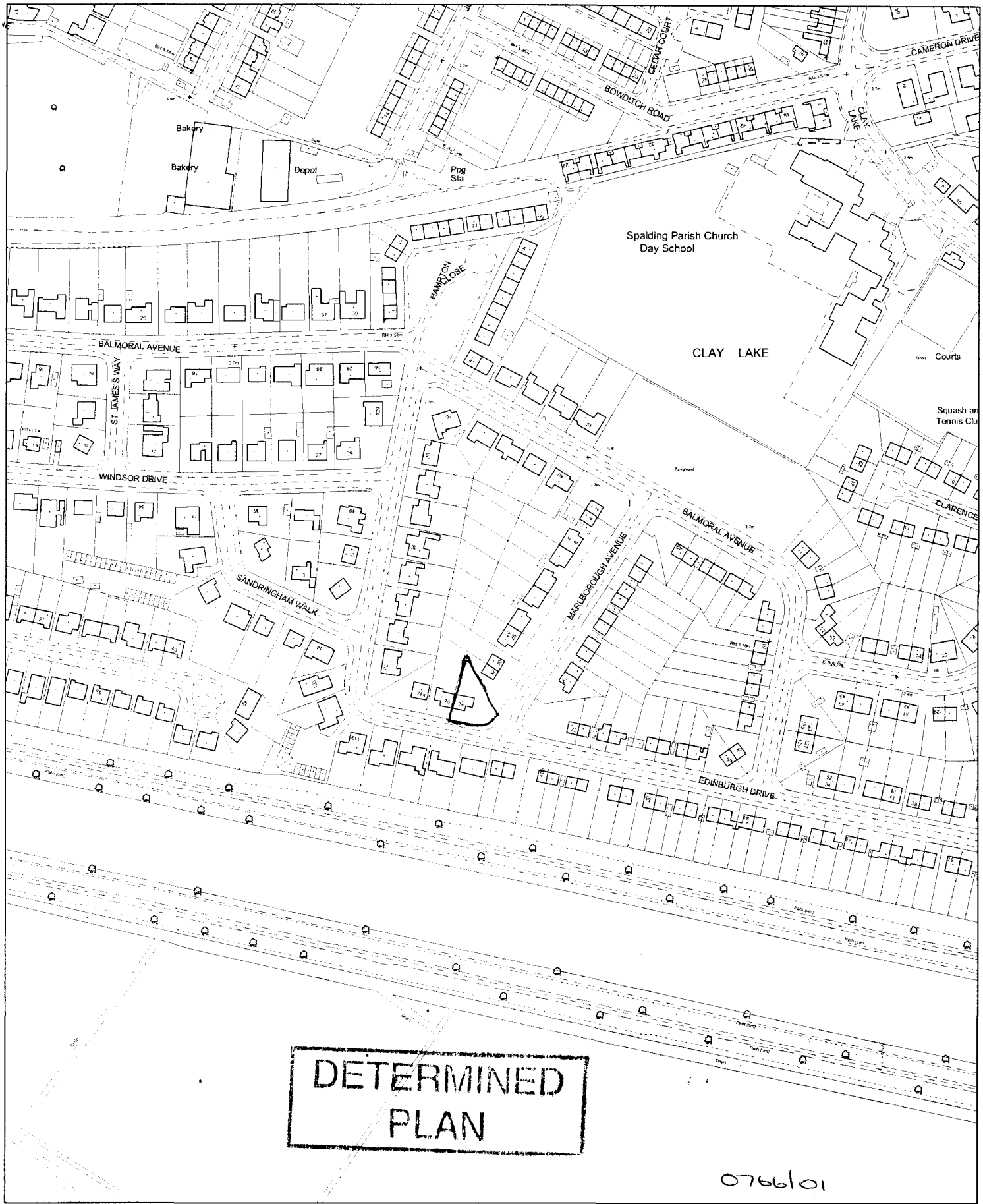


DETERMINED PLAN

0766/01

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Scale: 1:2500

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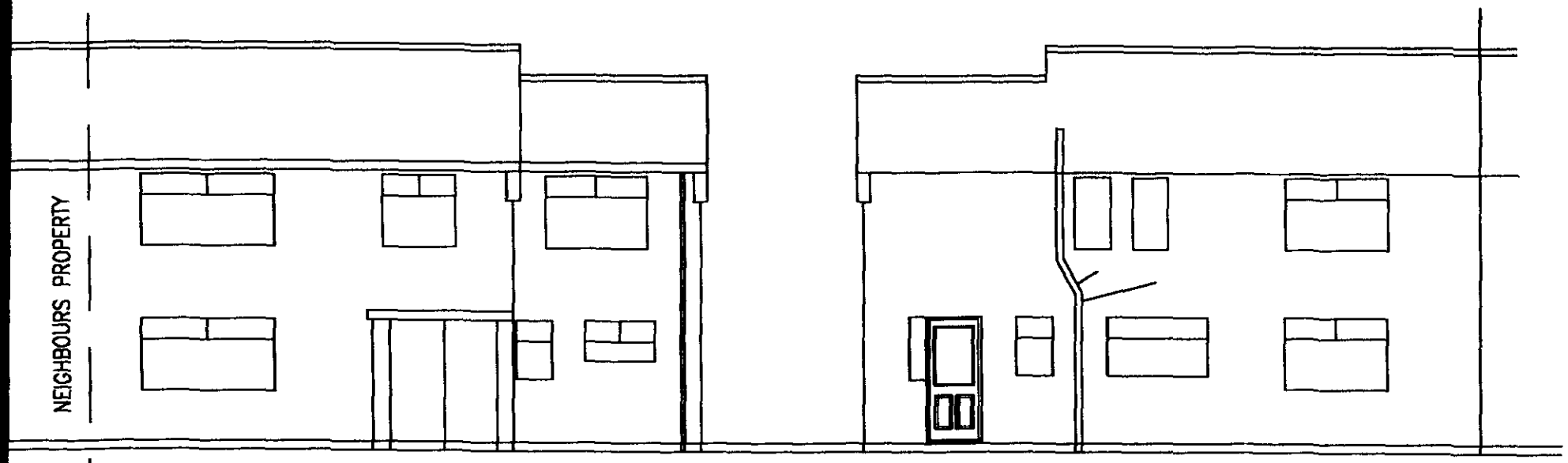
