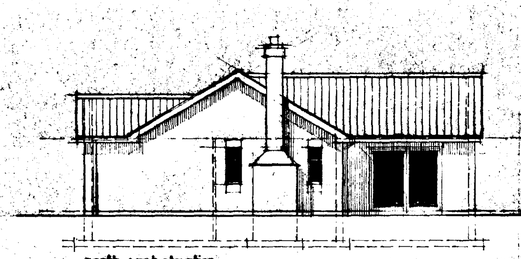
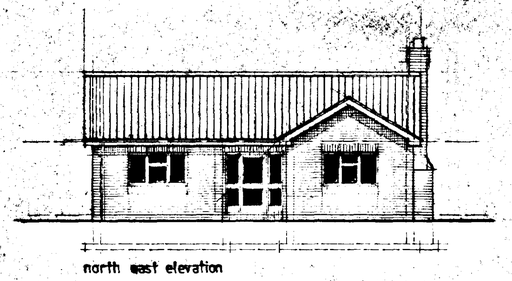


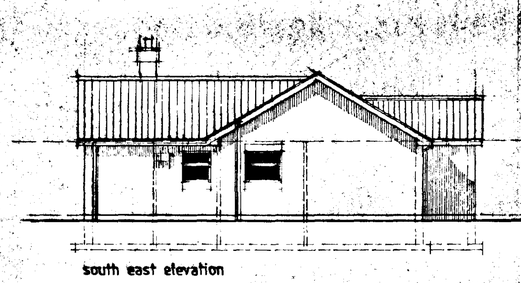
south west elevation



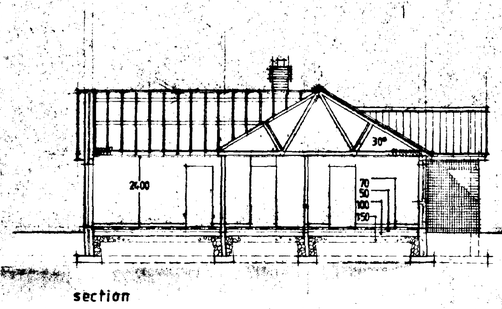
north west elevation



north east elevation



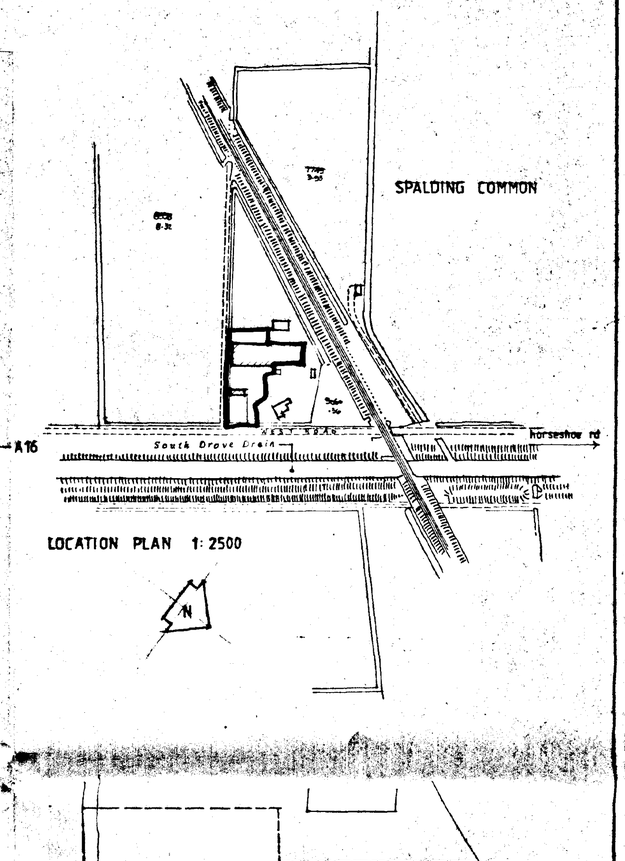
south east elevation

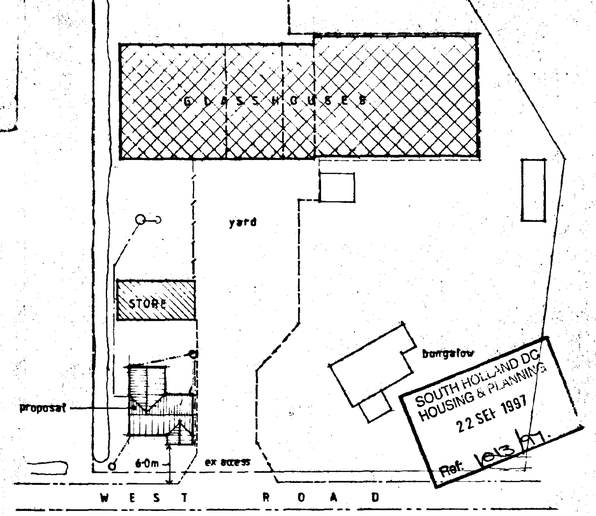


section

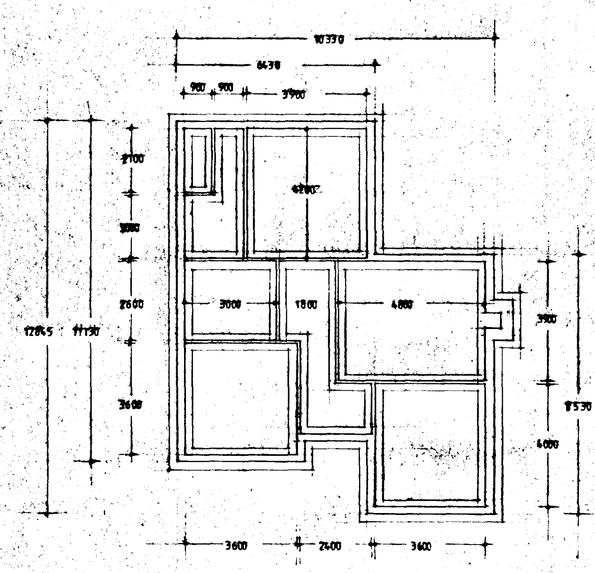
LINTEL SCHEDULE	
1	CN3F / 2100
2	CN3E / 1500
3	CN 3E / 1200
4	CN 3E- / 750
5	CN 3E / 1200
6	CN3F / 2100
7	CN3A / 2700
8	CN3A / 2700
9	CN3E / 900
10	CN3E / 900
11	CN3F / 2100
12	CN3F / 2100
13	CN3A / 2250

ROOF CONSTRUCTION:
MARLEY MODEN int.lock.conc. roof tiles (decorative) to BS:473:500 PT.2 1972 on 25x38 softwood treated battens and underfelt to BS:747 Type 1F and in all cases lapped by 150 both horiz. and vert. Tiles to be laid with min head lap of 75mm and fixed with regard to wind speed roof pitch and exposure cat. to CP3 ch.5pt.2 1972. Specialist made prefabricated roof trusses to BS:5268 PT.5 1985 set at 600 cs. 38x100 ridge node and intermediate binders. Wind bracing to Truss plate ass. each bulkhin at 1. Additional bracing within the plane of the web.38x100 ceiling ties.63x100 wall plate bedded on sand and cement.30x5 galv.metal straps to act as anchor and lateral restraint straps at max.2M cs.solid bridging beneath straps over 3No.members.38x150 lay boards. Vulcanal fibreglass trough vallies.All structural timber min SC3 grade.9mm ext.g.ply soffits with continuous 25mm air gap and fly proof screens.200 insulation quilt.U value 1.8.RV601 eaves vents.112 Hunter Hiflow gutters.68 downpipes.12.5 Gyproc Duplex plasterboard Artex finish.Compound truss at roof intersection.sufficient support to truss makers details for cold water storage tanks. Makers details to be supplied not less than 28 days prior to erection on site.Lead flashings to be code 4 with min upstand of 150mm.cavity tray DPC at intersection of porch to dwelling.
WALLING:
265 cavity wall construction to consist of face brick to BS3921:1974 flar clay bricks 65 cavity with full fill Dri-therm insulation bats.Inner leaf of 100 solid insulation blocks Tarmac Topblock or sim.Cavity walls tied together using galv.iron twist ties set at 900 horizontally and 450 vertically to BS:1243:1978. wall ties to be positioned at 225 vertical centres at all unbonded closures of cavity.U value 0.45.At all closures of cavity to jambs lintels and cills provide Thermabate or similar to makers inst.Set plaster and skim to all walls except garage.
SUBSTRUCTURE:
Walling to be 100mm class A dense concrete blocks to BS:6703:pt.1:1981. dpc set min 150 above finished G.L. weak mix infill to bases of cavity no closer to dpc than 225. dpc's to BS:6398/8215:1991.
GROUND FLOOR:
150 well consolidated hardcore with sand or dust blinding.1200g poly membrane lapped continuous with dpc by 100. 100 conc. laid oversite.500g membrane. 50mm Rockwool flooring insulation U value 0.35. 70mm sand and cement screed with light mesh reinforcement.
FOUNDATIONS:
225x700 and 225x450 strip concrete foundations taken down and placed on suitable load bearing strata deemed to be 1M.
