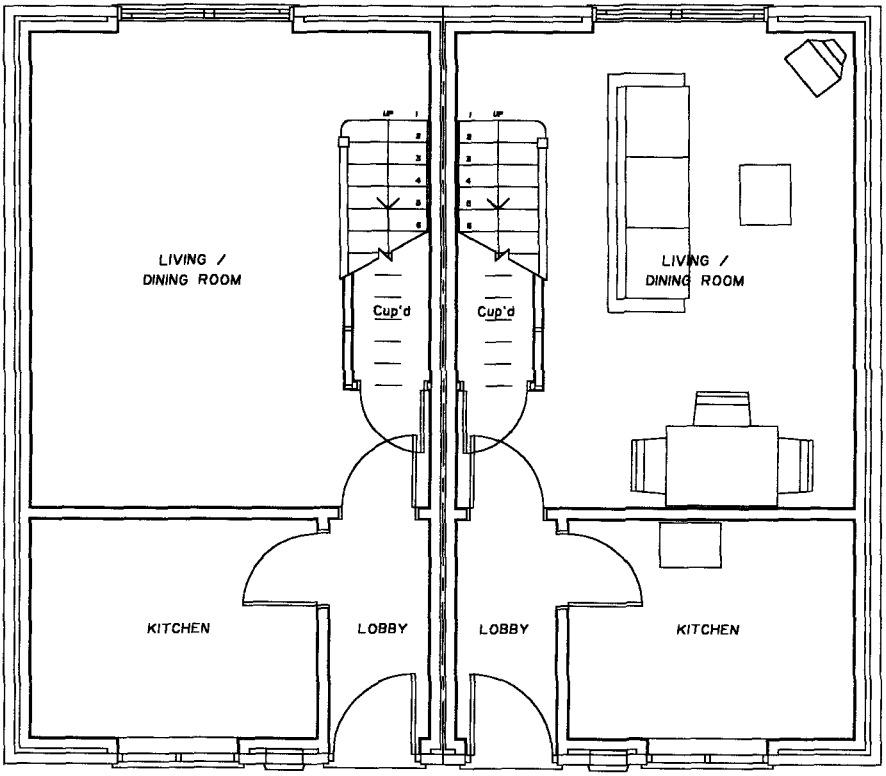
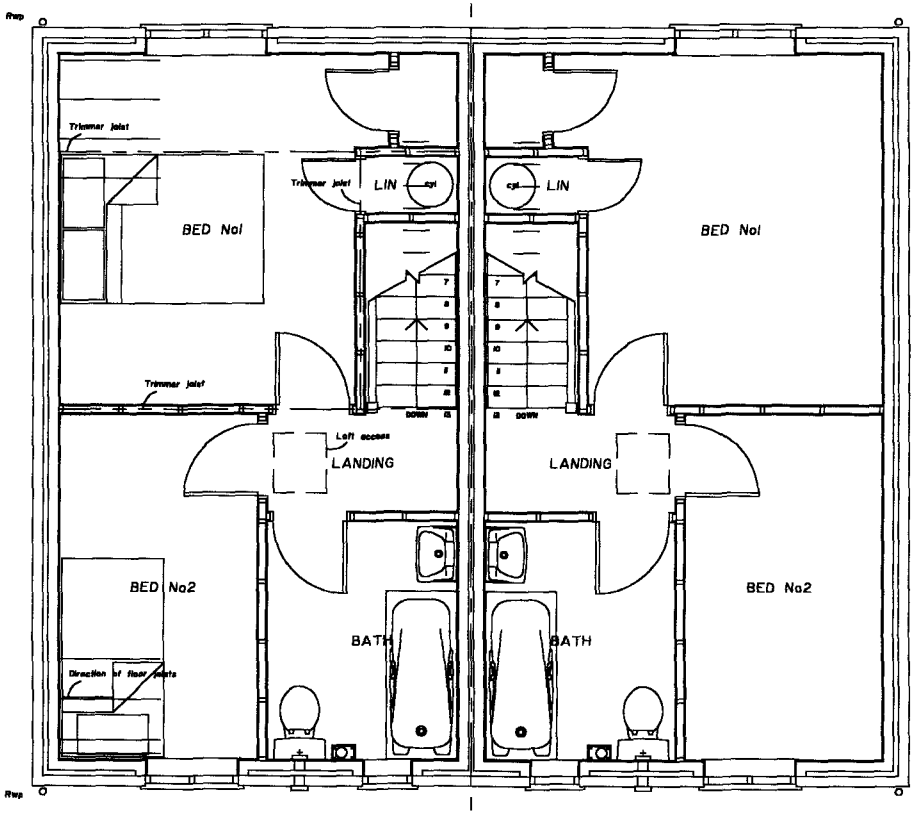


