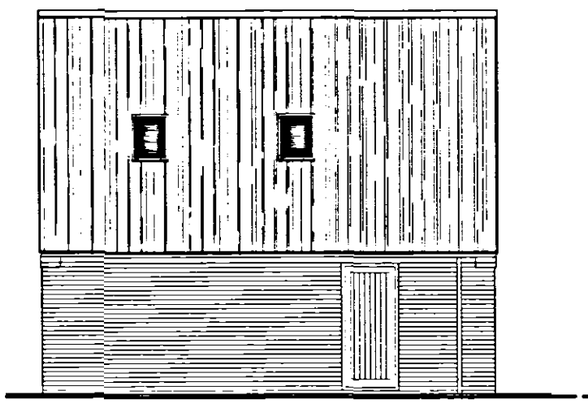
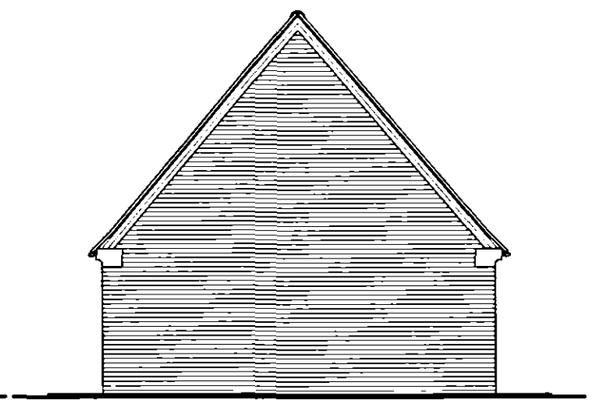
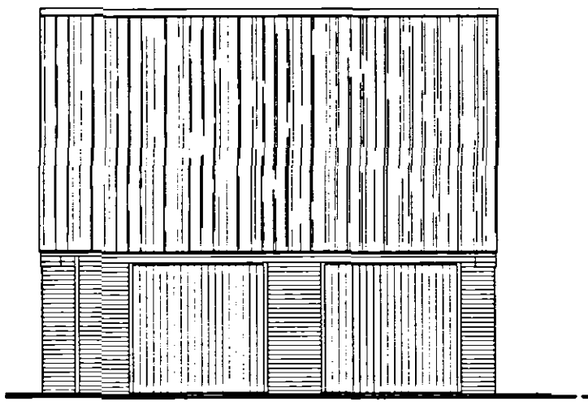


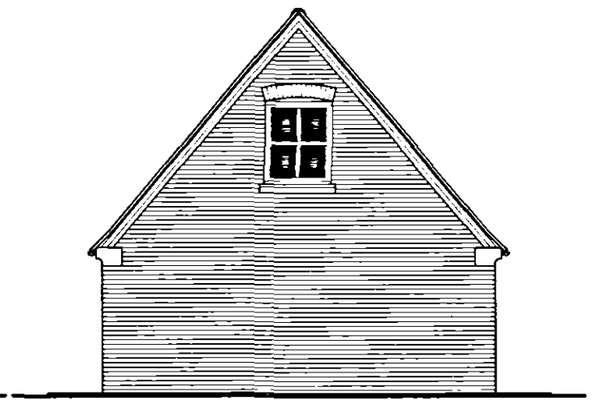
EAST ELEVATION



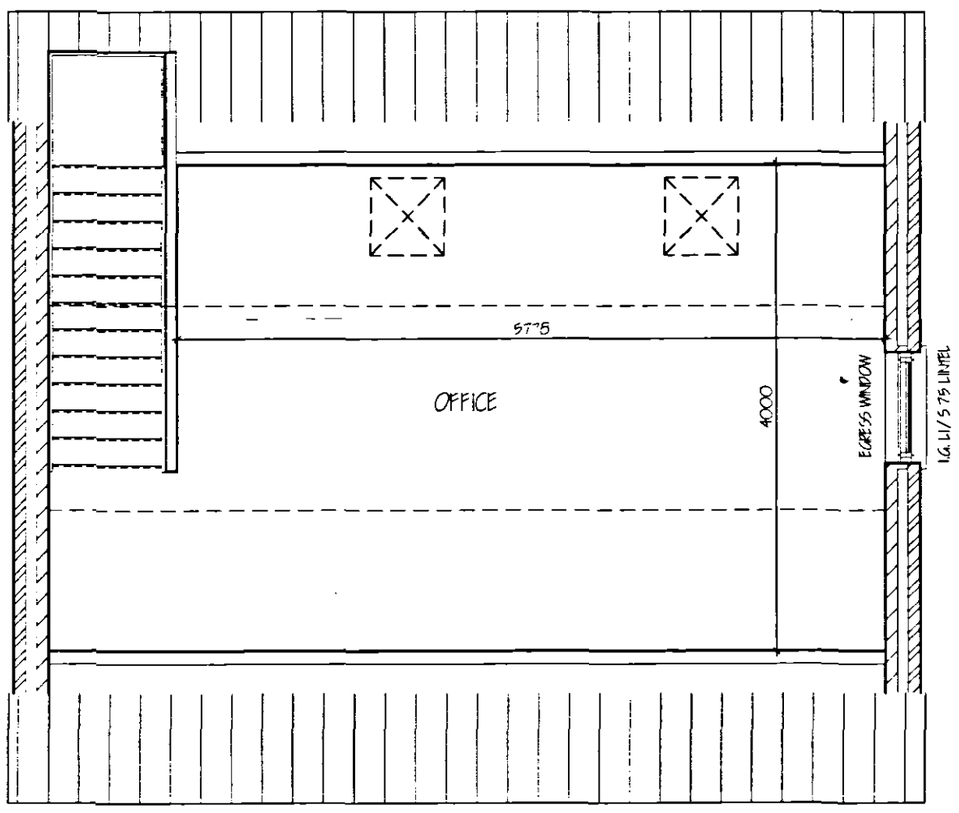
NORTH ELEVATION



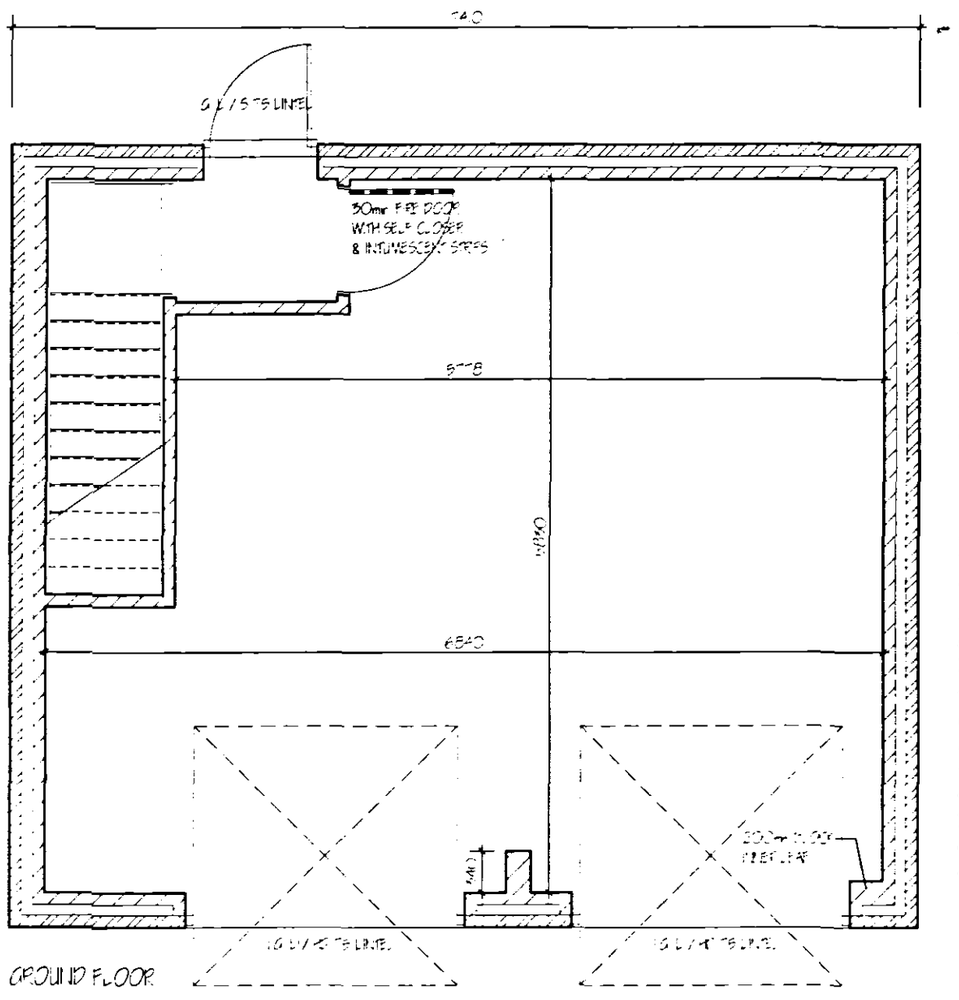
WEST ELEVATION



SOUTH ELEVATION



FIRST FLOOR



GROUND FLOOR

PITCHED ROOF CONSTRUCTION
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 sawn softwood treated battens on 'Dupont' Tyvek Supro membrane in accordance with BBA cert. 04/4.01 (second issue) in all cases to be lapped a minimum 50mm both vertically and horizontally. Tiles to be laid with min. head lap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in B.S. 5534 Pt. 2. Twin plate specially made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALCS TO BE SUBMITTED TO L/A MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 450c/c to a pitch of 45 deg. 38 x 100 ridge node binder. 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. 6mm ext. grade plywood soffit. All structural timber to be min. SC3 grade stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with B.S. 4978. 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.

CEILINGS / INSULATION.
Roof Level: Flat ceilings lay 300mm glass fibre insulation to a thickness. 100mm between joists & 200mm over joists to provide a 'U' value of 0.16 W/sq.m.K. Sloped ceilings lay 100mm 'Celotex' Extra-R XR3.00 between rafters and 45mm 'Celotex' tuff-R GA3045 under rafters with taped joints to provide a 'U' value of 0.19 w/sq.m.K. Ensure 50mm air gap over all insulation. 12.5mm Gyproc wallboard, skim 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. 100mm Rabbit to top surface. Provide slide bolt fastening & draught seal all round.
