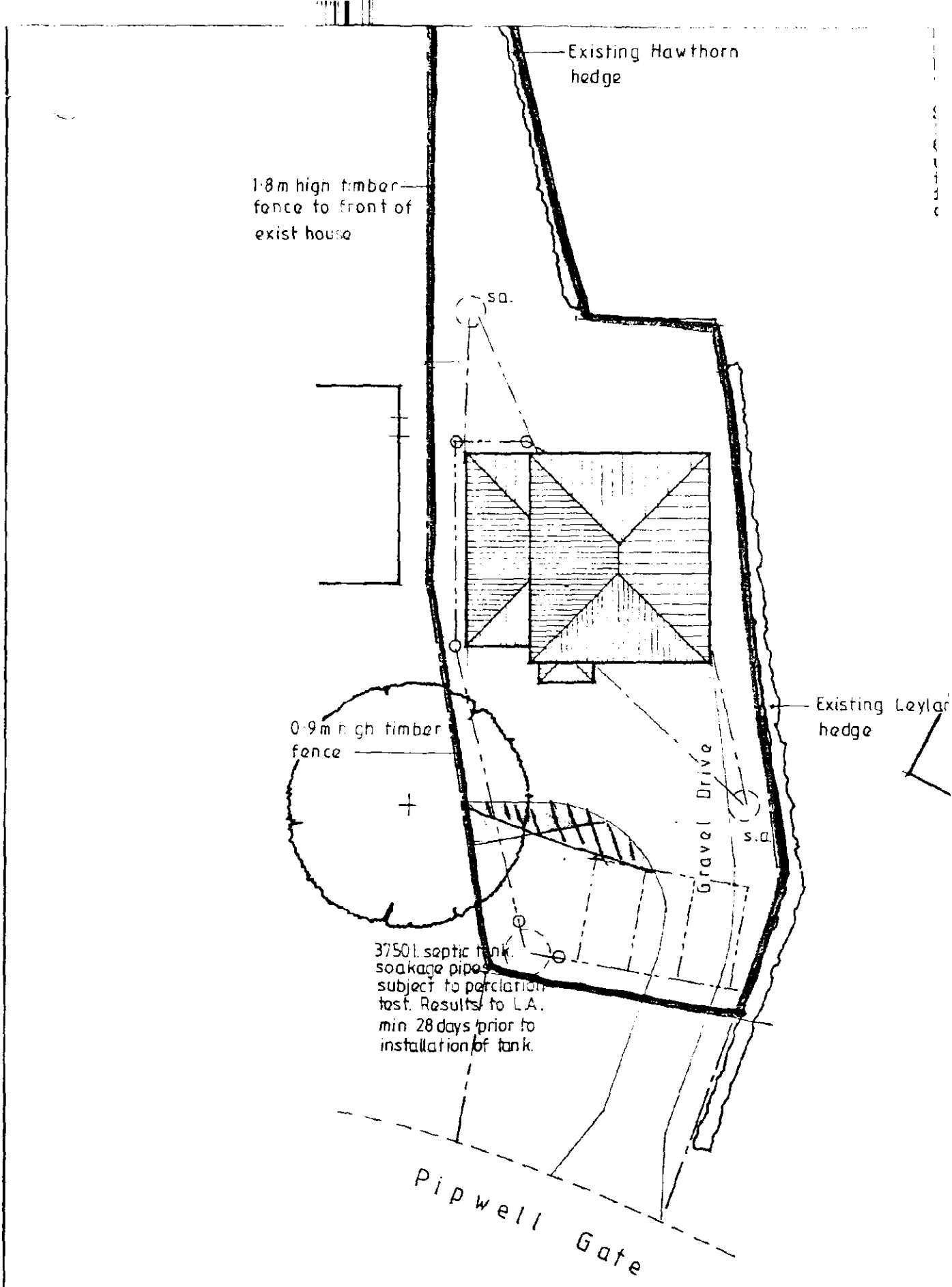
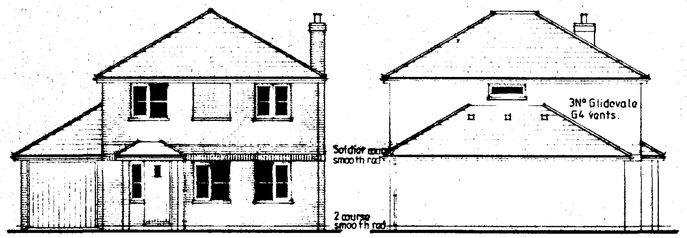
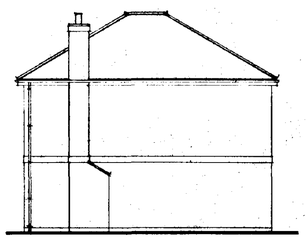


