QUALIFICATIONS

This drawing is limited to the specific information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/ Building Regulation approval.
The drawing must not be used as a contract document alone.
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 open 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, adherance to specification, variations to contract etc.

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STANDARDS.

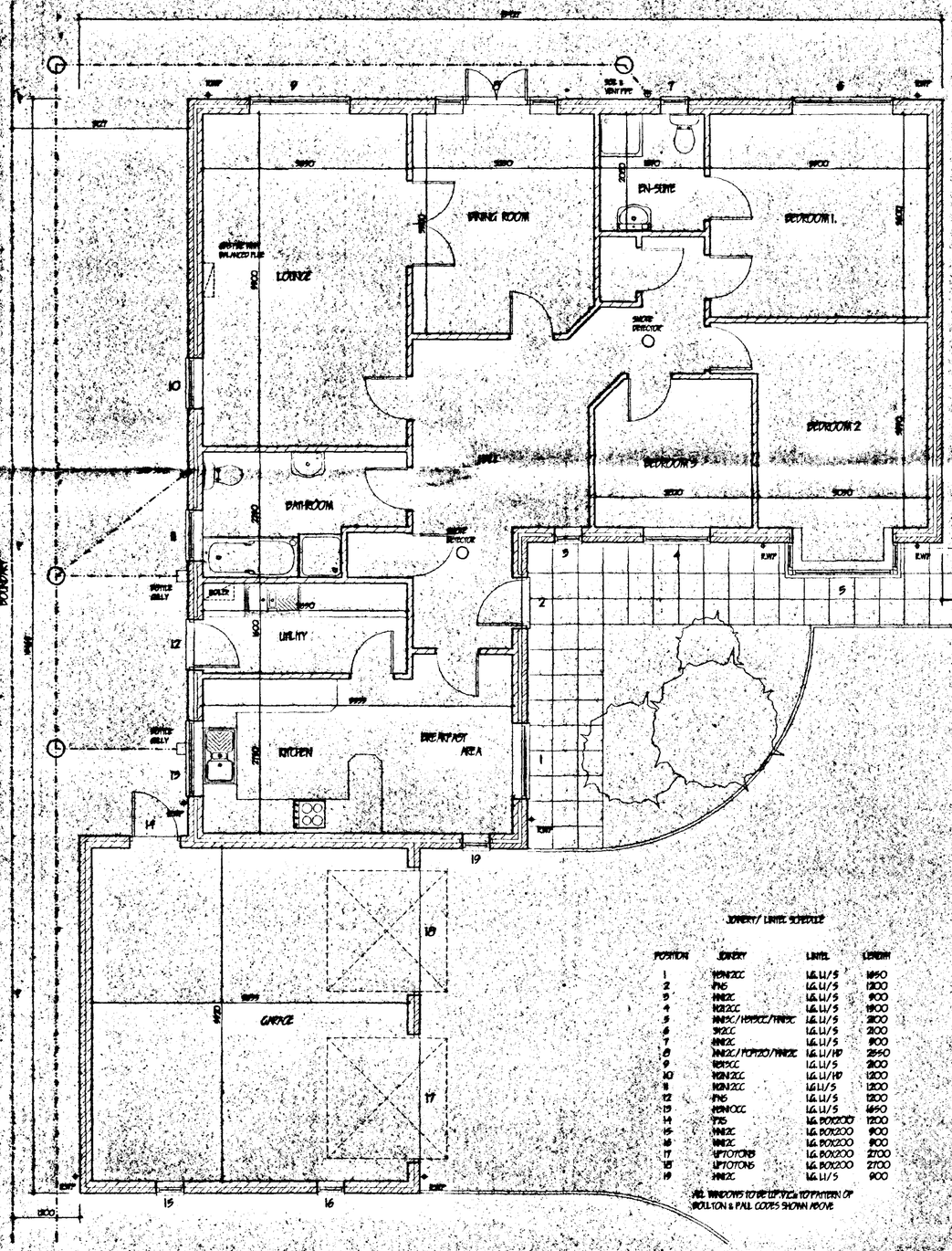
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.

The Employer / Client shall ensure that the selected contractor is conversant with and adopts all necessary assessments to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS.

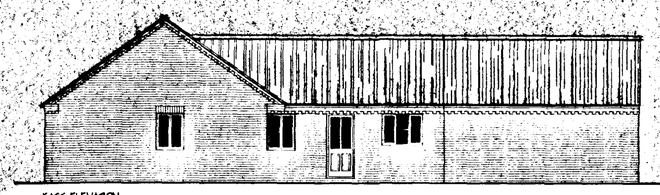
The works shall comprise of all that is shown on the drawings and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.



