



PIPE FRANCHISE
 Inception franchise construction for the "Omni" and installed in accordance with makers' instructions with the thermal diameter related to the depth in accordance with BS 5501:1989. Full drainage pipes to be 100mm dia. PVC to BS 5501:1989 flexible jointed and laid to makers' instructions to a fall of 1:70 below and surround with 100mm pipe cover. Where pipes pass under floors install in 150mm concrete. Where pipes pass under drains install in 150mm concrete and fixed joints to correspond with joints in pipework. Provide BS 1500 precast concrete block around where pipes pass through walls. Also 50mm gap between pipe, opening marked both sides of wall with rigid steel plate. Seal and vent pipes to be 100mm dia. PVC to BS 5501:1989 and to extend 900mm above window level terminating in PVC bell. Waste pipes to be 40mm dia. PVC to BS 5501:1989 complete with rodding eye. All pipes to be installed in accordance with makers' to have 75mm deep 30mm drain. Slopes to be related to 150mm pitch with access plate to anti-siphon and 50mm vent.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 85mm dia. rainwater pipes; 110mm 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. 50mm to edge from dwelling.

[illegible]

FLUE CONSTRUCTION.
225mm internal diameter clay flue thurs to P3, M3:
1971 and to be laid socket approximately 100 faces
brickwork around to flue and to extend min. 600mm
above ridge line and terminate in corbelled ash brickwork
and clay top. Work min. conc. infill around flue as work
proceeds: Trim roof around flue, no timber within 40mm
of flue. At roof / flue intersection provide casted lead
flashings and 2 course engineering bricks.

OPEN FIRE.

To be capable of barrier situations that: Height to be constructed of non combustible material min. 125mm thick. To project from face of wall by min. 500mm and pass reversely by min. 150mm. All in accordance with approved document part J2 (part C1-25). Appliances to be in accordance with building regulations. Provide laminated permanent vent in ash, wall to open min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

PIPER BLOCK COORDINATION:
 Interlocking concrete roof tiles to BS 4777, part 2:1979, at 25 x 150° offsetted bristles on male-female to BS 747 (Type F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with end battens of 75mm and to be fixed in accordance with request to vinyl spaced, roof pitch and exposure category as detailed in CP3 chapter V part 2:1972. *Investigate specialist make prefabricated roof trusses to comply with BS 5262 part 1979. TRUSS C/S 10 TO BE SUBMITTED TO L.A. MIN. 25 DAYS PRIOR TO ERECTION.* Trusses to be at 600C/c to a pitch of 32.5° *align 100°* *roof ridge male batten 30 x 100* *align 100°* *male batten to be fixed to male plate by 30 x 90* *galvanneal metal batten* *align as anchor and lateral restraint struts at max. 1.5m c/c* *10mm provide wall bracing* *bracing struts 300 x 100mm wall plate installed on sand and concrete* *25 x 175 flange bracing 6mm min. angle* *provide chord stiffeners with 100mm wide continuous angle and 1/4" proof screw* *All structural trusses to be min SCS angle.* Where span of truss over trusslet exceeds 5.0m provide additional trusslet bracing within the plane of the web in accordance with Truss Plate Assoc. tech. bulletin sheet 4. Timber supports to be as provided. *For all roof trussings provide 25 x 100mm lin boards and sheathing brusses at 600C/c. install code 4 lead valley line.*

CELINGS. 200mm classifier-modulator total thickness. 100mm between joists & 100mm over joists. 12.7mm Gypsum plasterboard 2mm skin finish: Provide min. 98 x 98 supports to all plasterboard edges. All joints to be taped and filled. Garage ceiling to be 12.7mm Gypsum Plasterboard and Arisic: Provide access trap to roof space: openings to be framed with 25 x 25 plastered studs: Access panel to be 12mm ply with layer of 12.7mm Fibrous Insul Board fixed to face. 100mm Joists to top surface: Provide and fill round.

DISCLAIMERS:

This drawing is limited to the details of information contained and does not purport to contain a full description of the work to be built, for the purpose of obtaining Planning/Building Regulation approval. The drawing must not be used as a contract document.

All dimensions shall be taken from face to face unless stated. 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.

