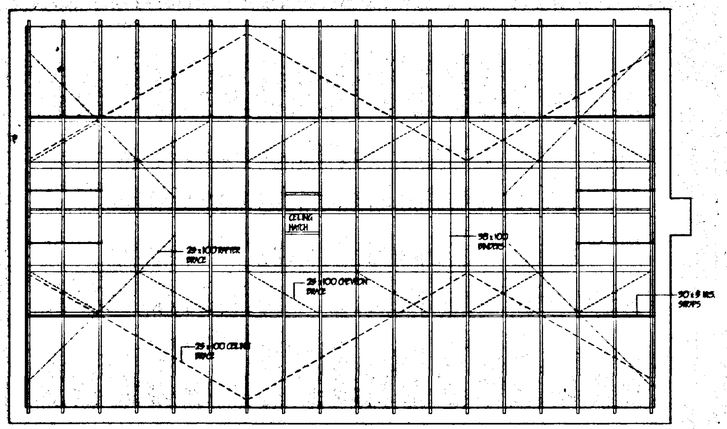
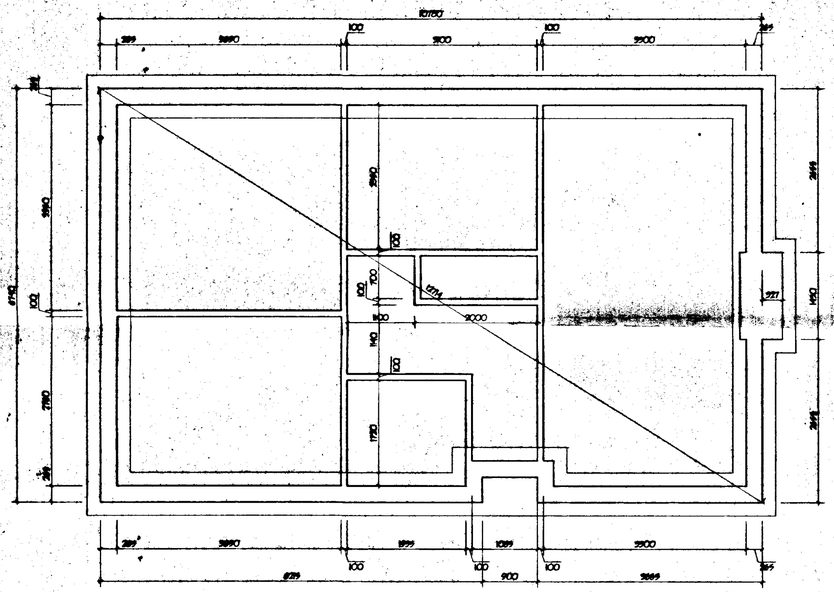
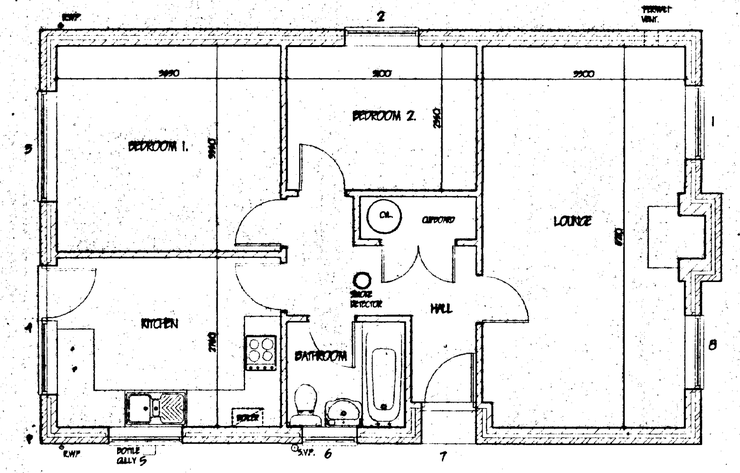


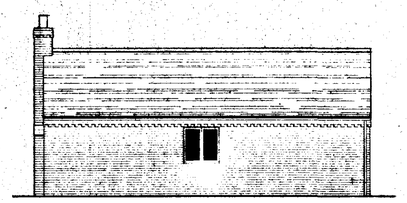
ROOF PLAN

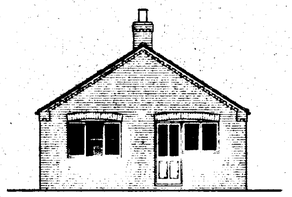


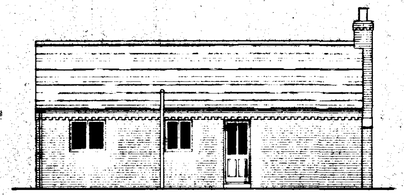
FOUNDATION PLAN

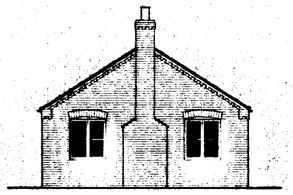


FLOOR PLAN









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 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 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 Marston, T.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 P.P.C. to CP. 121: Internal lintels to be LG. 100 Dot type. Provide Perp-end weep holes and stopends to cavity tray.

