

Provide site down approximately 100mm to level of soil and vegetation.

Foundations:
Provide generally GEN 3 rammed aggregate concrete under walls as shown on drawing. 700 wide x 225 deep under cavity walls and 225mm thick walls @ 450 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 concrete external blocks (70mm²) made up to 150mm above ground level with FL quality splash course brickwork (commonly internally, engineering or facing brickwork externally). Provide week mix concrete in the base of cavities to terminate 225mm below lowest DPC level.

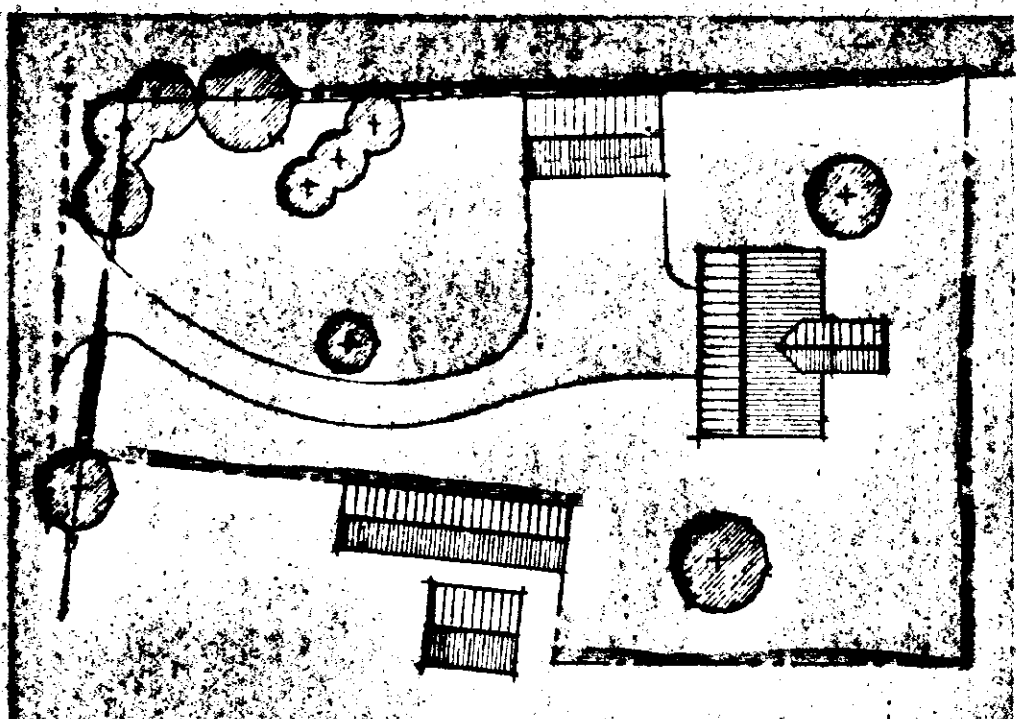
DPC:
All openings to be formed with vertical and horizontal polythene DPC's in cavity. DPC minimum 150mm above ground level to be applied to ground floor DPM minimum 50mm. Provide DPC over linings including saved up ends and weep vents through brickwork at 150mm oc.

Building Underpinnings:
Where new build passes over existing drains ensure the drains and ensure they are surrounded in 150mm of gravel. Where drains pass through walls provide clear well pre-cast concrete lintel, also leave 50mm gap around pipe and fill with compressible material.

Ground floor base:
Lay on reduced ground level minimum 150mm minimum 600mm thick well compacted 150mm (150mm) and blinded hardcore. Over lay 120mm grade 4 concrete over the.

Roofing:
305 cavity walling to consist of face brickwork to BS 521: 1974 for day bricks and BS 187: 1978 for calcium silicate bricks. 65 cavity built into cavity blockwork cavity wall batts insulation boarding in accordance with makers instructions and approved certificates no. 831087. 100mm Tarmac Hemsley solid insulation blocks or similar. Cavity walls laid together using galvanised iron ties set 900 horizontally and 450 vertically to BS 1243: 1978 wall ties positioned at 300 vertical centres at all unbonded courses of cavity. Close cavities with 'Thermabate' performed closer and provide bitumen felt DPC to CP. 181: External walls to have minimum 'U' value of 0.46 W/m². Internal walls of 100mm Tarmac Hemsley solid insulation blocks to receive 10mm sand / cement render and 3mm skim. New brickwork to match existing.

