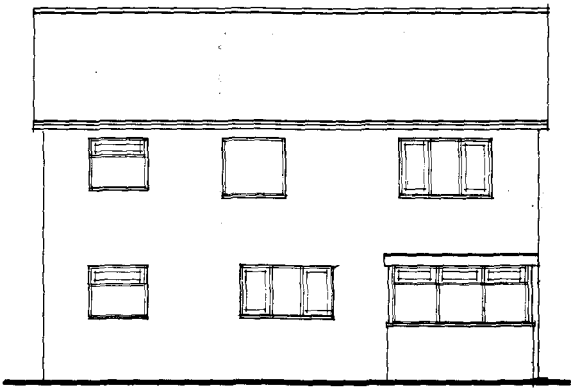
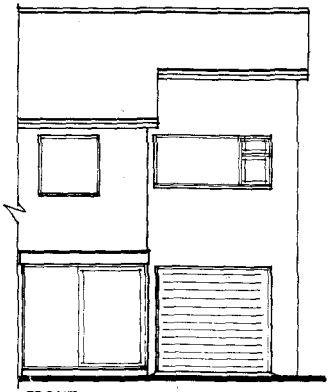


REAR



FRONT

1057/99.

MR & MRS G. SAVAGE
3 SEAGATE ROAD,
LONG SUTTON,
LINC'S.

DETERMINED PLAN

Existing

DOOR WINDOW AND LINTEL SCHEDULE

No.	Type, Size and Description	Lintel	Length
1	remove existing garage door and frame, break out to expose sub structure blockwork if necessary, build up new walling as shown (see wall notes) to allow for window style as shown size		
2	existing opening wide x 1650 high. Key new brickwork into existing	existing	
3	internal door opening	L.I/S 50	1200
4	window style as shown size 630 wide x 1050 high	L.I/S 50	900
5	FD-DDRSD fit inserted 20 by Exitex ltd. level entry threshold	L.I/S 50	1200
6	window style as shown size 1200 wide x 1050 deep	L.I/S 50	1500
7	remove existing window and form new internal door opening	including	
8	up and over garage door 2134 x 2134	BOX 200	2700
9	as no. 7	BOX 200	2700
10	FD-807LB	BOX 200	1200
11	remove existing window, extend opening to floor and form new 1800 x 2100 high patio door. Head to be fitted with ventilation grill to offer at least 10000mm2 cross area ventilation.	existing	
12	remove existing door and block up opening	n/a	
13	window style as shown size 1770 wide x 1350 high	L.I/S 50	2100
14	window style as shown size 630 wide x 1350 high	L.I/S 50	900
15	patio door size 1800 wide x 2100 high	L.I/S 50	2100
16	window style as shown size 630 wide x 1350 high	L.I/S 50	900

Natural ventilation:-
Natural ventilation via openable windows and doors equivalent to 5% of room floor area. All windows to have trickle ventilators fitted to head to give 8000mm2 ventilation to habitable rooms and 4000mm2 to all others.
Mechanical extractor fans to be provided to:-
- Kitchen offering 60 litres per second or cooker hood offering 30 litres per second.
- En-suite / Bathroom offering 15 litres per second.
- WC offering 15 litres per second.
- 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 slab:-
Dpc oversite provide 50mm thick concrete to be 25 N/mm2 trowelled finish on 150 gauge polythene vapour barrier then 70mm sand / cement screed with 1no. layer of chicken wire reinforcement. Existing garage floor to receive the same as above except screed thickness may be different thickness

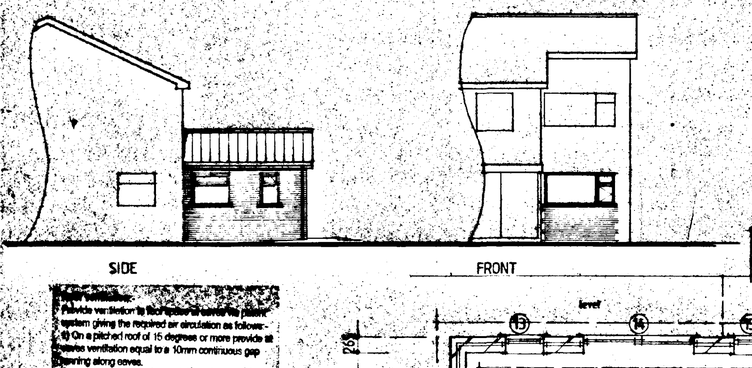
Lintels:-
All lintels to be manufactured by Wickes ltd and to be installed in accordance with makers instructions and to have minimum end bearing of 150mm and at external positions to have cavity tray DPC to CP 121. External lintels to be IG 100 BOX type.

