MOVED

G 2.00
S 9.00
H 15.00
ASH

G 1.00
S 7.00
H 10.00
ASH

G 1.00
S 7.00
H 15.00
ASH

G 2.00
S 7.00
H 15.00
ASH

G 0.50
S 3.00
H 5.00
THORN

26.000
ELDER

ELDER

G 1.00
S 4.00
H 8.00
THORN

ASH

G 3.00
S 7.00
H 15.00
HC

G 1.50
S 7.00
H 15.00
ASH

F.W.M.H.
CL 3.23
IL -0.381

FOOTPATH

TP 3.40 RS

150 dia FOUL DRAIN 1:150 FALL

FIRBECK

BRAMLEY

EXISTING CLOSE BOARDED TIMBER FENCE

1.5m HIGH BRICK WALL.

2.79

2.40

1.82

2.4m x 35m VISIBILITY SPLAY

17.775

9.08

R6.00

F.S.M.H. 2.
CL. 3.233
IL. 0.02

S.W.M.H. 2.
CL. 3.191
IL. 1.506

F.W.M.H 1
CL. 3.200
IL. -0.160

EXISTING 250 dia S.I.D. FOUL SEWER 1:190 FALL

F.W.M.H
CL. 3.313
IL. 0.024

HOCKLESGATE

FOOTPATH

INLET I.L. 1.40

EXISTING 750 dia S.W. DRAIN

LP EXISTING REPOSITIONED

S.W.M.H. 1.
CL. 3.25

S.W. MH2
CL. 3.29
I.L. 1.05

5.500

15m Extended Widening see 27b/10

NOTES.

LEVELS RELATED TO FOUL MANHOLE COVER IN HOCKLESGATE LEVEL OF 3.310

ANY SITE FRONTAGE DRAINAGE SHOULD BE AGREED ON SITE WITH THE DIVISIONAL SURVEYOR

GIVE WAY MARKINGS AND ANY NECESSARY SIGNING TO BE AGREED ON SITE WITH THE DIVISIONAL SURVEYOR

PRAM CROSSING POINTS AT RADII SHALL BE PROVIDES WITH TACTILE PAVING.

OUTSIDE OF SEWERS TO BE min. 1.0m FROM INSIDE KERB LINE
OUTSIDE OF ALL MANHOLES TO BE min. 0.5m FROM INSIDE KERB.

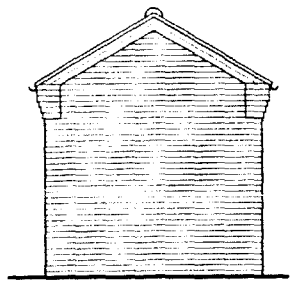
LP STREET LIGHTING COLUMN TO L.C.C. SPEC. S/35/C/93 WITH R.E.C. SUPPLY ALL TO COMPLY WITH TERMINATION TYPE A DRAWING SD/14/4/4A.

3.522 PROPOSED LEVELS.

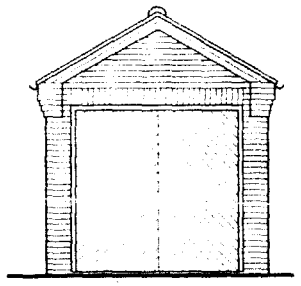
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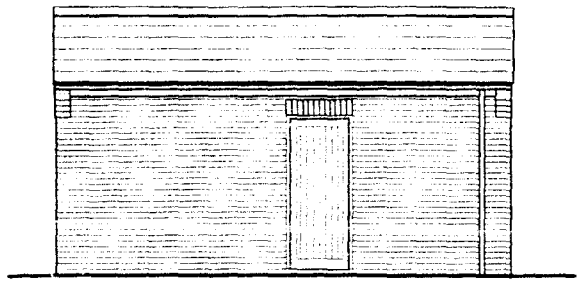
REAR ELEVATION



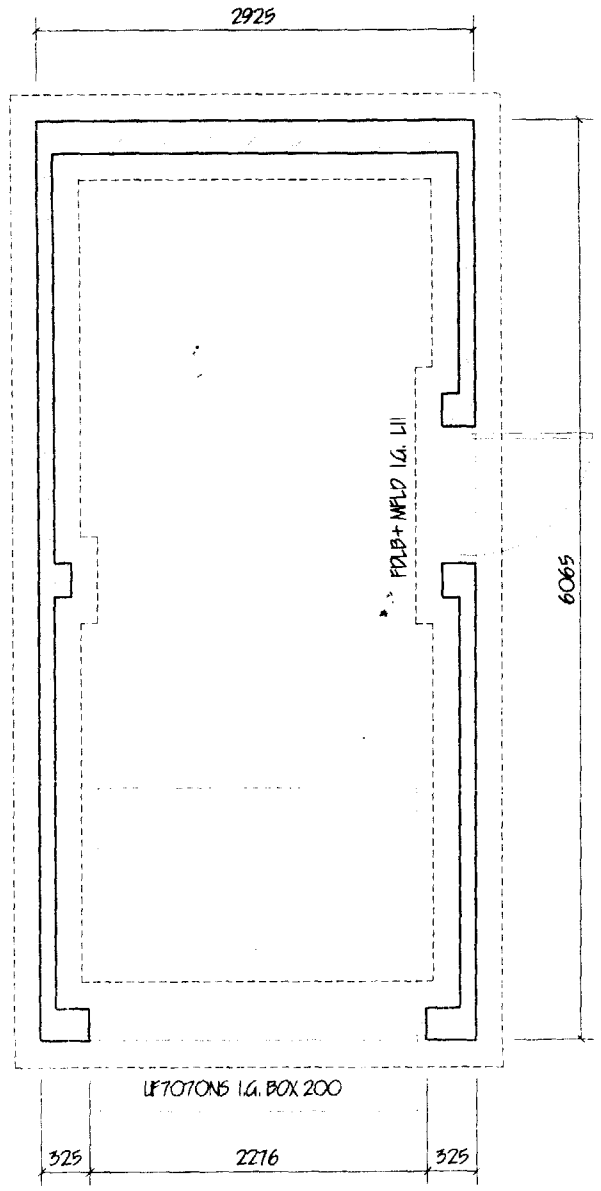
FRONT ELEVATION



SIDE ELEVATION



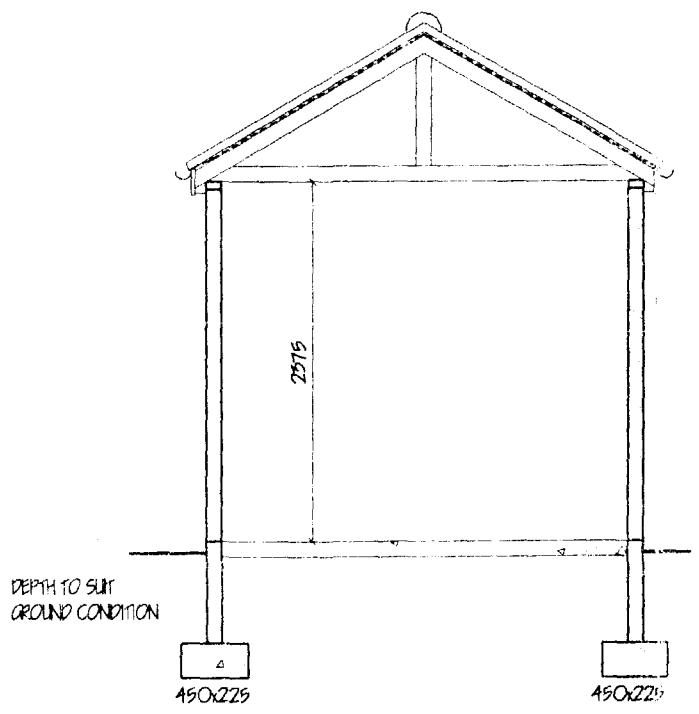
SIDE ELEVATION



FLOOR PLAN

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 65 dia. rainwater pipes 82.4 dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

LINTELS.
All lintels to be manufactured by Messrs. I.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: Lintels in garage to be underlined with 12.7 fireline board or receive 12mm render and skim.



SECTION

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to match existing to B.S. 473 part 2 1971, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (tupe 1F) and in all cases to be lapped by 150mm both vertically and hortzontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure cateapry as detailed in CP3 chapter V part 2 1972. Twinaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. TRUSS CALC'S TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 30 deg. CHECK ON SITE. 38 x 100 ridge node binder 38 x 100 ceiling binder: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1,5m c/c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min.SC3 grade.

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt.1 1981: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Brickwork below d.p.c. to be F.L quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm ST4 mix concrete oversite on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm : 150 blinded and consolidated hardcore

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 215 walls provide 225 x 600 and under 100 walls provide 225 x 450 all ST4 mix to B.S. 5328: 1990. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level.

STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

WALLING.
Face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: Gable walls 215mm : Flank walls 105mm with 215 x 215 piers at mid point.