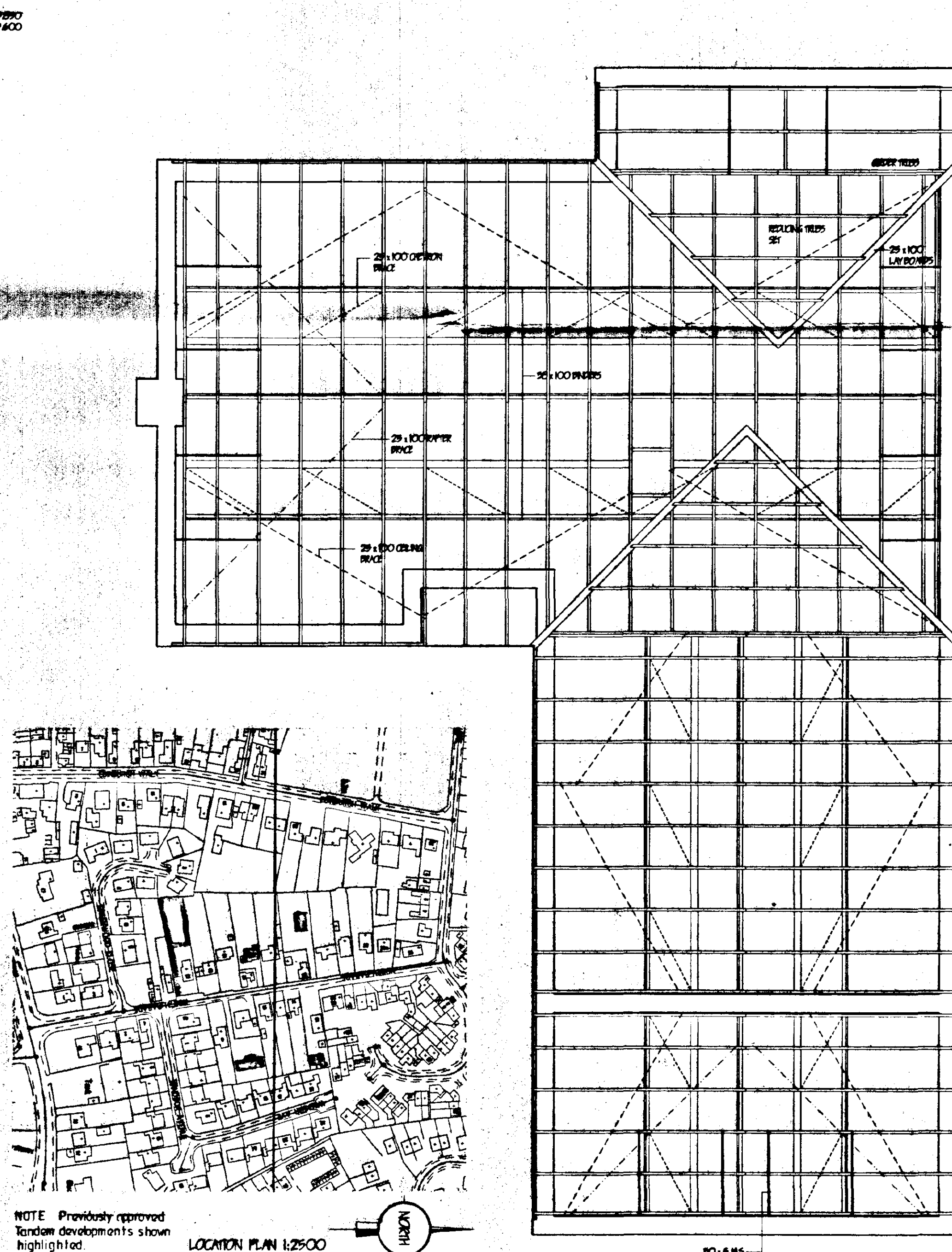
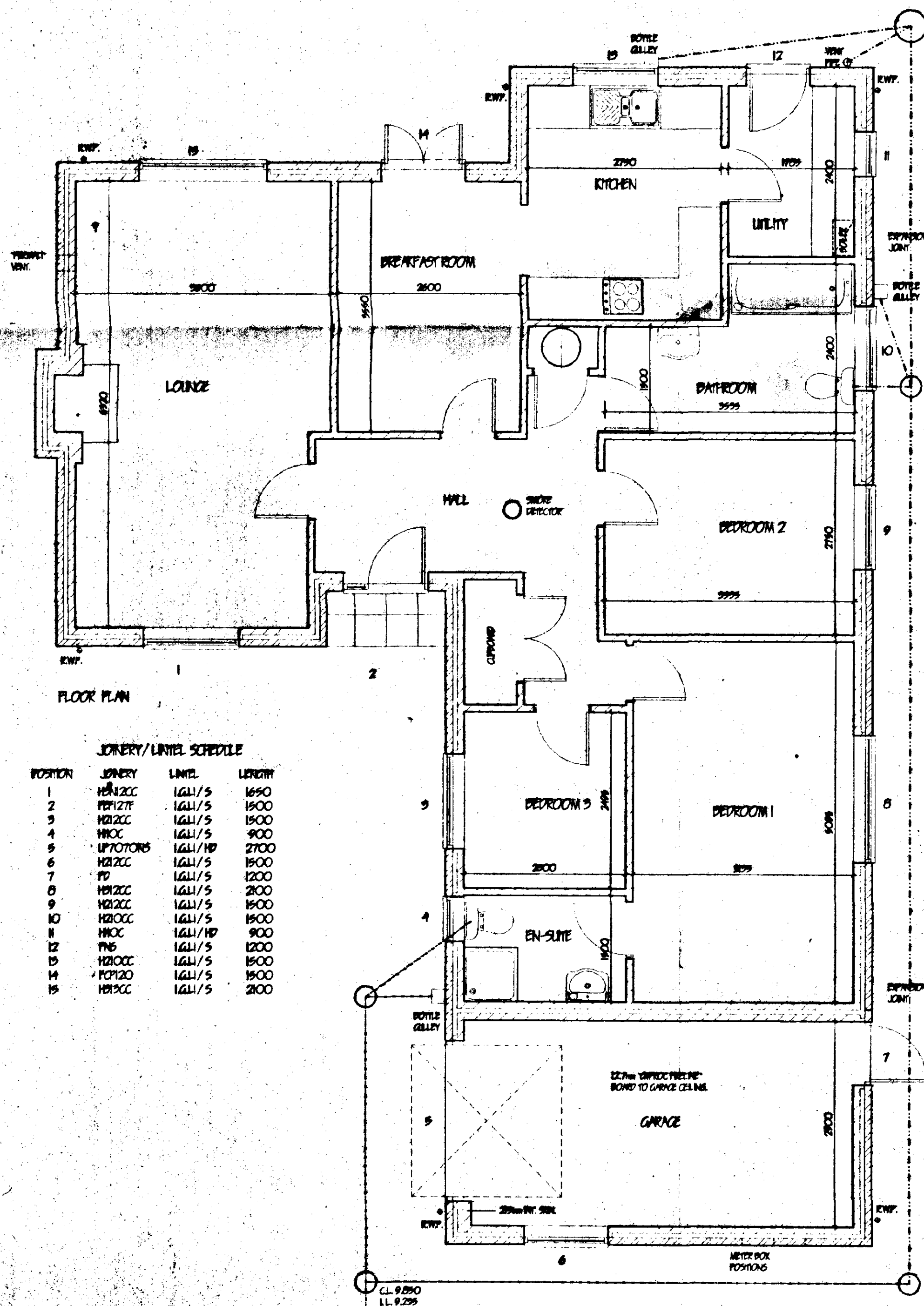
The works will not be supervised or inspected on site by CND or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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written permission of Cooper Architectural Design.