Steps safety threshold and footpath access:-
Provide 1000mm wide footpath constructed from concrete or similar on a hardcore base. At door entry path to be level with finished floor level. Ensure DPC break at threshold point. Path to have slight fall to outside so to drain any standing water. Ramped approach from ground level to be at 1:21. See detail



Roof ventilation:-
Provide ventilation to the roof space to create the passive system giving the required air circulation as follows:-
a) On a pitched roof of 15 degrees or more provide air intake ventilation equal to a 10mm continuous gap running along eaves.
b) 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 25mm continuous gap running along eaves.
c) Also on roofs where ceilings follow roof line ventilation is required at ridge line with suitable ridge vent (by tile manufacturer), to give ventilation equal to a 5mm continuous gap running along ridge.
d) At roof/wall abutment ventilation required in form of a tile vent or similar to give ventilation equal to a 25mm continuous gap along abutment.
Ensure 50mm gap between insulation and underfelt

Roof insulation:-
Insulation to roof space to be 200mm thick fibreglass laid 100mm between and 100mm over ceiling ties.
If insulation is required to a rafter section of the roof ie; attic trusses, then provide in between rafters suitable polystyrene insulation 75mm thick, maintaining 50mm air gap between insulation and underfelt.



Walls and Internal leaves (if any):-
All to be 32mm thick treated PSE softwood timber, depth to be determined on application. Provide 12mm groove near bottom of boards to accept 6mm thick plywood or masterboard soffit.

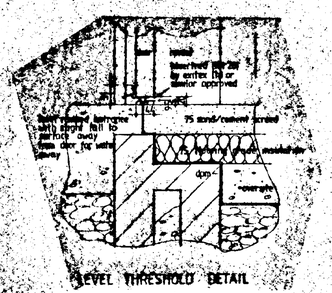
Smoke alarm:-
If not in existence provide mains operated self maintained smoke alarms that conforms to BS5446 Part 1. Provide at least one on each floor positioned within 7000mm of living room, kitchen doors and 3000mm of bedroom doors. More than one smoke alarm to be interconnected and wired to a separately fused circuit.

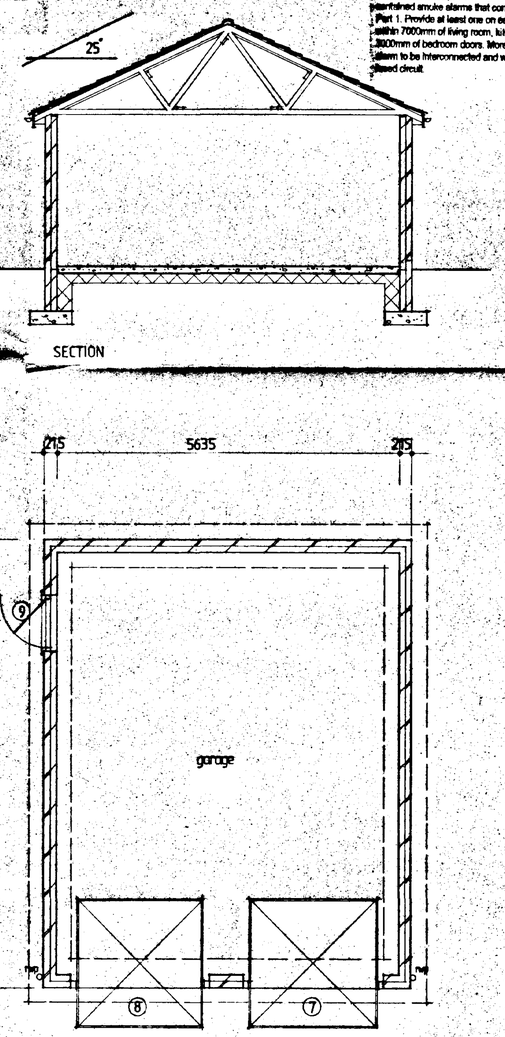
Glazing:-
To be toughened glass to BS6206 (1981) in following areas. To all windows within 800mm of finished floor level. To all door glazing within 1800mm of finished floor level. This also applies to side screens within 300mm of door. Protected glazing to be permanently marked with BS kite mark

Hot water storage:-
Unvented system.

