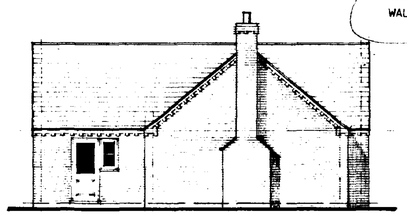
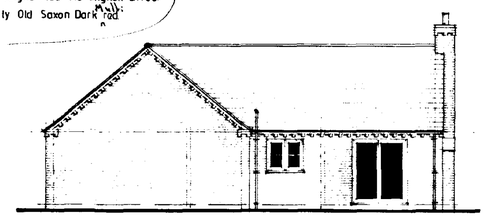
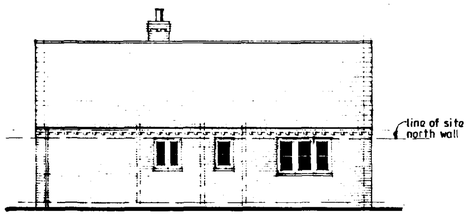
ROOF - Marley Anglia Plus Old English dk red
WALL - Butterly Old Saxon Dark rad



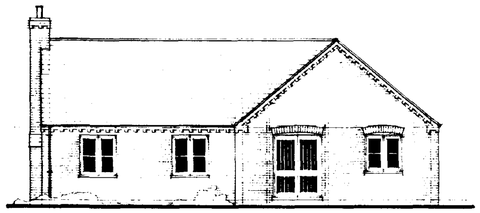
South Elevation



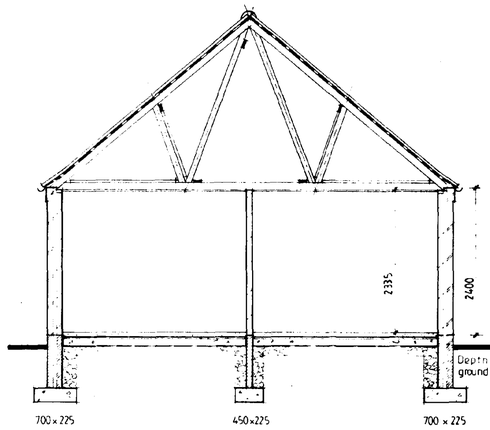
West Elevation



North Elevation



East Elevation



Section.

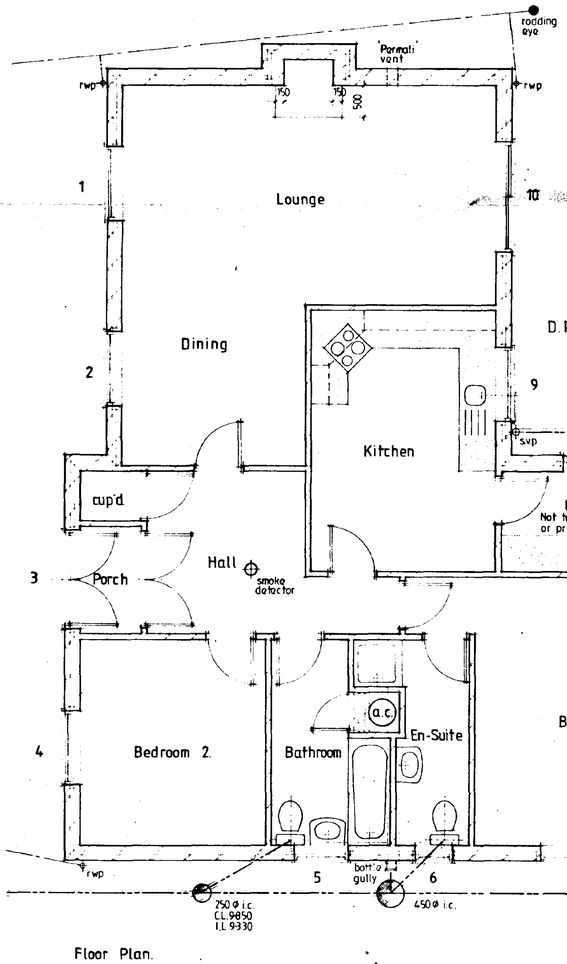
GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 20mm Celotex RFI insulation board, insert 25mm insulation board to perimeter of all oversite on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 100 concrete oversite: Concrete mix ST3 to B.S. 5328 1990: 150 blinded and consolidated hardcore:
Alternative: Floor construction as above but 19mm T&G. flooring grade chipboard on 25mm Celotex RFI insulation board laid on oversite in lieu of screed and insulation board. Ensure 12mm expansion gap to perimeter of boarding. Use treated chipboard to kitchen and bathrooms.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows. Under 265 cavity walls provide 225 x 700 and under 100 walls provide 225 x 450 all ST3 mix to B.S. 5328 1990. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation.

