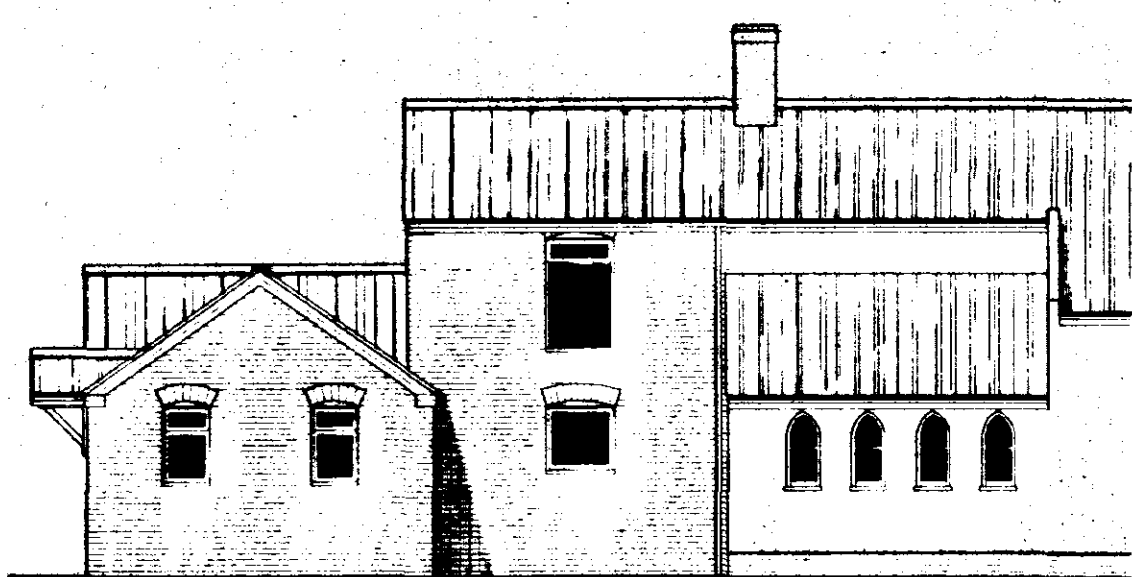
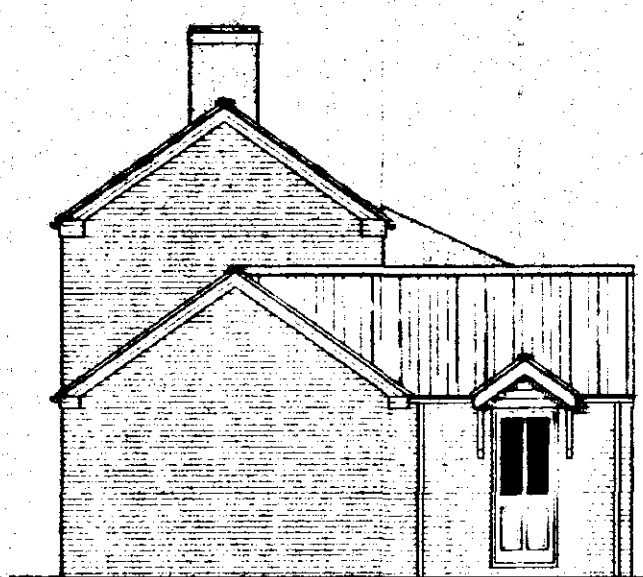




SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

**LIMITS.**  
All works to be manufactured by Messrs. I.G. and to be installed in accordance with Messrs. I.G. instructions, and to have min. and bearing of 150mm and all external positions to have cavity tray D.P.C. to CP 121. Internal limits to be 100mm D.P.C. type. Labels in general to be underlined with 12.7mm fibre board or receive 12mm render and skim. Provide Pump and weep holes and stopcocks to cavity tray.

**SURFACE WATER DRAINAGE.**  
150mm dia. half round rainwater gutters to 60mm dia. rainwater pipes 110mm 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 to edge from dwellings.

