

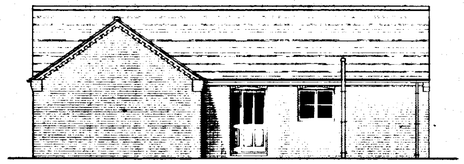
NORTH WEST ELEVATION



SOUTH WEST ELEVATION



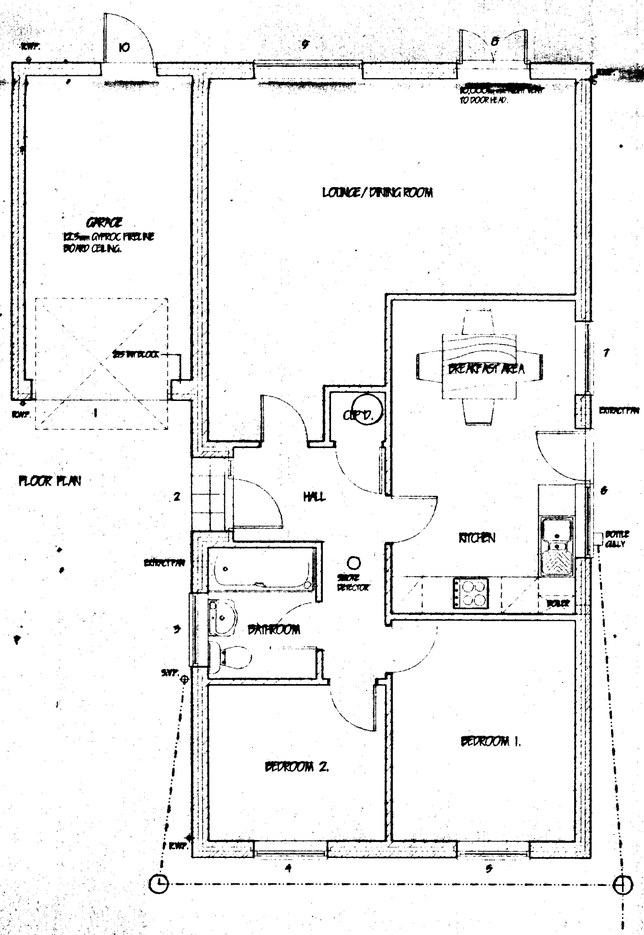
SOUTH EAST ELEVATION

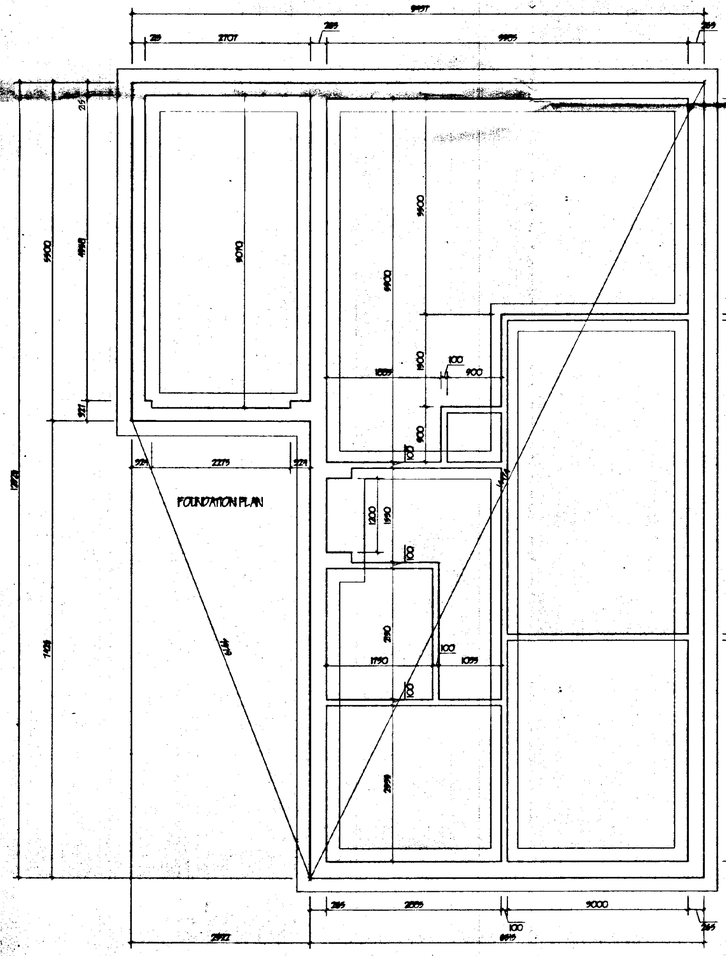


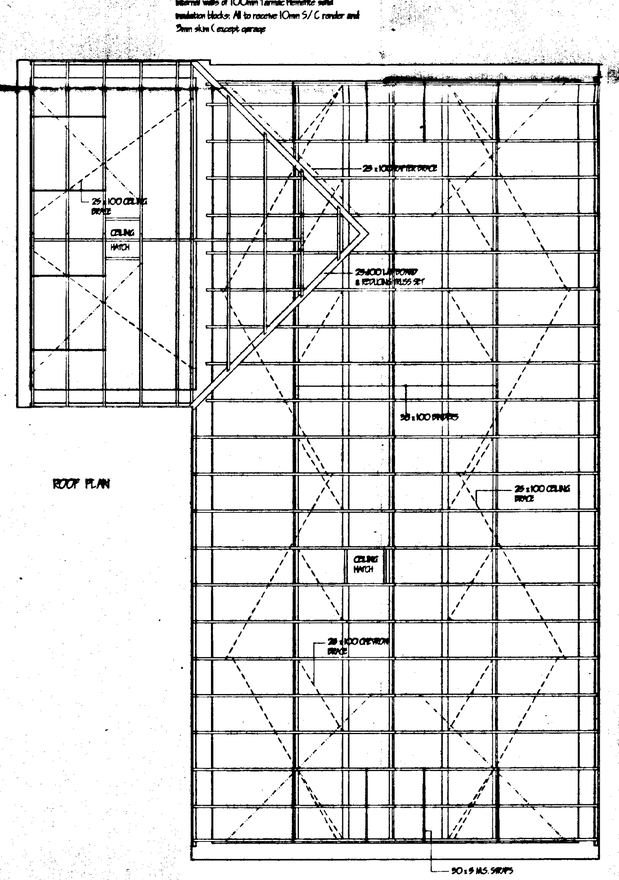
NORTH EAST ELEVATION

JOINERY/LINTEL SCHEDULE

POSITION	JOINERY	LINTEL	LENGTH
1	UPTO TOM'S	1 G. BOX200	2700
2	PER120	1 G. LI/S	1500
3	H210CC	1 G. LI/S	1500
4	H210CC	1 G. LI/S	1500
5	H210CC	1 G. LI/S	1500
6	H210CC / PR5	1 G. LI/HD	2400
7	H212CC	1 G. LI/S	1500
8	PCP120	1 G. LI/S	1500
9	H212CC	1 G. LI/S	2100
10	PD1.8	1 G. BOX200	1200







SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt1 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: 70mm sand and cement screed with chicken wire reinforcement on 500ga polythene D.P.M. on 90mm Polystyrene insulation board, on 1200ga polythene D.P.M. lapped continuous with D.P.C., by min. 100mm, lay 500mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete oversite: Concrete mix GEN4 to B.S. 5328: pt1 1991. 150 blinded and consolidated hardcore: Garage floor to be as above except sand cement screed and insulation.
Alternative: Floor construction as above but 19mm T&G. flooring grade chipboard on 25mm Celotex RF1 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.

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 GEN4 mix to B.S. 5328: pt1 1991. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should unsuitable 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 manufactured by Marsers. 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 thk type. Lintels in garages to be underlined with 12.7 firelite board or receive 12mm render and skim. Provide Perp-end weep holes and stopends to cavity tray.

HOT WATER AND SPACE HEATING.
Provide Gas fired condensing boiler with fan assisted balanced flue. Provide durable wire guard to flue externally. Provide timer switch and suitable thermostat to dwelling also fit thermostatic 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. I.I. part 5.

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

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.

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 110mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions 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 lintel bridging where pipes pass through walls, allow 50mm gap around pipe, opening marked both sides of wall with ridged sheet material: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm dia. PVC to B.S. 5255: 1979 complete with roddning 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.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwelling.

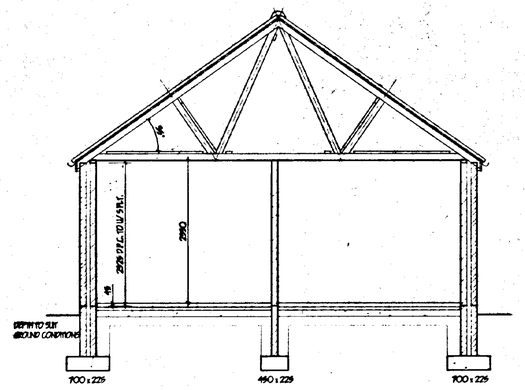
GLAZING.