LINTELS.
All lintels to be as manufactured by messrs ..G 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 d.p.c to CP.121: Internal lintels to be I.G. 100 Box type.

Notes & Schedules

Postn	Joinery	Lintol	Length
1	H213CC	IG L1/S	1500
2	H213CC	IG L1/S	1500
3	SPECIAL	IG L1/S	1950
4	H212CC	IG L1/S	1500
5	H2N10C	IG L1/S	1200
6	H110C	IG L1/S	900
7	H312CC	IG L1/S	2100
8	H110C FNS	IG L1/S	1800
9	H210CC	IG L1/S	1500
10	PAUV18L	IG L1/S	2100



Floor Plan.

FOUL DRAINAGE.
Inspection chamber construction to be 'Osma'' and installed in accordance with makers instructions with the internal diameter related to the depth in accordance with B.S.8301:1985 Foul drainage pipes to be 100mm dia. UPVC. to B.S.4660:1983 Flexibly jointed and laid to makers instruction to a fall of 1:70 bed 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 flexal joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintol bridging where pipes pass through walls, allow 50mm gap around pipe, opening masked both sides of wall with ridged 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 balloon. Waste pipes to be 40mm. dia. PVC to B.S.3943:1979 complete with rodding eyes at every change in 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 50mm waste.

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 property throughout 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 saftey glass to B.S. 6206.

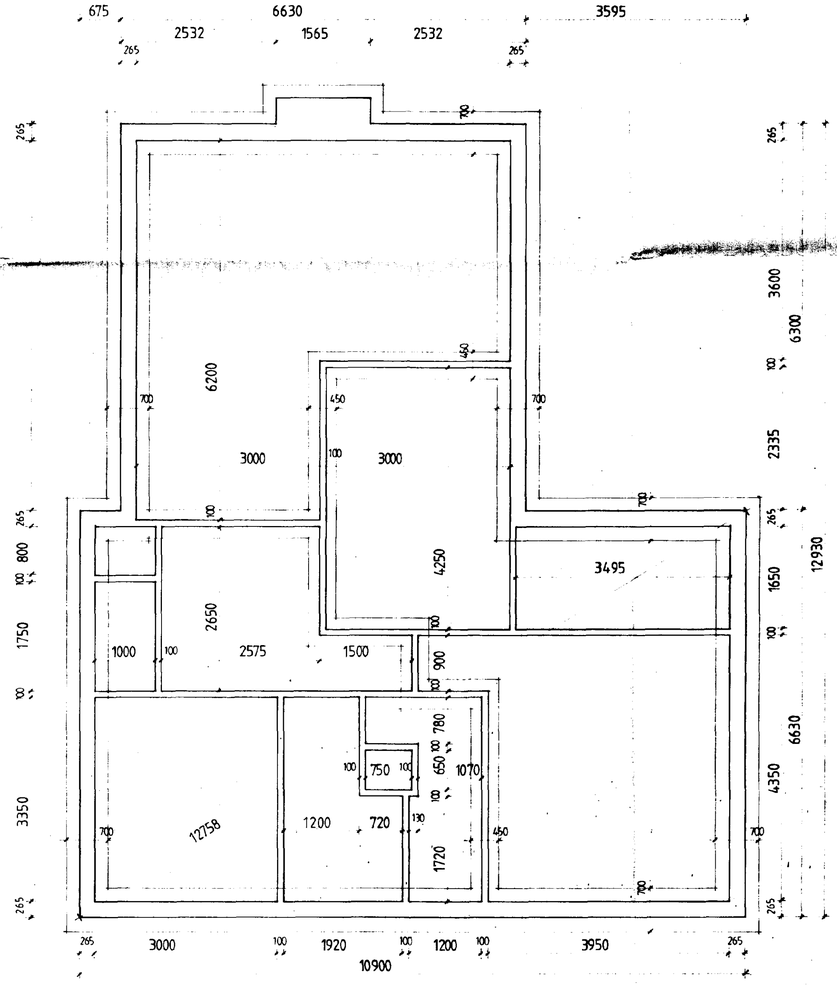
VENTILATION
All windows to have opening lights to give the equivalent of 1/20th the floor area. Window heads to be fitted with hit and miss ventilators to give min 4000mmsq permanent free air ventilation per room. All kitchens to have in addition to above Wall/Window mounted mechanical extractor fan 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.

HOT WATER AND SPACE HEATING
Provide wall or floor mounted gas fired boiler with balanced flue. Fit durable wire guard to flue extensily. Provide suitable thermostat to dwelling or fit thermostatic valves to all radiators. Hot water storage system to be vented and all hot water storage tanks and pipes to be insulated to B.R. L1 pt 3.

