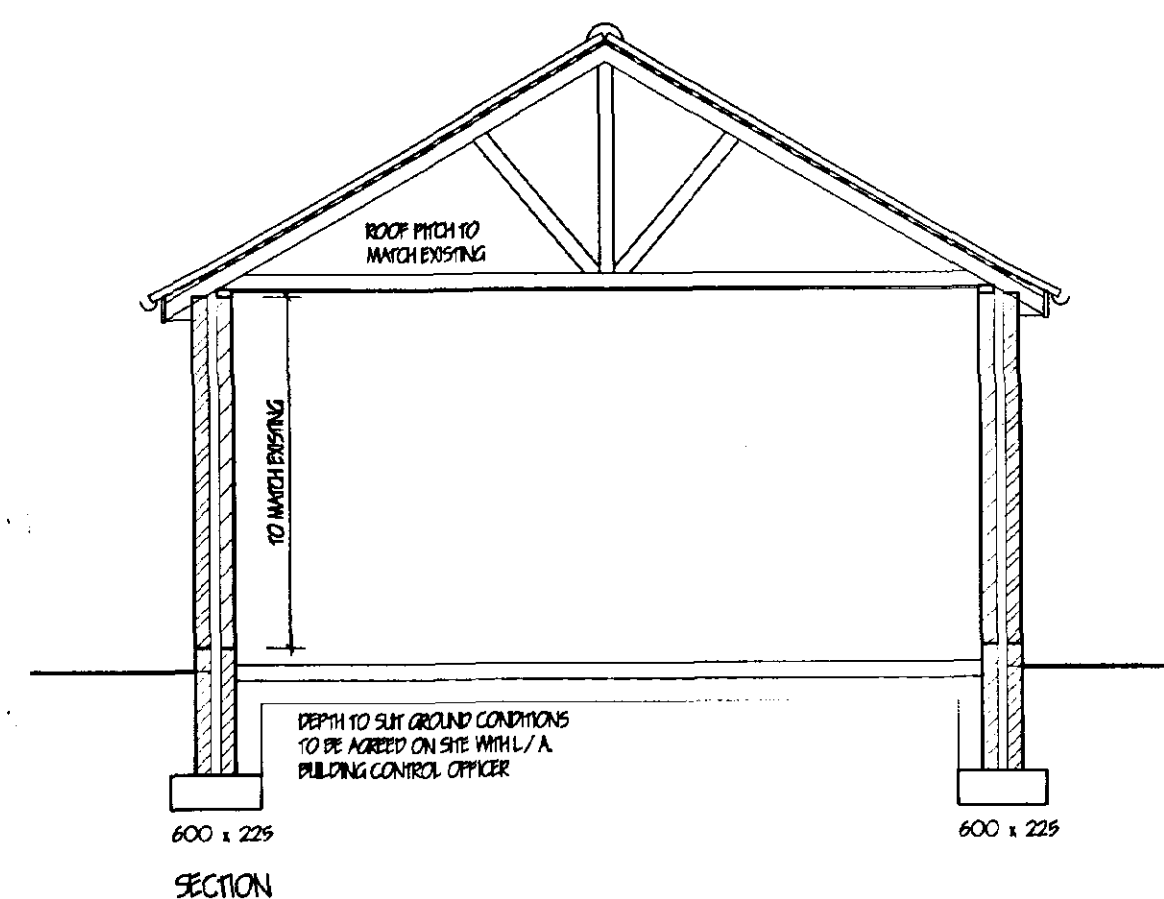
