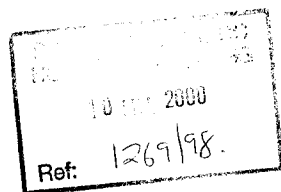


Prepared for:
DH
Prepared By
J & K GLASS & GLAZING

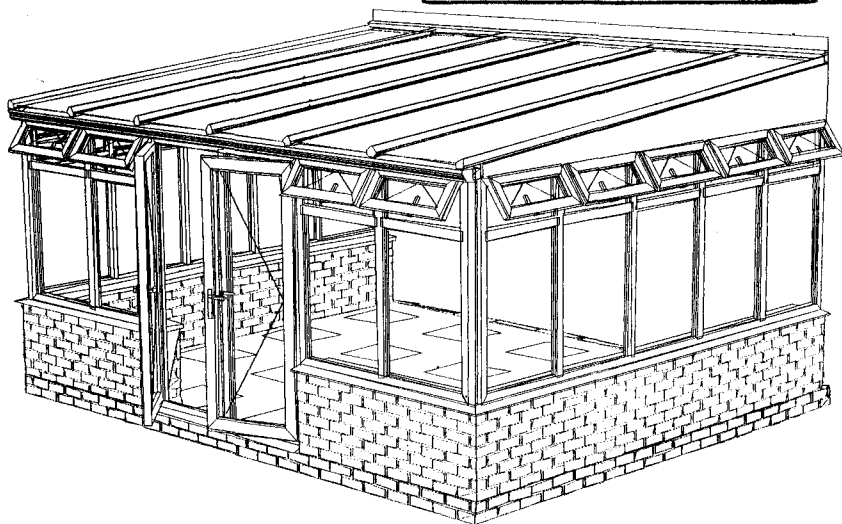
Quote No:
Reference:
Date: 28/ 6/2000
O/A Width: 4000
O/A Depth: 3000
Frame Height: 2100
Dwarf Height: 600
Roof Pitch: 5.0



PERSPECTIVE VIEW

AMENDED PLAN

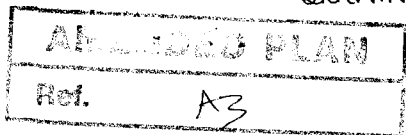
Ref. AK



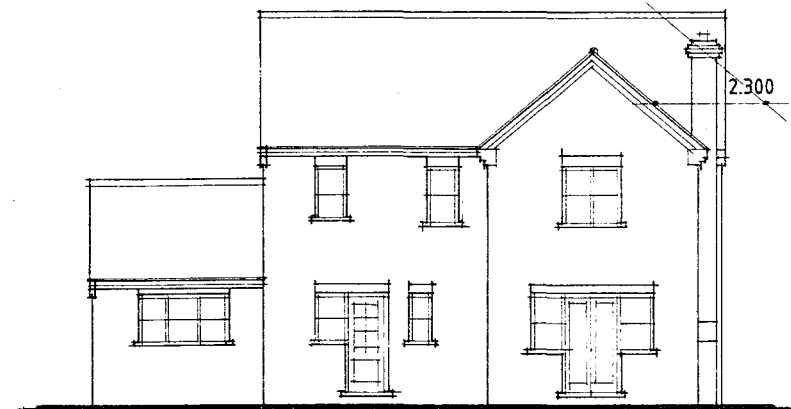
PROPOSED CONSERVATORY AT:- PLOT 4 GARNSGATE ROAD
LONG SUTTON.

PROPOSED AMENDMENTS TO:- PLOT 6 GARNSGATE ROAD
LONG SUTTON.

DRAWING REF:- HOOK THAW/ PLOT 6.



PROPOSED AMENDED PLAN
WITH SPY BAYS INSTEAD OF SQUARE BAYS
MAIN PART OF HOUSE WIDENED BY 600MM
FRONT



REAR

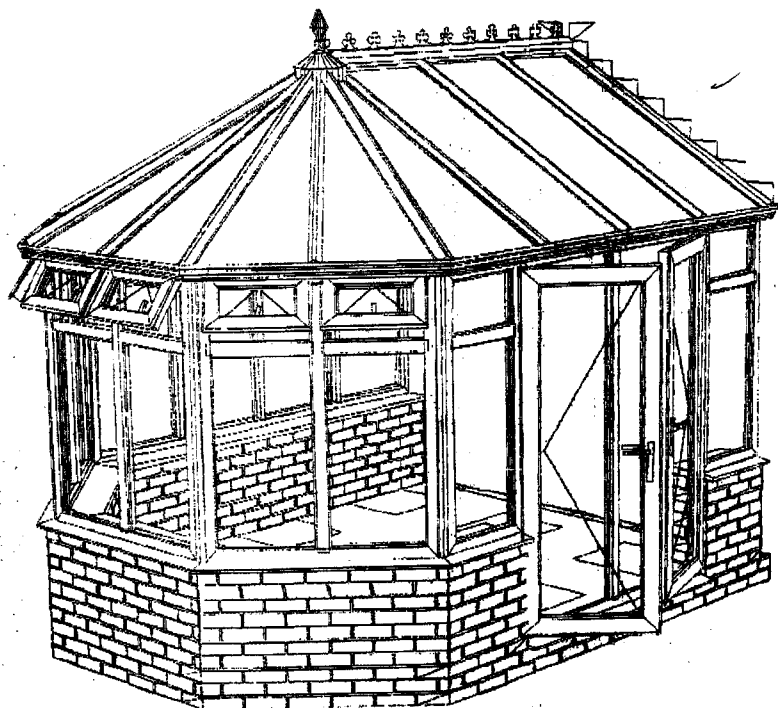
Prepared for:
DH

Prepared By
J & K GLASS & GLASSING

Quote No.:	811
Reference:	J. E.
Date:	28/ 4/2000
O/A Width:	3048
O/A Depth:	3658
Frame Height:	2700
Dwarf Height:	600
Roof Pitch:	30.0

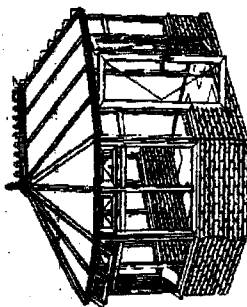
REFLECTIVE VIEW

80-100-100-100
HCR-100-100-100
16 MAY 2001
1269/98

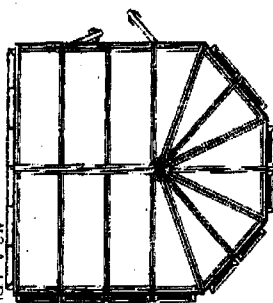


DEE CONSERVATORY.

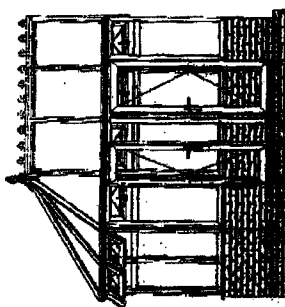
Perspective View



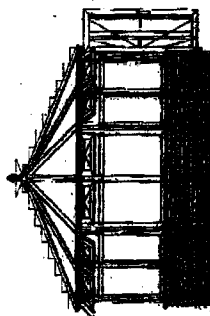
Rear View



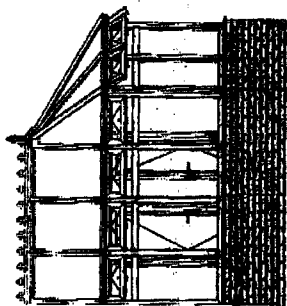
Right Elevation



Front Elevation



Left Elevation



Quote No: 871

Our Ref: J. E.

Date: 28/ 4/2000

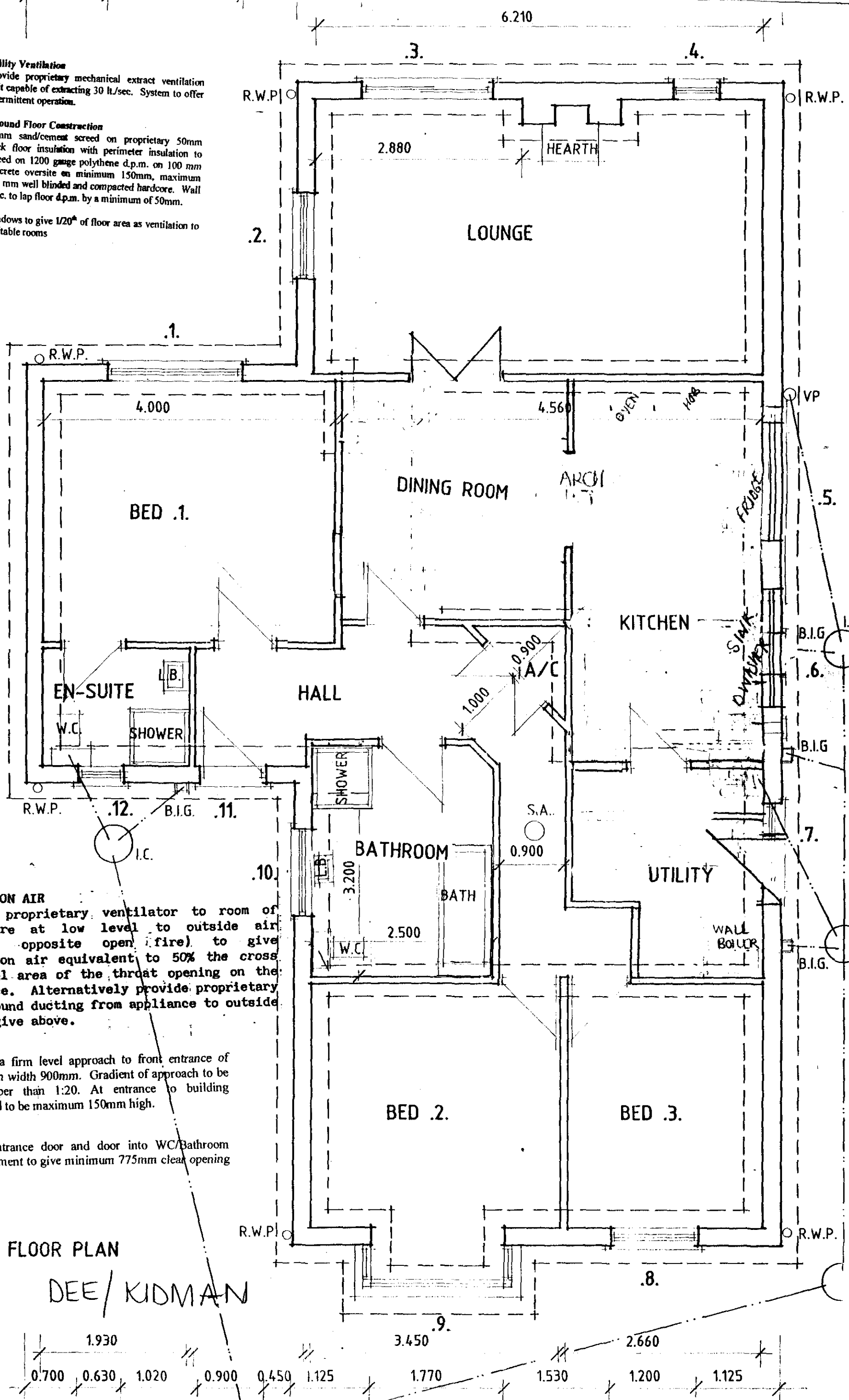
Customer Details:

D-

Utility Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 30 lt/sec. System to offer intermittent operation.

