

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.

All dimensions shall be taken from the actual work. Where the circumstances shall measurements be taken 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 S.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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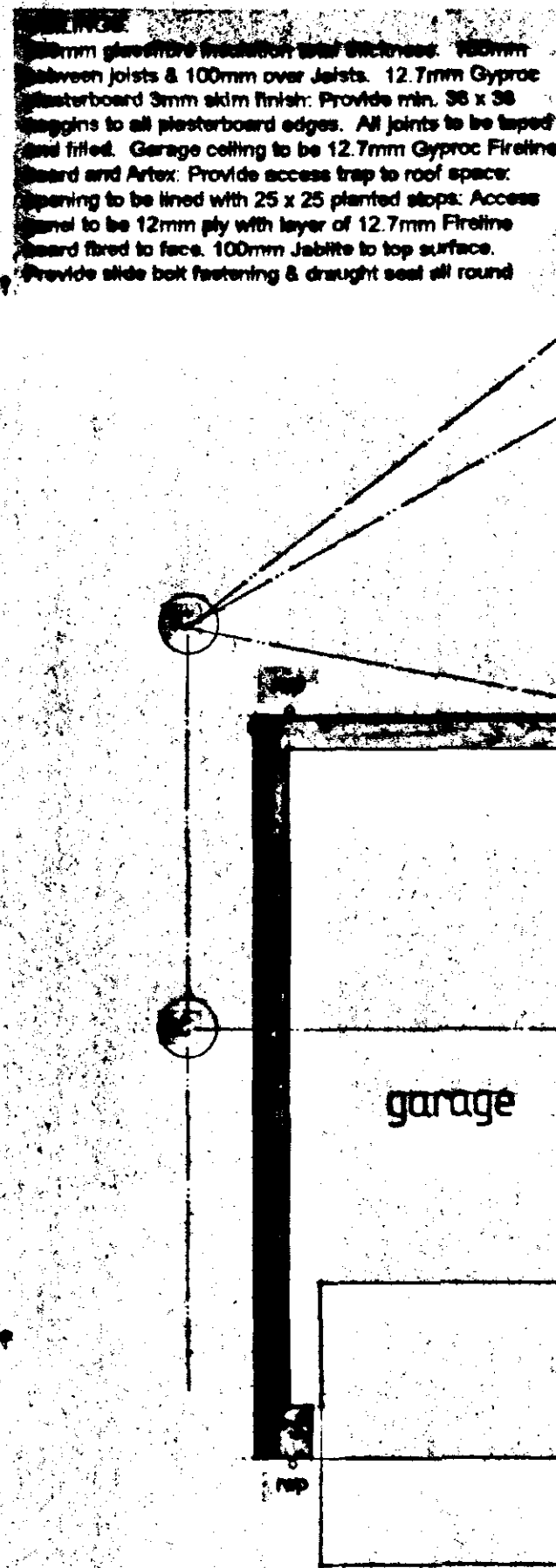
**STANDARDS**  
 All materials to be fitted unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instructions and relevant Code of Practice. Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

**HEALTH & SAFETY**  
 The Employer/Client shall ensure that the proposed construction is convenient with and adopts all measures necessary to achieve compliance with Health & Safety Regulations 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.

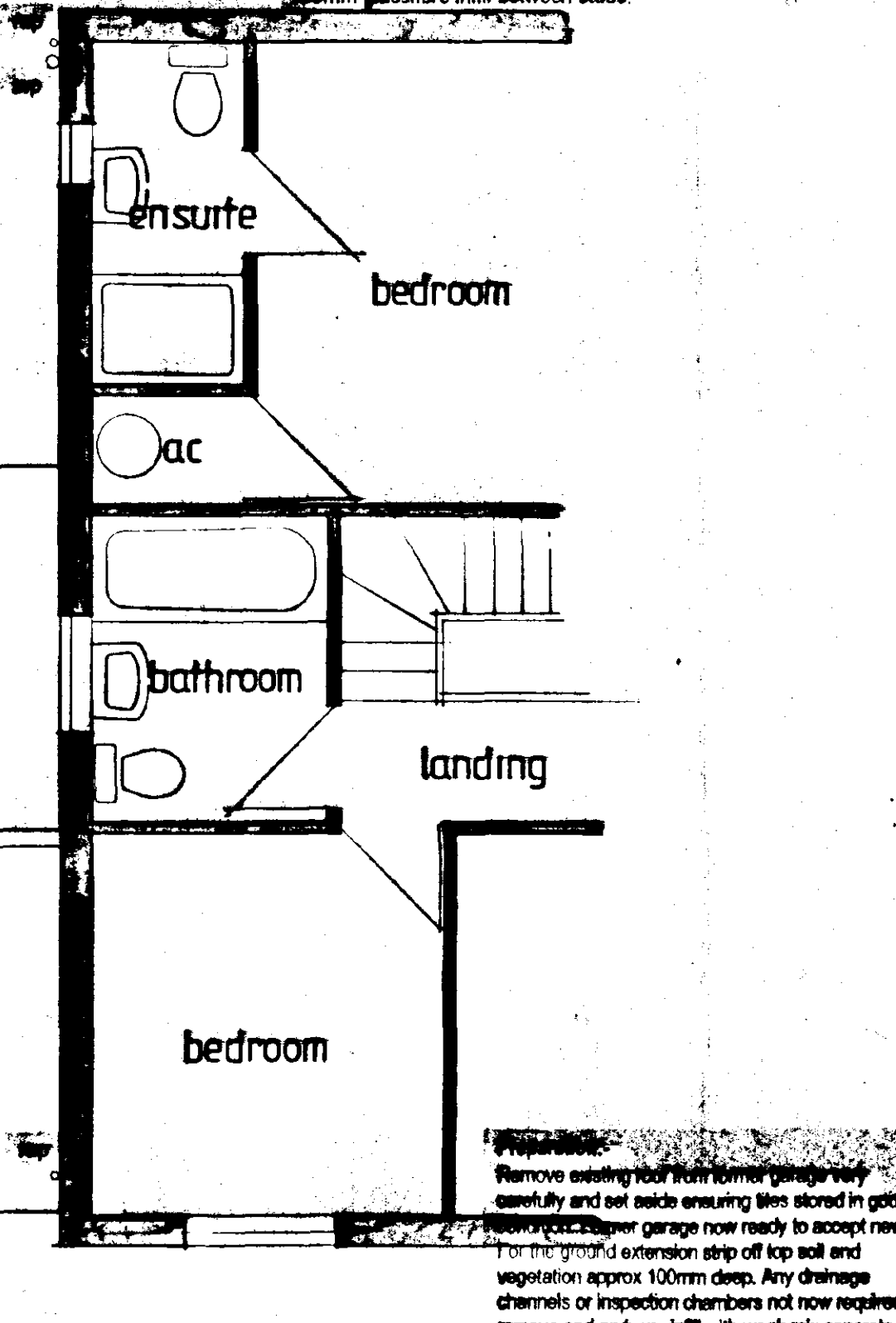
**PITCHED ROOF CONSTRUCTION**  
 Roofing concrete roof tiles to B.S. 479 part 2 1997, 25 x 38 softwood underlaid to B.S. 479 part 2 1997 (Type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. leadlap of 75mm and to be fixed in accordance with the manufacturer's instructions. Roof pitch and exposure category as detailed in CP3 chapter 4 part 2 1992. Timber plate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1995. TRUSSES CALC'S TO BE SUBMITTED TO LIA. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 30 deg. 38 x 100 ridge node binder. 38 x 100 ceiling binders. All trusses to be strapped to wall plate by 30 x 5 galvanized steel straps acting as anchor and lateral restraint straps at min. 1.5m c/c. Note: provide solid bridging beneath trusses. 80 x 100 wall plate bedded on sand and cement. 38 x 175 fascia boards (6mm ext. grade plywood soft complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be min. E03 grade. Where span of truss exceeds 5.0m provide additional bracing within the plane of the web in accordance with Truss Plate Assoc. tech. bulletin sheet 4. Timber supports are to be provided beneath water storage tanks over 400 litres. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/c. Install code 4 lead valley liner.