STUD WALLS:
38x75 members at 600 vert.cs.clad on both sides with 12.5 plasterboard with 3mm skim. ins.quilt to voids.
WINDOWS/DOORS/GLAZING:
Standard pattern joinery all double glazed with 12mm thermal break. Toughened or laminated glass to windows and doors below 800 from floor.Glass to BS:6206:1981 and to app.doc. part N,provide 100% draught proofing.Rapid ventilation equal to 1/20th of floor area part of which is at least 1.75M above floor level. Controllable background ventilation via trickle vents of at least 8000 sq.mm.
MECHANICAL VENTILATION:
To Kitchen provide mech vent with extract rate of at least 60 litres per sec. or 30 litres in a cooker hood. To Bathroom Utility Room etc. provide mech.vents offering min 3No. air changes per hour with 15 min. over run. and an extract rate of at least 15 litres per sec.
SMOKE DETECTORS:
Provide in positions shown smoke detectors, interconnected and wired back to dist. board on a separate circuit and fused
FIREPLACE:
To be capable of burning smokeless fuel. Redbank throat unit and lintel.225 int.dia. rebated clay flue liners to BS:1181:1971. laid sockets uppermost. 100 face brick surround to flue terminating in corbelled out brickwork and clay pot. weak mix infill around flue as work proceeds.At flue roof intersection provide 2 course eng. bricks and code 4 lead flashing. Ventilation to fireplace shall be an air entry opening of at least 50% of throat opening area. adjustable plastic vents internally. Flue size as 15% of the area of the recess opening. Hearth to be min.125 thick and constructed of non combustible material and project from face of wall by 500 and passed sides by 150mm.Provide fire subject to client requirement.
LINTELS:
As manufactured by Messrs. Catnic complete with 150 end bearings and cavity tray dpc. corrugated steel internally.
FOUL DRAINS:
Inspection chamber construction to be Bartol or similar to makers inst. with the internal dia. related to the depth to BS:8301:1985 pipes to be 100 dia plastic laid to falls and flexibly jointed to BS:4660:1989 with bed and surround of 150 pea gravel.Provide suitable bridging where pipes pass through walls with rigid sheet metal to mask 50mm around pipe opening in wall. SVP to be 100 dia. PVC to BS:4514:1983 and to extend 900 above any window head and terminate with pvc balloon. Waste pipes to be 38mm int.dia. to BS:3943:1979 complete with rodding eyes at changes of direction. 75mm deep seal traps to appliances, 50mm waste to showers, gullies to be rodable. Final discharge to ex Septic tank.
SURFACE WATER DRAINS:
To be 110 underground pipes laid to falls and flexibly jointed with bed and surround of 150 pea gravel discharging to properly constructed soakaways, 4.2M dia. and 5M from any building.
HOT WATER SYSTEM:
Hot water cylinder to be 115 litre with 40mm foam ins. and ventilated to the atmosphere to the requirement of the regs. Provide room stat or thermostatic radiator valves and thermostat and time switch to hot water vessels. Insulate all pipes not contributing to useful heat output.
HEATING:
Provide oil fired boiler in suitable position. provide durable metal guard to flue.