Council Offices, Priory Road, Spalding, Lincolnshire PE11 2XE

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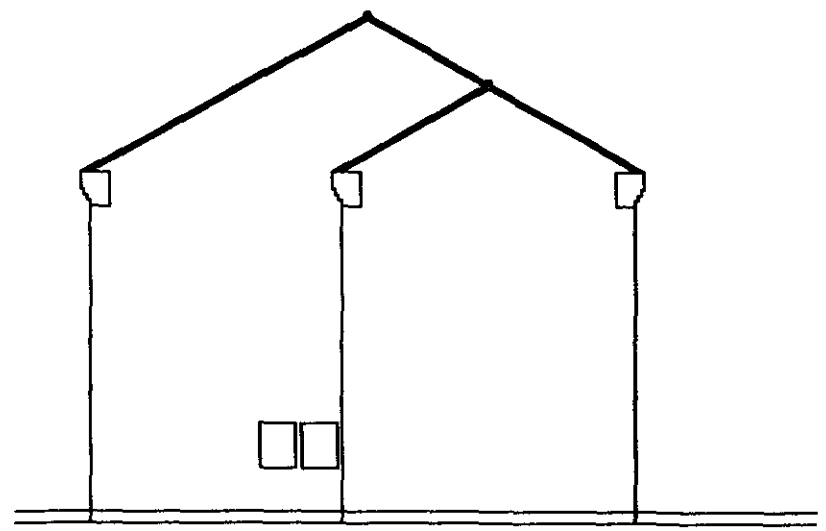
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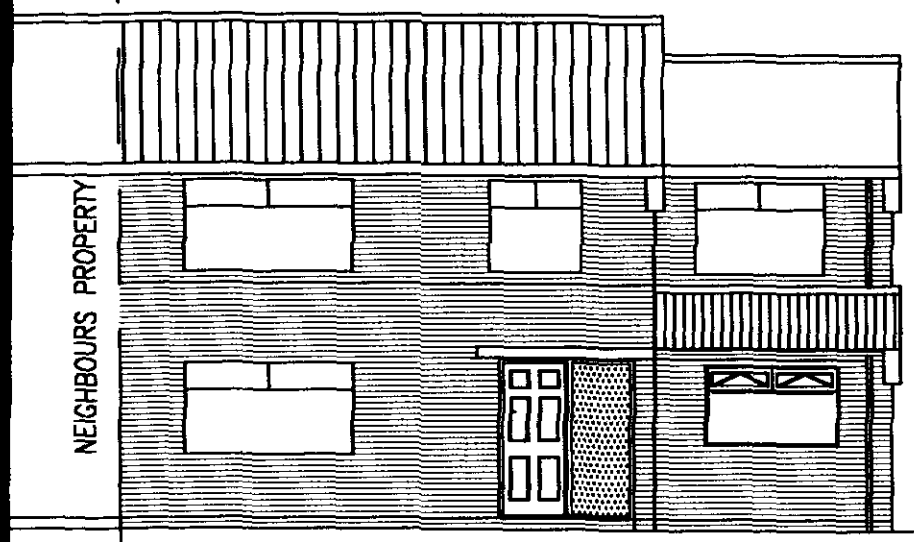