EXISTING FIRST FLOOR PLAN

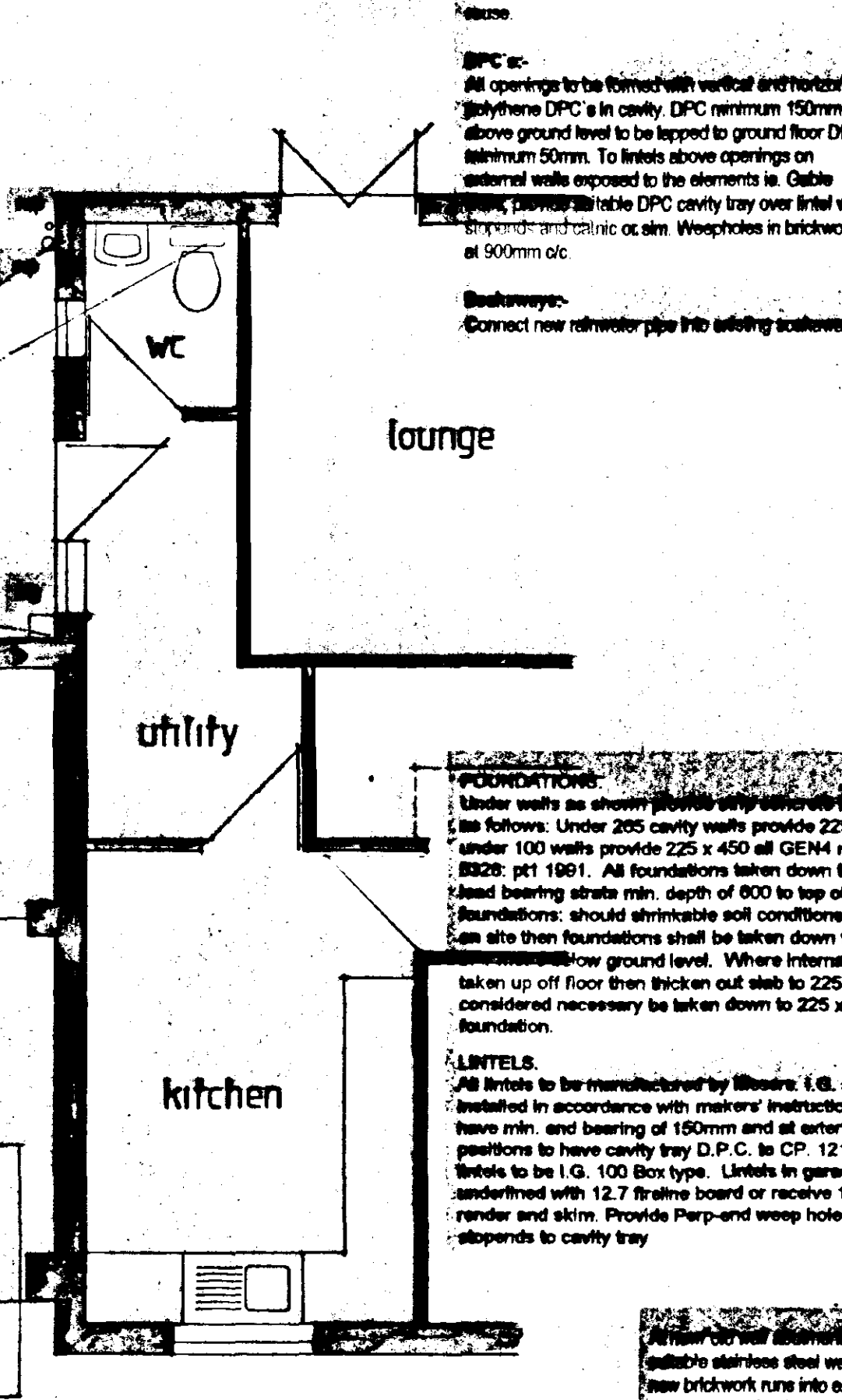


EXISTING GROUND FLOOR PLAN

**WALLING**  
 205 cavity walling to consist of face brickwork to B.S. 3821:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks. 65 cavity built into cavity Rockwood cavity wall batts insulation boarding in accord with makers instructions and agreement ref. No. 83/1087. 100mm Tarmac Harefield solid insulation blocks or similar. Cavity walls set together using galvanised iron sheet ties set 900 horizontally and 450 vertically to B.S. 3243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity. Close cavities with 'Thermabrite' preformed closer and provide blumens 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 Harefield solid insulation blocks. All to receive 10mm G/C render and 3mm skim (except garage). Stud walls to consist of 38 x 89mm c.l.s. studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim 20mm plasterfill in between studs.