Ground Floor Construction
65mm sand/cement screed on proprietary 50mm thick floor insulation with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100 mm concrete oversite on minimum 150mm, maximum 600 mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

Windows to give 1/20th of floor area as ventilation to habitable rooms



COMBUSTION AIR
Provide proprietary ventilator to room of open fire at low level to outside air (ideally opposite open fire) to give combustion air equivalent to 50% the cross sectional area of the throat opening on the appliance. Alternatively provide proprietary underground ducting from appliance to outside air to give above.

Provide a firm level approach to front entrance of minimum width 900mm. Gradient of approach to be no steeper than 1:20. At entrance to building threshold to be maximum 150mm high.

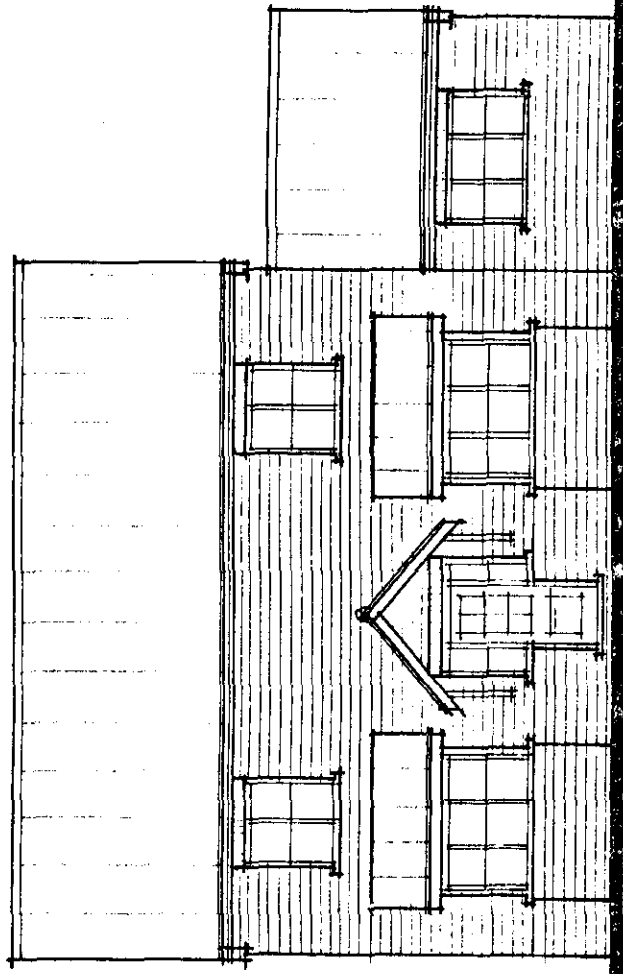
Front entrance door and door into WC/Bathroom compartment to give minimum 775mm clear opening width.

FLOOR PLAN

DEE/KIDMAN

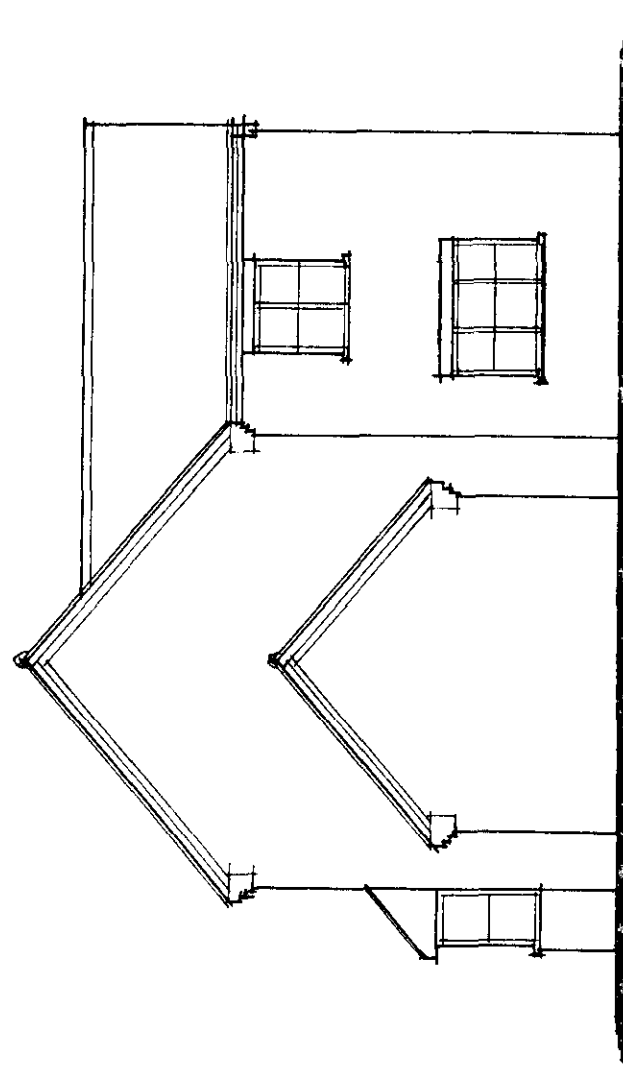
PROPOSED AMENDED INTERVAL LAYOUT AT PLOT 4 GARNSGATE ROAD LONG SUTTON.