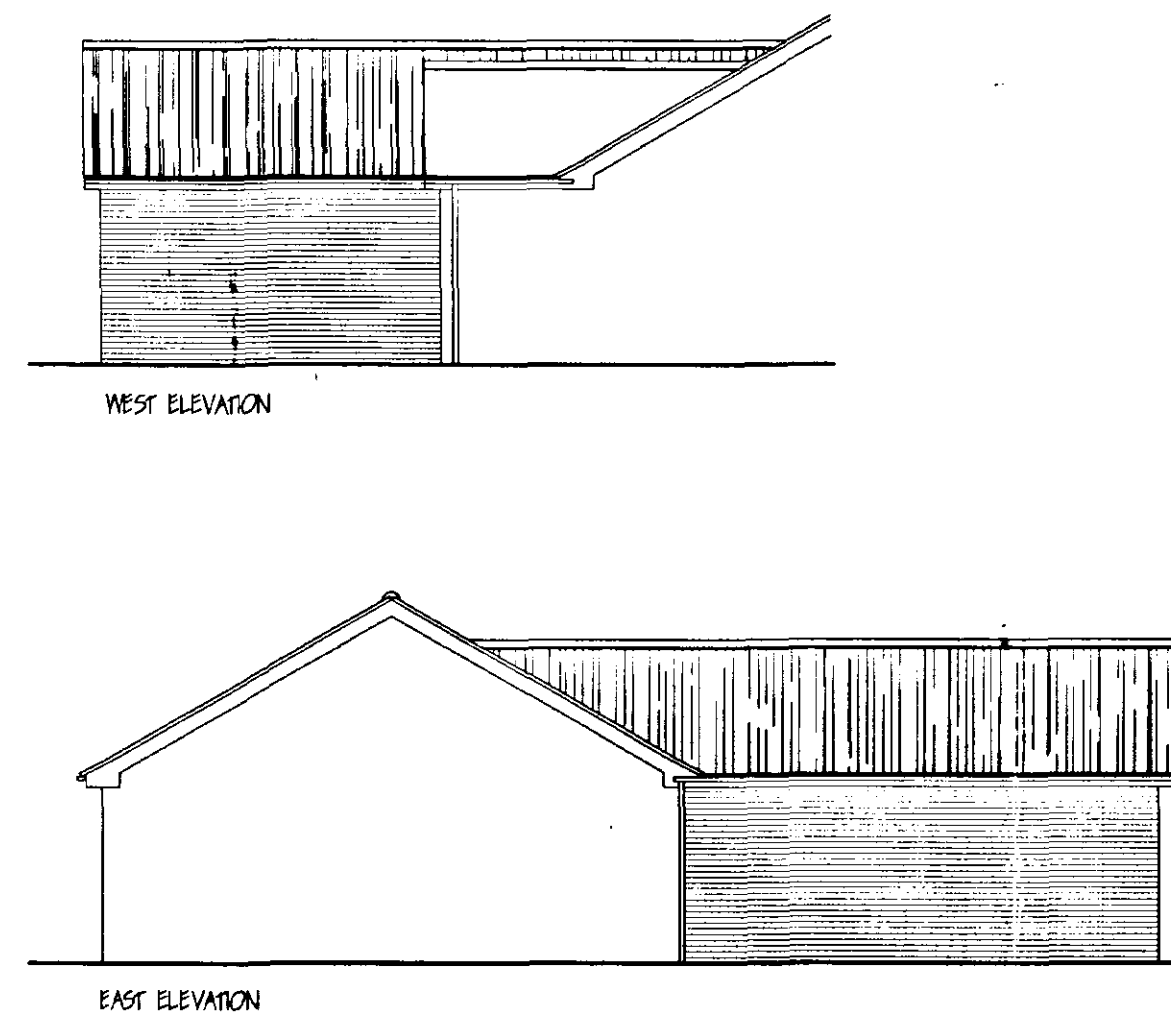
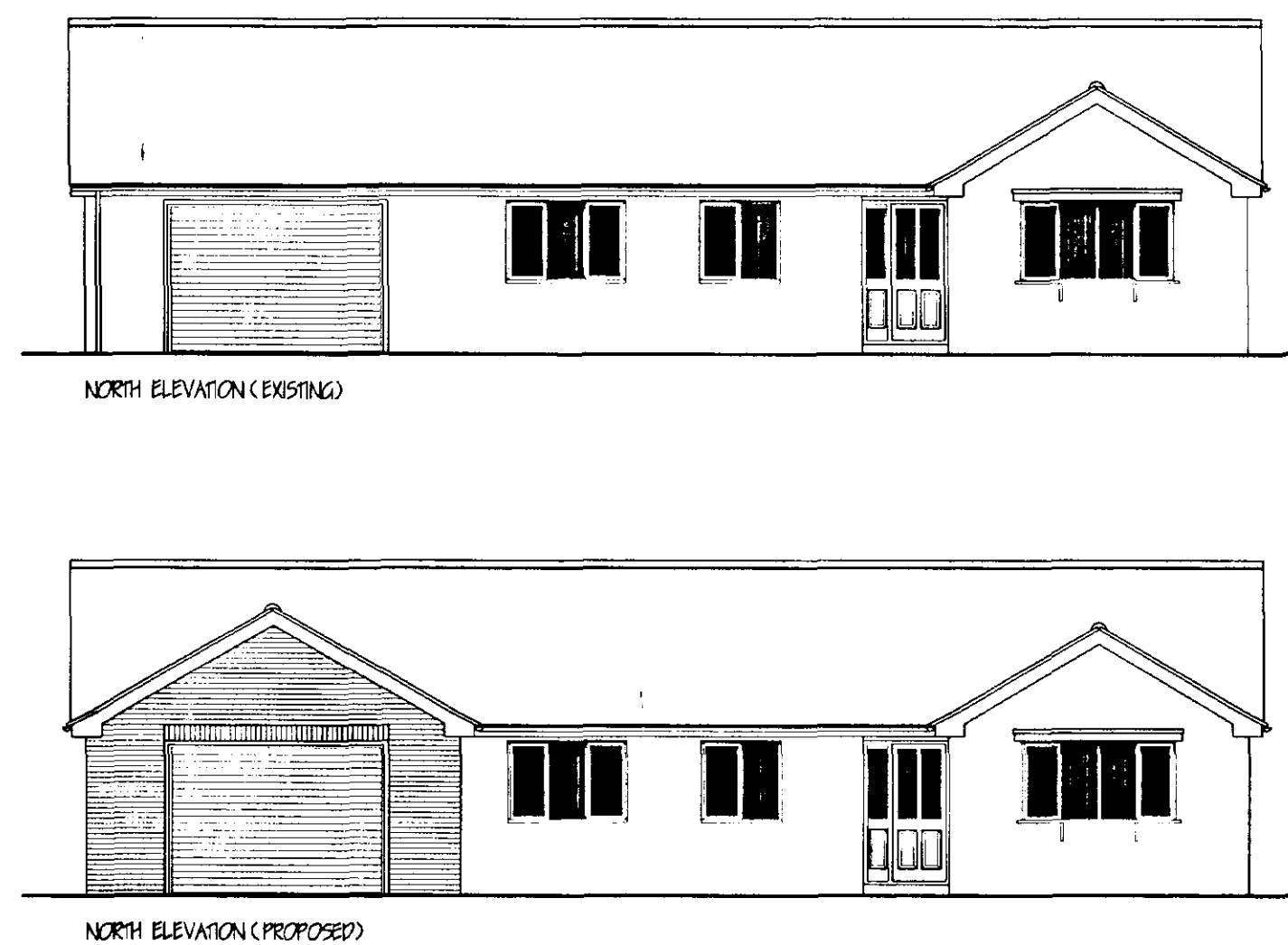
