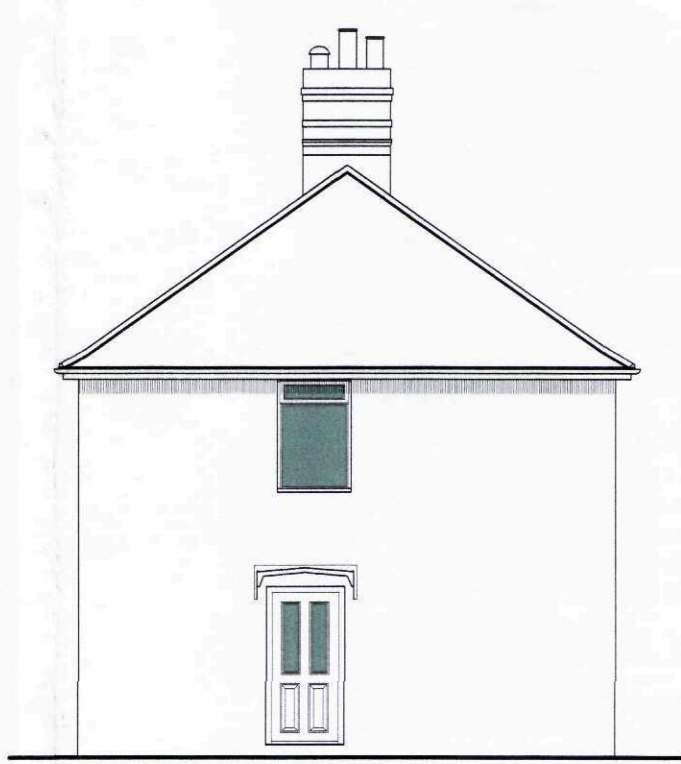
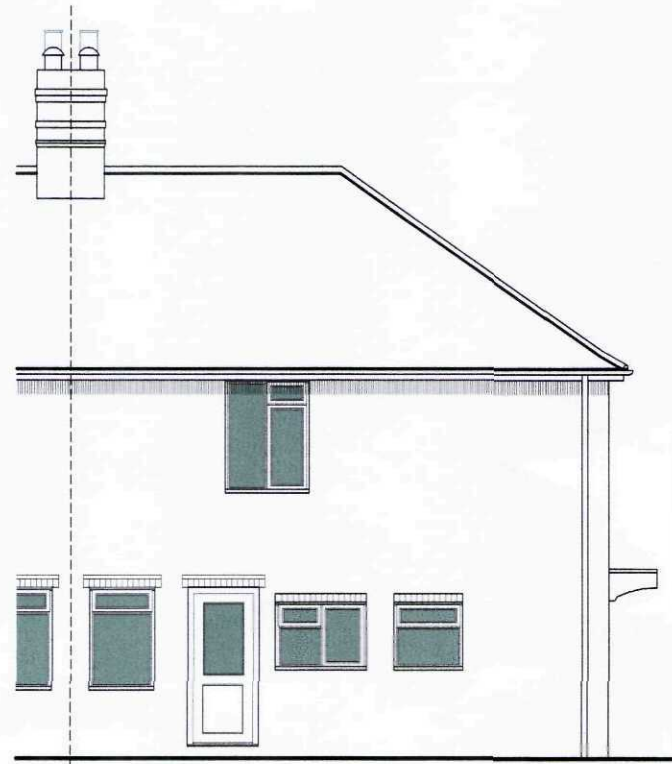




SOUTH ELEVATION (EXISTING)



WEST ELEVATION (EXISTING)



NORTH ELEVATION (EXISTING)



