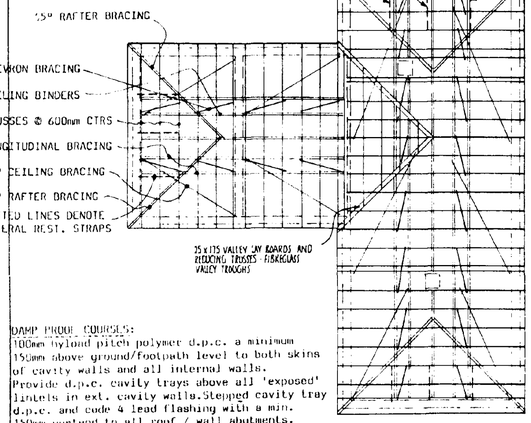
Trusses to be strapped to gable end walls at verges and ceiling level with 30x5mm galvanised mild steel lateral restraint straps @ 1.2m ctrs. Note: @ lateral strap positions provide 38x50mm noggings inbetween trusses.



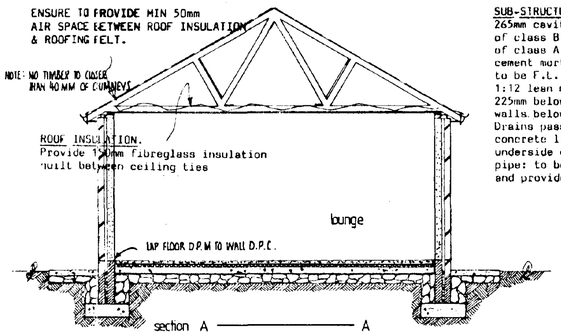
SMOKE DETECTORS
To be mains operated, self contained to conform to BS 5446 pt. 1. (with battery power backup).
Smoke alarms should be interconnected so that they are triggered simultaneously in the event of a fire being detected.
Alarms should be permanently wired to a commercially fused circuit at the distribution board.
Wiring to conform to IEE wiring regulations.
Smoke detectors to be sited min. 300mm from any light fitting - central positions preferred, reachable for maintenance purposes. Away also from extreme temperatures and any condensated area - or cooking area.

FOUNDATIONS:
Excavate for foundations 700mm wide &750mm deep (1.0m in clay) or to an approved firm base agreed with L.A. Building control officer on site. Lay C20P concrete 1:2;4 by volume & min. of 225mm thick. Foundations to 100mm walls to be 450mm wide. Deepen foundation concrete under chimney to 300mm min. Thicken out o'site to 450mmx225mm with 45° batters under 100mm int. non loadbearing walls. Provide bit. felt dpc under walls on thickened out o'site.

ENSURE TO PROVIDE MIN 50mm AIR SPACE BETWEEN ROOF INSULATION & ROOFING FELT.

NOTE: NO TIMBER TO CLOSER THAN 40 MM OF CHIMNEY

ROOF INSULATION.
Provide 150mm fibreglass insulation built between ceiling ties



SUB-STRUCTURE WALLING:
265mm cavity walls comprising of two skins of class B engineering brickwork or two skins of class A concrete blockwork (7N/m.sq.) in cement mortar (1:3). Bricks below d.p.c. level to be F.L. designation and to B.S. 3921. 1:12 lean mix concrete cavity fill terminating 225mm below lowest d.p.c. level. Internal 100mm walls below d.p.c. in class A concrete blocks. Drains passing thro' walls to be protected by concrete lintels with a 50mm gap between the underside of the lintel and the crown of the pipe: to be filled with compressible material and provide vermin guard to ext. face of wall.