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE,
FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423762

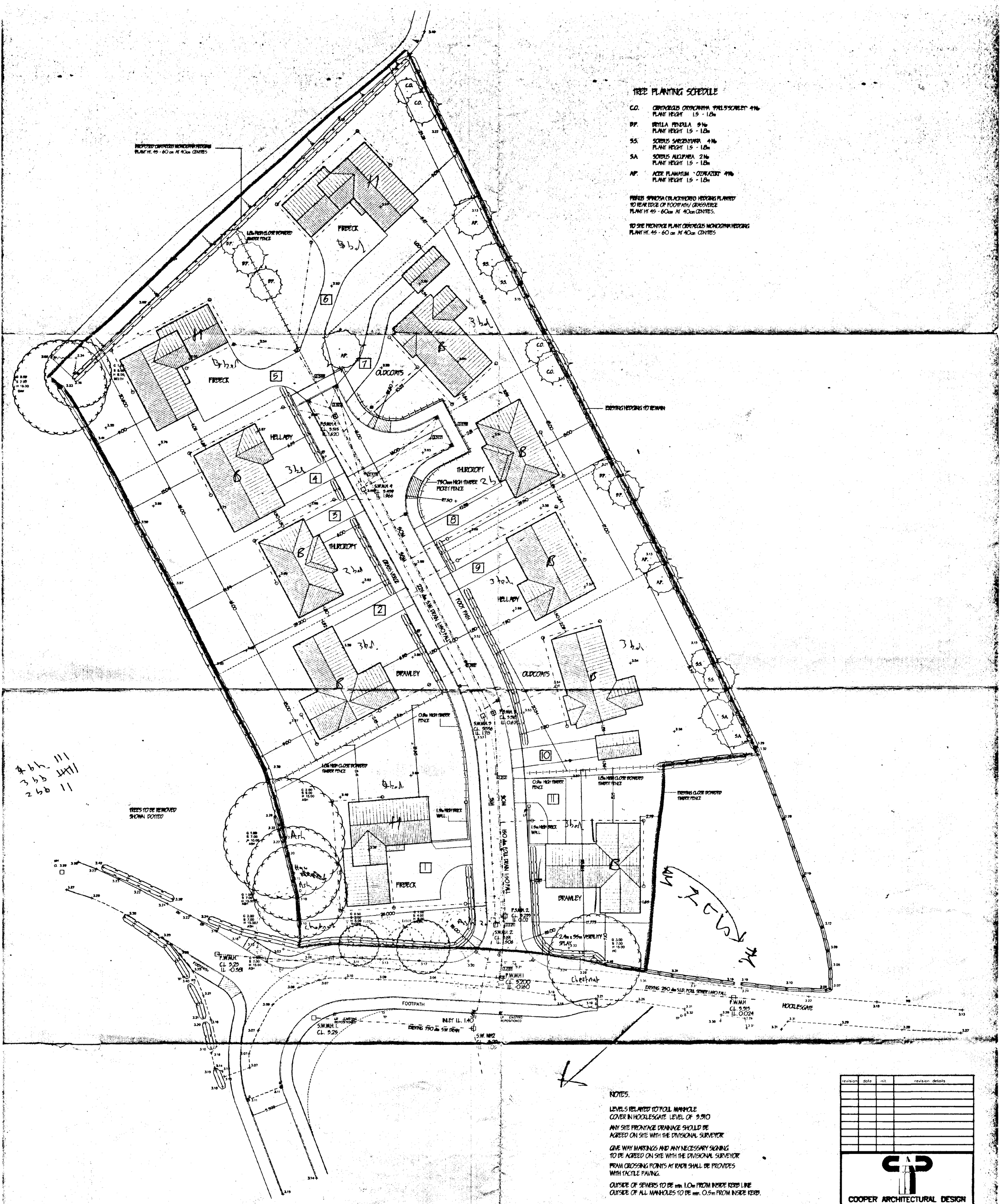
Client.
D. BROWN (BUILDING CONTRACTORS) LTD.

Project.
RESIDENTIAL DEVELOPMENT

SOUTH HOLLAND DC
HOUSING & PLANNING
23 JUN 1998
DETERMINED
PLAN
Ref. 98/0471/28

Drawing.
SINGLE GARAGE

Scale	Drawing No.
1:50 1:100	9635.25
Date. JUNE '98	Drawn. J.C.



TREE PLANTING SCHEDULE

C.O.	CRATAEGUS OXYACANTHA 'PAUL'S SCARLET'	4 No
	PLANT HEIGHT 1.5 - 1.8m	
B.P.	BETULA PENDULA	5 No
	PLANT HEIGHT 1.5 - 1.8m	
S.S.	SORBUS SARGENTIANA	4 No
	PLANT HEIGHT 1.5 - 1.8m	
S.A.	SORBUS ALCUPARIA	2 No
	PLANT HEIGHT 1.5 - 1.8m	
A.P.	ACER PLAMATUM 'OZAKAZUKI'	4 No
	PLANT HEIGHT 1.5 - 1.8m	

PRUNUS SPINOSA (BLACKTHORN) HEDGING PLANTED TO REAR EDGE OF FOOTPATH/ GRASSVERGE PLANT HT 45 - 60cm AT 40cm CENTRES.

TO SITE FRONTAGE PLANT CRATAEGUS MONOGYNA HEDGING PLANT HT. 45 - 60 cm AT 40cm CENTRES

NOTES.

LEVELS RELATED TO FOUL MANHOLE COVER IN HOCKLESGATE LEVEL OF 3.510

ANY SITE FRONTAGE DRAINAGE SHOULD BE AGREED ON SITE WITH THE DIVISIONAL SURVEYOR

GIVE WAY MARKINGS AND ANY NECESSARY SIGNING TO BE AGREED ON SITE WITH THE DIVISIONAL SURVEYOR

PRAM CROSSING POINTS AT RADII SHALL BE PROVIDES WITH TACTILE PAVING.

OUTSIDE OF SEWERS TO BE min. 1.0m FROM INSIDE KERB LINE
OUTSIDE OF ALL MANHOLES TO BE min. 0.5m FROM INSIDE KERB.

EP LP STREET LIGHTING COLUMN TO L.C.C. SPEC. S/95/C/95 WITH R.E.C. SUPPLY ALL TO COMPLY WITH TERMINATION TYPE A DRAWING SD/14/4/4A.

+3.522 PROPOSED LEVELS.

+3.65 EXISTING LEVELS

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING 23 JUN 1998 0647/98

revision	date	init	revision details

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE
FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423782 Mobile 0410 290952

Client: D. BROWN (BUILDING CONTRACTORS) LTD

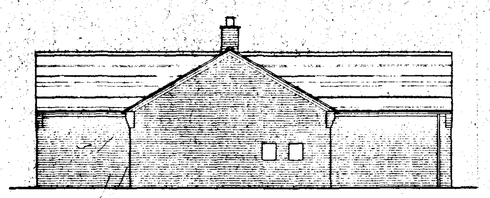
Project: RESIDENTIAL DEVELOPMENT HOCKLESGATE, FLEET, SPALDING, LINC'S.

Drawing: BLOCK PLAN

Scale 1:250	Drawing No. 9635:8
Date. JUNE '98	Drawn. J.C.



FRONT ELEVATION



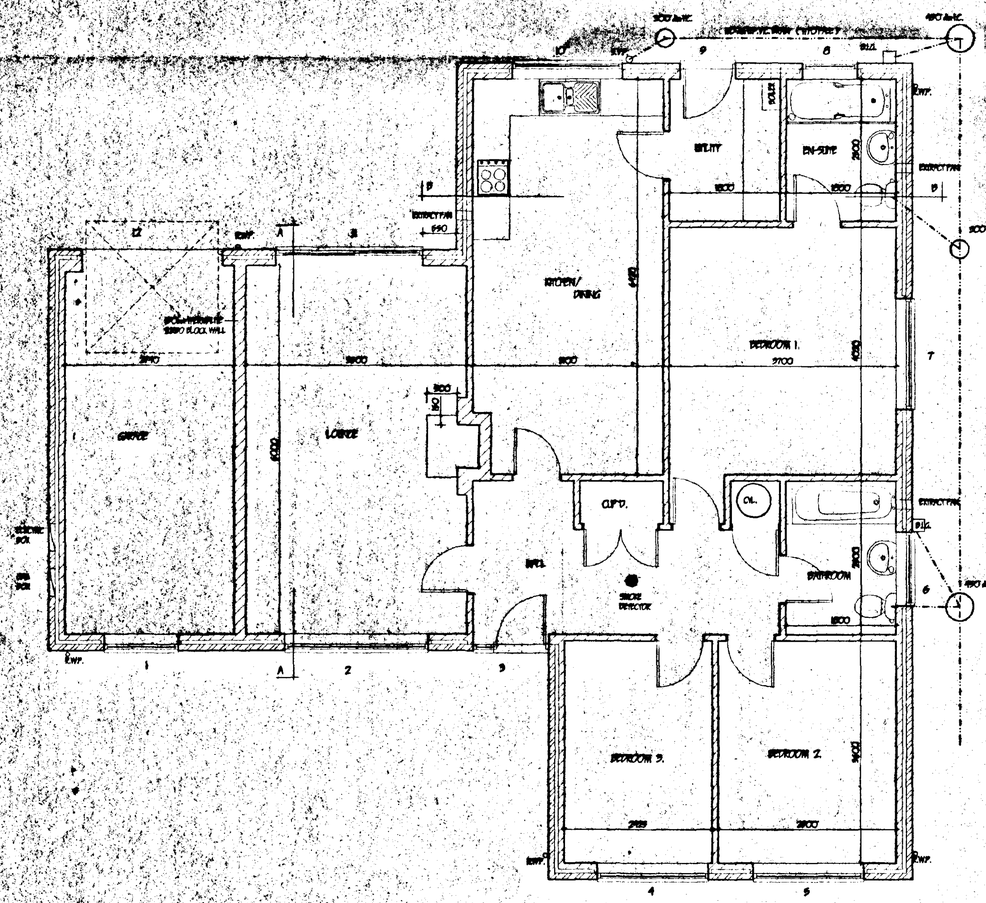
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



POSITN	JOINERY	LINTEL	LENGTH
1	M22C	LG.LI/HD	1500
2	HM13CMC	LG.LI/HD	2700
3	FD812D	LG.LI/HD	1500
4	HD12CC	LG.LI/HD	2100
5	HD12CC	LG.LI/HD	2100
6	M21CC	LG.LI/HD	1500
7	HD12CC	LG.LI/HD	2100
8	M2IN0C	LG.LI/HD	1200
9	FN5	LG.LI/HD	1200
10	HD10CC	LG.LI/HD	2100
11	PAN24L	LG.LI/HD	2700
12	UP70TON5	LG.LI/HD	2700

SURFACE WATER DRAINAGE.
100 dia. half round rainwater gutters to 65 dia. rainwater pipes BS2.4 dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwelling.