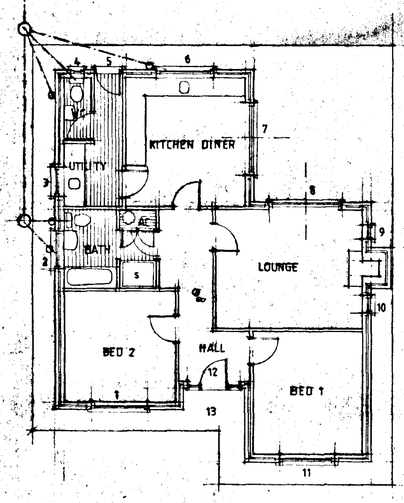




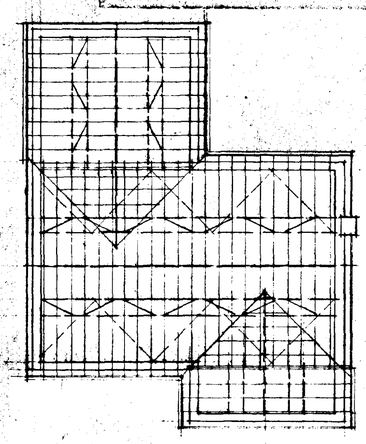
BLOCK PLAN 1:500



foundation plan



floor plan

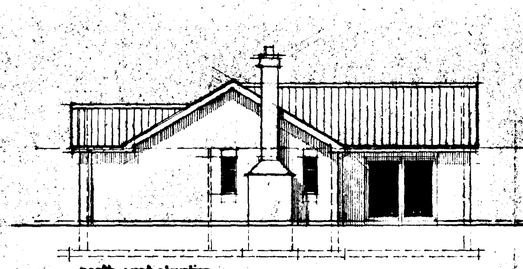


roof plan

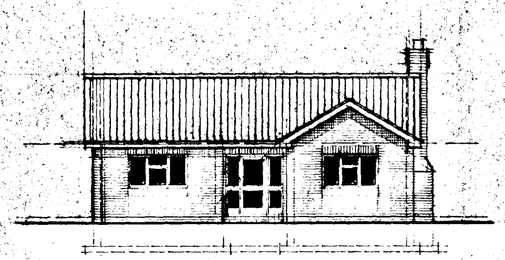
CLIENT	M A POTTS		ROGER WILLIAMS
PROJECT	PROPOSED BUNGALOW AT WEST ROAD SOUTH DROVE SPALDING COMMON SPALDING LINCS		ARCHITECTURAL DESIGN CONSULTANT
SCALE	1:100	All dimensions to be checked and verified on site prior to commencement of works.	53.Pulvertoft Lane.Boston.Lincs.PE21 8TB Tel.01205 363603
DATE	AUGUST 1997	ground bearing capabilities are assumed to be normal unless deemed otherwise with due account given thereto.	
DWG. NO	MAP/SC/97/01	All drawings are issued subject to Local Authority approval where appropriate.	© this drawing is copyright
REVISION			