**GLAZING.**  
Double clear property throughout (minimum clear air gap to all units). All glazing between F.F.I. and 800mm high and between F.F.I. 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 open the equivalent of 1/20th the floor area. Provide background ventilation to habitable rooms min. 8000cm<sup>3</sup> per second free air ventilation per room. To all other rooms provide min. 4000 cm<sup>3</sup>. All following rooms to have in addition to above Wall/Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Bathroom to extract min. 15 litres per second which may be operated intermittently.

**HOT WATER AND SPACE HEATING.**  
Provide Gas fired combi boiler with fan assisted balanced flue. Provide durable wire guard to flue externally. Provide timer switch and suitable thermostat to divert or fit thermostatic valves to all radiators. Hot water system to be thermostatically controlled with timer switch. All hot water pipework to be insulated to P.R. 11, part 5.

**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.

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**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. 477 part 2 1971, on 25 x 50 softwood treated battens on underfelt to B.S. 747 (type 1P) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. heading of 75mm and to be fixed in accordance with rafter to wind speed, roof pitch and exposure category as detailed in CP5 chapter V part 2 1972. Turboplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 5 1989. TRUSS CALC 510 DE SUBMITTED TO L.A. NHA 28 DAYS PRIOR TO SECTION. Trusses to be at 6000/c to a pitch of 9.5 deg. O/E/O. ON SITE. 38 x 100 ridge pole under 38 x 100 ceiling joists. All trusses to be supported to wall plate by 30 x 5 galvanized metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide wall bracing beneath straps. 90 x 100 wall plate bedded on sand and concrete. 25 x 175 fascia boards 6mm int. grade plywood soffits complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be min. SCS grade. Where spans of trusses rather exceeds 5.0m provide additional bracing within the plane of the webs in accordance with Truss Plate Assoc. tech. bulletin sheet 4. Timber supports are to be provided beneath water storage tanks over 400 ceiling joists. At roof intersections provide 25 x 100 lag boards and dimensioned trusses at 600 c/c; install code 4 lead valley iron.

**Ceilings.**  
200mm glassfibre insulation total thickness. 100mm battens joints 8 100mm over joints. 12.7mm Gypsum plasterboard 5mm skin finish. Provide min. 38 x 58 supports to all plasterboard edges. All joints to be taped and filled. Garage ceiling to be 12.7mm Gypsum Fibre board and Arlon. Provide access trap to roof space: opening to be lined with 25 x 25 plastered steps. Access panel to be 12mm ply with layer of 12.7mm Fibre board faced to face. 100mm joists to top surface. Draught seal all rood.

**WALLING.**  
265 cavity walls to corners of face brickwork to B.S. 592:1974 for clay bricks and B.S. 1245:1978 for calcium silicate bricks. 65 cavity: build into cavity Rockwool cavity wall battens insulation boards in accord. with makers instructions and approved cert. No.05/1087. 100mm Tarmac Hanelite solid insulation blocks or similar. Cavity walls laid together with spaced iron battens set 900 horizontally and 450 vertically to B.S. 1245:1978 wall ties provided at 900 vertical centres at all external corners of cavity. Close cavity with "thermaflex" preformed door and provide between felt DPC to CP 121. External walls to have min. "U" value of 0.45 W/m<sup>2</sup> deg. C. Internal walls of 100mm Tarmac Hanelite solid insulation blocks. All to receive 100mm S/C render and 5mm skin. 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 wool between studs.

**SUB STRUCTURE WALLING.**  
100mm concrete blocks to B.S. 6075 part 1970. DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Weak min. concrete fill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

**GROUND FLOOR CONSTRUCTION.**  
Strip all variable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 900x polythene D.P.M. on 50mm Polythene insulation board on 1200x polythene D.P.M. lapped continuous with D.P.C. by min. 100mm, lay 900mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete overcoat. Concrete on GEM to B.S. 5928: pt.1991. 150 bladed and consolidated hardcore. Alternative: Floor construction as above but 19mm T&G. flooring grade chipboard on 50mm Polythene insulation board laid on overcoat in lieu of screed and insulation board. Ensure 12mm expansion gap to perimeter of boards. Use treated chipboard to kitchen and bathroom.

