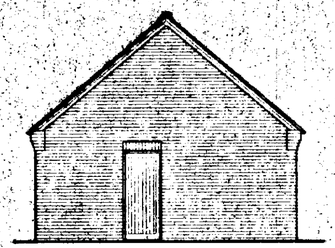
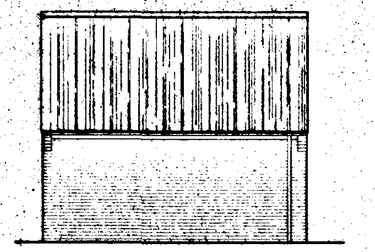


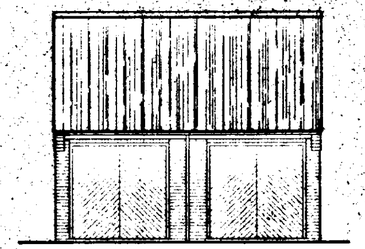
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

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 horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Tyneplate 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 rade 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 est. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All

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

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.

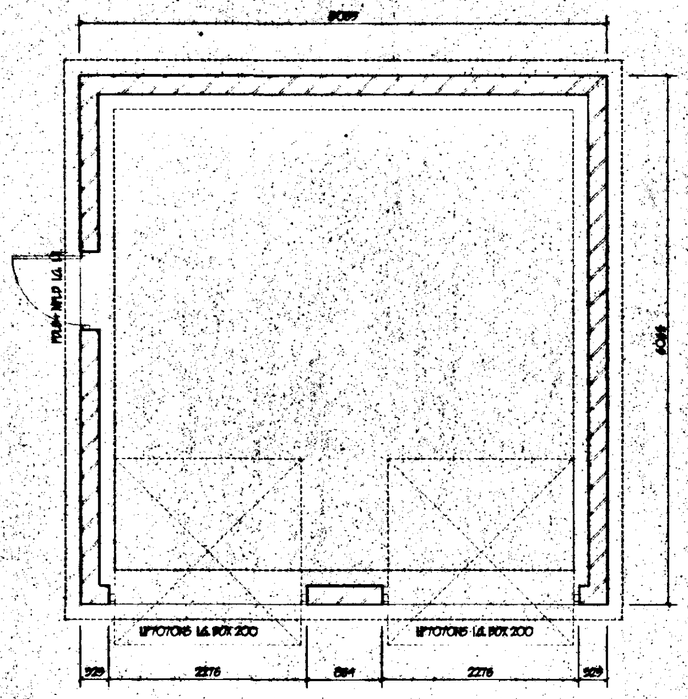
GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm 5:1:4 mix concrete oversite on 1200g polythene D.P.M. lapped continuous with D.P.C. to min. 100mm: 150 blinded and consolidated hardcore

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 5:1:4 mix to B.S. 5328: 1990. All foundations taken down to bear on firm 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.

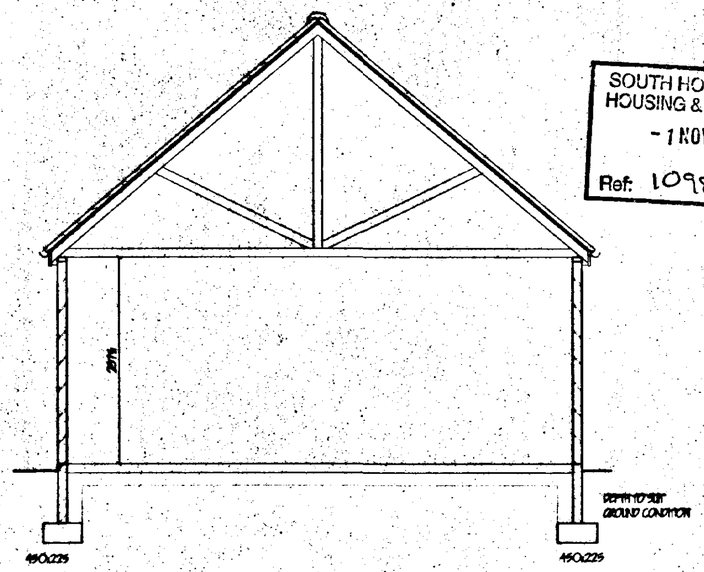
SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 89 dia. rainwater pipes 82.4 dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

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 upstairs to be underlined with 12.7 fireline board or receive 12mm render and skim.

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.