STANDARDS.
All materials to be new unless otherwise stated and all equipment and materials etc., to be used British and Imperial etc. in strict accordance with manufacturers' instruction and relevant Code of Practice. Materials shall conform to appropriate British Standard Specification or BSA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary 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 in 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.



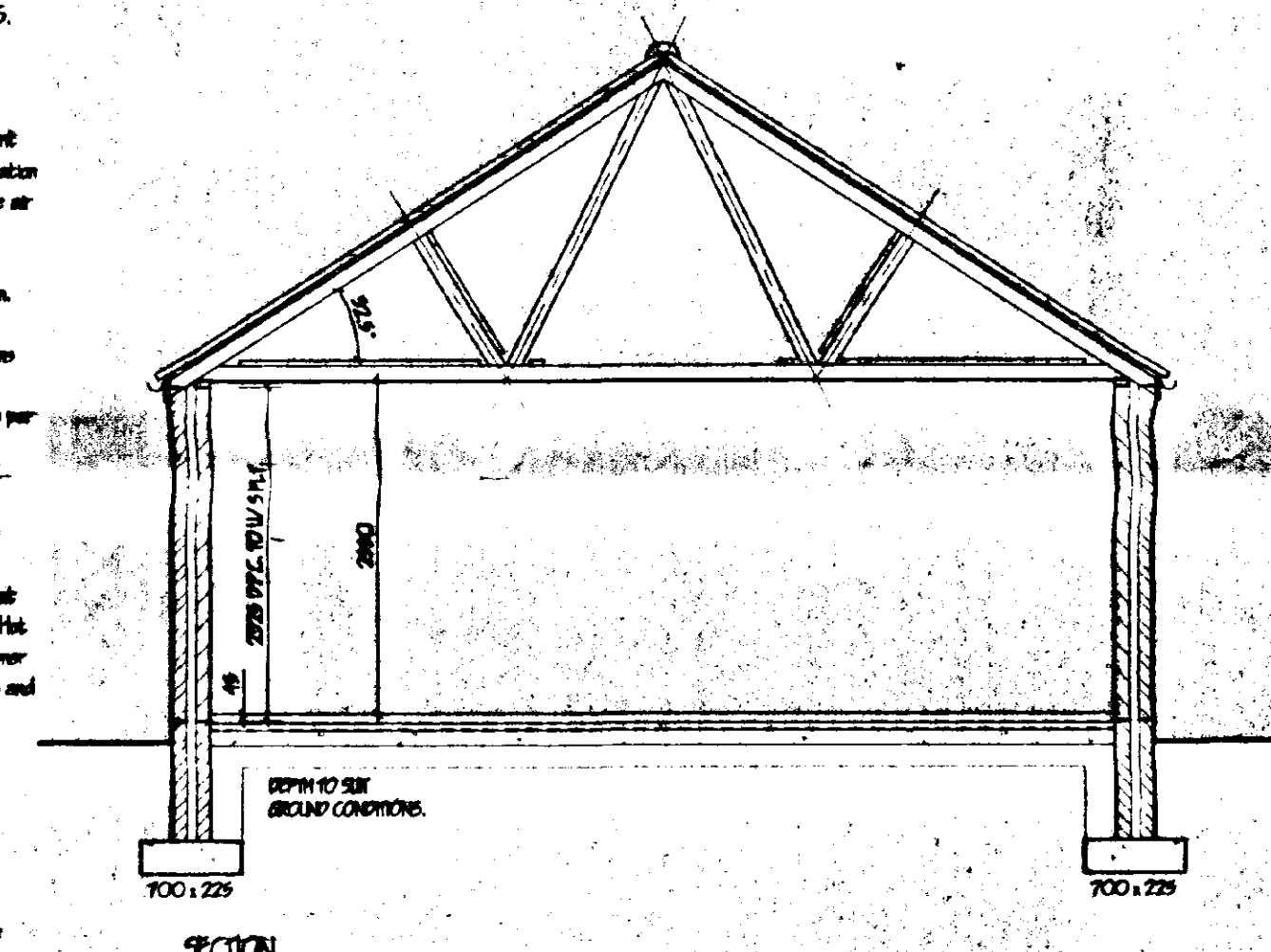
GLAZING.
Double clear property windows (between units air gap to all units) excluding garages. All glazing between f.f.l. and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.

VENTILATION.
All windows to have opening height to open the equivalent of 1/20th the floor area. Provide background ventilation to habitable rooms min. 8000 cfm sq permanent floor area ventilation per room. All other rooms provide min 4000 sq. ft. All following rooms to have in addition above Wall/Whisper marked mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operational intermitted. W.C. to extract min. 6 litres per second with 15 minute overrun.

