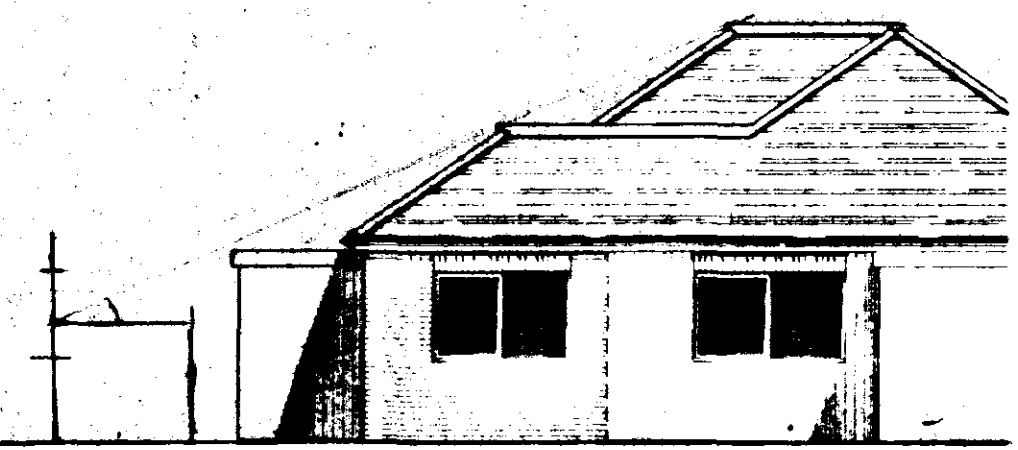
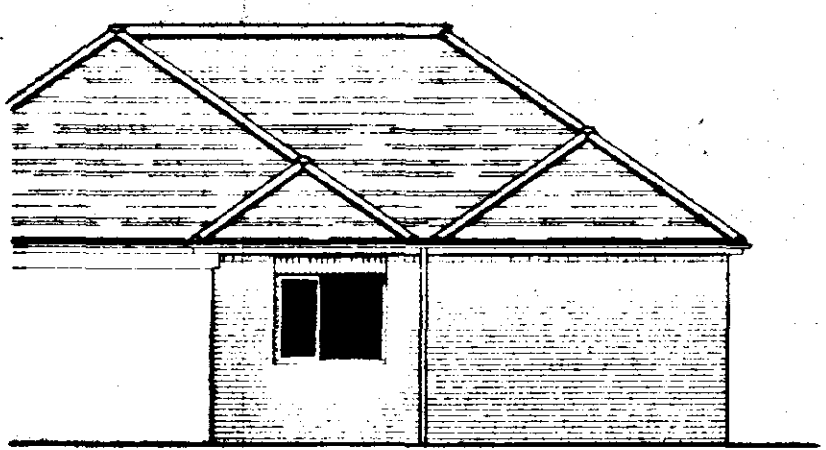