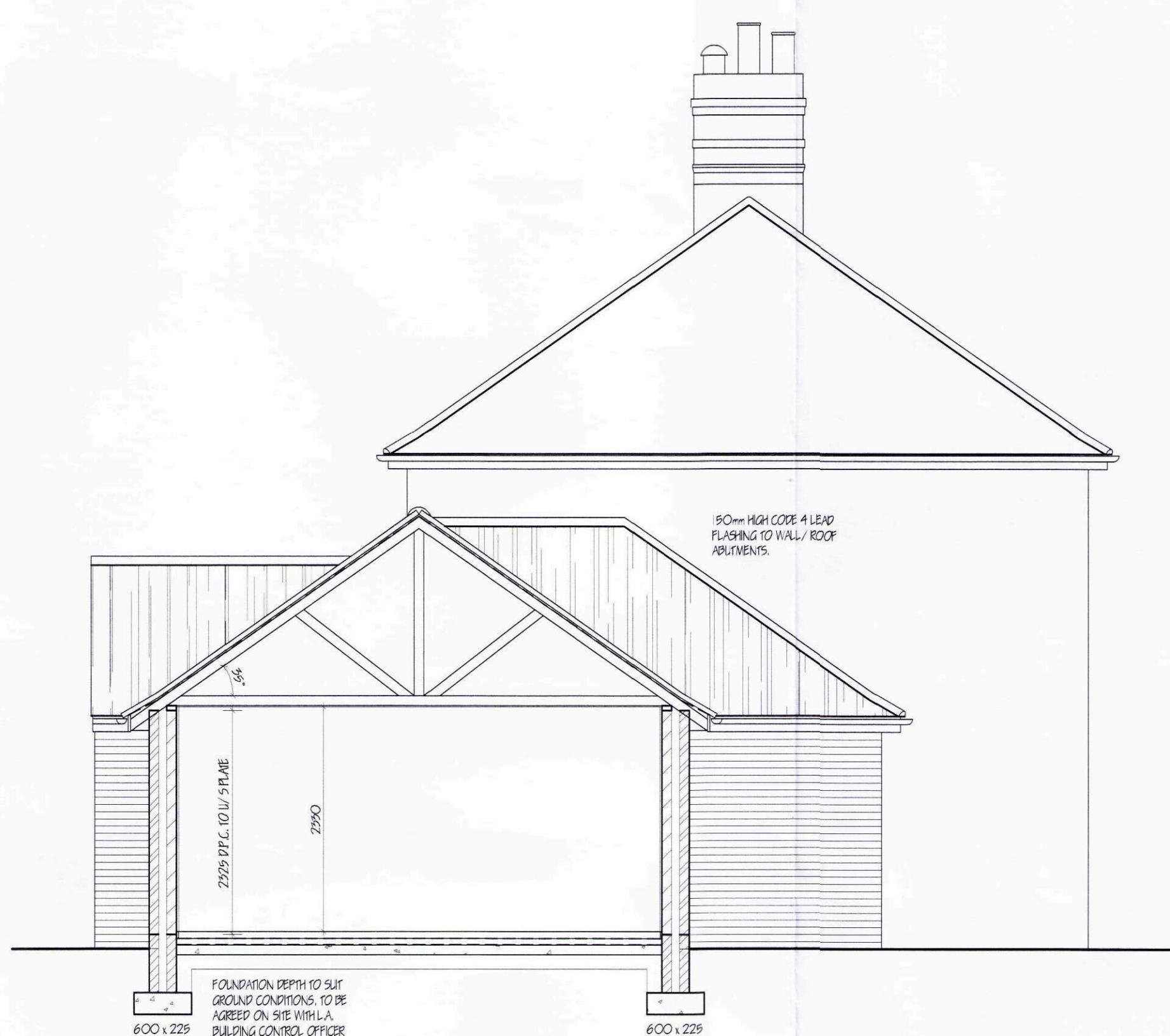
SOUTH ELEVATION (PROPOSED)



WEST ELEVATION (PROPOSED)



NORTH ELEVATION (PROPOSED)



SECTION

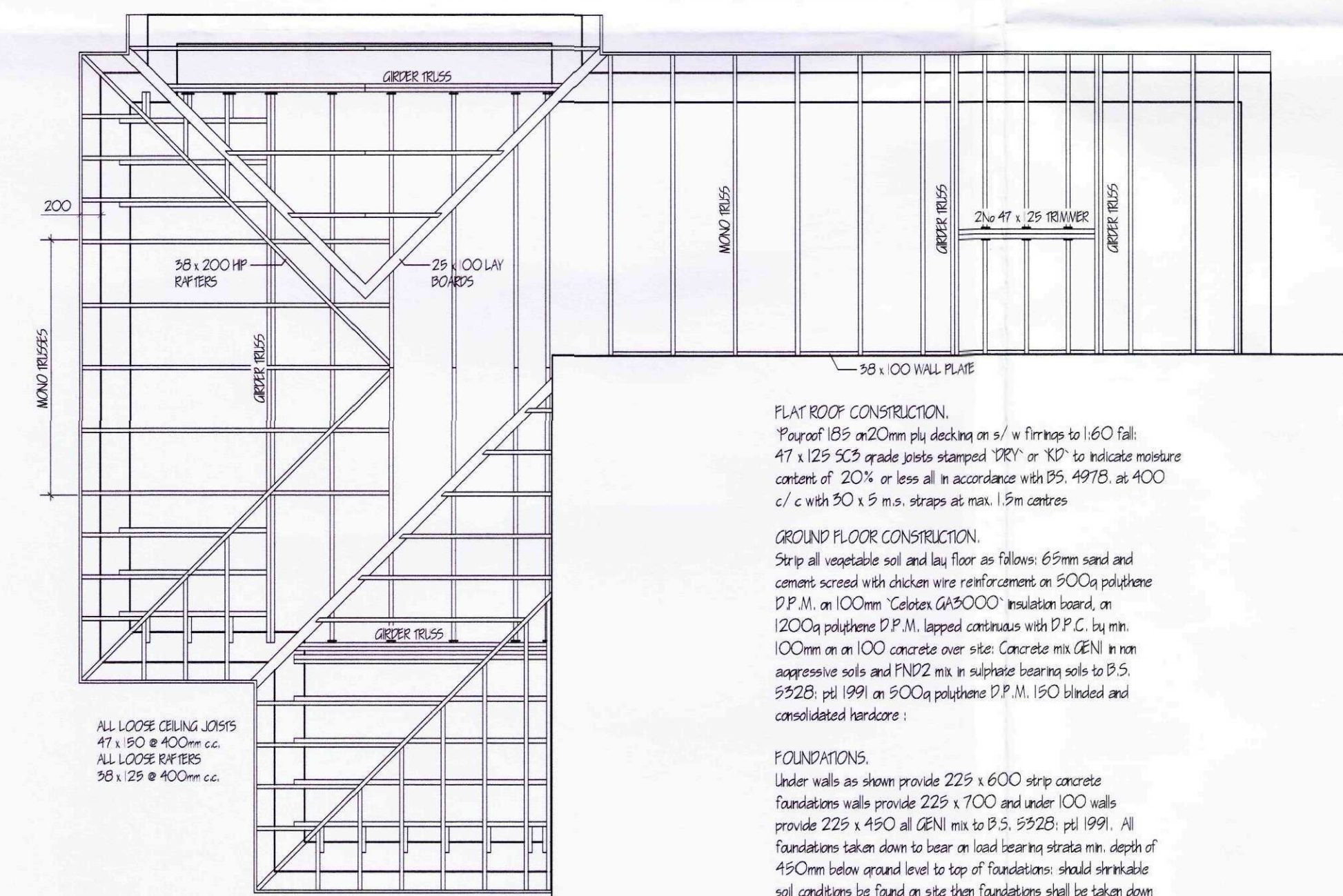
LIMITATIONS.
This drawing is limited to the amount of information contained and does not purport to contain a full specification of the work. It is solely for the purpose of obtaining Planning/Building Regulation approval.
The drawing must not be used as a contract document alone. All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given 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 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.