GROUND FLOOR CONSTRUCTION:
Remove turf & vegetable soil a minimum of 150mm deep & further reduce levels as necessary in agreement with local authority building control officer on site. Lay 150mm minimum of clean stone hardcore, 75mm to dust & well consolidate by mechanical compaction and blind surface with sand. Lay 300 micron (1200 guage) polythene damp proof membrane over blinded hardcore, joints welted where necessary & turned up the face of all foundation walls & turned in @ d.p.c. level. Lay 100mm thick oversite concrete slab C20P or 1:2:4 by volume. Lay 50mm Jablite expanded polystyrene floor insulation boards SD (standard duty) grade with perimeter insulation to screed to prevent 'cold bridging'. Jablite flooring boards are to be laid with joints closely butted & joints taped to prevent grout ingress. If electrical conduits, gas and water pipes are to be accomodated within the thickness of the insulation they are to be securely fixed to the slab. Insulation boards are to be kept at least 12.5mm clear of hot water pipes which should be haunched with a sand/cement mix or lagged with a propriety material. PVC sheathed cable should either be run in a conduit, whenever possible, or be securely fixed to the floor surface & not in contact with the EPS 65mm sand/cement screed finish on EPS (1:3). Jointless areas should not exceed 15m.sq. and the ratio of length to width not exceed 1.5:1 In order to minimise cracking or curling. If these limits are exceeded 'chicken wire' reinforcing should be placed centrally within the screed.

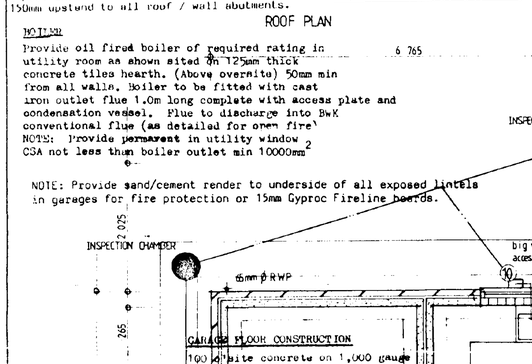
FOUL WATER DRAINAGE:
Foul water drains to be 100mm dia. vitrified clay or pvc pipes flexibly jointed bedded on 50mm pea gravel Under building drains to be encased in 150mm pea gravel with lintel over pipes @ wall abutments. 100mm dia. pvc soil & vent pipe to extend 900mm above window & door heads & to terminate in balloon finial. 40mm dia. pvc waste pipes from all appliances unless otherwise shown on plan complete with 75mm deep sealed traps & rodding eye access points @ every direction change.
ALL ABOVE GROUND DRAINS TO BS 5572
ALL BELOW GROUND DRAINS TO BS 8301
All gullys to be back inlet type with roddable access
Foul drains to have min falls 1 in 70, max falls 1 in 40

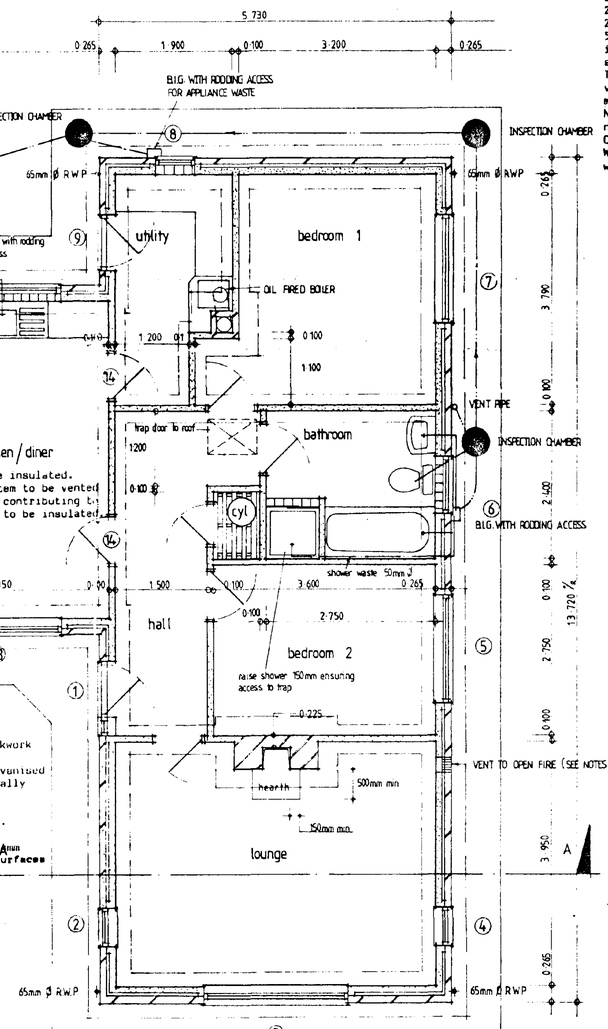
INSPECTION CHAMBER CONSTRUCTION:
Polypropylene inspection chambers bedded in 150mm concrete Form protective 225mm thick concrete collar around i.c. head with 300mm projection from cover. Covers to be grade 'c' light duty circular covers unless i.c.'s are in driveways where grade 'B' covers should be used.