Mid Floor Level: 12.5mm Gyproc SoundBloc, skim finish. 200mm Isowool General Purpose roll infill between joists. Provide min. 38 x 38 noggins to all board edges. All joints to be taped and filled.

WALLING.
285 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks. 85 cavity build into cavity Dritherm cavity wall batt insulation boarding in accordance with makers instructions and agrement cert' No.84/1268 & 86/ 554. 100mm Tarmac Hemelite 3.5 N/mm2 solid insulation blocks or similar. Cavity walls tied together using stainless steel vertical twist ties set 750 horizontally and 450 vertically all to B.S. EN 845 wall ties positioned at 300 vertical centres at all unbonded closures of cavity. Close cavities with "Thermabrace" preformed closer and provide bitumen felt DPC to C.P. 121. All work to be carried out in accordance with BS Code of Practice 121 Pt.1. 1973. External walls to have max. 'U' value of 0.35 W/sq.m.K. Internal walls of 100mm Tarmac Hemelite solid insulation blocks.
Movement joints to be inserted in brickwork in accordance with B.S. 5628 pt. 3 1985.
Stud walls to consist of 70mm 'Quprof' metal studs at 600mm c/c, both sides to be clad with 12.5mm Gyproc SoundBloc and skim. 25mm Isowool Acoustic partition roll infill between studs.

