**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. W.C. to extract min. 6 litres per second.

**HOT WATER AND SPACE HEATING.**
Provide wall mounted electric convector room heaters. Instantaneous electric water heater. All hot water pipework to be insulated to B.R. L1. part 3.

**SMOKE DETECTORS.**
Provide mains operated self-contained smoke alarms to B.S. 5446: pt.1. in positions shown on plan.

**FLAT ROOF CONSTRUCTION. (COLD)**
12mm white spar chippings bedded on 3 layer roofing felt, 1st layer to be asbestos based on 20mm plywood decking: softwood firring pieces to fall min. 1:40. 47 x 200 SC3 grade joists at 4^0 centres with 30 x 5 m.s. lateral restraint and wall plate straps at max. 1.5 m c/c. 100mm plywood soffit with 10mm wide continuous air gap with fly screen.

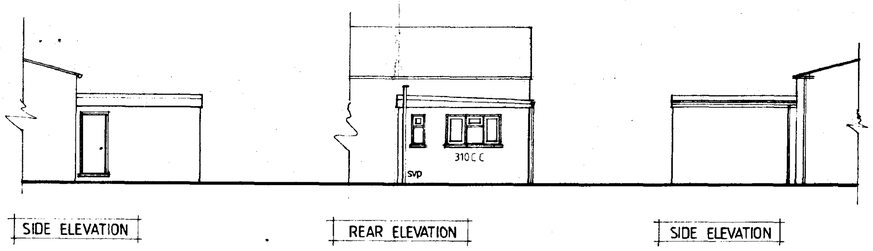
**CEILINGS.**
150mm *glassfibre insulation total thickness.* between rafters. 12.7mm Gyproc "dulplex" plasterboard 3mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled.

**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 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, adherence to specification, variations to contract etc.

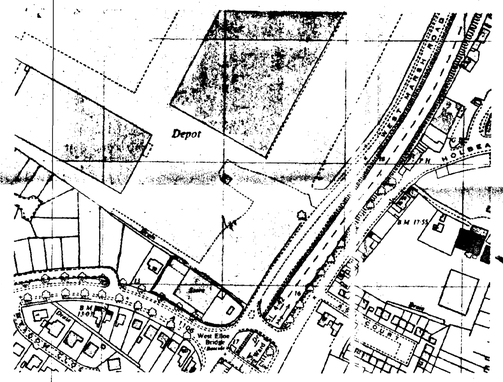
**STANDARDS.**
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
*Materials shall conform to appropriate British* Standard Specification or BBA Certificate 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.

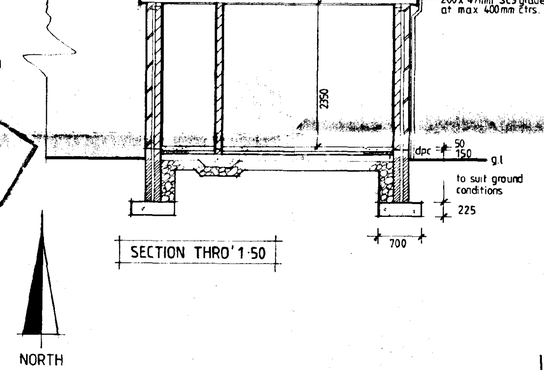
**SCOPE OF THE WORKS.**
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.




SIDE ELEVATION — REAR ELEVATION — SIDE ELEVATION




LOCATION PLAN 1:2500



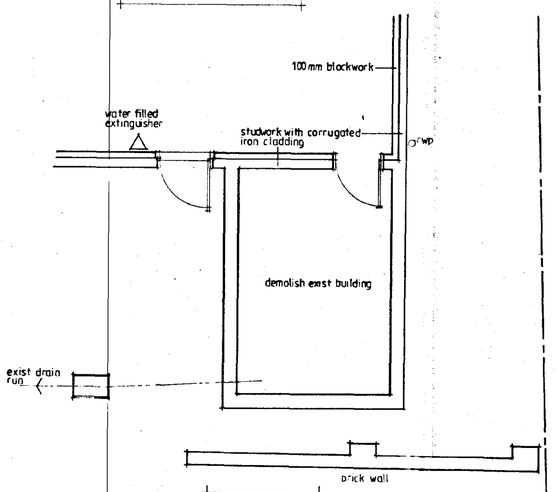

SECTION THRO' 1·50

**LINTELS.**
All lintels to be manufactured by Messrs. I.G. Code I.G. L1/S 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**
Foul drainage pipes to be 100mm dia. UPVC. to B.S. 4660:1983 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 masked 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 of direction.

**SURFACE WATER DRAINAGE.**
115 dia. half round rainwater gutters to 63 dia rainwater pipes 92.4 dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

**GLAZING.**
Double glaze property throughout (minimum 12mm air gap to all units) 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.



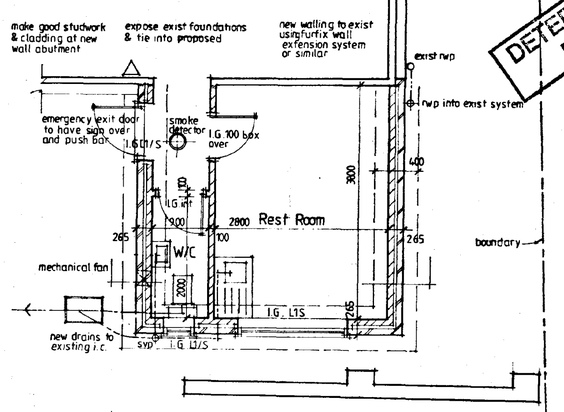

FLOOR PLAN AS EXISTING

**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 boarding in accord. with makers instructions and agrement cert' No.83/1087. 100mm Tarmac Hemelite solid insulation blocks or similar. Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically 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. External walls to have max. "U" value of 0.45 W/m² deg. C.. Internal walls of 100mm Tarmac Hemelite solid insulation blocks and to receive 10mm S/C render and 3mm skim.

**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: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 50mm Polystyrene insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 100 concrete oversite. Concrete mix ST4 to B.S. 5328:1990. 150 blinded and consolidated hardcore.

**FOUNDATIONS.**
Under walls as shown provide strip concrete foundations as follows: Under 265 cavity walls provide 225 x 700 all ST4 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. 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




FLOOR PLAN 1·50 AS PROPOSED

DETERMINED PLANS

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES

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COOPER ARCHITECTURAL DESIGN
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Client: E.P.H. SUPPLIES

Project: PROPOSED REST ROOM AT WEST ELLOE AVE SPALDING LINCS

SOUTH HOLLAND DC HOUSING & PLANNING
17 APR 1996
Ref: 0343/96

Drawing:

Scale: 1:50, 1:100, 1:2500

Drawing No. 95046.

Date: APRIL 96

Drawn: