The deposited plans have been examined against the criteria set out in the Building Regulations. It is neither practical or reasonable to show all relevant matters on working drawings, the fact that minor matters are not mentioned does not alleviate the builder from the responsibility of non-compliance in the carrying out of site operations.

EXISTING FENCE DENOTES BOUNDARY

MECHANICAL VENTILATION:
PROVIDE APPROVED MECHANICAL VENTILATORS TO BATH KITCHEN & BATHROOM DUCTED TO EXTERNAL AIR. ALL INSTALLATION WORKS TO BE CARRIED OUT BY QUALIFIED ELECTRICIAN IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

(NOTE: IF RWP IS FOUND TO DISCHARGE INTO BL CISTERN DIVERT INTO NEW SOAKAWAY)

LOUNGE

HALL

BEDROOM

CEILINGS: PROVIDE 150mm FIBREGLASS INSULATION QUILT BETWEEN RODE TRUSSES. CEILINGS TO BE 12.5mm GYPROC PLASTERBD WITH SKIM OR ARTEX FINISH TO CLIENTS CHOICE.

BATHROOM

KITCHEN

DINING ROOM

7.050

PROVIDE FIREFIX OR OTHER SIMILAR APPROVED TYPE WALL LINING INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS DETAILS.

BLOCK UP EXISTING WINDOW & FORM ALL NECESSARY MAKING GOOD AS NECESSARY

REMOVE EXISTING WINDOWS ADJUST OPENING AS NECESSARY INSTALL NEW U.G. 100mm BRK. REINF. LINTEL OVER WITH 150mm MIN. END BRG.

EXISTING PANTRY WALL TO BE DEMOLISHED

ENSUITE LEVEL TO DOORS

EXISTING CHIMNEY TO BE REMOVED

1.G. 100mm BOX BEAM LINTOL OVER

EXISTING R.W. CISTERN

COOKER HOOD WITH EXTRACTOR

REMOVE EXISTING WINDOW & BLOCK UP OPENING DO ALL NECESSARY MAKING GOOD

NEW VENT

SVP

MECHANICAL VENTILATOR

RWP

RWP

RWP

RWP

RWP

RWP

WORKS TO CISTERN:
PUMP EMPTY EXISTING S.W. CISTERN CLEAN OUT ALL RUBBISH ETC. BREAK OFF TOP OF CISTERN TO BELOW FOUNDATION BASE LEVEL. FILL WITH LEAN-MIX CONC. TO BE COMPACTED IN 300mm LAYERS. PROVIDE SAND BLINDING. POUR CONC. FOUNDATION COMPLETE WITH 2 No. LAYERS BRC MESH

FLOOR CONSTRUCTION:
18mm TEG FLOORING GRADE. TORSTED DECKING. 50mm INSULATION. 100mm ONSITE CONC. BED & 1500g POLY DPM LINKED TO WALL DPC. 150mm WELL CONSOLIDATED & BLINDED HYCORE BASE.

CAVITY WALL CONSTRUCTION:
100mm FACING BRICKS. 65mm CAVITY FILLED WITH 'DRYTHERM' CAVITY INFILL. 100mm 'CELOTEX' SOLID INSULATION BLOCKS. (65mm COURSING BLOCKS) CAVITY WALLS TIED TOGETHER USING S/S TIES SPACED 900mm HORZ. & 450mm VERT. (225mm VERT TO SIDES OF DOOR & WINDOW OPENINGS. CLOSE CAVITY AT REVEALS USING AN APPROVED INSULATED DPC. (DAMPCORE) OR SIMILAR. PROVIDE DPC TO BOTH SKINS OF CAVITY WALL 150mm MIN. ABOVE FINISHED G.L.

5.700

5.500

(6.02)

TIMBER FRAMED, LINED & BOARDED DOOR COMPLETE WITH 5 LEVER LOCK.

7.100

(6.57)

F.K. TREE

NEW SORBUS AX

DOUBLE GARAGE

NOTE: GARAGE FLOOR CONSTRUCTION AS MAIN EXTENSION EXCEPT CHAMFIT DECKING & INSULATION & STEEL TROWEL FINISH ONSITE CONC.

HENDERSON 600 N'OVER GARAGE DOORS PLUS FRAMES

DRIVEWAY

6.000

Developers are advised to establish if there is no made ground or wide variations in the type of subsoil within the loaded area and no weaker type of soil exists below the soil on which the foundations rest within such depth as may impair the stability of the structure.

EXISTING HEDGE TO BE REMOVED.

PROPOSED NEW VEHICULAR ACCESS PROVIDE DROP KERBS TO HIGHWAYS APPROVAL ALL WORKS CARRIED OUT BY AN APPROVED CONTRACTOR.

VILLA CLOSE

NOTE: GARAGE FOUNDATION TO BE TAKEN DOWN MIN. DEPTH OF F.W. DRAINS.

EXISTING INSPECTION CHAMBER.

0.600

0.200

EXISTING FENCE DENOTES SITE BOUNDARY

PLAN LAYOUT AS PROPOSED

FOUNDATIONS:
PROVIDE CONC. STRIP FOUNDATIONS UNDER ALL NEW WALLS 700mm WIDE x 225mm DEEP UNDER 265mm CAVITY WALLS 450mm WIDE 225mm DEEP UNDER 100mm INTERNAL WALL. FOUNDATIONS TO BE TAKEN DOWN TO A DEPTH N.I.T EXISTING BOUNDATION FOUNDS. 750mm MIN. BELOW GROUND LEVEL OR 1.00m MIN. IF SHRINKABLE SOIL/SOIL IS FOUND ON SITE. FOUNDATION CONC. TO BE GEN3 MIX.