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt.1 1981. 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 DPC to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100 concrete over site: Concrete mix GEN4 to B.S. 5328: pt.1 1991. or 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm. 150 blinded and consolidated hardcore.

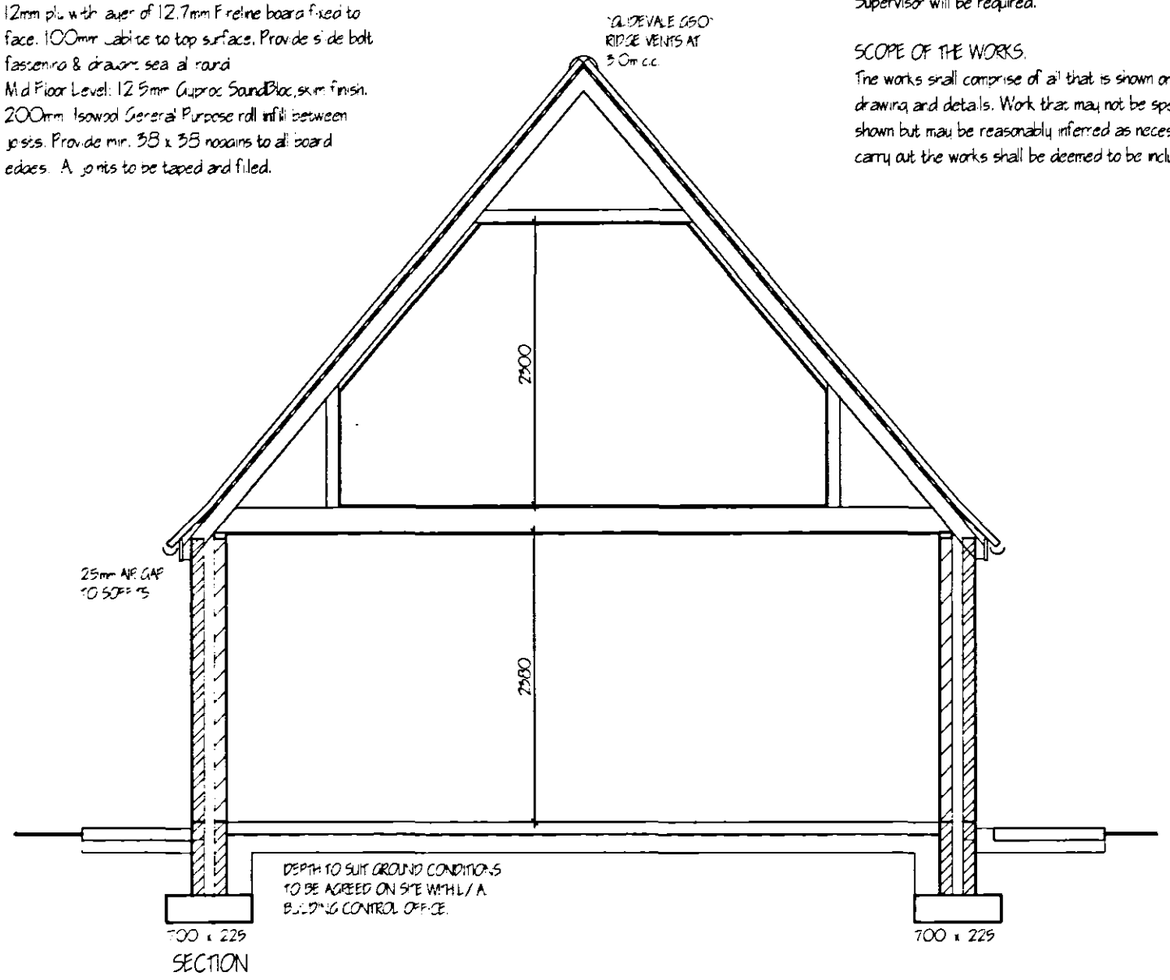
LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/ Building Regulation approval. The drawing must not be used as a contract document alone.
All dimensions shall 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 before commencement of site works.
The works will not be supervised or inspected on behalf of B.C.O. or any representative thereof. It is the client or their appointed agents responsibility to check 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 independant Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing 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.