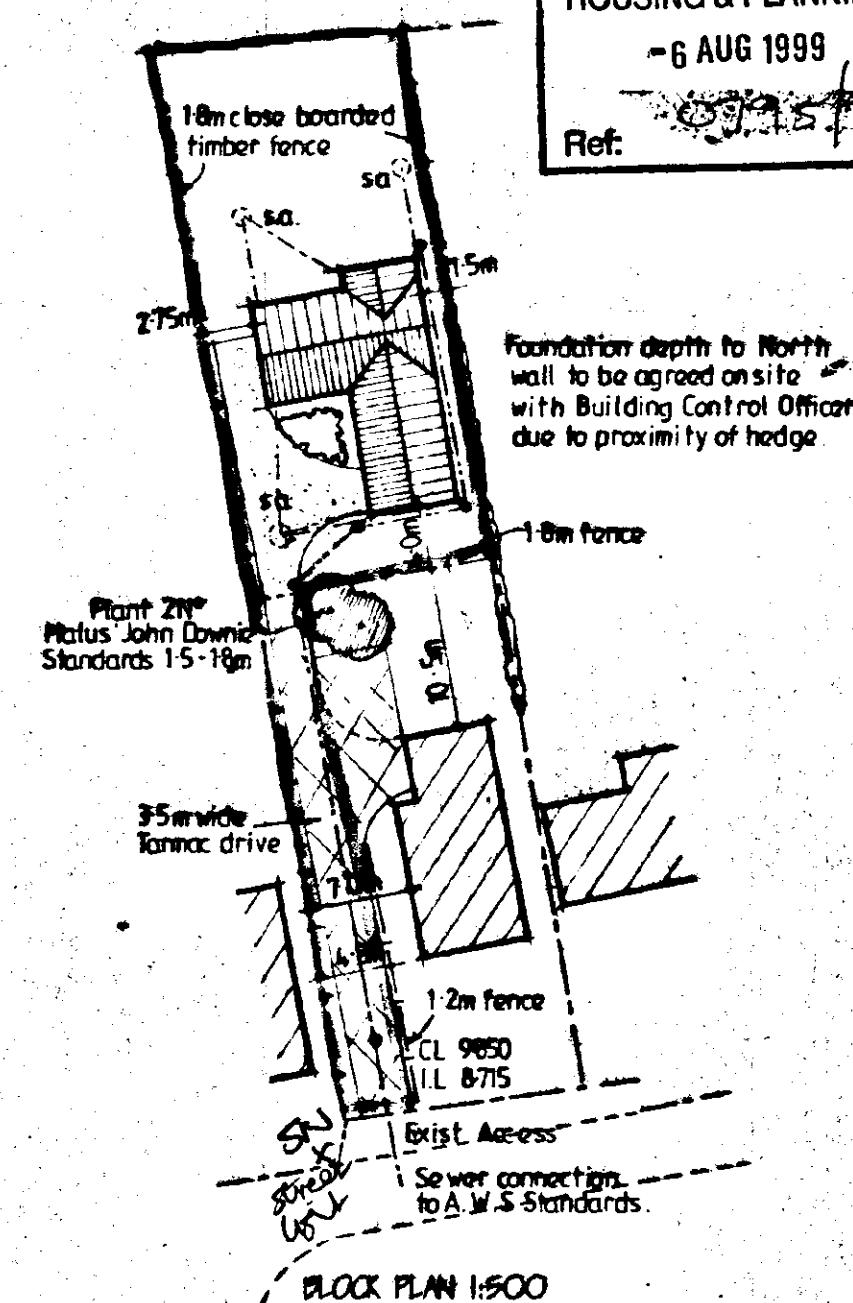
HOT WATER AND SPACE HEATING. Provide Gas fired condensing boiler with fast-responded balanced flow. Provide durable wire guard to flue externally. Provide timer switch and suitable thermostat to dwelling or fit thermostatic valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks as minimum to be installed on B.F. 11, next 5

SMOKE DETECTORS.
Provide master operated interlinked-sensor slaves to
B-5 SAAG; not in positions shown on plan

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

[illegible]

SOUTH HOLLAND DC
HOUSING & PLANNING
-6 AUG 1999
Ref 099577



**COOPER
ARCHITECTURAL
DESIGN**

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Client.

P. J. PLACE & P. R. WHITE

Project.

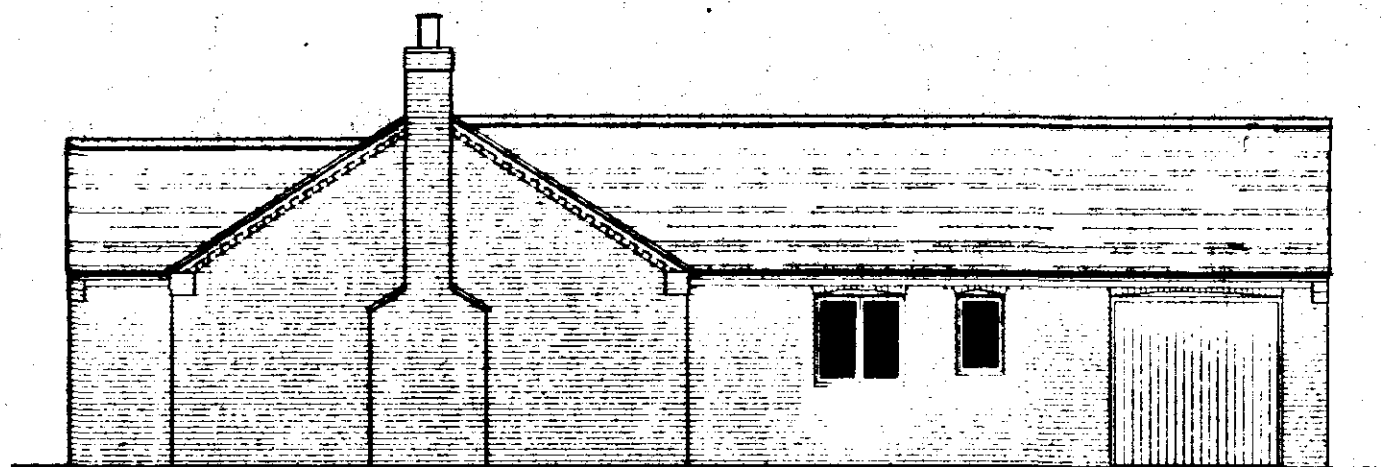
PROPOSED DUNGALOW & GARAGE.
WEAR OF 13 NORTH PARADE,
HOLBEACH,
SPALDING,
Lincs.

