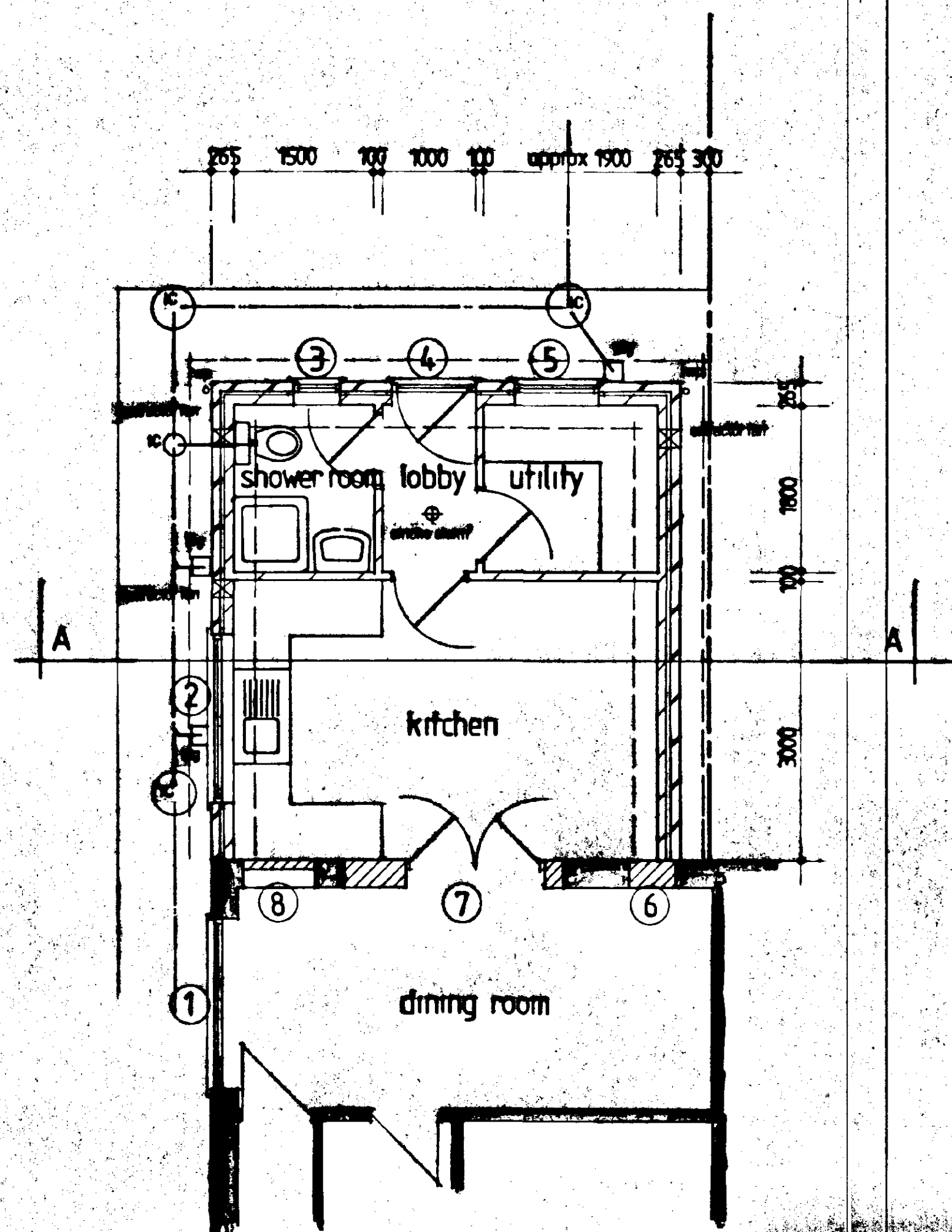
