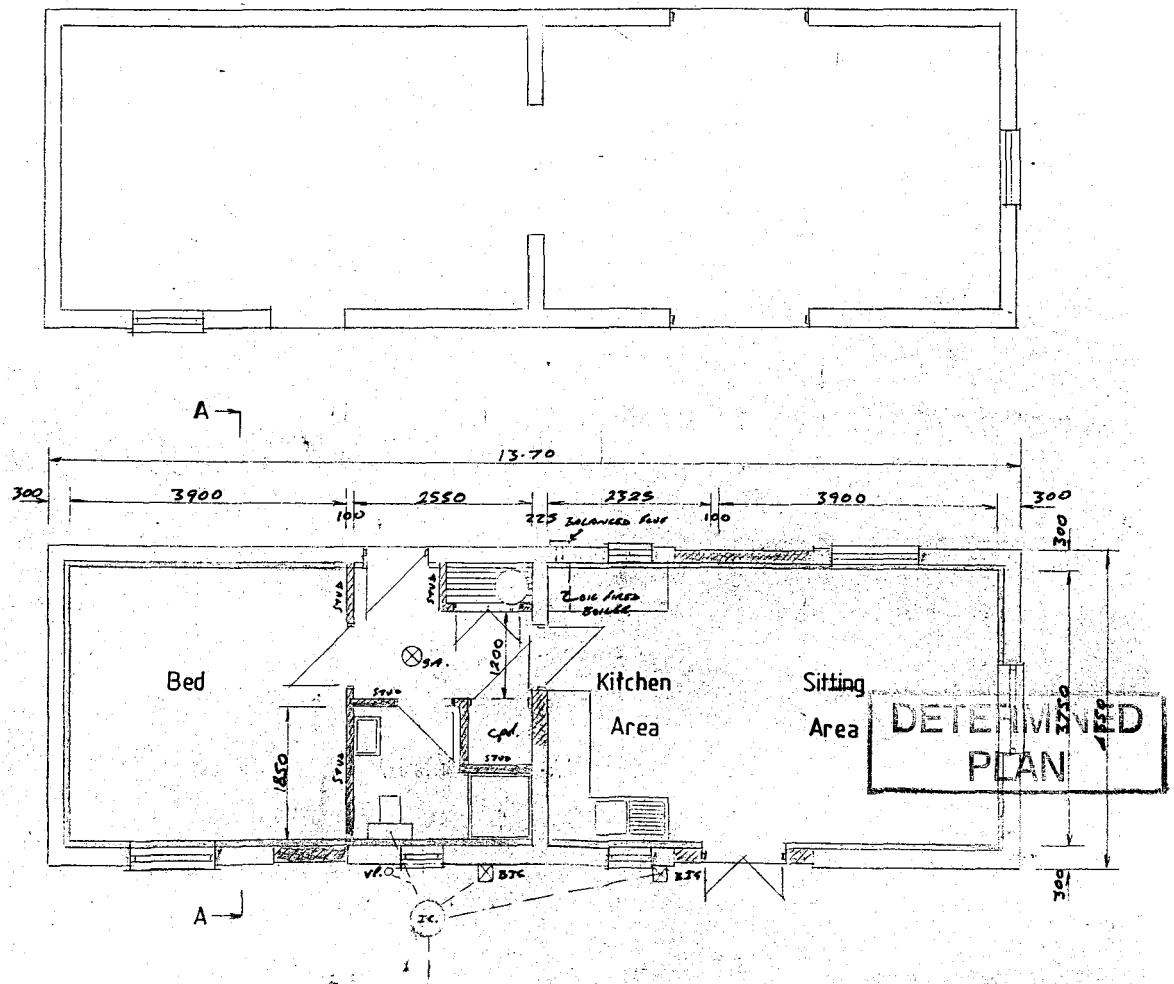
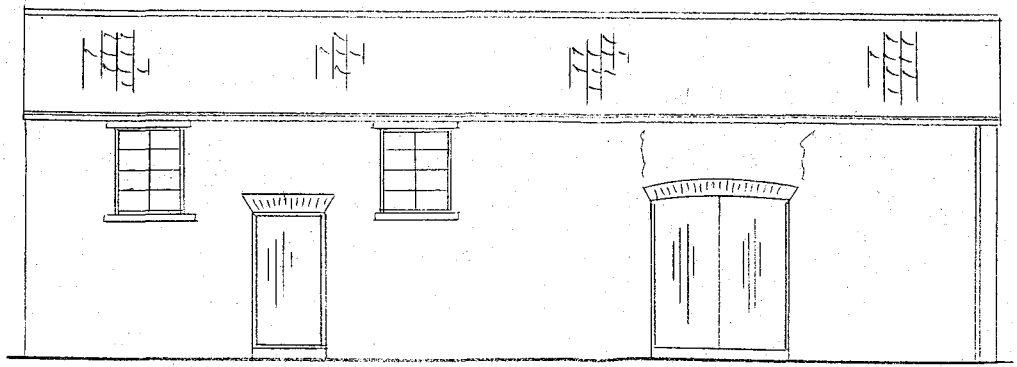
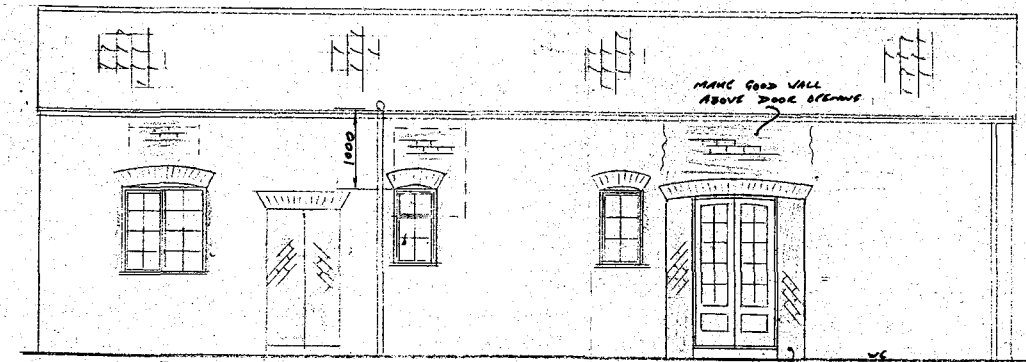