Drawing.

Scale	1:50 1:100	Drawing No.	90991
Date.	Dec. 90	Drawn.	J.C.



EAST ELEVATION



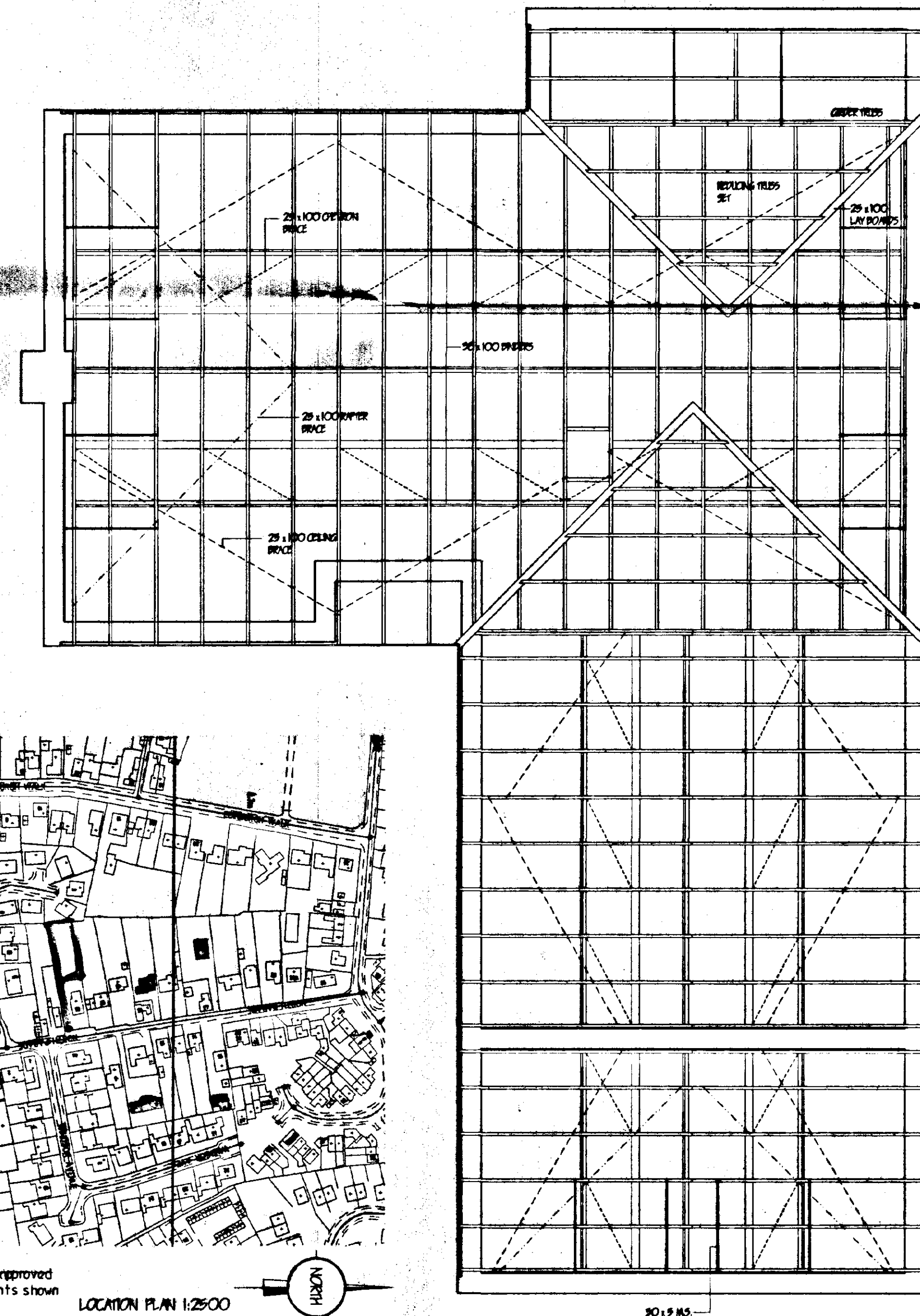
