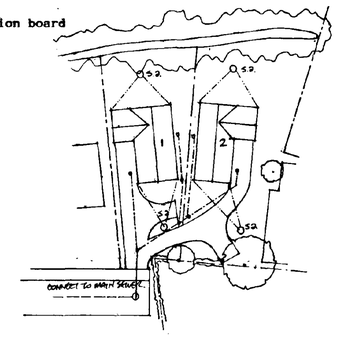
WINDOWS/DOORS/GLAZING:
All windows to be standard pattern formed by specialist from white PVCu. complete with 12mm thermal break double glazed panels. Provide toughned or laminated glass to doors and side panels and window areas below 800 from floor level. All glazing to comply with approved document N and to be to BS:6206:1981 Provide rapid ventilation equal to 1/20th floor area part of which is at least 1.75M above floor level. Provide controllable background ventilation via trickle vents of at least 8000sq.mm. Windows and doors 100% fully draughtproof.

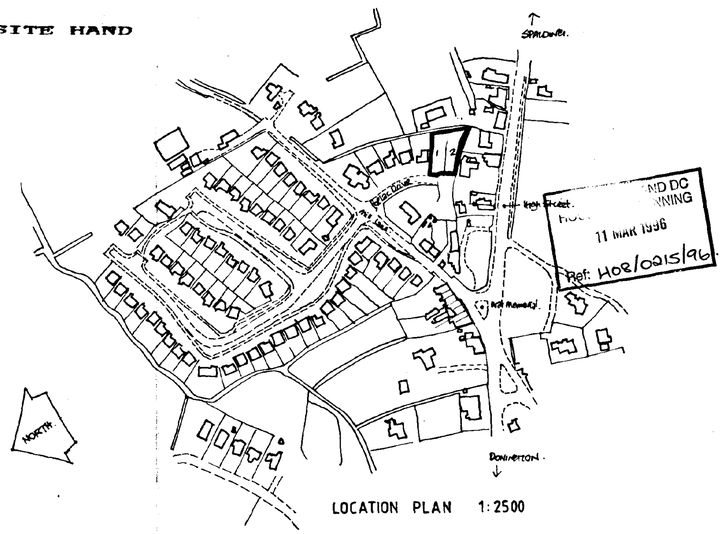
MECHANICAL VENTILATION:
To Kitchen provide mechanical ventilator with extract rate of at least 60 litres per sec. or 30 litres in a cooker hood. To Bathrooms WC's etc. provide mech. ventilators offering min. 3 No. air changes per hour with 15 min. over run and an extract rate of at least 15 litres per second.

SMOKE DETECTORS:
Provide in positions shown, smoke detectors wired back to the distribution board on a separate circuit and fused.

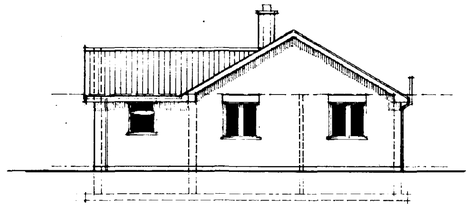
PLOT 1 TO BE OPPOSITE HAND



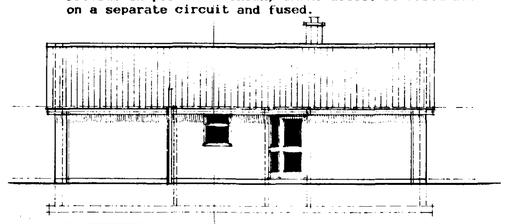
BLOCK PLAN 1:500



LOCATION PLAN 1:2500

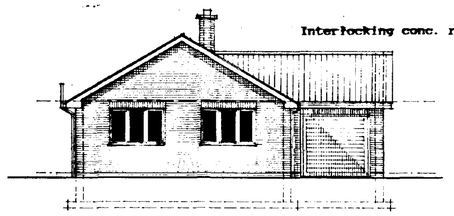


REAR ELEVATION

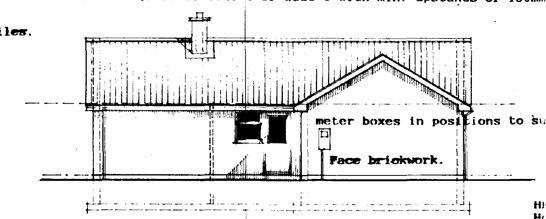


SIDE ELEVATION

LEAD FLASHINGS:
Flashings to be code 4 or code 6 with min. upstands of 150mm.