A
13·70
300
3900
100
2550
225
2325
100
3900
300
300
BALANCED FLUE
Bed
Kitchen
Area
Sitting
Area
DETERMINED
PLAN
1200
1850
3350
1550
300
A
RC.



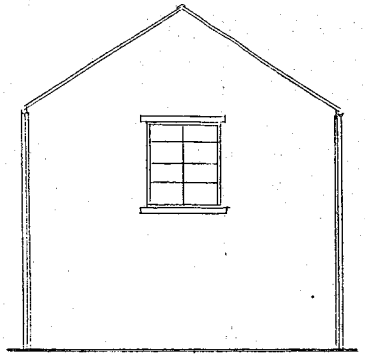
W. ELEV.



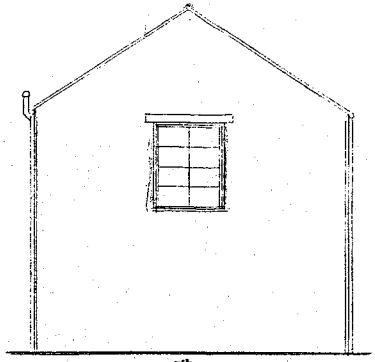
W. ELEV.

INFILL DOOR OPENINGS WITH HERRING BONE BRICK WORK IN RECESSED COURSES TO DOMINANT OPENING

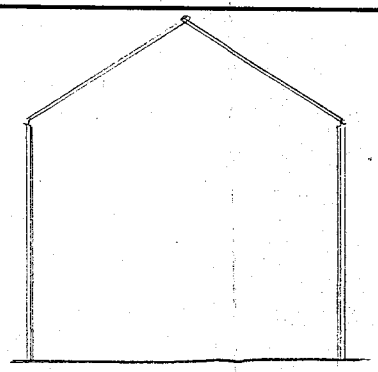
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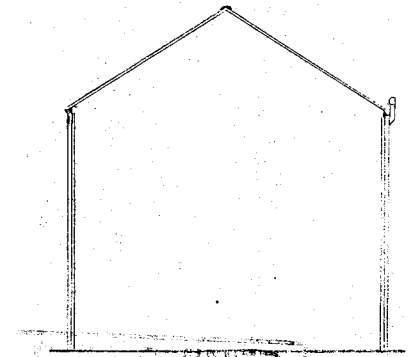
S. ELEV.



S. ELEV.

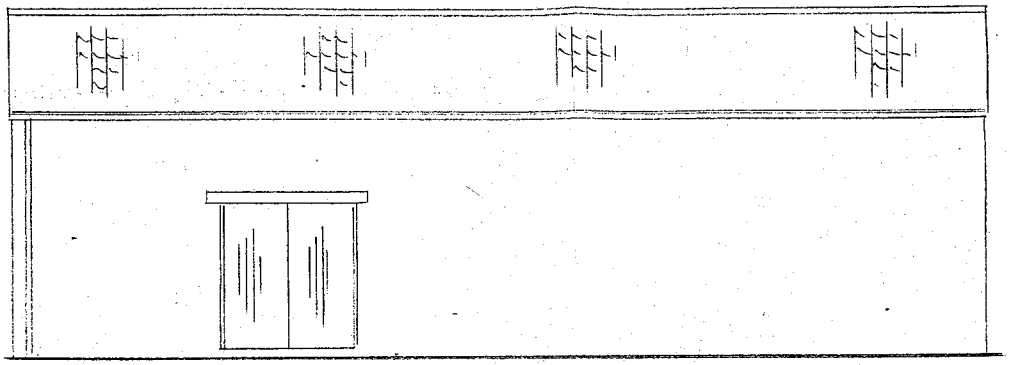


N. ELEV.

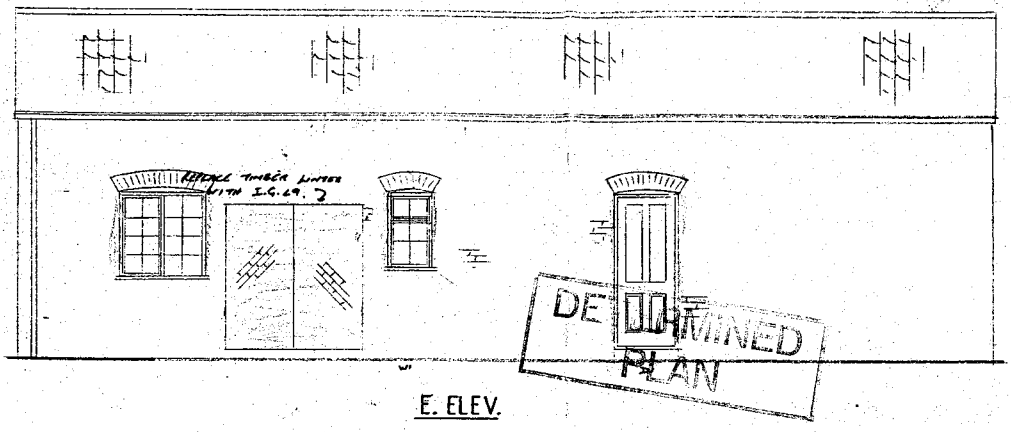


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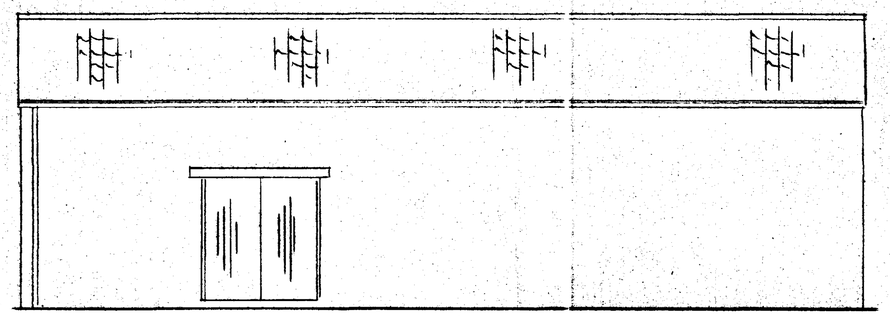
DETERMINED
PLAN