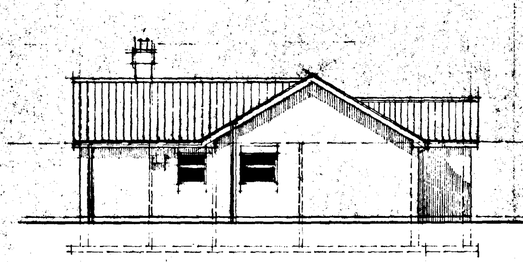
south west elevation



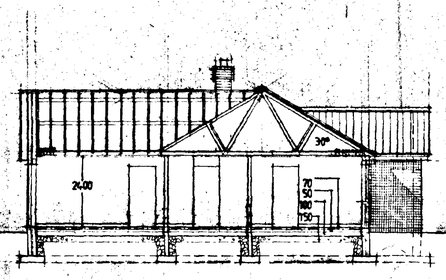
north west elevation



north east elevation



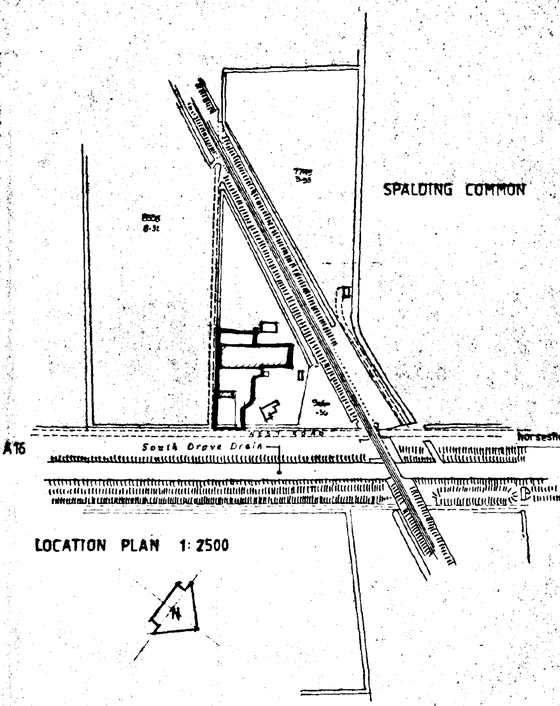
south east elevation



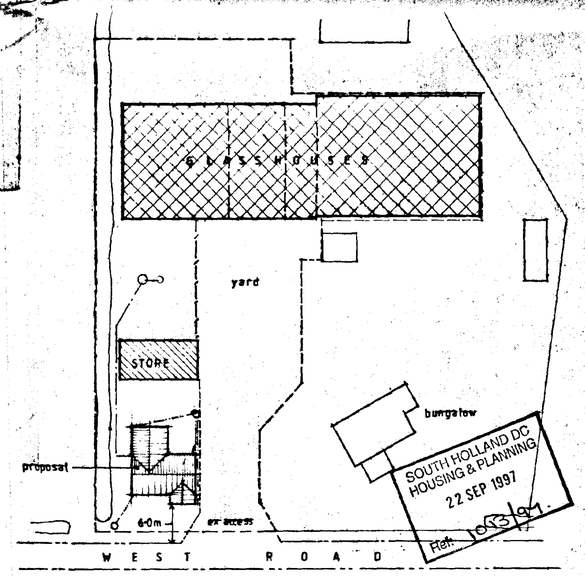
section

LINTEL SCHEDULE	
1	CN3E / 2100
2	CN3E / 1500
3	CN 3E / 1200
4	CN 3E- / 750
5	CN 3E / 1200
6	CN3F / 2100
7	CN3A / 2700
8	CN3M / 2700
9	CN3E / 900
10	CN 3E / 900
11	CN3F / 2100
12	CN3F / 2100
13	CN3A / 2250

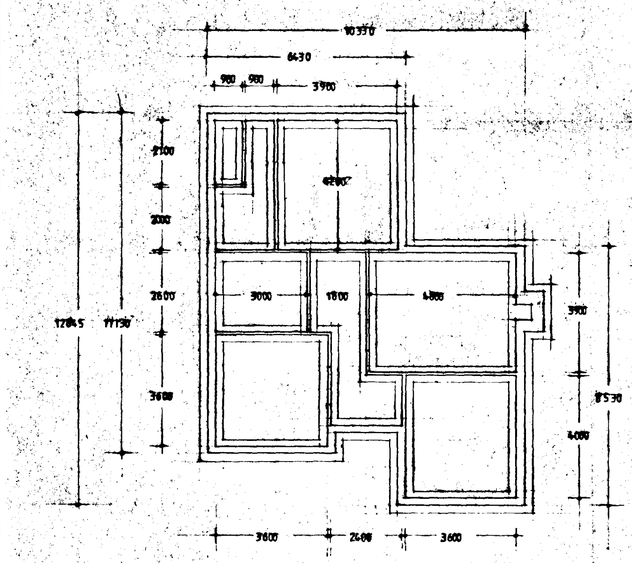
ROOF CONSTRUCTION:
Manufactured timber int.lock.conc. roof tiles (Redland) to BS:473:Pt.2 1972 on 25x38 softwood treated battens and underfelt to BS:747 Type 1F and in all cases lapped by 150 both horiz. and vert. Tiles to be laid with min head lap of 75mm and fixed with regard to wind speed roof pitch and exposure cat. to CP3 ch.5pt.2 1972. Specialist made prefabricated roof trusses to BS:5268 PT.5 1985 set at 600 cs. 38x100 ridge nods and intermediate binders. Wind bracing to Truss plate ass. tech.bulletin st.1. Additional bracing within the plane of the web.38x100 ceiling ties.63x100 wall plate backed on sand and cement.30x5 galv.metal straps to act as anchor and lateral restraint straps at max.2M cs.solid bridging beneath straps over 3No.members.38x150 lay boards. Vulcanal fibreglass trough vatties.All structural timber min SC3 grade.9mm end.g.ply soffits with continuous 25mm air gap and fly proof screens.200 insulation quilt.U value 1.8.RV601 eaves vents.112 Hunter Hiflow gutters.68 downpipes.12.5 Gyproc Duplex plasterboard Artex finish.Compound truss at roof intersection.sufficient support to truss makers details for cold water storage tanks. Makers details to be supplied not less than 28 days prior to erection on site.Lead flashings to be code 4 with min upstand of 150mm.cavity tray DPC at intersection of porch to dwelling.
WALLING:
215 cavity wall construction to consist of face brick to BS3921:1974 for clay bricks.65 cavity with full fill Dri-therm insulation bats.Inner leaf of 100 solid insulation blocks Tarmac Topbloc or sim.Cavity walls tied together using galv.iron twist ties set at 900 horizontally and 450 vertically to BS:1243:1978. wall ties to be positioned at 225 vertical centres at all unbonded closures of cavity.U value 0.45.At all closures of cavity to jambs lintels and cills provide Thermabate or similar to makers inst.Set plaster and skim to all walls except garage.
SUBSTRUCTURE:
Walling to be 100mm class A dense concrete blocks to BS:6703;pt.1;1981. dpc set min 150 above finished G.L. weak mix infill to bases of cavity no closer to dpc than 225. dpc's to BS:6398/8215:1991.
GROUND FLOOR:
150 well consolidated hardcore with sand or dust blinding.1200g poly membrane lapped continuous with dpc by 100. 100 conc. laid oversite.500g membrane. 50mm Rockwool flooring insulation U value 0.35. 70mm sand and cement screed with light mesh reinforcement.
FOUNDATIONS:
225x700 and 225x450 strip concrete foundations taken down and placed on suitable load bearing strata deemed to be 1M.
STUD WALLS:
38x75 members at 600 vert.cs.clad on both sides with 12.5 plasterboard with 3mm skim. ins.quilt to voids.
WINDOWS/DOORS/GLAZING:
Standard pattern joinery all double glazed with 12mm thermal break. Toughened or laminated glass to windows and doors below 800 from floor.Glass to BS:6206:1981 and to app.doc. part N.provide 100% draught proofing.Rapid ventilation equal to 1/20th of floor area part of which is at least 1.75M above floor level. Controltable background ventilation via trickle vents of at least 8000 sq.mm.
MECHANICAL VENTILATION:
To Kitchen provide mech vent with extract rate of at least 60 litres per sec. or 30 litres in a cooker hood. To Bathroom Utility Room etc. provide mech.vents offering min 3No. air changes per hour with 15 min. over run. and an extract rate of at least 15 litres per sec.
SMOKE DETECTORS:
Provide in positions shown smoke detectors, interconnected and wired back to dist. board on a separate circuit and fused.
FIREPLACE:
To be capable of burning smokeless fuel. Redbank throat unit and lintel.225 int.dia. rebated clay flue liners to BS:1181:1971. laid sockets uppermost. 100 face brick surround to flue terminating in corbelled out brickwork and clay pot. weak mix infill around flue as work proceeds.At flue roof intersection provide 2 course eng. bricks and code 4 lead flashing. Ventilation to fireplace shall be an air entry opening of at least 50% of throat opening area. adjustable plastic vents internally. Flue size as 15% of the area of the recess opening. Hearth to be min.125 thick and constructed of non combustible material and project from face of well by 500 and passed sides by 150mm.Provide fire subject to client requirement.
LINTELS:
As manufactured by Messrs. Catnic complete with 150 end bearings and cavity tray dpc. corrugated steel internally.
FOUL DRAINS:
Inspection chamber construction to be Bartol or similar to makers inst. with the internal dia. related to the depth to BS:8301:1985 pipes to be 100 dia plastic laid to falls and flexibly jointed to BS:4660:1983 with bed and surround of 150 pea gravel.Provide suitable bridging where pipes pass through walls with rigid sheet metal to mask 50mm around pipe opening in well. SVP to be 100 dia. PVC to BS:4514:1983 and to extend 900 above any window head and terminate with pvc balloon. Waste pipes to be 38mm int.dia. to BS:3943:1979 complete with rodding eyes at changes of direction. 75mm deep seal traps to appliances, 50mm waste to showers, gullies to be rodable. Final discharge to ex. septic tank.
SURFACE WATER DRAINS:
To be 110 underground pipes laid to falls and flexibly jointed with bed and surround of 150 pea gravel discharging to properly formed soakaways, 1.2M dia. and 5M from any building.
HOT WATER SYSTEM:
Hot water cylinder to be 115 litre with 40mm foam ins. and ventilated to the atmosphere to the requirement of the regs. Provide room stat or thermostatic radiator valves and thermostat and time switch to hot water vessels. Insulate all pipes not contributing to useful heat output.
HEATING:
Provide oil fired boiler in suitable position,
provide durable metal guard to flue.