EXISTING FRONT ELEVATION

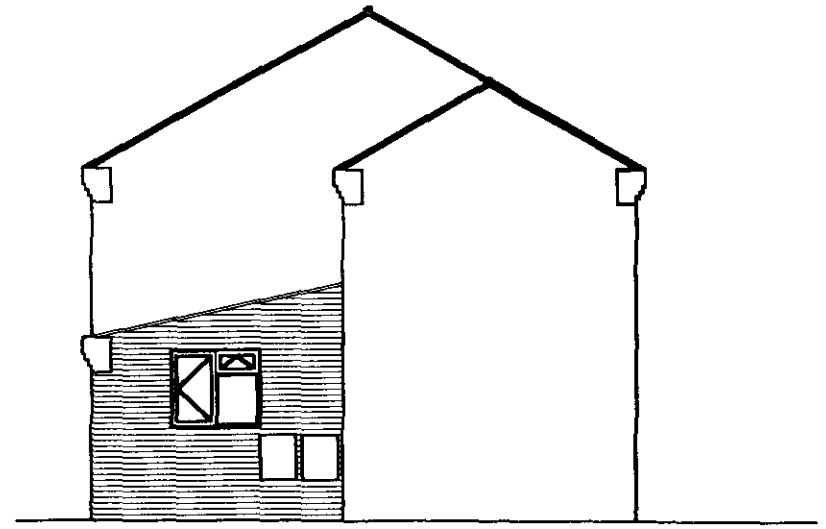
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

JOINERY,SKIRTINGS & ARCHITRAVES
ALL TO BE AGREED ON SITE WITH CLIENTS PRIOR TO ORDERING ANY MATERIALS.

DECORATION & WALL TILING.
ALL TO BE AGREED ON SITE WITH CLIENTS PRIOR TO ORDERING ANY MATERIALS.

SMOKE ALARMS
TO BE SELF CONTAINED AND INTERCONNECTED AND WIRED TO SEPARATELY FUSED CIRCUIT.GRD FLOOR MAX 7M FROM KITCHEN AND FIRST FLOOR MAX.3M FRON BEDROOM DOORS.

Waste Sizes:
W.C –100MM DIA.MULTIKWIK OR SIMILAR
W.H.B – 32MM DIA. uPVC WITH 75mm DEEP SEALED TRAP
SINK – 40MM DIA. uPVC WITH 75mm DEEP SEALED TRAP
SHOWER – 40MM DIA. uPVC WITH 75mm DEEP SEALED TRAP
PROVIDE ACCESS POINTS TO ALL CHANGES IN DIRECTION
PROVIDE ANTI SIPHON TRAPS WHERE RUNS EXCEED 3M & W.H.B EXCEED 1.8M RUNS.

ROOF
ROOF TO BE CONSTRUCTED IN ACCORDANCE WITH SIZES SHOWN ON DRAWINGS.ALL TIMBERS TO BE G.S GRADE SOFTWOOD SEASONED AND TO AN ACCEPTABLE MOISTURE CONTENT FOR CARCASSING TIMBER.CONCRETE INTERLOCKING TILES TO MATCH EXISTING,FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND BS 5534 PART 1 1978.BATTENS TO BE 25 X 38 AT GAUGE CENTRES ON UNTEARABLE SARKING FELT TYPE IF WITH MIN 150 mm LAPS. PROVIDE AND FIX 30 X 5mm GALV'D MILD STEEL STRAPS AT 1.8mm CENTRES TO ANCHOR WALLPLATE TO BLOCKWORK,CEILING JOISTS AND RAFTER LEVELS WHERE PARALLEL TO WALLS.NOTE TRUSSED RAFTERS @MAX 600MM CTRS BY APPROVED MANUFACTURER,DESIGNED,BRACED AND ERECTED IN ACCORDANCE WITH B.S 5268.COMPLETE WITH ALL 100 X 25MM BRACING AND LONGITUDINAL BINDERS ALL AS PER MANUFACTURERS DETAILS & B.S 5268 DETAILS TO BE SUBMITTED TO L.A FOR APPROVAL BEFORE WORK COMMENCES.