**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 to be used for the purpose of obtaining Planning/Building Regulation approval. The drawings 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 work. The works will not be supervised or inspected on site by CAD or any representative thereof. It is the clerk or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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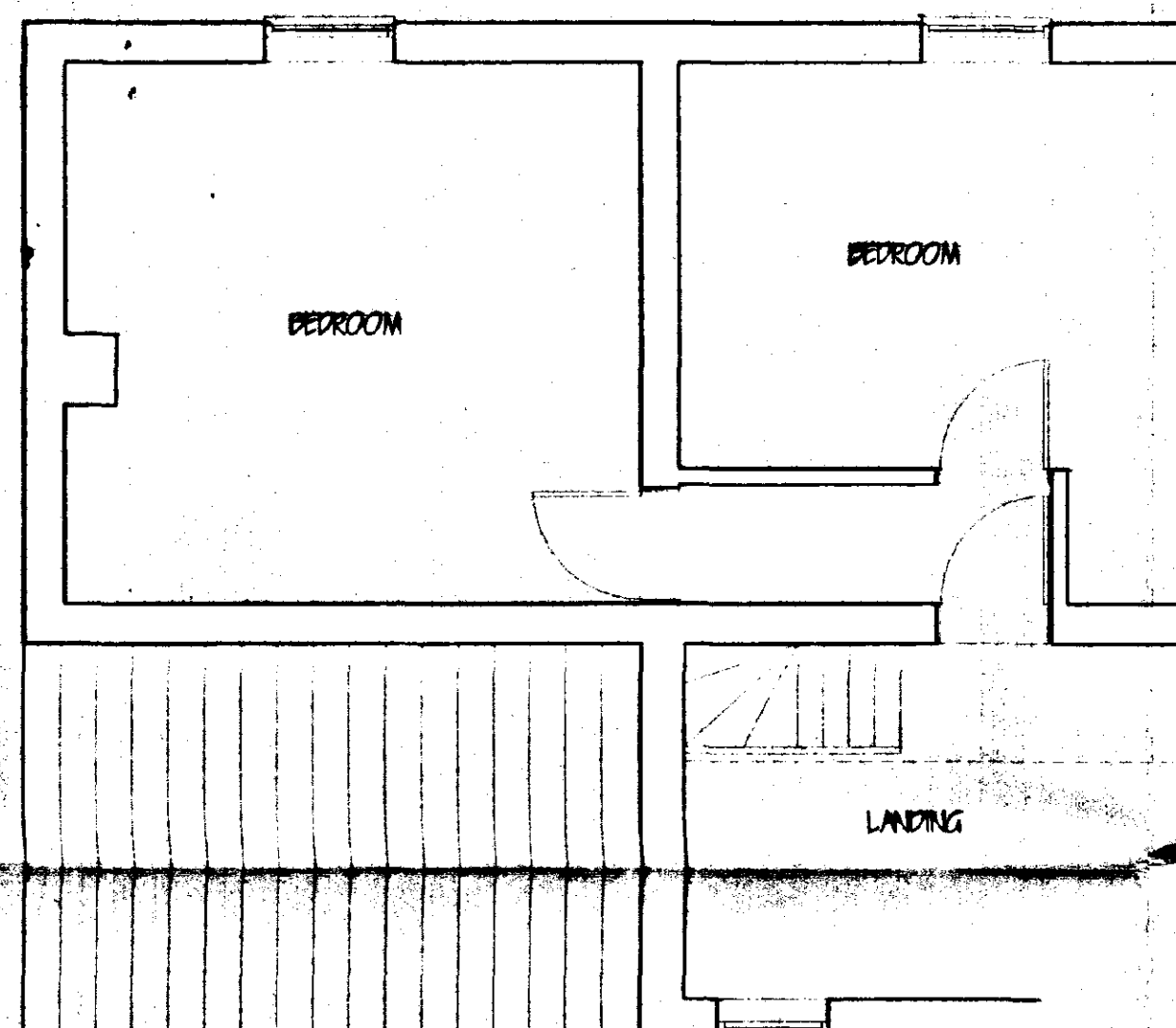
**STANDARDS.**  
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instructions and relevant Code of Practice. Materials shall conform to appropriate British Standard Specification or BSA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