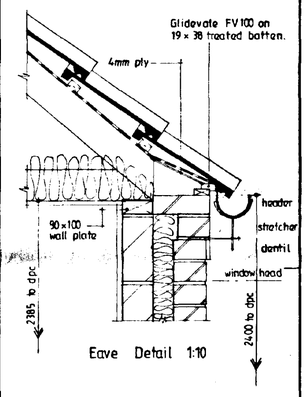
SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446. pt1 in positions shown on plan.

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 closerand 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.

SUB STRUCTURE WALLING.
100mm class A dense concrete blocks: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below D.P.C. to be F.L. quality.



Foundation Plan.



Eave Detail 1:10

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revision	date	init.	revision details

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MR & MRS. C. EDWARDS.

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PROPOSED BUNGALOW.
NORTHONS LANE SOUTH HOLLAND D.C.
HOLBEACH
SPALDING
LINC'S.

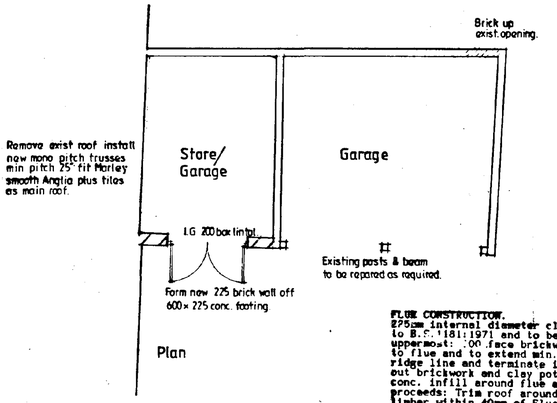
PLAN DEPT
28 SEP 1994
REF. 0989/94

DETERMINED
PLAN

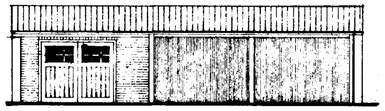
drawing
PLANS, ELEVATION, SECTION

scale	drawing no
1:50 1:100	LS 9329
date	drawn
SEPT '94	

SUMMIT D.O.S. 841079



Plan



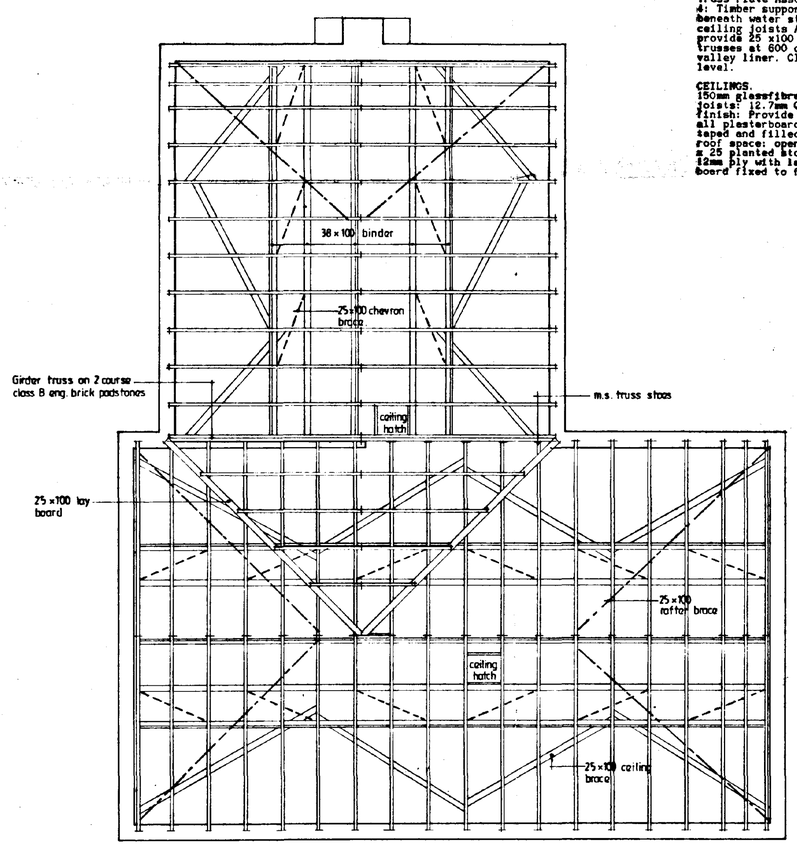
North Elevation.

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 no timber within 40mm of Flue: At flue/roof intersection provide code 4 lead flashing and 2 courses engineering bricks.