COPYRIGHT RESERVED.
Copies of this drawing must be made only with the written permission of Cooper Architectural Design.

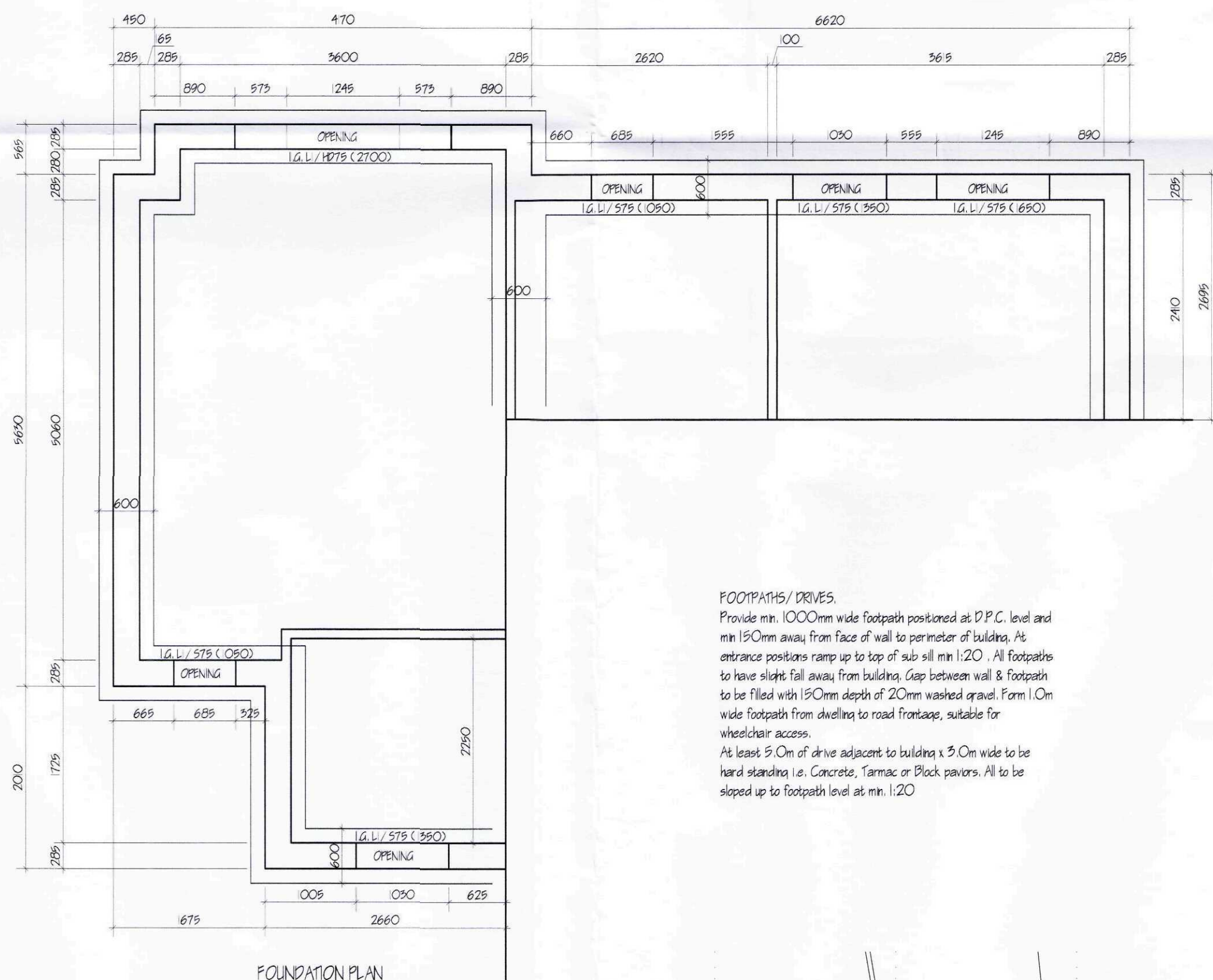
STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate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



ROOF PLAN



FOUNDATION PLAN

FLAT ROOF CONSTRUCTION.
Pour 100mm concrete on s/w firmings to 1:60 fall: 47 x 125 SCS grade joists stamped 'RR' or 'KD' to indicate moisture content of 20% or less all in accordance with BS 4978 at 400 c/c with 50 x 5 m.s. straps at max. 15m centres

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 65mm sand and cement screed with chicken wire reinforcement on 500a polystyrene D.P.M. on 100mm Celotex GA5000 insulation board, on 1200a polystyrene D.P.M. lapped continuous with D.P.C. lay min. 100mm on an 100 concrete over site. Concrete mix (EN) in non aggressive soils and PN2 mix in sulphate bearing soils to BS 5528, pt 1991 on 500a polystyrene D.P.M. 150 blinded and consolidated hardcore

FOUNDATIONS.
Under walls as shown provide 225 x 600 strip concrete foundations walls provide 225 x 700 and under 100 walls provide 225 x 450 all (EN) mix to BS 5528, pt 1991. All foundations taken down to bear on lead bearing strata min. depth of 450mm below ground level to top of foundations: should shrinkable soil conditions be found on site then Foundations shall be taken down to a minimum depth of 1000mm below ground level. In all cases Foundations are to be designed in accord with N.B.C. Foundation Practice Guidance Notes where localised trees and shrubs are present.

SLIP STRUCTURE WALLING.
100mm dense concrete blocks to BS 6075 pt 11981 DPC to external wall positioned in accordance with CP 102 min. 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.

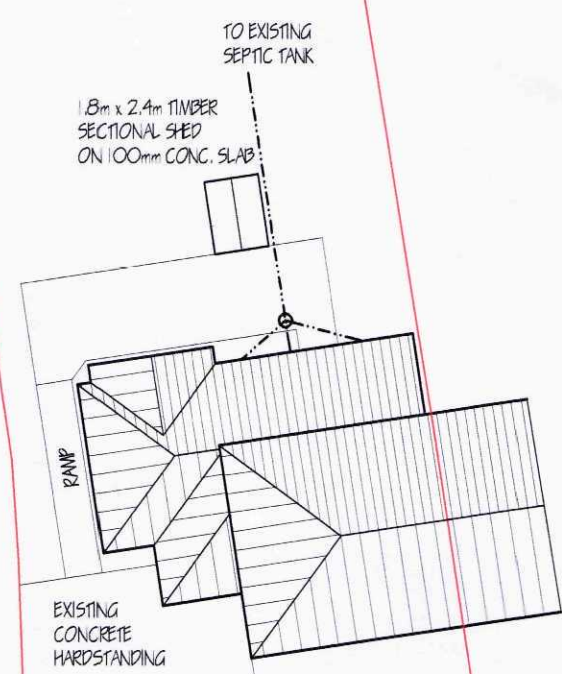
LINTELS.
All lintels to be manufactured by Messrs. I.G. Codes L1/ 575 and L1/ HD 75 all to be installed in accordance with makers instructions, and to have min. end bearing of 150mm and at external positions to have cavity from D.P.C. to C.P. 121. Internal lintels to be I.G. 100 Box type. Lintels in garage to be underlaid with 12.7 free fibre board or treated 12mm render and skim. Provide Pimp and weep holes and stop ends to cavity tray.

WALLING.
285 cavity walling to consist of face brickwork to BS 5528/1974 for clay bricks and BS 1571/1978 for calcium silicate bricks. 85 cavity build into cavity Drikhem52 cavity wall batt insulation boarding in accord. with makers instructions and agreement cert. No B4/ 1265 & B6/ 1584. 100mm Terracotta G11. 2.9 N/ m2 solid insulation blocks or similar. Cavity walls tied together using stainless steel vertical twist ties set 750 horizontally and 450 vertically all to BS EN 845 wall ties positioned at 500 vertical centres at all unbanded courses of cavity. Close cavities with 'Thermalcast' preformed closer and provide bitumen felt DPC to C.P. 121. All work to be carried out in accordance with BS Code of Practice 12 Pt 1, 1975. All to receive 12.5mm Plasterboard on studs with skim finish. U value 0.28 W/ m2K.

FOOTPATHS/ DRIVES.
Provide min. 1000mm wide footpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub sill min 1:20. All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel. Form 1.0m wide footpath from dwelling to road frontage, suitable for wheelchair access.
At least 5.0m of drive adjacent to building x 3.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers. All to be sloped up to footpath level at min. 1:20



LOCATION PLAN 1:2500



BLOCK PLAN 1:250

ACCREDITED (INDICATIVE) DETAILS			
Pitched Roof/ Vented Loft/ Eave	MC-RE-01		
Pitched Roof/ Vented Loft/ Gable	MC-RG-01		
Ground Floor Floor/ Concrete & Screed/ Insulation	MC-GF-02		
Below Slab	MC-GF-02		
Masonry Partition Wall/ External Abutment	MC-HW-03		
Masonry Partition Wall Head	MC-HW-04		
Timber Stud Partition Wall/ External Abutment	MC-HW-05		
Timber Stud Partition Wall Head	MC-HW-06		
Timber Intermediate Floor	MC-IF-02		
Windows & Doors. Other Lintels	MC-WD-03		
Windows & Doors. Cills	MC-WD-04		
Windows & Doors. Jambes	MC-WD-05		

SHDC
Planning & Development
16 APR 2010
Ref: 0314-10

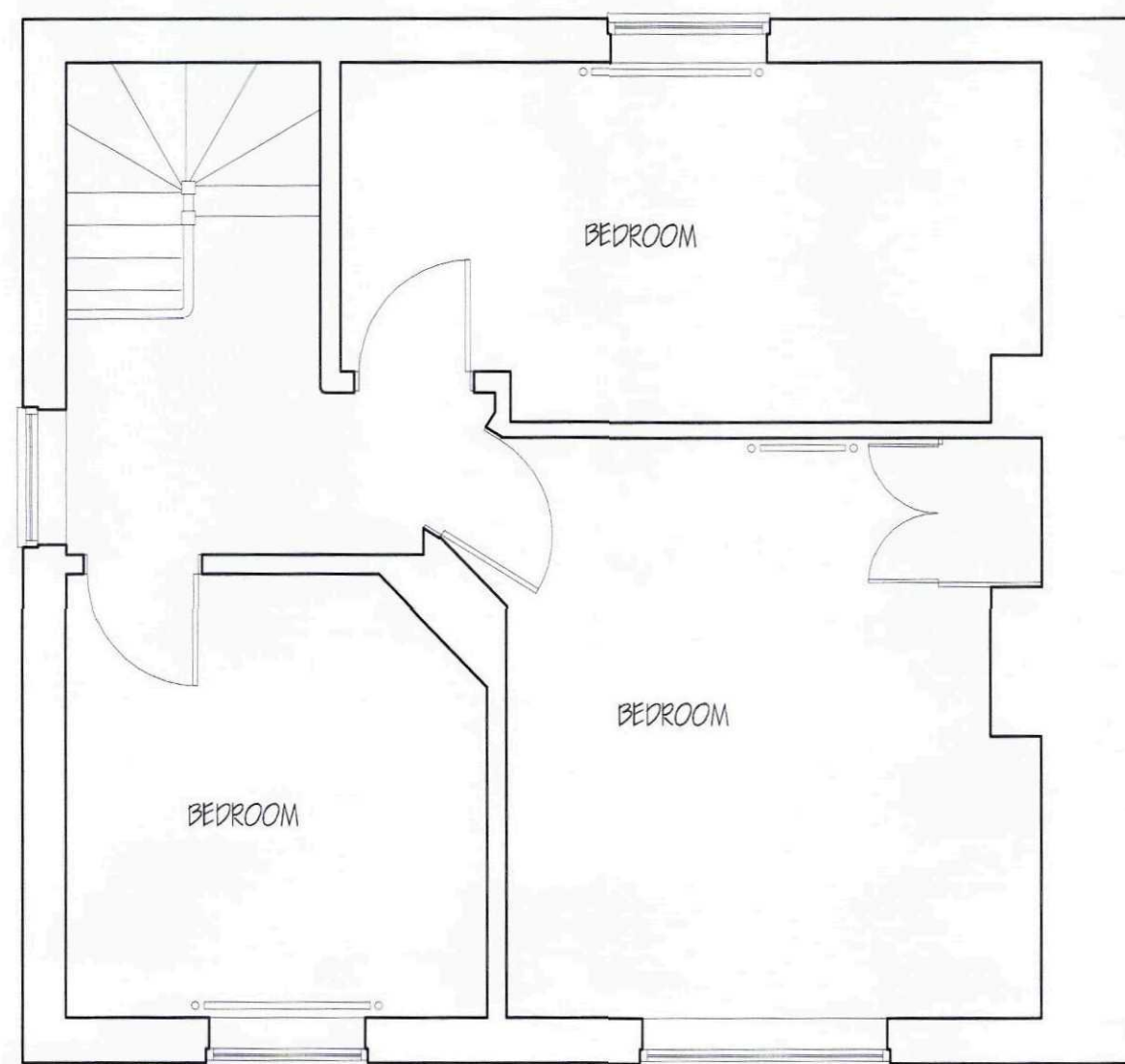
revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
30 WINDOVER ROAD
SPALDING, Lincs PE11 1HA
Tel: 01775 711174
Mobile: 07868 125 778
E-Mail: c.a.d@btconnect.com

Client.
MRR WEBB
Project.
PROPOSED EXTENSION FOR DISABLED FACILITIES
6 CALLOWS SITE
WASHWAY ROAD
HOLBEACH
Lincs PE12 8BP
Drawing.

ELEVATIONS - SECTION - DETAIL PLANS

Scale 1:50 1:100	Drawing No. 1017-02
Date. APR. 10	Drawn. J.C.



SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm 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. soak away min. 5.0m to edge from dwelling. All footpaths and drives to slope away from building.

GLAZING:
Double glaze extension throughout with p.v.c.u windows (minimum 16mm Air gap to all units with Low 'E' O.I. Glass) max 'U' value 1.8 W/ sq.m.K excluding garage. All glazing between f.f.l. and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be safety glass to BS. 6206. All windows/ doors to be draught sealed.

