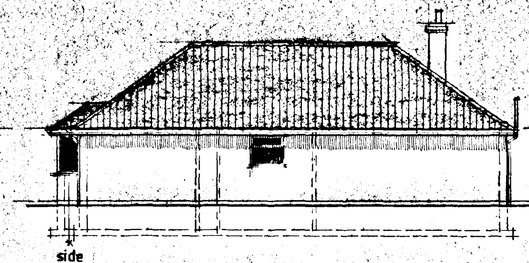
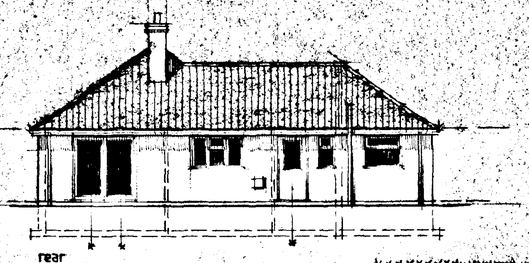
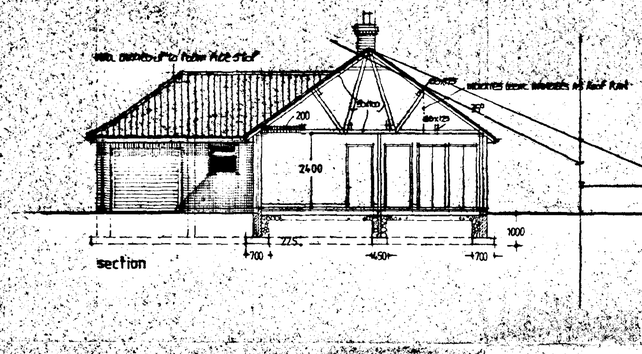
roof:
INTERLOCKING CONCRETE ROOF TILES TO BS: AT3: 500 PART 2: 1972 ON 25 x 38 SOFTWOOD TREATED BATTENS ON UNDERSIDE ROOFING FELT TO BS: 747: TYPE 1F AND 1B ALL CROSS LAPPED BY 150MM BOTH HORIZONTALLY AND VERTICALLY : TILES TO BE LAID WITH MIN. HEAD LAP OF 75MM AND BE FIXED WITH RECOMMENDED TO ROOF PITCH AND SPEED AND EXPOSURE CATEGORY TO CP3 CHAPTER 5 PT 2 : 1972 TRADITIONAL CUT ROOF FROM 50 X 100 RAFTERS AND CEILING JOISTS @ 400 CENTRES : VALLEY AND TRUSSES FORMED AT 1200 CRS FROM 2NR RAFTERS AND CEILING JOISTS WITH 50 X 100 BRACES : ALL INTERSECTIONS BOLTED INCLUDING STAR WASHERS 50 X 100 RIDGE : 38 X 150 RIDGE : 38 X 225 PURLINS : 38 X 225 PURLIN BINDERS : 38 X 150 LANDINGS : VALLEY AND FIBRECAST THROUGH WALLES : 50 X 100 HANGERS IN POSITIONS SHOWN AND 50 X 100 PLATES TO PURLINS AS NECESSARY 50 X 100 WALL PLATE BEDDED ON SAND AND CEMENT : 30 X 5 GALVANISED METAL STRAPS TO ACT AS ANCHOR AND LATERAL RESTRAINT STRAPS AT MAX 2.0m CRS. SOLID BLOCKING BENEATH STRAPS OVER MIN 3 No NOGGINGS ALL STRUCTURAL TIMBER TO BE MIN SC3 GRADE.
8mm EXTERNAL GRADE PLYWOOD SOFFITS WITH CONTINUOUS 25MM No. CAP AND FLY ROOF SCREENS. 200MM QUANTITY INSULATION QUILT TO ROOF SPACE. 100 BETWEEN RAFTERS AND 100 OVER. 12.5 GYPROC DURLEX PLASTERBOARD METAL FINISH : GYPROC FIRELINE BOARDING TO GARAGE CEILING WITH ALL JOINTS TAPED / TAPED WITH METAL FINISH : ACCESS TRAPS TO ROOF SPACE TO BE 1000 x 700 DRAUGHTPROOF WITH TRAP DOOR BONDED WITH ROSETTE FIXINGS. 112 HUNTER HI-FLO CUTTERS TO 65MM DOWNPIPES. CODE 4 LEAD FLASHING TO STACK WITH MIN. 150MM UPSTANDS.


