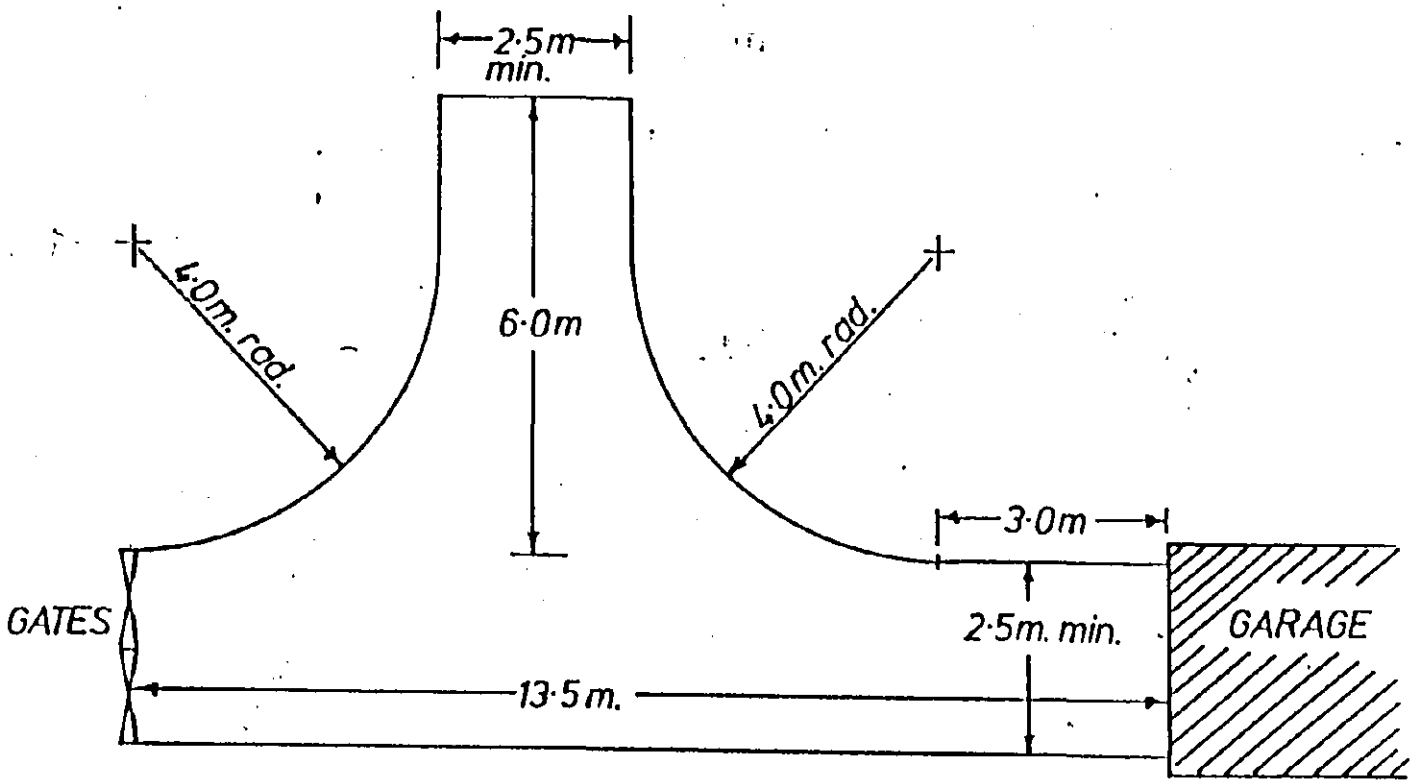
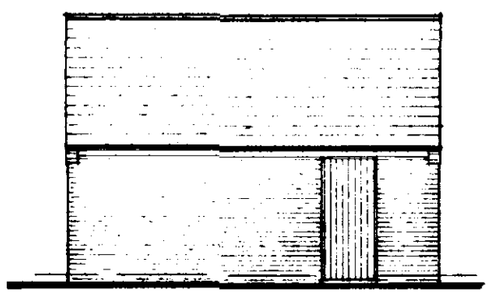
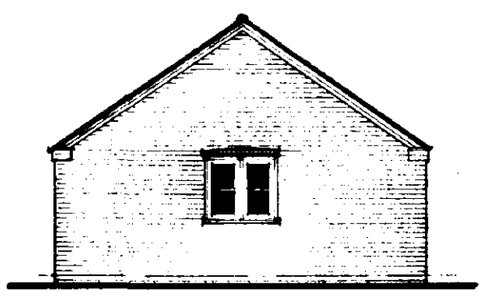


DETAIL OF DOMESTIC TURNING SPACE.