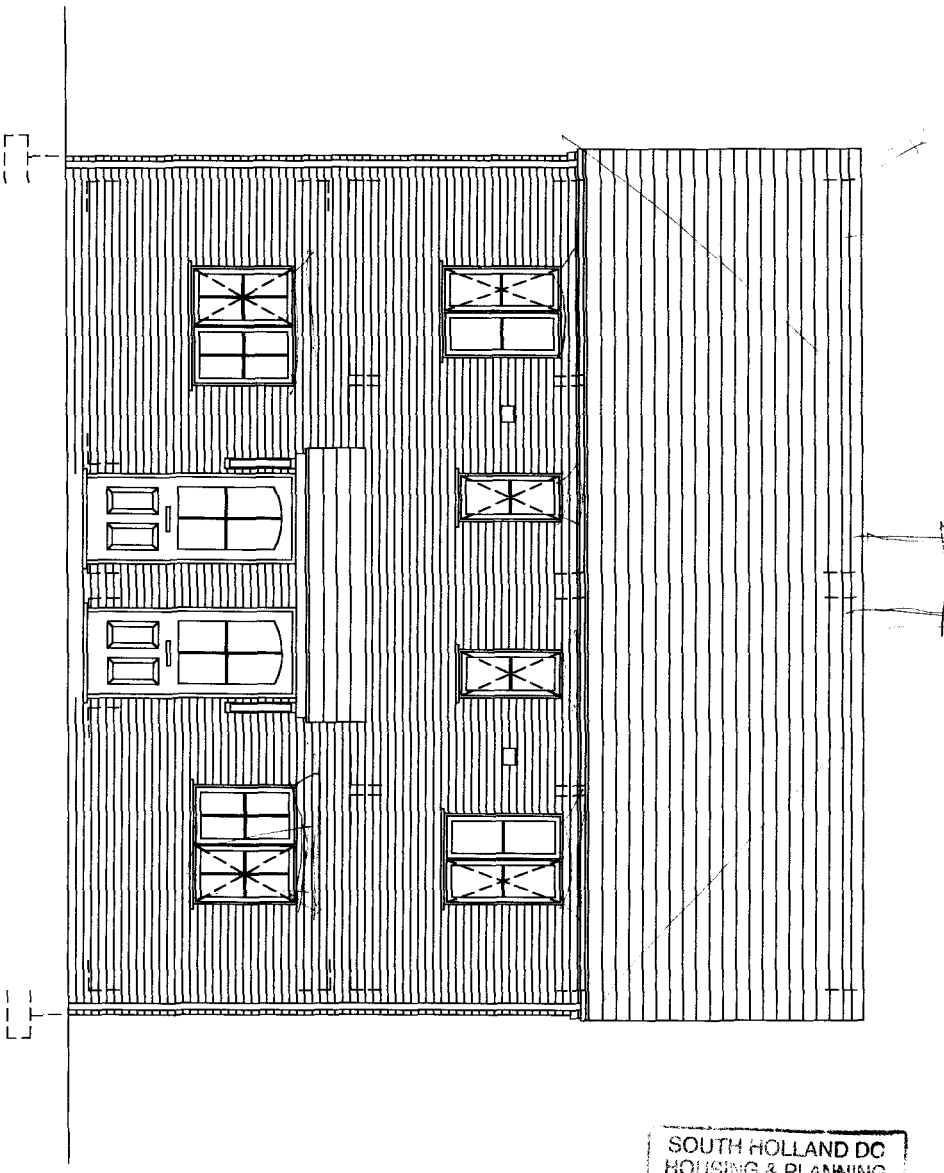
GROUND FLOOR PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
- 3 [illegible] 2000
Ref:



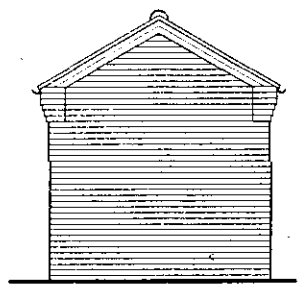
FIRST FLOOR PLAN

SC... HO... DC
HOUSING & ...NNING
- 3 ... 2000
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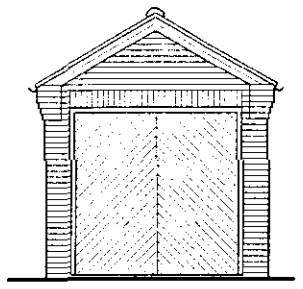


SOUTH HOLLAND DC
HOUSING & PLANNING
- 3 MAY 2000
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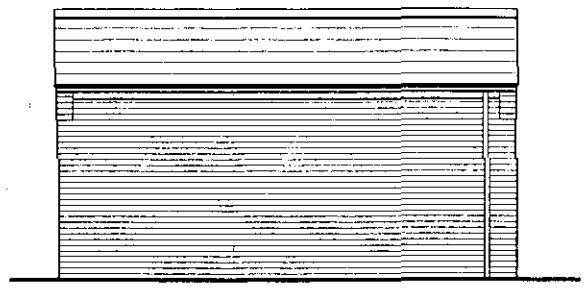
SOUTH HOLLAND DC
HOUSING & PLANNING
29 NOV 1999
Ref: 1207/99



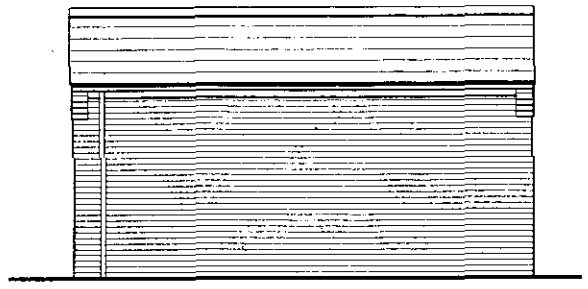
REAR ELEVATION



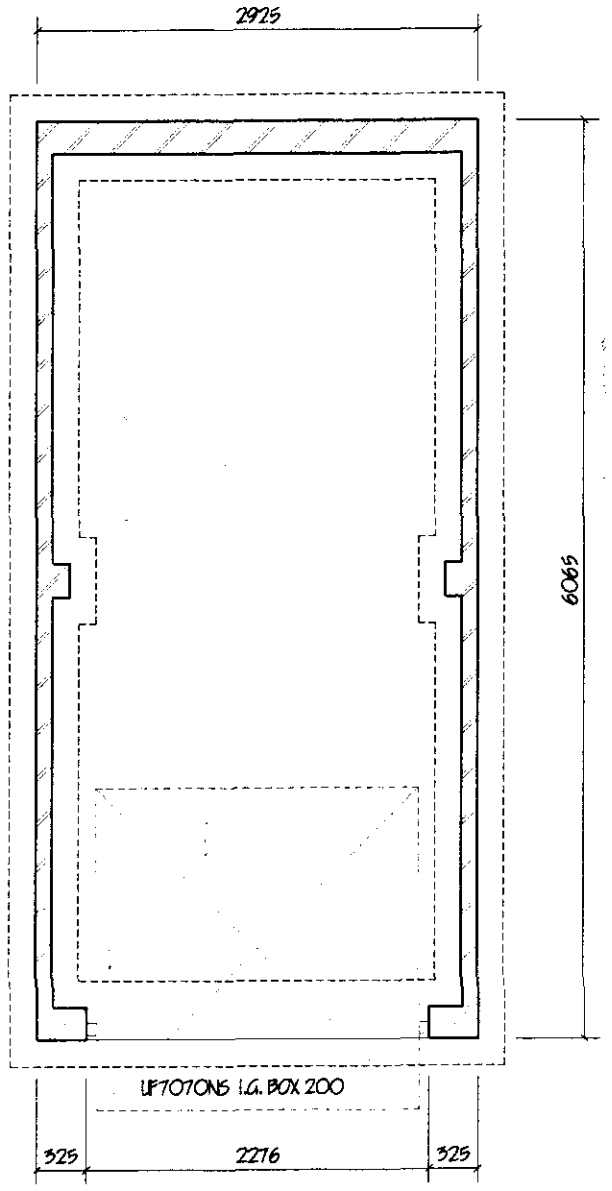
FRONT ELEVATION



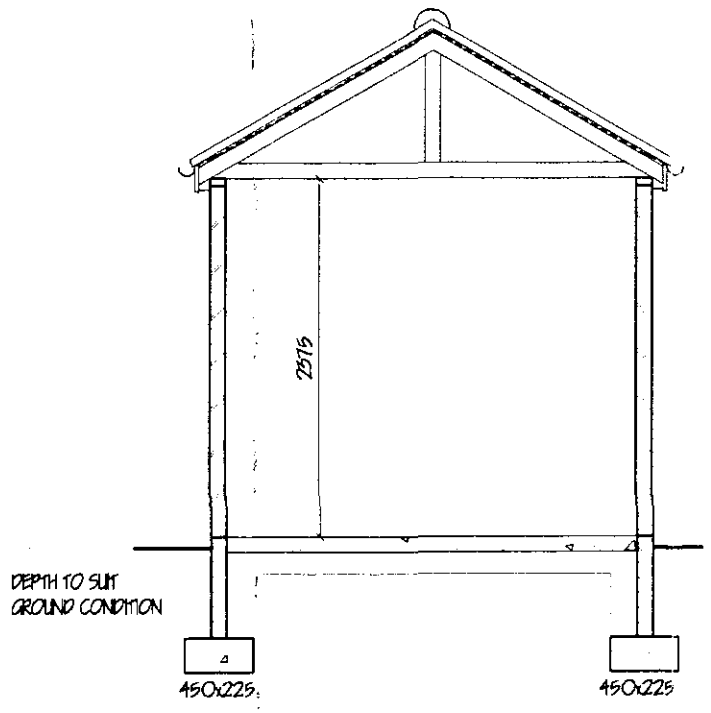
SIDE ELEVATION



SIDE ELEVATION



FLOOR PLAN



SECTION

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 dia. rainwater pipes 82.4 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.

LINTELS.
All lintels to be manufactured by Messrs. 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 in garage to be underlined with 12.7 fireline board or receive 12mm render and skim.

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. Twinaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. TRUSS CALC'S 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 ridge node binder 38 x 100 ceiling binder: 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: 50 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.

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 ST4 mix concrete oversite on 1200g polythene D.P.M. lapped continuous with D.P.C. by 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 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.

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.

WALLING.
Face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: Gable walls 215mm : Flank walls 105mm with 215 x 215 piers at mid point.

revision	date	init.	revision details.

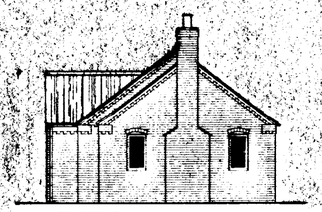
COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE,
FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423782
Mobile : 0410 280652

Client.
PREMIER BUILDERS (SOUTH LINC'S.) LTD.

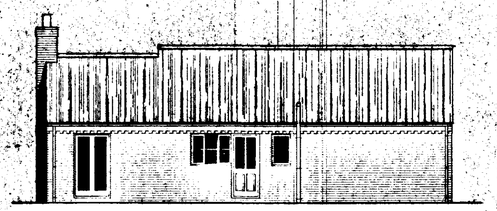
Project.
PROPOSED GARAGE
ADJ. 1 YOUNG'S ROW,
SUTTON BRIDGE,
SPALDING, LINC'S.

Drawing.

Scale 1:50 1:100	Drawing No. 9925:2
Date. NOV. '99	Drawn. J.C.



NORTH ELEVATION



WEST ELEVATION

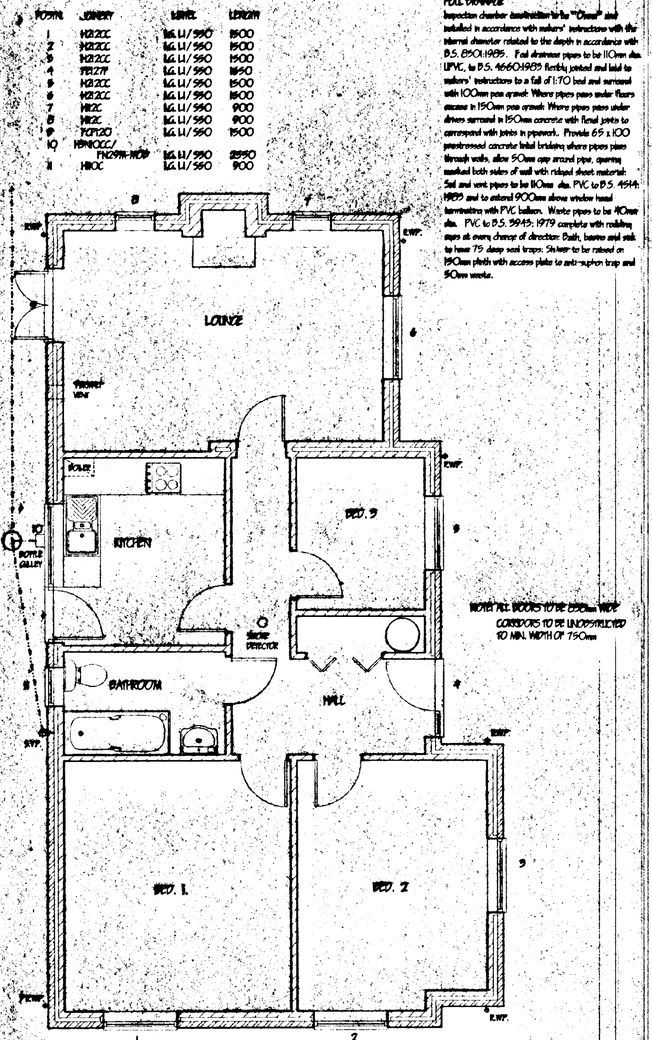


SOUTH ELEVATION



EAST ELEVATION

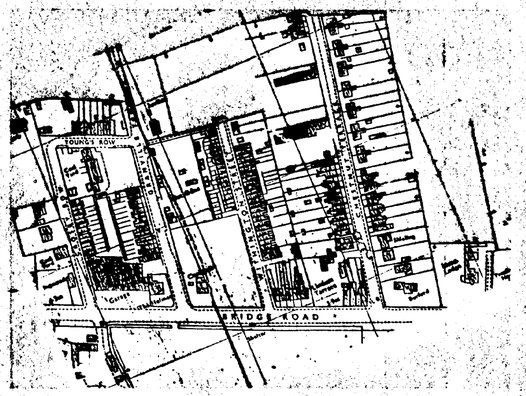
POSN.	JOINERY	LINTEL	LENGTH
1	W2120C	LG. LI/590	1500
2	W2120C	LG. LI/590	1500
3	W2120C	LG. LI/590	1500
4	TP1217	LG. LI/590	1650
5	W2120C	LG. LI/590	1500
6	W2120C	LG. LI/590	1500
7	W12C	LG. LI/590	900
8	W12C	LG. LI/590	900
9	TCP1220	LG. LI/590	1500
10	HSM1000C/ FN29W-MOD	LG. LI/590	2590
11	W12C	LG. LI/590	900



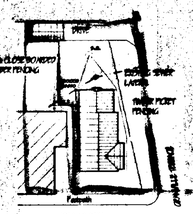
FLOOR PLAN

FOUL DRAINAGE
Inspection chamber construction to be "Class B" 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 110mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 laid and surrounded 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 cpe around pipe, opening sealed both sides of wall with ridged sheet material. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head termination with PVC balloon. Waste pipes to be 40mm dia. PVC to B.S. 5255: 1989 complete with rodding eyes at every change of direction. Bath, basins and sink to have 75 deep seal traps. Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 50mm waste.

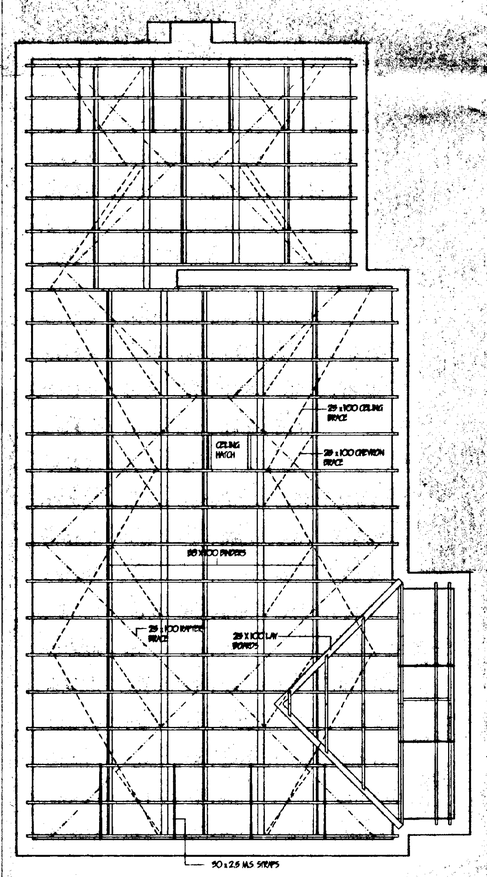
NOTE: ALL DOORS TO BE 838mm WIDE CORRIDORS TO BE UNOBSTRUCTED TO MIN. WIDTH OF 750mm