FLOOR PLAN



SECTION

SOUTH HOLLAND DC
HOUSING & PLANNING
- 1 NOV 1999
Ref: 1098/99

DETERMINED
PLAN

revision	date	init.	revision details

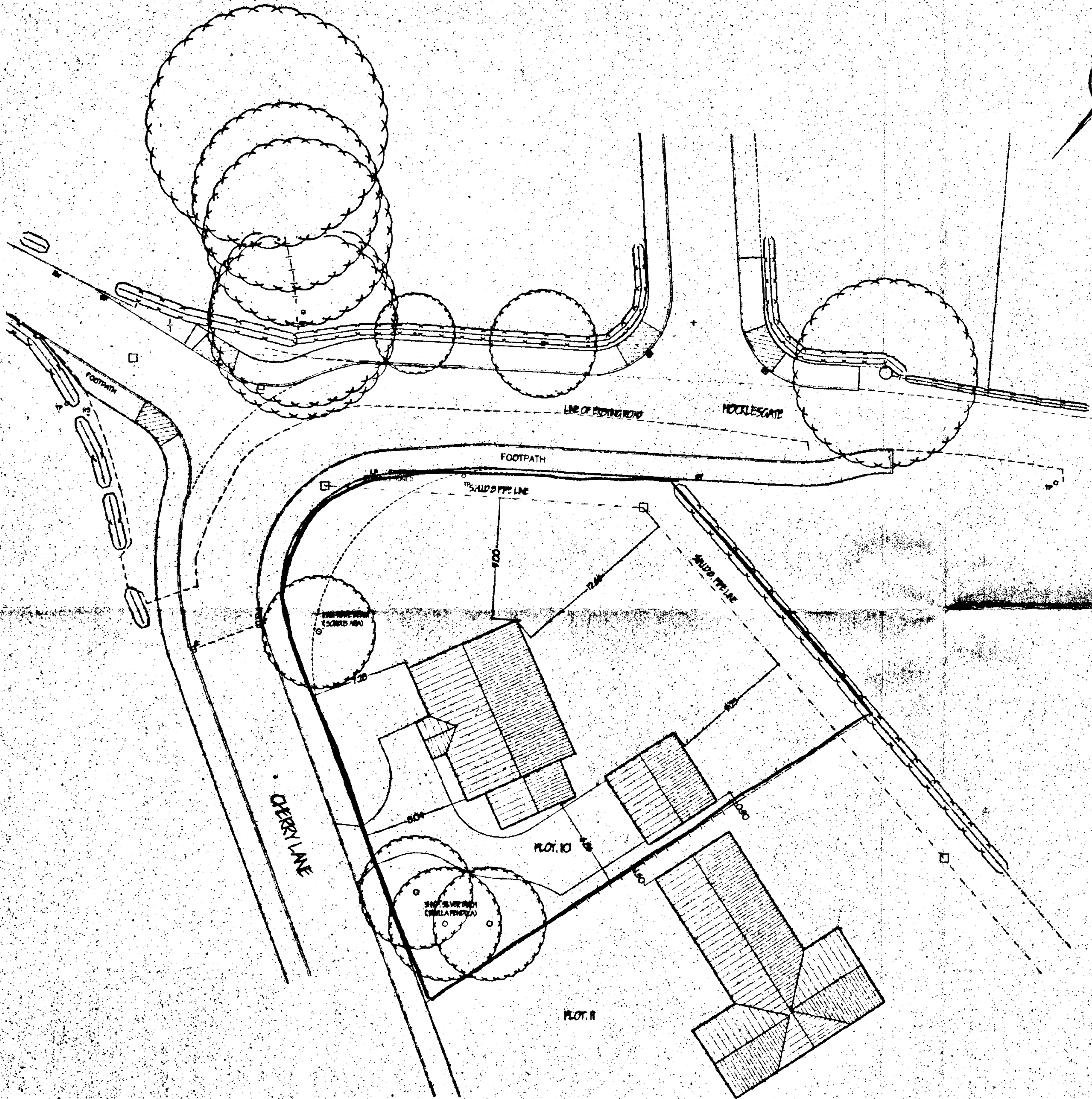
COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE, FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax: 01406 423782
Mobile: 0410 290852