GLAZING.
Double glazed throughout (minimum 6mm air gap to all units) excluding garage. All glazing between F.F.L. and 800mm high and between F.F.L. 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 4000 sq. All following rooms to have in addition to above Wall / Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility room to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second.

HOT WATER AND SPACE HEATING.
Provide wall mounted Gas fired Condensing Boiler complete with fan assisted balanced flue. Fit durable wire guard to flue externally . Provide timer switch and suitable thermostat to dwelling or fit thermostatic valves to all radiators. Hot water storage system to be thermostatically controlled with timer switches and be vented. All hot water storage tanks and pipes to be insulated to P.R. U. part 5.

SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446: pt.i. in positions shown on plan.

FOUL DRAINAGE
Inspection chamber construction to be "Osma" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985 Foul drainage pipes to be 100mm dia. UPVC to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 laid and surrounded with 100mm pea gravel. Where pipes pass under floors encase in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexel 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, openings sealed both sides of wall with rolsand sheet material. Soil and vent pipes to be 100mm nt. dia. PVC to B.S. 4514: 1969 and to extend 900mm above window head terminating with PVC balloon Waste pipes to be 40mm dia. PVC to B.S. 5255: 1979 complete with rodding eye at every change of direction. Bath, basins and sink to have 75 deep seal traps. Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 50mm waste.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 90mm Polystyrene insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm, lay 300mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete oversite: Concrete mix GEN1 to B.S. 5328: pt1 1991: 150 blinded and consolidated hardcore: Garage floor to be as above except sand cement screed and insulation

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be laid socket uppermost: 100 base brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled oak brickwork and clay pot. Weak mix. conc. infill around flue as work proceeds: Trim roof around flue, no timber within 40mm of flue: At roof / flue intersection provide code 4 lead flashing and 2 coarse engineering bricks.

OPEN FIRE.
To be capable of burning smokeless fuel. Hearth to be constructed of non combustible material min. 125mm thick: To project from face of wall by min. 500mm and pass rewards by min. 150mm: All in accordance with approved document part J (part C (1-29). Appliance to be in accordance with building regulations. Provide louvered permanent vent in ext. wall to open min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

LINTELS.
All lintels to be manufactured by Ancore I.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at internal positions to have cavity trays D.P.C. to C.P. 121. Internal lintels to be I.G. 100 Box type. Lintels in carriage to be underlined with 12.7 Fireline board or receive 12mm render and skim. Provide Perp-end weep holes and stopends to cavity tray

LIMITATIONS.
This drawing is limited to 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.
The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled 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 C.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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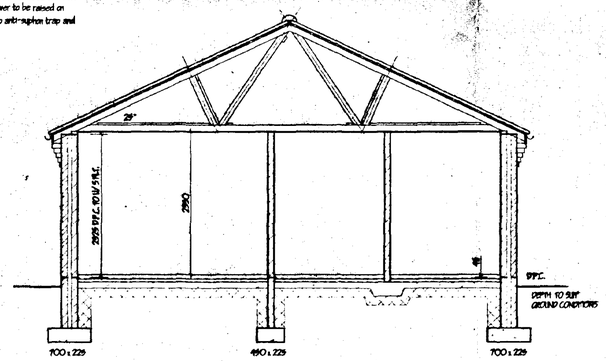
STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation 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.

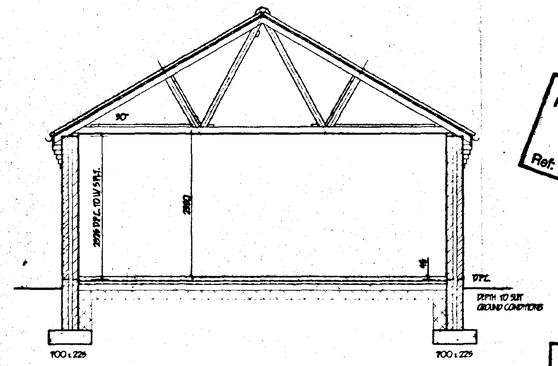
SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawings and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

CEILINGS.
200mm glass fibre insulation total thickness. 100mm between rafters & 100mm over Joists. 12.7mm Gyproc plasterboard 5mm skim finish: Provide min. 50 x 50 noggins to all plasterboard edges All joints to be taped and filled. Garage ceiling to be 12.7mm Gyproc Fireline board : Provide access trap to roof space: openings to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. Draught seal all round

WALLING.
265 cavity walling to consist of Class B Brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks. 65 cavity; build into cavity Rockwall cavity wall batts insulation boards in accord. with makers instructions and agreement cert' No.89 / 1087. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron butted bars set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 900 vertical centres at all unbonded closures of cavity. Close cavities with "Thermabate" preformed closer and provide bitumen felt DPC to C.P. 121: External walls to have max. "U" value of 0.45 W/ m2 deg. C.. Internal walls of 100mm Tarmac Hemelite solid insulation blocks and to receive 10mm S/ C render and 5mm skim (except upstairs).



SECTION B - B



SECTION A - A

SOUTH HOLLAND DC HOUSING & PLANNING 23 JUN 1998 Ref. CH/TPR

DETERMINED PLAN

revision	date	init.	revision details

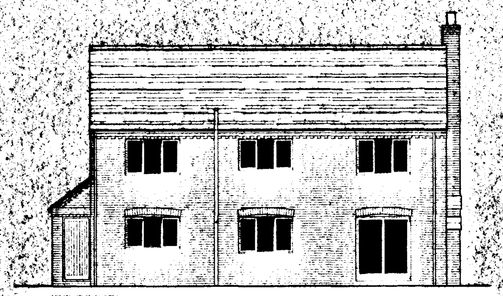
COOPER ARCHITECTURAL DESIGN
BROMHOWN, HOCKLESGATE,
FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423762 Mobile 0410 290892

Client: D. BROWN (BUILDING CONTRACTORS) LTD.

Project: RESIDENTIAL DEVELOPMENT

Drawing: BRAMLEY
(GARAGE LEFT HAND SIDE REAR ACCESS)
FLOOR PLAN / SECTIONS / ELEVATIONS

Scale	1:50 1:100	Drawing No.	9635:17
Date	JUNE '98	Drawn.	J.C.



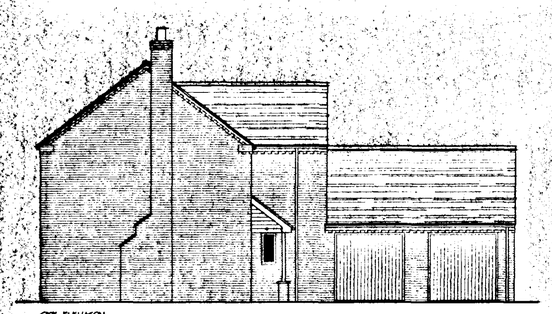
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

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 4000 sq. All kitchens rooms to have in addition to above Wall/Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility room to extract min. 30 litres per second. Bathrooms 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.

HOT WATER AND SPACE HEATING.
Provide Gas fired condensing boiler with flue terminal balanced flue. Provide durable wire guard to flue externally. Provide timer switch and suitable thermostatic to dwellings or fit thermostatic valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to P.R.I.I. part 3.

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.
All new surfaces, timber, plaster etc. to be painted to shades requirements.

CEILINGS.
200mm glass fibre insulation total thickness. 100mm between joists & 100mm over joists. 12.7mm Gyproc plasterboard 3mm skim finish. Provide min. 38 x 38 coupins to all plasterboard edges. All joints to be taped and filled. Garage ceiling to be 12.7mm Gyproc Fireline board and Artex. Provide access trap to roof space: opening to be lined with 25 x 25 planted stops. Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jablite to top surface. Draught seal all round

WALLING.
265 cavity walls to consist of fluxbrick to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity bated into cavity. Rockwool cavity wall batten insulation boarding in accord. with makers instructions and approved cert' No.85/1087. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together every galvanised iron bared bars set 900 horizontally, and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity. Close centres with "Thermabestos" preformed closer and provide bitumen 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 Hemelite solid insulation blocks. All to receive 10mm S/C render and 9mm 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. 100mm glassfibre infill between studs.

STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 915 of a storage 178th risers of 200mm ps 25 x 225: 225 going ps 32 x 250: pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have as 38 x 50 shaped hardwood handrail min. 900 above pitch line. 100 x 100 softwood newel post. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in B.S. 6399: Pt. 1. Balustrade to be min. 900mm high.

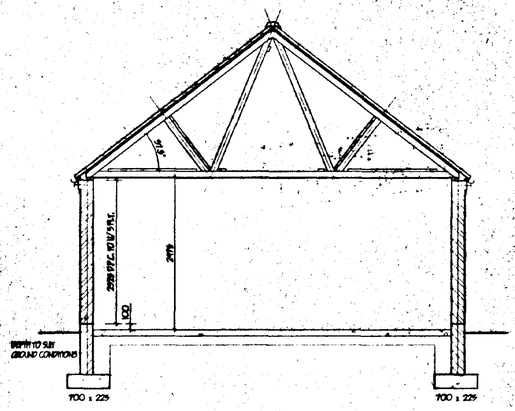
FLUE CONSTRUCTION.
225mm internal chamber clay flue liners to B.S. 1181: 1971 and to be laid socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled cut brickwork and clay pot. Weak mix. conc. infill around flue as work proceeds: trim roof around flue, no timber within 40mm of flue. At roof / flue intersection provide code 4 lead flashing and 2 coarse engineering bricks.

OPEN FIRE.
To be capable of forming installation that Hearth to be constructed of non combustible material min. 125mm thick: To project from face of wall by min. 500mm and pass reveals by min. 150mm. All in accordance with approved document part J. (part C 1-25). Appliance to be in accordance with building regulations. Provide louvered permanent vent in ext. wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

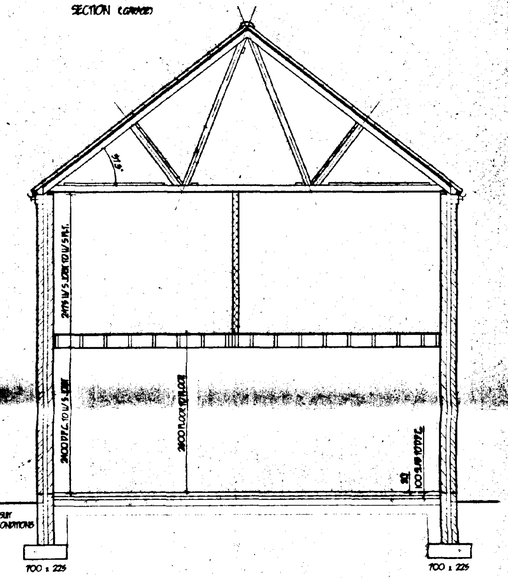
FOUL DRAINAGE
Inspection chamber construction to be "Classic" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 laid and surround with 100mm pea gravel. Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm easy around pipe, opening sealed both sides of wall with rockpol sheet material. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1969 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm dia. PVC to B.S. 5255: 1979 complete with rodding eyes at every change of direction. Bath, basins and sink to have 75 deep seal traps.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 68mm dia. rainwater pipes: 100mm dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway, min. 9.0m to adjoining dwellings.

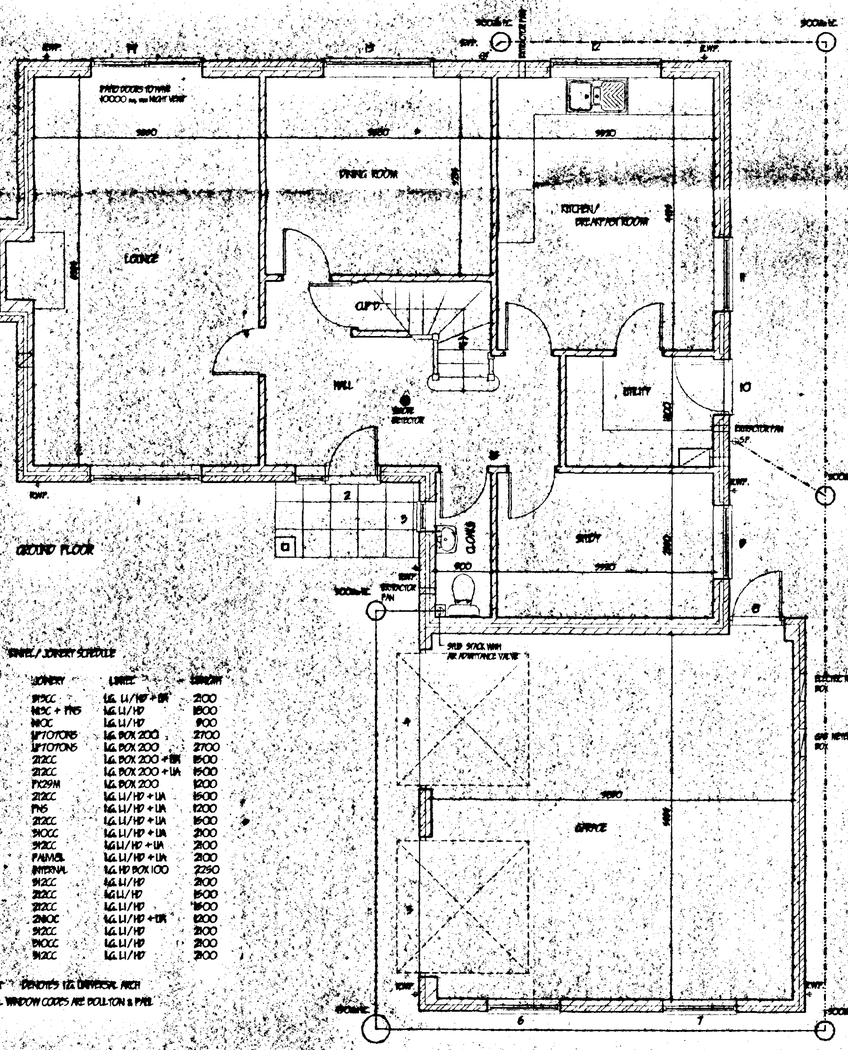
GLAZING.
Double glazed properly throughout (minimum 6mm air gap to all units) excluding garage. All glazing between F.F.L. and 800mm high and between F.F.L. and 1500mm high to doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.



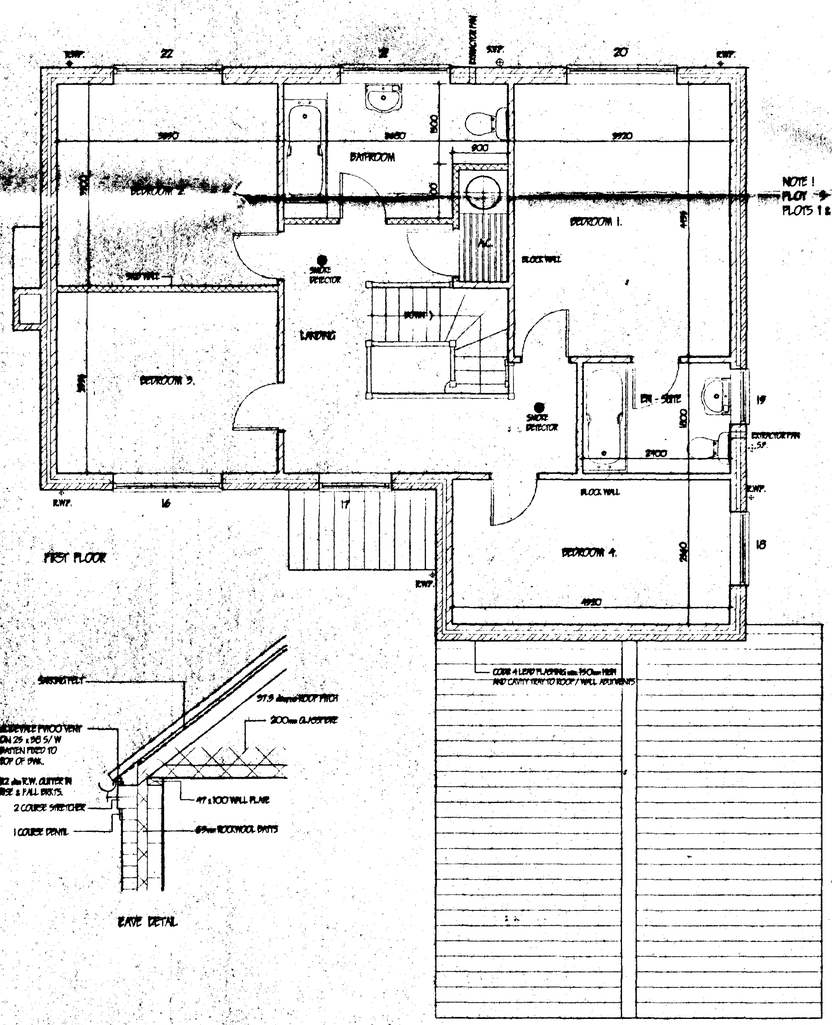
SECTION (GARAGE)