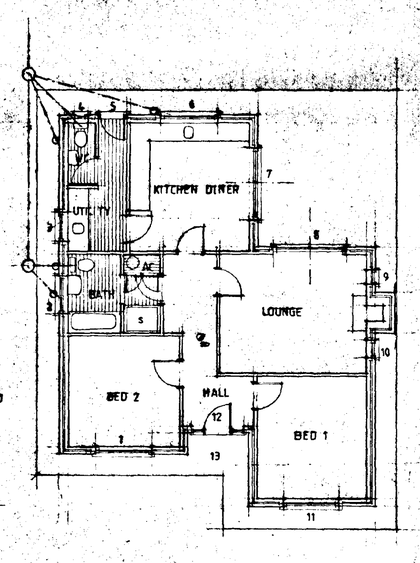
LOCATION PLAN 1:2500



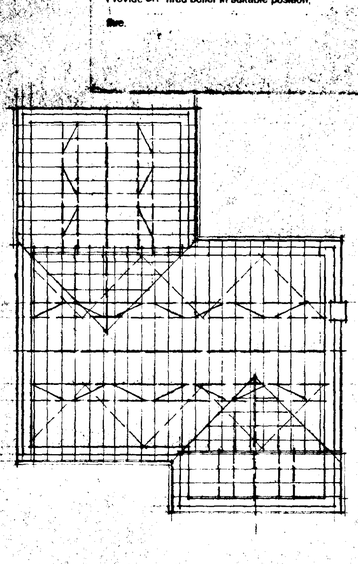
BLOCK PLAN 1:500



foundation plan

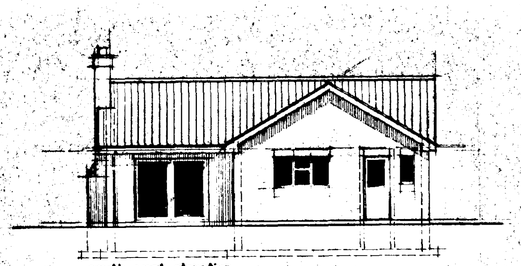


floor plan

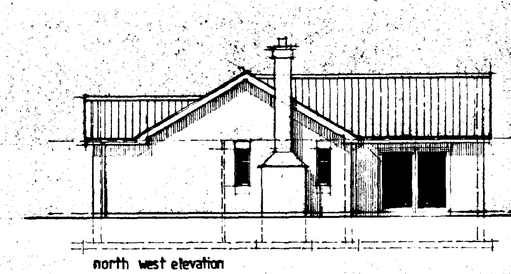


roof plan

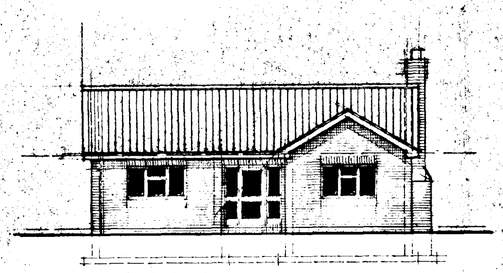
CLIENT	M A POTTS		ROGER WILLIAMS
PROJECT	PROPOSED BUNGALOW AT WEST ROAD SOUTH DROVE SPALDING COMMON SPALDING LINCS		ARCHITECTURAL DESIGN CONSULTANT
SCALE	1:100	All dimensions to be checked and verified on site prior to commencement of works.	83.Pulvertoft Lane.Boston.Lincs.PE21 8TB Tel.01205 363803
DATE	AUGUST 1997	ground bearing capabilities are assumed to be normal unless deemed otherwise with due account given thereto.	
DWG. NO	MAP/SC/97/01	All drawings are issued subject to Local Authority approval where appropriate.	© this drawing is copyright
REVISION			