STORM DRAINAGE
FIT 112mm H.R RAINWATER GUTTERS AT 1:600 FALLS AND 68mm DIA. UPVC DOWNPIPES TO BS 4576:PART 1:1989 AND STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.GUTTER BRK'TS AT MAX 2M CTRS AND ALL NECESSARY OUTLETS,STOP ENDS AND CLIPS. DOWNPIPES TO BE SECURED USING PROPRIETARY CLIPS WITH ALL OFFSETS AND SWAN NECKS.DOWNPIPES TO BE CONNECTED TO UNDERGROUND DRAINS VIA ADAPTOR.UNDERGROUND DRAINS TO BE 110mm OSMA uPVC OR SIMILAR APPROVED WITH FLEXIBLE JOINTS ON 100mm PEAGRAVEL WITH 150mm SURRRONDS LAID TO 1:100 FALLS TO 1m3 RUBBLE FILLED SOAKAWAY, AS DESCRIBED ELSEWHERE

HEATING SYSTEM
TO BE AS EXISTING PROPERTY

SOAKAWAYS
TO BE MIN. 5M FROM ANY BUILDING & MIN 1m3.FILL WITH RUBBLE TO WITHIN 450mM OF GRD LEVEL OVERLAYED WITH POLYTHENE SHEET & BACKFILLED WITH TOPSOIL.INLET PIPE TO DISCHARGE TO CTRE OF SOAKAWAY.

FASCIAS
TO BE WROT EX 25mm NOM'L THICKNESS PAINTED SOFTWOOD WITH REBATE FOR SOFFIT.FRAME OUT IN 38 X 25 SOFTWOOD BATTEN FOR SOFFIT SUPORT.

ROOF INSULATION
LAY 200mm FIBREGLASS INSUL'N TO ROOF TO ACHIEVE 0.25w/sq.m U VALUE

H16/0766/01

EXTRACT FANS
KITCHEN–FAN TO GIVE 60L/SEC OR 30L/SEC IN A COOKER HOOD(INTERMITTENT).

ROOF VENTILATION
CROSS VENTILATION TO BE MIN.0.4% OF ROOF AREA ACHIEVED BY UBBLINK OVER FASCIA VENTILATING SYSTEM FITTED TO TOP OF FASCIA BOARD WITH INSULATION SPACER TRAY FIXED TO RAFTERS.ALL FITTED IN ACC.WITH MANUFACTURERS INSTRUCTIONS.