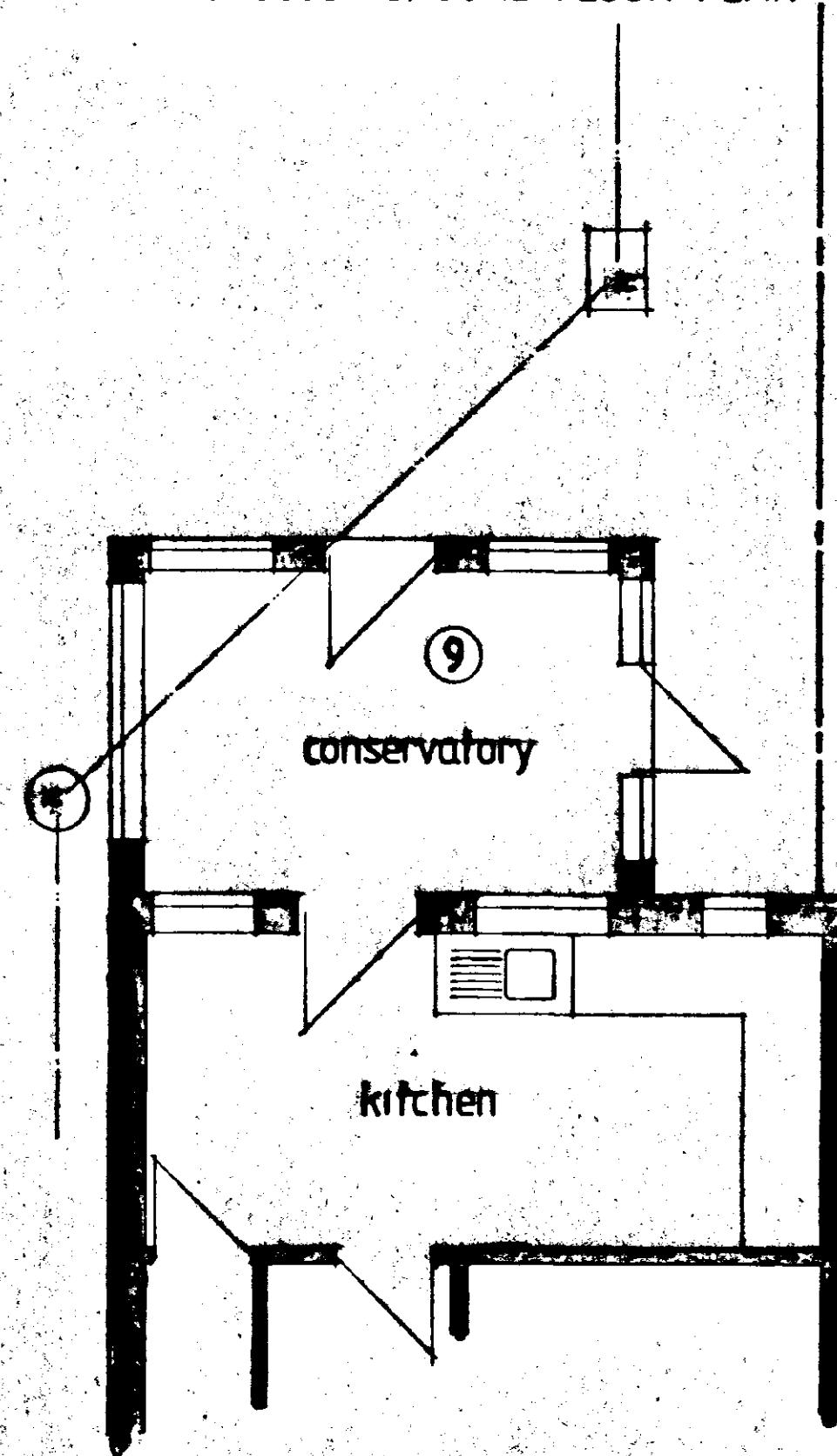