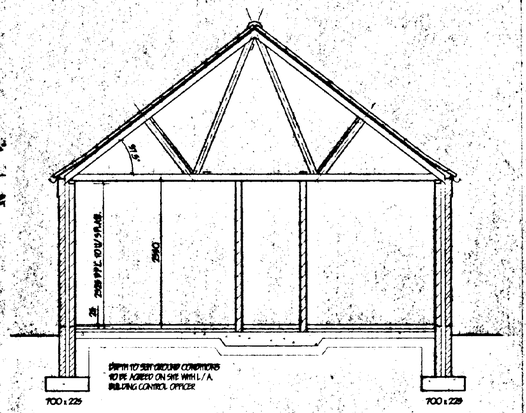
LOCATION PLAN 1:2500



BLOCK PLAN 1:500



ROOF PLAN



SECTION

VENTILATION.
All windows to have opening lights to give the equivalent of 1/ 20th the floor area. 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 room 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 with 15 minute overrun.

HOT WATER AND SPACE HEATING.
Provide wall mounted Gas fired condensing boiler with fan assisted balanced flue. Fit durable wire guard to externally to boiler flue. Provide timer switch and suitable zone thermostats to dwelling, fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to B.R. LI. part 3.

SURFACE WATER DRAINAGE.
85mm dia. half round rainwater gutter to 67mm dia. rainwater pipes. 110mm dia. underground pipes flexibly jointed to a fall of 1:170 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway, min. 9.0m to edge from dwelling.

CEILINGS.
200mm density insulation total thickness 100mm between joists & 100mm over. Joists: 12.7mm Gyproc plasterboard 3mm skim finish. Provide min. 38 x 38 margins 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 stops. Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Joists: to top surface. Provide skim bath fasterers & draught seal all round.

WALLING.
265 cavity: walls to be comply of Class Brickwork to B.S. 5921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks. 65 cavity: build into cavity Rockwool cavity wall batts insulation boards, in accord. with makers instructors and approved cert' No 89 / 1087. 100mm Tarmac Hemelite solid insulation blocks or similar. Cavity walls tied together: wires galvanised twin twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 900 vertical centres at all unbonded closures of cavity. Close cavities with "Thermabate" preformed closer and provide between fall DPC to C.P. 121. External walls to have min. "U" value of 0.45 W / m2 deg. C.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks. All 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.

LEVEL ENTRY THRESHOLD
Provide "Dalton & Peat" Mobility door frame & threshold (FN29W-MOD) to at least one entrance to building.

FOOTPATHS / DRIVES.
Provide min. 900mm wide footpath positioned as D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub cill min 1:20 . All footpaths to have shale fall away from building, Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel. At least 5.0m of drive adjacent to building x 5.0m wide to be hard standing, i.e. Concrete, Tarmac or Block pavers. All to be sloped up to footpath level at min. 1:20

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 90mm Polystyrene insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. lay min. 100mm. lay 300mm wide D.P.M. strip into D.P.C. to top floor D.P.M. After 100 concrete oversite: Concrete mix GEN4 to B.S. 8928: pt 1991. 150 blinded and consolidated hardcore.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 265 cavity walls provide 225 x 700 and under 100 walls provide 225 x 450 all GEN4 mix to B.S. 5928: pt 1991. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should strippable soil conditions be found or else 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.

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be laid socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pots. 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 flashings and 2 course engineering bricks.