Ref. A4
 AMENDED PLAN
 8/12/98
 Ref. 126/98

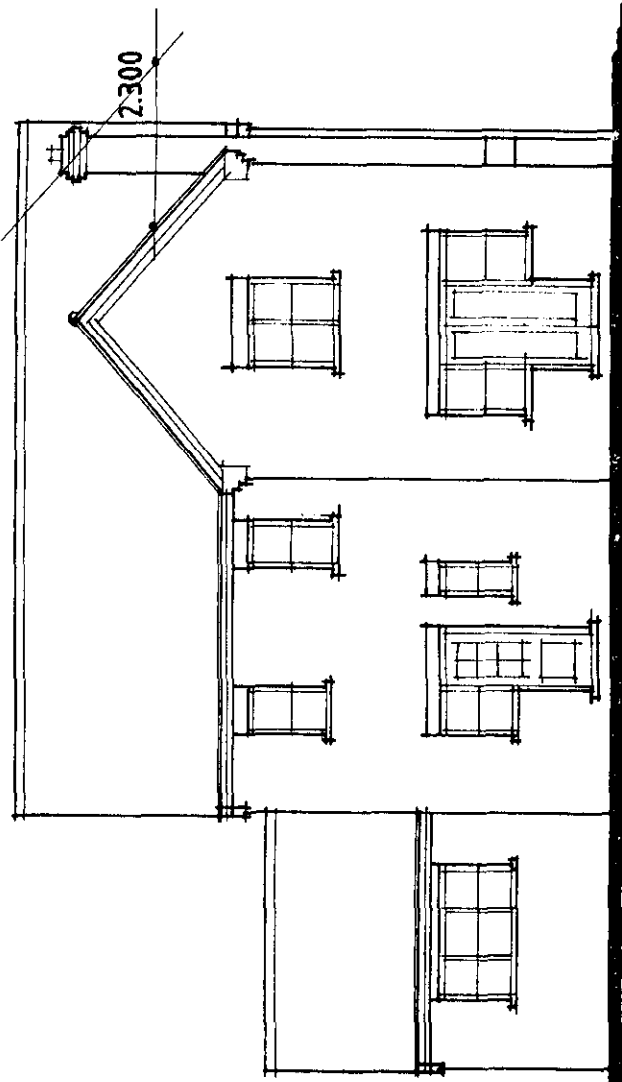


— APPROVED PLAN 9.100M OA —
 — AMENDED PLAN 9.700M OA —

FRONT

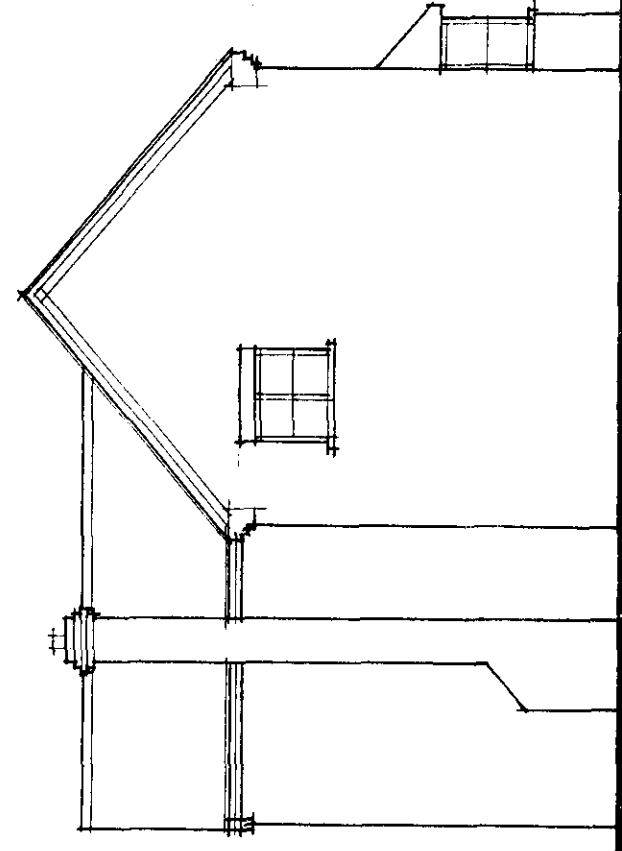


SIDE

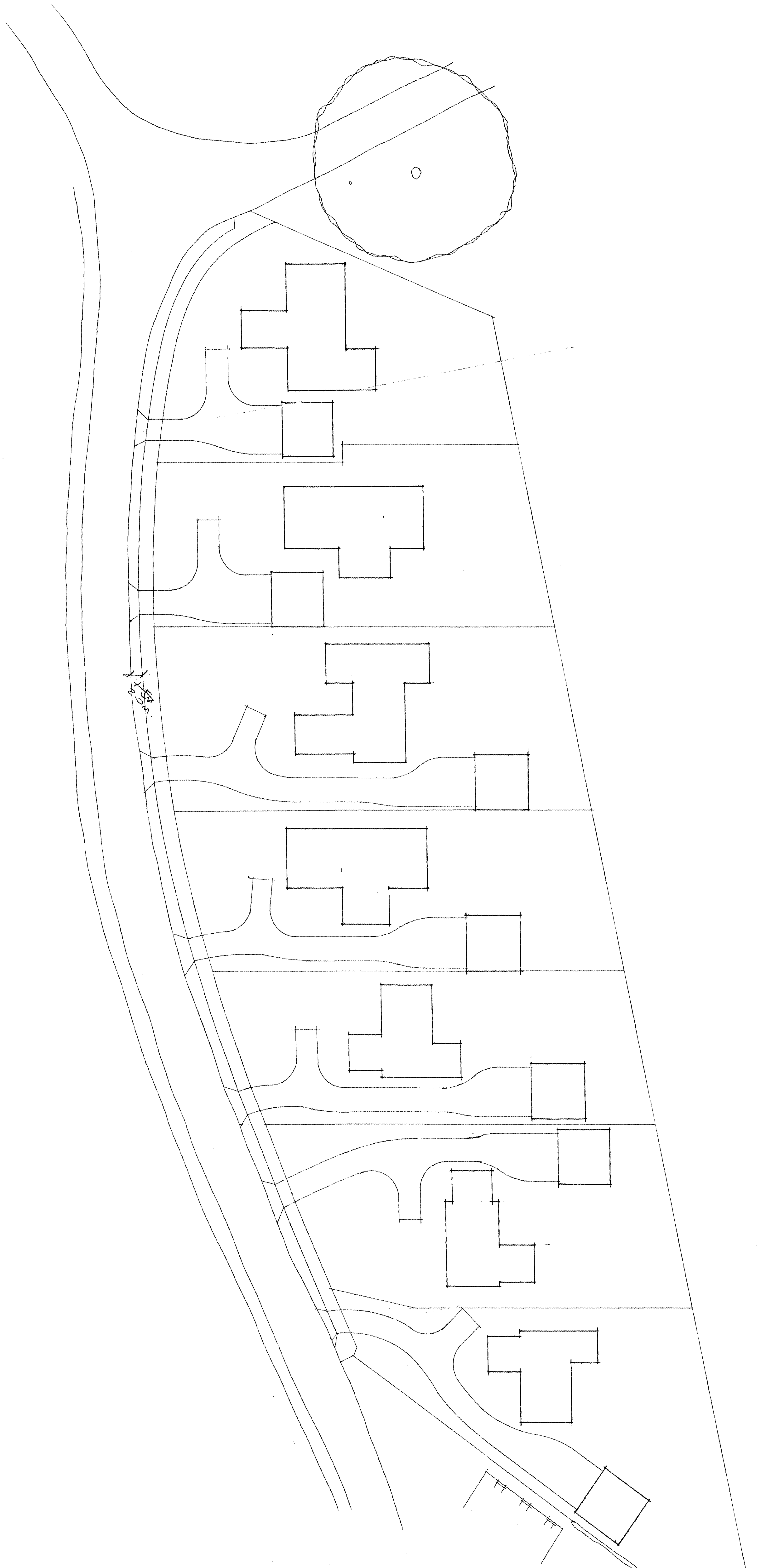


— APPROVED PLAN 9.100M OA —
 — AMENDED PLAN 9.700M OA —

REAR



SIDE



26
9/13/19

DISCUSSED WITH BRYAN GILMAN —
AGREED ON THE RECEPTION LAYOUT
(STANDARD 10' MIN).
LAYOUT AND SHEDDING LANDSCAPING
CALCULATED PLANS FOR THE SUBMITTALS.
5/21/19