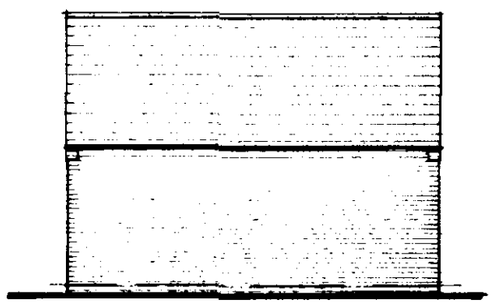
SCALE....1:100



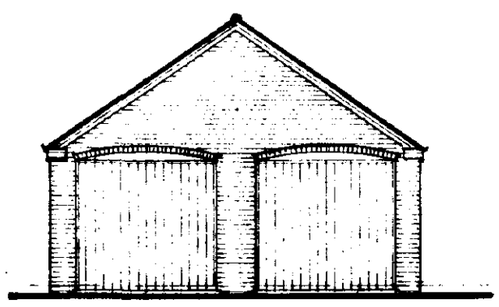
South Elevation



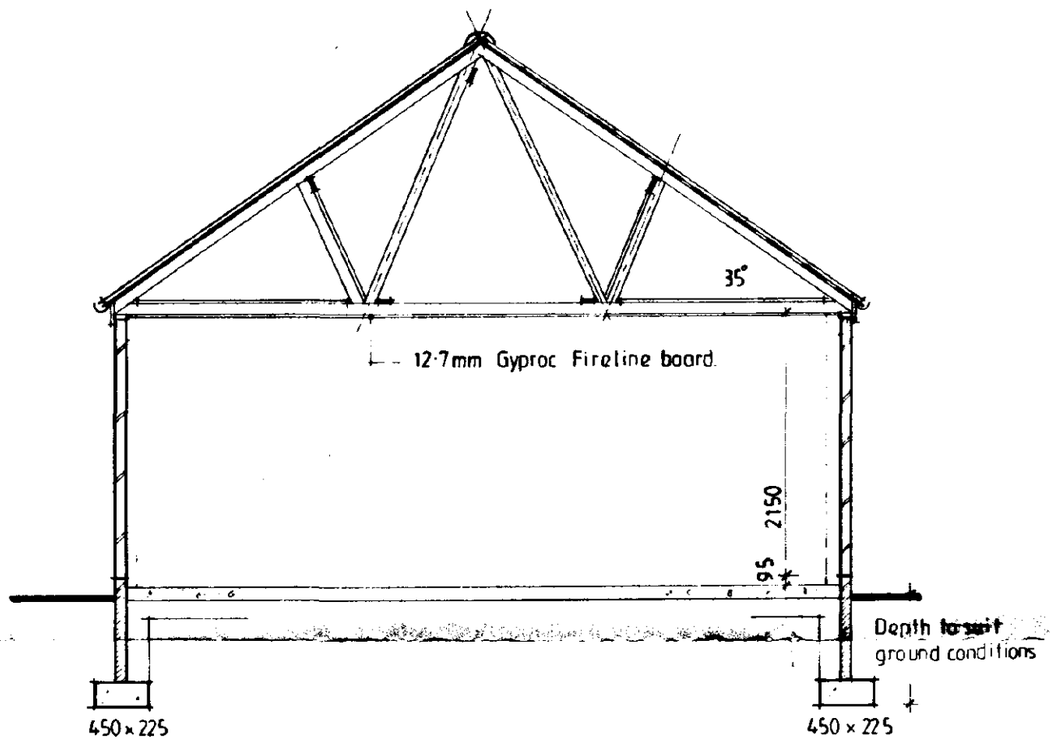
East Elevation.



