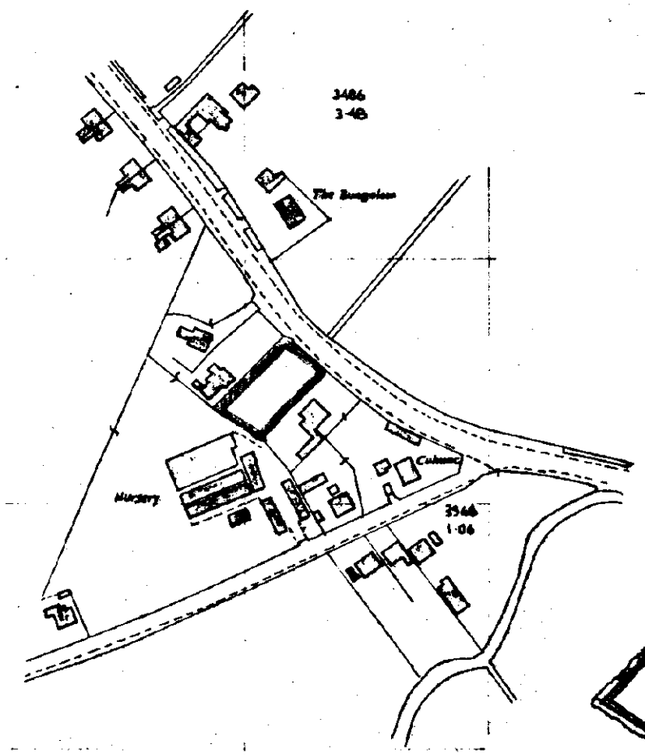
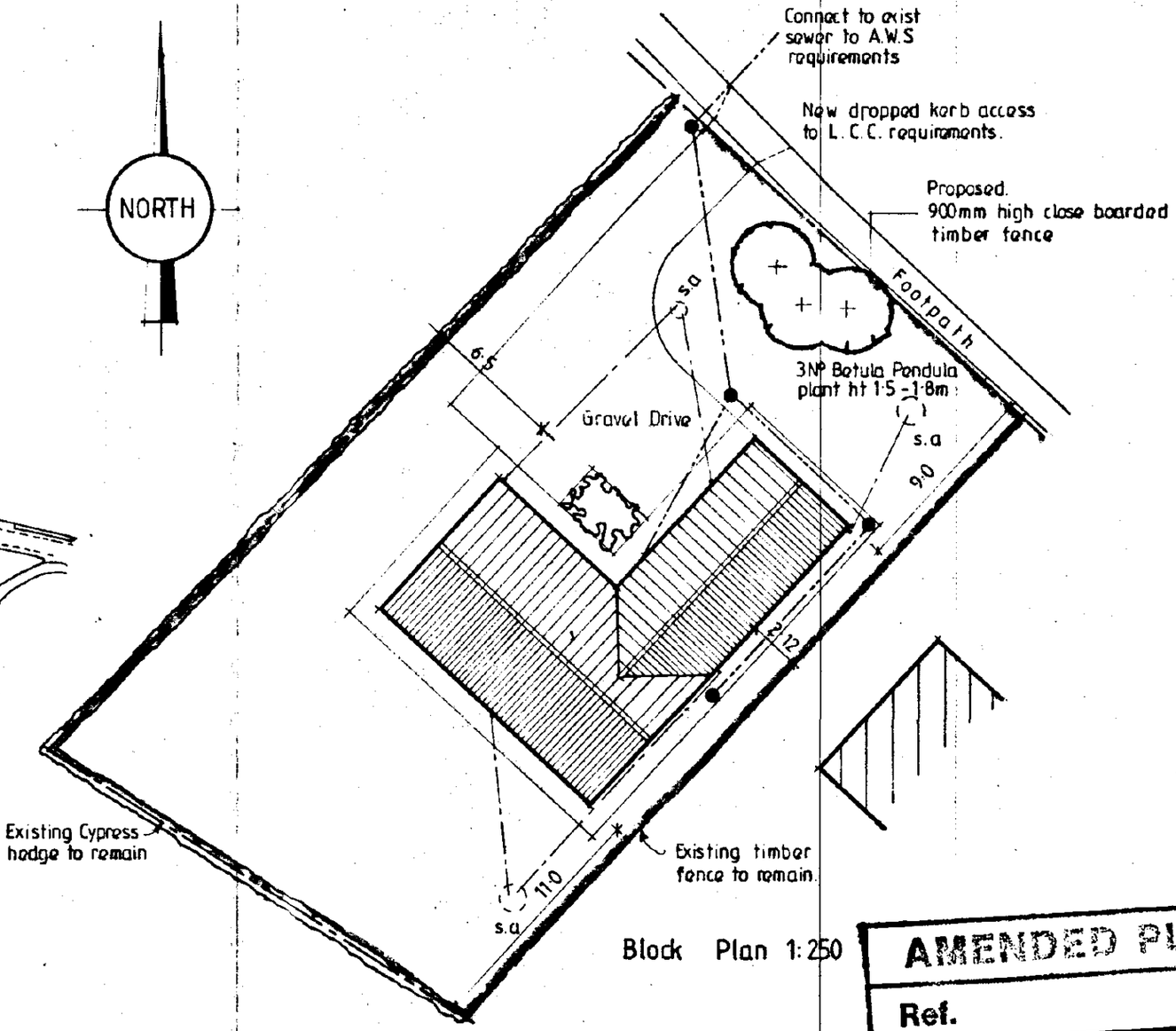


Location Plan 1:2500

NORTH



Block Plan 1:250

AMENDED PLAN

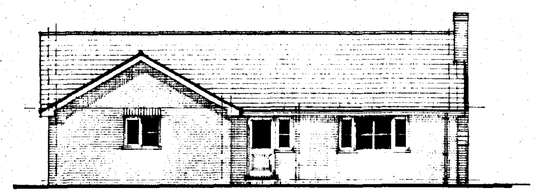
Ref.

SITE :- Washway Road, Holbeach, Spalding, Linc's.

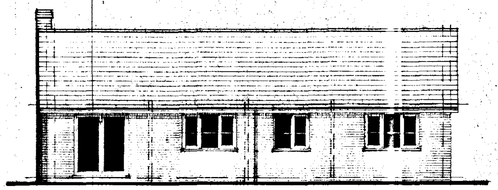
SOUTH HOLLAND DC
HOUSING & PLANNING
21 MAR 1996
Ref: 0183/96

DETERMINED

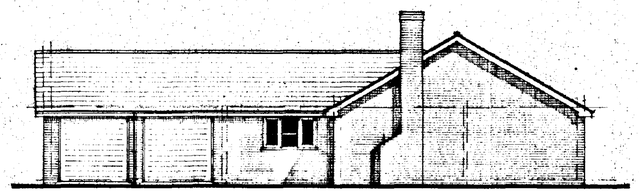
PLAN



~~West~~ Elevation



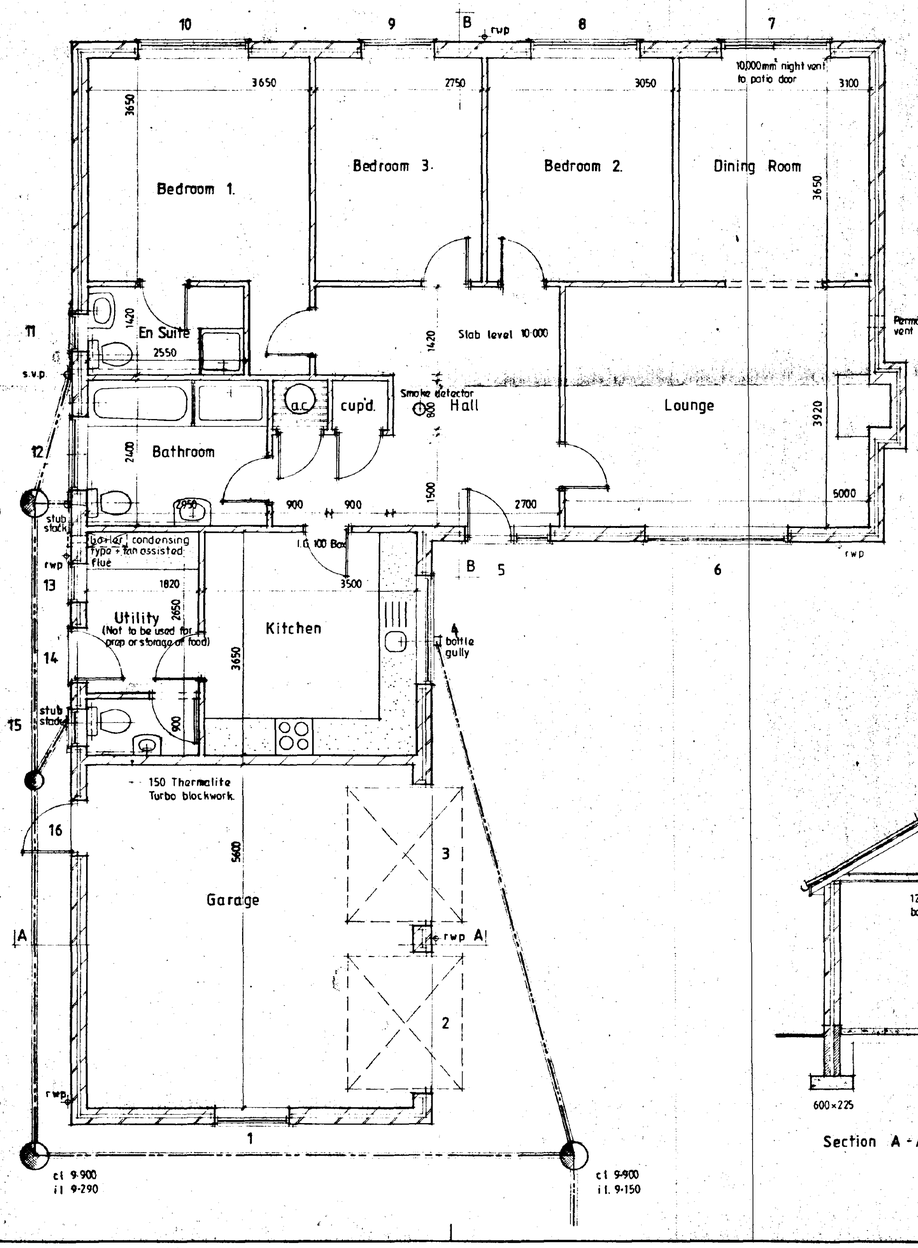
~~East~~ Elevation



~~South~~ Elevation



~~North~~ Elevation.



CEILINGS.
100 mm (less if ceiling insulation laid between joists) 12.7mm Gyproc "duplex" plasterboard Artex 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 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.

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 boarding in accord. with makers instructions and agrement cert' No. 83/1087, 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties 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 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).

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 on timber within 40mm of Flue: At flue/roof intersection provide code 4 lead flashing and 2 courses engineering bricks.

OPEN FIRE
To be capable of burning smokeless fuel: Hearth to be constructed of non combustible material and be min. 125 thick and project from wall face by 500 and passed sides by min. 150mm. 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. lintol over chimney opening.