SUB-STRUCTURE WALLS:
100mm CLASS 'A' CONC. BLOCKS 65mm CAVITY FILLED WITH LEAN MIX TO WITHIN 225mm OF DPC LEVEL 100mm CLASS 'A' CONC. BLOCKS.

LINTELS:
PROVIDE 'I.G' OR SIMILAR GAL. M.S. CAVITY LINTELS OVER ALL OPENINGS IN CAVITY WALLS INSTALLED WITH 150mm MIN. END. BRG.

DOORS & WINDOWS:
PROVIDE UPVC 'WHITE' DOORS & WINDOW AS SHOWN TO BE DOUBLE GLAZED AS STANDARD & FULLY WEATHER SEALED. FRENCH DOORS & WINDOWS TO BE FITTED WITH 8.000mm² TRICKLE VENTILATOR TO HEADS.
APPROVED SECURITY LOCKS TO ALL DOORS & WINDOWS AS STANDARD.

PITCHED ROOF CONSTRUCTION:
600x300mm 'MARLEY' (NON ASB) SLATES OR SIMILAR FIXED WITH COPPER NAILS (2 PER SLATE) PLUS COPPER EAVES ON 25x38mm S.W. TREATED BATTENS ON UNDERFELT LAPPED 150mm MIN. BOTH HORZ & VERT. PREFABRICATED ROOF TRUSSES (PITCH TO MATCH EXISTING BUNGALOW) (CHECK O/A HT. i.e. O'SIDE OF CEILING RAFTER TO RIDGE) ROOF TRUSSES SPACED @ 600mm CTRS. ALL INTERNAL BRACING TO BE 25x100mm TIMBERS (DOUBLE NAILED)
GARAGE ROOF PREFABRICATED AS EXTENSION ROOF HIP DESIGN COMPLETE WITH MONK TRUSSES, HIP RAFTERS, HANGERS & INFILL TIMBERS (SEE SEPERATE ROOF PLAN DETAILS)
50x100mm WALL PLATE BEDDED ON SAND CEMENT AND HELD DOWN USING GALVANIC ANCHOR STRAPS @ 2.00m CTRS

RAINWATER GOODS:
100mm H.R. 'WHITE' PVC. GUTTERS. 65mmØ 'WHITE' PVC DOWNPIPES AT POSITIONS SHOWN.

EXISTING CHIMNEY TO BE REMOVED

PROVIDE 175mm DEEP 'WHITE' PVC. FASCIA BOARDS COMPLETE WITH PVC. VENTILATED SOFFITS.

REAR ELEVATION

SIDE ELEVATION

FRONT ELEVATION (VILLA CLOSE)

SIDE ELEVATION

SOAKAWAY:
PROVIDE 1.5m³ BRICK FILLED SOAKAWAY SITED 5.000m MIN. FROM ALL BUILDINGS RWP'S TO BE CONNECTED TO 100mmØ PLASTIC BELOW GROUND PIPES FLEXIBLY JOINTED. PIPES TO BE LAID AT 1:30 FALL BEDDED ON & SURROUNDED IN 100mm PEA GRAVEL. PROTECT PIPES UNDER DRIVEWAY WITH 75mm CONC. COVER TO EXCAVATION.

SIDE BOUNDARY DENOTED BY FENCE

EX. TREE

EXISTING DRIVEWAY

EXISTING VEHICULAR ACCESS FROM GEDNEY ROAD.

5.500

EXISTING HEDGE TO BE REMOVED

DRIVEWAY

6.000

NEW VEHICULAR ACCESS FROM VILLA CLOSE

EXISTING 12.

EXISTING FENCE DENOTES SIDE BOUNDARY

DOTTED LINES DENOTE EXISTING CHIMNEY TO BE REMOVED

SIDE ELEVATION

SITE L[illegible] PLAN
1:200.

SIDE ELEVATION

REAR ELEVATION

DRIVEWAY CONSTRUCTION:
PROVIDE REDUCED KERBS FOR NEW VEHICULAR ACCESS ALL TO BE AGREED WITH L.C.C. HIGHWAYS DEPT.
150mm WELL CONSOLIDATED LIME STONE OR APPROVED 'GRETEX' 75mm (19mm DOWN) WASHED GRAVEL. 50x150mm PRE-CAST CONC. EDGING BEDDED ON & HAUNCHED IN LEAN MIX CONC.

SOUTH HOLLAND D.C. BUILDING CONTROL
29 MAR 2001
REF 223/01

PROJECT: PROPOSED EXTENSION TO REAR OF BUNGALOW AND DETACHED DOUBLE GARAGE INCLUDING VEHICULAR ACCESS.
AT: 59, GEDNEY ROAD, LONG SUTTON, LINCS.
CLIENTS: MR J. COOK. AND MISS H. MILLER.
SCALE: 1:50, DATE: MAR. 2000.

SOUTH HOLLAND DC HOUSING & PLANNING
- 9 MAY 2001
Ref: 0554/01