Fit new old wall abutments with stainless steel wall cladding.

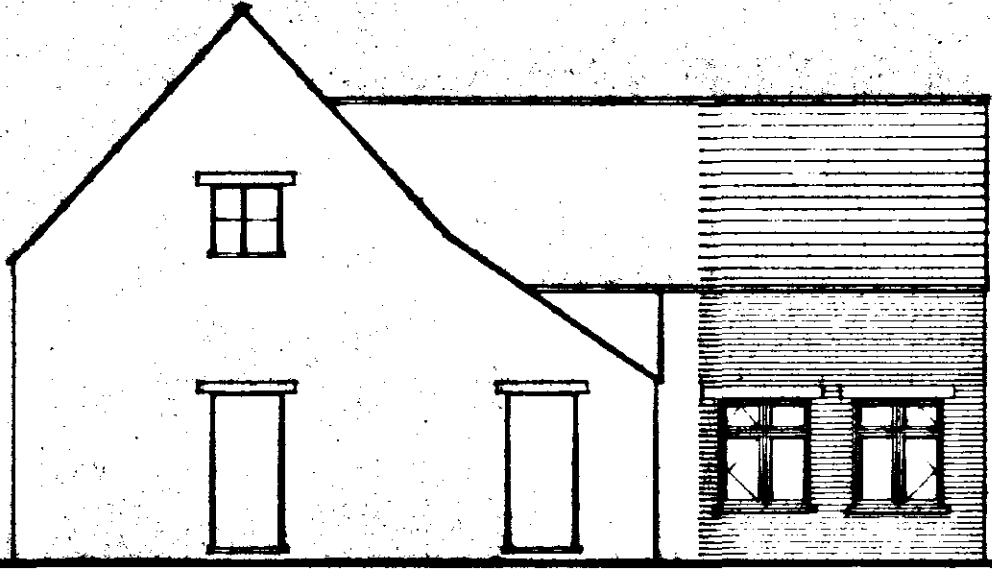


pitch to match existing

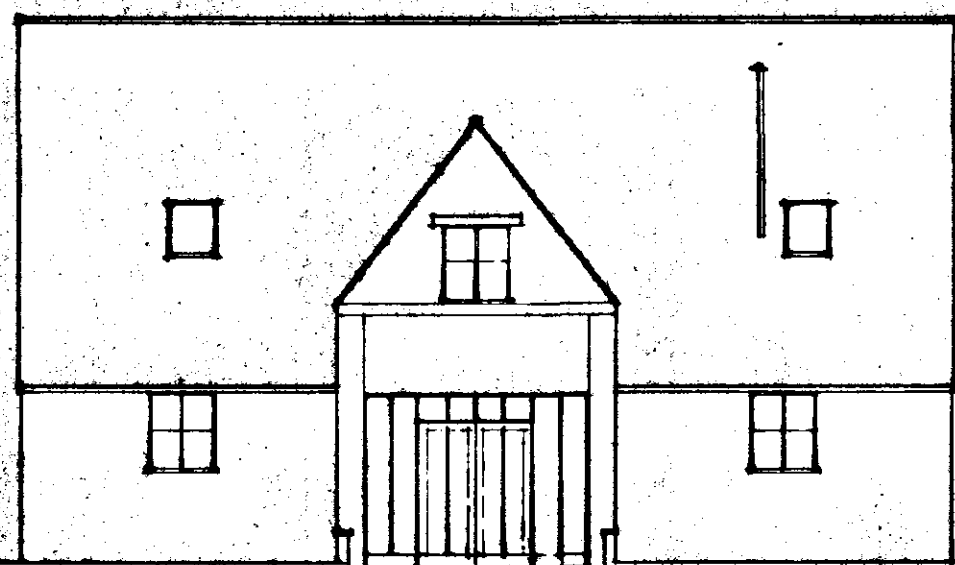
Block Plan 1:500



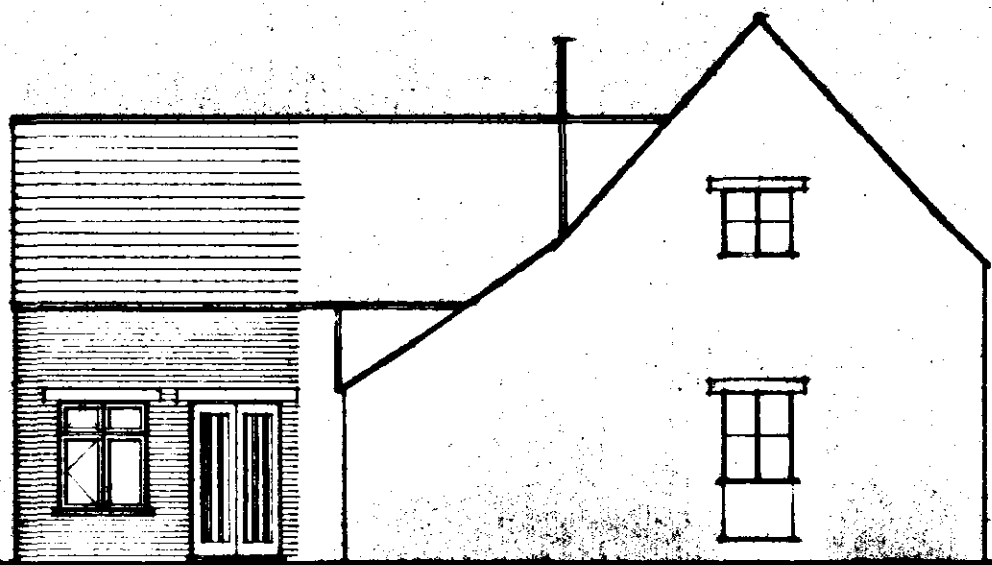
EAST ELEVATION PROPOSED



SOUTH ELEVATION



EAST ELEVATION EXISTING



NORTH ELEVATION

Roofing:
Pitch to match existing on 25 x 25 timber roof. Timber battens on underfelt to BS 747 (type 1F) Shaped 150mm horizontally and vertically. On galvanized raised tie trusses at 400mm centres and approx 52 deg pitch to match existing in accordance with BS 5268 part 3 (1985). All bracing to be 25 x 100 softwood and positioned all in accordance with manufacturers instructions. Bracing to be fixed to gable wall. Trusses to be well secured to 50 x 100 wallplate. Provide 30 x 5 galvanised mild steel anchor and lateral restraint straps along line of wall plate, rafters and ties at 1800mm centres. Straps to be fixed to spandrel panels + span 3no. trusses. Provide pack and noggin to trusses at strap position. Roof truss design and certificate to be supplied to building control prior to erection on site.

Waterproofing:
UPVC by an approved manufacturer 112mm half round gutter and connect into existing gutter.

Chimneys:
To all ceilings provide 12.5mm plasterboard with silver skin or artex finish.

Doors and Windows:
All specified joinery (see schedule) to be made of solid timber and painted. Window range Sovereign (unless noted otherwise). (OPP) denotes double handed. Glazing to be 4-6-4 double glazed sealed units.

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

Lighting:
Standard existing interior.

Ventilation:
Natural ventilation area of windows to be at least 1/20th of room floor area. All windows to have trickle ventilators fitted to head to give 8000mm² ventilation in 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.
Bathroom / 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 automatically. Also ensure 10mm gap underneath door to floor finish.

