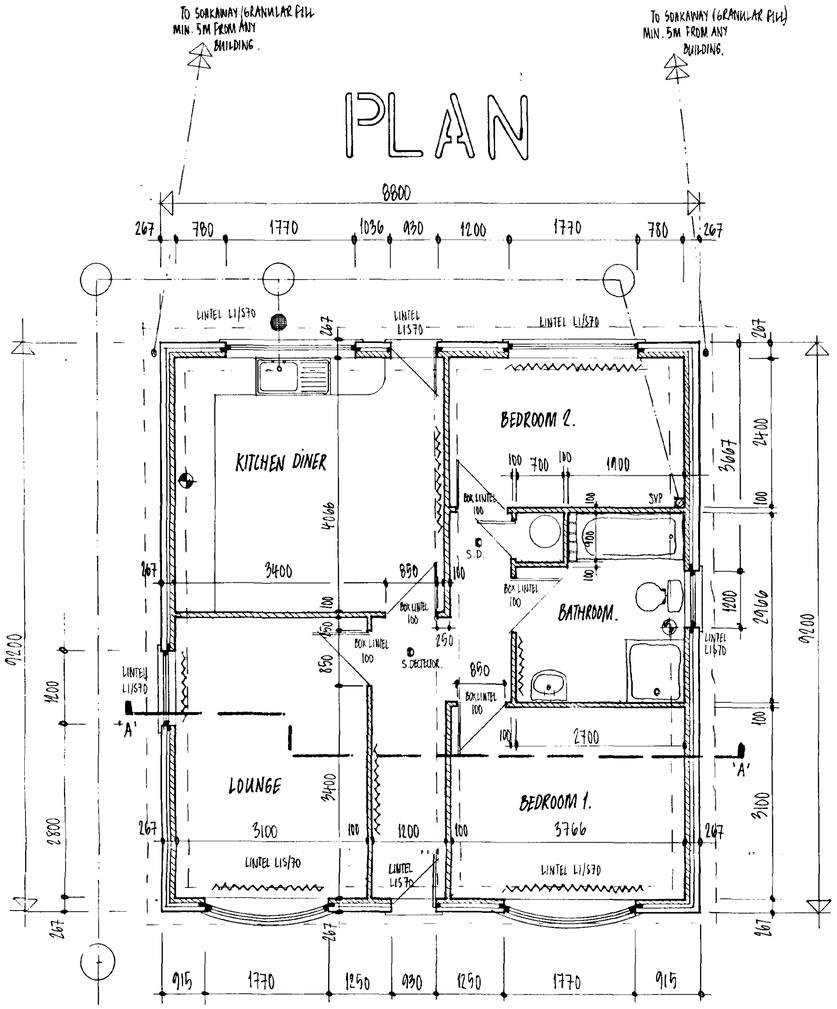
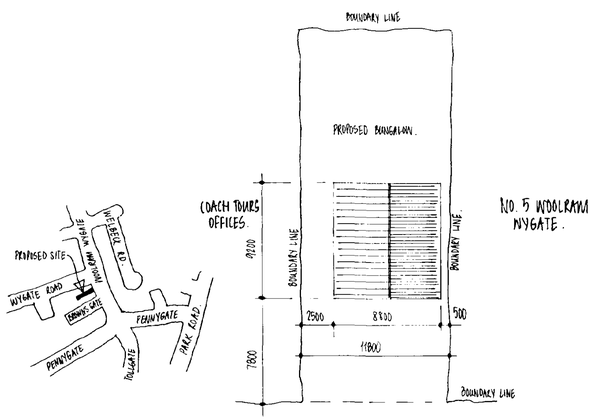
PLAN

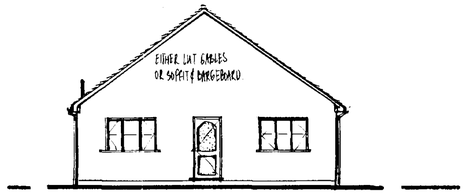


POSITION OF RADIATORS

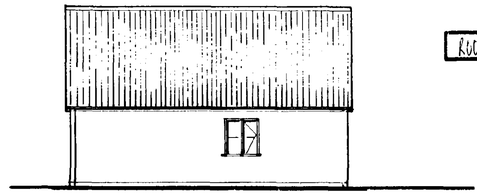
POSITION OF MECHANICAL EXTRACTORS POSITIONS (KITCHEN MIN CAPACITY 60 L/S INTERMITTENT) (BATHROOM MIN 15 L/S INTERMITTENT)

- INTERNAL DOOR OPENINGS TO SUIT GROUNDS TO ACHIEVE FULL 75mm TORUS ARCHITRAVE MOULDING ALL ROUND.
- ALL CAVITIES IN EXTERNAL WALLS TO BE MIN. 65mm WIDE.