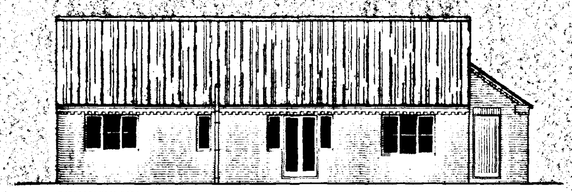
JOINERY/ LINTEL SCHEDULE

POSITION	JOINERY	LINTEL	LENGTH
1	WIN2CC	LG LI/S	1950
2	FW5	LG LI/S	1200
3	WIN2C	LG LI/S	900
4	W2122CC	LG LI/S	1900
5	WIN3C/ W3900C/ WW3C	LG LI/S	2100
6	W2CC	LG LI/S	2100
7	WIN2C	LG LI/S	900
8	WIN2C/ PDR2120/ WIN2C	LG LI/HD	2950
9	DR9CC	LG LI/S	2100
10	WIN2CC	LG LI/HD	1200
11	WIN2CC	LG LI/S	1200
12	FW5	LG LI/S	1200
13	WIN1CC	LG LI/S	1650
14	FW5	LG BOX200	1200
15	WIN2C	LG BOX200	900
16	WIN2C	LG BOX200	900
17	UP TO FOR 8	LG BOX200	2700
18	UP TO FOR 6	LG BOX200	2700
19	WIN2C	LG LI/S	900

ALL WINDOWS TO BE UPVC to PATTERN OF WOLTON & PAUL CODES SHOWN ABOVE

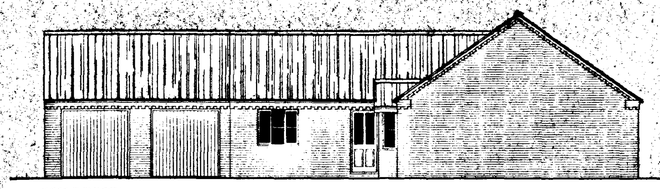


EAST ELEVATION

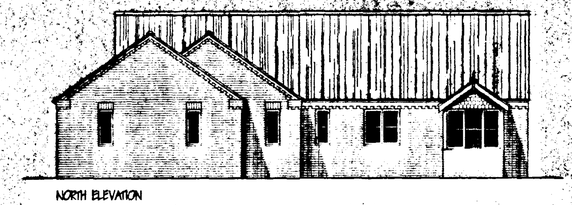


SOUTH ELEVATION

BRICKWORK: YORKSHIRE HANDLETON BLEND
TILES: SANDTOFT SHIRE PANTILE TERRACOTTA RED.



WEST ELEVATION



NORTH ELEVATION

CEILINGS.
200mm depth of mineral fibre Rockwool 100mm between joists & 100mm over Joists. 12.7mm Gyproc plasterboard 5mm skim 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 steps. Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jablite to top surface. Fit 38x 76 Softwood roof Purlin over all roofs

LINTELS.
All lintels to be manufactured by Marsden Ltd. 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 P.P.C. to CP. 121: Internal lintels to be Ltd. 100 Dia. type. Lintels in garage to be underlined with 12.7 Fireline board or reactive 12mm render and skim. Provide Perp-end weep holes and dispersals to cavity tray

FOUL DRAINAGE
Inspection chamber construction to be "Class" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 6301:1989. Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4660:1989 flexibly 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 pea gravel. Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm ape around pipe, opening sealed both sides of wall with ridged sheet materials 3rd and vent pipes to be 110mm dia. PVC to B.S. 4514: 1969 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm dia. PVC to B.S. 5255: 1979 complete with rodding eyes at every change of direction: Bath, basins and sink to have 75 deep seal traps: Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 90mm waste.

SURFACE WATER DRAINAGE.
175mm dia. half round rainwater gutter to 87mm dia. rainwater pipes: 110mm 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 to edge from dwelling.