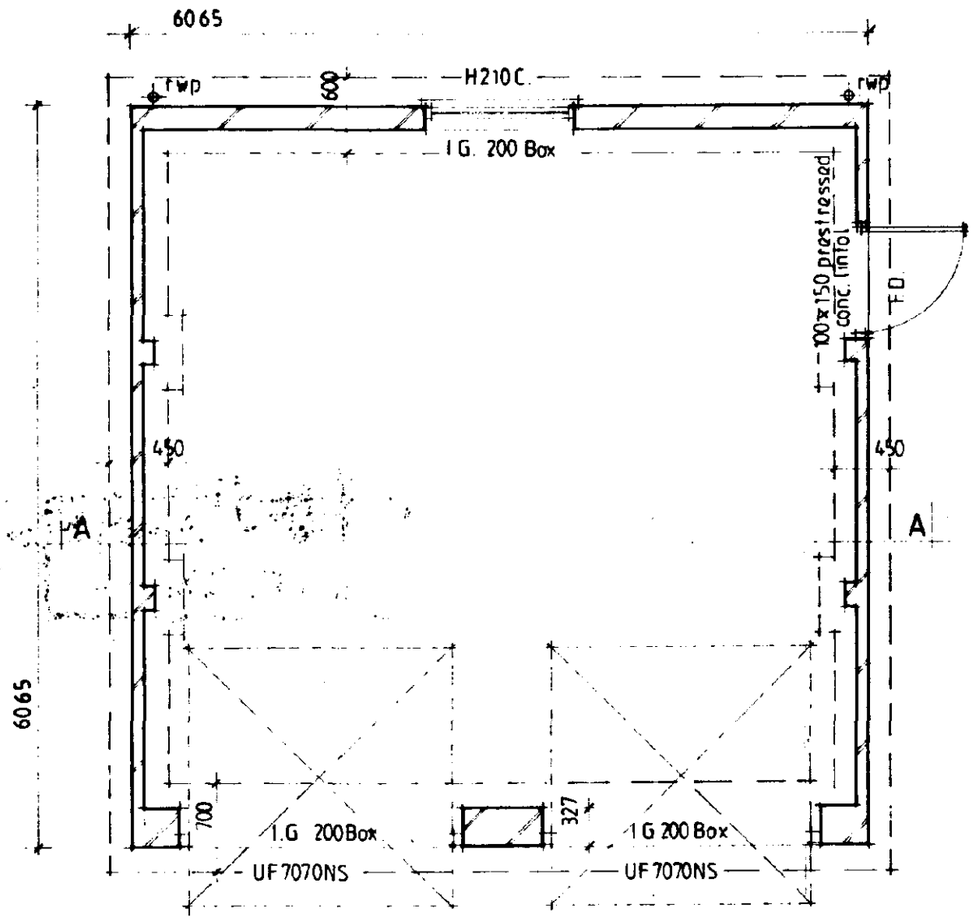
North Elevation



West Elevation



SECTION. A -A



Plan.

Notes & Schedules

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 35 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: 25 x 175 fascia boards: All structural timber to be min. SC3 grade: Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4.

WALLING.
327/215/103mm walling to consist of face brickwork to B.S.3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks.

SUB STRUCTURE WALLING.
327/215/103mm class A dense concrete blocks: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: All brickwork below D.P.C. to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm under 100 concrete overs'te: Concrete mix ST3 to B.S. 5328 1990: 150 blinded and consolidated hardcore.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows. Under 327 walls provide 700 x 225 under215 walls provide 225 x 600 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.

LINTELS.
All lintels to be as manufactured by messrs I.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: Lintels in garage to be underlined with 12.7 fireline board or receive 12mm render and skim..

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.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
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revision	date	init.	revision details

DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
01 JUL 1994
REF 0630194

GAP
COOPER ARCHITECTURAL DESIGN
BRONAVON HOCKLESGATE
FLEET SPALDING LINCS PE12 8LF
TEL 0406 23762

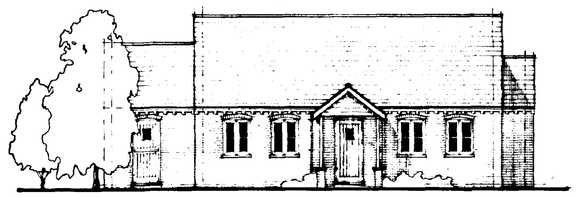
client
MR & MRS D CREASEY

project
PROPOSED GARAGE
WHITE HORSE COTTAGE,
DOZENS BANK,
WEST PINCHBECK,
SPALDING LINC'S.