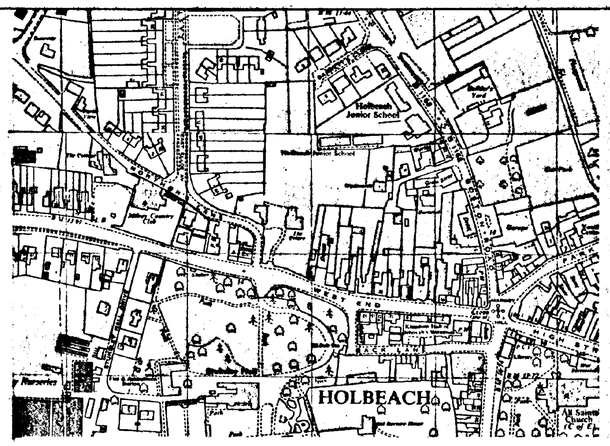
OPEN FIRE
To be capable of burning smokeless fuel: Hearth to be constructed of non combustible material and be min. 125 thick and project from wall face by 500 and passed sides by min. 150mm. In accordance with approved document part J. (part C 1-25) Appliance to be in accordance with building regulations. 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.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S.473:550 part 2 1971. on 25 x 38 softwood treated battens on underfelt 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 category as detailed in CP3 chapter V part 2 1972. Twinaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. Trusses to be fink type at 600c/c to a pitch of 40 deg. 38 x 100 ridge node binder 2No 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: 10mm wide continuous air gap and fly proof screen to eaves: All structural timber to be min. SC3 grade: Where span of trussed rafter exceeds 6.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists At roof intersections provide 25 x100 lay boards and reducing trusses at 600 c/c: Install code 4 lead valley liner. Close cavity at plate level.

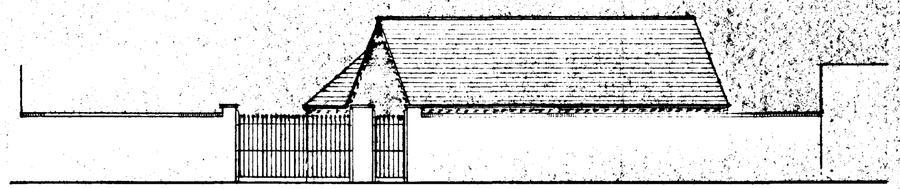
CEILINGS.
150mm glassfibre insulation laid between joists: 12.7mm Gyproc plasterboard Artex finish: Provide min 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled: Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face.



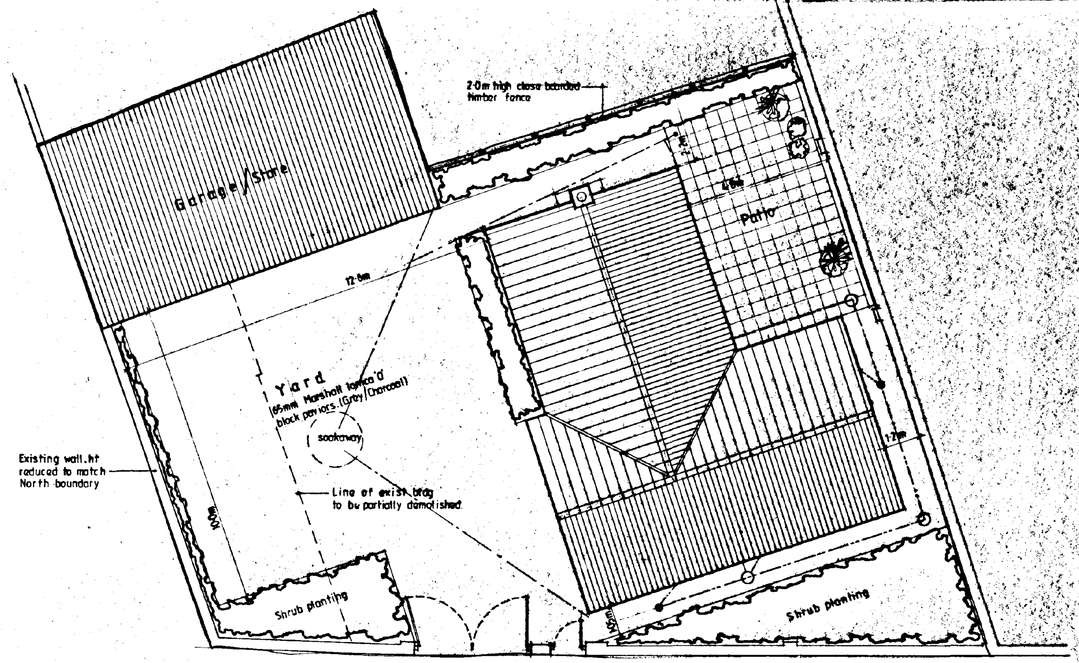
Roof Plan.



Location Plan 1:2500



North Elevation (Northons Lane)



Block Plan 1:100

Notes & Schedules

SOUTH HOLLAND D.C.
PLAN DEPT
26 SEP 1994
REF 0929/94

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