Client
MR & MRS PLACE

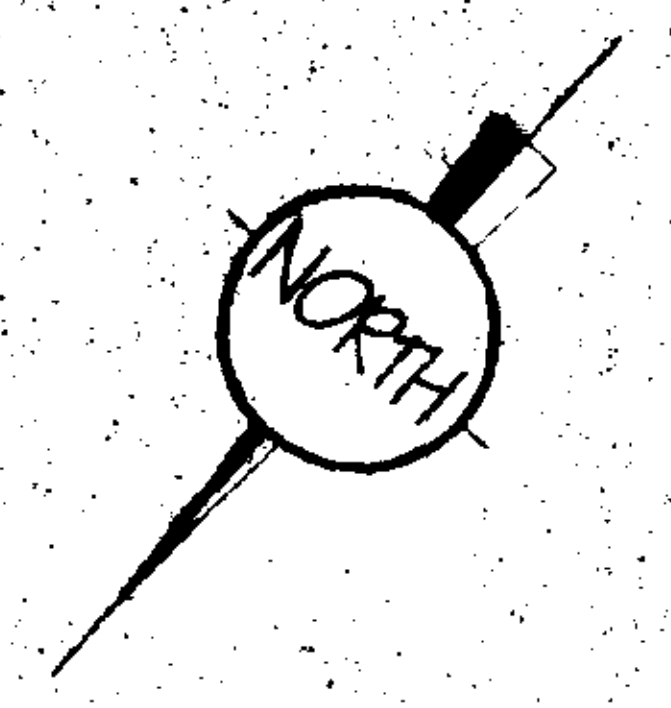
Project
PROPOSED DOUBLE GARAGE
PLOT 10, CHERRY LANE,
FLEET,
SPALDING, LINC'S.

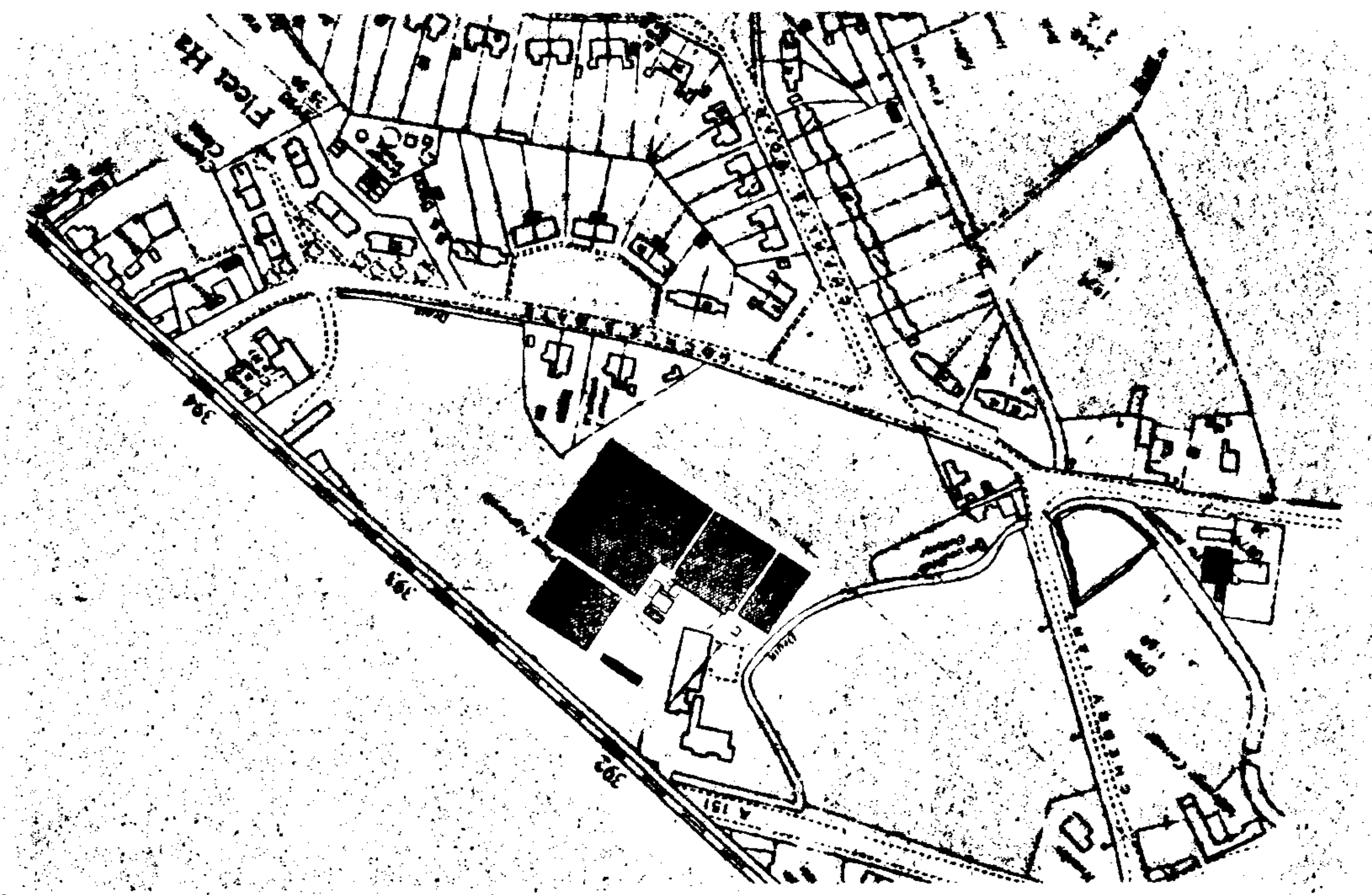
Drawing

Scale 1:50 1:100	Drawing No 9923.3
Date. OCT '99	Drawn. J.C.



