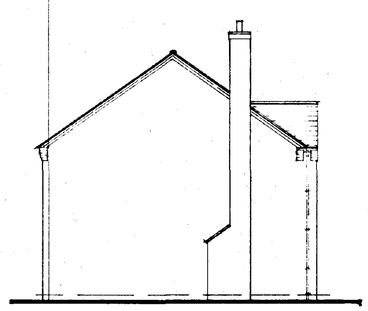
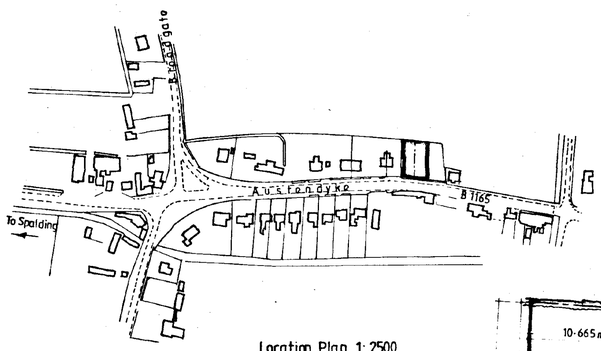


North Elevation



East / West Elevation.



Location Plan 1: 2500



South Elevation.

CEILINGS.
200mm glassfibre insulation total thickness. 100mm between rafters & 100mm over rafters.: 12.7mm Gyproc "duplex" plasterboard 3mm skim finish: Provide min 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Garage ceiling to be 12.7mm Gyproc fireline board and Artex: Provide access trap to roof space: opening to be lined with 25 x 25 plated stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face.

WALLING.
265 cavity walling to consist of face brickwork to B.S.3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and egrement cert' No.83/1087 . 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1976 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with 'Thermabate' preformed closerand provide bitumen felt DPC to C.P.121: External walls to have max 'U' value of 0.45 W/m2 deg. C.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks and to receive 10mm S/C render and 3mm skim (except garage). Stud walls to consist of 38 x 100mm studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre infill between studs.

PARTY WALL
275mm cavity wall to consist of 2No. leaves Tarmac Hemelite solid insulation blocks with min laid weight per leaf of 138kg/m2: Wall ties positioned at 450mm vertically and set 900mm horizontially: Both faces to receive 10mm s/c render and 3mm skim. Party walls to recive no insulation: All party walls to be taken up to under side of roof covering and fire stopped using 'Pilkington Rockstl' insulation matt or similar. Void between fascia board and wall to be similarly fire stopped. Code 4 lead flashings and cavity trays at all roof/wall abutments.

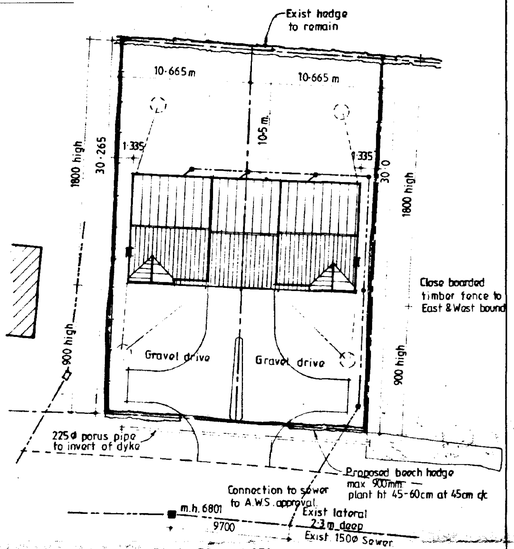
GLAZING.
Double glaze property throughout (minimum 12mm air gap to all units) excluding garage. All Glazing between f.f.l and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be saftey glass to B.S. 6206.

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. 4000mm 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 Rooms to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently.

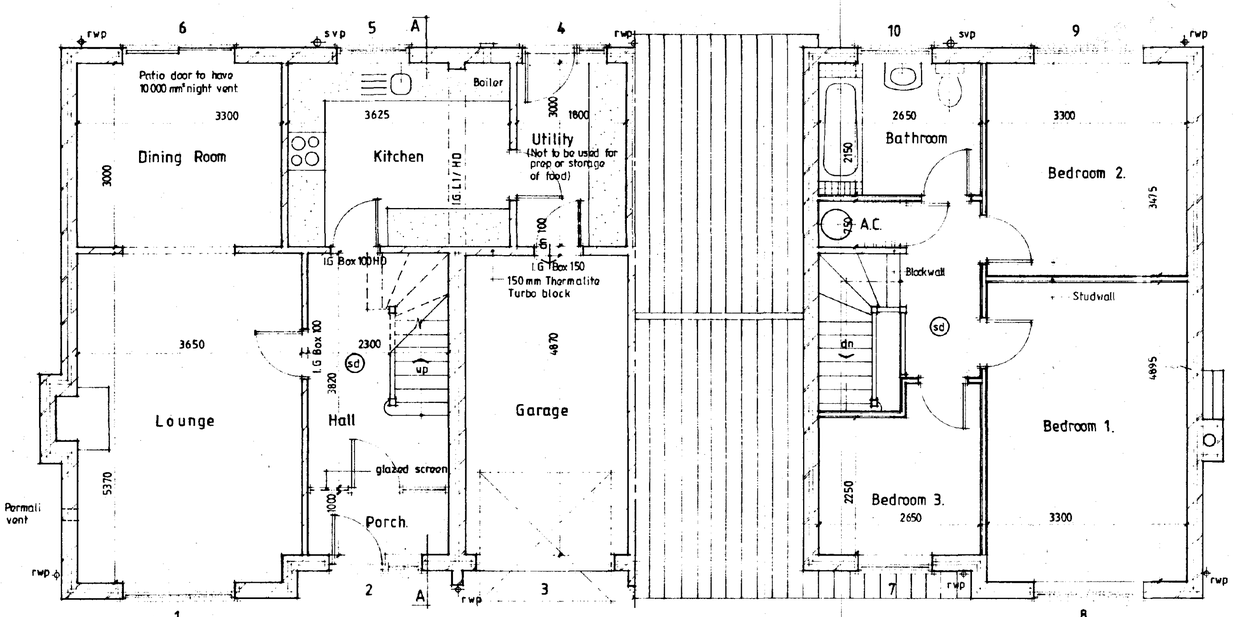
STAIRCASE AND BALUSTRADE
Construct staircase as follows: 838 o/a strings 13No. risers of 200mm ex 25 x 225: 223 going ex 32 x 250: pitch 42 deg. min. Head room 2.0m measured vertical above pitch line All in accordance with B.S.5395:1977. Staircase to have ex 38 x 50 shaped hardwood handrail min. 900 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