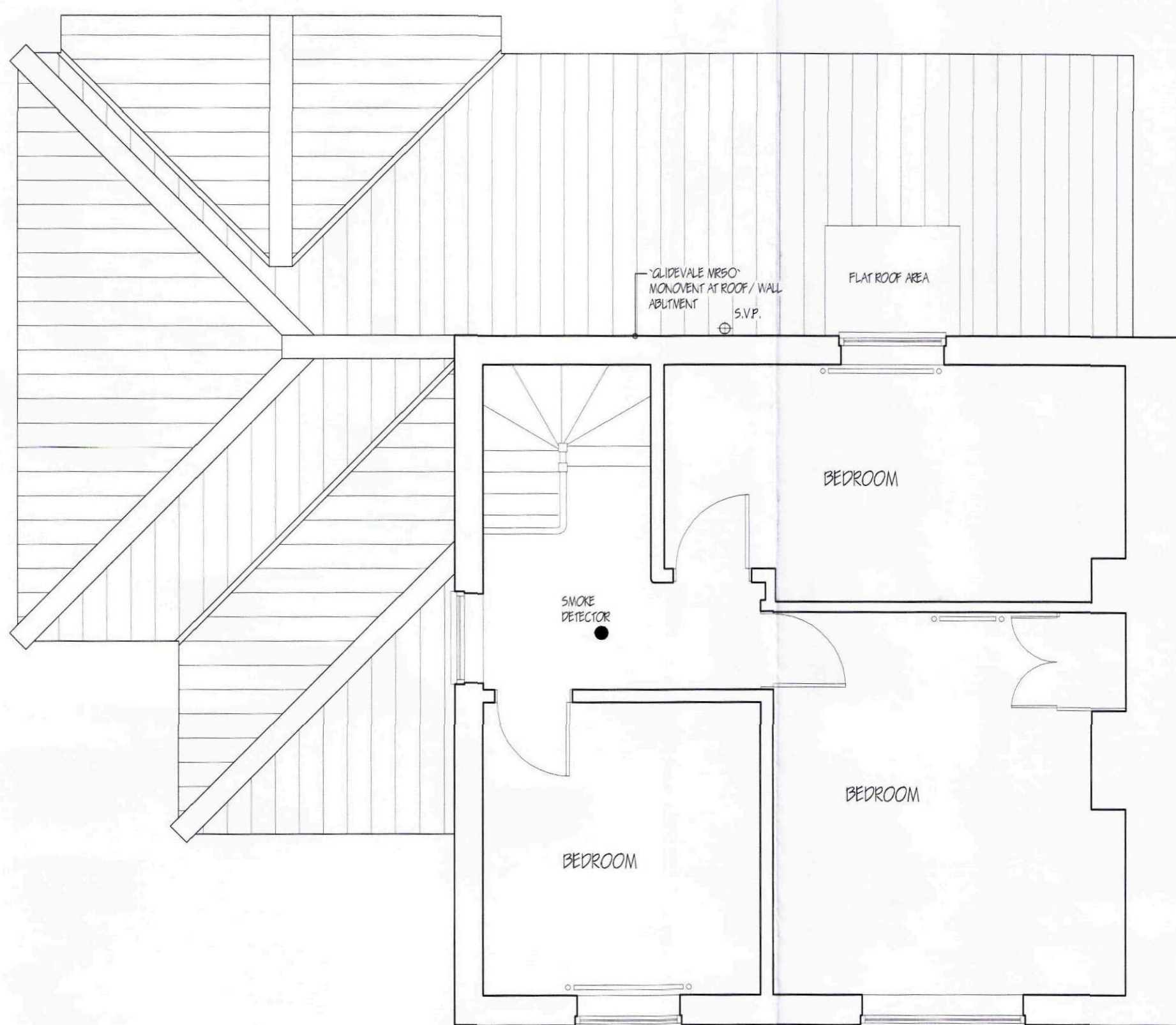
VENTILATION.

All windows to have opening lights that open to 30 degrees or more and to provide the equivalent of 1/20th the floor area of each room. Stopped opening lights to be less than 50 degrees provide the equivalent of 1/10th the floor area of each room. Background ventilation to windows to provide a total of 60,000 sq. mm permanent free air ventilation per dwelling. Based upon a minimum of 5,000 sq. mm per habitable room and 2,500 sq. mm per kitchen, utility room, bathroom, en-suite and cloak room. The following rooms to have in addition to the above mentioned mechanical extractor fan to provide the following extract rates: Kitchen min. 60 litres per second. Utility rooms min. 50 litres per second. Bathroom/En-suite min. 15 litres per second, which may be operated intermittently. W.C. min. 6 litres per second with 15 minute overrun.

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5859-1-2002 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

GENERAL
Provide hot & cold water supply to all wash basins.
All electrical switches, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from f.f.l.

LEVEL ENTRY THRESHOLD
Provide Mobility door frame & level entry threshold to both entrances to building. All External doors to be 838mm wide. And in all cases to provide minimum 775mm clear opening width.



LIMITATIONS:
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the work. It is solely for the purpose of obtaining a preliminary Planning/Building Regulation approval.
The drawing must not be used as a contract document alone. All dimensions shall be taken from the finished work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Buyer/Contractor and will be his responsibility from commencement of site works.
The drawing must not be supervised or inspected on site by 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.

COPYRIGHT RESERVED.
Copies of this drawing must be made only with the written
permission of Cooper Architectural Design.

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.