SECTION



GROUND FLOOR



FIRST FLOOR

EAVE DETAIL

WINDOW / JOINERY SCHEDULE

POSITION	JOINERY	LABEL	WIDTH
1	1P1CC	LG. LI/HP + BR	2100
2	W.C. + P.H.S	LG. LI/HP	1800
3	W.C.	LG. LI/HP	900
4	1/2 TOTOTONS	LG. BOX 200	2700
5	1/2 TOTOTONS	LG. BOX 200	2700
6	2T2CC	LG. BOX 200 + BR	1800
7	2T2CC	LG. BOX 200 + LIA	1800
8	P.C.29M	LG. BOX 200	1200
9	2T2CC	LG. LI/HP + LIA	1800
10	P.H.S.	LG. LI/HP + LIA	1200
11	2T2CC	LG. LI/HP + LIA	1800
12	3T3CC	LG. LI/HP + LIA	2100
13	3T2CC	LG. LI/HP + LIA	2100
14	PANEL	LG. LI/HP + LIA	2100
15	INTERNAL	LG. HP BOX 100	2250
16	3T2CC	LG. LI/HP	2100
17	2T2CC	LG. LI/HP	1800
18	2T2CC	LG. LI/HP	1800
19	2W0C	LG. LI/HP + BR	1200
20	3T2CC	LG. LI/HP	2100
21	3W0CC	LG. LI/HP	2100
22	3T2CC	LG. LI/HP	2100

"BR" DENOTES 12L UNIVERSAL ARCH
ALL WINDOW CODES ARE BOULTON & PAUL

NOTE !
PLOT 5 AS DRAWN
PLOTS 1 & 6 OPPOSITE HAND

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STANDARDS.
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Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
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SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing 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.

revision	date	init	revision details

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE,
FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423782 Mobile 0410 288952

Client
D. BROWN (BUILDING CONTRACTORS) LTD

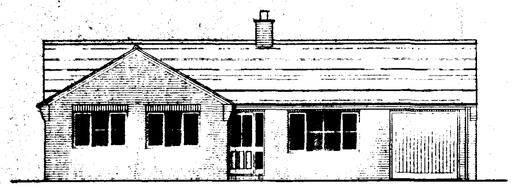
Project
RESIDENTIAL DEVELOPMENT

SOUTH HOLLAND DC HOUSING & PLANNING 23 JUN 1998 Ref. H/08/

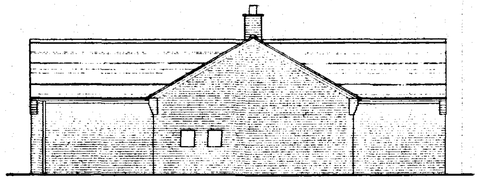
DETERMINED PLAN

Drawing
THE FIRBECK

Scale	Drawing No.
1:100 1:50	9635:20
Date JUNE '98	Drawn J.C.



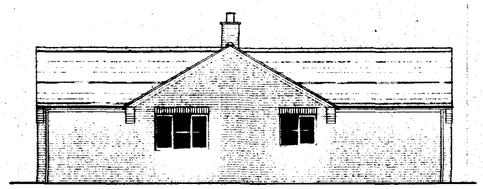
FRONT ELEVATION



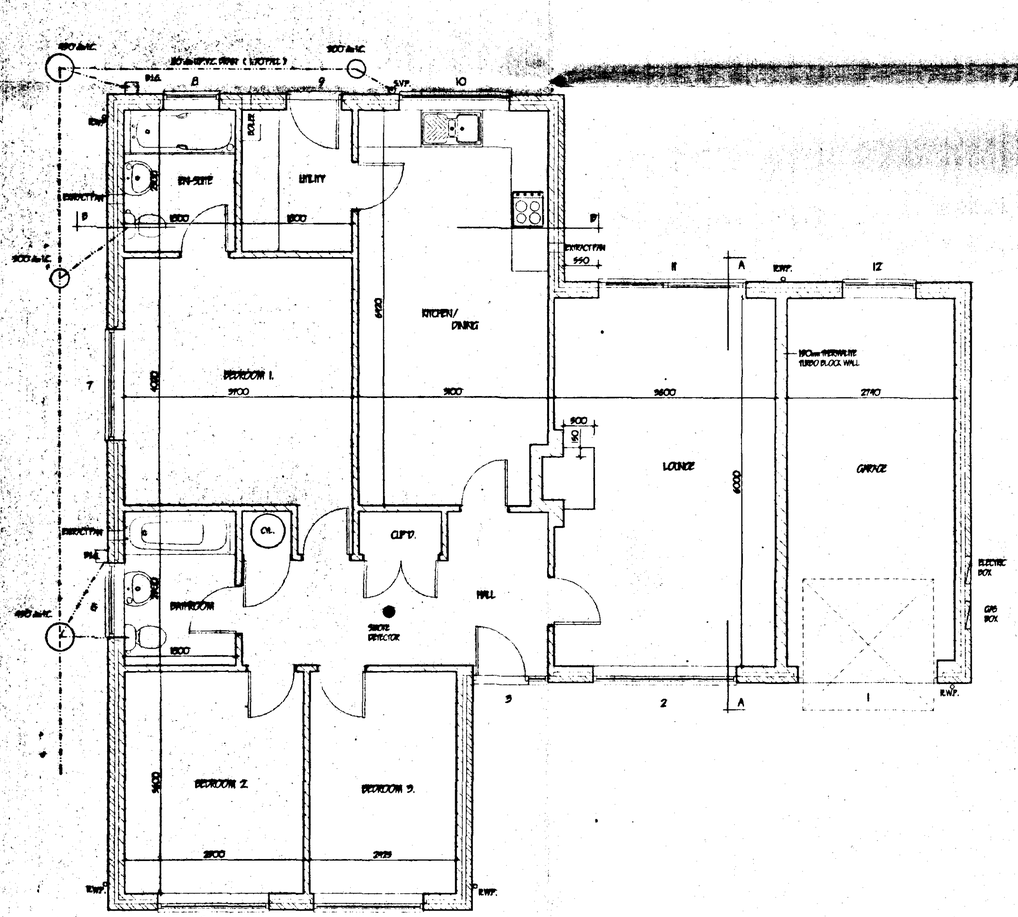
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



POSTN	JOINERY	LINTEL	LENGTH
1	WP1070WS	I.G.LI/HD	2700
2	HH1213WC	I.G.LI/HD	2700
3	FE8120	I.G.LI/HD	1500
4	HH1209C	I.G.LI/HD	2100
5	HH1209C	I.G.LI/HD	2100
6	H2010C	I.G.LI/HD	1500
7	HH1209C	I.G.LI/HD	2100
8	H2N10C	I.G.LI/HD	1200.
9	FN5	I.G.LI/HD	1200
10	H2N10C	I.G.LI/HD	2100
11	PAN24L	I.G.LI/HD	2700
12	H2I2C	I.G.LI/HD	1500

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 89 dia. rainwater pipes BS 4 dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwelling.

GLAZING.
Double glazed presently throughout (minimum 6mm air gap to all units) excluding garage. All glazing between F.F.L. and 800mm high and between F.F.L. 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 4000 sq. All following rooms to have in addition to above Wall / Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility room to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second.

HOT WATER AND SPACE HEATING.
Provide wall mounted Gas Fired Condensing Boiler complete with fan assisted balanced flue. Fit durable wire guard to flue externally. Provide timer switch and suitable thermostat to dwelling or fit thermostatic valves to all radiators. Hot water storage system to be thermostatically controlled with timer switches and be vented. All hot water storage tanks and pipes to be insulated to B.R. U.I. part 5.

SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446: pt.1. in positions shown on plan

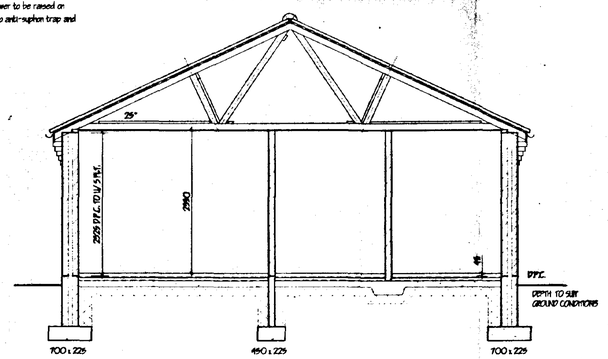
FOUL DRAINAGE
Inspection chamber covers/seals to be "Osma" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 100mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexi joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls. allow 50mm app around pipe, opening masked both sides of wall with ridged sheet material: Soil and vent pipes to be 100mm nt. dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head terminations with PVC balloon. Waste pipes to be 40mm dia. PVC to B.S. 5255: 1979 complete with ressiding eyes at every change of direction. Bath, basins and sink to have 75 deep seal traps. Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 50mm waste.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 50mm Polyurethane insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. to min. 100mm. lay 300mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete oversite: Concrete mix GEN1 to B.S. 5328: pt1 1991: 150 blinded and consolidated hardcore: Garage floor to be as above except sand cement screed and insulation.

