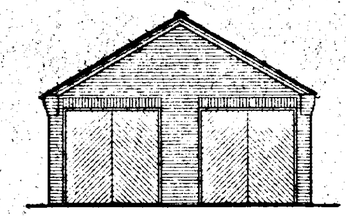
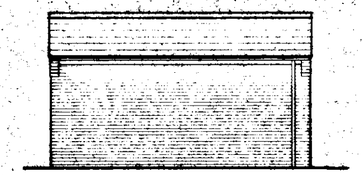


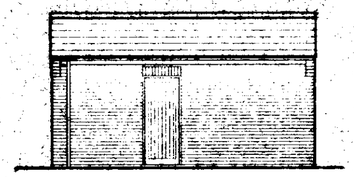
REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

PITCHED ROOF CONSTRUCTION
Interlocking concrete roof tiles to match existing 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 category as detailed in CP3 chapter V part 2 1972. Timber roof trusses to comply with B.S. 5268 part 3 1985. TRUSS CALCS TO BE SUBMITTED TO L / A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 30 deg. CHECK ON SITE. 38 x 100 timber wall plate bedded on sand and cement. 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air vent and fly proof screen. All structural timber to be min SC3 grade.

WALLING.
Face brickwork to B.S. 5971:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks. Cavity walls 215mm : Flank walls 105mm with 215 x 215 piers at mid point.

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. Brickwork below d.p.c. to be F.L quality.

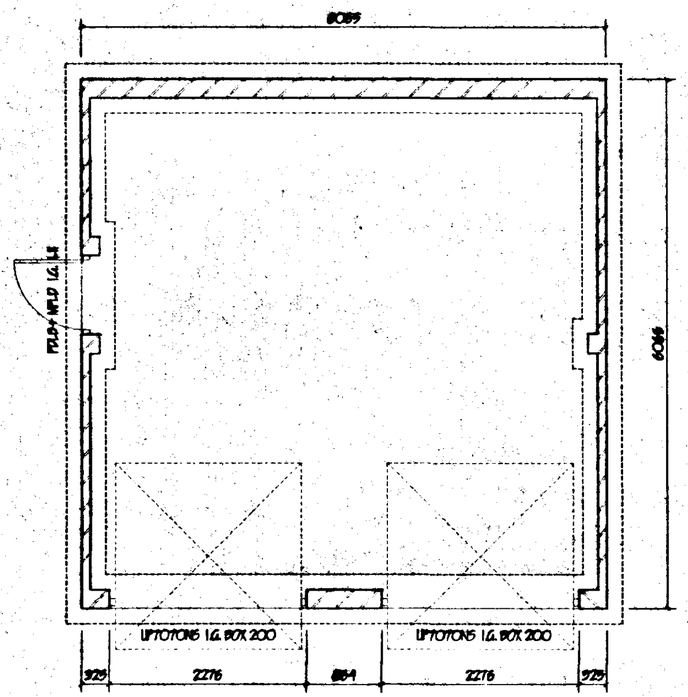
GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm 5:1:4 mix. concrete overlaid on 1200g polythene D.P.M. lapped continuous with D.P.C. to min. 100mm : 150 blinded and consolidated hardcore

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 215 walls provide 225 x 600 and under 100 walls provide 225 x 450 all 5:1:4 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.

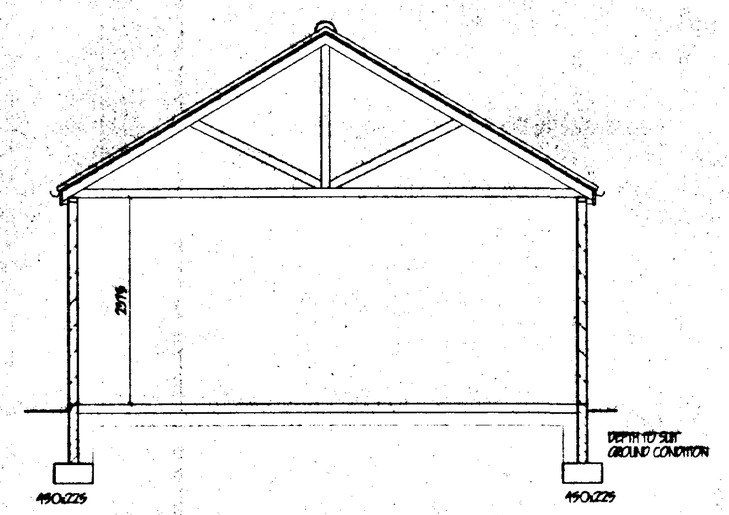
SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 65 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway, min. 5.0m from dwelling.