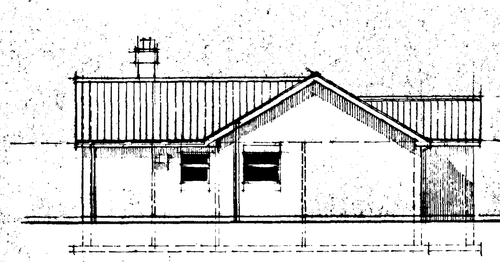
south west elevation



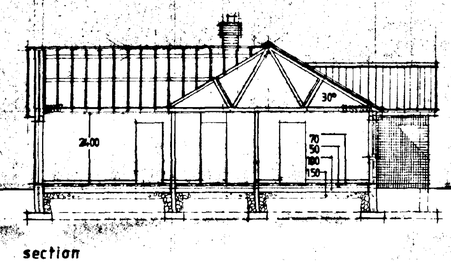
north west elevation



north east elevation



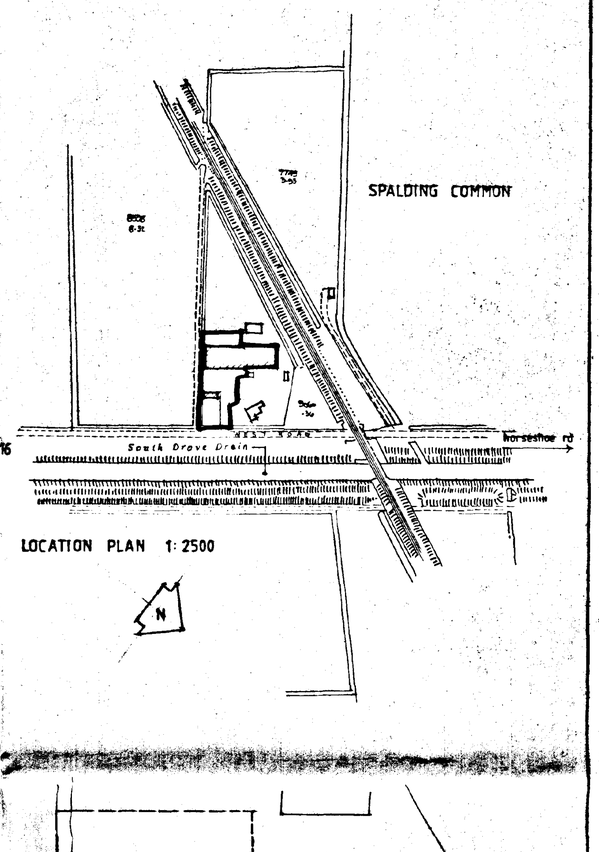
south east elevation



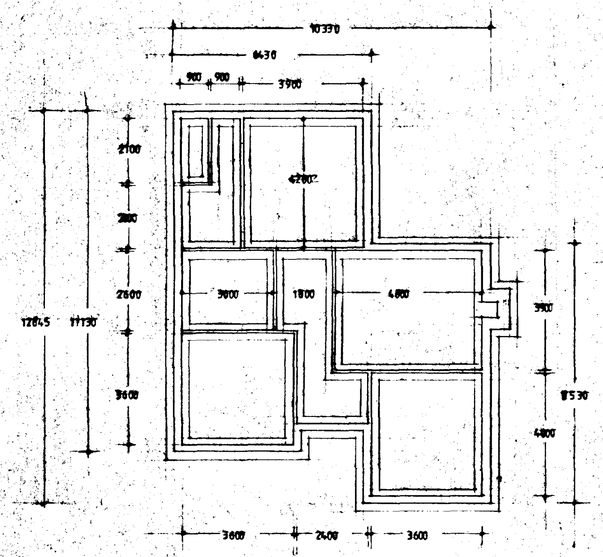
section

LINTEL SCHEDULE	
1	CN3F / 2100
2	CN3E / 1500
3	CN3E / 1200
4	CN3E / 750
5	CN3E / 1200
6	CN3F / 2100
7	CN3A / 2700
8	CN3A / 2700
9	CN3E / 900
10	CN3E / 900
11	CN3F / 2100
12	CN3F / 2100
13	CN3A / 2250

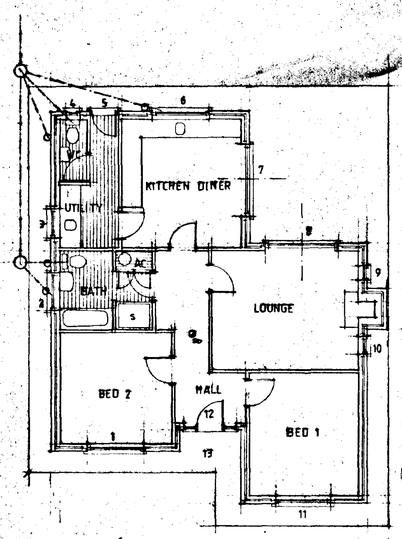
ROOF CONSTRUCTION:
Marley Modern Int.lock.conc. roof tiles (Ancard) to BS:473:Part 2 1972 on 25x38 softwood treated battens and underfelt to BS:747 Type 1F and in all cases lapped by 150 both horiz. and vert. Tiles to be laid with min head lap of 75mm and fixed with regard to wind speed roof pitch and exposure cat. to CP3 ch.5pt.2 1972. Specialist made prefabricated roof trusses to BS:5268 PT.5 1985 set at 600 cs. 38x100 ridge node and intermediate binders. Wind bracing to Truss plate ass. tech.bulletin sl.1. Additional bracing within the plane of the web.38x100 ceiling ties.63x100 wall plate bedded on sand and cement.30x5 galv.metal straps to act as anchor and lateral restraint straps at max.2M cs.solid bridging beneath straps over 3No.members.38x150 lay boards. Vulcanal fibreglass trough vallies.All structural timber min SC3 grade.9mm ext.g.ply soffits with continuous 25mm air gap and fly proof screens.200 insulation quilt.U value 1.8.RV601 eaves vents.112 Hunter Hiflow gutters.68 downpipes.12.5 Gyproc Duplex plasterboard Artex finish.Compound truss at roof intersection.sufficient support to truss makers details for cold water storage tanks. Makers details to be supplied not less than 28 days prior to erection on site.Lead flashings to be code 4 with min upstand of 150mm.cavity tray DPC at intersection of porch to dwelling.
WALLING:
265 cavity wall construction to consist of face brick to BS3921:1974 for clay bricks.65 cavity with full fill Dri-therm insulation bats.Inner leaf of 100 solid insulation blocks Tarmac Topbloc or sim.Cavity walls tied together using galv.iron twist ties set at 900 horizontally and 450 vertically to BS:1243:1978. wall ties to be positioned at 225 vertical centres at all unbonded closures of cavity.U value 0.45.At all closures of cavity to jambs lintels and cills provide Thermabete or similar to makers inst.Set plaster and skim to all walls except garage.
SUBSTRUCTURE:
Walling to be 100mm class A dense concrete blocks to BS:6073;pt.1;1981. dpc set min 150 above finished G.L.. weak mix infill to bases of cavity no closer to dpc than 225. dpc's to BS:6398/8215:1991.
GROUND FLOOR:
150 well consolidated hardcore with sand or dust blinding.1200g poly membrane lapped continuous with dpc by 100. 100 conc. laid oversite.500g membrane. 50mm Rockwool flooring insulation U value 0.35. 70mm sand and cement screed with light mesh reinforcement.
FOUNDATIONS:
225x700 and 225x450 strip concrete foundations taken down and placed on suitable load bearing strata deemed to be 1M.
STUD WALLS:
38x75 members at 600 vert.cs.clad on both sides with 12.5 plasterboard with 3mm skim. Ins.quilt to voids.
WINDOWS/DOORS/GLAZING:
Standard pattern joinery all double glazed with 12mm thermal break. Toughened or laminated glass to windows and doors below 800 from floor.Glass to BS:6206:1981 and to app.doc. part N.provide 100% draught proofing.Rapid ventilation equal to 1/20th of floor area part of which is at least 1.75M above floor level. Controllable background ventilation via trickle vents of at least 8000 sq.mm.
MECHANICAL VENTILATION:
To Kitchen provide mech vent with extract rate of at least 60 litres per sec. or 30 litres in a cooker hood. To Bathroom Utility Room etc. provide mech.vents offering min 3No. air changes per hour with 15 min. over run. and an extract rate of at least 15 litres per sec.
SMOKE DETECTORS:
Provide in positions shown smoke detectors, interconnected and wired back to dist. board on a separate circuit and fused.
FIREPLACE:
To be capable of burning smokeless fuel. Redbank throat unit and lintel.225 int dia. rebated clay flue liners to BS:1181:1971. laid sockets uppermost. 100 face brick surround to flue terminating in corbelled out brickwork and clay pot. weak mix infill around flue as work proceeds.At flue roof intersection provide 2 course eng. bricks and code 4 lead flashing. Ventilation to fireplace shall be an air entry opening of at least 50% of throat opening area. adjustable plastic vents internally. Flue size as 15% of the area of the recess opening. Hearth to be min.125 thick and constructed of non combustible material and project from face of wall by 500 and passed sides by 150mm.Provide fire subject to client requirement.
LINTELS:
As manufactured by Messrs. Catnic complete with 150 end bearings and cavity tray dpc. corrugated steel internally.
FOUL DRAINS:
Inspection chamber construction to be Bartol or similar to makers inst. with the internal dia. related to the depth to BS:8301:1985 pipes to be 100 dia plastic laid to falls and flexibly jointed to BS:4660:1983 with bed and surround of 150 pea gravel.Provide suitable bridging where pipes pass through walls with rigid sheet metal to mask 50mm around pipe opening in wall. SVP to be 100 dia. PVC to BS:4514:1983 and to extend 900 above any window head and terminate with pvc balloon. Waste pipes to be 38mm int.dia. to BS:3943:1979 complete with rodding eyes at changes of direction. 75mm deep seal traps to appliances, 50mm waste to showers, gullies to be rodable. Final discharge to ex septic tank.
SURFACE WATER DRAINS:
To be 110 underground pipes laid to falls and flexibly jointed with bed and surround of 150 pea gravel discharging to property boundary soakaways, 1.2M dia. and 5M from any building.
HOT WATER SYSTEM:
Hot water cylinder to be 115 litre with 40mm foam ins. and ventilated to the atmosphere to the requirement of the regs. Provide room stat or thermostatic radiator valves and thermostat and time switch to hot water vessels. Insulate all pipes not contributing to useful heat output.
HEATING:
Provide oil fired boiler in suitable position, provide durable metal guard to flue.



