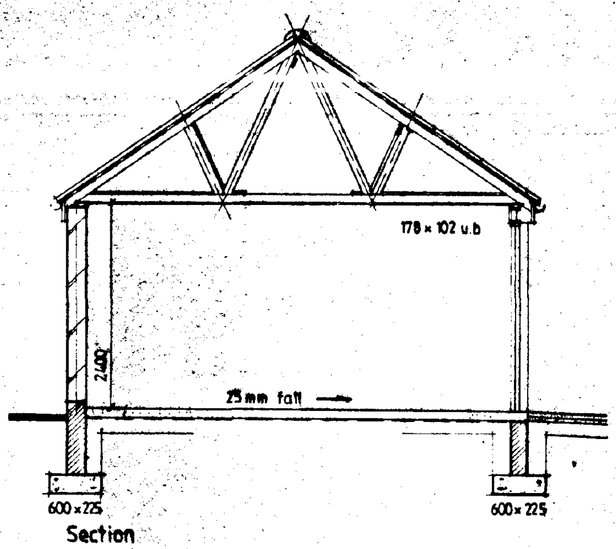


South

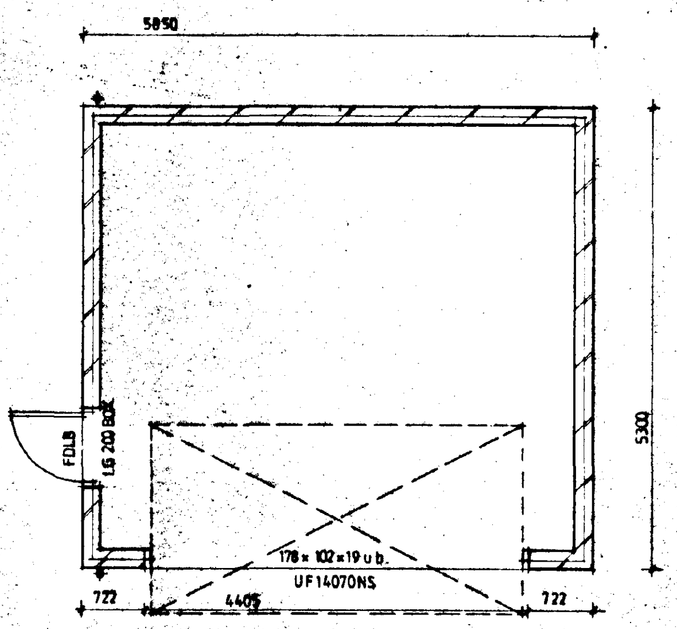
Framed ledged & braced door



West



Section



Plan.

DETERMINED
SOUTH HOLLAND DC
HOUSING & PLANNING
01 OCT 1996
Ref: 0918/96

COOPER ARCHITECTURAL DESIGN
BRONAVEN, HOCKLESBRATE,
FLEET, SPALDING, LINC'S PE12 6NF
Tel/Fax : 01406 423788

Client.
DR & MRS TOWNSEND

Project.
EXTENSION TO HOUSE plus GARAGE
9 HIGH STREET,
SPALDING.
LINC'S.

Drawing.
GARAGE DETAILS.

Scale	1:50	Drawing No.	9617:2
Date	SEPT. '96	Drawn	