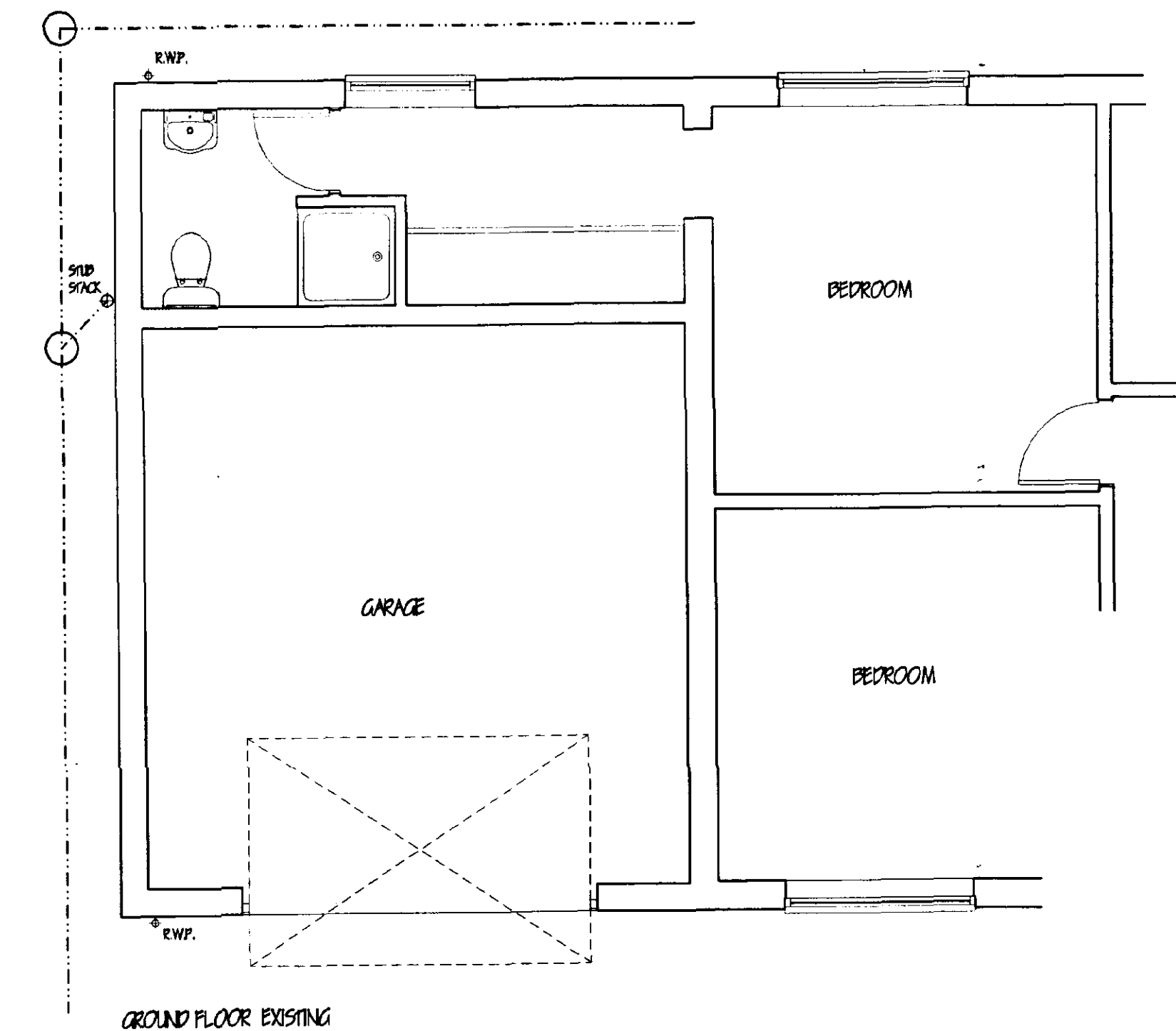