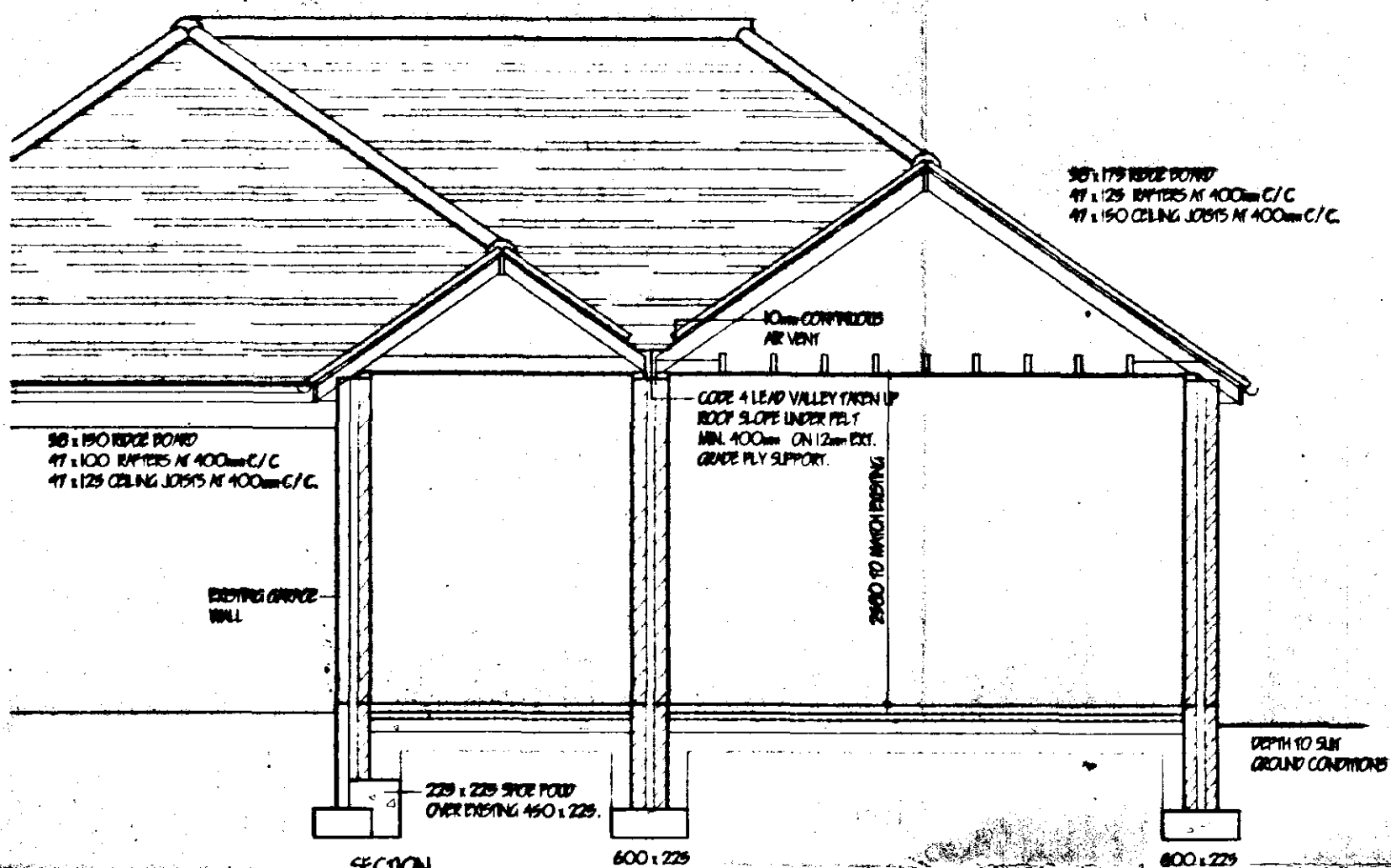