BLOCK PLAN 1:250





LOCATION PLAN 1:2500

revision	date	init.	revision details.

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
23 NOV 1999
Ref: 1098/99

DETERMINED PLAN

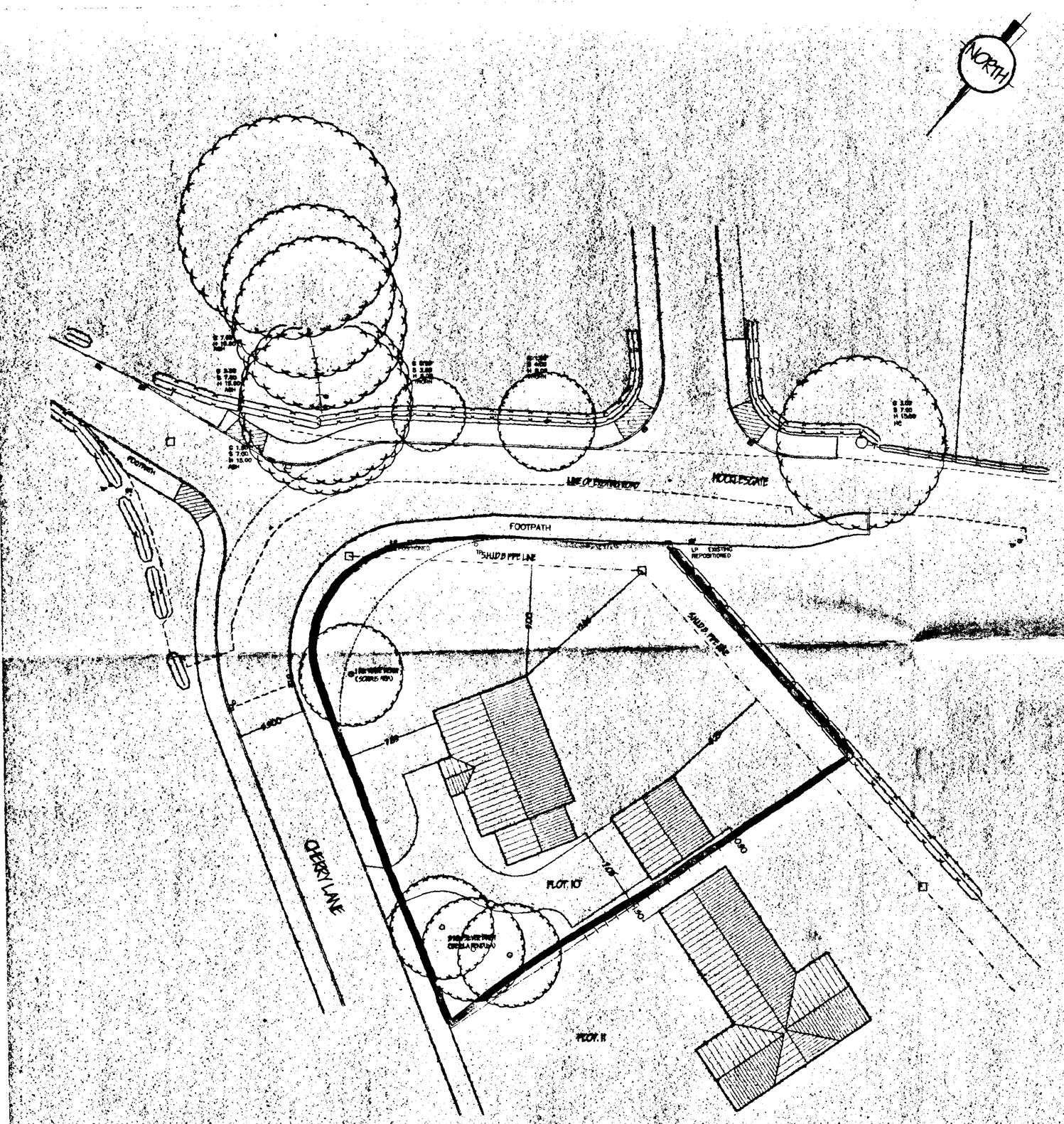
COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE,
FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423762
Mobile : 07808 125778

Client.
MR & MRS PLAICE.