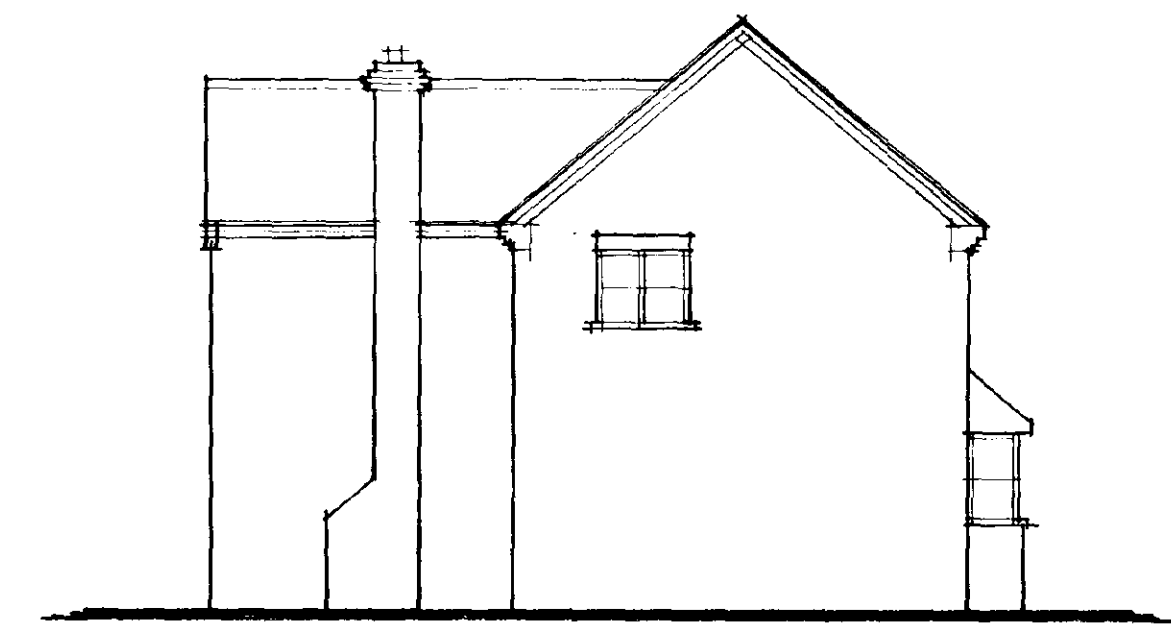
FRONT



