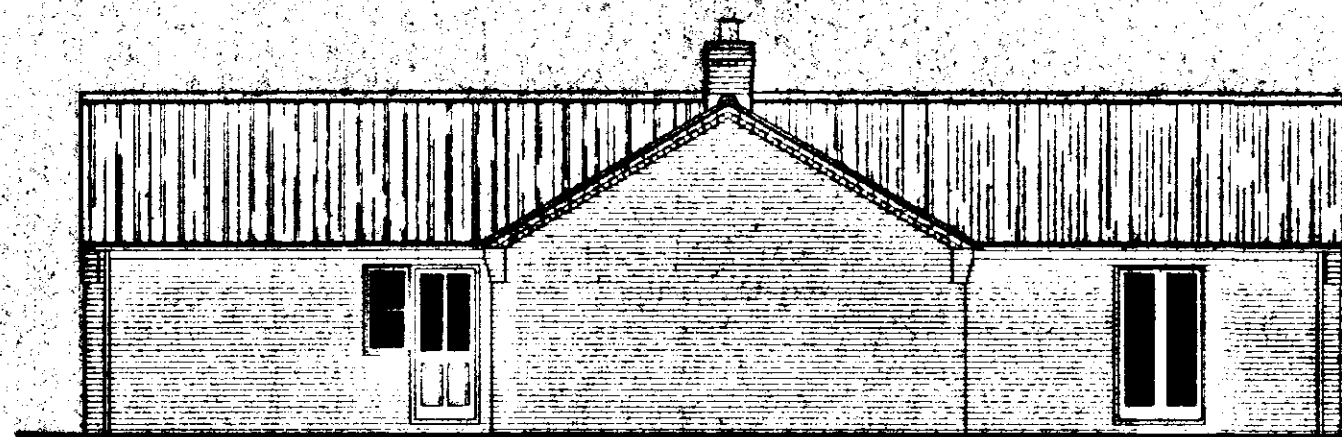




WEST ELEVATION



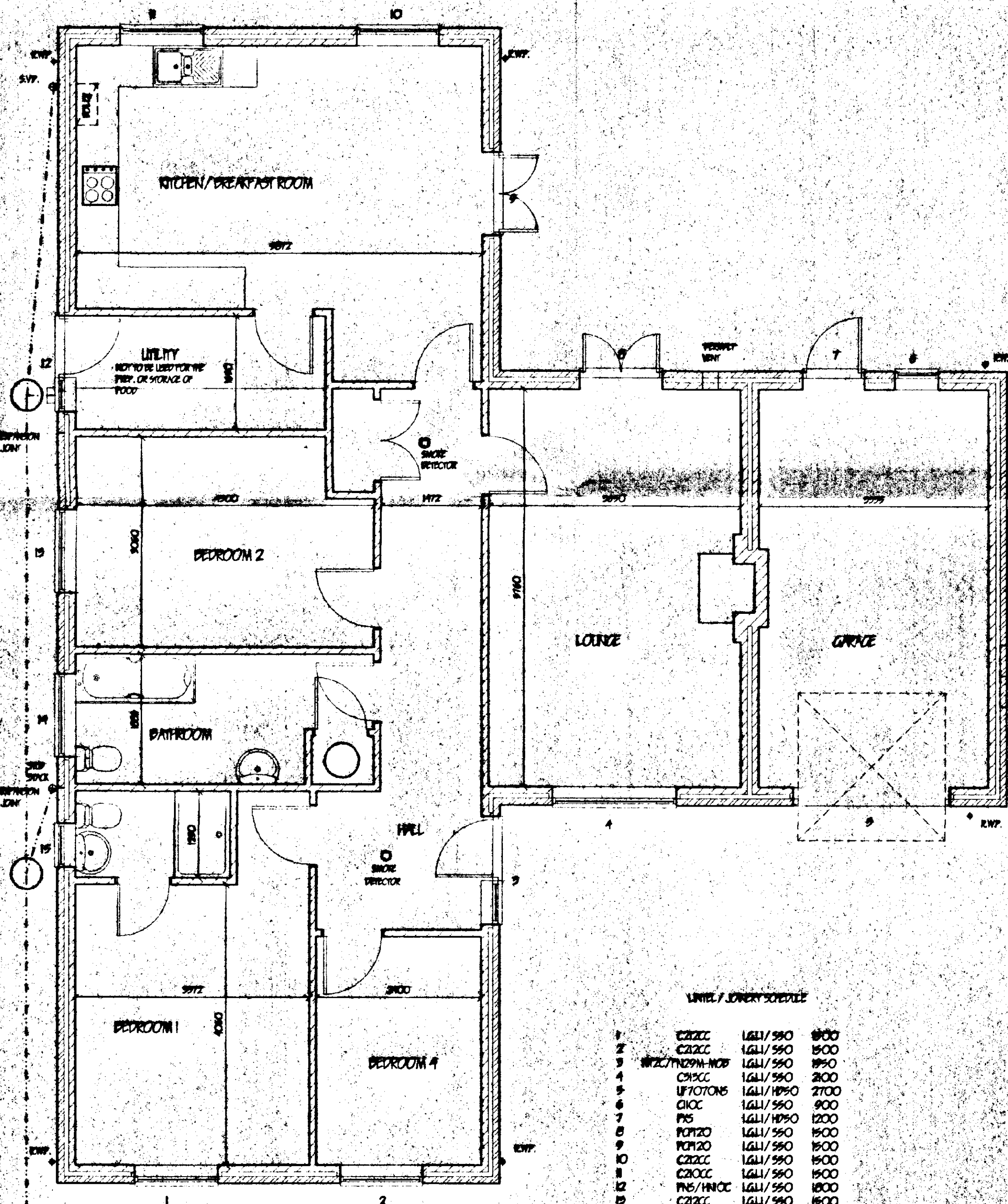
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