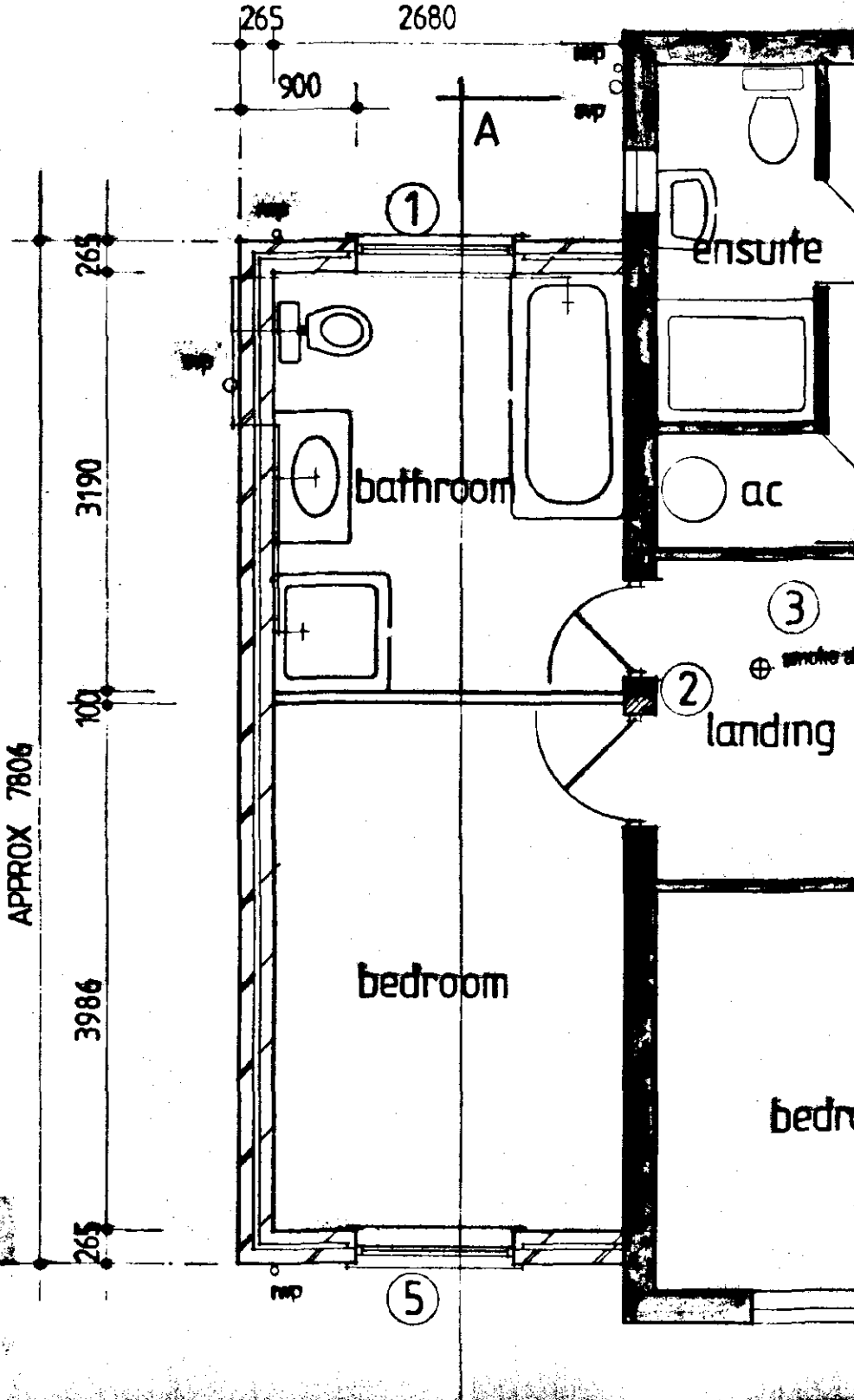
PROPOSED FIRST FLOOR PLAN



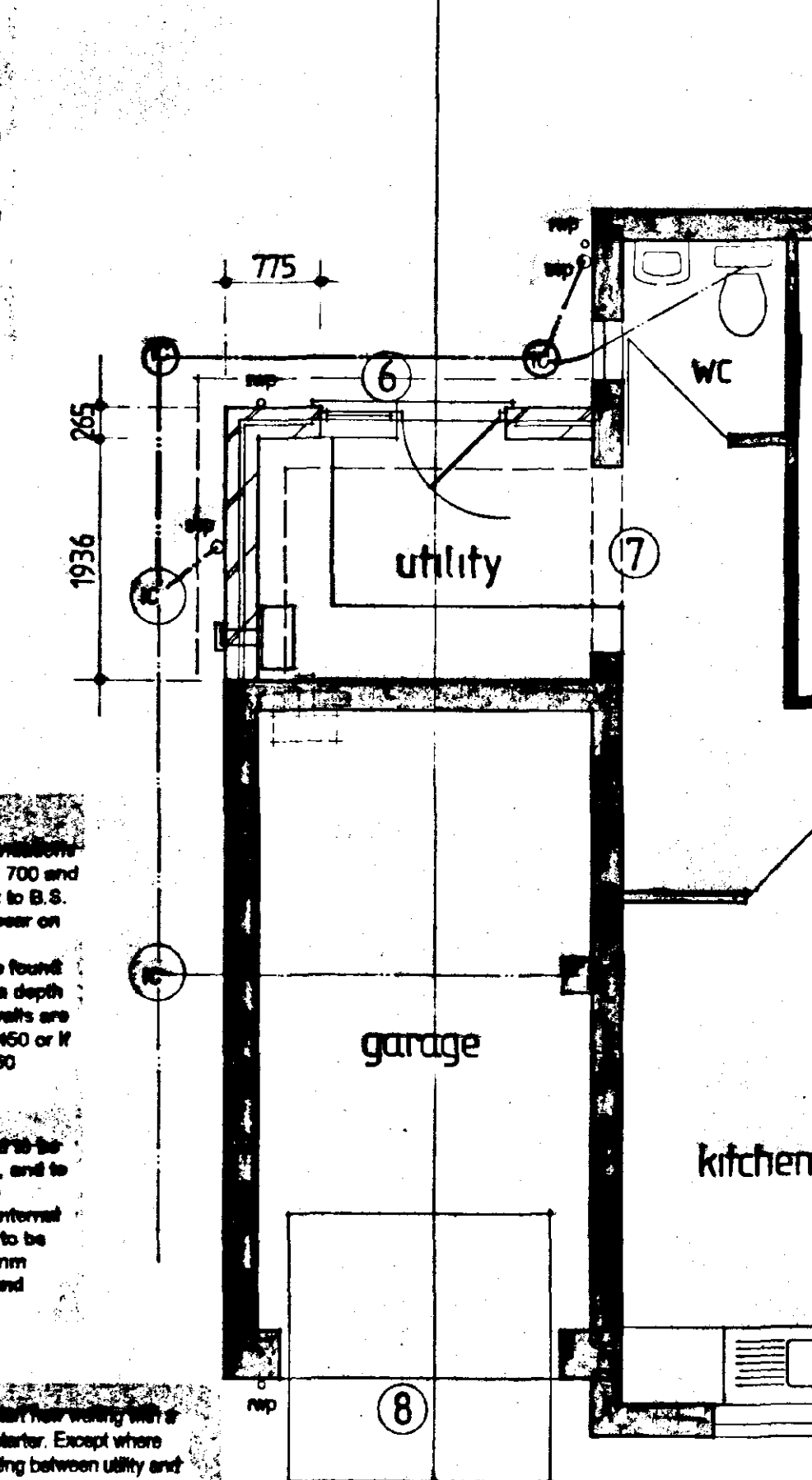
PROPOSED GROUND FLOOR PLAN

**DOOR WINDOW DESCRIPTION AND LINTEL SCHEDULE**

| No. | Reference or Description                                                                                                                         | Lintel  | Length |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------|
| 1   | C212C (OPP)                                                                                                                                      | LHWD 50 | 1500   |
| 2   | Form new internal door openings in existing wall to accept 895 x 198 th door through to new bedroom and 762 x 198 th door through to new bedroom | LHWD 50 | 2250   |
| 3   | remove existing sanitaryware and associated plumbing                                                                                             | 450     | 1800   |
| 4   | remove existing door and frame turn into arch                                                                                                    | LHWD 50 | 1800   |
| 5   | C212C                                                                                                                                            | LHWD 50 | 1800   |
| 6   | existing door, door frame and window set aside placed into new position                                                                          | LHWD 50 | 1800   |
| 7   | remove existing door, door frame and window and set aside                                                                                        | LHWD 50 | 1800   |
| 8   | existing garage door to remain. Existing lintel to be checked to see whether adequate to carry new load. If not replace with                     | LHWD 50 | 2900   |