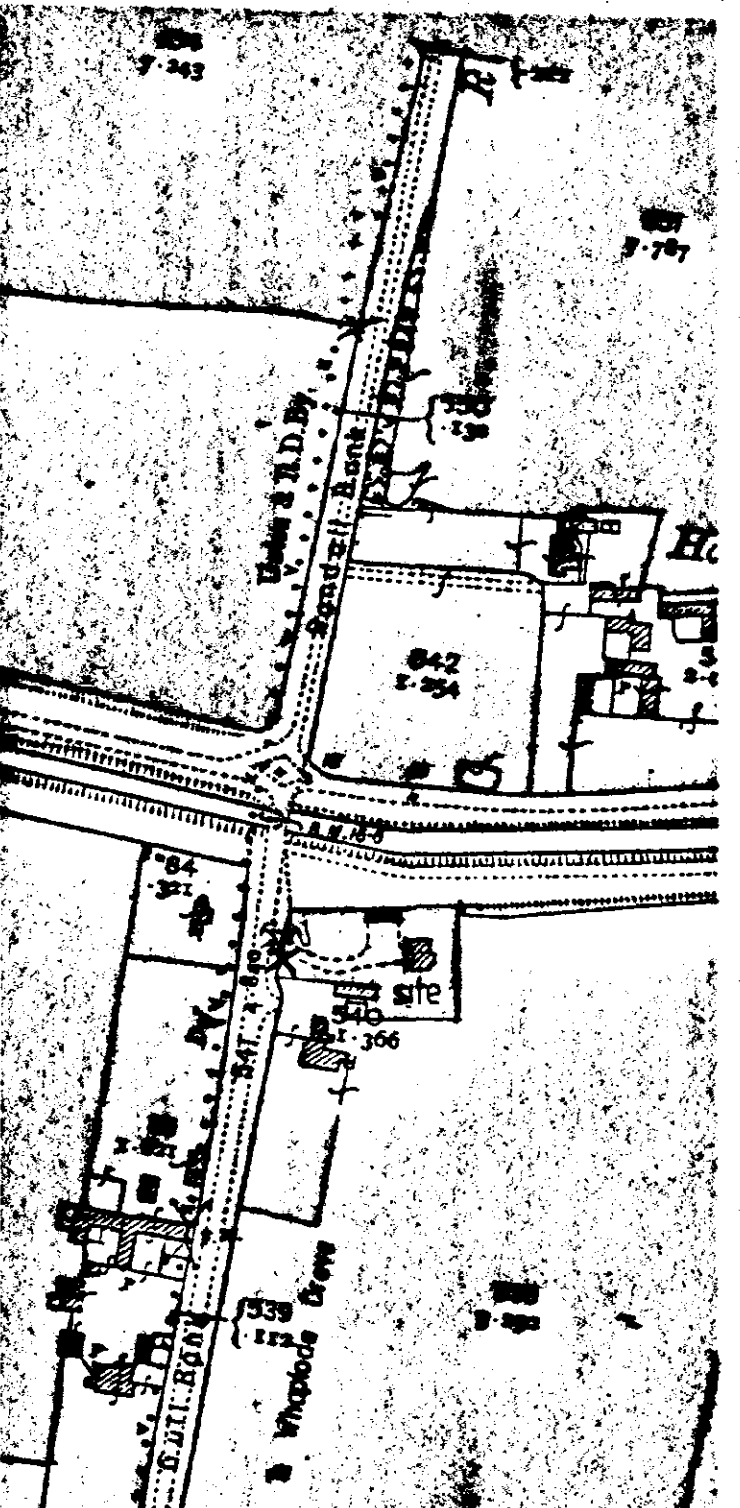
Roofing:
All overalls provide 50mm minimum glass insulation. 500 gauge polythene vapour barrier. Then 70mm thick 1 cement screed with fine layer of chicken wire reinforcement.

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 for attic trusses, then provide in between rafters suitable polystyrene insulation 75mm thick, maintaining 50mm air gap between insulation and underfelt.