PROPOSED GROUND FLOOR PLAN



EXISTING GROUND FLOOR PLAN

Proposed ground drainage:
To be UPVC push fit by an approved manufacturer. 50mm diameter waste from wash hand basin, shower, sink, 50mm diameter from bath and 100mm diameter from WC. All traps to be 75mm deep seal. All pipework etc. to be accessible throughout their run for cleaning, repair and replacement. Shower drains to be raised minimum 150mm. Provide anti-siphonage traps to appliances if the pipe run exceeds that shown in diagram 3 page 5 of approved document H. Provide 110mm diameter soil and venting pipes as shown to terminate 900mm above window heads with a suitable venting terminal. Internal soil and vent pipes to terminate through roof void with feed-through to suitable vent pipe or by the manufacturer. Any internal sub-stacks fitted with a pressure relief valve vent to be at least 1000mm above finished floor level.

Doors and Windows:
All specified joinery (see schedule) to be made by joinery (see schedule) Ltd. Window range Sovereign softwood (unless noted otherwise). (OPP) denotes items glazed. Glazing to be 4-6-4 double glazed sealed units.

Protected glazing areas:
Provide toughened glass to BS6263 (part 1) to following areas. To all windows within 800mm of finished floor level. To all door glazing within 800mm of finished floor level. This also applies to glass screens within 300mm of door. Protected glazing to be permanently marked with BS kite mark.

Hot water storage and heating:
Extend existing system into new. All pipework to be insulated with preformed foam type pipewrap with minimum 15mm wall thickness, armaflex or similar. Fit thermostatic valves to new radiators.

Roofs and burglarboards (if any):
All to be 32mm thick treated PSE softwood/battens. Depth to be determined on application. Provide a 5mm groove near bottom of boards to accept 6mm thick plywood or masterboard soffit.

Smoke alarm:
Provide mains operated self contained smoke alarm that conforms to BS5446 Part 1. Provide at least one on each floor positioned within 7000mm of living room, kitchen doors and 3000mm of bedroom doors. More than one smoke alarm to be interconnected and wired to a separately fused circuit. See drawing for positions.

General:
Concrete site down approximately 100mm to remove top soil and vegetation.

Foundations:
Provide generally GEN 3 standard deep foundations as shown on drawing. 700 wide x 225 deep under cavity walls. Foundations taken down to an approved firm base approximately 900mm below ground level, subject to soil test reports and Local Authority specifications.

Sub-structure Walling:
180mm thick class A concrete masonry blocks (7Nmm2) made up to 150mm above ground level with FL quality splash course brickwork (sammons internally, engineering or facing brickwork externally). Provide weak mix concrete infill to base of cavities to terminate 225mm below lowest DPC level.

DPC:
All openings formed with vertical and horizontal polythene DPC's in cavity. DPC minimum 150mm above ground level to be lapped to ground floor DPC minimum 50mm. To provide above openings on external walls exposed to the elements is. Gable walls, provide suitable DPC cavity tray over lintel with steps and catnic or sim. Weepholes in brickwork at 500mm c/c.

Waterproofing:
All existing drains and inspection chambers that are not required are to be exposed and grubbed up. New to be 110mm diameter UPVC pipes by approved manufacturer to be laid at a minimum fall of 1:70 bedded and surrounded in 100mm thick pea gravel. Where drains pass through walls provide over wall pre-cast concrete lintel, also leave 50mm gap around pipe and fill with compressible material. Inspection chambers to be 450mm diameter UPVC frames and risers with cast iron frame and cover (same manufacturer as pipes). Covers to be Grade C light duty covers unless IC's are in driveways where Grade B - medium duty covers are to be used. Inspection chambers not to exceed 1000mm below ground level (any deeper and a manhole will be required constructed to latest local authority specifications). Back inlet gullies to be rockable type. Protection to underground pipes as follows: Where pipes are not under a road and have less than 300mm cover, concrete paving slabs should be laid over bridging above the pipes on minimum 100mm pea gravel. If under a road and have less than 300mm cover, reinforced concrete bridging should be used in place of paving slabs. All underground drainage to BS 8301.

Roofing:
Surface water to discharge into stormwater, a minimum of 5000mm away from any building. Downpipes to be 120mm diameter and fixed with hibble. Pipes to discharge into centre of soakaway.

Ground floor base:
Lay on reduced ground level minimum 150mm minimum 600mm thick well compacted (150mm layers) and blinded hardcore. Over lay 1200 gauge DPM then 100mm thick GEN 4 concrete oversite.