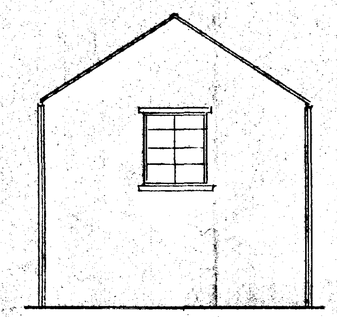
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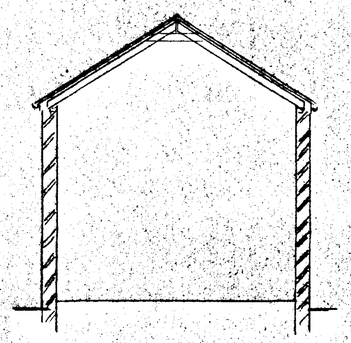
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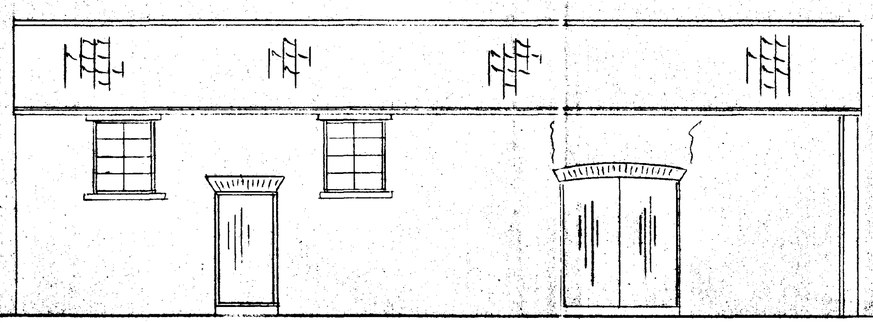


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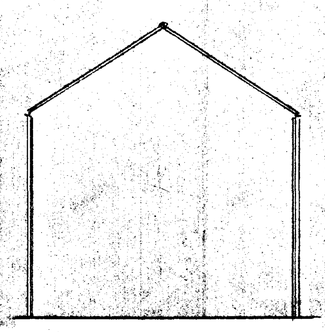


