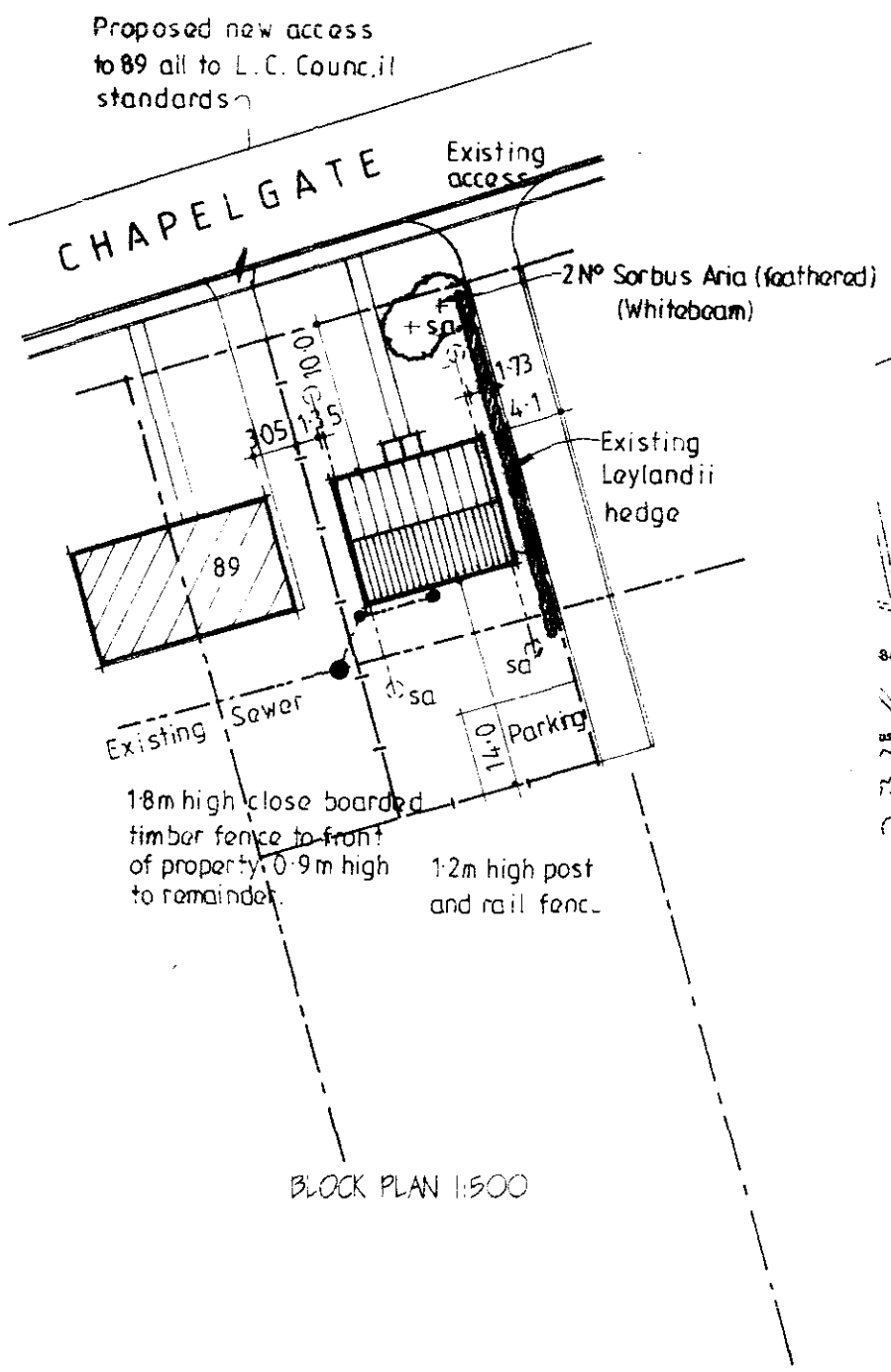