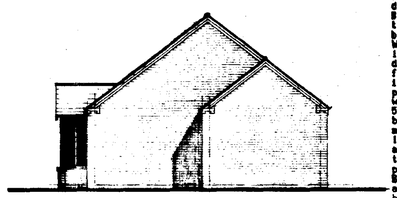
drawing
GARAGE

scale	drawing no
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date	drawn
DEC. '93,	

3938-79



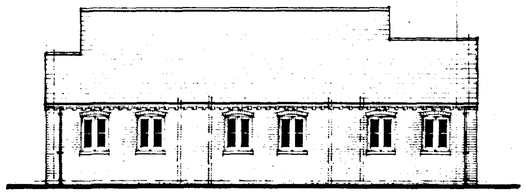
West Elevation



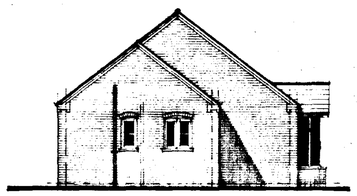
South Elevation

BRICK. – Hepworth York Red Multi

TILE. – Marley Mondip Old English Dk Red.



East Elevation.



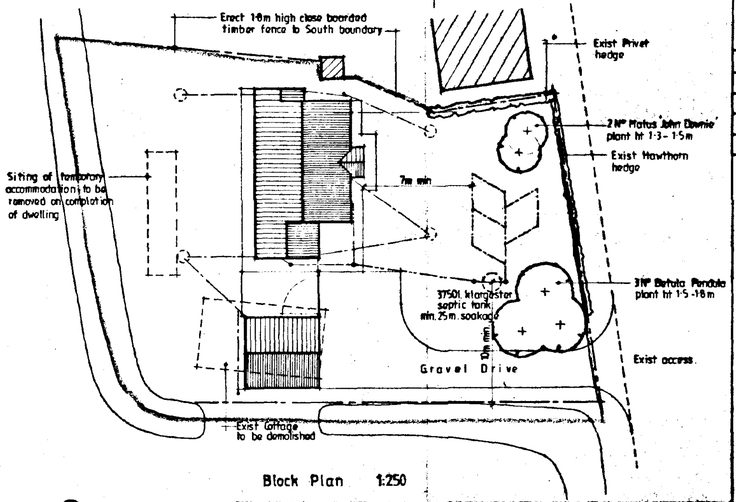
North Elevation

LINTELS.
All lintels to be as manufactured by messrs I.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.

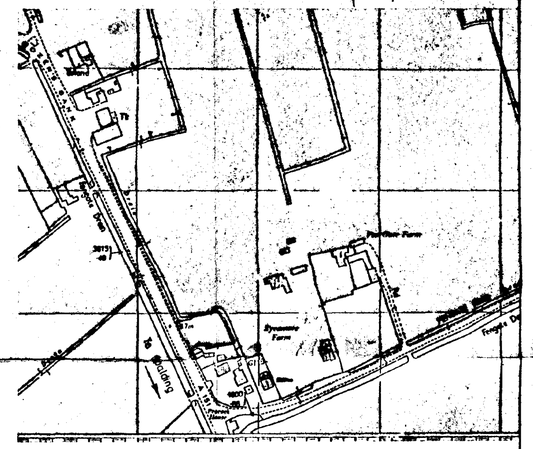
FOUL DRAINAGE.
Inspection chamber construction to be "Osma" and installed in accordance with makers instructions with the internal diameter related to the depth in accordance with B.S.8301:1985 Foul drainage pipes to be 100mm dia. UPVC. to B.S.4660:1989 Flexibly jointed and laid to makers instruction 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 flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintol bridging where pipes pass through walls, allow 150mm gap around pipe, opening meshed 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.

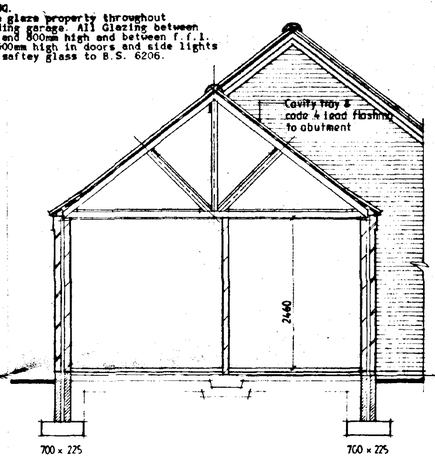
GLAZING.
Double glaze property throughout excluding garage. All Glazing between f.f.l and 800mm high and between f.f.l. and 1900mm high in doors and side lights to be saftey glass to B.S. 6206.