Walling:
655 cavity walling to consist of half brickwork to BS 821: 1974 for clay bricks and BS 187: 1973 for calcium silicate bricks. 65 cavity, build into cavity Rockwell cavity wall batts insulation boarding in accordance with makers instructions and agreement certificate no. 63/1087. 100mm Tarmac Hemeite solid insulation blocks or similar. Cavity walls tied together using galvanneal iron twist ties set 900 horizontally and 450 vertically to BS 1243: 1975 wall ties positioned at 300 vertical centres at all unbonded corners of cavity, close cavities with 'Thermoseal' performed closer and provide bitumen felt DPC to CP 121. External walls to have minimum U' value of 0.45 W/m2K. Internal walls of 100mm Tarmac Hemeite solid insulation blocks to receive 10mm sand / cement render and 3mm skim.

Roof construction:
Concrete interlocking tiles on 25 x 38 softwood treated timber battens on underfelt to BS 747 (type 1F) lapped 150mm horizontally and vertically. On pitched roofs trusses at centres and pitches stated on drawings all in accordance with BS 5268 part 3 (1985). All bracing to be 25 x 100 softwood and positioned all in accordance with manufacturers instructions. Bracing to be fixed to gable wall. Trusses to be well secured to 50 x 100 wallplate. Provide 30 x 5 galvanneal mild steel anchor and lateral restraint straps along line of wall plate, rafters and ties at 1800mm centres. Strap to be fixed to gable wall + apex 3rd trusses. Provide back and bracing to trusses at steep position. Roof truss design and certificate to be supplied to building control prior to erection on site.

Waterproofing:
UPVC by an approved manufacturer 115mm half round gutter and 80mm diameter downpipes.

Chimneys:
To all ceilings provide 12.5mm plasterboard with either skim or artex finish.

Self finish:
Size approx. 550 x 700, to be finished, drought stripped and fitted with suitable fastening to compress draught seal.