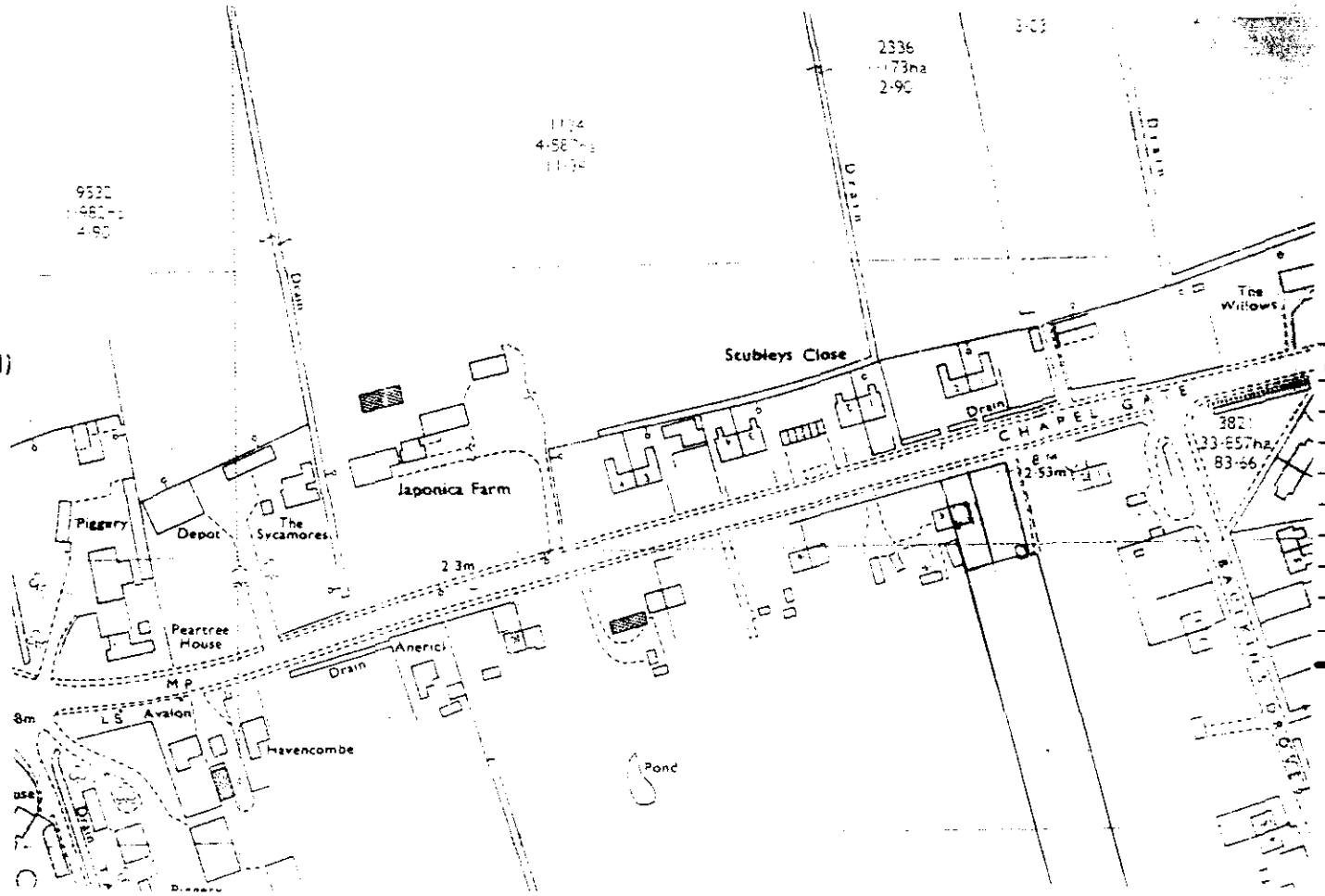