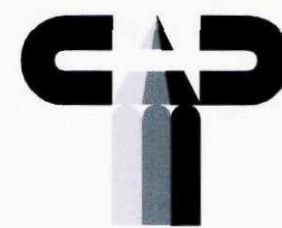
SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

SPECIFICATION OF WORKS

- Remove existing bath including plumbing and drainage. Floor to be level at access with gradient for floor drainage outlets. Graded area to be minimum 1.0 metre square below shower seat.
- Provide ramp up until flooring to whole area of bathroom floor.
- Showers unit to be "Tricon T100 Care Plus", or similar thermostatically controlled with maximum water temperature of 45 degrees centigrade. Seat to be swivel from seated or standing position - 1.0m to 1.1m above floor.
- Shower head to be height adjustable with detachable shower head hose, approximately 1.0m long to start at height of controls.
- Space heating in Shower Room to be capable of maintaining a temperature of 7.0 degrees centigrade.
- Remove all existing wall tilings. Provide Floor to ceiling wall tilings to shower area including window sill and window frame.
- Cladding to provide full height wall tilings to walls where WC and Basin seat include area of wall between existing window. All tilings to be Standard White.
- Make up and decorate all walls where existing tiles removed. Alternatively, provide tilings to cladding remainder.
- All Grab rails and Polding seats to clients requirements are directed and supplied by The Occupational Therapist.
- Guide rail and extra long washbasin shower cartain to be fitted around shower area. To fall below the grade.
- Provide the "Close-O-Mat" or similar wash/dry tape toilet.
- Provide the full hung hand basin complete with lower traps.

ACCREDITED (INDICATIVE) DETAILS

Pitched Roof/ Vented/Loft/ Eave	MC-RP-01
Pitched Roof/ Vented/Loft/ Gable	MC-RP-01
Ground Floor/ Floor/ Concrete & Screed/ Insulation	
Below Slab	MC-OF-02
Masonry Partition Wall/ External Abutment	
	MC-HW-05
Masonry Partition Wall Head	MC-HW-04
Timber Stud Partition Wall/ External Abutment	
	MC-HW-05
Timber Stud Partition Wall Head	MC-HW-04
Timber Intermediate Floor	MC-IF-02
Windows & Doors, Other Limits	MC-WD-05
Windows & Doors, Clis	MC-WD-04
Windows & Doors, Jambes	MC-WD-05

[illegible]

**COOPER
ARCHITECTURAL
DESIGN**
90 WINSOVER ROAD
SPALDING, LINC'S PE11 1HA
Tel: 01775 711174
Mobile : 07808 125 778
E-MAIL : c.a.d@btconnect.com