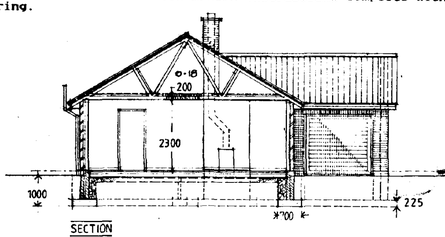
FRONT ELEVATION



SIDE ELEVATION

HEATING:
Heating to be provided via Electric storage radiators (to constitute part of a scheme prepared by EMEB.)

LINTELS:
Lintels to be as specified and manufactured by Messrs. Catnic and installed in complete accordance with makers instructions complete with min. 150 end bearing.



SECTION

FIREPLACE:
Fireplace to be capable of burning smokeless fuel. Redbank throat unit and lintel. 225 int.dia. rebated clay flue liners to BS:1181:1971. laid sockets uppermost. 100 face brick surround to flues terminating in corbelled out brickwork and clay pot. weak mix infill around flue as work progresses. At flue roof intersection provide 2 course engineering brickwork and code 4 lead flashing. Ventilaton to fireplace shall be an air entry opening of at least 50% of throat opening area. adjustable plastic vents internally. Flue size as 15% of the area of the recess opening. Hearths to be constructed from non-combustible material. min 125mm thick and project from the wall face by 500 and past sides by 150.

FOUL DRAINS:
Inspection chamber construction to be Bartol or similar installed in complete accord with the makers instructions with the internal dia. related to the depth to BS:8301:1985. Foul pipes to be 100 dia. PVC to BS:4660:1983 flexibly jointed and laid to falls with bed and surround of 150 pea gravel. Provide suitable bridging where pipes pass through walls. Rigid sheet metal to mask 50mm around pipe opening in wall. SVP's to be 100 dia. PVC to BS:1514:1983 and to extend above window heads by min. 900mm and terminate with PVC balloon. Waste pipes to be 38mm int. dia.to BS:3943:1979 complete with rodding eyes at changes of direction. 75mm deep seal traps to appliances. Gullies to be rodable. 50 dia. waste pipes to showers. Final discharge to main sewer.

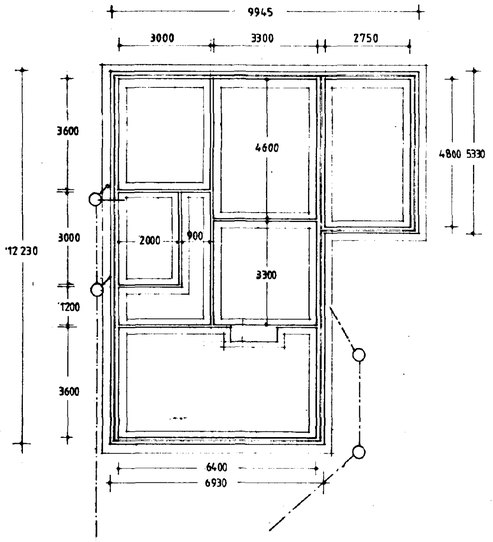
SURFACE WATER DRAINS:
Rainwater pipes to discharge to 110 dia. underground pipes laid to falls and bed and surround with 150 pea gravel. Discharge to 1.2 dia. properly formed soak-aways set min 5 metres from any building.

* 100 BETWEEN + 100 OVER = 0·18W SQM D.C.

ROOF CONSTRUCTION:
Interlocking concrete roof tiles to BS:473:500 Part 2 1972 on 25 x 38 softwood treated battens on untearable roofing felt to BS:747 Type 1F and in all cases to be lapped by 150 both horizontally and vertically. Tiles to be laid with a min. head lap of 75mm and to be fixed in accordance with regard to wind speed roof pitch and exposure category as detailed in CP3 chapter 5 part 2:1972. Specialist made prefabricated roof trusses to BS:5268:Part3:1985 set at 600 centres.38 x 100 ridge node binders and intermediate as shown. Provide wind bracing in accord with Truss Plate Ass. Tech. Bulletin.Sheet 1.Provide addit. bracing within the plane of the web. 38 x 100 ceiling ties. 63 x 100 wall plate bedded on sand and cement. Provide 30x5 galv. metal straps (1 metre long) to act as anchor straps and also to appropriate lengths to act as lateral restraint straps with solid bridging beneath over min.3 No. members. All structural timber to be min SC3 grade. Provide 9mm PVCu soffits with25mm wide continuous air gaps and fly proof screens. Glassfibre insulation quilt to loft space being min.*180mm between joists or 100 between joists and a min. of 60mm over (0.25 & 0.22w.sq.M.deg C respectively.) RV601 eaves vent trays PVCu fascia boards. 112 Hunter Hi-Flow gutters to 68 downpipes. Ceilings to be 12.5 Gyproc Duplex plasterboard with Artex finish.Vulcanal fibreglass trough vallies. Access trap to roof space to be fully draught sealed. Provide cold water storage tanks to roof space with sufficient support to truss manufacturers details in accord with BS:5268. Manufacturers details for trusses to be provided not less than 28 days prior to erection on site. Tops and sides of cold water tanks or cisterns to be fully insulated.