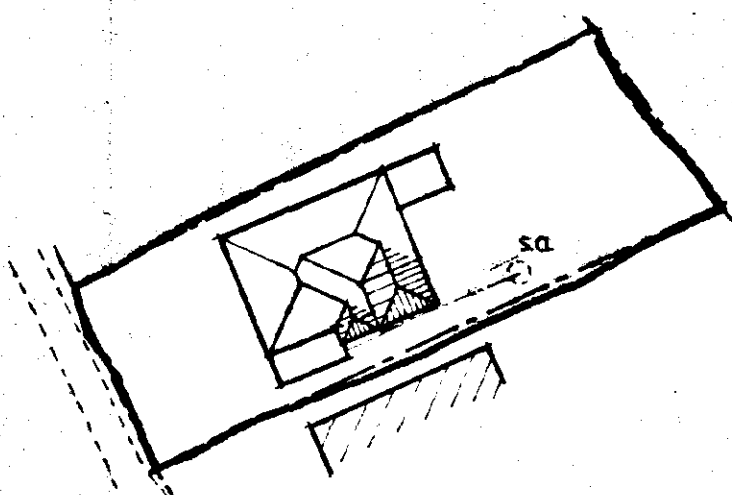
REAR ELEVATION



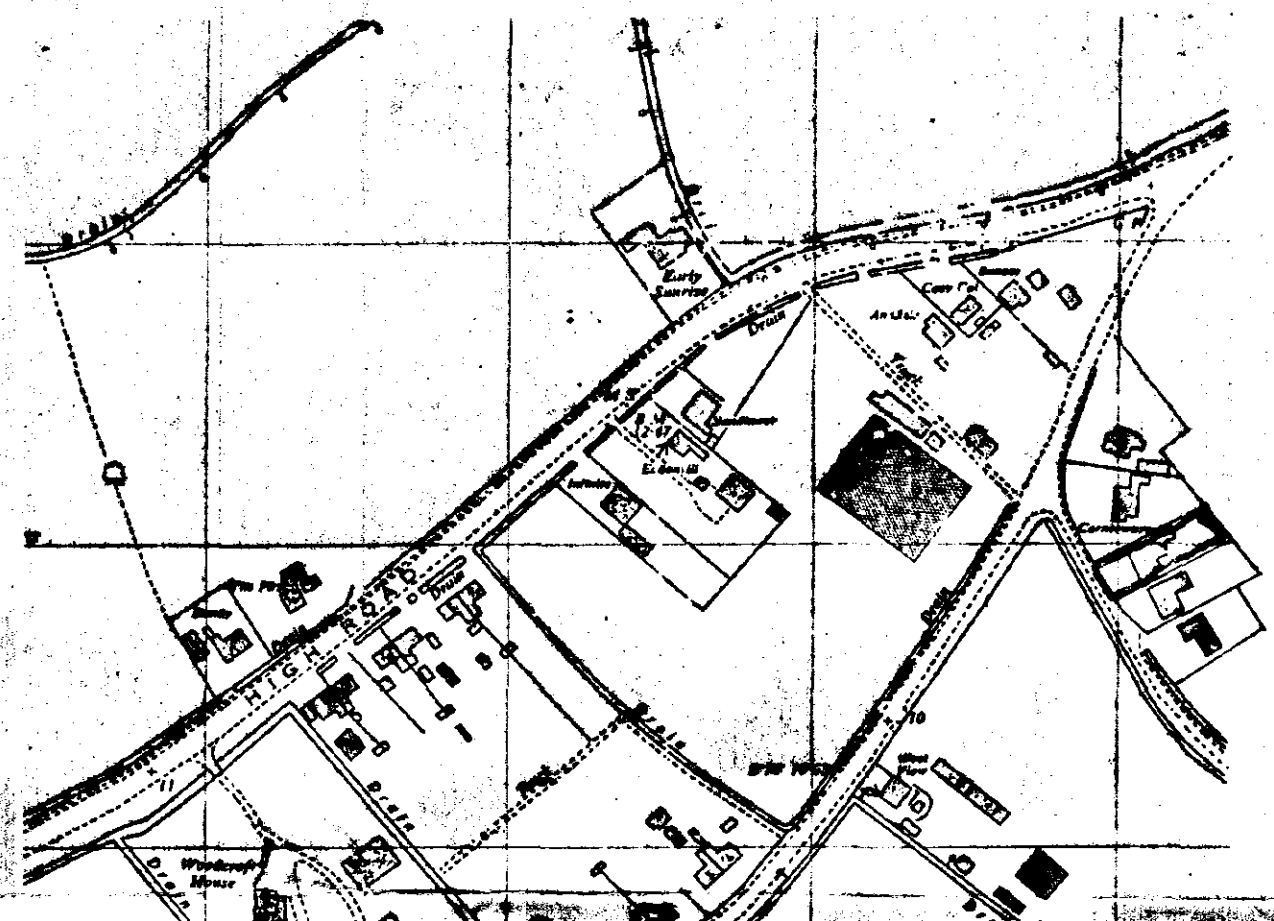
SIDE ELEVATION



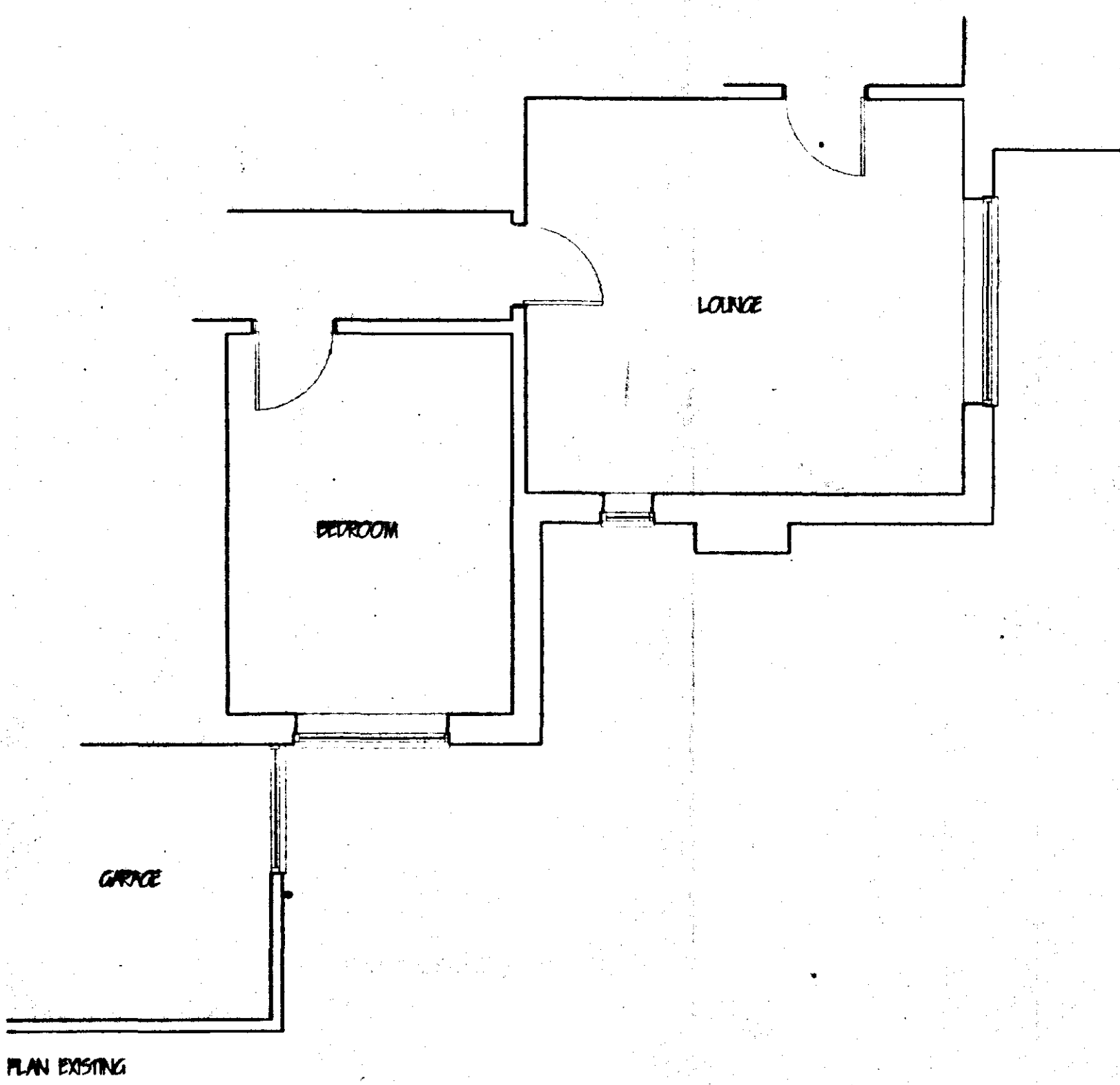
SECTION



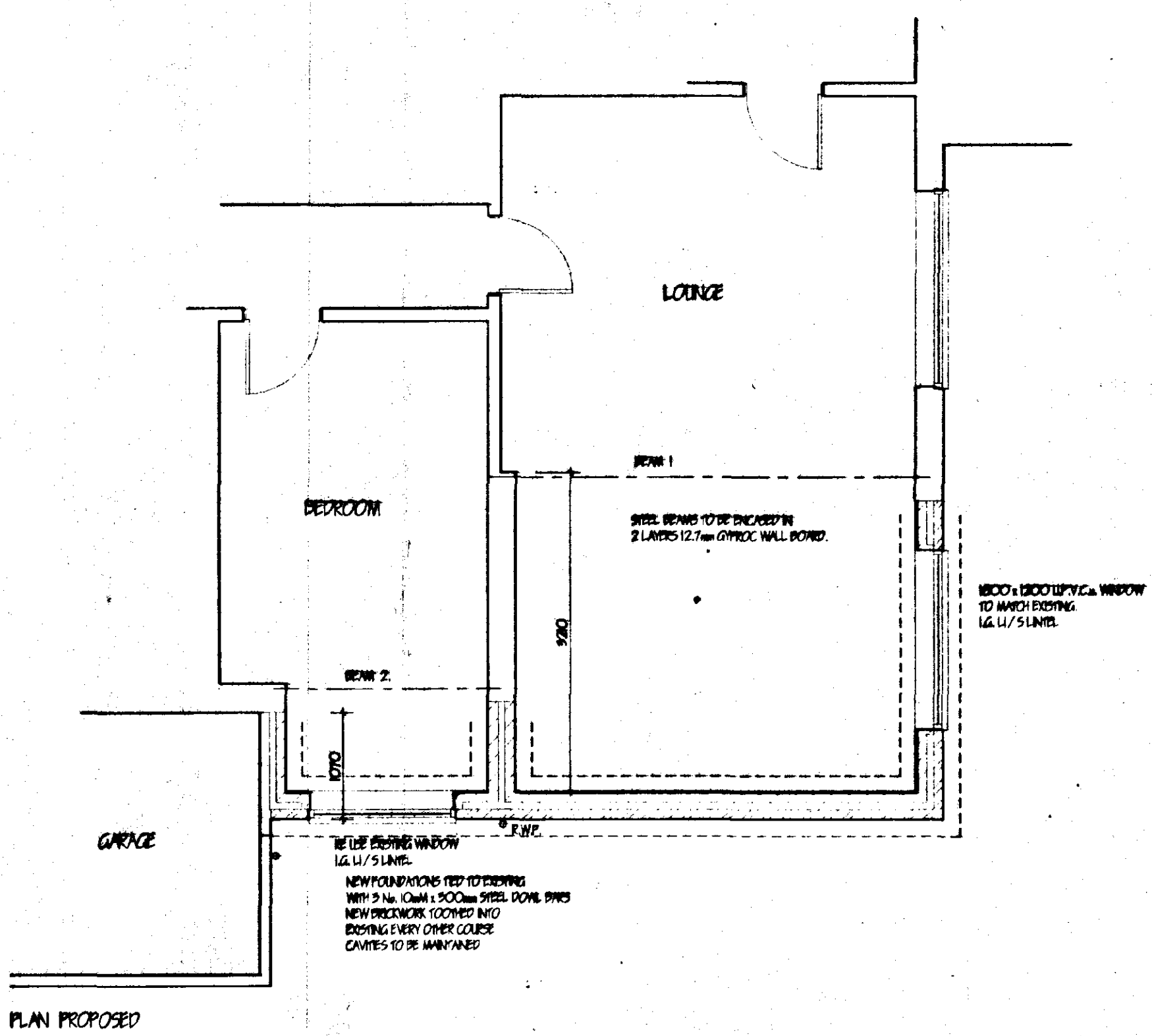
BLOCK PLAN 1:500



LOCATION PLAN 1:2500



PLAN EXISTING



PLAN PROPOSED

PITCHED ROOF CONSTRUCTION.
concrete Plain roof tiles to match existing to P.S. 472 part 2 1971, on 25 x 35 softwood treated battens on underfelt to P.S. 747 (type P) and in all cases to be supported by 150mm battens vertically and horizontally. Tiles to be laid with min. battens of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in O73 chapter V part 2 1972. Gable roof construction as noted on section. All rafters to be strapped to wall plate by 50 x 5 x 9 galvanneal metal straps acting as anchor straps at max. 1.5m c/c. Note: provide solid bracing 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 screens. All structural timber to be min. SCS grade. All roof intersections provide 25 x 100 lag boards and abutting trusses at 400 c/c. Install code 4 lead valley iron.