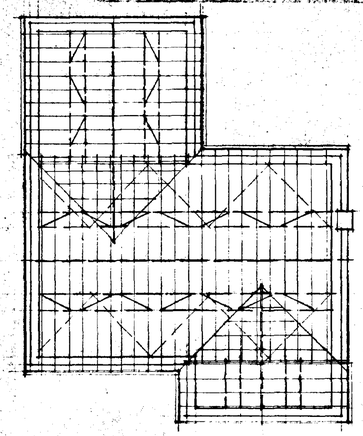
LOCATION PLAN 1:2500



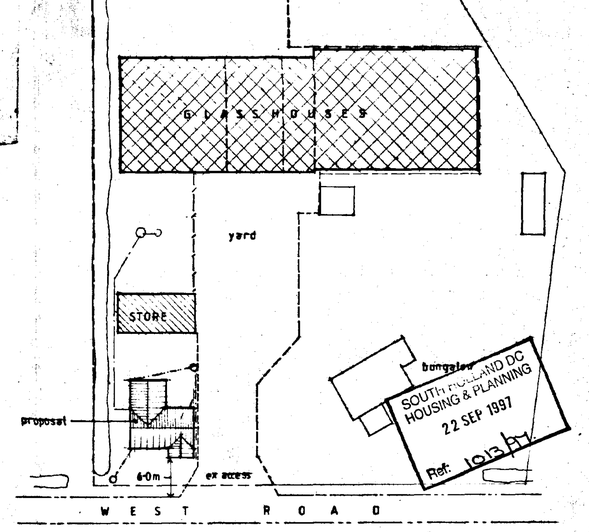
foundation plan



floor plan



roof plan



BLOCK PLAN 1:500

CLIENT	M A POTTS		ROGER WILLIAMS
PROJECT	PROPOSED BUNGALOW AT WEST ROAD SOUTH DROVE SPALDING COMMON SPALDING LINCS		ARCHITECTURAL DESIGN CONSULTANT
SCALE	1:100	All dimensions to be checked and verified on site prior to commencement of works.	53.Pulvertoft Lane.Boston.Lincs.PE21 8TB Tel.01205 363603
DATE	AUGUST 1997	ground bearing capabilities are assumed to be normal unless deemed otherwise with due account given thereto.	
DWG. NO	MAP/SC/97/01		
REVISION		All drawings are issued subject to Local Authority approval where appropriate.	© this drawing is copyright