Block Plan 1:200


South Elevation

West Elevation


North Elevation


East Elevation

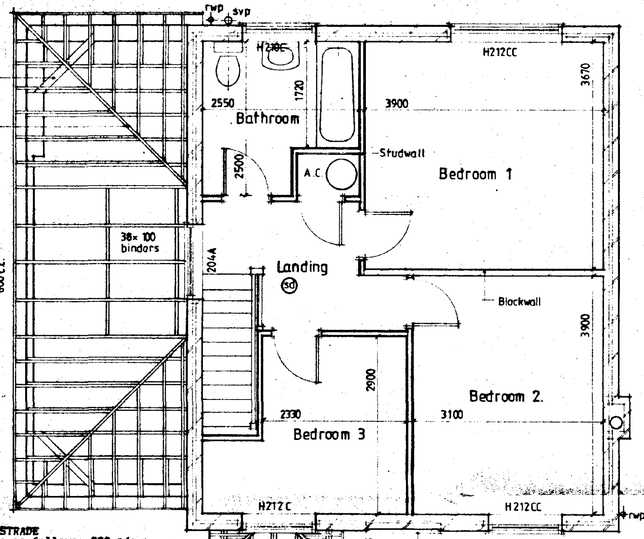
OPEN FIRE
To be capable of burning smokeless fuel: Hearth to be constructed of non combustible material min 125mm thick: To project from face of wall by min. 500mm and pass reveals by min 150mm: All in accordance with approved document part J. (part C 1-25) Appliance to be in accordance with building regulations. Provide louvered 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. lintol over chimney opening.

LINTELS.
All lintels to be as manufactured by messrs I.G Code L1/S 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..

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. W.C. to extract min 6 litres per second.

HOT WATER AND SPACE HEATING
Oil fired boiler to be on a min 840mm square constructional hearth min 125mm thick. Flue to be balanced type with durable wire guard externally. 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. Li pt 3.

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



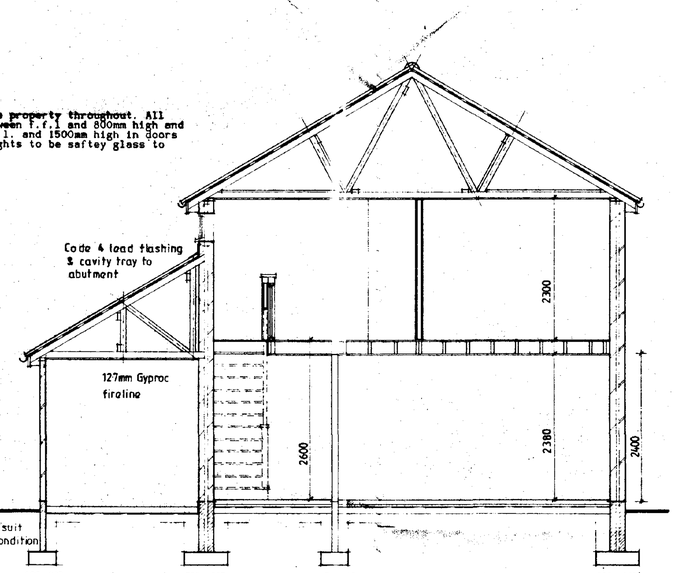
First Floor

STAIRCASE AND BALUSTRADE
Construct staircase as follows: 838 o/e 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. 5399 Pt. 1.. Balustrade to be min. 900mm high