BLOCK PLAN 1:500



LOCATION PLAN 1:2500

SHDC
Planning & Development
28 FEB 2002
Ref 0240/02

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN

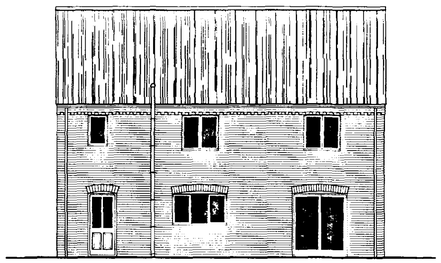
WRIGHTS MEWS, 12A PARK ROAD,
HOLBEACH, SPALDING, LINC'S PE12 7EE
Tel/Fax : 01406 423762
Mobile : 07808 125 778

Client.
MR & MRS D. J. MOORE

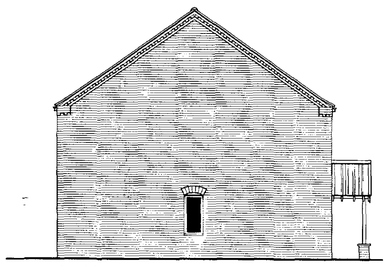
Project.
PROPOSED 3 BEDROOMED HOUSE
adj. 89 CHAPELGATE
SUTTON ST JAMES
SPALDING
LINC'S.

Drawing.
BLOCK & LOCATION PLAN

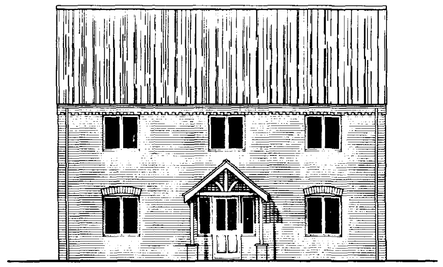
Scale 1:2500 1:500	Drawing No. 0114-03
Date. FEBRUARY '02	Drawn. J.C.