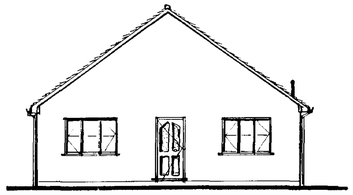




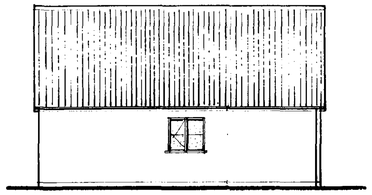
REAR ELEVATION



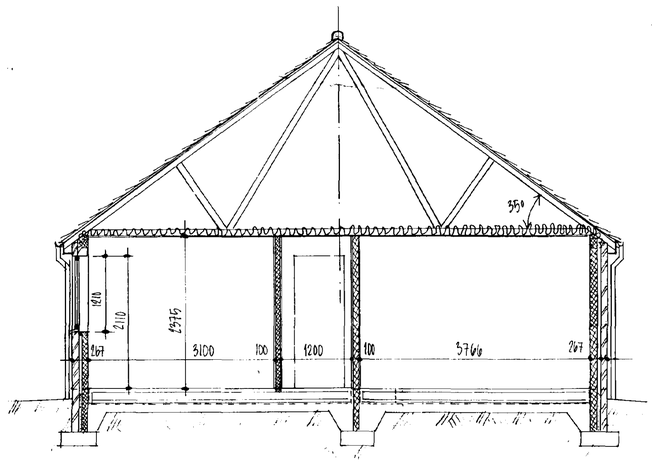
SIDE ELEVATION.



FRONT ELEVATION



SIDE ELEVATION



SECTION 'A-A'

▷ ALL NEW WINDOWS TO BE PVC WINDOWS FROM WICKES.
ALL TO HAVE DOUBLE GLAZING 14mm UNITS & DOORS 14mm DOUBLE GLAZED & TOUGHENED IF WITHIN 800mm OF FFL IN ACC. WITH PART N1 OF BUILDING REGS. ALL WINDOWS TO HAVE MIN. 8,000 sq.mm VENTILATION TO ALL NIGHT VENTS.

▷ SMOKE DETECTORS INSTALLED WHERE SHOWN AND TO HAVE BATTERY BACK-UP, INSTALLED IN ACC. WITH B.S. 5446: PART 1.

▷ ALL CENTRAL HEATING TO BE GAS FIRED BOILER BALANCED FLUE. FLUE MIN. 300mm AWAY FROM ANY OPENING. RADIATORS TO HAVE THERMOSTATIC CONTROL VALVES & POSITION SHOWN.

▷ ALL HOT WATER PIPES INSULATED IN ACC. WITH L1 OF BUILDING REGS.

ROOF CONCRETE INTERLOCKING TILES ON 38x25mm TREATED SOFTWOOD BATTENS ON APPROVED REINFORCED UNTEARABLE ROOFING FELT, LAPPED MIN. 150mm HORIZONTALLY & VERTICALLY ON TRUSSED RAFTERS @ MAX. 600mm CTRS. ALL WINDBRACED & CONSTRUCTED IN ACC. WITH BS 5268: PART 3: 1985 TO SPECIALIST DESIGN. SOFTWOOD WALLPLATE 100x50 FIXED WITH 30x5mm GALV'D STRAPS @ 2000mm CTRS TURNED DOWN WALL 1M. GABLE WALLS TO HAVE 30x5mm STRAPS FIXED TO LAST 3No RAFTERS @ MAX. 2M CTRS TURNED DOWN WALL MIN. 175mm. 150mm MINERAL WOOL INSULATION TO ROOF VOID. CEILING TO HAVE 12.7mm PLASTERBOARD & SKIMMED. 200x19mm EXTERIOR GRADE SOFTWOOD FASCIA WITH 8mm THICK W.B.P EXTERIOR GRADE SOFFIT COMPLETE WITH INSECT MESH.

FOUNDATIONS TO BE 600x225mm TO ALL EXTERNAL WALLS & 450x225mm DEEP TO LOAD-BEARING WALL FOUNDATIONS TO BE MIN. 675mm BELOW GROUND LEVEL (MIN. 1000mm IN CLAY SOIL) OR TO THE DEPTH AGREED BY THE LOCAL AUTHORITY INSPECTOR ON SITE. THESE DIMENSIONS ARE PROVISIONAL ONLY AND BASED ON ASSUMED GROUND BEARING CAPACITY OF 75KN/m² + SUBJECT TO SITE INVESTIGATION DURING EXCAVATION. REMOVE VEGETABLE SOIL MIN. 150mm BEFORE ANY EXCAVATION.