LINTELS.
All lintels to be manufactured by Ribcore 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 to agreage to be underlined with 12.7 finshre board or receive 12mm render and skim.

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.



FLOOR PLAN



SECTION

SOUTH HOLLAND DC
HOUSING & PLANNING
29 JUL 1997
Ref: 0844/97

DETERMINED PLAN

revision	date	init.	revision details.

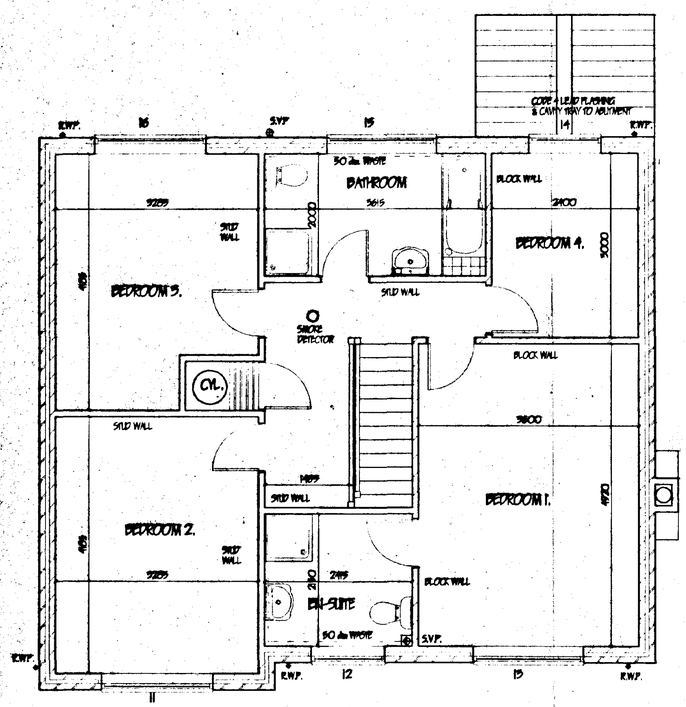
COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE,
FLEET, SPALDING, LINC'S. PE12 8LF
Tel/Fax 01406 423788

Client: MR & MRS ASTLEY

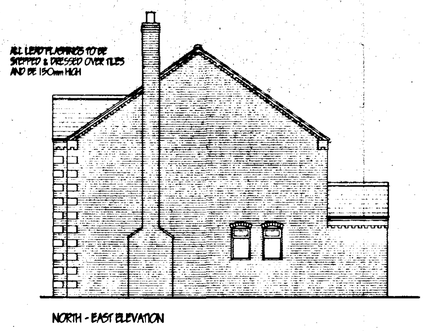
Project: PROPOSED DOUBLE GARAGE
THE RACE GROUND,
SPALDING,
LINC'S.

Drawing:

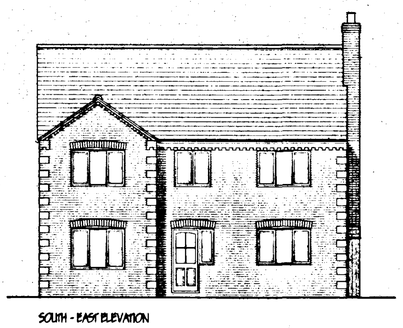
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Date. JUNE '97	Drawn. J.C.



FIRST FLOOR

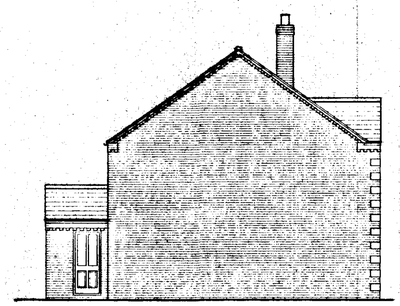


NORTH - EAST ELEVATION



SOUTH - EAST ELEVATION

BRICKS. KINGSCLIFFE MULTIRED.