UNIT / JOINT SCHEDULE

1	C20CC	1500	1500
2	C20CC	1500	1500
3	C20CC	1500	1500
4	C20CC	1500	1500
5	C20CC	1500	1500
6	C20CC	1500	1500
7	C20CC	1500	1500
8	C20CC	1500	1500
9	C20CC	1500	1500
10	C20CC	1500	1500
11	C20CC	1500	1500
12	C20CC	1500	1500
13	C20CC	1500	1500
14	C20CC	1500	1500
15	C20CC	1500	1500

ALL JOINTS TO BE REPAIR BY JOINTING.
ALL JOINTS TO BE REPAIR BY JOINTING.

SURFACE WATER DRAINAGE

15 dia. half round rainwater gully to 60 dia. rainwater pipe 60 dia. dia. underground pipe flexibility joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. manhole min. 5.0m from building.

GLAZING

Double glaze property throughout (at least 2 panes of glass to all units) including garage. All glazing between 1.1m and 2.0m high and between 1.1m and 1.90m high to doors and side lights to be safety glass to P.S. 6206. All windows/doors to be draught sealed.

VENTILATION

All windows to have draught tight to the equivalent of 1/20th the floor area. Provide background ventilation to habitable rooms min. 8000cm² sq. per room. Free air ventilation per room. To all other rooms provide min. 4000 cm². All following rooms to have in addition to above: Hall/Winter roomed mechanical extractor fan. Kitchen background min. 60 litres per second. U.K.A. rooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second.

ROOF WATER AND SPACE HEATING

Provide and install 0.1m thick insulation with the external vertical insulation. It is desirable to use external to the roof. Provide floor finish and suitable zone thermostats to heating. It is recommended that all radiators be water sealed to be thermally isolated. All radiators to be water sealed and to be water sealed. All hot water storage tanks and pipework to be insulated to P.S. 14, part 5.

SMOKE DETECTORS

Provide carbon monoxide and smoke detectors in the main living area. It is recommended that all radiators be water sealed to be thermally isolated. All radiators to be water sealed and to be water sealed. All hot water storage tanks and pipework to be insulated to P.S. 14, part 5.

GLAZING

All external glazing to be in accordance with the latest L.E.E. Regulations. Provide hot and cold water supply to all wash basins. All external radiators and radiators to be water sealed to be thermally isolated. All radiators to be water sealed and to be water sealed. All hot water storage tanks and pipework to be insulated to P.S. 14, part 5.

CEILING

200mm acoustic insulation to the ceiling. 100mm between rafters & 100mm over joists. 12.7mm Gypsum 'Alphacore' plasterboard 12.5mm thick. Provide min. 25 x 35 rafters to all plasterboard edges. All joints to be taped and filled. Garage ceiling to be 12.7mm Gypsum Plasterboard and Arbores. Provide access trap to roof space opening to be fixed with 25 x 25 plasterboard. Access panel to be 12mm ply with layer of 12.7mm Plasterboard fixed to face. Draught seal all round.

WALLING

265 cavity walling to consist of four brickwork to P.S. 992/1974 for clay bricks and P.S. 167/1973 for calcium silicate bricks. 65 cavity built into cavity. External cavity wall built insulation bearing in accordance with relevant instructions and approved code. No. 89/1087. 100mm Gypsum 'Alphacore' solid insulation blocks or similar. Cavity built together using approved non break loss seal. 100 horizontally and 450 vertically to P.S. 1249/1978 will then positioned at 900 vertical centres at all unbracketed corners of cavity. Cavity cavity with 'Thermabul' preformed corner and provide between fall D.P.C. to C.P. 121. External walls to have min. 'U' value of 0.45 W/m² K. Internal walls of 100mm Gypsum 'Alphacore' solid insulation blocks and to receive 10mm S/C render and 12.5mm skin (except garage). Steel walls to consist of 25 x 89mm C.L.S. studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skin. 100mm acoustic insulation between studs.