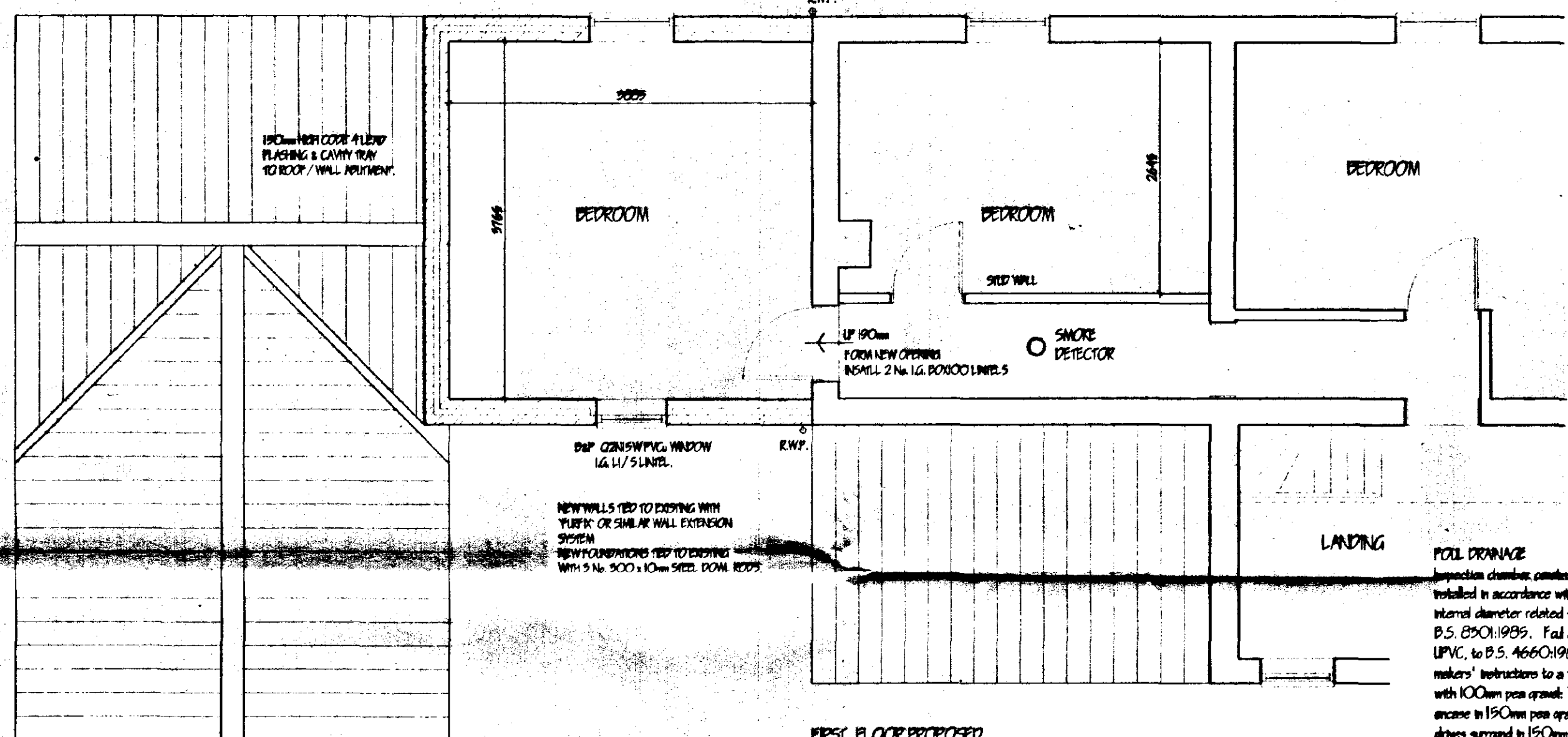
**SCOPE OF THE WORKS.**  
The works shall comprise of all items shown on the drawings and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be included.

**FIRST FLOOR CONSTRUCTION.**  
19mm T&G. flooring grade chipboard on 47 x 195 SCS grade joists at 400/c. 30 x 5 gals. steel anchor and lateral restraint straps to joist at max. 1.5m c/c straps to be run over min. 25mm joists with solid brisken beneath. Provide herring bone strutting min. 38 x 58 at mid span of joists where span exceeds 2.5m. Provide 25mm joists bolted together under all first floor walls where not supported on blockwork below.

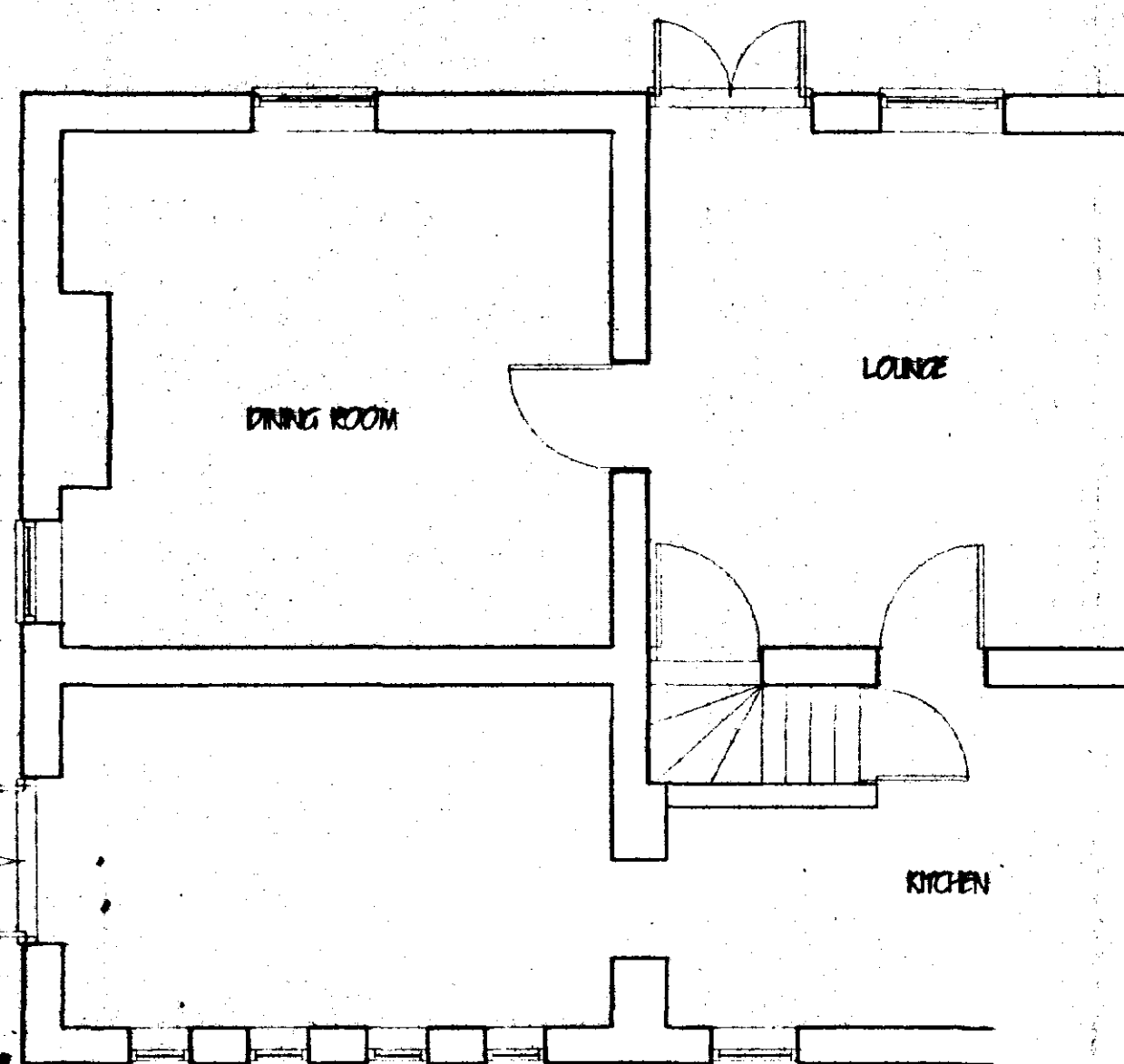
**FOUNDATIONS.**  
Under walls as shown provide deep concrete foundations as follows: Under 265 cavity walls provide 225 x 700 and under 100 walls provide 225 x 450 all GEM to B.S. 5928: pt.1991. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations. Should strata be found on site then foundations shall be taken down to a depth of 1 metre below ground level. Where internal walls are taken up off floor then bedrock shall be 225 x 450 or if considered necessary, be taken down to 225 x 450 foundation.



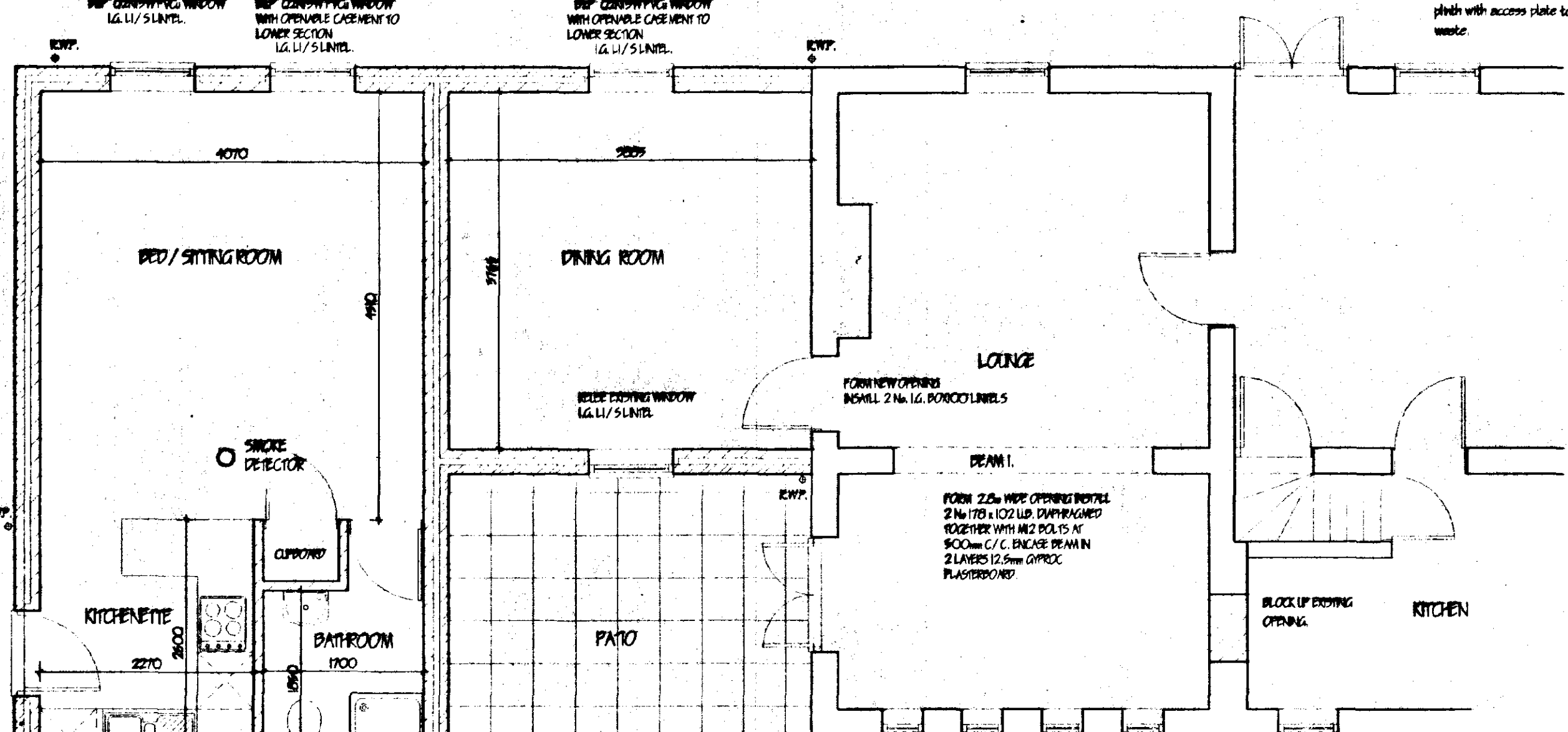
FIRST FLOOR EXISTING



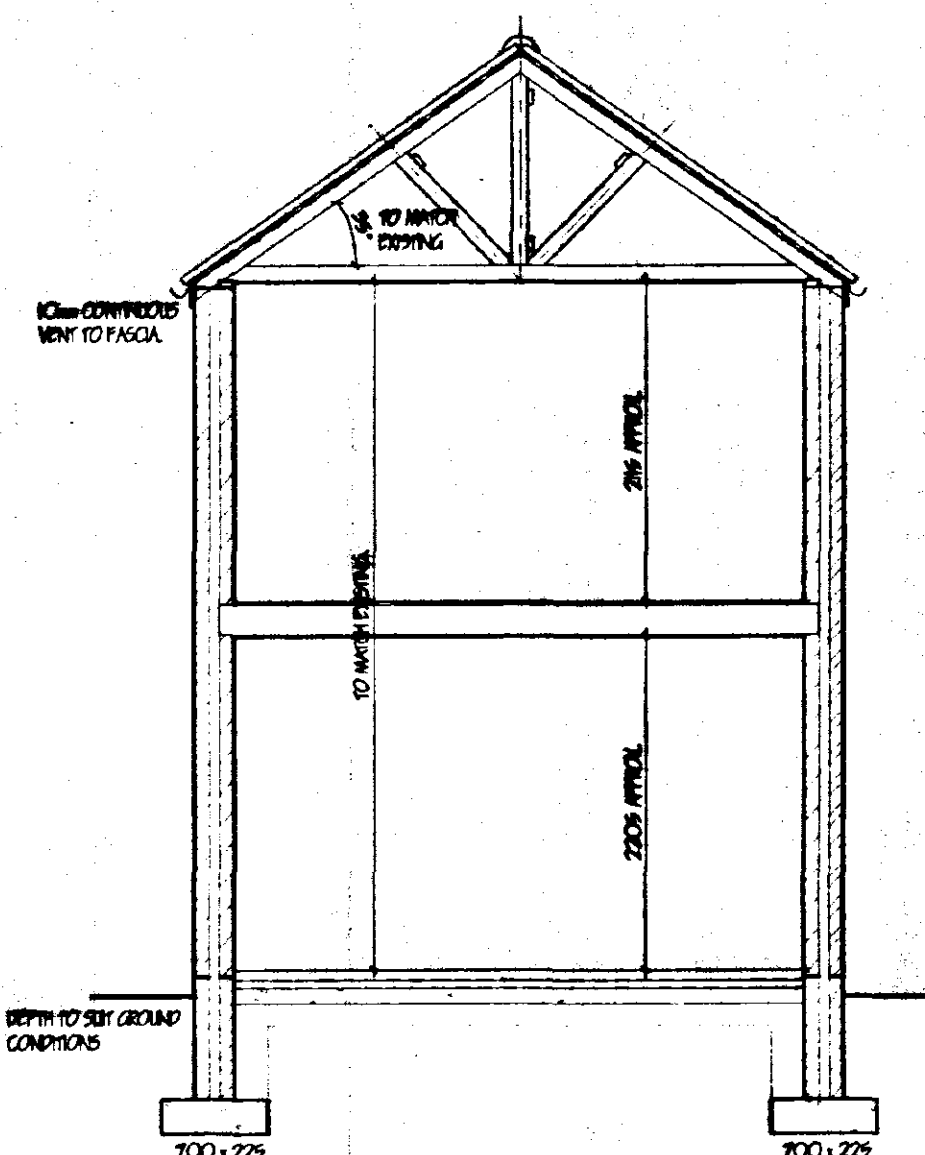
FIRST FLOOR PROPOSED



GROUND FLOOR EXISTING



GROUND FLOOR PROPOSED



**DETERMINED PLAN**

| revision | date | init. | revision details |
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**COOPER ARCHITECTURAL DESIGN**  
BRONAVON, HOCKESGATE, FLEET, SPALDING, LINCS. PE12 8LF  
Tel/Fax: 01406 423782  
Mobile: 0410 280552

Client: **MRS R. FUGGLE**

Project: **PROPOSED EXTENSION & GRANNY ANNEXE, BRONAVON FARM, CROSS GATE, TYPED ST. MARY SPALDING, LINCS**

Drawing: **SOUTH HOLLAND DC HOUSING & PLANNING 09 FEB 1999 Ref: 0114/99**

Scale: **1:50 1:100** Drawing No. **9844**  
Date: **JAN. 99** Drawn: **J.C.**