SOUTH - WEST ELEVATION



NORTH - WEST ELEVATION

STAIRCASE AND BALUSTRADE
Construct staircase as follows: 919 x/ centres 1916 risers of 200mm ex 29 x 229; 225 going ex 92 x 280; pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395-1977. Staircase to have ex. 98 x 90 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 the appropriate load specified in B.S. 6399: Pt. 1. Balustrade to be min. 900mm high.

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be laid socket uppermost. 100 thick brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot. Weak mix. conc. infill around flue as work proceeds. Trim roof around flue, no timber within 40mm of flue. At roof / flue intersection provide code 4 lead flashing and 2 coarse engineering bricks.

OPEN FIRE
To be capable of burning smokeless fuel. Hearth to be constructed of non combustible material min. 125mm thick. To project from face of wall by min. 500mm and pass rewards by min. 150mm. All in accordance with approved document part J. (part C 1-25). Appliance to be in accordance with building regulations. Provide louvered permanent vent in ext. wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

LINTELS.
All lintels to be manufactured by Ribmore, 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 "Classic" 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' instructions to a fall of 1:70 laid 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 flexi joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm cop around pipe, opening marked both sides of wall with rolaped down material. Soil and vent pipes to be 100mm nt. dia. PVC to B.S. 4514: 1969 and to extend 900mm above window head termination with PVC balloon. Waste pipes to be 40mm dia. PVC to B.S. 5255: 1979 complete with rodding eyes at every change of direction. Bath, basins and sink to have 75 deep seal traps. Shower to be ranked in 150mm plinth with access plate to anti-syphon trap and 50mm waste.

LIMITATIONS.
This drawing is limited to the extent 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 refer 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 prior 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.

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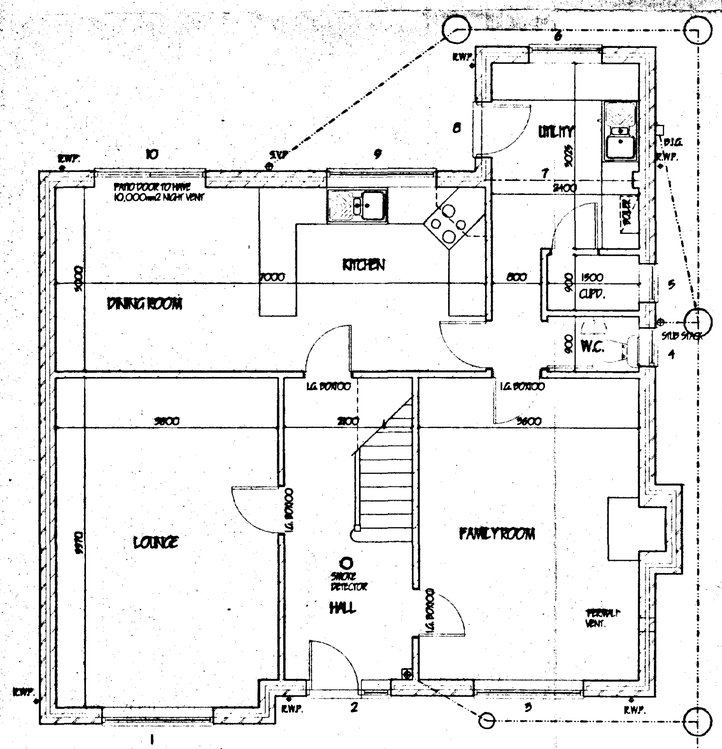
STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instructions and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate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

SCOPE OF THE WORKS.
The works shall comprise of all that is shown in the drawings 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.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to match existing 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 to 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 8772. Formulate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. TELES CALCS TO BE SUBMITTED TO L / A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 35 deg. 38 x 100 ridge rose timber. 38 x 100 eaves timbers. 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. 90 x 100 wall plate bedded on sand and cement. 25 x 175 fascia boards: 6mm ext. grade plywood soffit, complete with 10mm wide 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 roofs in accordance with Truss Plate Assoc. tech. bulletin sheet 4. Timber supports are to be provided beneath water storage tanks over 454c cetres joists. At roof intersections provide 25 x 100 tie boards and diagonal braces at 600 c / c : bolt ends 4 least cetres free. Close centre at plate level.