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

**SUB STRUCTURE WALLING**  
 100mm dense concrete blocks to B.S. 6073 pt.1 1981. DPC to external wall positioned in accordance with CP 102 mls. 150 above finished ground level. Weat mix concrete lintel to base of cavity no deeper than 225 to DPC. All brickwork below DPC to be F.L. quality.

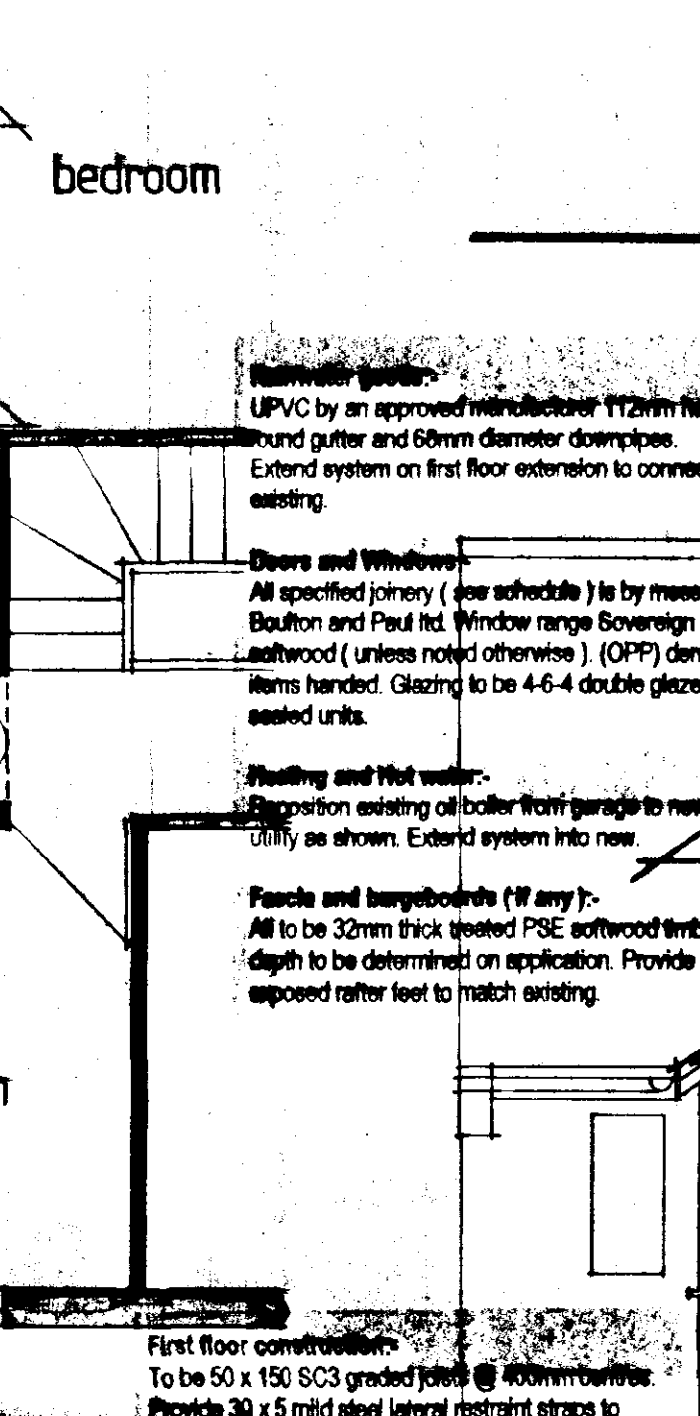
**GROUND FLOOR CONSTRUCTION**  
 Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 50kg polythene D.P.M. on 50mm polythene insulation board, on 120kg polythene D.P.M. topped continuous with D.P.C. by min. 100mm. 300mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete overlayer. Concrete mix GEN4 to B.S. 6828: pt.1 1991. 150 blinded and consolidated hardcore. Garage floor to be as above over sand cement screed and insulation. Ensure 100mm threshold at door from garage to utility.

**Roofing Details**  
 UPVC by an approved manufacturer 112mm half round gutter and 68mm diameter downpipes. Extend system on first floor extension to connect into existing.

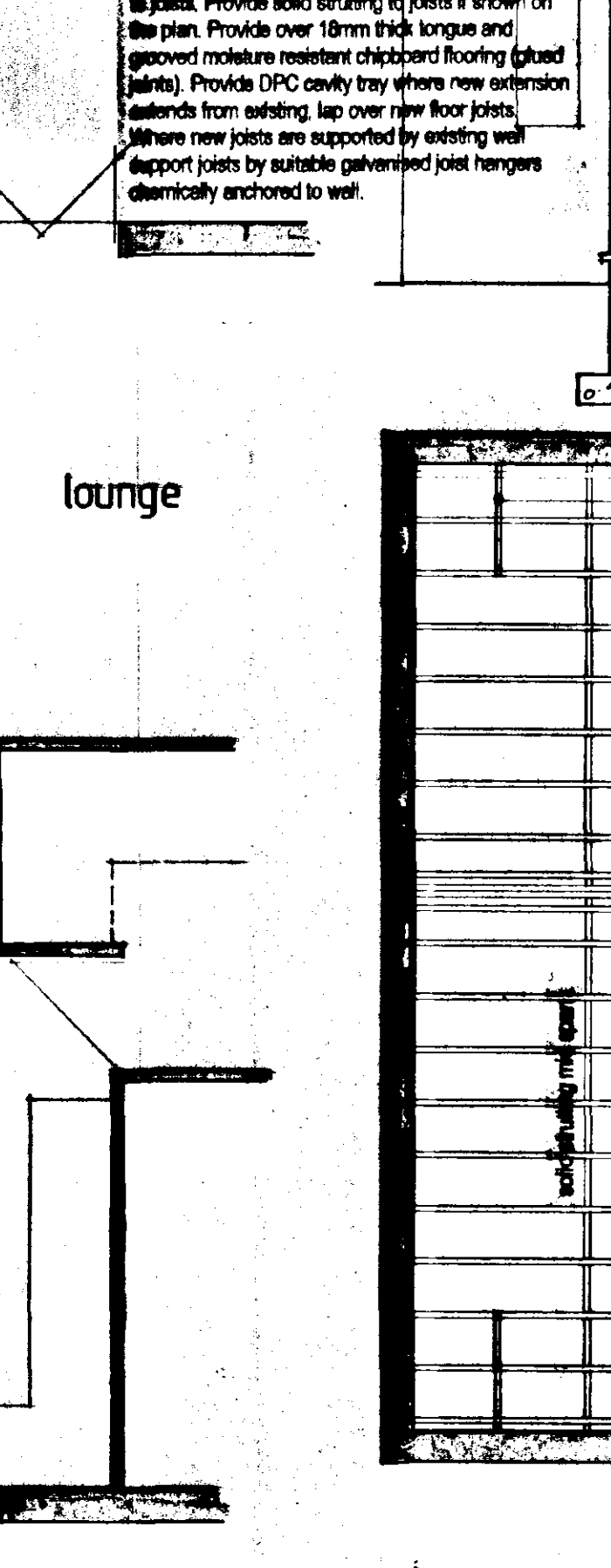
**Doors and Windows**  
 All specified joinery (see schedule) to be by Messrs Boulton and Paul Ltd. Window range Sovereign softwood (unless noted otherwise). (OPP) denotes items handed. Glazing to be 4-6-4 double glazed sealed units.