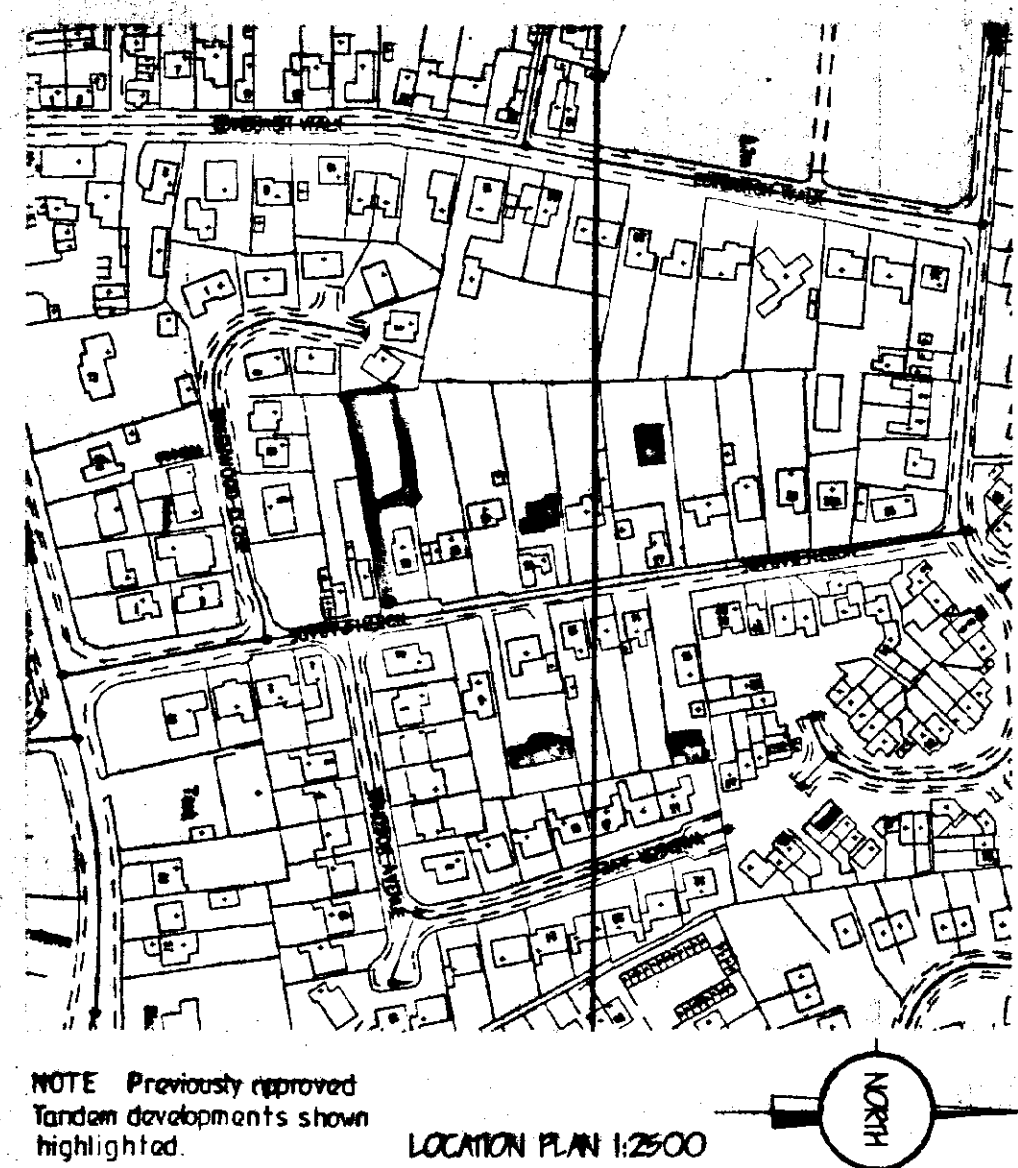
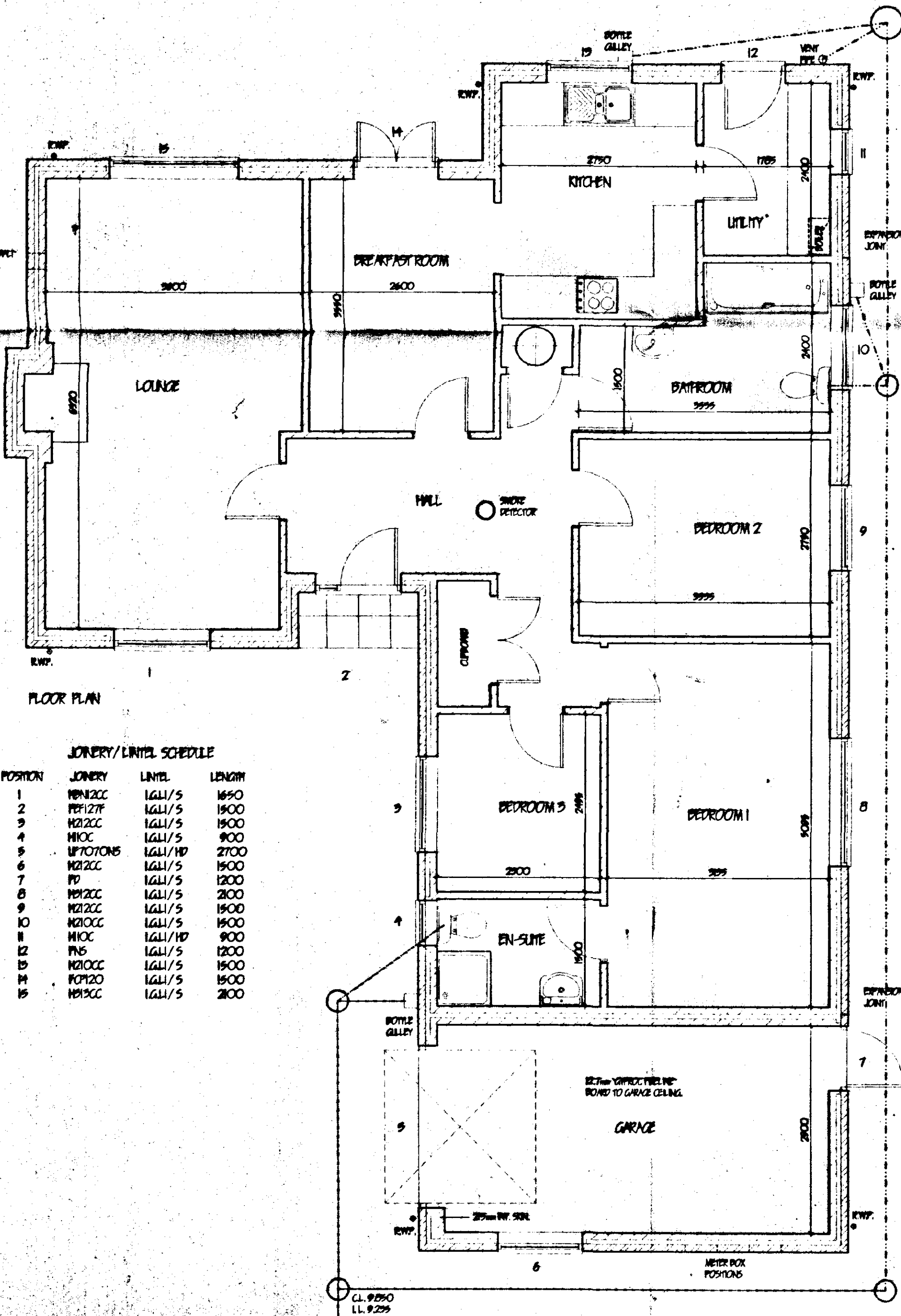
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