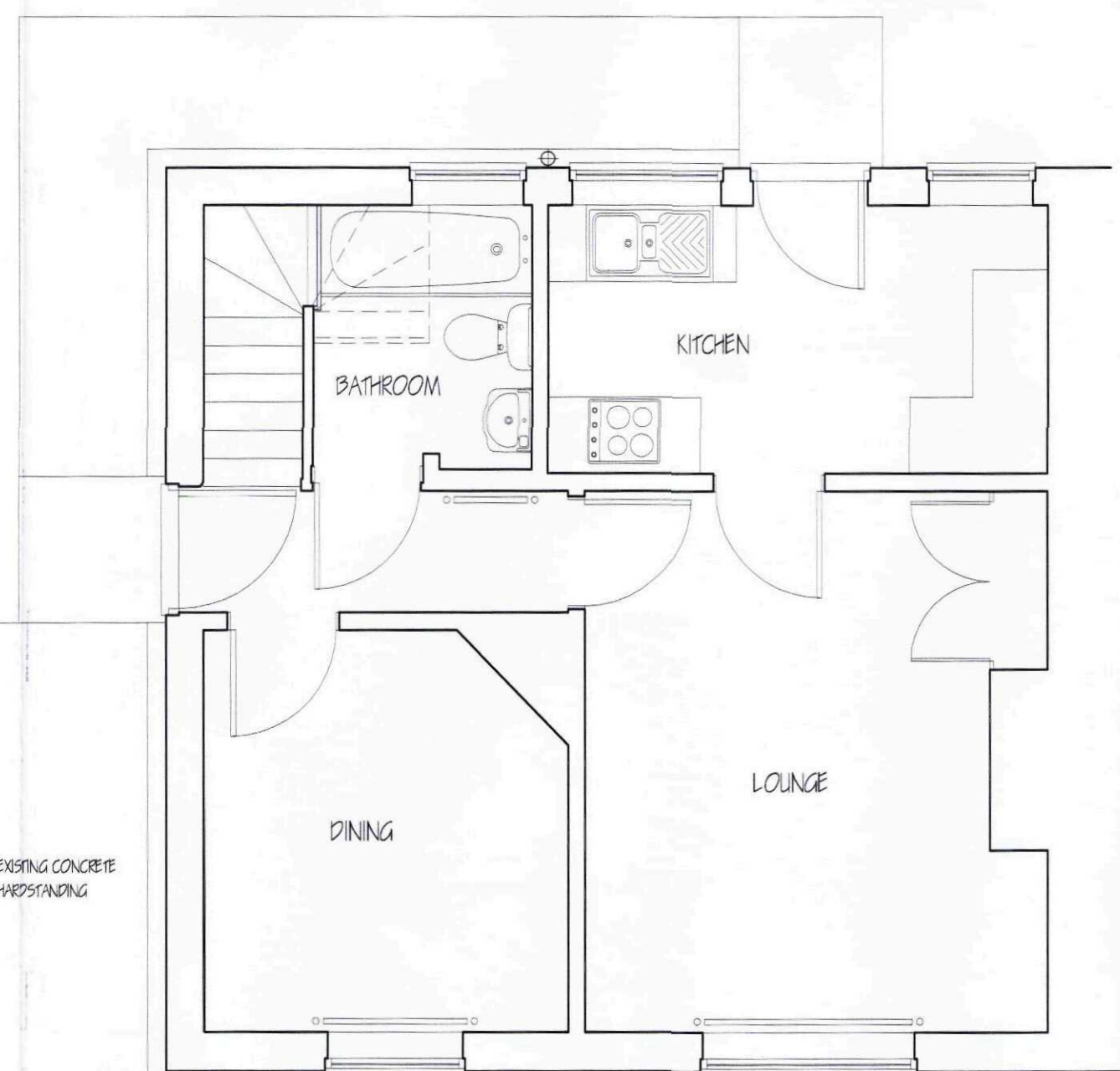
Client. MR R WEBB

Project.
PROPOSED EXTENSION FOR DISABLED FACILITIES
6 CALLOWS SITE
WASHWAY ROAD
HOLBEACH
Lincs PE12 8BP

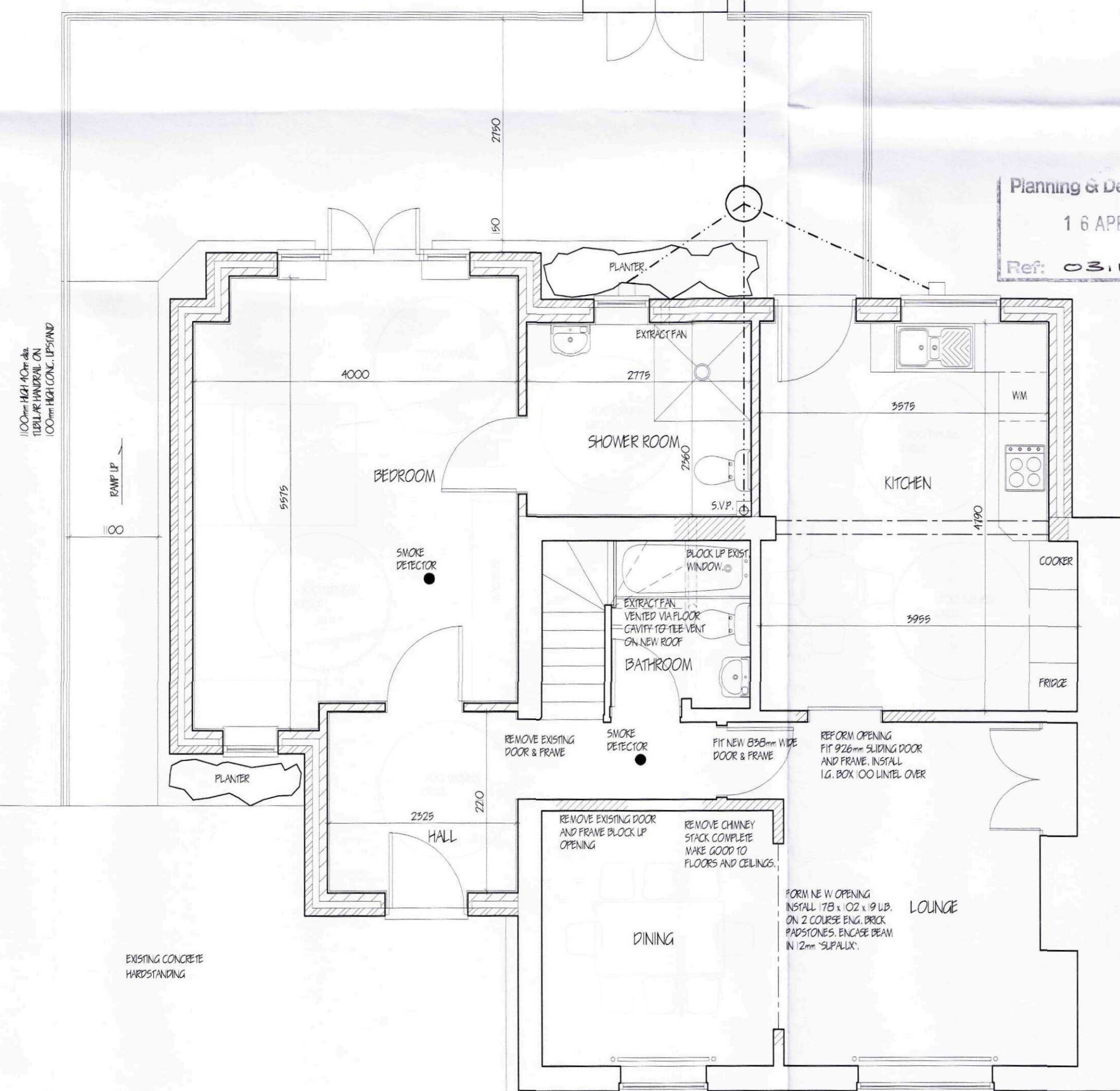
Drawing

FLOOR PLANS

Scale 1:50 1:25	Drawing No. 1017-01
Date. APR. '10	Drawn. J.C.



GROUND FLOOR - EXISTING



GROUND FLOOR - PROPOSED

Scale 1:50 1:25	Drawing No. 1017-01
Date. APR. 10	Drawn. J.C.