**Roofing and Hot Water**  
 Reposition existing oil boiler from garage to new utility as shown. Extend system into new.

**Fascia and bargeboards (if any)**  
 All to be 32mm thick treated PSE softwood timber. Depth to be determined on application. Provide spaced rafters to match existing.



PROPOSED FIRST FLOOR PLAN



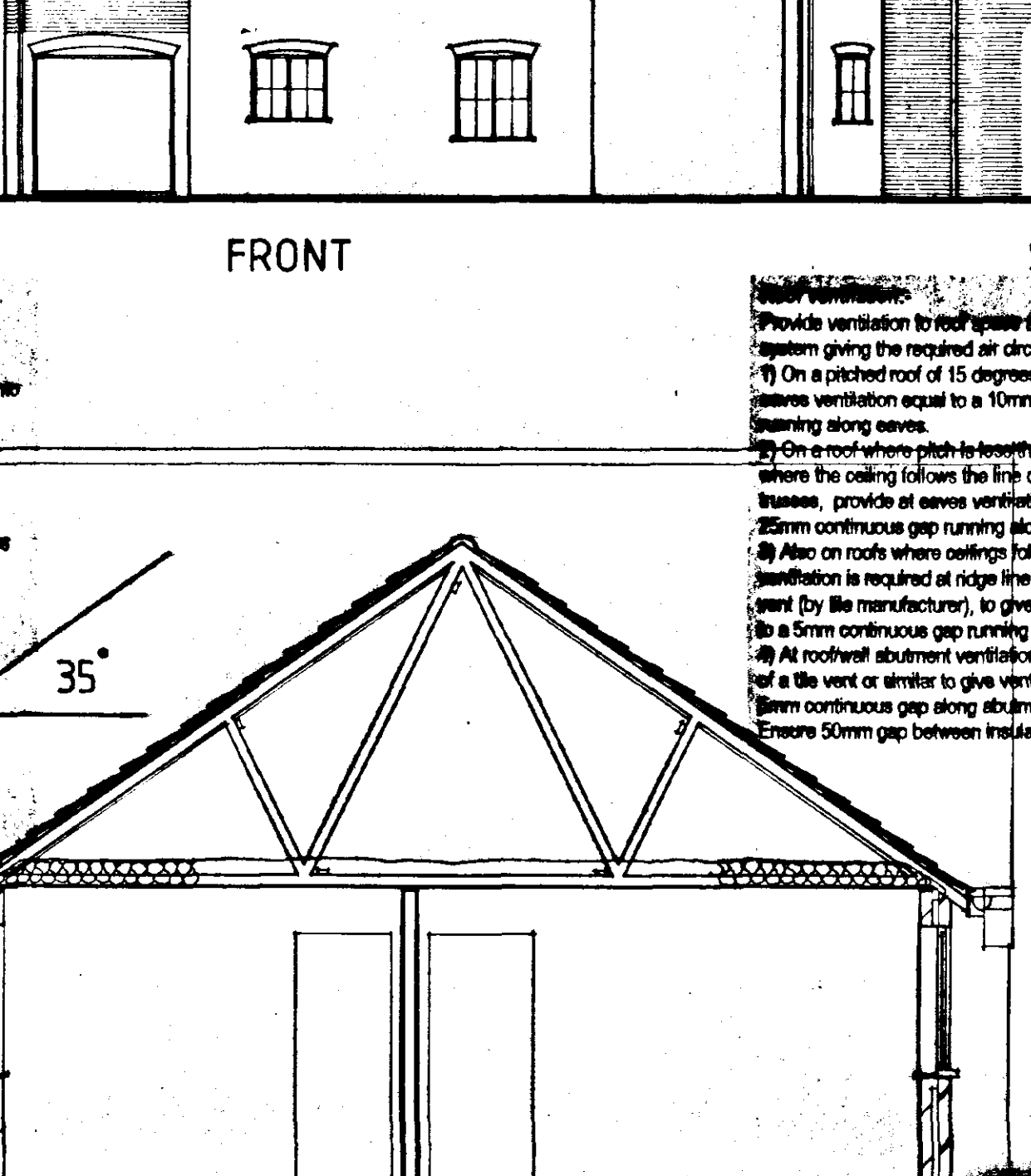
PROPOSED GROUND FLOOR PLAN

**Roofing Details**  
 UPVC by an approved manufacturer 112mm half round gutter and 68mm diameter downpipes. Extend system on first floor extension to connect into existing.

