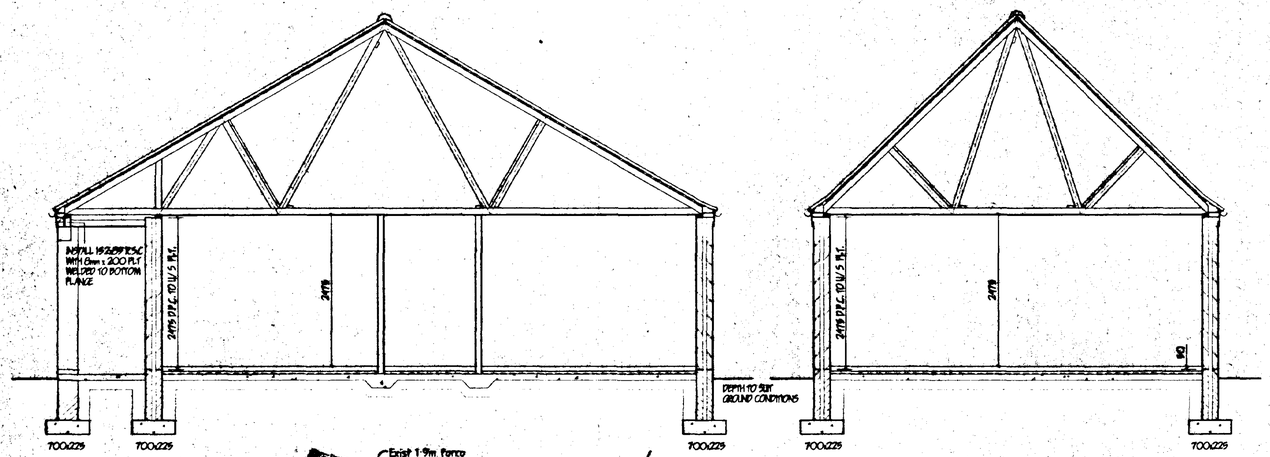
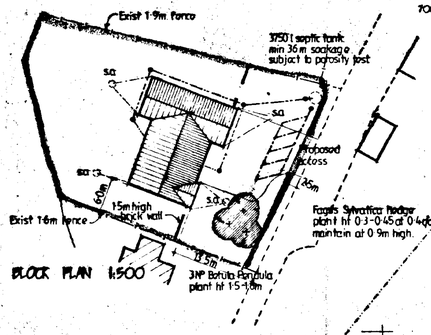


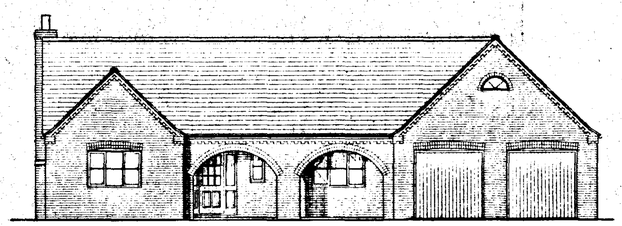
SECTION A-A

SECTION B-B

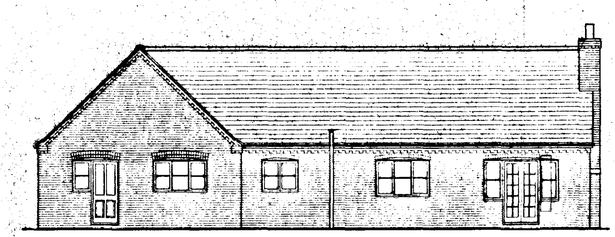


BLOCK PLAN 1:500

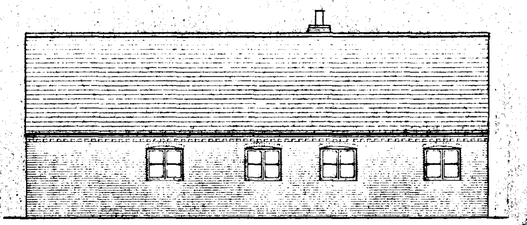
FLOOR PLAN



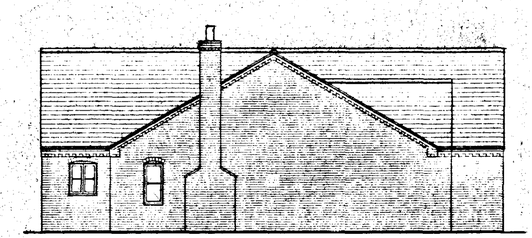
EAST ELEVATION



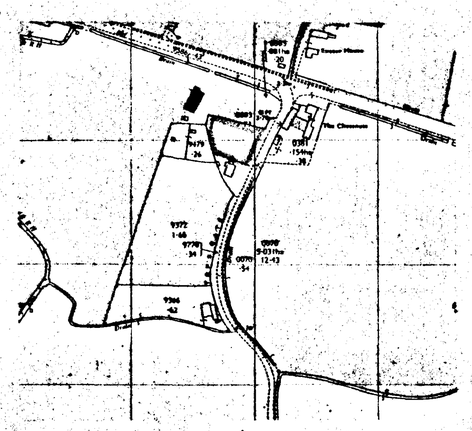
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



LOCATION PLAN 1:2500

LIMITATIONS.
This drawing is limited to the extent of information contained 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.