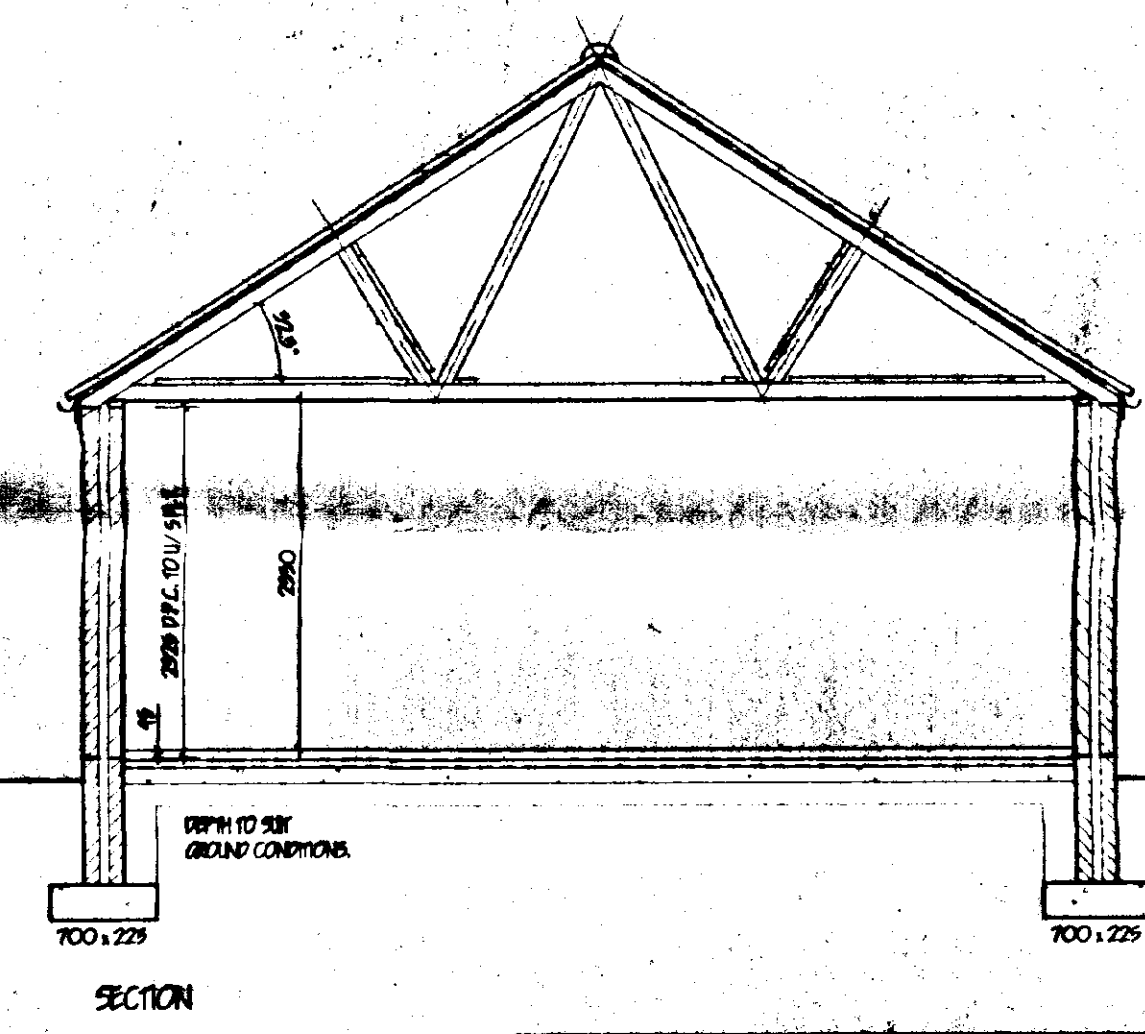
GLAZING:
Double doors throughout (minimum 2000mm high to all units) including garage. All doors between 1800mm high and between 1800mm high in doors and side lights to be safety doors to P.S. 6206. All windows/doors to be draught sealed.

VENTILATION:
All windows to have opening height to open the equivalent of 1/20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq per room free air ventilation per room. To all other rooms provide min. 4000 sq. All bedrooms to have in addition to above Min. 10000 sq. Kitchen to extract min. 60 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 with 15 minute overrun.

WATER AND SPACE HEATING:
Provide Gas fired condenser boiler with fan assisted balanced flue. Provide durable wire guard to the externally. Provide timer switch and suitable thermostat to control 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. 11, part 5.

SMOKE DETECTORS:
Provide mains operated interlinked smoke alarms to P.S. 5446: p.1. In positions shown on plan.

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



revision	date	init.	revision details

SOUTH HOLLAND DC HOUSING & PLANNING
- 6 AUG 1999
Ref: 07/98/19

COOPER ARCHITECTURAL DESIGN
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Client:	P. J. PLANCE & P. R. WHITE
Project:	PROPOSED BUNGALOW & GARAGE, REAR OF 15 NORTH PARADE, HOLBEACH, SPALDING, Lincs.
Drawing:	FLOOR PLAN/ROOF PLAN/ELEVATIONS/SECTION
Scale:	1:50 1:100
Date:	DEC. 98
Drawing No.:	98099.1
Drawn:	J.C.