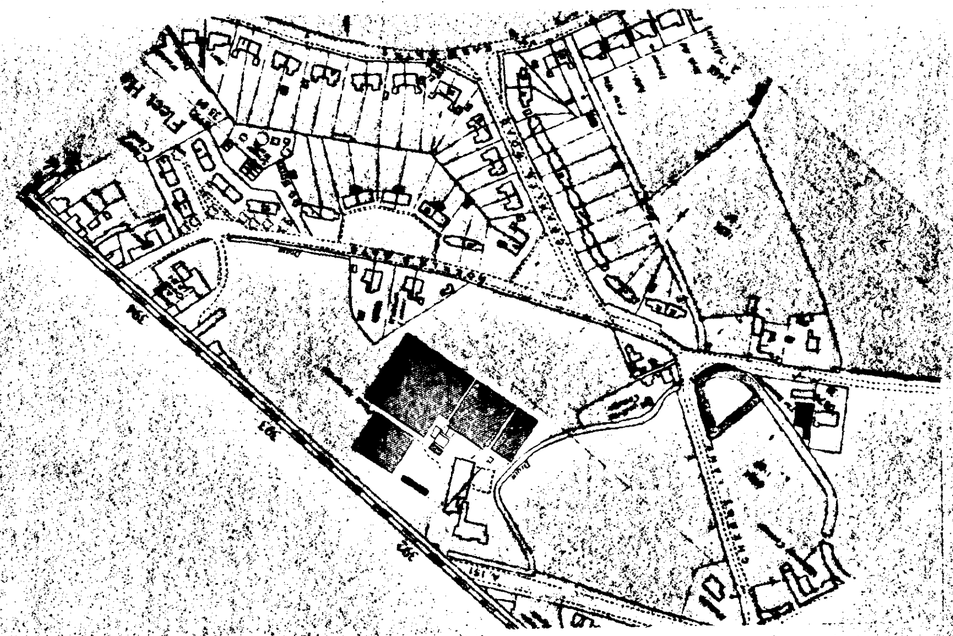
Project.
PROPOSED HOUSE & GARAGE
PLOT 10
CHERRY LANE,
FLEET,
SPALDING, LINC'S.

Drawing.
BLOCK & LOCATION PLAN

Scale 1:250 1:2500	Drawing No. 9923:1
Date. OCT. '99	Drawn. J.C.



BLOCK PLAN 1:250



LOCATION PLAN 1:2500

SUPERSEDED

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE,
FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423782
Mobile : 07808 125778

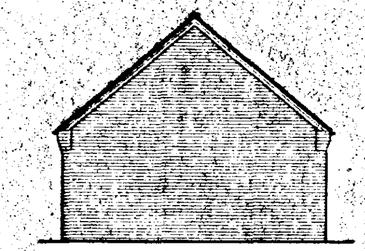
Client.
MR & MRS PLACE.

Project.
PROPOSED HOUSE & GARAGE
PLOT 10
CHERRY LANE,
FLEET,
SPALDING, LINC'S.

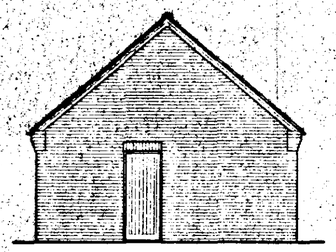
Drawing.
BLOCK & LOCATION PLAN

Scale 1:250 1:2500	Drawing No. 9923:1
Date. OCT. '99	Drawn. J.C.

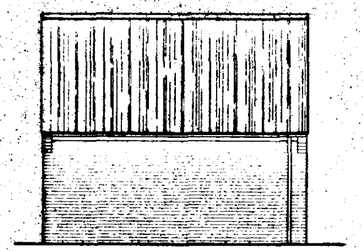
SOUTH HOLLAND DC
HOUSING & PLANNING
- 1 NOV 1999
Ref. 1098/99



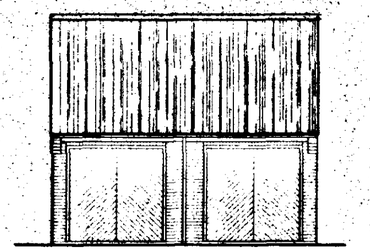
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

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 horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure catagory as detailed in CP3 chapter V part 2 1972. Twinplate 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 note 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 achol 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 10cm wide continuous air gap and fly proof screen. All

WALLING.
Face brickwork to B.S. 5921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: Cavity walls 215mm : Flank walls 105mm with 215 x 215 piers at mid point.

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.