APPROVED PLAN

1:100

EXISTING & PROPOSED ELEVATIONS – DRG MM/01

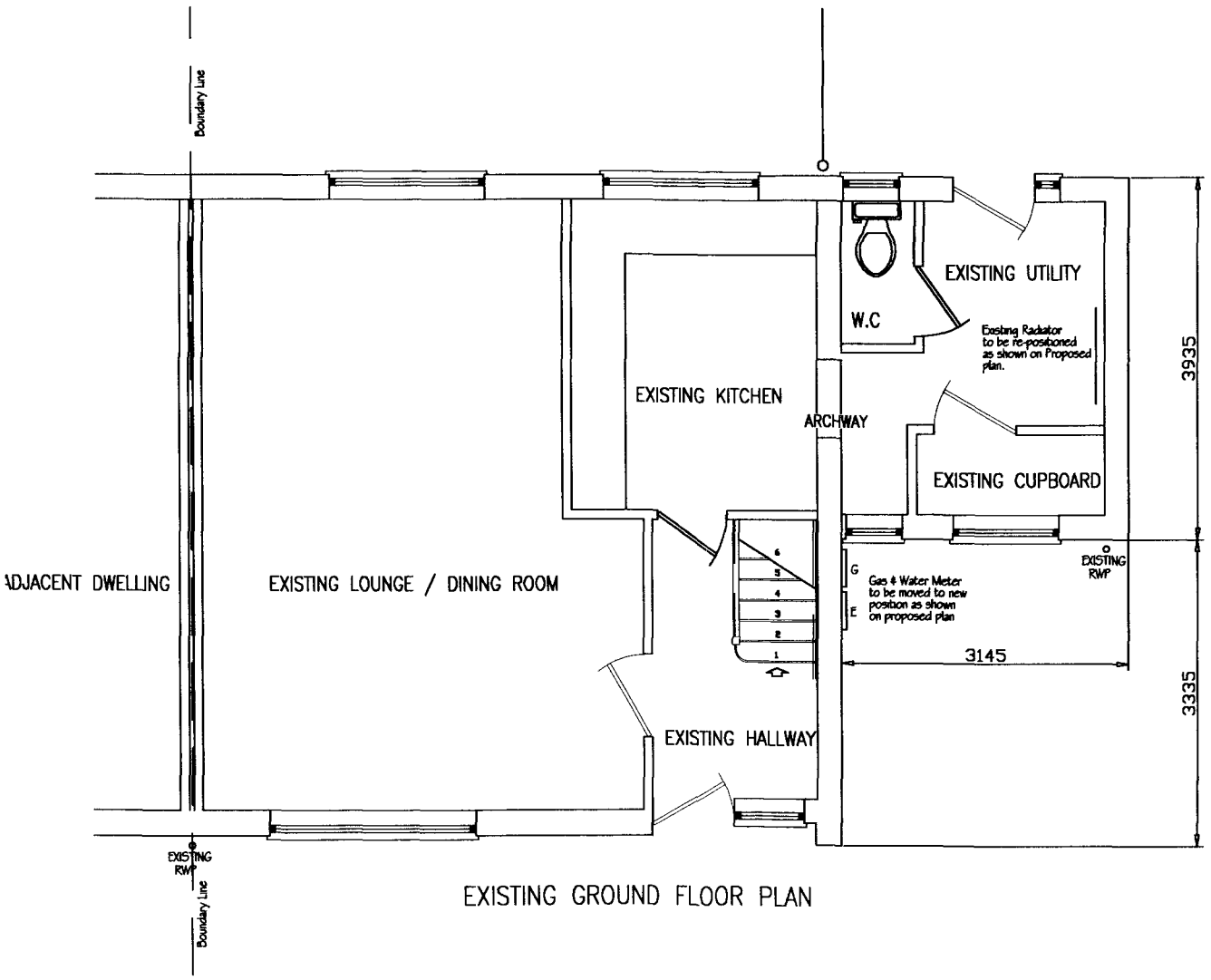
GROUND FLOOR FRONT EXTENSION FOR MR & MRS MORRISON @ 74, EDINBURGH DRIVE,SPALDING.

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EXISTING GROUND FLOOR PLAN

DETERMINED PLAN

H16/0766/01

EXISTING GROUND FLOOR PLAN – DRG MM/02

GROUND FLOOR FRONT EXTENSION FOR MR & MRS MORRISON @ 74, EDINBURGH DRIVE,SPALDING.