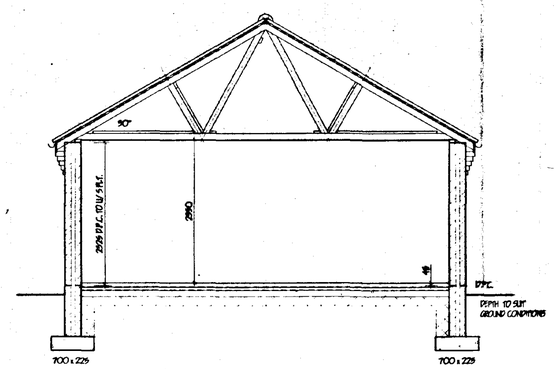
FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be laid socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot: Weak mix. conc. infill around flue as work proceeds: Trim roof around flue, no timber within 40mm of flue: At roof / flue intersection provide code 4 lead flashing and 2 course engineering bricks.

OPEN FIRE.
To be capable of burning smokeless fuel. Hearth to be constructed of non combustible material min. 125mm thick: To project from face of wall by min. 500mm and pass reveals by min. 150mm: All in accordance with approved document part J (part C 1-25). Appliance to be in accordance with building regulations. Provide lowered permanent vent in ext. wall to open min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

LINTELS.
All lintels to be manufactured by Messrs. I.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: Internal lintels to be I.G. 100 Box type. Lintels in garage to be underlined with 12.7 fireline board or receive 12mm render and skim. Provide Perp-end weep holes and stopends to cavity tray.



SECTION B - B



SECTION A - A

SOUTH HOLLAND DC
HOUSING & PLANNING
23 JUN 1998
Ref: 04/498

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STANDARDS.
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Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety Legislation 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.

CEILINGS.
200mm glass fibre insulation total thickness. 100mm between rafters & 100mm over. Joists. 12.7mm Gyproc plasterboard 5mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Garage ceiling to be 12.7mm Gyproc Fireline board : Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. Draught seal all round

WALLING.
265 cavity walling to consist of Face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks. 65 cavity; build into cavity Rockwool cavity wall batts insulation boards in accord. with makers instructions and easyrent cert' No.89 / 1087. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist bars set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 900 vertical centres at all unbonded closures of cavity. Close cavities with "Thermabate" preformed closer and provide bitumen felt DPC to C.P. 121: External walls to have max. "U" value of 0.45 W / m2 deg. C.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks and to receive 10mm S/C render and 3mm skim (except garage).

revision	date	init.	revision details.

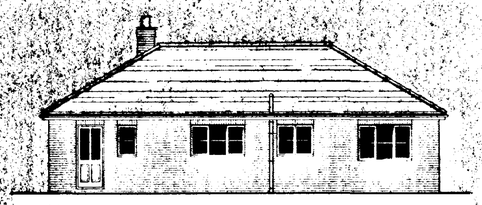
COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE,
FLEET, SPALDING, LINC'S. PE12 8LF
Tel/Fax : 01406 423782 Mobile 0410 290892

Client.
D. BROWN (BUILDING CONTRACTORS) LTD.

Project.
RESIDENTIAL DEVELOPMENT
DETERMINED PLAN

Drawing.
BRAMLEY
(GARAGE RIGHT HAND SIDE)
FLOOR PLAN / SECTIONS / ELEVATIONS

Scale	1:50 1:100	Drawing No.	9635:12
Date	APRIL '98	Drawn.	J.C.



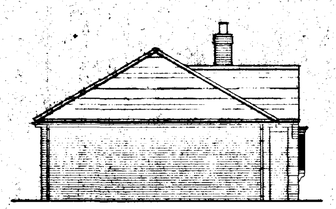
REAR ELEVATION



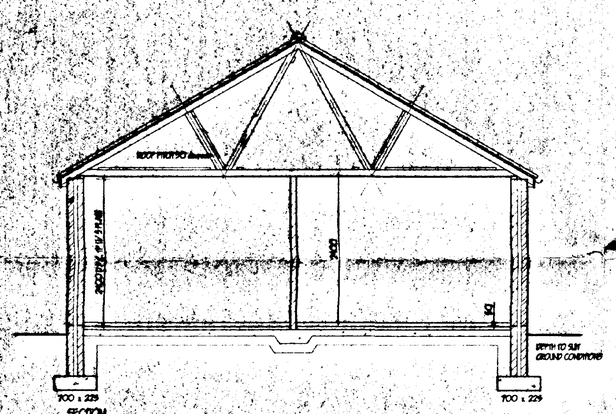
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SECTION

LINTELS.
All lintels to be manufactured by Ministry LG. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CF. 121: Internal lintels to be LG. 100 Pre. type. Lintels in garage to be underlined with 12.7 firelne board or receive 12mm render and skim. Provide Perp-end weep holes and stopends to cavity tray.

FOUL DRAINAGE
Inspection chamber construction to be "Chosa" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 65G1:1986. Foul drainage pipes to be 100mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 laid and surround with 100mm pea gravel. Where pipes pass under floors encase in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm app around pipe, openings sealed both sides of wall with ridged sheet materials. Soil and vent pipes to be 100mm int. dia. PVC to B.S. 4514: 1969 and to extend 900mm above window head terminating with PVC bellum. Waste pipes to be 40mm dia. PVC to B.S. 5955: 1979 complete with roddina eyes at every change of direction. Bath, basins and sink to have 75 deep seal traps.

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 65 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwelling.

GLAZING.
Double glazed propertu throughout (common three air gap to all units) excluding opraque. All glazing between F.F.L. and 800mm high and between F.F.L. and 1900mm 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 4000 sq. All following rooms to have in addition to above Wall / Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility room 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.

HOT WATER AND SPACE HEATING.
Install gas fired condensing boiler with Fan assisted balanced flue. Fit durable wire guard to flue externally. Provide timer switch and suitable thermostat to dwelling or fit thermostatic valves to all radiators. Hot water storage system to be thermostatically controlled with timer switches and be vented. All hot water storage tanks and pipes to be insulated to B.R. L1. part 3.

SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446: pt.1. in positions shown on plan.

FLUE CONSTRUCTION.
225mm internal diameter clay flue liner to B.S. 1571: 1971 and to be laid socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot. Weak mix. conc. infill around flue as work proceeds: Trim roof around flue, no timber within 40mm of flue: At roof / flue intersection provide code 4 lead flashing and 2 course engineering bricks.

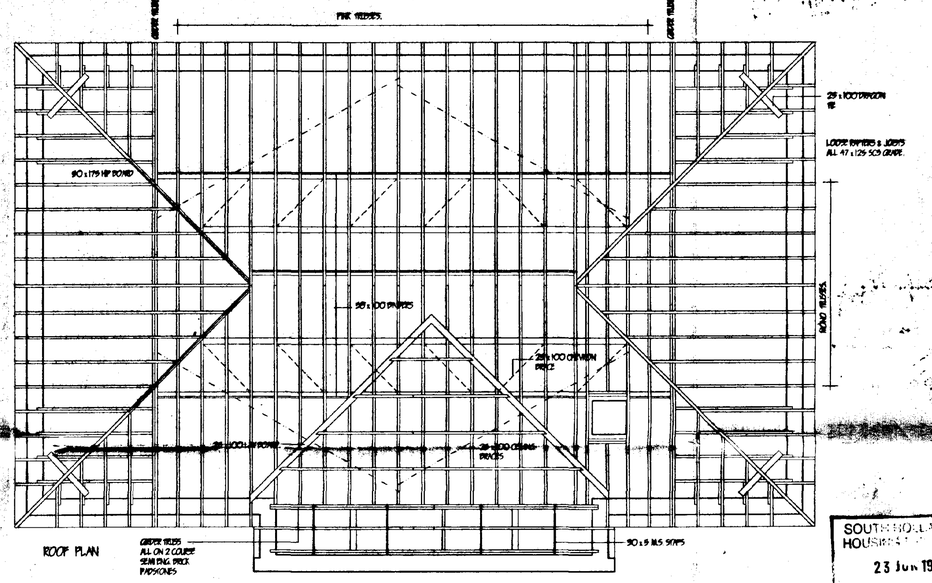
OPEN FIRE.
To be capable of burning smokeless fuel. Hearth to be constructed of non combustible material min. 125mm thick: To project from face of wall by min. 500mm and pass rewards by min. 150mm: All in accordance with approved document part J. (part C 1-29). Appliance to be in accordance with building regulations. Provide louvered permanent vent in ext. wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