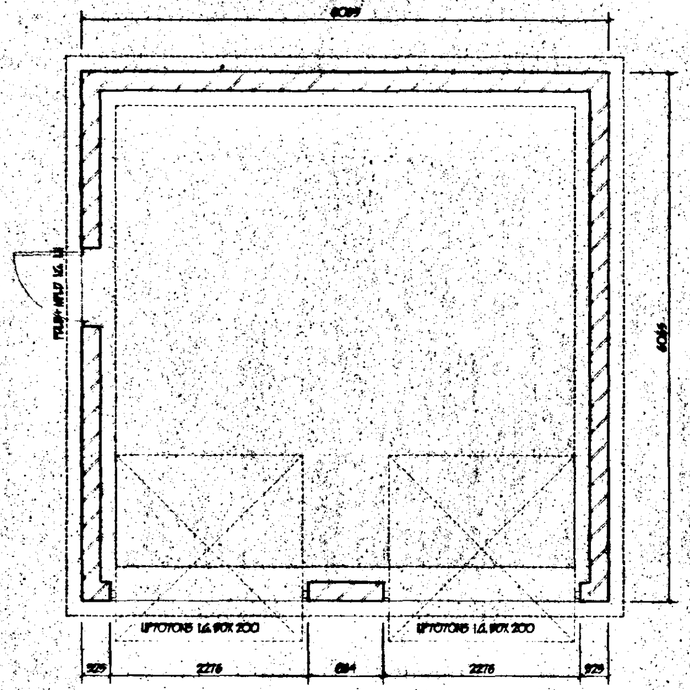
GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm 5:1:4 mix concrete oversite on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm : 150 blinded and consolidated hardcore

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 5:1:4 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.

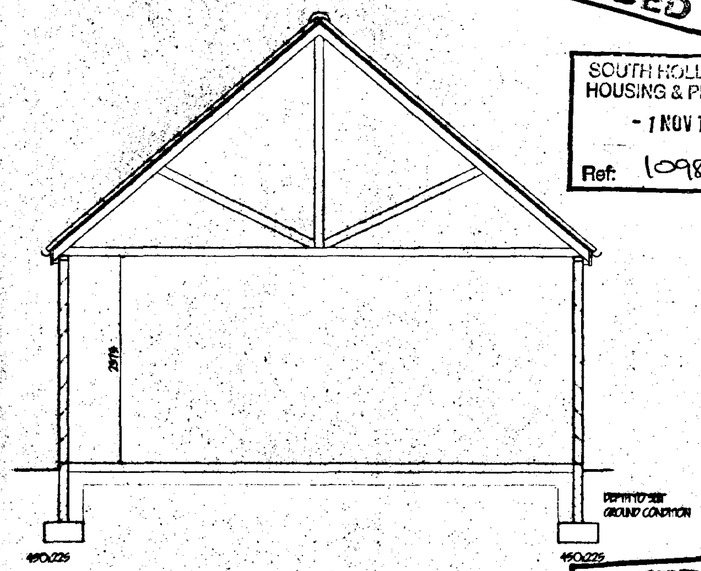
SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 69 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway, min. 5.0m from dwelling.

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 firstline board or receive 12mm render and skim.

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.



FLOOR PLAN



SECTION

SUPERSEDED

SOUTH HOLLAND DC
HOUSING & PLANNING
- 7 NOV 1999
Ref: 1098/99

DETERMINED

LNS 13/11/00

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE, FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423782
Mobile : 0410 290852

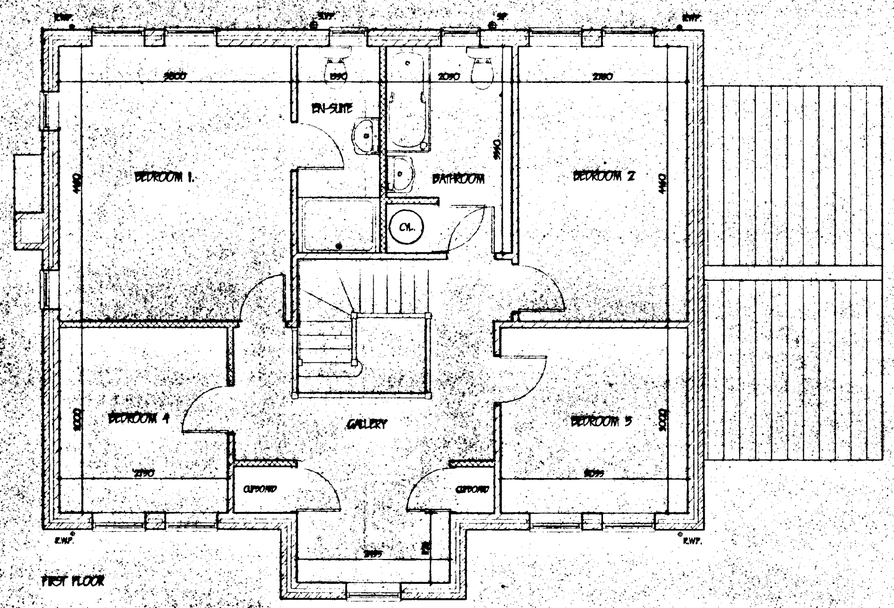
Client.
MR & MRS PLACE

Project.
PROPOSED DOUBLE GARAGE
PLOT 10. CHERRY LANE,
FLEET,
SPALDING, LINC'S.