LEVEL ENTRY THRESHOLD

Provide 'Dimple & Seal' Accessibility after Frame & Threshold (VNC29H-MOD) to at least one entrance to building.

FOOTPATHS/DRIVES

Provide min. 900mm wide footpath positioned at D.P.C. level and min. 150mm from face of wall of building to perimeter of building. At entrance position ramp up to top of sub all 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 & 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block paving. All to be sloped up to footpath level at min. 1:20.

INTERNAL DOORS

All internal doors to consist of 12mm thick solid wood and built in accordance to be 1200mm wide.

FLOOR CONSTRUCTION

225mm internal diameter clay flue to P.S. 167/1973. 1971 and to be laid socket uppermost. 100 floor brickwork around to floor and to extend min. 600mm above ridge line and terminate in corbelled ash brickwork and clay pot. Work min. conc. 1:3 around flue as work proceeds. 1m roof around flue, no timber within 40mm of flue. At roof/floor intersection provide 100mm lead flashing and 2 course concrete bricks.

OPENING

To be capable of having insulation built through to be constructed of non combustible material min. 125mm thick. To project from face of wall by min. 900mm and give rebate by min. 150mm. All in accordance with approved document part 3 (part C1-29). Appliance to be in accordance with building regulations. Provide permanent vent in roof, wall to open min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 preformed conc. lead over chimney opening.

LININGS

All linings to be manufactured by Womersley Ltd. and to be installed in accordance with makers' instructions, and to have min. and bearing of 150mm and at internal junctions to have cavity trap D.P.C. to C.P. 121. Internal linings to be 16.100 Pox tape. Linings in garage to be underlaid with 12.7mm fibre board or receive 12mm render and skin.

FLOOR FINISH

Inspection chamber distribution to be 'Dimple' and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with P.S. 890/1995. Fall drainage pipes to be 100mm dia. UPVC to P.S. 4460/1989 flexible jointed and laid to makers' instructions to a fall of 1:70 lead and covered with 100mm pea gravel. Where pipes pass under floors access to 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with fixed joints to correspond with joints in pavement. Provide 65 x 100 preformed concrete lead bridging where pipes pass through walls, above 50mm gap around pipe, opening sealed both sides of wall with ridged sheet material. Soil and vent pipes to be 100mm vit. dia. PVC to P.S. 4514/1995 and to extend 900mm above window head terminate with PVC bulbo. Waste pipes to be 40mm dia. PVC to P.S. 5945/1979 complete with rubbery caps at every change of direction. Push, button and sink to have 75 deep soil traps. Shower to be raised as 150mm plate with access plate to anti-siphon trap and 90mm waste.

FIXED ROOF CONSTRUCTION

Interlocking concrete roof tiles to P.S. 473 part 2/1977, as 25 x 36 softwood treated battens or underfelt to P.S. 747 (type F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. batten of 75mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2/1972. Timberplate specialist made preformed roof trusses to comply with P.S. 5268 part 5/1996. TRUSS CALCULUS TO BE SUBMITTED TO L.A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be fix tape at 600mm c/c to arch of 50 dia. 36 x 100 ridge rafter timber 25 x 95 x 100 rafters. All trusses to be strapped to wall plate by 30 x 5 galvanized metal straps acting as anchor and lateral restraint straps at min. 1.5m c/c. Note: provide solid bracing beneath straps. 50 x 100 wall plate bedded on sand and cement. 27 x 75 fascia boards 6mm min. square plywood soffits complete with 10mm wide continuous air gap and fix proof across. All structural timber to be min. 50% grade. Where span of truss exceeds 5.0m provide additional bracing within the plane of the web in accordance with Truss Plate Assoc. tech. bulletin sheet 4. Timber supports are to be provided beneath water storage tanks over the ceiling joists. At roof intersections provide 25 x 100 lag bolts and flashing trusses at 600 c/c. 1 batt code 4 lead valley liner. Close cavity at plate level.

EXTERIORS

The drawings are limited to the extent of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning Permission approval. The drawings must not be used as a contract document. All dimensions shall be taken from the site from actual work. Under no circumstances shall measurements be scaled from the drawings for construction or ordering purposes. All open dimensions shall be checked by the Builder/Contractor and will be his responsibility from commencement 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.

STANDARDS

All materials to be used 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 PPA 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 inferred as necessary to carry out the works shall be deemed to be included.

revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN
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Client:
MR G. SPENCER & MS J. PARRHAM

Project:
PROPOSED BUNGALOW & GARAGE
HALLGATE,
MOLLTON,
SPALDING,
Lincs

Drawing:	FLOOR PLAN/SECTION/ELEVATION
Scale:	1:50 1:100
Date:	JAN. 2000
Drawing No:	99981
Drawn:	J.C.

SOUTH HOLLAND B8 HOUSING & PLANNING
18 FEB 2000
Ref: 162/00

DETERMINED PLAN

