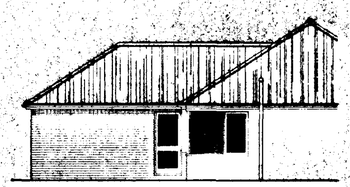
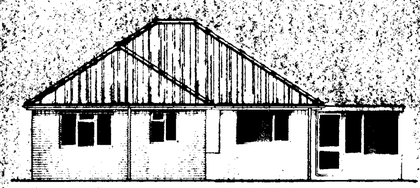


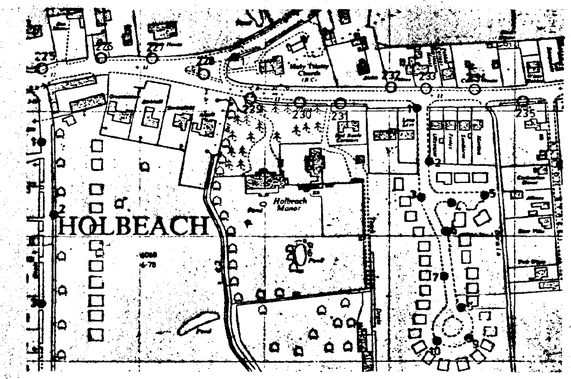
SOUTH ELEVATION



NORTH ELEVATION

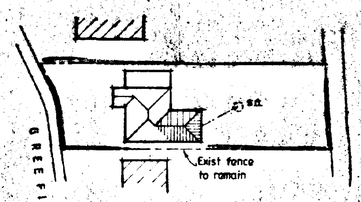


EAST ELEVATION

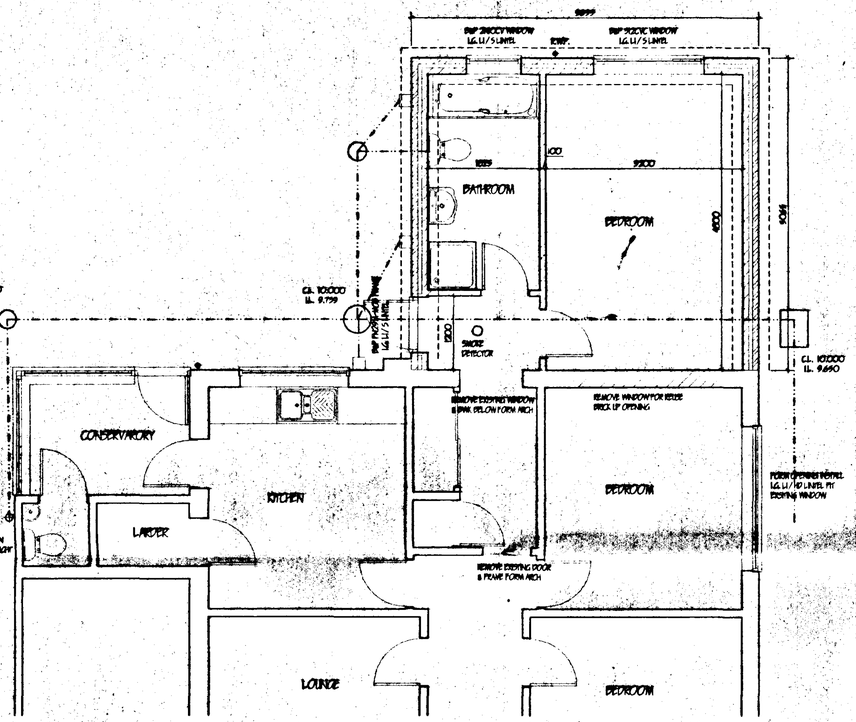


LOCATION PLAN 1:2500

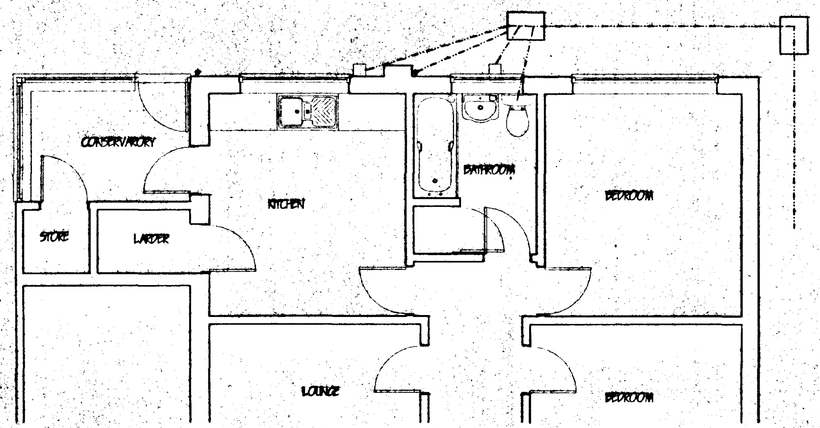




BLOCK PLAN 1:500



FLOOR PLAN PROPOSED



FLOOR PLAN EXISTING.