CEILINGS.
200mm absorbtive insulation total thickness. 100mm between rafters & 100mm over Joists. 12.7mm Gyproc "duplex" plasterboard 7mm 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 edges. Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. Draught seal all round.

VENTILATION.
All windows to have openable lights to give the equivalent of 1/ 20th the floor areas. Provide background ventilators 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. Utility rooms to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second.



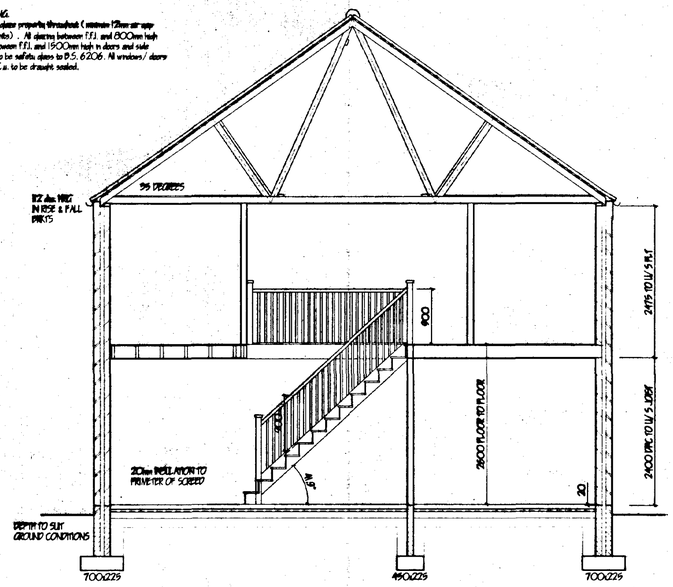
GROUND FLOOR

HOT WATER AND SPACE HEATING.
Provide wall mounted GN fired condensing boiler with flue assembled balanced flue. Complete with durable wire guard externally. Provide suitable thermostat to dwelling or fit thermostatic valves to all radiators. Hot water storage system to be vertical and all hot water storage tanks and pipes to be insulated to B.R. LI. part 5.

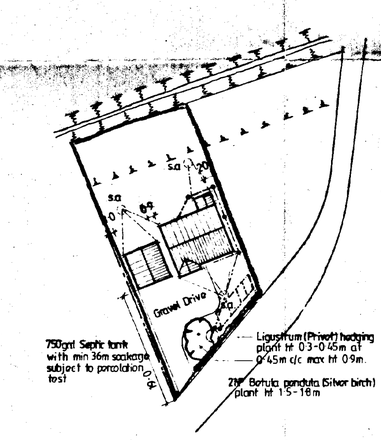
SMOKE DETECTORS
Provide mains operated self-contained smoke alarms to B.S. 5446: pt.1. in positions shown on plan.

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 69 dia. rainwater pipes 82.4 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. 9.0m from dwelling.

GLAZING.
Double glaze: preparity throughout (minimum 12mm air way to all units) . All glazing between F.F.L. and 800mm high and between F.F.L. and 1900mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors U.P.V.C.s. to be draught sealed.

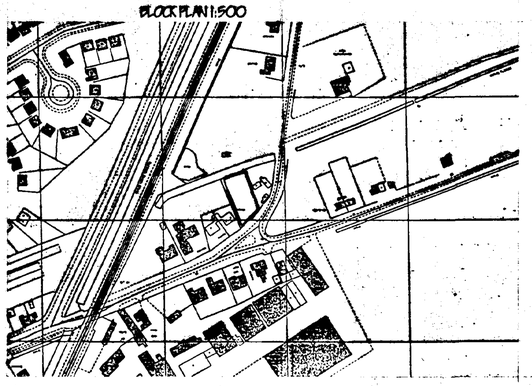


SECTION



SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
29 JUL 1997
Ref: 0844/97

BLOCK PLAN 1:500



DETERMINED
LOCATION PLAN 1:2500
PLAN

revision	date	init.	revision details.

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

Client
MR & MRS ASTLEY

Project.
PROPOSED HOUSE & GARAGE
THE RACE GROUND,
SPALDING,
LINC'S

Drawing.
FLOOR PLANS, SECTION, ELEVATIONS

Scale 1:50 1:100	Drawing No. 9704:1
Date. JULY '97	Drawn. J.C.