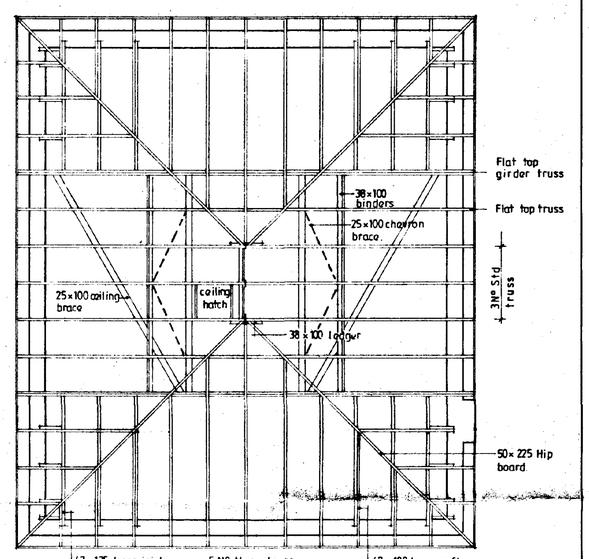
38×125 hip board.

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.

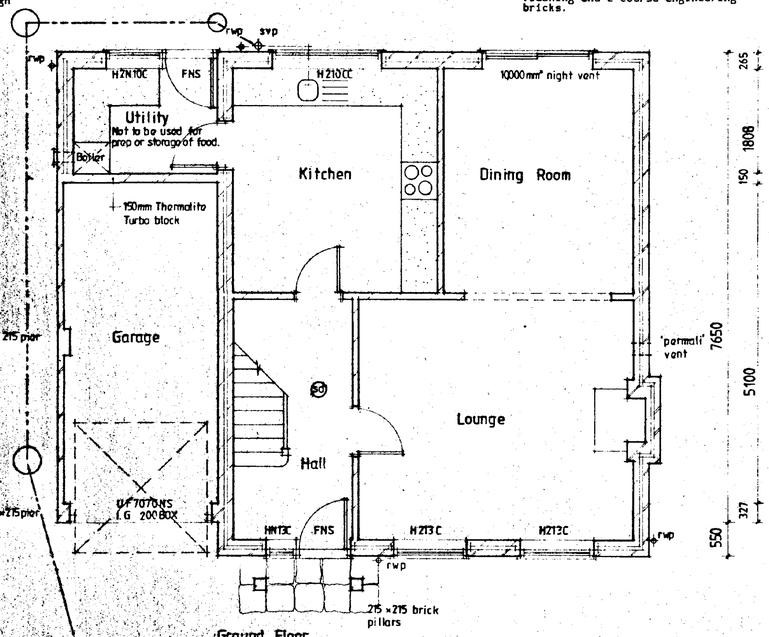
GLAZING.
Double glaze property throughout. All Glazing between F.f.l and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be safety glass to B.S. 6206.



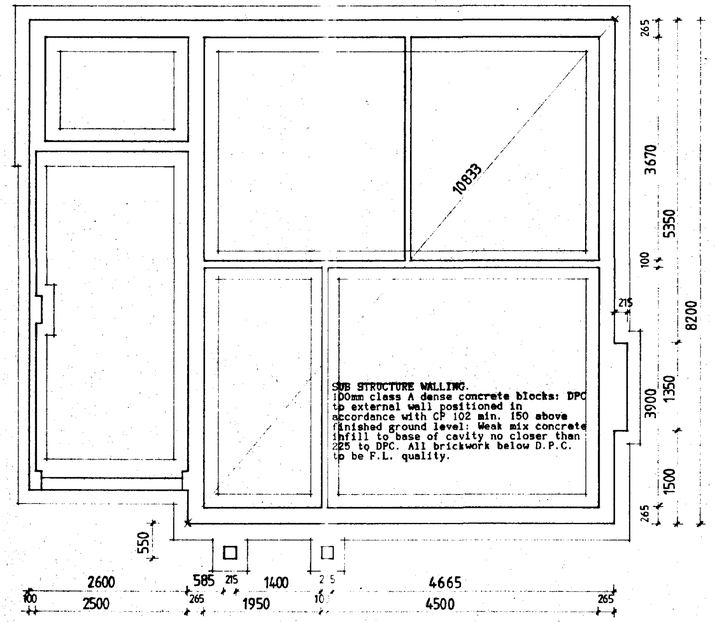
Section



Roof Plan.