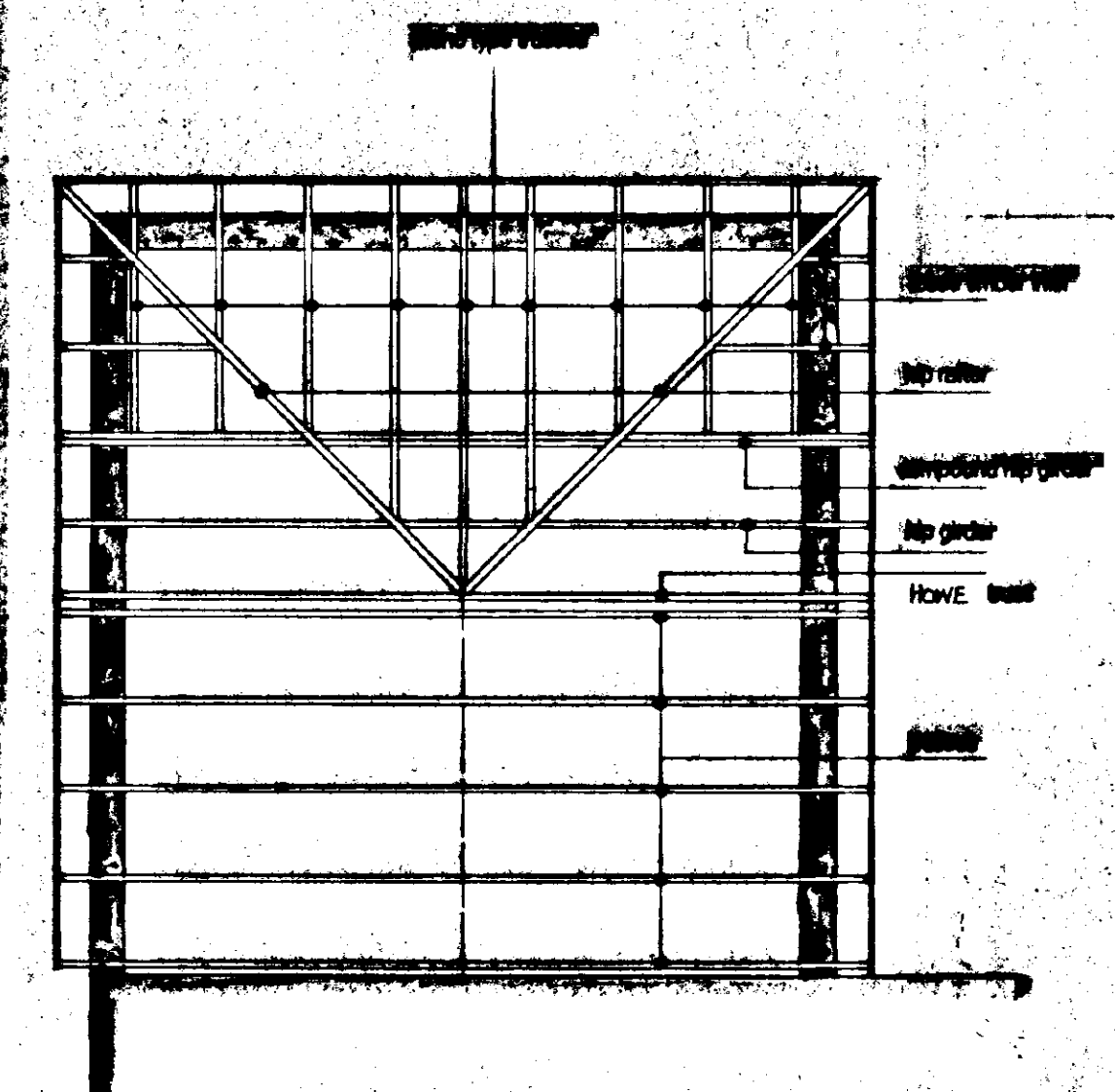
Roofing:
Internal ventilation to roof space to be provided by mechanical extractors fitted to head to give 8000mm2 ventilation to habitable rooms and 4000mm2 to all others. Mechanical extractor fans to be provided to:-
1) Kitchen offering 60 litres per second or cooker hood offering 30 litres per second.
2) En-suite / Bathroom offering 15 litres per second.
3) WC offering 15 litres per second.
4) Utility offering 30 litres per second.
Where mechanical extractor fans are fitted in rooms with no natural ventilation. Provide fans which have 15 minute overrun which may be operated intermittently. Also ensure 10mm gap underneath door to floor finish.

Ground floor finish:
All oversite provide 50mm floating grade insulation then 500 gauge polythene vapour barrier then 70mm sand / cement screed with 100 layer of chicken wire reinforcement.