S. ELEV.

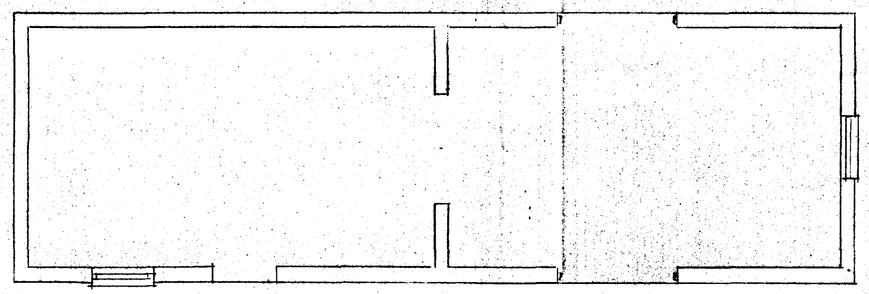


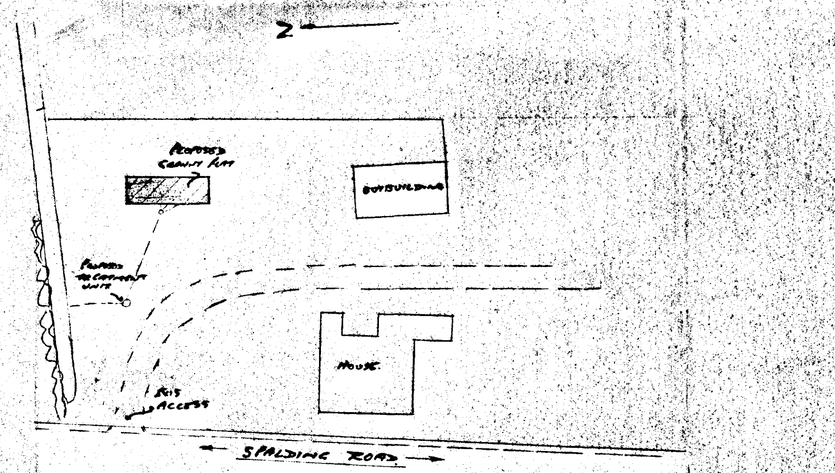


W. ELEV.



N. ELEV.





BLOCK PLAN 1-500

METRES 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18
FEET 0 3 6 9 12 15 18 21 24 27 30 33 36 39 42 45 48 51 54 57
METRIC CONVERSION SCALE

SPECIFICATION

BUILDING STRUCTURE

SURFACE SOIL excavated and spread over site.
CONCRETE FOUNDATIONS:

HARDCORE 150mm thick under all ground floors.
BASE CONTRETE 100mm thick under all ground floors
POLYTHENE D.P.C. to all ground floor rooms
CONCRETE FLOORS trowelled smooth to all garages and out-buildings.
CONCRETE SCREED to all rooms.
BRICKWORK.

GALVANIZED WALL TIES 5 per square metre to cavity walls.
BITUMEN OR P.V.C. DAMPCOURSE to all walls and lintels openings and reveals.
MORTAR wellcrete and sand.
RENDER AND PLASTER SKIM to all rooms except garage.
DRAINS 100mm dia.
SURFACE WATER DRAINS:
INSPECTION CHAMBERS or RODDING POINTS to Local Authorities requirements.
SEPTIC TANK
FIRST FLOOR JOISTS:
FIRST FLOOR 18mm flooring grade chipboard treated.
ROOF TIMBERS:

ROOF COVERING:

ROOF INSULATION 150mm fibre glass laid between ceiling joists.
CEILINGS mm plasterboard and skim
RAINWATER:

GUTTER 100mm Dia P.V.C.
RAINWATER, SOIL & VENT PIPES 63, 75 AND 100mm plastic.
PLUMBING service and waste pipes plastic. Internal pipework, copper. Cylinder copper. Feed or storage tanks plastic.
WINDOWS
DOORS. Exterior pattern
Interior pattern.

Front door 838mm wide remainder 762mm wide.
GARAGE DOOR as shown on drawing.
EXTERIOR SILLS:
INTERIOR SILLS: to bathroom, kitchen and toilet
Wood window boards to all other rooms.
ARCHITRAVES & SKIRTING
LOCKS mortice type to exterior doors.
LATCHES mortice type to interior doors.
LEVER HANDLES to all doors.
LETTER PLATE to front door.
VENTILATION:
LINTELS:
MILD STEEL ANCHOR STRAPS:

FITTINGS AND FINISHES

SANITARY FITTINGS:
SHOWER:
BATH:
LAVATORY BASIN:
W.C.'s:
SINK:

DETERMINED PLAN

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HOUSING & PLANNING
-3 NOV 1999
Ref: 1608/99

14/10/99

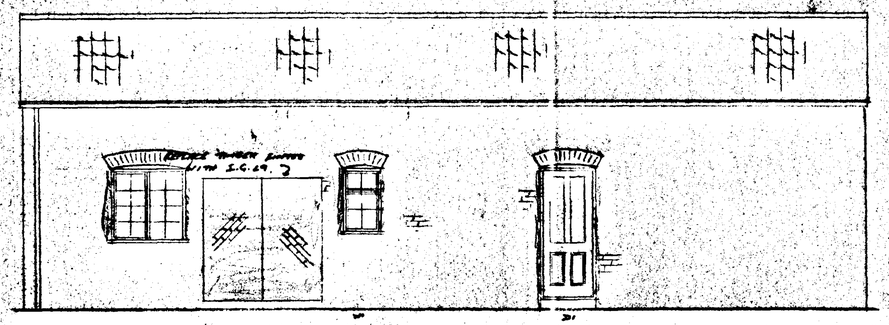
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