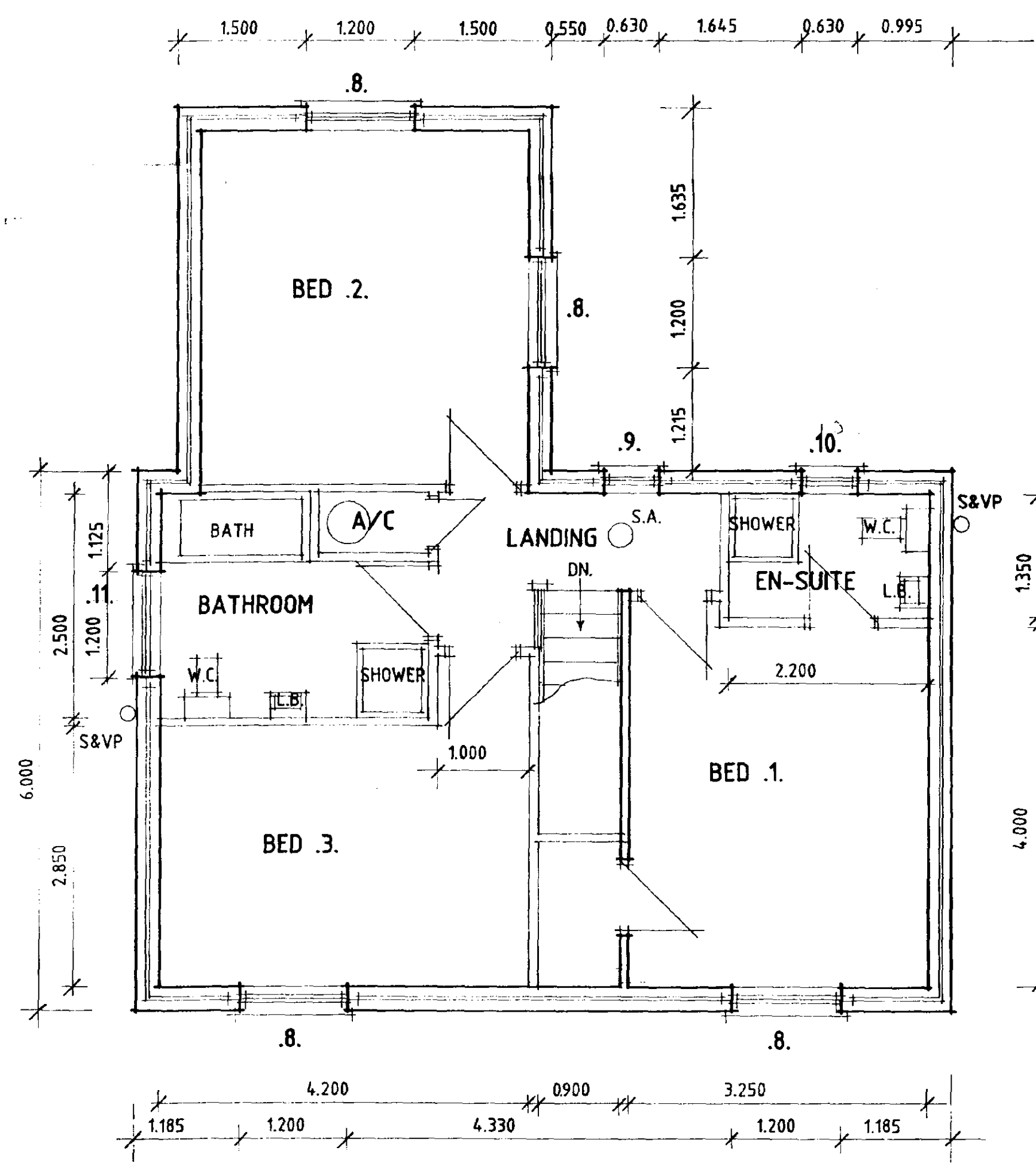
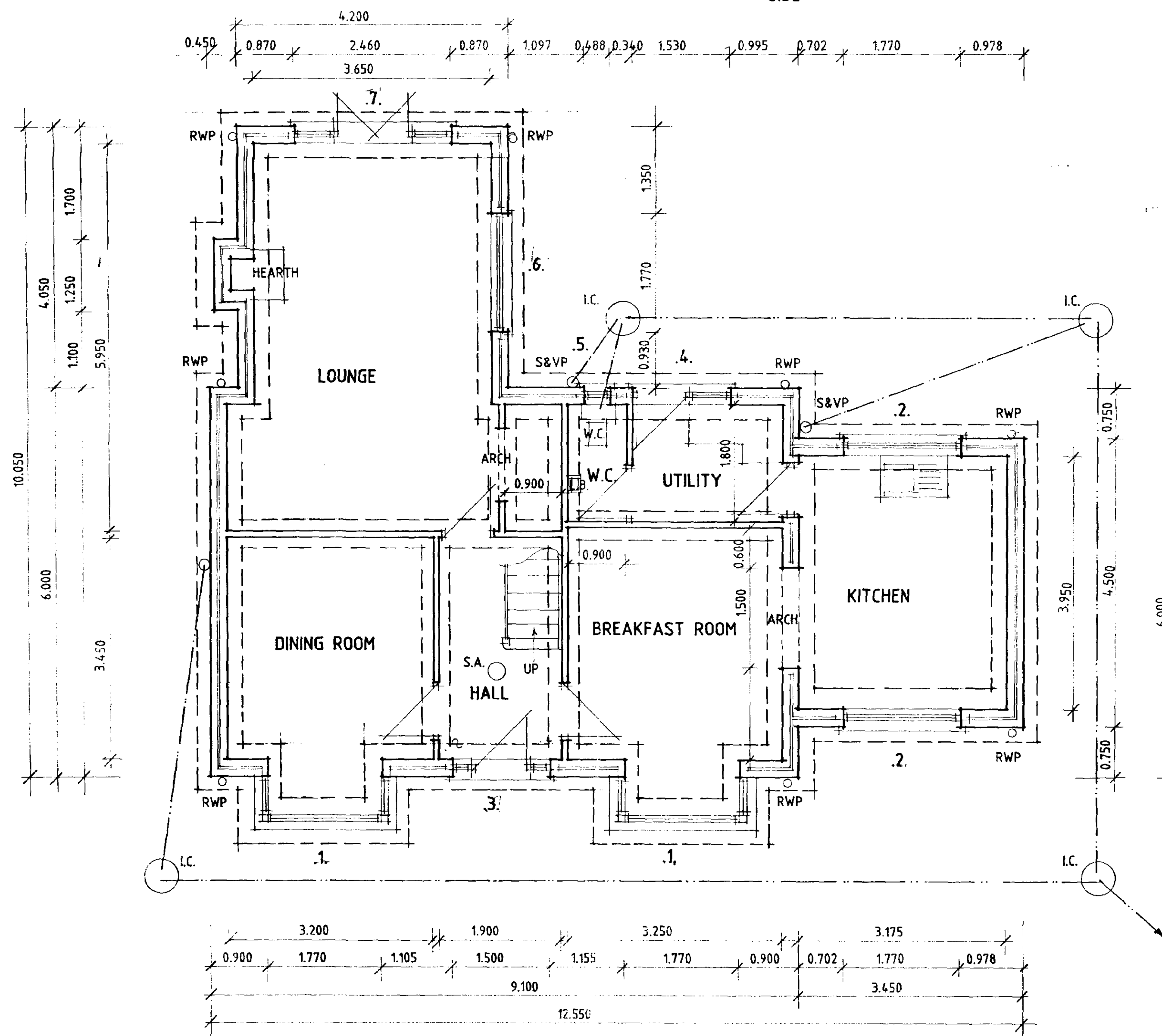
SIDE