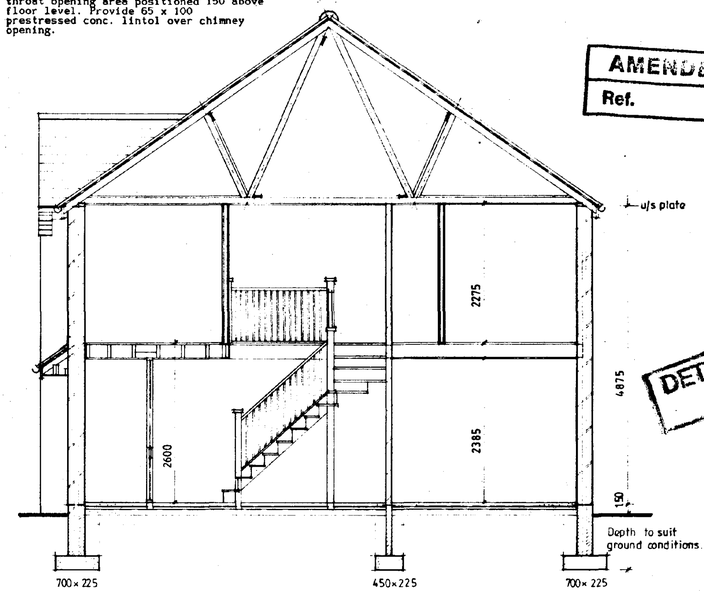
FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S.1181:1971 and to be laid socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot: Weak mix. conc. infill around flue as work proceeds : Trim roof around flue, no timber within 40mm of flue: At roof/flue intersection provide code 4 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 1-25) Appliance to be in accordance with building regulations. Provide louvered permmanent 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. lintol over chimney opening.



Block Plan 1:250





Section A-A

HOT WATER AND SPACE HEATING
Provide oil fired boiler with balanced flue on s min 840mm square constructional hearth min 125mm thick. Flue to be fitted externally with durable wire guard. Provide suitable thermostat to dwelling or fit thermostatic valves to all radiators. Hot water storage system to be vented and all hot water storage tanks and pipes to be insulated to B.R. L1 pt 3.

SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446. pt1 in positions shown on plan.

LINTELS.
All lintels to be as 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 Box type. Lintels in garage to be underlined with 12.7 fireline board or receive 12mm render and skim.

SOUTH HOLLAND DC
HOUSING & PLANNING
22 DEC 1995
Ref: 1160/95

Notes & Schedules

Postn	Joinery	Lintol		Length
1	H313CC	I.G	L1/S	2100
2	FNS + H113C	I.G	L1/S	1800
3	UF7070NS	I G	L1/HD	2700
4	FNS + HN10C	I.G	L1/S	1800
5	210CC	I G	L1/S	1500
6	PAUV18L	I G	L1/S	2100
7	H212CC	IG	L1/HD	1500
8	H312CC	IG	L1/S	2100
9	H312CC	I G	L1/HD	2100
10	H210C	I G	L1/HD	1500

sd smoke detector

30min. fire door with self closer & intumescent strips

AMENDED PLAN
Ref.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
COPYRIGHT RESERVED

revision	date	init	revision details

DETERMINED PLAN

COOPER ARCHITECTURAL DESIGN
BRONAVON HOCKLESGATE
FLEET SPALDING LINCS PE12 8LF
TEL: 0406 422762

client
TYRRELL BUILDING & CIVIL ENGINEERING.

project
PROPOSED PAIR THREE BEDROOMED HOUSES WITH GARAGES.
AUSTENDYKE ROAD,
WESTON HILLS,
SPALDING,
LINC'S.

drawing
FLOOR PLANS, SECTION, ELEVATION

scale	drawing no.
1:50 1:100	95028:1
date	drawn
NOV. '95	

SUMMIT D.O.S 841079