SECTION

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes. 110mm dia. underground pipes flexibly jointed to a full 170 pipes bedded and surrounded in pea gravel and discharge to 2m dia. soak away min. 5.0m to edge from building. All foundations and drains to slope away from building.

EGRESS WINDOWS.
All rooms in the upper storey of a dwelling have a window with an unobstructed openable area of at least 0.33 sq.m. and at least 450mm wide x 450mm high (the route through the opening should be at right angles rather than straight through). The bottom of the openable area should not be more than 1100mm above floor level.

GLAZING
Double glaze proposed throughout with trickle vents to windows (minimum 24mm thick sealed double glazing with low 'E' 0.1 Glass) max. 'U' value 1.6 W/sq.m.K. All glazing between F.F.L. and 800mm min. and between F.F.L. and 1500mm min. in doors and side panels to be safety glass to B.S. 6206. All windows/ doors to be draught sealed. Provide suitable manifestation to glazing in entrance frame.

VENTILATION
All windows to have opening lights that open to 30 degrees or more to provide the equivalent of 1/20th the floor area of each room. Should opening lights be to less than 30 degrees provide the equivalent of 1/10th the floor area of each room. Background vents to windows to provide a total of 4500 sq/mm permanent free air vent area per dwelling. All following rooms to have a cooker hood to the above wall mounted mechanical extractor fan to provide the following extract rates. Kitchen min. 60 litres per second. Utility rooms min. 30 litres per second. Bathroom / Ensuite min. 15 litres per second. All extract fans to be controlled mechanically. W.C. min. 6 litres per second with 15 minute overrun.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: under 289 cavity walls provide 225 x 700 and under 100 walls provide 225 x 450 at GEN4 mix to B.S. 5328: pt. 1991. All foundations taken down to bear on load bearing strata min. depth of 450mm below ground level to underside of foundations. Should shrinkable soil conditions be found or site then foundations shall be taken down to a minimum depth of 1000mm below ground level. Where internal walls are taken up off floor then oversail out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation. In all cases foundations are to be in accordance with N.H.B.C. Foundation Practice Guidance Notes.

STAIRCASE AND BALUSTRADE
Construct staircase as follows: 900mm clear width 13No. risers of 200mm ex. 25 x 225. 225 going ex. 32 x 250 pitch 42deg. Min. headroom 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have ex. 38 x 50 shaped hardwood handrail min. 900 above pitch line. 100 x 100 softwood newel post. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting line appropriate load specified in B.S. 6399 Pt. 1. Balustrade to be min. 900mm high.

LINTELS
All lintels to be manufactured by Messrs. I.G. Cooke L1/S 75 and L1/A 75 all 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 C.P. 121. Internal lintels to be I.G. 100 Box type. Lintels in garage to be underlined with 12.7 fireline board or render 12mm render and skim. Provide perpend weep holes and stop ends to cavity tray.

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
WOODBINE COTTAGE HOCKLESGATE
FLEET SPALDING LINC'S PE12 8LF
Tel : 01406 426899
Mobile : 07808 125 778

Client.
S & R BINGHAM

Project.
DWELLING & GARAGE IN CONJUNCTION WITH EXISTING NURSE
SARAHGATE
QUADRING
SPALDING
LINC'S.

Drawing.
GARAGE BLOCK

South Holland District Council
Planning & Development
29 JUL 2008
Ref: 0843/08

DEVELOPMENT PLAN

Scale 1:50 1:100	Drawing No. 0429-02
Date. APRIL '05	Drawn. J.C