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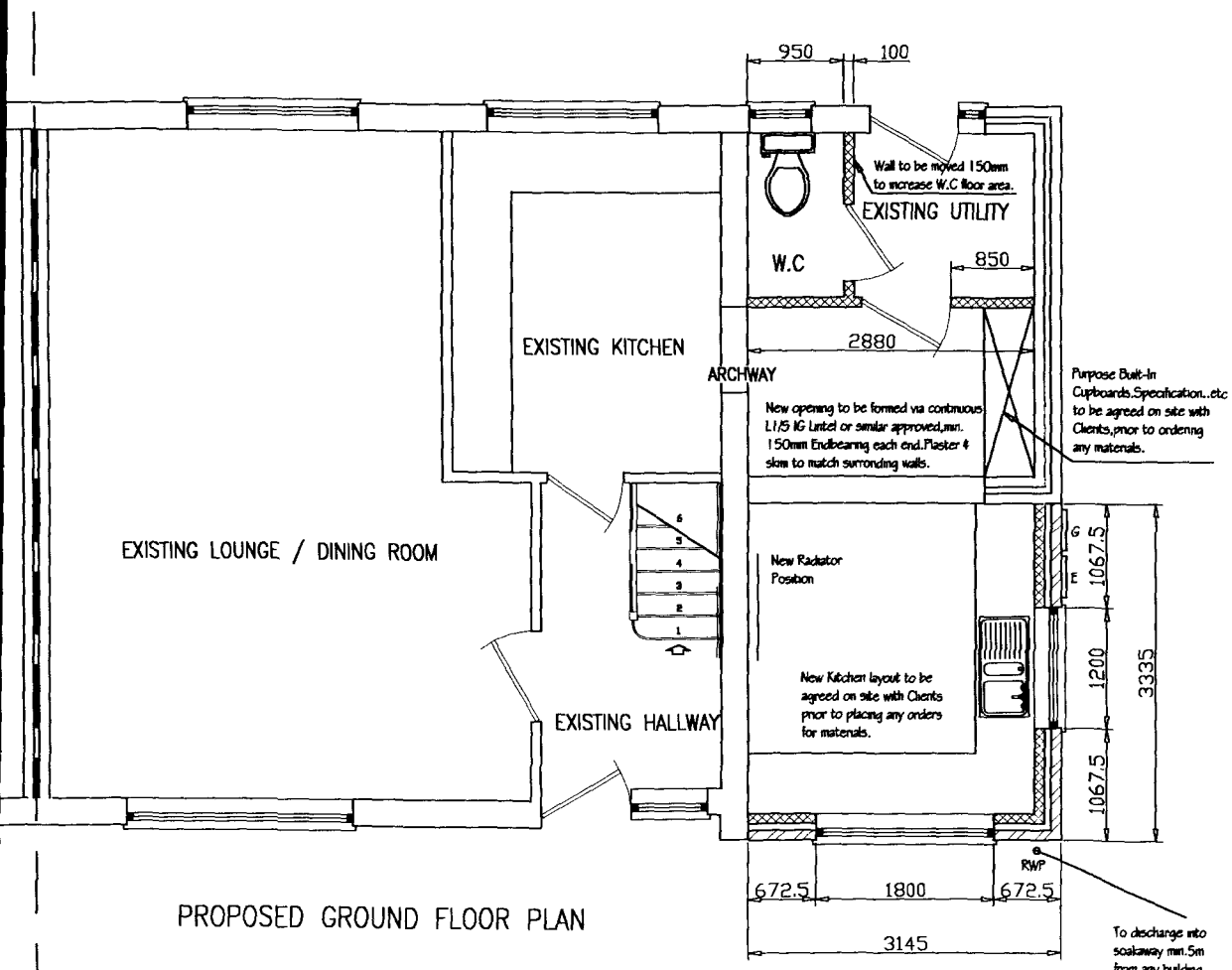
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FOUNDATIONS
BUILDING AREA TO BE STRIPPED ALL OF VEGETABLE MATTER AND RUBBISH.
EXTERNAL WALLS TO BE 700mm WIDE X 225mm DEEP,
MIN DEPTH TO BE 750mm (1m IF SOIL IS OF SHRINKABLE NATURE).EXACT DEPTH TO BE AGREED WITH LOCAL AUTHORITY INSPECTOR ON SITE.CONCRETE MIX TO BE ST4 GRADE TO BS 5328:1981

GROUND FLOOR
65mm MORTAR SCREED WITH LIGHT GAUGE/CHICKEN MESH ON 500 GAUGE POLYTHENE SEPARATING LAYER ON 50mm JABLITE OR SIMILAR APPROVED ON 100mm THICK ST4 CONCRETE SUB-FLOOR ON 1200 GAUGE DPM LAPPED ON MIN 150mm OF CLEAN AND WELL COMPACTED HARDCORE.MAXIMUN DEPTH OF HARDCORE TO BE 600mm.ALL SERVICE ENTRIES TO BE SEALED WITH PRESSURE SENSITIVE TAPE



PROPOSED GROUND FLOOR PLAN

WALLS BELOW DPC
3NO.COARSES OF CLASS B BRICKWORK BELOW DPC LEVEL ON EXTERNAL FACE OF CAVITY WALL AND 1NO. COARSE OF BLOCKWORK ON INNER FACE.ELSEWHERE TO BE FULL WIDTH TRENCH BLOCK FOUNDATIONS TO WITHIN 225MM OF DPC LEVEL. CAVITY FILLED WITHIN MIN OF 225MM OF DPC WITH LEAN MIX CONC.