PROTECTION TO FOUL & SURFACE WATER DRAINS:
Where flexible pipes are not under a road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on min. 75mm pea gravel. If flexible pipes are under a road and have less 0.9m cover then reinforced concrete bridging should be used instead of paving slabs.

SURFACE WATER DRAINAGE:
100mm diameter vitrified clay or p.v.c. pipes SuperSleve flexibly jointed to fall 1 in 70. Pipes bedded on min 50mm pea gravel & to discharge into 1.2m diameter brick filled soakaways sited 5.0m away from any building.

DAMP PROOF COURSES:
100mm hylond pitch polymer d.p.c. a minimum 150mm above ground/footpath level to both skins of cavity walls and all internal walls. Provide d.p.c. cavity trays above all 'exposed' lintels in ext. cavity walls. Stepped cavity tray d.p.c. and code 4 lead flashing with a min. 150mm upstand to all roof / wall abutments.





NOTE: Provide sand/cement render to underside of all exposed lintels in garages for fire protection or 15mm Gyproc Fireline boards.

WALLING:
265mm cavity walls to consist:
100mm external skin facing brickwork
65mm cavity
100mm inner skin Hemlite 3.5N/mm sq. blockwork
Provide 65mm Dritherm to cavity
Cavity skins to be tied together with galvanised butterfly wall ties spaced 900mm horizontally & 450mm vertically to BS1243:1978
ties spaced 300mm @ reveals.
Inner 100mm walls to be Hemlite blockwork.
INT. WALL FINISH:
12mm sand/cement render scratchcoat with 4mm neat plaster finish to all int. masonry surfaces (except garage)

OPEN FIRE:
To be capable of burning smokeless fuel. Hearth to be 125mm thick (above o'site) & project as shown min. on plan. Flue liners to BS1181:1971 (sockets up) Build into brick jambs of open fire 2no° metal anchorage points to provide combustion air to open fire instal Permali ventilator @ low level (type 10R) in external wall. complete with vermin guard & internal grille.

FLUE CONSTRUCTION:
225x225mm clay flue liners to BS 1181:1971 Min 100mm brick surround. Chimney to terminate as shown on plan in concrete capping or corbelled bwk plus clay pot. Provide code 4 lead flashing @ roof intersection incl. secret gutter including 2no° courses engineering brickwork ea dpc.