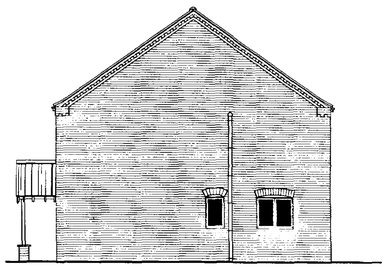
SOUTH ELEVATION



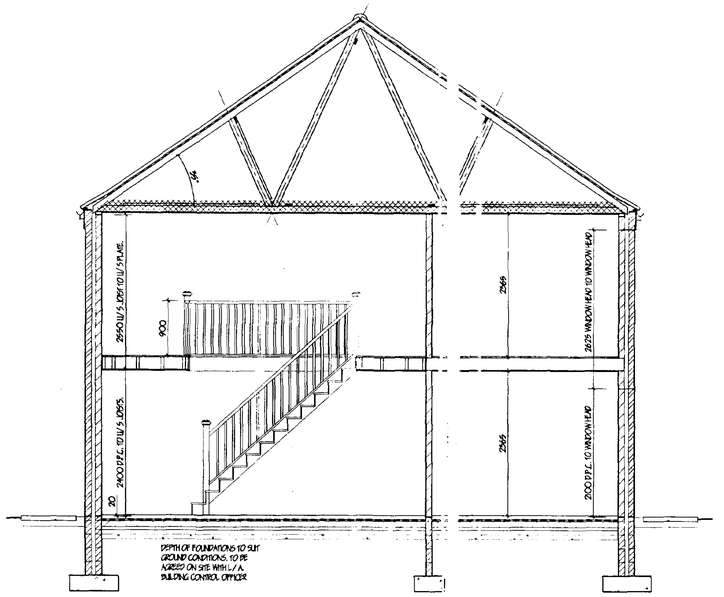
EAST ELEVATION



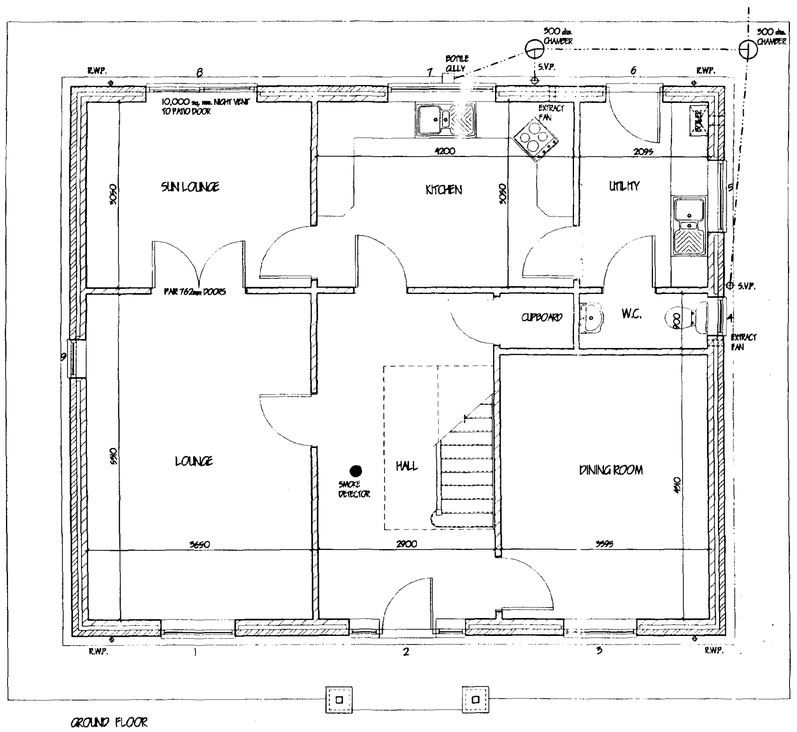
NORTH ELEVATION



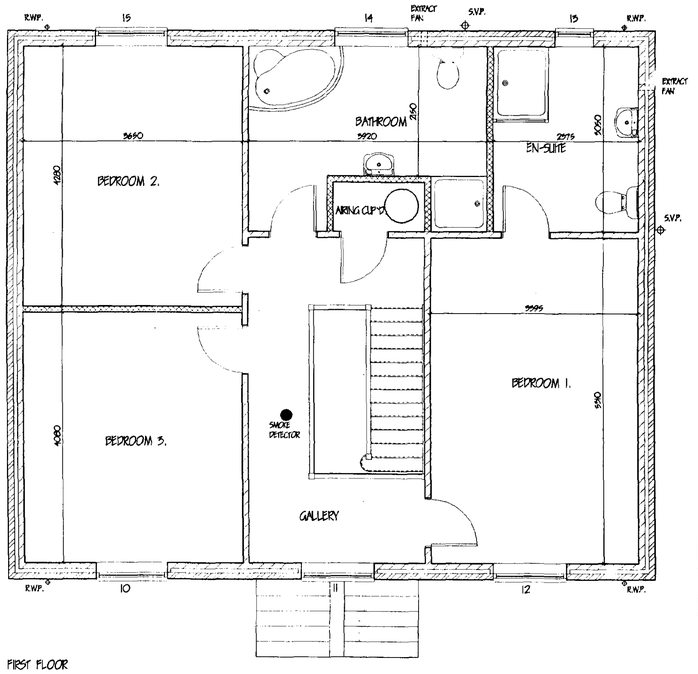
WEST ELEVATION



SECTION



GROUND FLOOR



FIRST FLOOR

STAIRCASE AND BALUSTRADE

Construct staircase as follows: 915 o/a x stringer 1346 risers of 200mm ex. 25 x 225; 225 going ex. 32 x 250; pitch 41deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have ex. 38 x 90 shaped hardwood hand rail 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 face 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 code4 lead flashing 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 pass reveals by min. 150mm. All in accordance with approved document part J. (part C 1-29). 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 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: Internal lintels to be I.G. 100 Bat type.

FOUL DRAINAGE

Inspection chamber construction to be "Osma" 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 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 cap around pipe, opening marked both sides of wall with ribbed sheet material: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be generally 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to B.S. 5955: 1979 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.

SURFACE WATER DRAINAGE.

115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm 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 to edge from dwelling.

GLAZING.

Double glaze property throughout (minimum 14mm air gap to all units) excluding garage. 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.

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 extract fan. Kitchen to extract min. 60 litres per second, Utility rooms to extract min. 30 litres per second, Bathroom to extract. min. 15 litres per second which to be operated intermittently, W.C. to extract min. 6 litres per second with 15 minute overrun.

HOT WATER AND HEATING.

Provide wall mounted gas fired condensing boiler with fan assisted balanced flue system c/w 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. pt. 3.