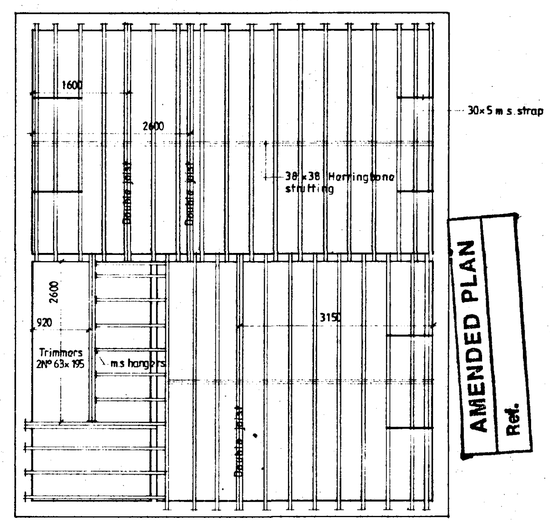


Ground Floor



Foundation Plan

SUB STRUCTURE WALLING.
100mm class A dense concrete blocks: 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 D.P.C. to be F.L. quality.



Joist Plan.

FIRST FLOOR CONSTRUCTION.
19mm T&G flooring grade chipboard on 47 x 195 SC3 grade joists at 400c/c: 30 x 5 galv. steel anchor and lateral restraint straps to joists at max. 1.5m c/c straps to be run over min. 3No. joists with solid bridging beneath: Provide herring bone strutting min. 38 x 38 at mid span of joists where span exceeds 2.5m: Provide 2No joists bolted together under all first floor walls where not supported on blockwork below.

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 20mm Celotex RFI insulation board, insert 25mm insulation board to perimeter of all oversite on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 100 concrete oversite: Concrete mix ST3 to B.S. 5328 1990: 150 blinded and consolidated hardcore: Garage floor to be as above except sand cement screed and insulation.

Notes & Schedules

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles(Marley Modern) to B.S 473:550 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 65 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. Trusses to be fink/mono. type at 600c/c to a pitch of 30 deg. 38 x 100 ridge and binder 2No 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galv. steel 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: 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 4No ceiling joists. Close cavity at plate level.

CEILINGS.
150mm glassafibre insulation laid between joists: 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 planted 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.521:1974 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 agrement 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 closerend 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 89mm studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre infill between studs.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows. Under 265 cavity walls provide 225 x 700, under 150 walls provide 225 x 600 and under 100 walls provide 225 x 450 all ST3 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. 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.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
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revision	date	init.	revision details

AMENDED PLAN
Ref.

COOPER ARCHITECTURAL DESIGN
BRONAVON, PICCKLESGATE
RIEF SPALDING LINCS PE12 6AT
TEL 0406 422762

client
M. AYRES.

project
PROPOSED HOUSE & GARAGE
PIPWELL GATE,
SARACENS HEAD,
SPALDING,
LINC'S.