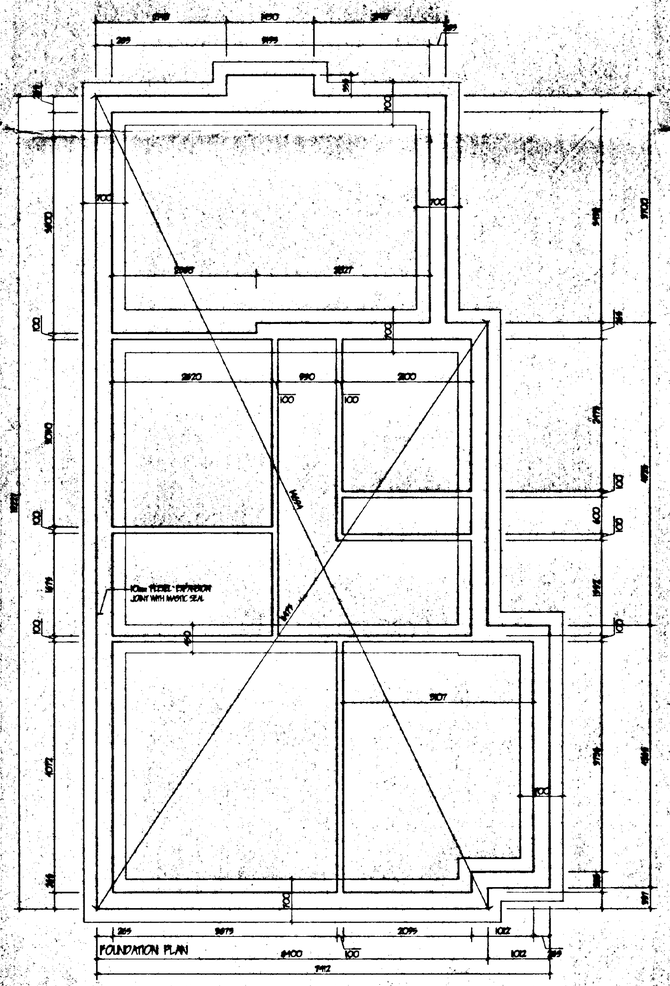
OPEN FIRE.
To be capable of burning smokeless fuel. Hearth to be constructed of non combustible material min. 125mm thick. To project from face of wall by min. 500mm and years reveals by min. 150mm. All in accordance with approved document part J. (part C 1-25) . Appliance to be in accordance with building 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 Marston Mill, and to be installed in accordance with makers' instructions, and to have min. end bearings of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: Internal lintels to be LG. 100 Plus type. Provide Perp-end weep holes and stopends to cavity tray.

SMOKE DETECTORS.
Provide ceiling mounted mains operated self contained smoke alarms to B.S. 5446: pt.1 1990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.
Provide hot & cold water supply to all wash basins.
All electrical switches and socket outlets to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from f.f.l.

GLAZING.
Double glazed: generally throughout (narrower frame sizes may apply 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. All windows / doors to be draught sealed.



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 Planning / 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 whilst 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 instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BDA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all necessary processes to achieve compliance with Health & Safety Legislation For Building Sites and Work Places.
The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

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.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. BSI 490 / 491, on 25 x 50 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 respect to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twenty-five specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALC'S TO BE SUBMITTED TO L / A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c / c to a pitch of 37.5 deg., 50 x 100 ridge note binder 38 x 100 centre binders. All trusses to be strapped to wall plate by 50 x 9 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c / c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement "Glidevale" FV100 10mm wide continuous air app and fly proof screen to eaves. All structural timber to be min.SC3 grade stamped "SW" or "C" to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 454c centres joists. At roof intersections provide 25 x 100 lay boards and diminishing trimmers at 600 c / c : Install code 4 lead valley liner.

revision	date	init.	revision details.
A	DEC. 99	J.C.	BUILDING REGS.

COOPER ARCHITECTURAL DESIGN
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tel/Fax : 01406 423782
Mobile : 07808 125778

Client.
PREMIER BUILDERS (SOUTH LINC'S) LTD.

Project.
PROPOSED BUNGALOW & GARAGE
AD.J. 1 YOUNGS ROW,
SUTTON BRIDGE,
SPALDING,
LINC'S.

SOUTH HOLLAND DC
HOUSING & PLANNING
17 JAN 2000
Ref. H27/99

Drawing.

Scale 1:50 1:100	Drawing No. 9925:1A
Date. NOV. '99	Drawn. J.C.