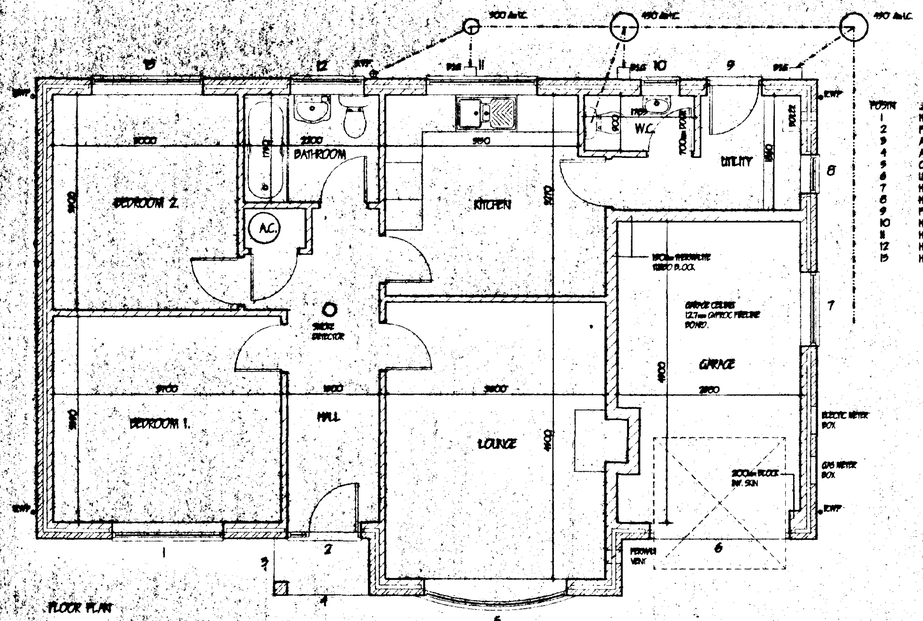
SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt.1 1981: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity, no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 50mm Polystyrene insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm, lay 300mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete oversite: Concrete mix GEN4 to B.S. 5328: pt 1991: 150 blinded and consolidated hardcore: Garage floor to be as above except sand cement screed and insulation FOUNDATIONS.
Under walls as above provide strip concrete foundations as follows: Under 265 cavity walls provide 225 x 700 and under 100 walls provide 225 x 450 all GEN4 mix to B.S. 5328: pt 1991. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should strikable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation.

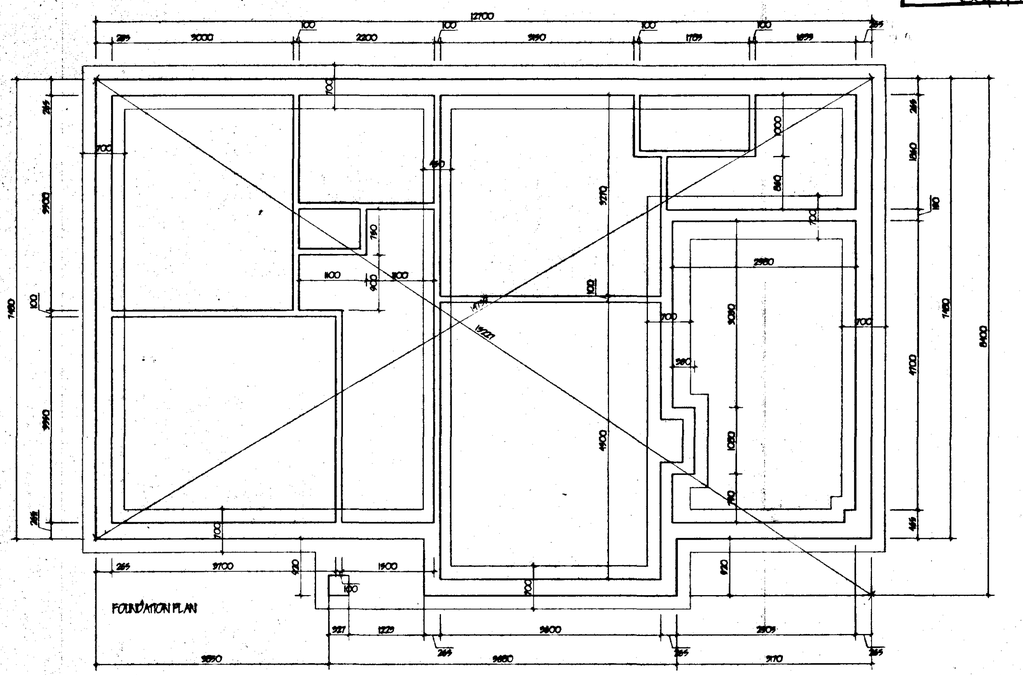
CEILINGS
200mm glasswool insulation total thickness 100mm between & 100mm over. Joists. 12.7mm Gyproc "wallboard" plasterboard 3mm skim finish. Provide min. 90 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Garage ceiling to be 12.7mm Gyproc Fireline board and Artex: Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. Draught seal all round.

WALLING.
265 cavity walling to consist of face brickwork to B.S. 3921:1974 for class bricks and B.S. 187:1978 for calcium silicate bricks 65 cavity; build into cavity, Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agreement cert' No.89 / 1087. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist tiles set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 900 vertical centres at all unbonded closures of cavity: Close cavities with "Thermabate" preformed closer and provide between 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 Hemelite solid insulation blocks and to receive 10mm S/C render and 5mm skim (except opraque).





POSN	JOINERY	LINTEL	LENGTH
1	MW20C	LG.LI/117	2100
2	MW20	LG.LI/5	1500
3	ARCH	LG.LI/5	1050
4	ARCH	LG.LI/5	1650
5	GRMS BAY 1590	LG.LI/117	2700
6	UP TO 70 NS	LG.LI/117	2700
7	W20C	LG.LI/5	1500
8	W10C	LG.LI/5	900
9	W15	LG.LI/5	1200
10	W10	LG.LI/5	900
11	W20CC	LG.LI/117	2100
12	W20C	LG.LI/5	1500
13	W20CC	LG.LI/117	2100



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HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation 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 drawing 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.
Interlocking concrete roof tiles to B.S. 473 part 2 1971, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with request to wind speed, roof pitch and exposure catagory as detailed in CP3 chapter V part 2 1972. Trussplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. TRUSS CALC'S TO BE SUBMITTED TO L/A MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 400c/c to a pitch of 30 deg. 90 x 100 ridge raak binder. 90 x 100 cutting binders. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bridging beneath straps: 90 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards 6mm ext. grade plywood soffit complete with 10mm wide continuous air opp and fly proof screen. All structural timber to be min SC9 grade. Where span of trussed rafter exceeds 9.0m provide additional bracing within the plane of the webs in accordance with Truss Plate Assoc. tech. bulletin sheet 4. Timber supports are to be provided beneath water storage tanks over 454o cefres joists. At roof intersections provide 25 x 100 lay boards and domestrating trusses at 600 c/c: install code 4 lead valley, hwr. Close cavity at plate level.

SOUTH HOLLAND DC
HOUSING & PLANNING
23 JUN 1998
Ref: 0H/498

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE,
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Tel/Fax : 01406 423782 Mobile 0410 280892

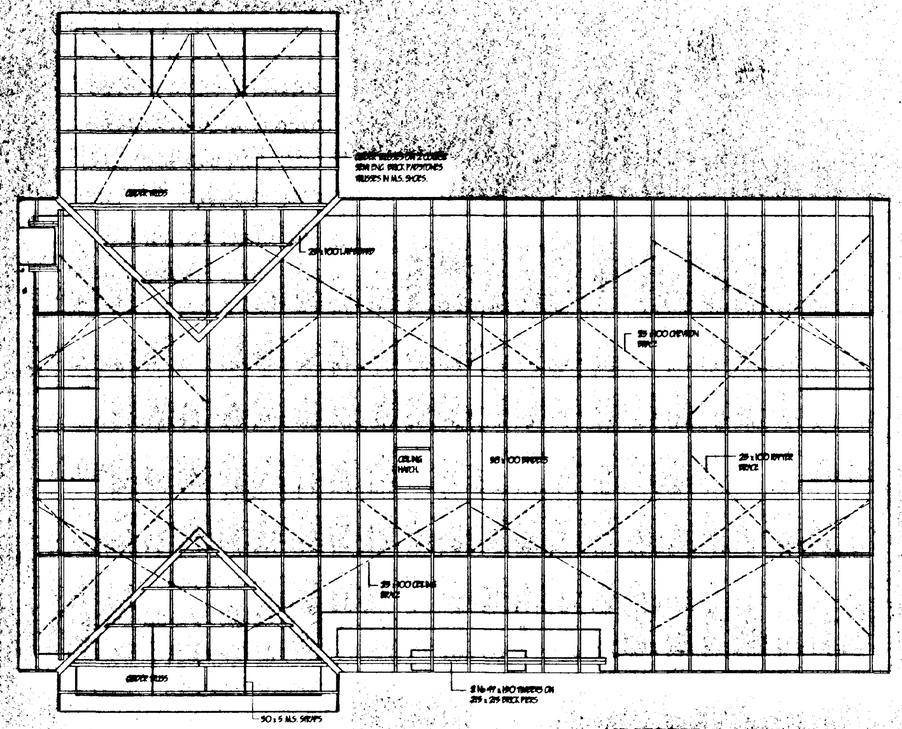
Client
D. BROWN (BUILDING CONTRACTORS) LTD.

