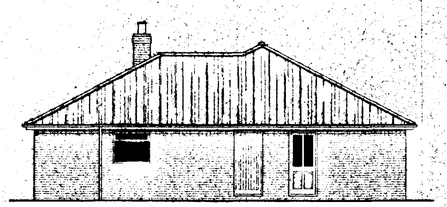
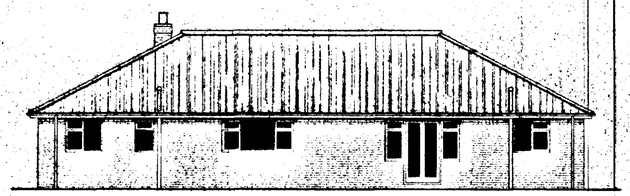


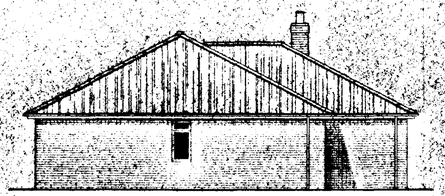
NORTH ELEVATION



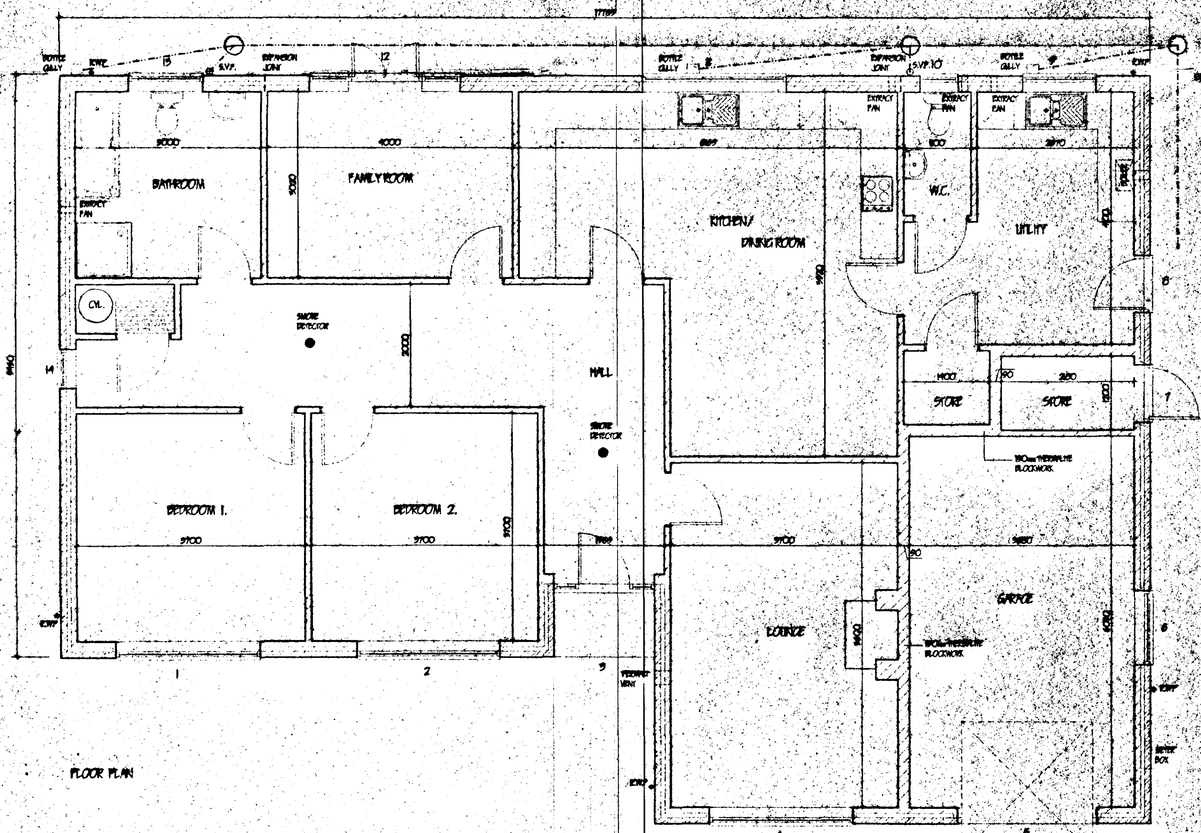
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION




FLOOR PLAN

**SURFACE WATER DRAINAGE.**
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly jointed to a fall of 1:170 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway, min. 5.0m to edge from dwelling.

**GLAZING.**
Double glazed units throughout (Maximum 6mm air gap to all units) excluding garage. All glazing between F.F.L. and 800mm high and between F.F.L. and 1900mm 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 lights to give the equivalent of 1/20th the floor area. Provide background ventilators to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min. 4000 sq. All kitchens 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. 30 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.

**HOT WATER AND SPACE HEATING.**
Provide wall mounted Oil fired condensing boiler with fan assisted balanced flue. Fit durable wire guard to internally to boiler flue. Provide timer switch and suitable zone thermostats to dwelling, fit thermostatic control 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 B.R. U.I. part 3.

**SMOKE DETECTORS.**
Provide ceiling mounted mains operated self- contained smoke alarms to B.S. 5446: pt.1:1990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

**GENERAL**
All electrical installations to be in accordance with the latest I.E.E. Regulations.
Provide hot & cold water supply for all wash basins.
All electrical switches and socket outlets to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

**INTERNAL DOORS**
All internal doors to ground floor habitable rooms and toilet accommodation to be 838mm wide.

**FOOTPATHS / DRIVES.**
Provide min. 900mm wide footpath positioned at F.F.L. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub cill min 1:20 . All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel.
At least 5.0m of drive adjacent to building x 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers.
All to be sloped up to footpath level at min. 1:20

**FLUE CONSTRUCTION.**
225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be taut 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 roof / flue intersection provide code 4 lead flashings and 2 course oversailing bricks.