REAR



SIDE



THIS DRG. TO BE READ IN CONJUNCTION WITH
THAW-B.

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

DETERMINED
PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
22 DEC 1998
Ref: 126798

THAW

1:50 1:100 JUNE-98

B.GILHAM

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490702



ROOF CONSTRUCTION
Concrete interlocking roof tiles (see site plan) on 38 x 25 softwood treated timber battens on underfelt to BS747 (Type 1) lapped 150mm horizontally, and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS25268 Part 3, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturer's instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 50mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and nogging to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

FLUE CONSTRUCTION
Provide 225mm diameter clay flue liners to BS1818 1971 with minimum 100mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part B and to terminate in 75mm concrete capping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or similar as d.p.c. No timber to be within 40mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 1b.

Provide 225mm diameter clay flue liners to BSI181 1971 with minimum 100mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part B and to terminate in 75mm concrete capping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or similar as d.p.c. No timber to be within 40mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 1D.

Provide proprietary ventilator to room of open fire at low level to outside air (ideally opposite open fire) to give combustion air equivalent to 50% the cross sectional area of the throat opening on the appliance. Alternatively provide proprietary underground ducting from appliance to outside air to give above.

Position gas and electricity meter boxes if required in external position to suit client. To be completely sealed around in non-combustible material. To be minimum 500mm, maximum 1000mm above footpath to base.

Provide proprietary ventilator to room of open fire at low level to outside air (ideally opposite open fire) to give combustion air equivalent to 50% the cross sectional area of the throat opening on the appliance. Alternatively provide proprietary underground ducting from appliance to outside air to give above.

Provide to soffit around dwelling 125 x 400mm slots for roof ventilation, to be at maximum 2400mm c/c. Position internally flyproof gauze.

20mm cavity walls to consist of:-
110mm face brickwork (see site plan for details), 50mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 110mm internal skin of Thermatite Shield blockwork. Cavity walls tied together using galvanized iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243 1978. Internal blockwork walls to be same as above. All internal walls to receive 10mm sand/cement render and skim finish.

Provide balanced flue type oil fired boiler of required rating in _____ to be either a wall hung type or freestanding on 125mm high concrete hearth above oversite. Boiler to have protective guard cover and to be minimum 600mm from any opening into the building. Read in conjunction with Approved Document J1/2/3.

fix to compound truss provide proprietary truss connectors. Provide 32 x 175mm valley lay boards and fix reducing trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.

Provide proprietary mechanical extract ventilation unit capable of extracting 60lts/second. Alternatively provide proprietary cooker hood capable of extracting 30lts/second.

Provide proprietary mechanical extract ventilation unit capable of extracting 15lts/second. System to offer intermittent operation.

Provide system approved by BBA and install by BBA approved installer. System to be vented and insulated in accordance with BS5615 1985. Provide thermostatic control.

Provide room thermostat or thermostatic radiator valve or similar approved to control the output from the heating system.

All pipes which do not contribute to the heating of the building will be insulated to BS5422 1977.

Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1

Underdrainage to be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Underbuilding drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50mm compressible material. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in ballcock final. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized waste pipe at all compliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5552 and all underground drainage to BS8301.

To be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as, bridging above the pipes on minimum 75 pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

INSPECTION CHAMBER CONSTRUCTION
Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

To be capable of burning smokeless fuel. Hearth to be 125mm high above finished floor level. Flue liners, to BS1181 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

LINTELS
All coded lintels as stated in Schedule or marked on plan to be by to be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approx. 450mm c/c.

50mm sand/cement screed on 100mm concrete oversite on 1200 gauge polythene d.p.m. on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

100mm Class A dense concrete blocks. Butumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-loadbearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

All coded joinery as stated in Schedule or marked on plan by (OC) denotes items handed. All windows to be double glazed sealed units except to garage.

Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm².

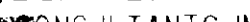
P.V.C. rainwater goods 110 half round gutters and 68mm diameter downpipes.



JOHN CARR JOINERY.
I.G. INT. LINTELS OVER INT. OPENINGS.



PROVIDE CONC. PADSTONES AS
SUPPORT FOR COMPOUND TRUSSES



DESIGN **Status**
CONSULTANTS IN ARCHITECTURE & PLANNING

**DETERMINED
PLAN**

SPEY.