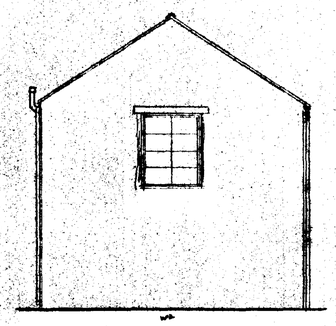
SCALE ~~1:100~~ 1-50
DATE July 99.
REVISED
DRAWING No.

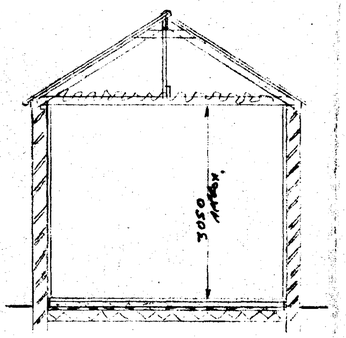
EXISTING BARN FOR:— MRS. J. HINDLEY.

AT:— DEEP DENE, SPALDING RD., GOSBERTON.

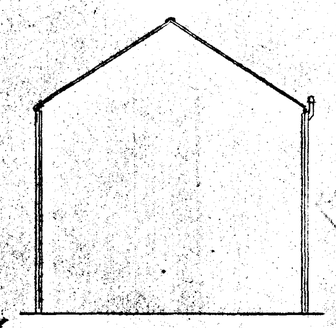
J.P. PURKISS
CHERRYTREES, FRAMPTON LANE
HUBBERTS BRIDGE
PHONE: 01205 290307

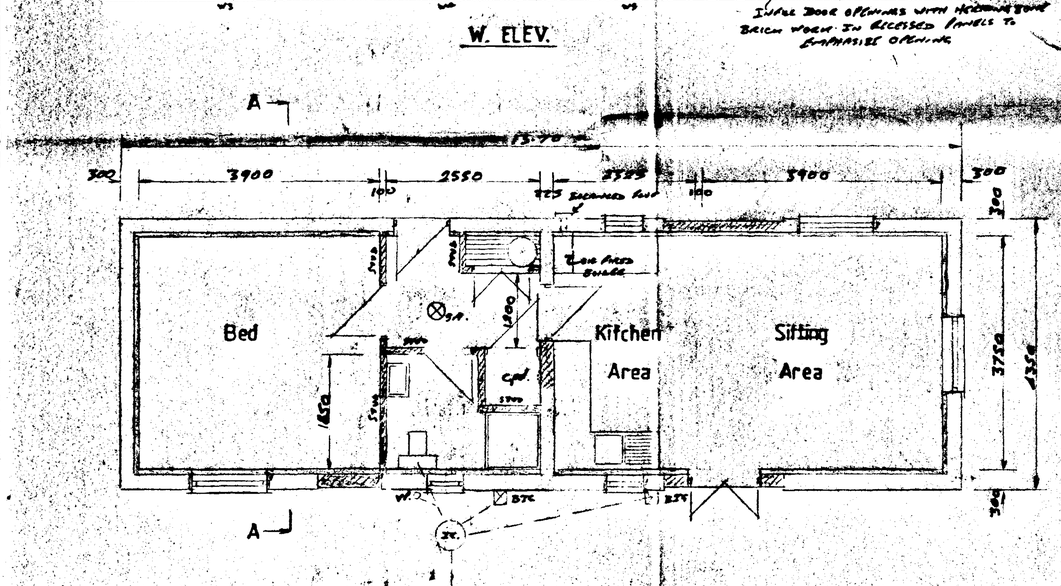












ROOF :-Existing roof structure to be retained.Strip off existing tiles and battens.Any suspect members to be replaced and roof strengthened as required. Treat existing woodwork with timber preservative.i.e.Rent-O-Kill or similar.
Reclad roof with red clay pantiles on 25 x 38 tanalised battens and felt.Add 38 x 122 ceiling joists at 450crs.50 x 175 binder with 50 x 100 vertical hangers at 1800crs.