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 1:170 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 flexi 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, openings sealed both sides of wall with rockpol sheet material: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1969 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm dia. PVC to B.S. 5969: 1979 complete with rodding eyes at every change of direction: Bath, basins and sink to have 75 deep seal traps.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 69mm 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.

GLAZING.
Double glazed propierty throughout (overseas down-air opp 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.

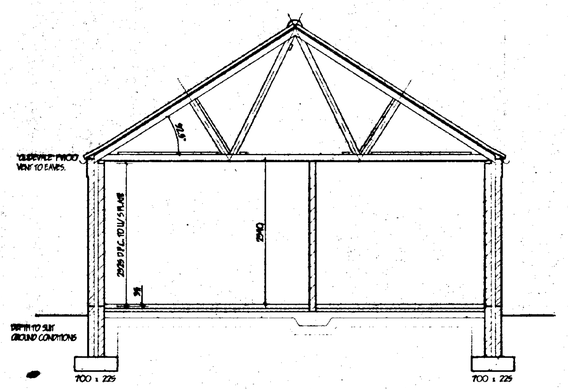
VENTILATION.
All windows to have opening lights to give the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All fallowing rooms to have in addition to above Wall/ Window mounted mechanical extractor fan Kitchen to extract min. 60 litres per second. Bathroom be extract min. 15 litres per second which may be operated intermittently.

HOT WATER AND SPACE HEATING.
Provide Gas fired condensing boiler with fan assisted balanced flue. Provide durable wire guard to flue externally. Provide timer switch and suitable thermostat to dwelling or fit thermostatic 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 5.
SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446: pt.1. in positions shown on plan.

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.
All new surfaces, timber, plaster etc. to be painted to clients requirements.

JOINERY/LINTEL SCHEDULE.

POSITION	JOINERY	LINTEL	LENGTH
1	H215CC	LG.LI/5	1500
2	H212CC	LG.LI/5	1500
3	H212CC	LG.LI/5	2100
4	FN5/H210CC	LG.LI/5	2400
5	H210CC	LG.LI/5	1500
6	H2N10CC	LG.LI/5	1200
7	FN5	LG.LI/5	1200
8	H215CC	LG.LI/5	1500



SECTION

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. 473 part 2:1971, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type lF) 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. Template specialist made prefabricated 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 52.8 deg. 98 x 100 ridge node binder 98 x 100 centre binders: 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 opp and fly proof screen: All structural timber to be min 505 grade. Where span of trussed rafter exceeds 9.0m provide additional bracing within the plane of the walls in accordance with Truss Plate Assoc. tech. bulletin sheet 11. Timber supports are to be provided beneath water storage tanks over 4No centre joists. At roof intersections provide 25 x 100 lay boards and dwarfening trusses at 600 c/ c : Install code 4 lead valley liner. Close cavity at plate level.

CEILINGS.
200mm glass fibre insulation total thickness. 100mm between joists & 100mm over Joists. 12.7mm Gyproc plasterboard 3mm skim finish Provide min. 50 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 stops Access panel to be 12mm ply with layer of 12.7mm Fraher board fixed to face. 10.0mm Isolite to top surface. Draught seal all round

WALLING.
265 cavity walling to consist of Face 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 instructions and agrement cert: No.89/1087. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised raw steel ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with "Thermabate" preformed closer and provide bitumen felt 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 5mm skim .

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt1 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.

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 lap floor D.P.M. All on 100 concrete oversite: Concrete mix GEN1 to B.S. 5928: 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 all GEN1 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 unsuitable soil conditions be found on site 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.

LIMITATIONS.
This drawing is limited to 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 open 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, adherance to specification, variations to contract etc.

COPYRIGH 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 allowed for to be included.

SOUTH HOLLAND DC
HOUSING & PLANNING
04 NOV 1998
Ref: 108/98

revision	date	init.	revision details.

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Client.
MR & MRS G. THOMPSON.

Project.
PROPOSED REPLACEMENT DWELLING.
JARVIS GATE,
SUTTON ST JAMES
SPALDING,
LINC'S.

Drawing.

DETERMINED PLAN

Scale	1:50 1:100	Drawing No.	9825
Date.	OCT. '98	Drawn.	J.C.