GROUND FLOOR CONSTRUCTION.
Strip all unsuitable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500ga polythene D.P.M. on 50mm Polystyrene insulation board, on 1200ga polythene D.P.M. lapped continuous with D.P.C. lay min. 100mm, lay 300mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete oversite Constructed to B.S. 5328: pt 1991: 1:20 blinded and consolidated hardcore.

FOUNDATIONS.
Under walls as shown provide strip essential foundations as follows: Under 265 cavity walls provide 225 x 700 all GENA 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 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 thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation.

LINTELS.
All lintels to be manufactured by Ribmore LG. and/or 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 LG. 100 Box type. 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
Inspection chamber construction to be "Classé" 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 110mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:80 laid 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 flexal joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm opp around pipe, openings sealed both sides of wall with rubpol sheet materials. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head terminating with PVC bottom. Waste pipes to be 40mm dia. PVC to B.S. 5955: 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 and 90mm waste.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater spilters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 9.0m to edge from dwelling.

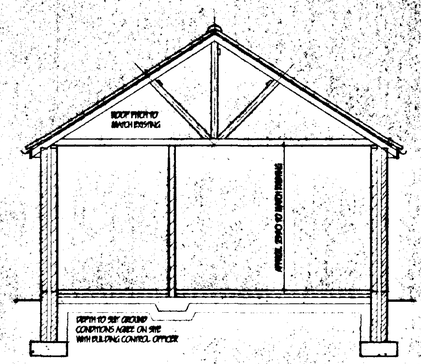
GLAZING.
Double glaze windows/doors/roof lights (Pilkington or equ to all units). All glazing between F.L. and 800mm high and between F.L. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows/doors to be draught sealed.

VENTILATION.
All windows to habitable rooms to have openable lights of not less than 1/20th of the floor area. Provide background ventilation to habitable room 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. W.C. to extract min. 6 litres per second with 15 minute overrun.

HOT WATER AND SPACE HEATING.
Extend existing system as required. Ensure timer switch and suitable zone thermostats to dwelling, fit 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. 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.
All electrical switches and socket outlets to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.



SECTION

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 190mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Timber/plate spaceboat made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. UNLESS CALC'S 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 rails binder 38 x 100 purlins binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps across gable 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 9.0m provide additional bracing within the plane of the roofs in accordance with Truss Plate Assoc. tech. bulletin sheet 4: At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/c: Install code 4 lead valley liner.

CEILINGS.
200mm glass fibre insulation total thickness. 100mm between joists & 100mm over Joists. 12.7mm Gyproc plasterboard 5mm skim finish Provide min. 38 x 38 cappins to all plasterboard edges. All joints to be taped and filled.

WALLING.
265 cavity walling to consist of face brickwork to B.S. 5628:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks 65 cavity: bailed into cavity Rockwool cavity wall batts insulation boardings in accord. with makers instructions and approved cert. No 89/1081. 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 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 Hemelite solid insulation blocks: All to receive 10mm S/C render and 5mm skim

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt3 1981: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Where cavity insulation will to bases of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

LEVEL ENTRY THRESHOLD
Provide "Dolton & Paul" Mobility door Frame & threshold (MN25N-MOB) to at least one entrance to building.

FOOTPATHS/DRIVES.
Provide min. 900mm wide flagpath positioned at 97 F.L. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub cill min 1:20. All footpaths to have slight fall across from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel.
At least 9.0m of drive adjacent to building x 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers.
All to be sloped up to footpath level at min. 1:20

SOUTH HOLLAND DC
HOUSING & PLANNING
-7 SEP 1999
Ref. 0886/99

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE, FLEET, SPALDING, LINC'S PE12 8LF
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Client.
MRS K MUFFET.

Project.
EXTENSION TO BUNGALOW.
11 GREENFIELDS,
HOLBEACH,
SPALDING,
LINCS.

Drawing.
DETERMINED PLAN

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

LIMITATIONS.
This drawing is limited to the details 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 upon 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 to 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.

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.