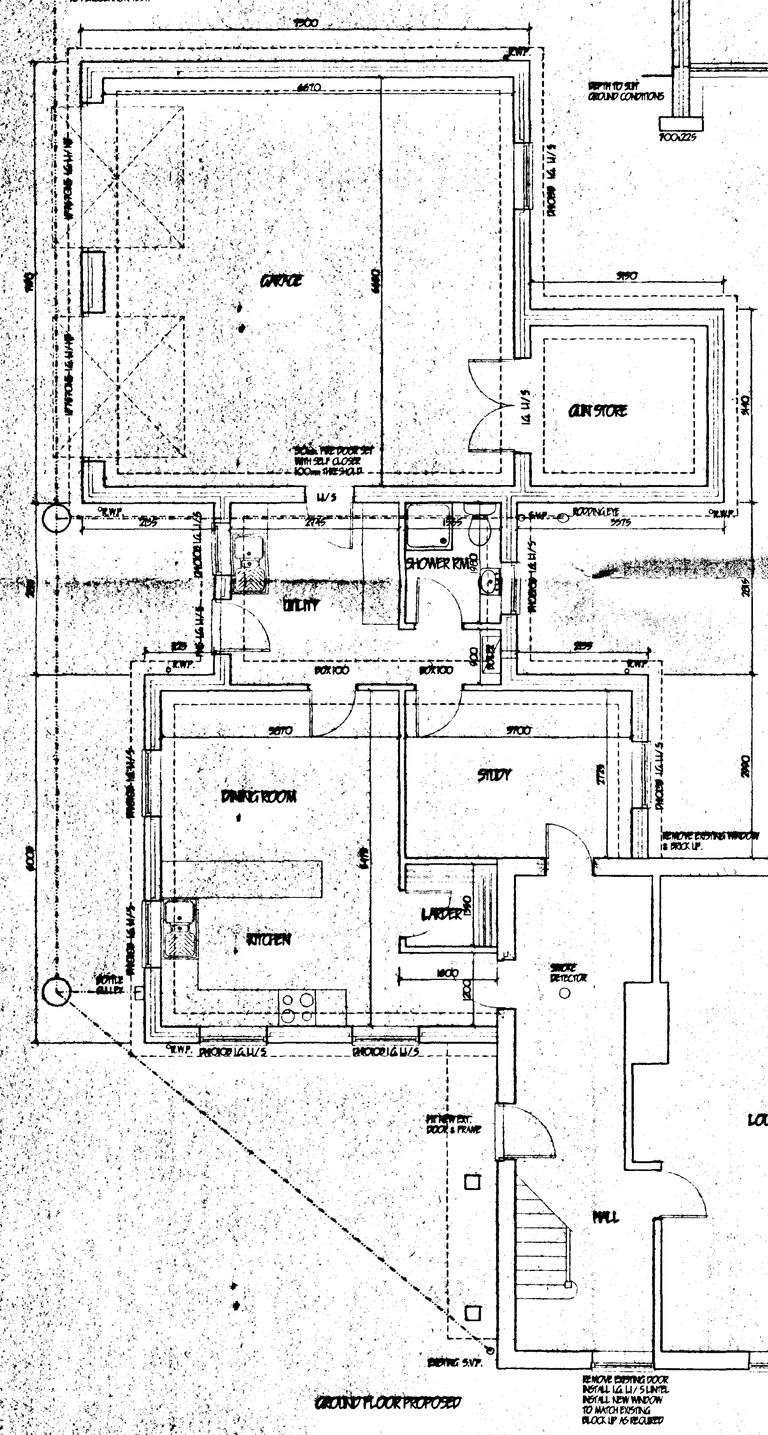
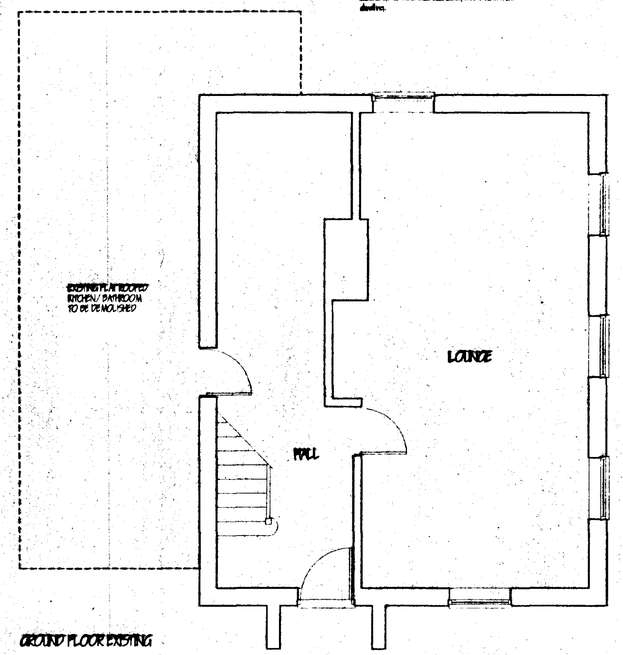
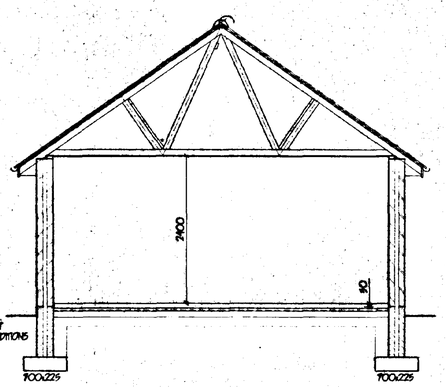
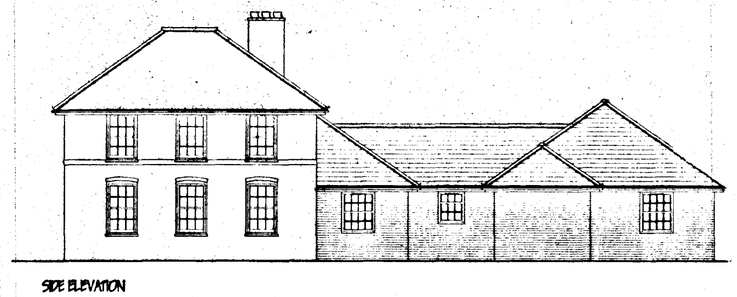