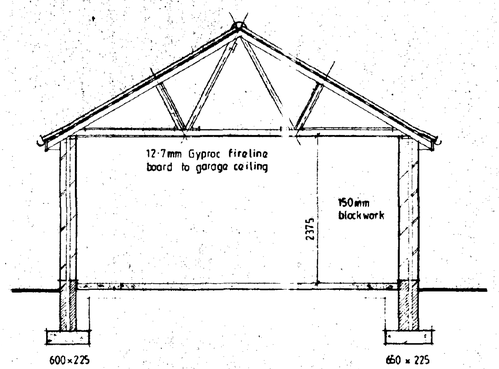
HOT WATER & SPACE HEATING
Oil fired condensing boiler on 840 mm sq. constructional hearth 125mm thick. Flue to be fan assisted balanced type with durable wire guard externally. Thermostatic control valves to all radiators. Vented hot water storage system 160 l insulated (80mm) cylinder. All pipework insulated to BR. L1 pt 3.

SMOKE DETECTORS.
Provide mains operated self contained smoke alarm to B.S. 5446. pt1 in positions shown on plan.

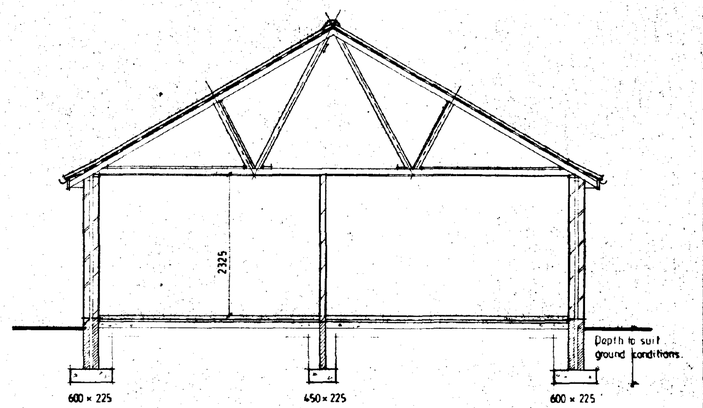
SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in 100 pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

GLAZING.
Double glaze properly throughout excluding garage. All Glazing between s.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.

VENTILATION
All windows to have opening lights to give the equivalent of 1/20th the floor area. Window heads to be fitted with hit and miss ventilators to give min 4000mmsq permanent free air ventilation per room. All kitchens to have in addition to above Wall/Window mounted mechanical extractor fan to extract not less than 60 litres per second. Bathrooms to be as kitchens but to extract not less than 15 litres per second which may be operated intermittently.



Section A - A



Section B - B

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Notes & Schedules

Postn	Joinery	Lintol	Length
1	H210C	I.G L1/S	1500
2	UF7070NS	I.G L1/HD	2700
3	UF7070NS	I.G L1/HD	2700
4	H310CC	I.G L1/S	2100
5	FNS 112C	I.G L1/S	1800
6	H412CMC	I.G L1/HD	2700
7	PAUV18L	I.G L1/S	2100
8	H312CC	I.G L1/S	2100
9	H212C	I.G L1/S	1500
10	H312CC	I.G L1/S	2100
11	H110C	I.G L1/S	900
12	H210C	I.G L1/S	1500
13	H110C	I.G L1/S	900
14	FNS	I.G L1/S	1200
15	H110C	I.G L1/S	900
16	FD	I.G L1/S	1200

JOINERY CODES BOULTON & PAUL

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
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revision	date	init	revision details

DETERMINED PLAN

COOPER ARCHITECTURAL DESIGN
BRONAVON HOCKLESGATE
FLEET SPALDING LINCS PE12 8LF
01406 423762

client
M. AYRES

project
PROPOSED THREE BEDROOMED BUNGALOW & GARAGE
WASHWAY ROAD.
HOLBEACH,
SPALDING,
LINCS.

drawing
FLOOR PLAN, SECTIONS & ELEVATIONS

scale	drawing no
1:50 1:100	94038:1
date	drawn
FEB '96	

SUMMIT