Foul drainage:-
To be UPVC push fit by an approved manufacturer. 40mm diameter waste from wash hand basin, shower, sink, 50mm diameter from bath and 110mm diameter from WC. All traps to be 75mm deep seal. All pipework etc. to be accessible throughout their runs for cleansing, repair and replacement. Shower floors to be raised minimum 150mm. Provide anti-syphone traps to appliances if the pipe run exceeds that shown in diagram 3 page 5 of approved document H. Provide 110mm diameter soil and ventilating pipes as shown to terminate 900mm above window heads with a suitable ventilating terminal. Internal soil and vent pipes to terminate through roof void with flexi-ducting to suitable vent ridge or tile by tile manufacturer. Any internal stub-stacks fitted with a pressure relief valve vent to be at least 1000mm above finished floor level.

Doors and Windows:-
All windows and doors are UPVC by specialist manufacturer all as per schedule fitted with double glazed sealed units 4-16-4.





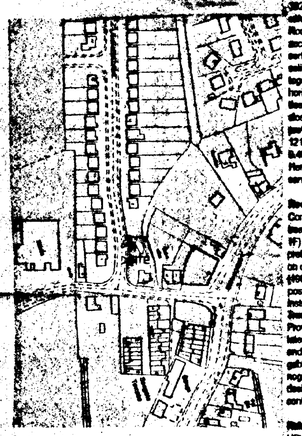
Preparation:-
Excavate site down approximately 100mm to remove top soil and vegetation.

Foundations:-
Provide generally GEN 1 concrete strip footings under walls as shown on drawing. 700 wide x 225 deep under cavity walls and 225mm thick walls (if any) and 450 wide x 225 deep under 100mm thick walls. Widen foundations at chimney breast accordingly. 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:-
100mm thick class A dense concrete blocks(7N/mm2) mortar (1:3) to BS 5628 part 1 1992 up to dpc level with FL a damp proof course brickwork (commons internally, engineering or facing brickwork externally). Provide weak mix concrete infill to base of cavities to terminate 225mm below lowest DPC level.

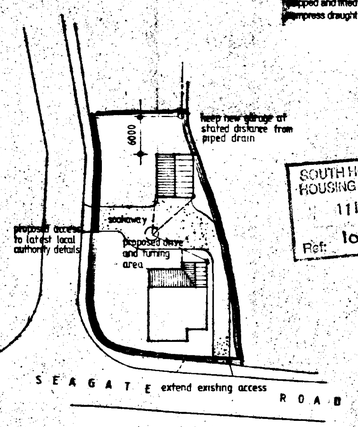
DPC's:-
All openings to be formed with vertical continuous polythene DPC's in cavity. DPC minimum 150mm above ground level to be lapped to ground floor DPM minimum 50mm. To lintels above openings on external walls exposed to the elements ie Gable walls, provide suitable DPC cavity tray over lintel with stopends and cranic or slim. Weepholes in brickwork at 900mm o/c

Underground drainage:-
Connect new into old as shown and check quality for watertightness. 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 base 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 rodddable type. Protection to underground pipes as follows; Where pipes are not under a road and have less then 600mm cover, concrete paving slabs should be laid as bridging above the pipes on minimum 100mm pea gravel. If under a road and have less then 900mm cover, reinforced concrete bridging should be used in lieu of paving slabs. All underground drainage to BS 8301.



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

Roof Voids:-
Size approx. 550 x 700, to be insulated, hinged, skillapped and fitted with suitable fastening to compress draught seal



SOUTH HOLLAND DC
HOUSING & PLANNING
11 NOV 1999
Ref: 1057/11

revision	date	init	revision details

COOPER ARCHITECTURAL DESIGN
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Tel/Fax : 01406 423782 Mobile 0410 286882

Client: MR & MRS G. SAVAGE

Project: PROPOSED DOUBLE GARAGE + EXTENSION AND ALTERATIONS AT 3 SEAGATE ROAD LONG SUTTON

Drawing: DETERMINED PLAN

Scale: 1:50 1:100 | Drawing No.

Date: SEP 99 | Drawn.