front
*toughened & laminated glass


side


side


rear



section

ground floor:
150MM WELL CONSOLIDATED HARDCORE WITH SAND OR COAT BLINDING : 1200G POLYTHENE MEMBRANE LAPPED CONTINUOUS WITH DPC 6N 100MM : 100 CONCRETE LAID SCREEDED : 25MM 'UMELITE' OR SIMILAR FLOOR INSULATION BOARDING : 50 MM SAND AND CEMENT SCREED WITH LIGHT MESH REINFORCEMENT : NO INSULATION OR SCREED TO GARAGE FLOOR AND TO FINISH 100 MM LOWER THAN MAIN FLOOR.

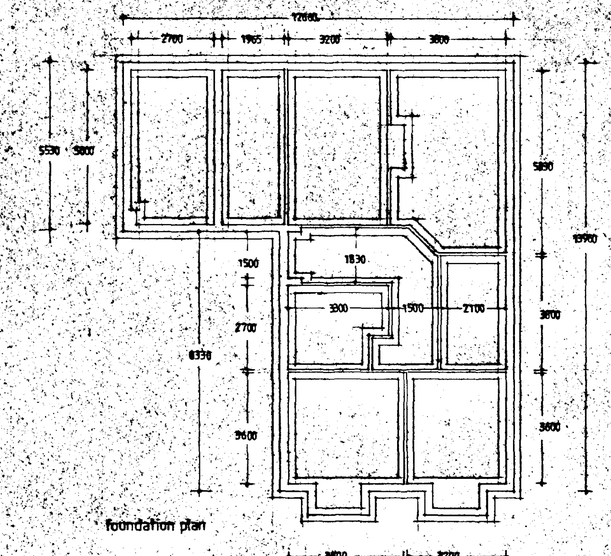
windows · doors · glass:
STANDARD PATTERN WINDOWS AND DOORS IN TIMBER OR PVC. DOUBLE GLAZED WITH 20MM THERMAL BREAK PANEL : TOUGHENED OR LAMINATED GLASS TO AREAS SHOWN ON ELEVATIONS : GLASS TO BS: 6206: 1981 AND APPROVED DOCUMENT N. PROVIDE TOTAL EQUIVALENT AREA OF WINDOWS SET BACK 450MM IN REVEAL TO AVOID SOLID BRICKING. PROVIDE RAPID VENTILATION EQUAL TO 1/20TH OF FLOOR AREA PART OF WHICH IS AT LEAST 1.75M ABOVE FLOOR LEVEL. PROVIDE BACKGROUND VENTILATION VIA TRICKLE VENTS OF AT LEAST 8000SQ MM.

mechanical vents:
TO KITCHEN PROVIDE MECHANICAL VENT WITH AN EXTRACT RATE OF AT LEAST 60 LITRES PER SEC. 50 LITRES IN A DOOR MOUNTED AND 30 LITRES TO UTILITY ROOM TO BATHROOM AND WC. PROVIDE MECHANICAL VENTILATOR OPERATING MIN 3 No AIR CHANGES PER HOUR WITH 15 MIN OVER RUN. AND AN EXTRACT RATE OF AT LEAST 15 LITRES PER SEC.