GROUND FLOOR PROPOSED

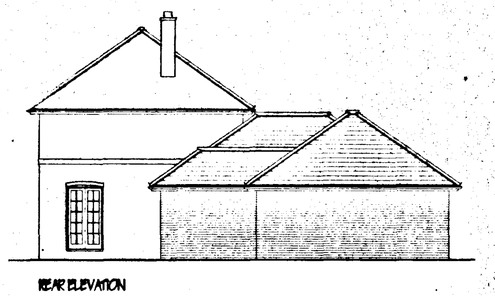


GROUND FLOOR EXISTING





SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

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 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 BDA Certificate or European Code equivalent.

SCOPE OF THE WORKS.
The works shall comprise of all those as 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.

LINTELS.
All lintels to be manufactured by Masonry 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 Plc type. Lintels to generally to be sealed/rend with 12.7 Fireline board or render 12mm render and skim.

GLAZING.
Double door glazed to Kitchen (if required from air-spa to all units) excludes canopy. All doors 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 areas. Provide background ventilation for 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. 30 litres per second. Bathroom 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.
Provide new Oil fired conventional boiler with fan assisted balanced flue complete with durable wire guard externally. Provide suitable thermostat to dwellings or fit thermostatic valves to all radiators. Hot water storage cylinders 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.

POOL DRAINAGE
Inspection chamber construction to be "Clivet" unit 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 flexible jointed and laid to makers' instructions to a fall of 1:70 bed and surrounded with 100mm pea gravel. Where pipes pass under floors encased in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexi joints to accommodate with plate-in-pipework. Provide 6ft x 1.00 greatermood concrete lintel bridges where pipes pass through walls, allow 50mm gap around pipe, cavities sealed both sides of wall with rubberd sheet material. 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 balloon. Waste pipes to be 40mm dia. PVC to B.S. 5949: 1979 complete with restricting caps at every change of direction. Bath, basins and sink to have 75 deep seal traps. Shower to be rainsed on 150mm plinth with access plate to anti-syphon trap and 90mm waste.

SURFACE WATER DRAINAGE.
85 dia. half round rainwater gutters to 69 dia. rainwater pipes 68.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharged to 1.2m dia. soakaways min. 9.0m from dwellings.

PITCHED ROOF CONSTRUCTION.
Blue / Black natural Slate to match existing to B.S. 680 part 2 1971, on 25 x 50 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 categorys as detailed in CP3 chapter V part 2 1972. Timbatate specialist made prefabricated roof trusses to comply 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 35 deg. CHECK ON SITE. 38 x 100 rafter plate binder 38 x 100 ceiling binders. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps astrix as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bridges 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 voids in accordance with Truss Plate Assoc. tech. bulletin sheet 4. Timber supports are to be provided beneath water storage tanks over 4No ceiling joists. At roof intersections provide 25 x 100 log boards and dimensions trimmers as 600 c/c : Install code 4 lead valley liner. Close cavity at plate level.

CEILINGS.
200mm glassfibre insulation total thickness. 100mm between rafters & 100mm over Joists. 12.7mm Gyproc "Adaptus" plasterboard 9mm skim finish. Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Generally ceilings to be 12.7mm Gyproc Fireline board and Artex. Provide access trap to roof space: noggins to be fixed with 25 x 25 plastered straps. 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 Class brickwork facework in stretching to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks. 65 gauge bullet wise cavity Rockwool cavity wall batten insulation boarding in accord. with makers instructions and agreement cert No.89 / 1087. 100mm Tarmac Hamrite solid insulation blocks or equiv. 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 "Rockwool" preformed closer and provide between 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 Hamrite solid insulation blocks and to receive 10mm S/ C render and 3mm skim (except upstairs).

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, or 1200g polythene D.P.M. lapped continuous with D.P.C. to min. 100mm on 100 concrete oversite: Concrete mix GEN1 to B.S. 5328 pt 1991. 150 blinded and consolidated hardcore. Garage floor to be as above except sand cement screed and insulation. Ensure 100mm threshold at door from garage to outside.

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 GEN1 mix to B.S. 5328 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 no later than foundations shall be taken down to a depth of 1 metre below ground level. Where internal walls are taken up off floor than thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation.

SOUTH HOLLAND DC
HOUSING & PLANNING
13 FEB 1998
Ref: 0156/98

revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN
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Client
MR R. WING.

Project
PROPOSED EXTENSION TO HOUSE.
171, ROOKERY ROAD,
SUTTON BRIDGE,
SPALDING,
LINC'S.

Drawing
DETERMINED PLAN

Scale 1:50 1:100	Drawing No. 9707.
Date AUGUST '97	Drawn. J.C.