HOT1&2
Provide oil fired boiler of required rating in utility room as shown sited on 125mm thick concrete tiles hearth. (Above overwite) 50mm min from all walls. Boiler to be fitted with cast iron outlet flue 1.0m long complete with access plate and condensation vessel. Flue to discharge into BWK conventional flue (as detailed for open fire)
NOTE: Provide permanent in utility window 2 CSA not less than boiler outlet min 10000mm²

PITCHED ROOF CONSTRUCTION:
Concrete interlocking roof tiles on 38x25mm tanalised battens on reinforced sarking felt type 1F to BS.747 lapped min. 150mm in all cases. Felt on Twinsplate 'fink' type pre-fabricated roof trusses @ max. 600mm ctrs & @ 90° pitches. Trusses braced in accordance with BS 5268 part 111:1985
25x100mm ceiling & longitudinal binders @ truss node points.
25x100mm 'chevron' bracing on int. binders.
25x100mm 45° diagonal bracing to truss rafters.
25x100mm 30° diagonal bracing on ceiling ties.
50x100mm wall plate bedded on sand/cement & held in position by trusses & 30x5mm galvanised mild steel anchor straps @ 1.2m ctrs.
Trusses to be strapped to gable end walls at verges and ceiling level with 30x5mm galvanised mild steel lateral restraint straps @ 1.2m ctrs.
Note: @ lateral strap positions provide 38x50mm noggings inbetween trusses.
Close cavity above eaves & provide bit. felt d.p.c.
Water tank in roof space supported in accordance with BS 5268

MECHANICAL VENTILATION:
Kitchen: provide mechanical ventilation capable of extracting at a rate not less than 60 litres/second or incorporated within a cooker hood and extracting at a rate not less than 30 litres/second.
Bathrooms: provide mechanical extract ventilation capable of extracting not less 15 litres/second. ducted to external air.

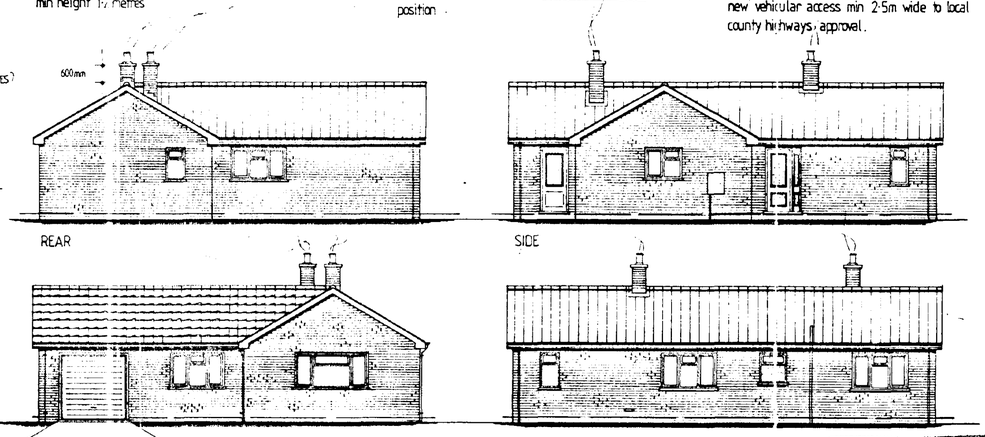
ROOF VENTILATION: PROVIDE 6MNE 'JOINERY SOFFIT VENTILATION BOARDS, GIVING VENTILATION EQUIVILENT TO A 10 MM CONTINUOUS STRIP.

LANDSCAPING

All new trees to be adequately staked and tied min 2.0m high on planting.

Existing side, rear and frontage hawthorn hedge to remain
Existing and proposed hedging should be allowed to achieve min height 1½ metres

METER BOXES*
Electric meter and gas meter box if required to be positioned in accessible external wall position min 550mm max 1.00m. above footpath level. Seal around boxes in non combustible material.



ELECTRIC.
Socket outlets and light points to IEE regulations and N.H.B.C. standard. Combined cooker and socket outlet.

ACCESS TO ROOFSPACE.
Provide as shown on plan dotted 550mm x 750mm trap door access to roof space trimmed around in accordance with truss manufacturers instructions.

FOOTPATHS.
Provide 600mm wide concrete footpaths around perimeter of dwelling as shown. 75mm concrete on 100mm well consolidated hardcore base Footpaths to have 25mm fall away from dwelling.