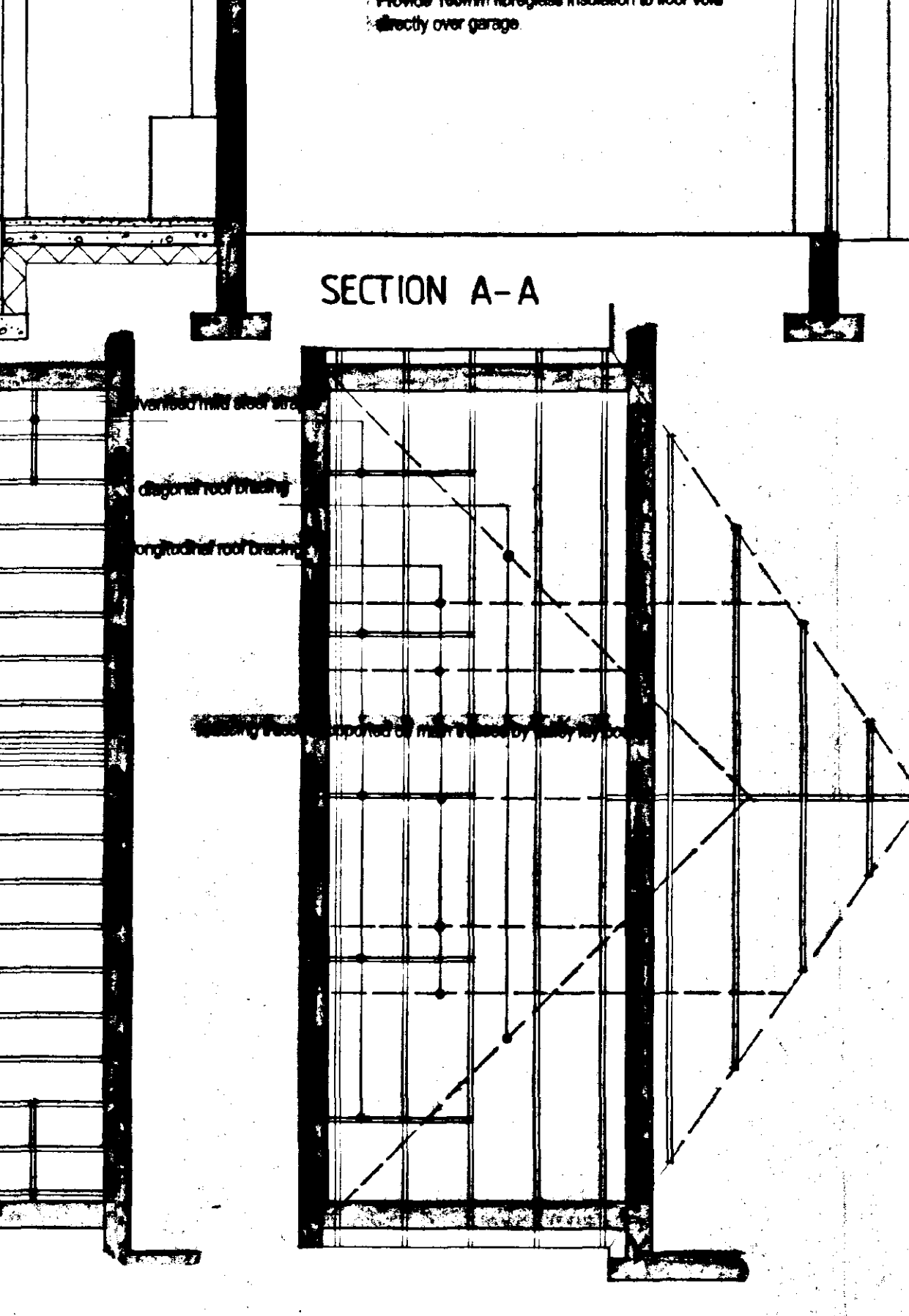
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PROPOSED FIRST FLOOR PLAN