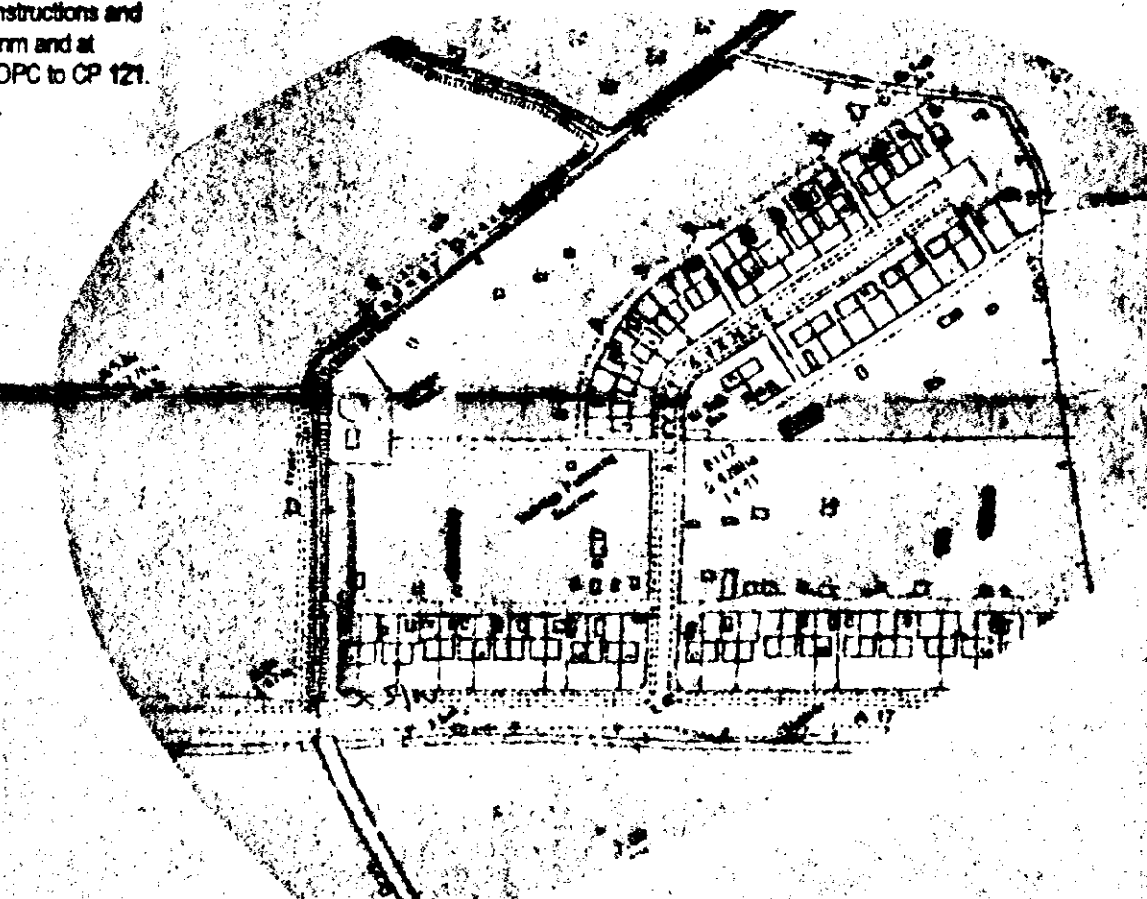
Roof insulation:
Insulation to roof space to be 200mm thick fibreglass laid 100mm between and 180mm over ceiling ties. If insulation is required to a rafter section of the roof for attic trusses, then provide in between rafters suitable polystyrene insulation 100mm thick, maintaining 50mm air gap between insulation and underfelt.

Roof ventilation:
Provide ventilation to roof space for either natural or mechanical system giving the required air circulation as follows:
1) On a pitched roof of 15 degrees or more provide at eaves ventilation equal to a 10mm continuous gap running along eaves.
2) On a roof where pitch is less than 15 degrees or where the ceiling follows the line of the roof ie, attic trusses, provide at eaves ventilation equal to a 10mm continuous gap running along eaves.
3) Also on roofs where ceilings follow roof line ventilation is required at ridge line with suitable ridge vent (by the manufacturer), to give ventilation equal to a 5mm continuous gap running along ridge.
4) At roofwall abutment ventilation required in form of a life vent or similar to give ventilation equal to a 5mm continuous gap along abutment.
Ensure 50mm gap between insulation and underfelt.