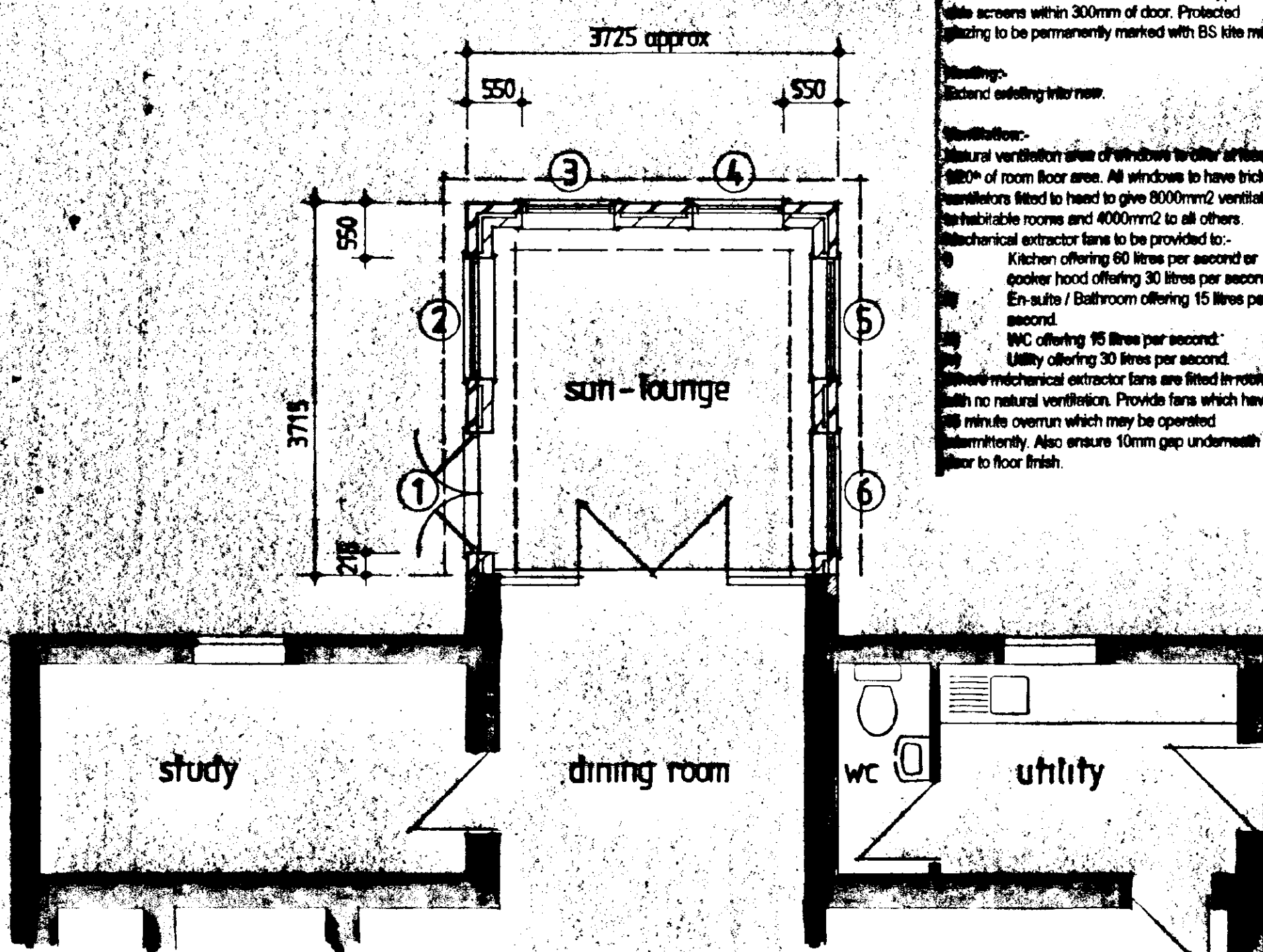
Roof ventilation:
Provide ventilation to roof space at eaves or ridge system giving the required air circulation as follows:-
(1) On a pitched roof of 15 degrees or more provide at eaves ventilation equal to a 10mm continuous gap running along eaves.
(2) On a roof where pitch is less than 15 degrees or where the ceiling follows the line of the roof ie, attic trusses, provide at eaves ventilation equal to a 10mm continuous gap running along eaves.
(3) Also on roofs where ceilings follow roof line ventilation is required at ridge line with suitable ridge vent (by the manufacturer), to give ventilation equal to a 5mm continuous gap running along ridge.
(4) At roofwall abutment ventilation required in form of a vent or similar to give ventilation equal to a 10mm continuous gap along abutment.
(5) Secure 50mm gap between insulation and underfelt.

Roofing:
All trusses to be manufactured by Humber IS and to be installed in accordance with makers instructions and to have minimum bearing of 150mm and at all external positions to have cavity tray DPC to CP 121. Internal linings to be IG 100 BOX type.