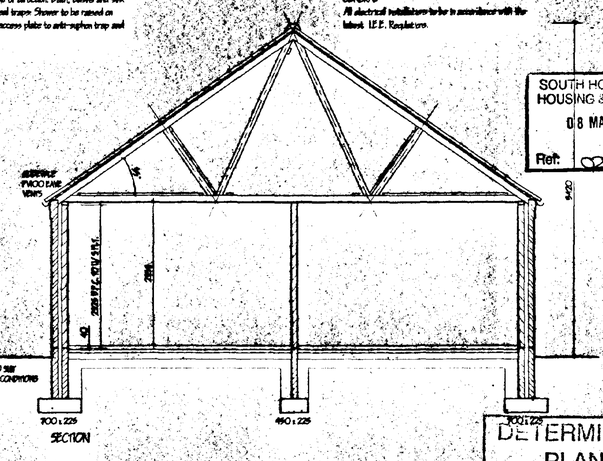
GLAZING.
Double glazed throughout (minimum 20mm air gap to all units) excluding openings. All glazing between 225 and 800mm to F and between FFL and 1500mm help in doors and stair lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

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 rooms to extract min. 50 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently

HOT WATER AND SPACE HEATING.
Provide Gas Fired combination condenser boiler with fan assisted balanced flue. Provide durable wire guard for flue externally. Provide timer switch and suitable thermostat to dwelling or fit thermostatic valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to P.R. LI. part 3.

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

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations



SOUTH HOLLAND DC
HOUSING & PLANNING
08 MAR 1999
Ref: 0223/99

DETERMINED PLAN

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESBATE, IPLEET, SPALDING, LINC'S PE12 6LF
Tel/Fax : 01406 423782
Mobile : 0410 290952

Client.
S. WILES

Project.
PROPOSED BUNGALOW & GARAGE.
PLOT 1.
LOW LANE,
HOLBEACH,
LINC'S.

Drawing.
FLOOR PLAN/ SECTION/ ELEVATIONS.

Scale	1:50 1:100	Drawing No.	9816/1
Date.	FEB. '99	Drawn.	J.C.

PERCOLATION TEST.

TIME TAKEN FOR WATER TO SEEP AWAY WAS 80 minutes = 4800 SECONDS.

$V_p = \frac{4800}{250} = 19.2$

$A_s = 9 \times 19.2 \times 0.29 = 24m$

CONSIDER TRENCH WIDTH 700mm

$\frac{24}{0.7} = 34.28$ metre TRENCH LENGTH

● DENOTES CAST ALUMINIUM PEDESTRIAN LIGHTING BOLLARD, 900mm HIGH WITH 'DAWN TO DUSK' PHOTO CELL SWITCH. EACH TO BE SUPPLIED BY PROPOSED DWELLING.

ERECT 2.0m HIGH ACCOUSTIC BARRIER TO SOUTH SIDE OF EXISTING HEDGING

I.L. 6.50

G 2.00
S 10.00
H 15.00
WEEPING WILLOW

FOOTPATH/ CYCLEWAY

GRAVEL PRIVATE DRIVE

G 1.00
S 9.00
H 8.00
APPLE

HEDGING TO BE REMOVED TO FORM ACCESS ONLY

HEDGING TO BE REMOVED

PLOT 1

PLOT 2

PLOT 3

C.L. 9.70
I.L. 8.749
2750l SEPTIC TANK WITH MIN. 36m PERFORATED PIPE SOAKAGE.

D.P.C. 9.75

C.L. 9.80
I.L. 8.80

C.L. 9.60
I.L. 9.40

EXISTING ACCESS TO 59/61

PROPOSED 1.2m HIGH POST & RAIL TIMBER FENCING. TO WESTERN BOUNDARY TO BE REMOVEABLE FOR I.D.B. MAINTAINANCE

PROPOSED 1.2m HIGH POST & RAIL TIMBER FENCING. TO SOUTHERN BOUNDARY

PROPOSED 1.8m HIGH CLOSE BOARDED TIMBER FENCING.

CONCRETE POSTS AT BOUNDARY INTERSECTIONS

G 0.70
S 4.00
H 8.00

61

59

20.00

19.00

22.00

25.90

revision	date	init.	revision details.
A	MAR.99	J.C.	SEPTIC TANK ADDED.

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE, FLEET, SPALDING, LINC'S PE12 8UF
Tel/Fax : 01406 423782
Mobile : 0410 298852

Client.
S. WILES

Project.
RESIDENTIAL DEVELOPMENT
LOW LANE,
HOLBEACH

Drawing.
BLOCK PLAN

Scale	Drawing No.
1:250 1:2500	9848.9A
Date. FEB. 99	Drawn. J.C.

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
23 MAR 1999
Ref: 0223/99

DETERMINED PLAN

LOCATION PLAN

NORTH