CEILING.
200mm double fibre insulation total thickness. 100mm between joists & 100mm over joists. 12.7mm Gypoc plasterboard 2mm skin finish. Provide min. 25 x 25 noggins to all plasterboard edges. All joints to be taped and filled. Garage ceiling to be 12.7mm Gypoc F fibre board and Artera. Provide access trap to roof space: opening to be lined with 25 x 25 plasterboard. Access panel to be 12mm ply with layer of 12.7mm F fibre board fixed to face. 100mm Jabbitec to top surface. Draught seal all round.

WALLING.
265 cavity walls to consist of floorbrickwork to P.S. 592:1974 for clay bricks and P.S. 197:1976 for calcium silicate bricks. 65 cavity walls to cavity Reduced cavity wall batts insulation boarding in accord. with makers instructions and as per P.S. 1007/1007. 100mm Farmac Harethe solid insulation blocks or similar. Cavity walls tied together using stainless steel twist ties at 900 horizontally and 450 vertically to P.S. 1245:1978 wall ties required at 500 vertical centres at all unbracketed corners of cavity. Close cavity with "Harethe" perforated clasp and provide between felt DPC to CP. 12. External walls to have min. "U" value of 0.45 W/m2 dec. C. Internal walls of 100mm Farmac Harethe solid insulation blocks. All to receive 10mm S/C render and 2mm skir.

SUB STRUCTURE WALLING.
100mm dense concrete blocks to P.S. 6073 p11 1968. DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Work min. concrete will be 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 spread with chicken wire surface covered in 500mm x 500mm D.P.M. on 90mm Polystyrene insulation board, on 120mm polystyrene D.P.M. lapped continuous with D.P.C. by min. 100mm, lay 300mm wide D.P.M. strip into D.P.C. to lay floor D.P.M. All on 100 concrete overcoat. Concrete min. 20mm to P.S. 592B: p11 1991. 150 blinbed and consolidated hardcore. FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 265 cavity walls provide 225 x 600 all 20mm min. to P.S. 592B: p11 1991. All foundations taken down to bear on local bearing strata min. depth of 600 to top of foundations: should shirkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level.

LININGS.
All linings to be manufactured by Mowbray U.K. and to be installed in accordance with makers' instructions, and to have min. and bearings of 150mm and all external positions to have cavity from D.P.C. to CP. 12.

SURFACE WATER DRAINAGE.
150mm dia. half round rainwater gutters to 65mm dia. rainwater pipes. 110mm dia. underground pipes flexible 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 dwelling.

GLAZING.
Double clear property throughout (unless otherwise specified to all units) exclusive of glass. All glazing between F.F. and 800mm high and between F.F. and 1500mm high in doors and side lights to be safety glass to P.S. 6206. All windows/ doors to be draught sealed.

VENTILATION.
All windows to have opening light to open 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.

HOT WATER AND SPACE HEATING.
Bather electric system as required. Provide timer switch and suitable thermostats to dwelling or the 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 P.R. L1, part 5.

GENERAL.
All electrical installations to be in accordance with the latest I.E.E. Regulations. All new surfaces, timber, plaster etc. to be painted to clients requirements.

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 work.
The works will not be supervised or inspected on site by CAD, 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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SIGNATURES.
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 BSA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer/ Client shall ensure that the subject contractor to construct with and adopt all measures necessary to achieve compliance with Health & Safety legislation for Building Safety 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 consist 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.

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING
25 SEP 1998
Ref: 0960/98

revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN
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Client: **MR WALKER**

Project: **PROPOSED EXTENSION TO BUNGALOW 145 SMALL DROVE, WESTON, SPALDING, Lincs.**

Drawing: **9825**

Scale: 1:50 1:100	Drawing No. 9825
Date: SEPT. 98	Drawn: JC