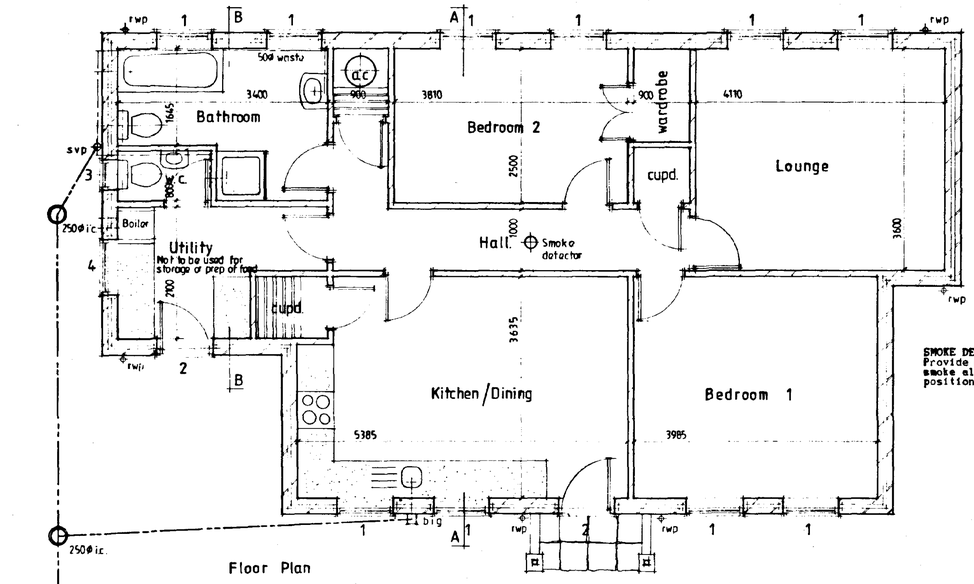
Block Plan 1:250



Location Plan 1:2500

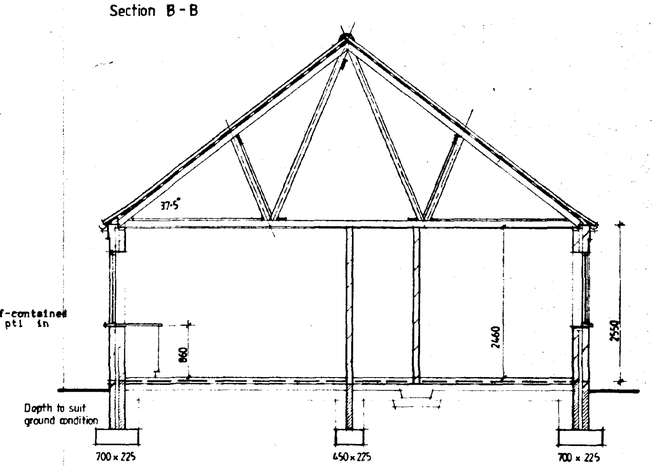


Section B - B



Floor Plan

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



Section A - A

CEILINGS.
450mm glassfibre insulation laid between joists: 12.7mm Gyproc "duplex" plasterboard Artex 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 stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face.

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 bathroom.

HOT WATER AND SPACE HEATING
Provide oil fired boiler on a min 600mm square constructional hearth min 125mm thick. Flue to be of rear entry balanced type with durable wire guard fitted externally. 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.

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 4000msq 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 30 litres per second. Bathrooms to be as kitchens but to extract not less than 15 litres per second which may be operated intermittently.

Notes & Schedules

Posin	N°off	Joinery	Lintol	Length
1	10	H2N12CC	I G L1/S	1200
2	2	FNS	I G L1/S	1200
3	1	HN10C	I G L1/S	900
4	1	H2N10CC	I G L1/S	1200

SOUTH HOLLAND D.C.
PLAN DEPT.
01 NOV 1994
ref 06330/94

DETERMINED PLAN

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
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revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE,
FLEET, SPALDING, LINCS. PE12 8AY
TEL: 0406 423782

client
MR & MRS D. CREASEY

project
PROPOSED BUNGALOW & GARAGE
WHITE HORSE COTTAGE,
DOZENS BANK,
WEST PINCHBECK,
SPALDING,
LINCS.

drawing
FLOOR PLANS & ELEVATIONS

scale	drawing no.
1:50 1:100	LS 9318 : 4
date	drawn
JUNE '94	

SUMMIT D.O.S 941079