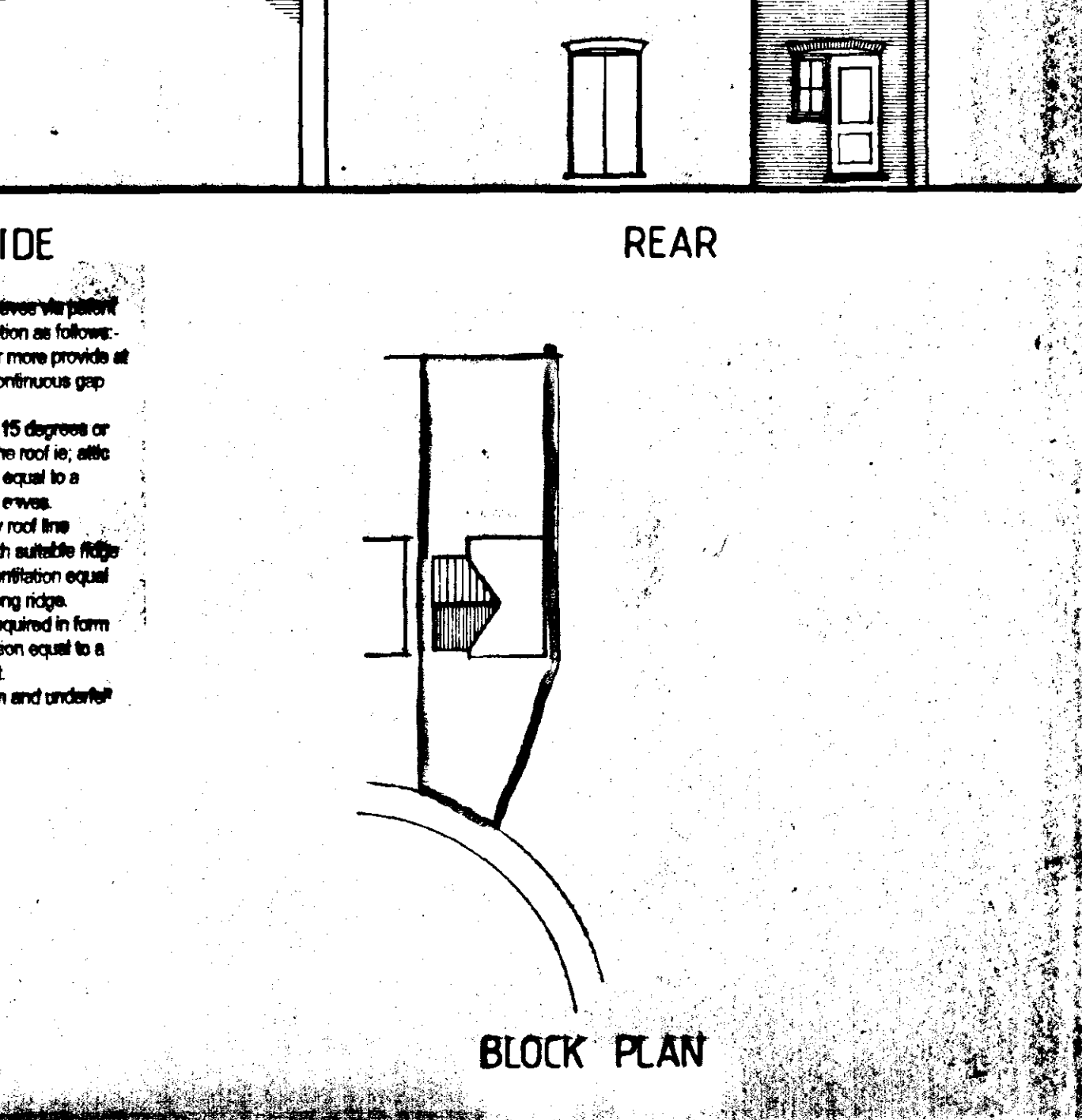
PROPOSED GROUND FLOOR PLAN

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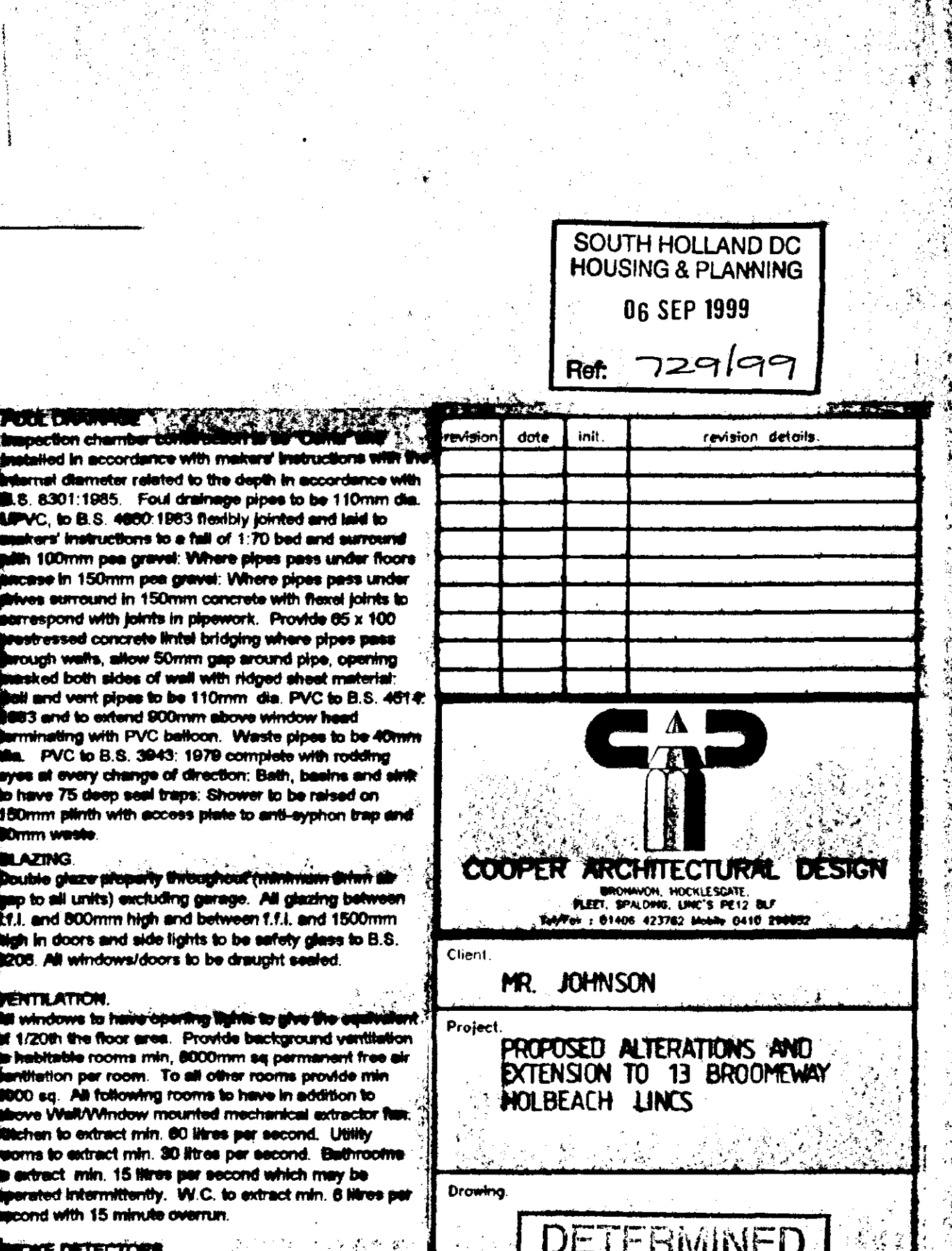
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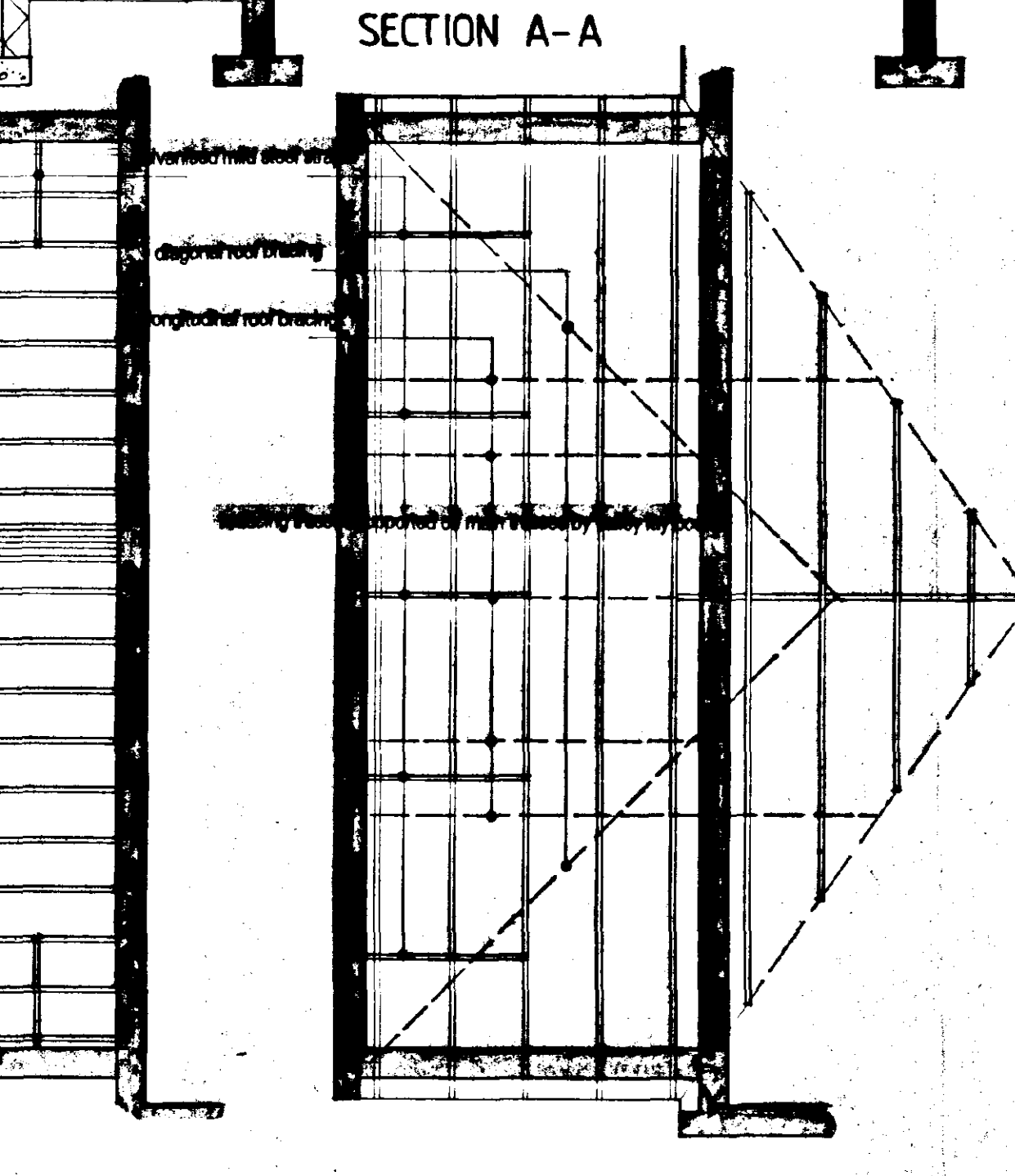