LINTEL:
266 cavity walling to consist of face brickwork to P.S. 592/1974 for clay bricks and P.S. 187/1973 for calcium silicate bricks. 65 cavity build into cavity. External cavity wall lathes insulation battens in accordance with makers instructions and approved code. No. 85/1087, 100mm Tarmac Hardcrete solid insulation blocks or similar. Cavity walls laid together using approved iron lathes battens set 900 horizontally and 450 vertically to P.S. 1245/1973 wall ties positioned at 900 vertical centres at all unobstructed courses of cavity. Close cavities with "Thermablock" perforated door and provide between face DPC to C.P. 121. External walls to have min. "U" value of 0.45 W/m2 deg. C. Internal walls of 100mm Tarmac Hardcrete solid insulation block. All to receive 100mm 5/ C render and 5mm skim (except garage).

POLL DRAINAGE:
Inspection chamber construction to be "Osmo" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with P.S. 850/1995. Fall drainage pipes to be 100mm dia UPVC, to P.S. 4660/1995 flexibly jointed and laid to makers' instructions to a fall of 1:70 and surround with 100mm pea gravel. Where pipes pass under floors drains surround in 150mm concrete with final joints to be surrounded with joints in gravel. Provide 65 x 100 precast concrete bed bricks where pipes pass through walls, allow 50mm gap around pipe, opening marked both sides of wall with red lead sheet material. Soil and vent pipes to be 100mm dia PVC to P.S. 451/4, 1993 and to extend 900mm above window head terminations with PVC balloon. Waste pipes to be 40mm dia. PVC to P.S. 5945, 1979 complete with rubber caps 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-siphon trap and 50mm vents.

SURFACE WATER DRAINAGE:
150mm dia half round rainwater gutters to 60mm dia rainwater pipes. 100mm dia underdrain pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia soakaway min. 50m to edge from dwellings.

WALLING:
266 cavity walling to consist of face brickwork to P.S. 592/1974 for clay bricks and P.S. 187/1973 for calcium silicate bricks. 65 cavity build into cavity. External cavity wall lathes insulation battens in accordance with makers instructions and approved code. No. 85/1087, 100mm Tarmac Hardcrete solid insulation blocks or similar. Cavity walls laid together using approved iron lathes battens set 900 horizontally and 450 vertically to P.S. 1245/1973 wall ties positioned at 900 vertical centres at all unobstructed courses of cavity. Close cavities with "Thermablock" perforated door and provide between face DPC to C.P. 121. External walls to have min. "U" value of 0.45 W/m2 deg. C. Internal walls of 100mm Tarmac Hardcrete solid insulation block. All to receive 100mm 5/ C render and 5mm skim (except garage).

FLUE CONSTRUCTION:
225mm internal diameter clay flue throats to P.S. 189, 1971 and to be laid socket upwards. 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in certified air brickwork and clay pots. Work min. conc. with around flue as per procedure. 150mm flue around flue, no timber within 40mm of flue. At roof/flat intersection provide cold lead flashing and 2 course waterproof bricks.

OPEN FIRE:
To be capable of burning solid fuel. Hearth to be constructed of non combustible material min. 125mm thick. To project from face of wall by min. 500mm and pass reveals by min. 150mm. All in accordance with approved document part 1, (part C1-25). Appliance to be in accordance with building regulations. Provide lowered permanent vent in end wall to open min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 precast conc. bed over chimney opening.

WINDPROOF ROOF CONSTRUCTION:
Hardcrete concrete roof slabs to P.S. 473 part 2 1977, on 25 x 250 softwood treated battens on rafters to P.S. 747 (Type 1P) and in all cases to be laid with 150mm battens vertically and horizontally. Tiles to be laid with min. battens of 75mm and to be fixed in accordance with required to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Timber trusses spaced at 600mm c/c to a pitch of 9.2.5. 36 x 100 ridge board. 36 x 100 ceiling battens. All trusses to be strapped to wall plate by 50 x 5 galvanized metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid battens beneath straps 50 x 100 wall plate bedded on sand and cement. 25 x 175 fascia boards. 6mm ext. grade plywood soffits complete with 100mm wide continuous air gap and fly proof screens. All structural timber to be min. SC2 grade. Where open of trusses rather exceeds 50mm provide additional bracing within the plane of the walls in accordance with Truss Assoc. Tech. Bulletin sheet A. Timber supports are to be provided beneath water storage tanks over this ceiling joists. At roof intersections provide 25 x 100 bay boards and sheathing trusses at 600 c/c; install cold lead valley line.

CEILING:
200mm decorative insulation total thickness. 100mm between joists & 100mm over joists. 12.7mm Gypsum plasterboard 5mm skin finish. Provide min. 36 x 36 recesses to all plasterboard edges. All joints to be taped and filled. Garage ceiling to be 12.7mm Gypsum Fibre board and Arlon. Provide access trap to roof space opening to be fixed with 25 x 25 plasterboard. Access panel to be 12mm ply with layer of 2.5mm Fibre board fixed to face 100mm Joists to top surface. Draught seal all round.

LIMITATIONS:
This drawing is limited to the scope of information contained and does not represent to contain a full specification of the works. It is solely for the purpose of obtaining Planning/Building Regulations 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 other purposes. All open dimensions shall be checked by the Builder/Contractor and will be his responsibility from measurement of site work. The works will not be supervised or inspected on site by CAD, 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:
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HEALTH & SAFETY:
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