GROUND FLOOR 50mm THICK SAND/CEMENT SCREED (1:3) ON 125mm THICK OVERSITE CONCRETE SLAB TO B.S. 8228 PT. 11 ON 50mm 'JABLITE' INSULATION ON 300m.u. POLYTHENE D.P.M. ON SAND BLINDING ON 150mm THICK CONSOLIDATED CLEAN STONE HARDCORE. D.P.M TO BE LINKED IN ALL CASES TO HORIZONTAL D.P.C. WEAK CAVITY FILL MIN. 225mm BELOW D.P.C.

EXTERNAL WALLS 102.5mm FACING BRICKWORK OUTER LEAF, 65mm CAVITY, 100mm BLOCKWORK INNER LEAF, 13mm THICK SAND/CEMENT RENDER. CAVITY TO BE FULLY INSULATED WITH 65mm 'DEITHERM' INSULATION. INNER BLOCKWORK TO BE LOADBEARING & 'U' VALUE THEN' WALL TO BE 0.30W/m sq.deg.C. CAVITY TIES @ 900mm CTRS HORIZONTALLY, 450mm CTRS VERTICALLY STAGGERED & 225mm CTRS VERTICALLY @ JAMBS OF OPENINGS. DAMP PROOF COARSES & CAVITY TRAYS TO HEADS, CILLS & JAMBS OF OPENINGS. ALL CAVITIES CLOSED AT EAVES REVEALS CLOSED USING 'THERMABATE' CAVITY CLOSER TO ACHIEVE 1.2W/m sq.deg C ACROSS WALL. HEADS OF OPENINGS SUPPORTED BY I.G. LINTOLS AS NOTED ON PLAN WITH MIN. 150mm END BEARINGS. ALSO USE CLASS A BRICKS & BLOCKS BELOW GROUND.

INTERNAL WALLS 100mm THICK LOAD-BEARING BLOCKWORK WITH 13mm SAND/CEMENT SCREED & SKIM.

DETERMINED PLANS

DRAINAGE 100mm Ø OSMA uPVC DRAINPIPES AT A FALL OF 1:40. TO BE LAID & CONNECTED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS IN 150mm THK GRANULAR BED & SURROUND. ALL DRAINS THAT PASS THRU' EXTERNAL WALLS TO HAVE 75mm HIGH CONCRETE LINTOL OVER WITH COMPRESSIBLE SEAL SURROUND. ALL MANHOLES TO BE 'OSMA' 450mm Ø uPVC UNIVERSAL INSPECTION CHAMBERS (1050mm INVERT IF DEPTH EXCEEDS 1000mm BELOW G.L). SURROUND I.C WITH 150mm GRANULAR BED, AND CAST IRON LOVER & FRAME. ENSURE ALL DRAIN RUNS & MANHOLES ARE 1000mm AWAY FROM FOUNDATIONS. MAKE SURE HEAD OF DRAIN IS VENTED WITH 100mm uPVC SOIL & VENT PIPE. PIPE TO TERMINATE TO ROOF TILE MANUFACTURERS APPROVED VENT WITH FLEXIBLE PIPE CONNECTOR. SOIL PIPE TO BE BOXED AROUND WITH SOFTWOOD FRAMING, 12.7mm PLASTERS'D & SKIMMED. WASTE PIPE TO KITCHEN TO DISCHARGE INTO BACK-INLET GULLY & TOILET DOUBLE SEALED AIRTIGHT WASTE ADAPTOR CONNECTED TO TRAP. WASTE TO W.C - 100mm Ø MULTIKWIK OR SIMILAR, WASH HAND BASIN - 32mm Ø uPVC WITH 75mm SEALED TRAP, SHOWER - 40mm Ø uPVC WITH 75mm DEEP SEALED TRAP, BATH - 40mm Ø uPVC WITH 75mm DEEP TRAP & SINK TO KITCHEN 40mm Ø uPVC WITH 75mm TRAP.
ALL RAINWATER GOODS 65mm² uPVC DRAINPIPES & APPROVED GUTTERS (ALL BY 'OSMA') IN ACC. WITH B.S 4660: 1973.

D.P.C BITUMINIOUS FELT OF POLYTHENE TO SUIT WIDTH OF CAVITY WALL, 150mm ABOVE G.L. 150mm WIDE D.P.C TO ALL OPENINGS TO SUIT BS 743.

BUILDING REGULATIONS 1987 0335/97

PROPOSED TWO-BEDROOMED BUNGALOW AT

WOOLRAM WYGATE, SPALDING MR. E. GOODRUM.

DRG No.	WW/1.	REV.				
SCALE 1:50, 1:100 & 1:200	DATE MARCH 97	DRAWN	Chk by			