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
18 AUG 1995
Ref: 0794/95

drawing
DETAIL PLANS

DETERMINED PLAN

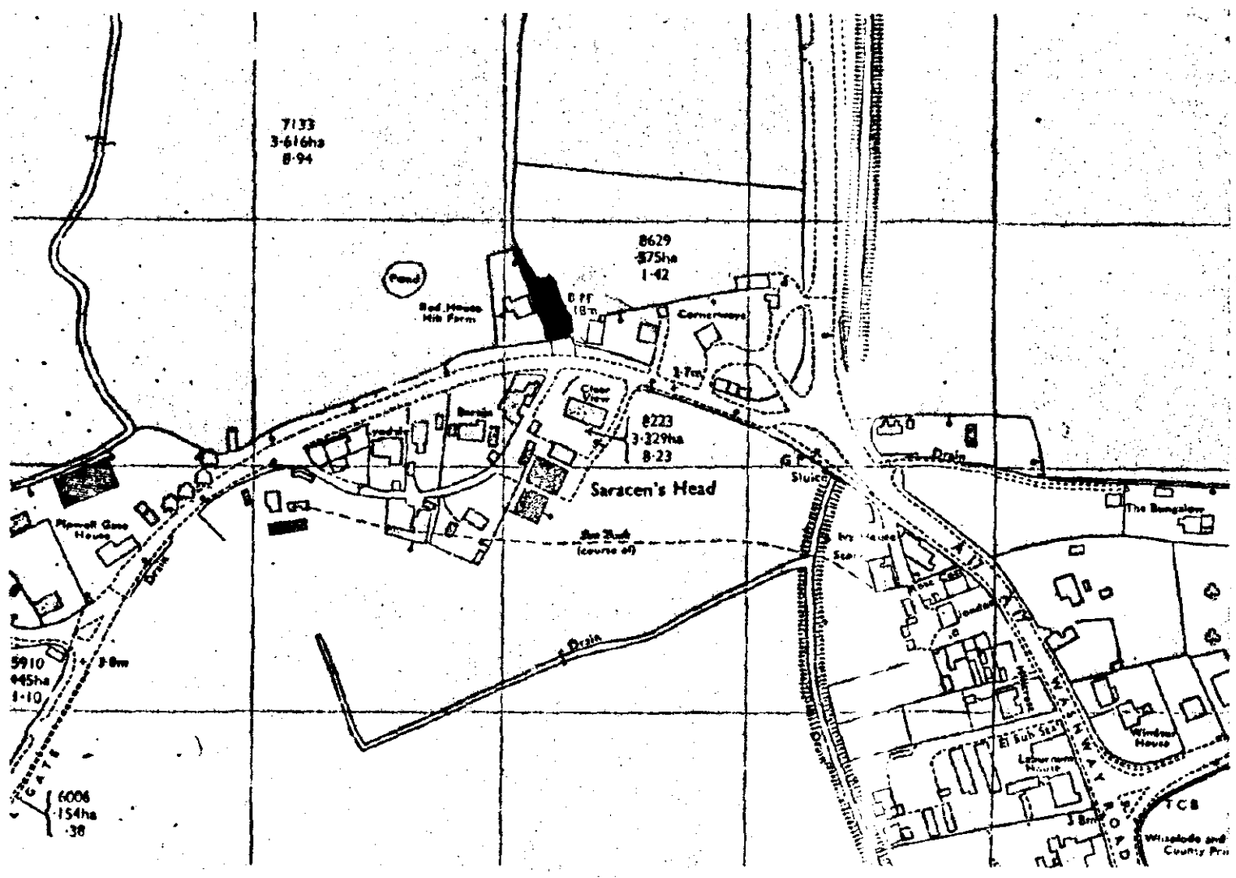
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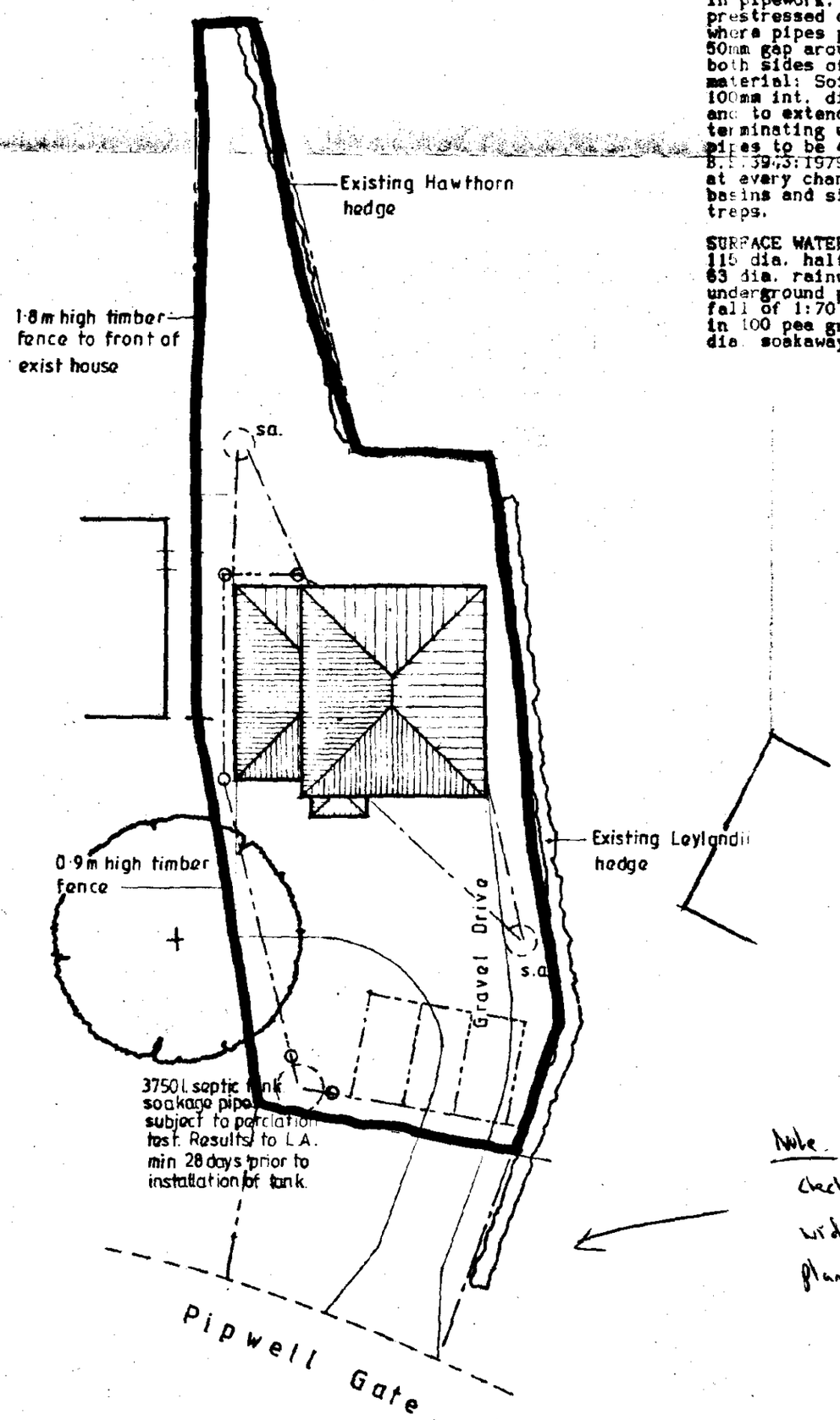
date
JULY '95.

drawn

SUMMIT D.O.S. 841079



Location Plan 1:2500



Block Plan 1:200

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 100mm dia. UPVC. to B.S.4660:1983 Flexibly jointed and laid to makers instruction 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. Prc ide 65 x 100 prestressed concrete lintol bridging where pipes pass through walls, allow 50mm gap around pipe, opening masked both sides of wall with ridged sheet material: Soil and vent pipes to be 100mm int. dia. PVC to B.S.4514: 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm. dia. PVC to B.S.5255:1979 complete with rodding eyes at every change in direction: Bath, basins and sink to have 75 deep seal treps.

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in 100 pea gravel and discharge to 1.2m dia soakaway min. 5.0m from dwelling.

Note.
checked with Chris Bligh who confirmed that width of verge is as shown on the 1:200 plan.
Date. 7/9.

SOUTH HOLLAND DC
HOUSING & PLANNING
31 JUL 1995
Ref: 0794/95

DETERMINED PLAN

Notes & Schedules

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revision	date	init.	revision details

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FLEET SPALDING LINCS PE12 8LF
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drawing
BLOCK & LOCATION PLAN

scale	drawing no.
	94034
date: APRIL '95.	drawn