FIGURED DIMENSIONS.
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.

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 match existing to B.S. 473 part 2 1971, on 25 x 38 softwood treated battens on waterfelt 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 regard to wind speed, roof pitch and exposure catagory as detailed in CP3 chapter V part 2 1972. Tanalised specialists made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. TRUSS CALCS TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 44/90 deg. 38 x 100 ridge note binder 38 x 100 ceiling 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. 50 x 100 wall plate bedded on sand and cement. 25 x 175 fascia boards. 6mm ext. grade plywood soffit, complete with 10mm vent. continuous air vent and fly proof screen. All structural timber to be min SC5 grade. Where span of trussed rafter exceeds 5·0m provide additional bracing within the plane of the roofs in accordance with Truss Plate Assoc. tech. bulletin sheet 4. Timber supports are to be provided beneath water storage tanks over the ceiling joists. All roof intersections provide 25 x 100 tas boards and dwangings, trimmers at 600 c/c. Install code 4 lead soaks lever. Cross cavity at plate level.

CEILINGS.
200mm diam/fibre insulation quilt thickness. 100mm between rafters & 100mm over joists. 12·7mm Gyproc "Ablolite" plasterboard 5mm skim finish. Provide min. 38 x 38 noggins to all plasterboard edges. All joists to be tapered and filled. Corner cutting to be 12·7mm Gyproc Fireline board and Artex. Provide access tray 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.

GROUND FLOOR CONSTRUCTION.
Strip all unsuitable 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. lay min. 100mm on 100 concrete oversite. Concrete mix GEN4 to B.S. 5328: pt1 1991. 150 blinded and consolidated hardcore. Garage floor to be as above except sand cement screed and insulation. Ensure 100mm threshold at door from garage to utility.
Alternative: Floor construction as above but 18mm T&G. Eterno grade chipboard on 50mm Polystyrene insulation board laid on oversize in lieu of screed and insulation board. Ensure 12mm 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: 1971, and to be laid socket uppermost. 100 thick 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 oversetting 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 rearside by min. 150mm. All in accordance with approved document part J & (part C (1-25) . Appliance to be in accordance with bulders regulations. Provide approved 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. lintol over chimney opening.

FOUL DRAINAGE.
Inspection chamber construction to be "Cloud" unit installed in accordance with makers' instructions with the external diameter related to the depth in accordance with B.S. 4101: 1985. Foul drainage pipes to be 100mm dia. UPVC, to B.S. 4660: 1985 flexible, 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 mix gravel. Where pipes pass under drives surround in 150mm concrete with lintol joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintol bridging where pipes pass through walls, allow 50mm pea gravel joint, opening sealed both sides of wall with rolpruf sheet material. Soil and vent. pipes to be 100mm int. dia. PVC to B.S. 4514: 1983 and to extend 900mm above window head terminating with PVC bullion. Waste pipes to be 40mm dia. PVC to B.S. 5255: 1979 complete with roddings eye at every change of direction. Basin, 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.

SURFACE WATER DRAINAGE.
100 dia. half round rainwater gutters to 69 dia. rainwater 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. 5·0m from dwelling.

GLAZING.
Double glazed units throughout. Pressure clear to be 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 Oil fired condenser boiler with flue assembly balanced flue. Fit durable wire guard to flue externally. Provide suitable thermostat to dwelling or fit thermostatic valves to all radiators. Hot water storage system to be vertical and all hot water storage tanks and pipes to be insulated to B.R. 11, part 5.

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

revision	date	init.	revision details.

DETAILED PLAN

COOPER ARCHITECTURAL DESIGN
BROWNLOW, HOCKLESGATE,
FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423782 Mobile 0410 298952

Client
MR & MRS T. LAWRENCE

Project
PROPOSED BUNGALOW & GARAGE
TOPS GATE,
CEDNEY,
SPALDING,
LINC'S.

AMENDED PLAN
Ref.:

Drawing.
FLOOR PLANS, SECTIONS, ELEVATIONS

Scale	1:50 1:100	Drawing No.	9708.1
Date.	AUG. '97	Drawn.	J.C.

SOUTH HOLLAND DC
HOUSING & PLANNING
-8 SEP 1997
Ref: 0901/97