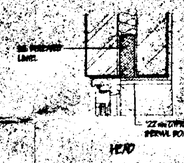
**OPEN FIRE.**
To be capable of burning inclusive flue. Hearth to be constructed of non combustible material min. 125mm thick. To project from face of wall by min. 500mm and sides reveals by min. 150mm All in accordance with approved document part. J. ( part C1-25) . Appliance to be in accordance with building regulations. Provide lineral permanent vent in ext. wall to over min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

**FOUL DRAINAGE**
Inspection chamber construction to be "Osma" unit 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 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 lined joints to correspond with joints in pipework. Provide 65 x 100 reinforced concrete lintel bridging where pipes pass through walls, allow 50mm gap around pipe, covering applied both sides of wall with rubber sheet materials. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1969 and to extend 900mm above window head terminations with PVC bellmouth. Waste pipes to be generally 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to B.S. 5955: 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 50mm waste.

**PITCHED ROOF CONSTRUCTION.**
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 50 softwood treated battens on underfelt to B.S. 747 ( type 1F ) and in all cases to be battened by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with required to wind speed, roof pitch and exposure catagory as detailed in CP3 chapter V part 2 1972. Timber/plate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALC'S TO BE SUBMITTED TO L / A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 27.5 deg. 98 x 100 ridge node binder 98 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. Noter provide solid brickwork beneath straps: 90 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit, provided with 10mm wide continuous air ope and fly proof screen. All structural timber to be min.SC3 grade, stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed-rafter exceeds 5.0m provide additional bracing within the plane of the webs in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 454 cubic litres. At roof intersections provide 25 x 100 lay boards and diminishing trimmers at 600 c/c : Install code 4 lead valley liner.

**CEILINGS.**
200mm glass fibre insulation laid between 100mm between joists & 100mm over Joists. 12.7mm Gyproc plasterboard 3mm skim finish Provide min. 98 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Garage ceilings 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. 100mm Jablite to top surface. Provide slide bolt fasteners & draught seal all round

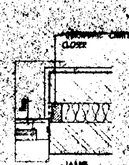
**LEVEL ENTRY THRESHOLD :**
Provide "Avalon & Pad" Mobility door Sheet & threshold (PM29W-MOB) to at least one entrance to building.



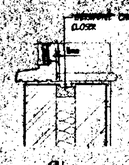

**JOINERY / LINTEL SCHEDULE**

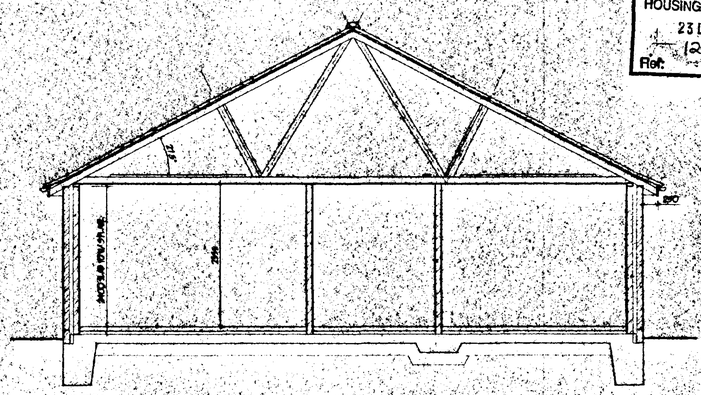
| | | | |
|---|---|---|---|
| 1 | 1221 | LG.LI/HD90 | 2700 |
| 2 | 1821 | LG.LI/HD90 | 2700 |
| 3 | PD2469W | LG.LI/HD90 | 1990 |
| 4 | 1521 | LG.LI/HD90 | 2700 |
| 5 | LP1070DS | LG.LI/HD90 | 2700 |
| 6 | 2109 | LG.LI/590 | 1500 |
| 7 | PD29W | LG.LI/590 | 1590 |
| 8 | PM29W-MOB | LG.LI/590 | 1590 |
| 9 | 2109 | LG.LI590 | 1500 |
| 10 | 1509 | LG.LI/590 | 900 |
| 11 | 1809T | LG.LI/HD90 | 2700 |
| 12 | 1191/PD1220/1191 | LG.LI/HD90 | 2090 |
| 13 | 2109 | LG.LI/590 | 1500 |
| 14 | 1191 | LG.LI/590 | 900 |

ALL WINDOWS TO BE P.V.C.u EQUIVALENT TO WELDY JOINERY LTD CODES




REVEAL DETAILS




SECTION

**LIMITATIONS.**
This drawing is limited in the amount of 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 given 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, adherence 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 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 on the drawings and details. Work that may not be specifically shown but may be reasonably informed as necessary to carry out the works shall be deemed to be included

| revision | date | init. | revision details. |
|---|---|---|---|
| | | | |

SOUTH HOLLAND DC
HOUSING & PLANNING
23 DEC 1999
Ref: 1294/99

DETERMINED PLAN


COOPER ARCHITECTURAL DESIGN
BROMAVON, HOCKLESGATE, FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423782
Mobile : 0410 290852


Client.
MR & MRS SOUTER

Project.
PROPOSED REPLACEMENT DWELLING.
"TUMULI"
CHARTER'S LANE
LONG SUTTON.
SPALDING. LINC'S.

Drawing.
FLOOR PLAN / SECTION / ELEVATIONS

| | | | |
|---|---|---|---|
| Scale | 1:50 1:100 | Drawing No. | 9952.1 |
| Date. | DEC. '99 | Drawn. | J.C. |