Double glaze property throughout (minimum 6mm air gap to all units) excluding garage. All glazing between F.F.L. and 800mm high and between F.F.L. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

VENTILATION.
All windows to have opening lights to give the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall / Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Bathroom to extract min. 15 litres per second which may be operated intermittently.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. 473 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 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 1985. TRUSS CALC'S TO BE SUBMITTED 10 L/ A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/ c to a pitch of 35 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 complete with 10mm vent continuous air gap and fly proof screen: All structural timber to be min. SC3 grade: 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 4No ceiling joists. At roof intersections provide 25 x 100 lay boards and dwarfening trusses at 600 c/ c : Install Clarnfire valley liner.

CEILINGS.
200mm glasswool insulation total thickness. 100mm between joists & 100mm over Joists. 12.7mm Gyproc plasterboard 5mm skim finish: Provide min. 50 x 50 nosing to all plasterboard edges. All joints to be taped and filled. Garage ceilings to be 12.7mm Gyproc Firelite board and Artex: Provide access trap to roof space: openings to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Firelite board fixed to face. 100mm Jablite to top surface. Draught seal all round. Fit slide bolt fastenings.

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 boardings in accord. with makers instructions and agrement cert' No 89/ 1087. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 verticals to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with "Thermabate" preformed closer and provide bitumen felt DPC to C.P. 121: "U" value of 0.404 / m2 deg. C.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks: All to receive 10mm S/ C render and 3mm skim (except garage.



SECTION

LIMITATIONS.
This drawing is limited to 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, adherance 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 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.

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
BRONAYON, HOCKLESGATE, FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423762
Mobile : 0410 280852

Client.
REX ANDREW

Project.
PROPOSED BUNGALOW & GARAGE
Adj. 49 BOURNE ROAD, SPALDING, LINC'S.

DETERMINED PLAN

Drawing.

SOUTH HOLLAND DC HOUSING & PLANNING
19 FEB 1999
Ref: 0164/99

Scale	1:50 1:100	Drawing No.	9812
Date.	FEB. '99.	Drawn.	J.C.