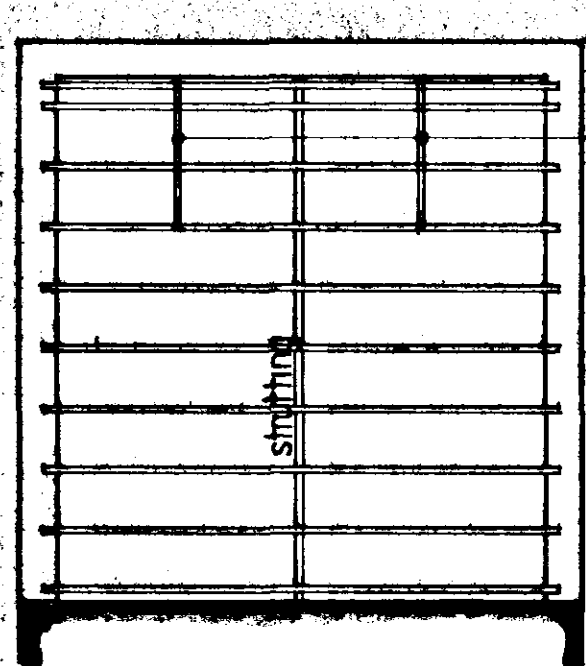
First floor construction:
To be 50 x 150 SCS graded joists @ 400mm centres. Provide 30 x 5 mild steel lateral restraint straps to joists running parallel with walls securely fixed to walls and spanning 3no. joists at maximum 1800mm centres. At strap positions provide pack and noggin to joists. Provide acid strutting to joists if shown on site plan. Provide over 18mm thick tongue and groove moisture resistant chipboard flooring (glued joints).