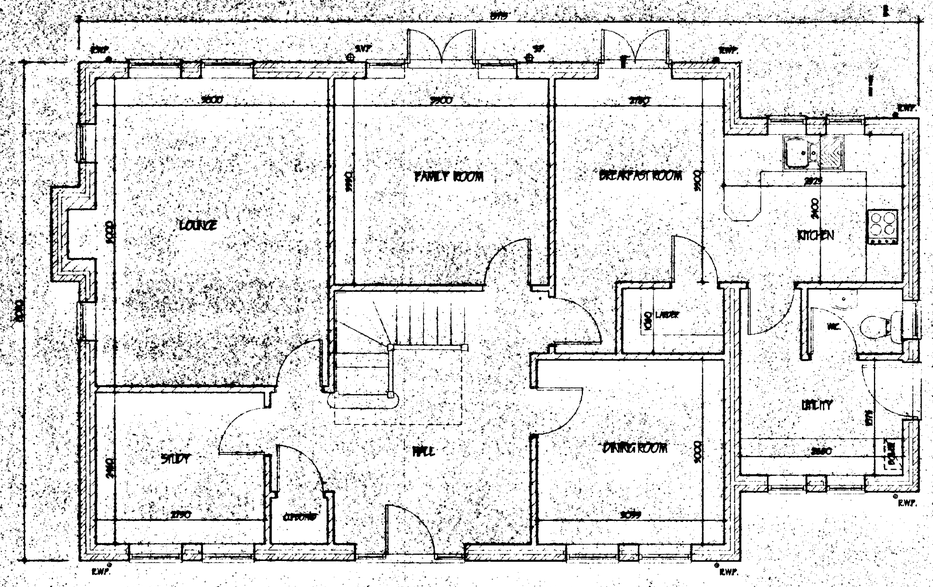
Drawing.

Scale 1:50 1:100	Drawing No. 99253
Date. OCT '99	Drawn. J.C.

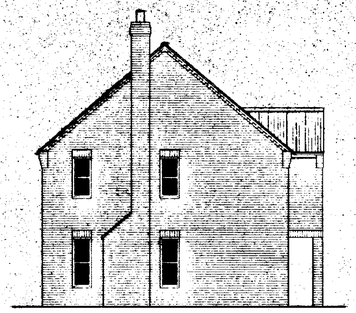
SUPERCEEDED
RETAIN.



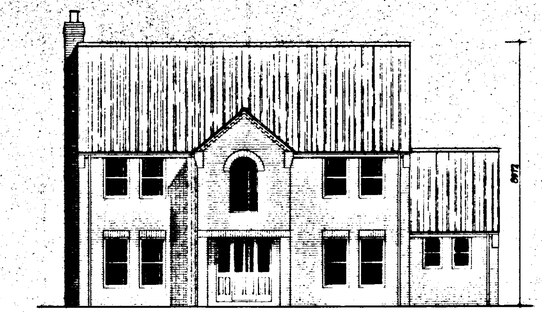
FIRST FLOOR



GROUND FLOOR



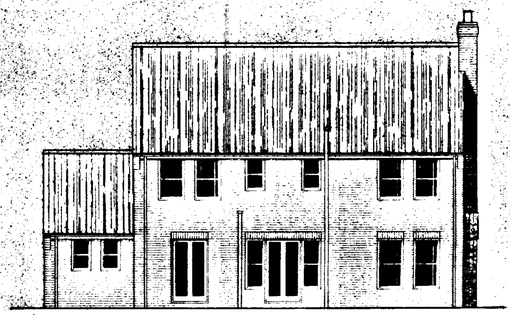
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

SOUTH HOLLAND DC
HOUSING & PLANNING
- 7 NOV 1999
Ref: H09/99

revision	date	init	revision details.