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 that 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, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

JOINERY / LINTEL SCHEDULE

POSITION	JOINERY	LINTEL	LENGTH
1	Y213CC	I.G. LI/ 5 90	1500
2	YN13C/FN529M-MOB/YN13C	I.G. LI/ HD 90	2250
3	Y213CC	I.G. LI/ 5 90	1500
4	Y11CC	I.G. LI/ 5 90	900
5	Y210CC	I.G. LI/ 5 90	1500
6	FN29M-MOB	I.G. LI/ 5 90	1350
7	YN10CC	I.G. LI/ HD 90	2100
8	PALMBL	I.G. LI/ HD 90	2100
9	Y11SC	I.G. LI/ 5 90	900
10	Y212CC	I.G. LI/ 5 90	1500
11	Y212CC	I.G. LI/ 5 90	1500
12	Y212CC	I.G. LI/ 5 90	1500
13	Y11CC	I.G. LI/ 5 90	900
14	Y212CC	I.G. LI/ 5 90	1500
15	Y212CC	I.G. LI/ 5 90	1500

ALL JOINERY CODES BELOW4 LTD. ALL LINTEL CODES I.G. LTD.

FIRE ESCAPE : WINDOWS.

All habitable rooms in the upper storey's of a dwelling should have a window with an unobstructed openable area of at least 0.333 sq.mm. and at least 450mm wide x 41[illegible] m high (the route through the opening may be at an angle rather than straight through) The openable area should not be more than 1100mm above floor level

CEILINGS.

To roof void: provide 200mm glasswool insulation total thickness 250mm between joists & 100mm over joists : L2 [illegible] Gyp sc plasterboard 3mm skim finish: Provide [illegible] 3 x 3 [illegible] opening to roof void & access to be [illegible] and lined. Provide access to roof space opening to be lined with 25 x 25 plastic [illegible] Keep Access panel to be 12mm ply with layer of [illegible] m Fire rated board fixed to face. 100mm Jablite to [illegible] surface. Provide slide bolt fastening & draught strip [illegible] round.

LEVEL ENTRANCE : THRESHOLD

Provide level access (FN29M-MOB) to principal entrance to building. Minimum external clear width to be 900mm wide

INTERNAL DOORS.

All internal doors to ground floor habitable rooms and toilet accommodation to be 838mm wide.

FOOTPATHS : DRIVES.

Provide min. 900mm wide footpath positioned at D.P.C. level and 14 mm 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub-base min 1:20 . All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with 10mm dia. pth of 200mm washed gravel. Form path from dwelling to road frontage, suitable for vehicular access. Min. width of drive adjacent to building is 3.0m wide to be finished in stanard I.e. Concrete, Tarmac or Block pavors. Average fall up to footpath level at min. 1:20

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 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 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.

COPYRIGHT RESERVED.

Copies of this drawing must be made only with the written permission of Cooper Architectural Design.

STANDARDS.

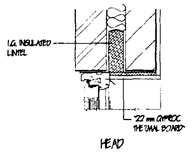
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European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

HEALTH & SAFETY.

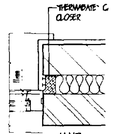
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer / Client is advised that, should the works need to comply with the Construction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

SCOPE OF THE WORKS.

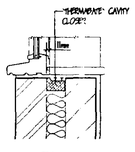
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.



HEAD



JAMB



CILL

EVEN DETAILS

DETERMINED PLAN

Planning & Development Control
28 FEB 2002
Ref 0240/02

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
WRIGHTS VIEWS, 12A PARK ROAD, HOLBEACH, SPALDING, LINC'S PE12 7EE
Tel/Fax : 01406 423762
Mobile : 07808 125 778

Client: MR & MRS D. J. MOORE

Project: PROPOSED 3 BEDROOMED HOUSE adj. 89 CHAPELGATE SUTTON ST JAMES SPALDING LINC'S.

Drawing: FLOOR PLANS / SECTION / ELEVATIONS

Scale: 1:50 1:100 | Drawing No. 0114-01

Date: FEBRUARY '02 | Drawn: J.C.