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS . DO NOT SCALE.

SOUTH KESTEVEN DISTRICT COUNCIL HOUSING & PLANNING 21 AUG 1995 Ref: 0652/95

SAFETY GLAZING: PROVIDE SAFETY GLASS TO B.S 6206 TO ALL WINDOWS TO A MIN HEIGHT OF 800mm ABOVE F.F.L. PLUS DOORS AND SIDESCREENS TO A MIN HEIGHT 1.5m ABOVE F.F.L.

* PROVIDE A ROOM THERMOSTAT OR THERMOSTATIC RADIATOR VALVES TO CONTROL HEATING SYSTEM OUTPUT

All details on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to Fleetland Design so that design amendments may be considered.

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NOTES

DOOR, WINDOW AND LINTEL SCHEDULE

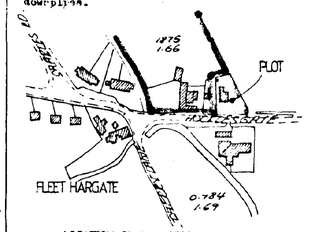
N°:	JOINERY REFERENCE:	LINTEL:	END BRG	½ LENGTH:
1	FER 120 / 807 x 2000 MM DOOR	I.G LI/S	150 MM	1500 MM
2	112 V	"	"	1050 MM
3	412 CWC	"	"	2700 MM
4	112 V	"	"	1050 MM
5	312 CVC	"	"	2100 MM
6	2N1 0 W	"	"	1200 MM
7	312 CVC	"	"	2100 MM
8	110 V	"	"	1050 MM
9	FN5 / 807 x 2000 MM DOOR	"	"	1200 MM
10	310 CVC	"	"	2100 MM
11	210 CV	"	"	1500 MM
12	2-1534 X 2-1534 (7'0 X 7'0) UPVC DOOR	"	"	2700 MM
13	312 CVC	"	"	2100 MM
14 x 2	INTERNAL OPENINGS	I.G BOX 100	-	1200 MM

JOINERY:
All specified joinery is by messrs JOHN CARR
Windows to have double glazed sealed units unless stated.
Windows to have factory fitted 'trickle ventilators' giving a minimum 4000mm.sq. background ventilation.
Vents to windows in bedrooms, kitchen & lounge only req'd.
NOTE: Provide Thermabate cavity closers to all door & window jambs and cills.

LINTELS:
Lintels to be by I.G. Lintels Ltd. Insulated as standard LI lintels to openings in ext. walls and I.G. Internal and box lintels to internal openings as schedule.

CEILINGS
Domestic: 12.7mm Gyproc plasterboard ceiling and artex or skim finish.
Garage: 1no° layer 15mm Gyproc 'Fireline' boards and artex finish. (OR CAVITY WALL BETWEEN GARAGE AND KITCHEN TAKEN UP TO UNDERSIDE OF ROOF TIMBERS AND FIRESTOPPED AND CEILING TO GARAGE OMITTED)

RAINWATER GOODS
110 mm H.R. UVC guttering. 65 diam. downpipes.



Fleetland Design Architectural
MYRTLE HOUSE FLEET HARGATE SPALDING LINCS PE12 8LH
ARCHITECTURAL & DESIGN CONSULTANTS

PROJECT
PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF NEW BUNGALOW WITH GARAGE AND NEW VEHICULAR ACCESS
LAND OFF HOCKLESGATE, FLEET HARGATE. LINCS.

client: MR AND MRS F.W.HUNT.

DRAWING DESCRIPTION
SITE PLAN / PLAN / SECTION / ELEVATIONS / ROOF PLAN

DATE	AUGUST 1992	DRAWN	J CRUNKHORN
DRWG No	FD/165/1	SCALE	1:50, 1:100

REVISIONS	DES	DATE	SIGN

PLANNING: DETERMINED BUILDING REGS.
CHECKED BY: ISSUED