PROPOSED FIRST FLOOR PLAN



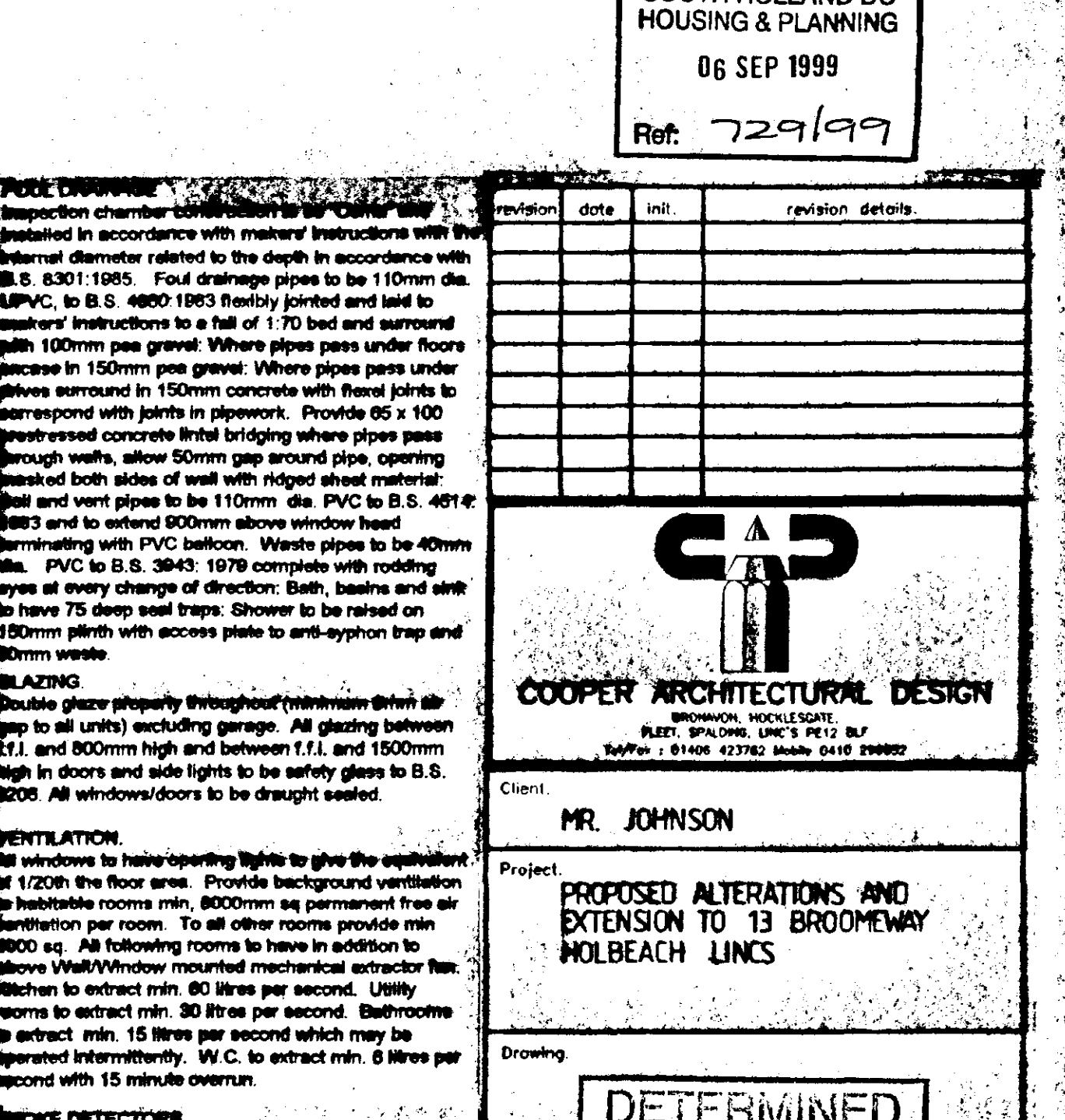
PROPOSED GROUND FLOOR PLAN

SECTION A-A



SECTION A-A

SECTION A-A



SECTION A-A

**POUR DETAILS**  
 Inspection chamber connections to be in accordance with the manufacturer's instructions with the internal diameter related to the depth in accordance with B.S. 6301:1985. Four drainage pipes to be 110mm dia. UPVC, to B.S. 4803 1983 flexibly jointed and laid to external water course to a fall of 1:70 bed and surround with 100mm pea gravel. Where pipes pass under floors provide in 150mm pea gravel. Where pipes pass under floors provide in 150mm concrete with flex joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm gap around pipe, opening through both sides of wall with rigid sheet material. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm dia. PVC to B.S. 3943: 1979 complete with rodding eyes at every change of direction. Bath, basin and sink to have 75 deep seal traps. Shower to be raised on 150mm plinth with access plate to anti-siphon trap and 80mm waste.

**GLAZING**  
 Double glaze properly throughout (minimum 4mm air gap to all units) excluding garage. All glazing between 1.1 and 900mm high and between 1.1 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 have opening lights to give 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 6000 sq. All following rooms to have in addition to above: Utility/Window mounted mechanical extractor fan. Kitchen to extract min. 80 litres per second. Utility rooms to extract min. 30 litres per second. Bathroom 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.

**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.

**Client:** MR. JOHNSON  
**Project:** PROPOSED ALTERATIONS AND EXTENSION TO 13 BROOMWAY HOLBEACH Lincs  
**Drawing:** DETERMINED PLAN  
**Scale:** 1:50 1:100 1:500 1:2500  
**Date:** MAY 99  
**Drawing No:**  
**Drawn:**

SOUTH HOLLAND DC  
 HOUSING & PLANNING  
 06 SEP 1999  
 Ref: 729/99

**COOPER ARCHITECTURAL DESIGN**  
 BREWSTER HOUSE  
 FLEET, SPALDING, Lincs PE12 8LF  
 0430 81408 02382 0430 0410 29002