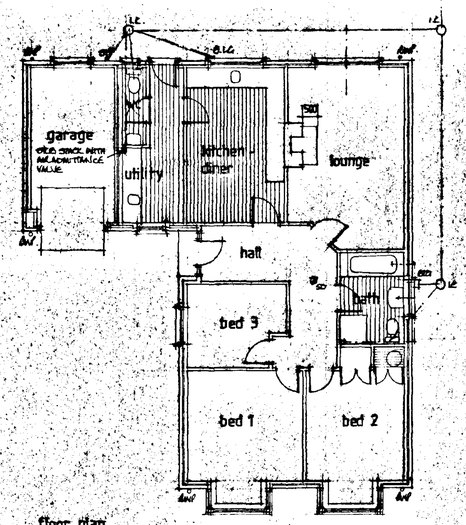
smoke detectors:
PROVIDE SMOKE DETECTOR IN POSITION SHOWN AND IF MORE THAN ONE TO BE INTERCONNECTED AND WIRED BACK TO DISTRIBUTION BOARD AND FUSED ON SEPARATE CIRCUIT.

lintels : AS MANUFACTURED BY MESSRS CATNIC INSTALLED TO MAKERS INST. COMPLETE WITH MIN 150 END BEARINGS AND CAVITY TRAY DPC. CORRUGATED STEEL INTERNALLY

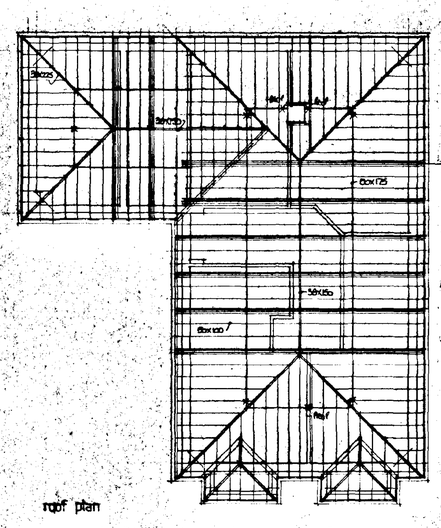
fireplace :
TO BE CAPABLE OF BURNING SMOKELESS FUEL. 'JET' FITTED WITH APPROVED GAS FIRED APPLIANCE : BEDRAM THROAT UNIT AND LINTEL : 225 (1 INT) RESITED CLAY FLUE LINERS AND SOCKETS UPPERMOST TO BS: 1181: 1971 : 100 FACE BRICK SURROUND TO FLUE TERMINATING IN CORBELLED OUT BRICKWORK AND CLAY POT. WEAK MIX INFILL AROUND FLUE AS WORKS PROGRESS : AT FLUE/ROOF INTERSECTION PROVIDE 2 COURSE ENGINEERING BRICKS AND CODE 4 LEAD FLASHING WITH 150 UPSTAND : VENTILATION TO GARAGE SHALL BE AN AIR ENTRY OPENING OF AT LEAST 550sq CM OF THE ART OPENING AREA : ADJUSTABLE PLASTIC VENTS INTERNALLY : FLUE SIZE AS 15% OF THE AREA OF THE RECESS OPENING : HEARTH TO BE 125 THICK OF NON COMBUSTIBLE MATERIAL. 500 OUT AND MIN 150 PAST SIDES.



foundation plan



floor plan



roof plan

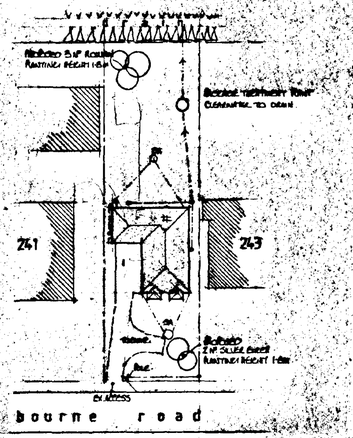
foundations:
225 x 700 AND 225 x 450 STRIP CONCRETE FOUNDATIONS TAKEN DOWN TO BEAR ON SUITABLE LOAD BEARING STRATA : DEEMED TO BE 1 METRE