Project.
RESIDENTIAL DEVELOPMENT

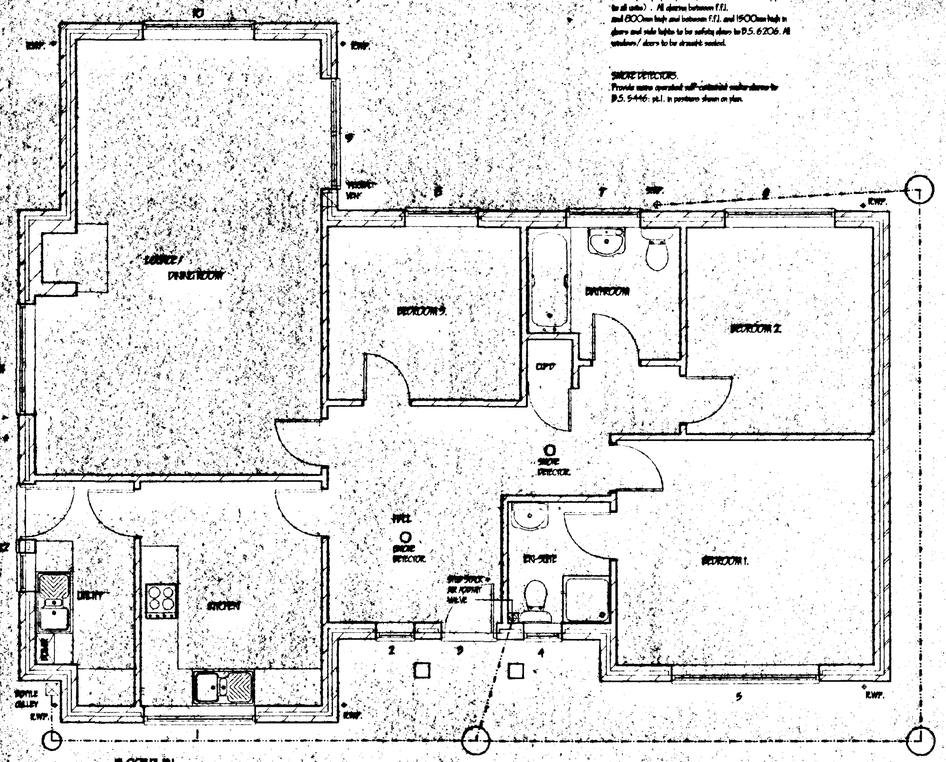
DETERMINED PLAN

Drawing.
THURCROFT

Scale 1:50 1:100	Drawing No. 9655:15
Date MAY '98.	Drawn. J.C.



ROOF PLAN



FLOOR PLAN

LIMITATIONS.
This drawing is limited to the essential 'Building Regulations' requirements and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Building Regulation approval.
The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes. All open dimensions shall be checked by the Builder / Contractor and will be his responsibility from commencement of the works.
The works will not be supervised or inspected on site by C.A.D. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherance to specification, variations to contract etc.

COPYRIGHT RESERVED.
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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fixed and installed etc. in strict accordance with manufacturers instruction 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 selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety Legislation 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.
Interlocking concrete roof tiles to match existing to B.S. 473 part 2 1971, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontals. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure categories as detailed in CP3 chapter V part 2 1972. Timberplate specialist made prefabricated roof trusses to comply with B.S. 9265 part 3 1969. TRUSS CALCS TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 27.5 deg. 38 x 100 timber node binder 38 x 100 outline binders. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bridging beneath straps. 90 x 100 wall plate bedded on sand and cement. 25 x 175 Exodus bonnie down ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen. All plasterd timber to be min.SC5 grade. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the voids in accordance with Truss Plate Assoc. Tech. Bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 454 ccitres capac. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/c : Install code 4 lead valley liner. Close cavity at plate level.

VENTILATION.
All windows to have opening lights to give the equivalent of 1/20th the floor area. Provide background ventilation to habitable rooms min. 5000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All kitchens rooms to have in addition to above Wall / Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility room to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second.

HOT WATER AND SPACE HEATING.
Gas fired wall mounted combination boiler with flue operated balanced flue. Provide durable wire guard to flue terminal externally. Provide suitable thermostat to dwelling or fit thermostatic valves to all radiators. Hot water storage system to be vented and all hot water storage tanks and pipes to be insulated to B.R. LI. part 9.

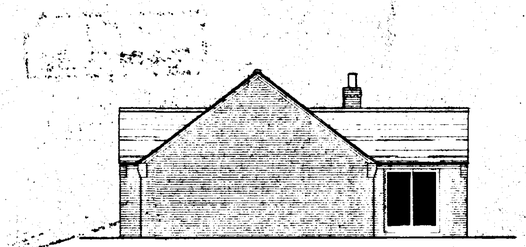
SURFACE WATER DRAINAGE
100 dia. half round extruded plastic gutter with fittings
pipes 82.4 dia. underground pipes flexible jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 9.0m from dwellings.

GLAZING.
Provide glass projects throughout & contract does not apply to all units) . All glazing between 611 and 1800mm high and between 611 and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.

SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446: pt.1. in positions shown on plan.



SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION

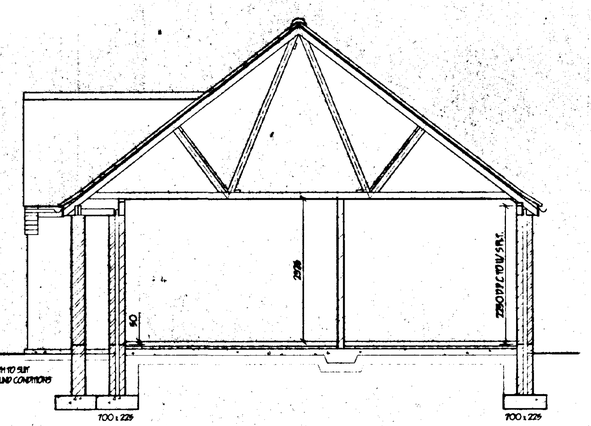


REAR ELEVATION

LINTEL/WINDOW SCHEDULE

POSITION	JOINERY	LINTEL	LENGTH
1	HW2CC	L.G.LI/HP	2100
2	HW2C	L.G.LI/HP	900
3	HW3	L.G.LI/HP	1200
4	HW3CC	L.G.LI/HP	1500
5	HW2CDC	L.G.LI/HP	2700
6	HW2CC	L.G.LI/HP	2100
7	HW2CC	L.G.LI/HP	1500
8	HW2CC	L.G.LI/HP	1900
9	PW1WD	L.G.LI/HP	2100
10	HW2CC	L.G.LI/HP	1900
11	HW2CC	L.G.LI/HP	2100
12	FW1+HW2C	L.G.LI/HP	2100

ALL WINDOW CODES ARE BOULTON & PAUL LTD.



SECTION

CEILINGS.
200mm glass fibre insulation between 100mm between rafters & 100mm over. Joists. 12.7mm Gyproc plasterboard 3mm skim finish Provide min. 90 x 90 noggins to all plasterboard edges. All joints to be taped and filled. Coarse cottres to be 12.7mm Gyproc Fireline board and Artex. Provide access trap to roof space openings to be lined with 25 x 25 planted stops Access panel to be 12mm ply with hinge of 12.7mm Fireline board fixed to face. Draught seal all round

GROUND FLOOR CONSTRUCTION.
Slab: all unsuitable soil and to floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 50mm Polyurethane insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. lay min. 100mm on 100 concrete oversite: Concrete mix (BN 4 to B.S. 5975: pt 1982. 150 blinded and consolidated hardcore: Alternative Floor construction as above but 19mm T&G. Floorite grade chipboard on 50mm Polystyrene insulation board laid on oversite in lieu of screed and insulation board. Ensure 10mm expansion gap to perimeter of boarding. Use treated chipboard to kitchen and bathroom.

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1181: 1977 and to be laid socket uppermost. 100 faces brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot. Weak mix. conc. infill around flue on work procedure. Trim roof around flue, no timber within 40mm of flue. At roof / flue intersection provide code4 lead flashing and 2 course easpworing bricks.

OPEN FIRE.
To be capable of burning smokeless fuel. Hearth to be constructed of non combustible material min. 125mm thick. To project from face of wall by min. 900mm and pass reveals by min. 150mm. All in accordance with approved document part .1 (part C 1-25) . Appliance to be in accordance with bedding regulations. Provide lintomed permanent vent in ext. wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

LINTELS.
All lintels to be manufactured by Ribmore, Ltd. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external openings to have cavity trays D.P.C. to CP. 121. Internal lintels to be I.G. 100 Pre-tape. Lintels in openings to be underlined with 12.7 fireline board or reconst 12mm render and skim.

FOUL DRAINAGE
Inspection chamber construction to be "Osma" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301 1985. Foul drainage pipes to be 100mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 laid and surround with 100mm pea gravel. Where pipes pass under floors encase in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexal joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridges where pipes pass through walls. allow 50mm size around pipe, opening sealed both sides of wall with rubberd proof material. Soil and vent pipes to be 100mm int. dia. PVC to B.S. 4514: 1969 and to extend 900mm above window head terminations with PVC balloon. Waste pipes to be 40mm dia. PVC to B.S. 5955: 1979 complete with radiative traps at every change of direction. Bath, basins and sink to have 75 deep seal traps. Shower to be catered in 150mm plinth with access plate to anti-siphon trap and 90mm waste.

NOTE !
PLOT 8 AS DRAWN
PLOT 10 OPPOSITE HAND.

SOU... HOUSING ...C DC ...NG
23 JUN 1998
Ref: OLD/1/98

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
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Client
D. BROWN (BUILDING CONTRACTORS) LTD

Project
RESIDENTIAL DEVELOPMENT.

DETERMINED PLAN

Drawing.
OLDCOATS
FLOOR/ ROOF PLAN ELEVATIONS

Scale	Drawing No
1:50 1:100	9635:15
Date	Drawn.
JUNE '98	J.C.