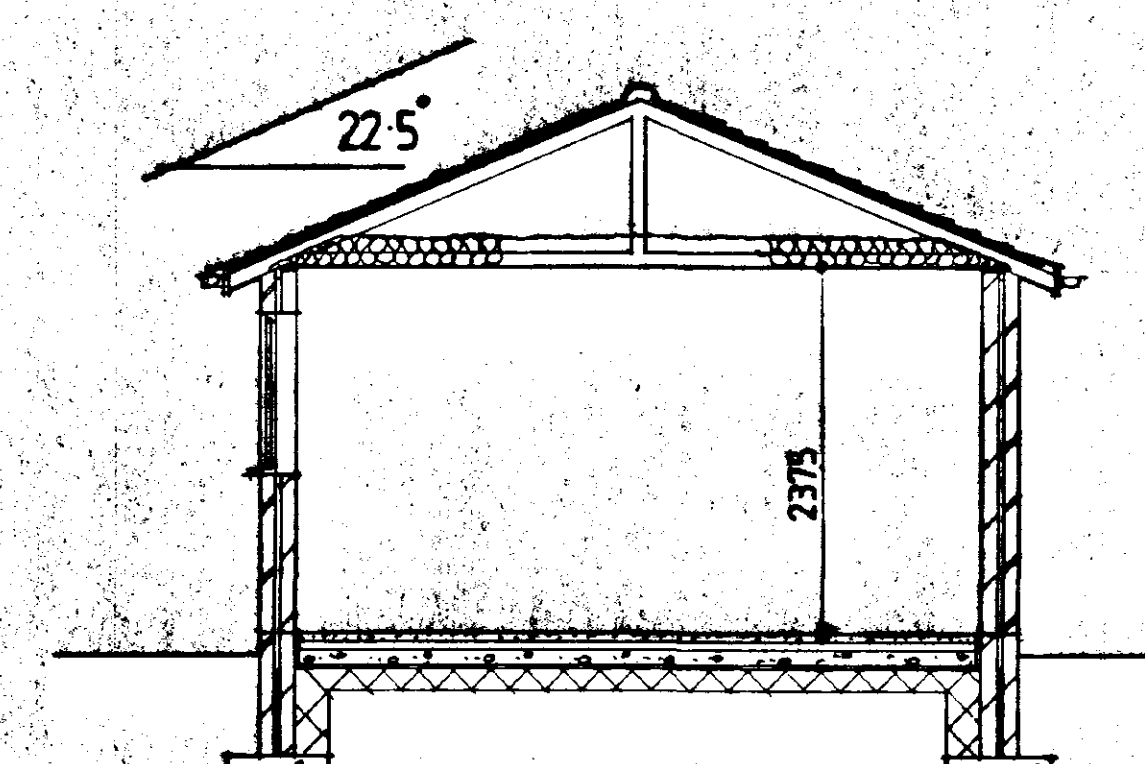
Details:
All linings to be manufactured by Hilti 15 and to be installed in accordance with makers instructions and to have minimum end bearing of 150mm and at lateral positions to have cavity tray DPC to CP 121. Internal linings to be IG 100 BOX type.