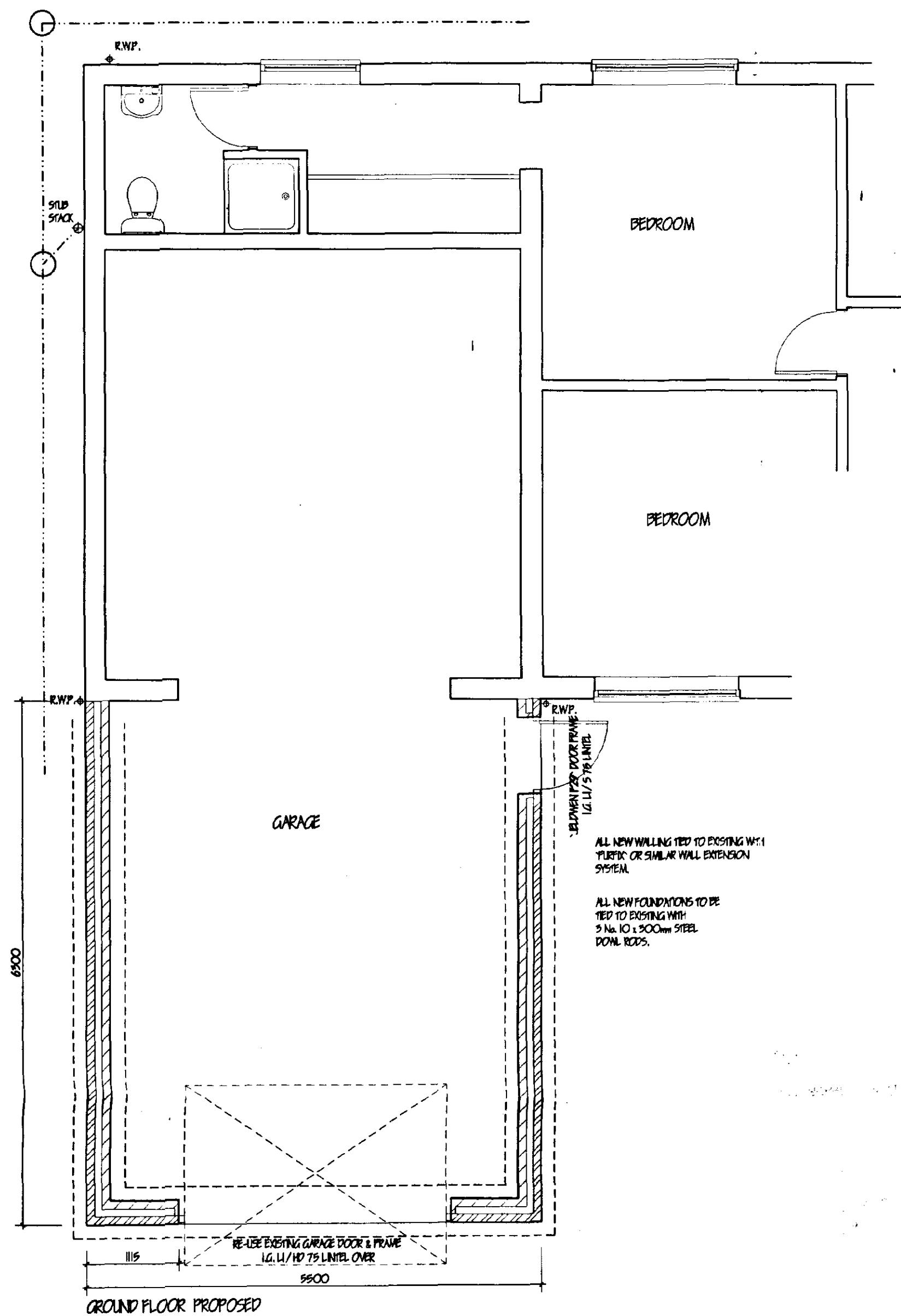




SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6075 ptd 1981. DPC to external wall positioned in accordance with CP 102 mts. 150 above finished ground level. Weak mix concrete fill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be P.L. quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm concrete over site. Concrete mix CEM4 to B.S. 5923; ptd 1991 in 1200kg polythene D.P.M. lapped continuous with D.P.C. by min. 150 blended and consolidated hardcore.

FOUNDATIONS.
Under walls as shown provide 600 x 225 strip concrete foundations CEM4 mix to B.S. 5923; ptd 1991. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations. Should desirable soil conditions be found on site then foundations shall be taken down to a minimum depth of 1 metre below ground level.

LINTELS.
All lintels to be manufactured by Messrs. I.G. Codes U/5.75 and U/10.75 all 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 CP 121. Lintels in garage to be underlaid with 12.7 fibre line board or receive 12mm render and skim. Provide Parp and weep holes and stop ends to cavity tray.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 100mm dia. underground pipes flexibly joined to a fall of 1:170 pipes bedded and surrounded in pea gravel and discharge to 120mm dia. soak away min. 5.0m to edge from dwelling. All footpaths and drives to slope away from building.

LIGHTING.
Provide energy efficient light fittings capable only of taking lamps having a luminous efficacy greater than 40 lumens per circuit. External lighting to be fitted with Dawn-Dusk or movement sensors and capable only of taking lamps having a luminous efficacy greater than 40 lumens per circuit.

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. EN 490 / 491, on 25 x 35 softwood treated battens on under felt to B.S. 747 (type 17) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. head lap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in B.S. 6999, Pt. 2. Turnplate specialist made prefabricated roof trusses to comply with B.S. 5263 part 3 1988. TRUSS CALC'S TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 6000/c to a pitch to match existing. 58 x 100 ridge rafter binder. 58 x 100 ceiling binders. All trusses to be strapped to wall plate by 50 x 5 galvanneal metal straps acting as anchor 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 100mm wide continuous air gap and fly proof screen. All structural timber to be min.50% grade, stamped 'TR' or '10' to indicate moisture content of 20% or less all in accordance with BS 4978. Where span of trussed rafter 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 lay boards and diminishing trusses at 600 c/c: install code 4 lead valley liner.

CEILING.
12.7mm Gyproc plasterboard 9mm skim finish. Provide min. 58 x 58 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space: opening to be lined with 25 x 25 planted slaps. Access panel to be 120mm ply with layer of 12.7mm Fireline board fixed to face. 100mm double to top surface. Provide slide bolt fastening & draught seal all round.

WALLING.
285 cavity walls to consist of face brickwork to B.S. 5923:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 100mm Tarmac Hemitite solid insulation blocks or similar. Cavity walls tied together using galvanneal iron twist ties set 750 horizontally and 450 vertically to B.S. 1249:1978 wall ties positioned at 500 vertical centres at all unbonded courses of cavity. Close cavities with 'Thermoblock' preformed closer and provide bitumen felt DPC to C.P. (2). All work to be carried out in accordance with BS Code of Practice 121 Part 1:1975.

LIMITATIONS.
This drawing is limited in 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. This 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 BPA 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 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.

SHDC
Planning & Development
- 3 FEB 2003
Ref: 099/03

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
WRIGHTS WENS, 12A PARK ROAD,
HOLBEACH, SPALDING, Lincs PE12 7EE
Tel/Fax: 01408 423762
Mobile: 07808 525 776

Client: MR & MRS C. MARSON

Project:
PROPOSED GARAGE EXTENSION
59 LOW LANE
HOLBEACH
SPALDING
Lincs.

Drawing:

DETERMINED
PLAN

Scale: 1:50 1:100	Drawing No. 0205-01
Date: JANUARY '03	Drawn: J.C.