foul drains:
INSPECTION CHAMBER CONSTRUCTION TO BE 'BACTOL' OR SIMILAR TO MAKERS INST. WITH THE INTERNAL DIA. RELATED TO THE DEPTH TO BS: 8301 : 1985. PIPES TO BE UPVC PLASTIC LAID TO FALLS AND FLEXIBLY JOINTED TO BS: 4660: 1989. WITH BED AND SURROUND OF 150 PEA GRAVEL. PROVIDE SUITABLE BRICKWORK WHERE PIPES PASS THROUGH EXTERNAL WALLS WITH RIGID SLEEVE METAL TO MASK 50MM AROUND PIPE OPENING IN WALL : SVP TO BE 100 PVC TO BS 4514 : 1969 AND TO EXTEND MIN 900 ABOVE WINDOW HEADS TERMINATING WITH PVC BALLOON : WASTE PIPES TO BE 38MM INT Ø TO BS: 3943 : 1973 WITH BOSSING WHERE AT CHANGE OF DIRECTION : 30MM WASTE TO SHOWER. WHICH IS TO BE ELEVATED TO FACILITATE ACCESS TO TRAP : 75MM DEEP SEAL TRAPS TO APPLIANCES : ALL GULLIES TO BE LOCKABLE.
FINAL DISCHARGE TO PACKAGE TREATMENT PLANT AT REAR WITH CLEAR WATER DISCHARGE TO DRAIN SUBJECT TO NECESSARY DRAINAGE BOARD CONSENTS.

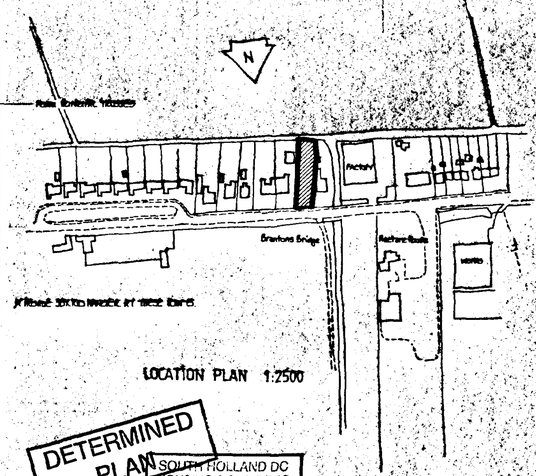
sw drains:
TO BE 100MM DIA GROUND PIPES FLEXIBLY JOINTED AND LAID TO FALLS WITH BED AND SURROUND OF 150 PEA GRAVEL. DISCHARGING INTO PROPERLY FORMED SOAKAWAYS 3RT MIN. 5M FROM BUILDINGS.

hot water :
HOT WATER CYLINDER TO BE 115 LITRE WITH 40MM FOAM INSULATION AND VENTILATED TO THE ATMOSPHERE TO THE REQUIREMENT OF THE REGS. PROVIDE ROOM STAT OR THERMOSTATIC RAD VALVES AND THERMOSTAT AND TIME SWITCH TO HOT WATER VESSELS. INSULATE ALL PIPES THAT DO NOT CONTRIBUTE TO USEFUL HEAT OUTPUT.

heating :
PROVIDE GAS FIRED BOILER IN SUITABLE POSITION WITH BALANCED FLUE AND DURABLE GUARD SUBJECT AND SOLD SUPP HEAT INPUT 18-32 KW MAX. 15-02 KW MIN. HEAT OUTPUT 14-65 KW MAX. 12-02 KW MIN. BTUH 62500 MAX 51250 MIN. 6TUK 50000 MAX 41000 MIN.



BLOCK PLAN 1:500



LOCATION PLAN 1:2500

DETERMINED PLAN
SOUTH HOLLAND DC
HOUSING & PLANNING
21 OCT 1998
Ref: 1042/98

CLIENT	PEARSON AND ALUZZI BUILDERS	
PROJECT	PROPOSED BUNGALOW AND GARAGE AT PLOT BETWEEN NO'S 241 AND 243 BOURNE ROAD SPALDING LINCS.	
SCALE	1:100	All dimensions to be checked and verified on site prior to commencement of works.
DATE	SEPTEMBER 98	
DWG. NO	PA/BRS/98/01	ground bearing capabilities are assumed to be normal unless deemed otherwise with due account given thereto.
REVISION		All drawings are issued subject to Local Authority approval where appropriate.

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