STUD WALLS:
Internal stud walls to be formed from 38 x 75 members at 600 centres and clad on both sides with 12.5 Plasterboard with 3mm skim. Glassfibre insulation quilt to voids.

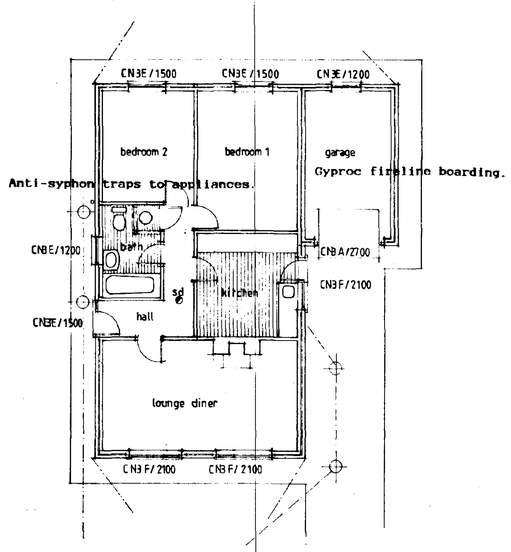
WALLING:
267 cavity wall construction consisting of 102 face brickwork to BS:3921:1974 for clay bricks.65 cavity with Full-fill cavity wall batts (Rockwool) with 100mm dense or medium insulation blocks offering 0.45w.sq.M.degC and 0.43w.sq.M.degC respectively.Blocks to be Tarmac Topbloc or similar. Cavity walls tied together using galvanised iron twist ties set at 900 horizontally and 450 vertically to BS:1243:1978. Wall ties to be positioned at 225 vertical centres at all unbonded closures of cavity. At all closures of cavity to jambs lintels and cills provide Rockclose insulated DPC meeting the max required U value of 1.2W/m²K. Windows to be set back 12 mm in reveal to avoid cold bridging with appropriate allowances for cill depth and window boards.Internal walls to receive set plaster and skim (except garage).



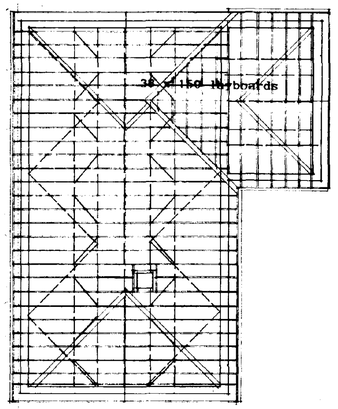
FOUNDATION PLAN

SUB STRUCTURE WALLING:
Walling to be 100mm Class A dense concrete blocks to BS:6703 Part 1:1981. DPC set min 150 above finished ground level. Weak mix infill to base of Cavity and to come no closer than 225 to DPC. DPC's to BS:6398/8215:1991.

GROUND FLOOR:
To consist of min. 150 well consolidated hardcore with sand or dust blinding 1200g polythene membrane lapped continuous with DPC by 100mm. 100mm ST4 concrete laid oversite: 40mm Rockwool Rockfloor insulation boards fixed in accord with full makers instructions offering U value of 0.45 at 50mm thick. Provide 70mm screed with light mesh reinforcement.



FLOOR PLAN



ROOF PLAN

PLOT 1 BRICK: KEMPSTON - BOWDEN RED
PLOT 2 BRICK KEMPSTON - CEDAR GOLD

ROOF TILES PLOTS 1 & 2 MARLEY MENDIP - BROWN

Floor $\frac{P}{A} = \frac{49.0}{74.8} = .65$.

FOUNDATIONS:
Provide strip concrete foundations as shown and to be under external walls 225 x 700 and under Internal walls 225 x 450 all taken down to bear on suitable load bearing strata. deemed to be 1000mm deep below ground level. or as directed or permitted by L.A. Building Inspector.

HOT WATER SYSTEM:
Provide hot water cylinder ventilated to the atmosphere and insulated to the regs .Provide thermostat and time swith to hot water vessels. Provide immersion heater and all necessary switches wiring etc. (to constitute part of scheme prepared by EMEB.) 115 LITRE SYLINDER. 40MM FOAM INSULATION.

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date	FEBRUARY 1996	scale	1:100	drawing no	PA/PDG/96/01

PROPOSED RESIDENTIAL DEVELOPMENT IN 2 PLOTS AT POPLAR DRIVE GOSBERTON SPALDING LINCOLNSHIRE.
o.p.p ref.no. H08/1017/94

client. PEARSON AND ALUZZI (builders) | revision