Vent roof by 10 continuous gap built in at eaves, fit vermin guards.

LATERAL SUPPORTS :- 5 X 30 X 1000 long galv. at 1800crs.where roof rafters & ceiling joists run parallel to external walls. Fix to min. three members with noggins between. Also fix vertically to wall and plate at min 1200crs.

Ceilings to be 12.5 plasterboard & skim. Plasterboard edges to be supported by noggins.

EXISTING WALLS :-All ground floor walls to have injected silicon D.P.C.Any faulty brickwork to be made good using exact matching brickwork keeping to same bond.

NOTE :- all internal surface of existing outer walls to be dry lined out using 50 x 65 tanalised battens.Fit 65 jablite between battens. Cover with 1200g. poly membrane. Seal edges and joints. Clad with 12mm foil backed plasterboard and skim.[u = 0.45W/mK.]

FOOTINGS :-If required beneath any infill panels, to be min.700 wide by 225 thick at m depth to suit Build. Control Officer.100 Class A concrete blocks.

FLOOR:- Lay 50 Jablite on 25 sand blinded 150 compact hardcore. Jablite to be turned up at edges to prevent cold bridge. Cover over with 1200g. Poly. Membrane, also turned up at edges and lapped with wall D.P.C. Form oversite as per specification.

Or :-subject to Build Control agreement form new floor as above off existing solid floors.

DRAINS:- Main run to have 150 pea gravel surround. Fit balloon type guard to open end of V.P.

DRAUGHT STRIPPING. :- All Window opening lights and door frames to have draught stripping fitted. Loft hatch also to have sealing around.

VENTILATION :-All habitable rooms to have a 8000mm secure and controllable trickle ventilator fitted.Kitchen to have 8000mm secure & controllable trickle ventilator fitted plus cookerhood extract fan removing 30 litres per sec. Shower room to have 4000mm. secure & controllable trickle ventilator plus mech. vent extracting 15 litres per sec., also opening window light.All mech. vent may have intermittent operation.

S.S.A.-Self contained smoke alarm on own circuit at distribution board.

GLAZING :- to comply with approved document N & BS 6206.
i.e. Safety glass to all window areas below 800 from floor level, and to all door and side panel areas below 1500 from floor level.

FIRE ESCAPE:- Kitchen/sitting area to have opening window light 850min. high x 500min. wide, and bottom of opening to be 800min. & 1100max. from floor level.

NOTE :-Disabled requirements.
1:-Door opening clear widths to all rooms to be 800min.Front entrance door 800min. wide.
2:-Ramp to rear entrance to be 1:12, with propriety drainage channel with vented and drained space fitted at door threshold.
3:-Maintain min 750mm wide space between any short obstructions in any corridor widths.
4:-Paths with access to ramp to dwelling must have hard surface min 900 wide.
5:-Wall mounted switches and socket outlets of any discription to be min 450mm and max 1200 above finished floor level.

Window + Door Openings Areas for SAP Calcs.

E. Elev. :- W1 = 0.63 + 1.05 = 0.66m² S. Elev. :- W3 = 1.8 + 1.2 = 2.52m² W. Elev. = W5 W2 = 1.2 + 1.2 + 2 = 2.88
D1 = 0.9 + 2.1 = 1.89m² W4 W3 = 0.63 + 1.05 + 2 = 1.32
6.20m²

METRES 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18
FEET 0 3 6 9 12 15 18 21 24 27 30 33 36 39 42 45 48 51 54 57
METRIC CONVERSION SCALE

SPECIFICATION

BUILDING STRUCTURE

SURFACE SOIL excavated and spread over site.
CONCRETE FOUNDATIONS:

HARDCORE 150mm thick under all ground floors.
BASE CONTRETE 100mm thick under all ground floors.
POLYTHENE D.P.C. to all ground floor rooms.
CONCRETE FLOORS trowelled smooth to all garages and out-buildings.
CONCRETE SCREED to all rooms.
BRICKWORK. 100 BRICK To MATCH EXISTING

GALVANIZED WALL TIES 5 per square metre to cavity walls.
BITUMEN OR P.V.C. DAMPCOURSE to all walls and lintels openings and reveals.
MORTAR wallcrete and sand.
RENDER AND PLASTER SKIM to all rooms except garage.
DRAINS 100mm dia. POLY DRAIN. 1:40 INCLINE
SURFACE WATER DRAINS: 100 ø P.V.C.
INSPECTION CHAMBERS or RODDING POINTS to Local Authorities requirements.
SEPTIC TANK 2700 LITRE. CLARGESTER TYPE.
FIRST FLOOR JOISTS:
FIRST FLOOR 18mm flooring grade chipboard treated.
ROOF TIMBERS: } SEE NOTES.
ROOF COVERING: }

ROOF INSULATION 200mm fibre glass laid between ceiling joists.
CEILINGS 12.5 mm plasterboard and skim
RAINWATER: To 1.0m³ BUBBLE FILLED SOAKAWAYS 5.0m FROM DWELLING

GUTTER 100mm Dia H.R.
RAINWATER, SOIL & VENT PIPES 63, 75 AND 100mm plastic.
PLUMBING service and waste pipes plastic. Internal pipework, copper. Cylinder copper. Feed or storage tanks plastic.
WINDOWS AS SHOWN. TIMBER FRAMES. DOUBLE GLAZED WITH 12mm ARGON
DOORS. Exterior pattern
Interior pattern.

Front door 838mm wide remainder 762mm wide.
GARAGE DOOR as shown on drawing.
EXTERIOR SILLS:
INTERIOR SILLS: TILES to bathroom, kitchen and toilet
Wood window boards to all other rooms.
ARCHITRAVES & SKIRTING
LOCKS mortice type to exterior doors.
LATCHES mortice type to interior doors.
LEVER HANDLES to all doors.
LETTER PLATE to front door.
VENTILATION: WINDOW OPENING LIGHTS TO GIVE MIN ½ FLOOR AREA
LINTELS: S.C. L.P.
MILD STEEL ANCHOR STRAPS:
SEE DETAILS.

FITTINGS AND FINISHES

SANITARY FITTINGS:
SHOWER
BATH:
LAVATORY BASIN:
W.C.'s
SINK:

Fit 75 deep seal traps to all appliances.
Fit 40 dia. waste to Sink.
Fit 32 dia. waste to basin with under 1.7m. run.
" 40 " " " " 1.7m.to 3.0m.run.
Fit rodding eyes to all pipework at any change of direction in drain run.

CENTRAL HEATING:-Oil fired boiler with guarded balanced flue.

Provide room thermostat, fit thermostatic control valves & programmer.

Hot water storage vessel to be vented to atmosphere, to be insulated with 50mm PU-foam, density30kg/m, & fitted with heatcontrol thermostats & time switches.All hot water pipes from cylinder to be lagged for min 1m. with 15mm thick material having thermal conductivity of 0.045W/mK.All other pipes in unheated spaces to be lagged with same material with thickness equal to o/dia. of pipe to max. of 40mm.

SOUTH HOLLAND DC
HOUSING & PLANNING
-3 NOV 1999
Ref: 1104/99
DETERMINED
PLAN

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

SCALE 1:100 1-50.
DATE July/99.
REVISED
DRAWING No.

PROPOSED GRANNY FLAT FOR:— MRS.J. HINDLEY.

AT:—DEEP DENE, SPALDING RD., GOSBERTON.

J.P. PURKISS
CHERRYTREES, FRAMPTON LANE
HUBBERTS BRIDGE
PHONE: 01205 290307