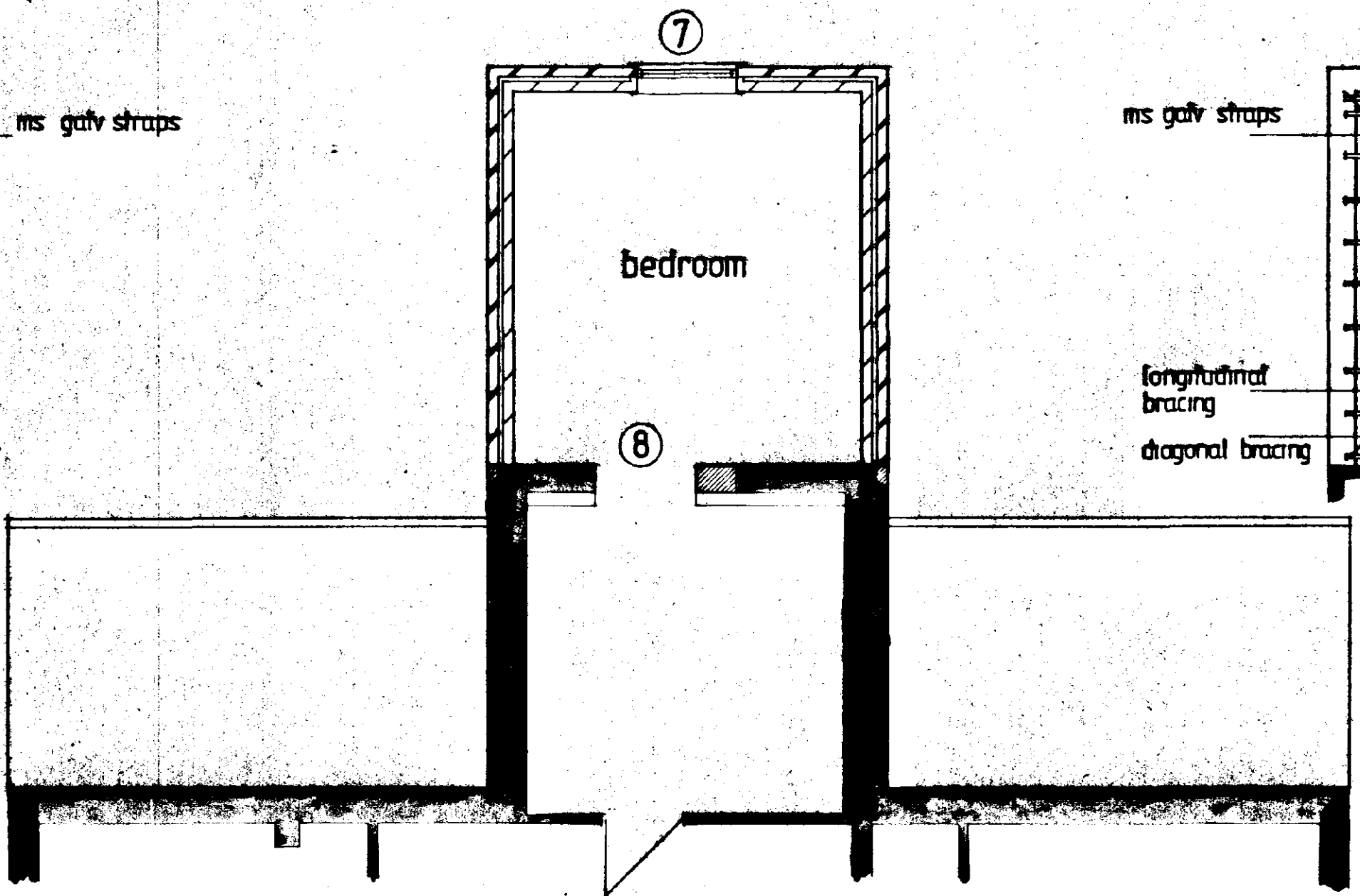
Location Plan 1:2500



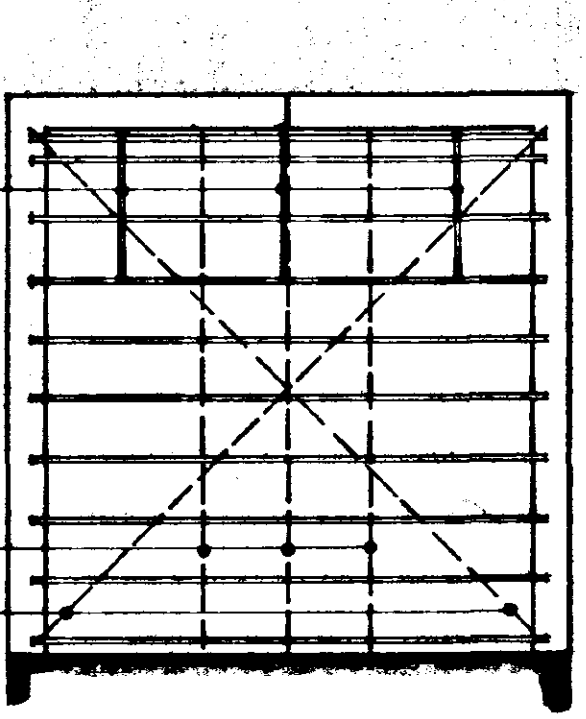
GROUND FLOOR PLAN



FLOOR JOIST PLAN



FIRST FLOOR PLAN



ROOF TRUSS PLAN

DOOR WINDOW AND LINTEL SCHEDULE			
Ref.	Description	Unit	Qty
1	Purpose made window 1200 w x 2100 h	L/S 50	1500
2	Purpose made window 1200 w x 1500 h	L/S 50	1000
3	Purpose made window 915 w x 1500 h	L/S 50	1200
4	Purpose made window 915 w x 1500 h	L/S 50	1200
5	Purpose made window 1200 w x 1500 h	L/S 50	1000
6	Purpose made window 1200 w x 1500 h	L/S 50	1000
7	Repositioned existing window	L/S 50	1200
8	Remove existing window and set aside; remove existing lintel; part block up existing opening. Form new opening as shown	BOX 200	1200

revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN
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Client: **A D C SMITH**
Project: **PROPOSED EXTENSION TO DWELLING AT TIMBERLANDS GULL BANK WHAPLODE GROVE Lincs**

Drawing: **DETERMINED PLAN**

Scale: **1:50 1:100**
Drawing No.:
Date: **MAY '99**
Drawn: **JC**

SOUTH HOLLAND DC HOUSING & PLANNING
02 JUN 1999
Ref: **054/199**