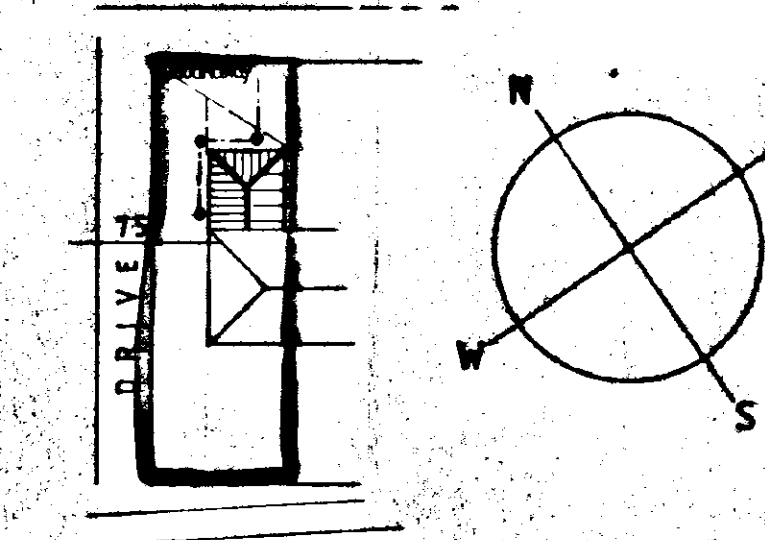
ROOF TRUSS PLAN trusses at 800mm c/c



LOCATION PLAN 1:2500

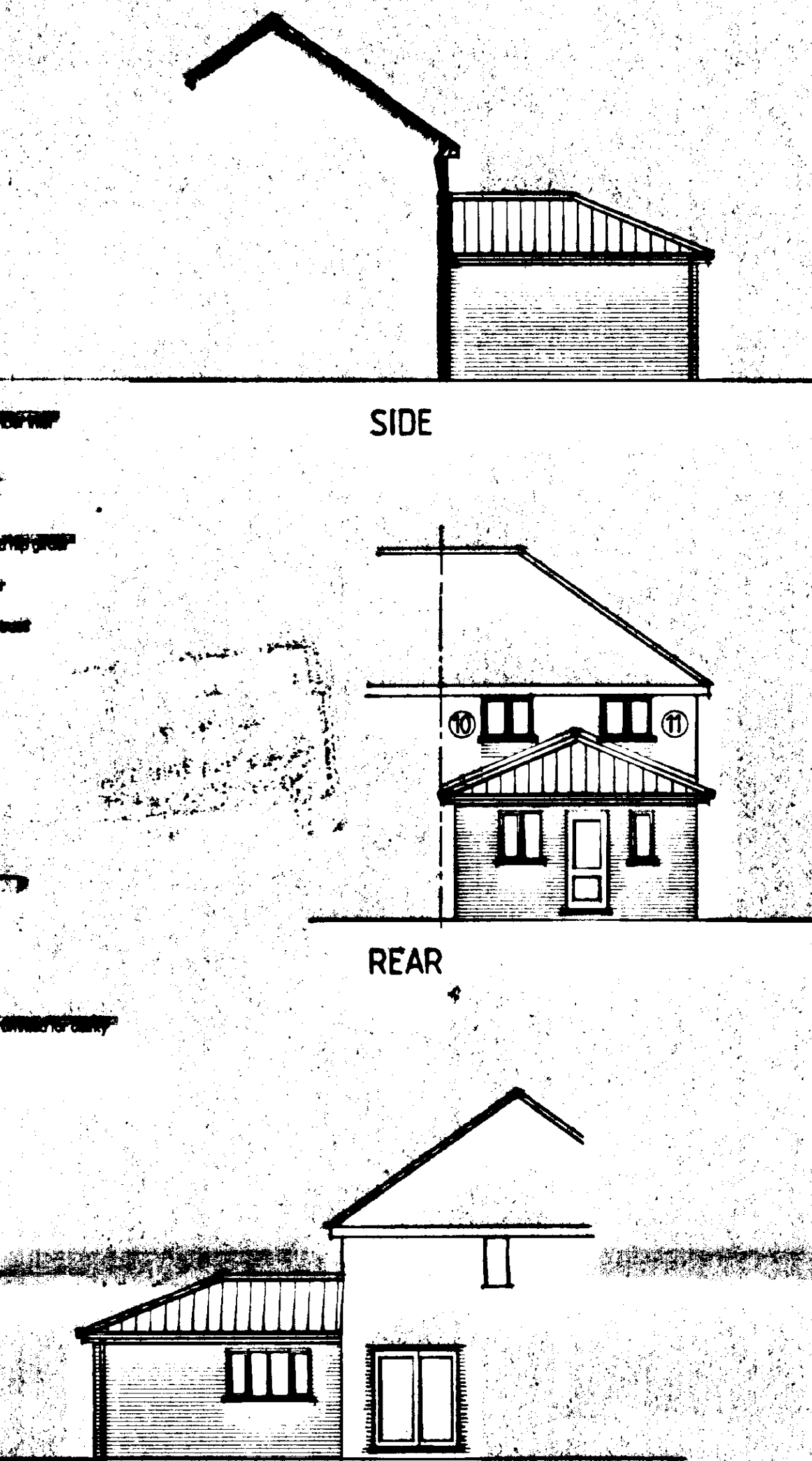


SECTION A-A



BLOCK PLAN 1:500

DETERMINED PLAN



SO: HOUSING AND DC
12 JAN 2000
Ref:

SOUTH HOLLAND DC
HOUSING & PLANNING
12 JAN 2000
Ref: 0031/00

revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN
BRIDGEMAN, NOOKLEBATE,
FLEET, SPALDING, Lincs. PE12 8LF
Tel/Fax: 01408 423782
Mobile: 0410 280852

Client: **MR & MRS MASTIN**

Project: **PROPOSED ALTERATIONS & EXTENSIONS
1 MAIN ROAD,
BEDNEY,
SPALDING,
Lincs.**

Scale: 1:150 1:100	Drawing No. 906711
Date: DEC. 99	Drawn: J.W.