DETERMINED
PLAN
GD
13-1-00

COOPER ARCHITECTURAL DESIGN

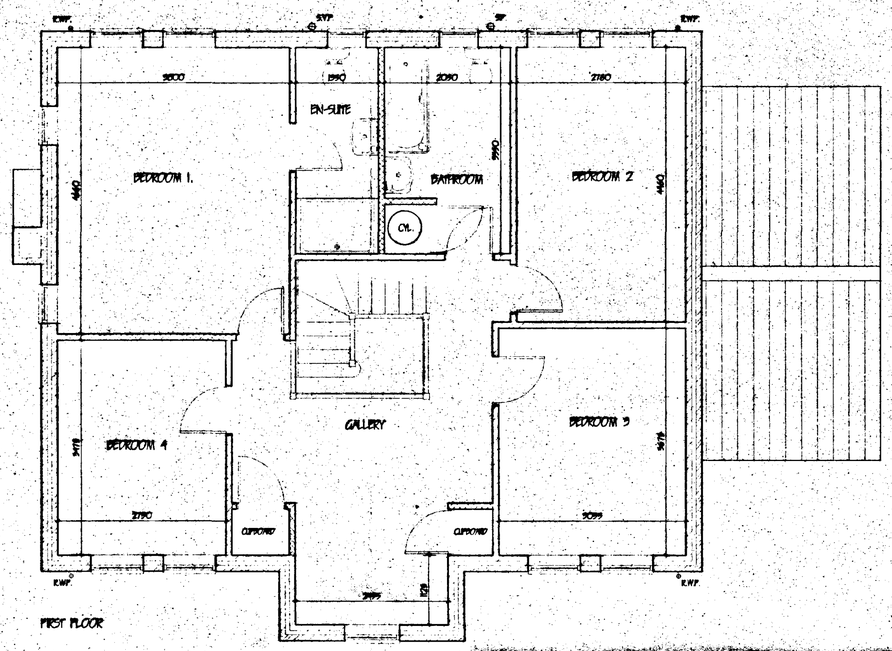
BRONAVON, HOCKLESGATE,
FLEET, SPALDING, LINC'S. PE12 8LF
Tel/Fax : 01406 423782
Mobile : 07808 125778

Client.
MR & MRS PLACE

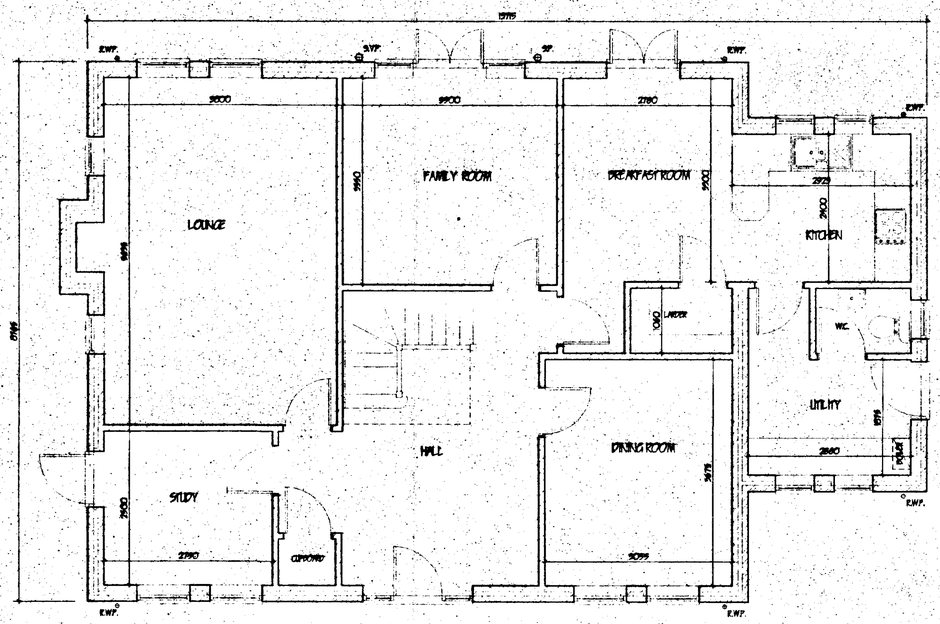
Project.
PROPOSED HOUSE & GARAGE
PLOT 10,
CHERRY LANE,
FLEET,
SPALDING, LINC'S.

Drawing.
FLOOR PLANS / ELEVATIONS

Scale 1:50 1:100	Drawing No. 9929:2
Date. OCT. '99	Drawn. J.C.



FIRST FLOOR



GROUND FLOOR



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

revision	date	init.	revision details

AMENDED PLAN

Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
23 NOV 1999
Ref: 1098/99.

DETERMINED PLAN

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE,
FLEET, SPALDING, LINC'S PE12 8UF
Tel/Fax : 01406 423782
Mobile : 07808 125776

Client.
MR & MRS PLACE

Project.
PROPOSED HOUSE & GARAGE
PLOT 10,
CHERRY LANE,
FLEET,
SPALDING, LINC'S.

Drawing.
FLOOR PLANS / ELEVATIONS

Scale 1:50 1:100	Drawing No. 9929.2
Date. OCT. '99	Drawn. J.C.