DAMP PROOF COURSE
HORIZONTAL DPC TO WALLS TO BE POLYTHENE TO BS6515 AND SET MIN 150MM ABOVE EXTERNAL GROUND LEVEL.DPC'S TO ALL HEADS,JAMBS&CILLS OF ALL OPENINGS IN CAVITY WALLS AND TO PROJECT 25MM INTO BACKS OF WINDOWS AND DOOR FRAMES. PREFORMED CAVITY TRAYS TO ALL WINDOWS WITH WEEP VENTS AT MAX.2M CENTRES,MIN 2NO. PER LINTEL,CAVITY TRAYS AND LINTELS TO ALL METER BOXES.

EXTERNAL WALLS
275MM OVERALL CAVITY WALL COMP OF;
100MM FACING BRICKWORK(TO MATCH EXISTING) TO BS3921,75MM CAVITY AND 100MM 3.5N/MM BLOCKWORK TO BS6073 PART 1&2,PLASTERED INTERNALLY.
CAVITY WALL TIES TO BS1243:1978 AT 900MM CTRS HORIZONTALLY,450MM CTRS VERTICALLY AND EVERY COARSE AROUND OPENINGS.75MM CROWN DRITHERM FIBREGLASS INSULATION BATTS OR NOMINATE A COMPANY TO INJECT INSULATION INTO CAVITY,A GUARANTEE MUSTED BE OBTAINED FROM THE COMPANY AND CONFIRM TO L.A BEFORE WORK COMMENCES.
USE FURFIX OR SIMILAR APPROVED WALL CONNECTORS TO TIE NEW BRICKWORK TO EXISTING TOGETHER WITH TIES AS MANUFACTURERS RECOMMENDATIONS WALLS TO ACHIEVE A 'U' VALUE OF 0.45 m2 DEGREES C.

MORTAR
GENERALLY TO BE 1:1:6 CEMENT/LIME/SAND OR EQUALLY APPROVED

CAVITIES
TO BE CLOSED AT ALL JAMBS AND CILLS WITH 50MM REVEAL BLOCKS AND 15MM DAMCOR OR SIMILAR APPROVED.CLOSE TOP OF CAVITIES WITH 75MM DRITHERM INSULATION BATT SUPPORTED ON WALL TIES.

INTERNAL WALLS
100MM 3.5N/MM BLOCKWORK WITH 12.7MM P'BOARD & SKIM FINISH.

WINDOWS
DOUBLE GLAZED PVC WINDOWS WITH 8000SQ.MM TRICKLE VENTS AS EXISTING.
OPENING VENTS TO GIVE 1/20TH OF FLOOR AREA VENTILATION TO ROOMS.
ALL GLAZING TO MEET REQUIREMENTS OF SECTION N OF THE BUILDING REGULATIONS & BS 6206 CLASS B.

LINTELS
TO BE I.G L1/S OR EQUAL APPROVED IN CAVITY WALL OPENINGS GENERALLY,UNLESS STATED OTHERWISE.INTERNAL DOOR OPENINGS IN BLOCK WALLS TO BE I.G BOX 100 LINTELS OR EQUAL APPROVED.ALL LINTELS TO HAVE MINIMUM 150MM ENDBEARING AND INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.ALL LINTELS TO BE FACTORY INSULATED.

H16/0264/PI

DETERMINED
SEE PLAN

CEILINGS
12.7MM PLASTERBOARD THROUGHOUT TO BS 1230.
ARTEX AND COVED CEILINGS TO CLIENTS REQUIREMENTS.
ENSURE BOARDS ARE LAYED PERPENDICULAR TO JOIST RUNS AND JOINTS STAGGERED AND FIXED AT MIN 150mm CTRES

NOGGINGS
FIX 38X25MM NOGGINGS TO ALL LOOSE EDGES OF PLASTERBOARD CEILINGS

RAINWATER
112MM HALF ROUND UPVC GUTTERS AT 1:600 FALLS & 68MM DOWNPIPES COMPLETE WITH ALL OFFSET BENDS,PIPE SHOES,SUPPORT BRACKETS...ETC,SECURELY FIXED IN POSITIONS SHOWN IN ACCORD.WITH BS 4576:PART 1.SURFACE WATER TO DISCHARGE TO SOAKAWAYS VIA 110-68 DIA.REDUCER.

PROPOSED GROUND FLOOR PLAN - DRG MM/03

GROUND FLOOR FRONT EXTENSION FOR MR & MRS MORRISON @ 74, EDINBURGH DRIVE,SPALDING.