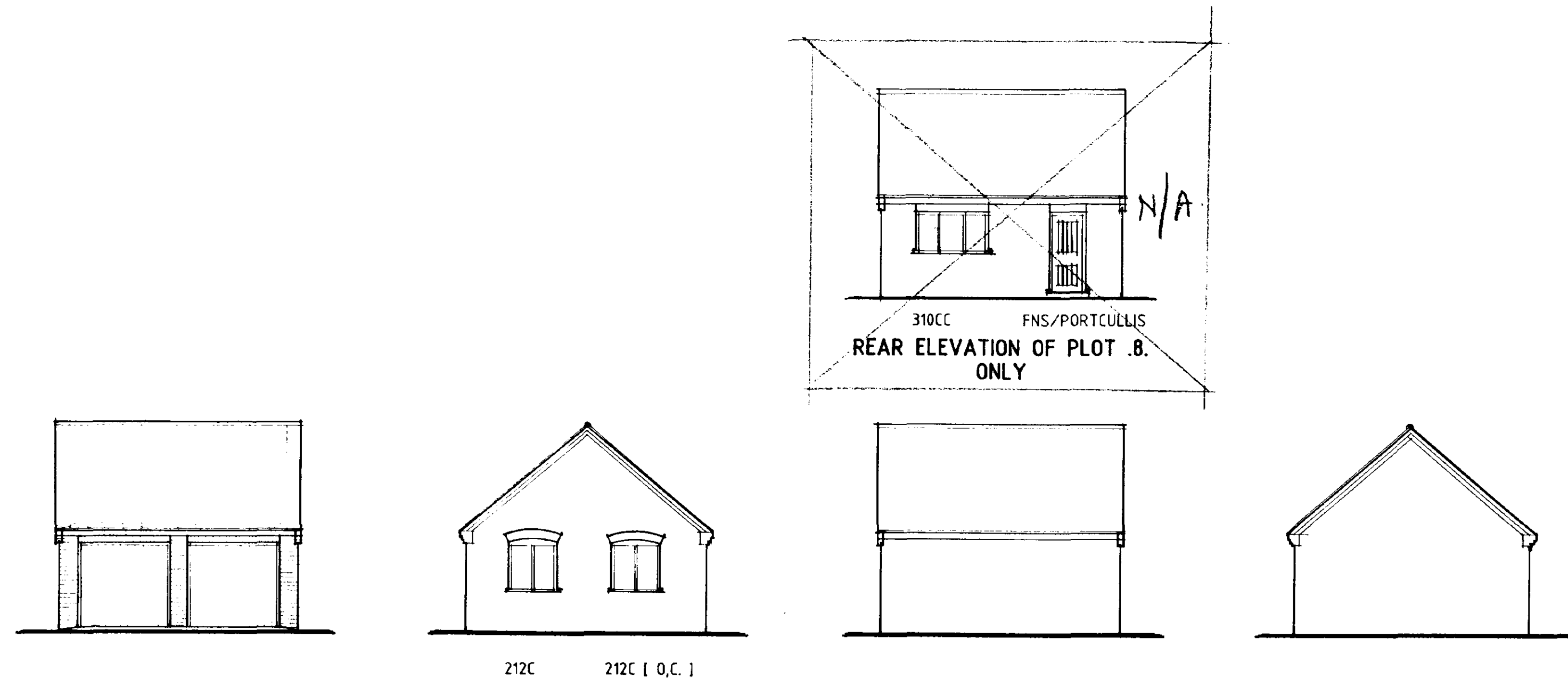
1:50 1:100 APRIL-95

B. GILHAM

A - GEN ALTS - 7.12.95
B - NHBC ALTS - 19.1.98

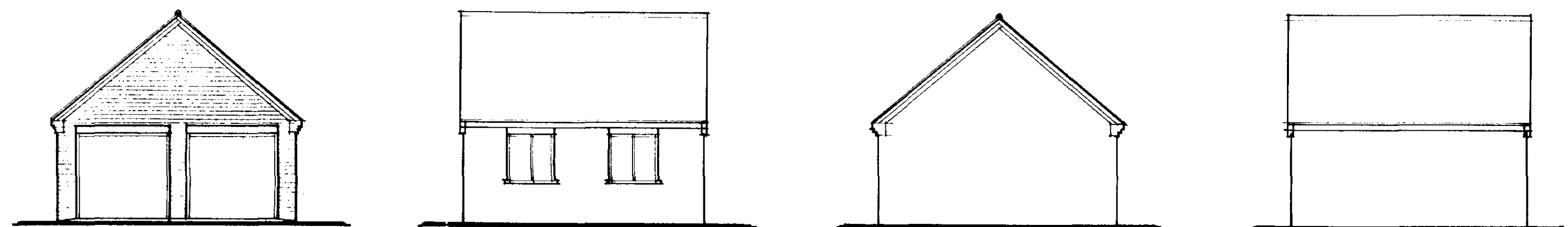
Status House, 4 Princes Street,
Holtbeach, Lincs. PE12 7BB
Tel: 01406 424343 Fax: 01406 490702

THIS DRG TO BE READ IN CONJUNCTION WITH
WRY/1



ELEVATIONS OF GARAGE .A.

I.G. L/S LINTELS OVER
EXTERNAL OPENINGS
PROVIDE UNIVERSAL ARCH
OVER WINDOWS



ELEVATIONS OF GARAGE .B.

WALL CONSTRUCTION
270mm cavity walls to consist of:-
110mm face brickwork (see site plan for
details), 50mm cavity
110mm internal skin of Thermalite
Shield blockwork. Cavity walls tied together
using galvanized iron or plastic twist ties
spaced 900mm horizontally and 450mm
vertically to BS1243 1978. Internal
blockwork walls to be same as above.

SURFACE WATER DRAINAGE
To be proprietary 110mm diameter P.V.C. pipes
flexible jointed to fall 1:70 bedded in 100mm
pea gravel. Pipes to discharge into 1200mm
diameter soakways sited 5000mm away from
buildings.

PROTECTION TO UNDERGROUND PIPES
Where pipes are not under road and have less
than 600mm cover concrete paving slabs should
be laid as bridging above the pipes on
minimum 75 pea gravel. If flexible pipes are
under a road and have less than 900mm cover
reinforced concrete bridging should be used
instead of paving slabs.

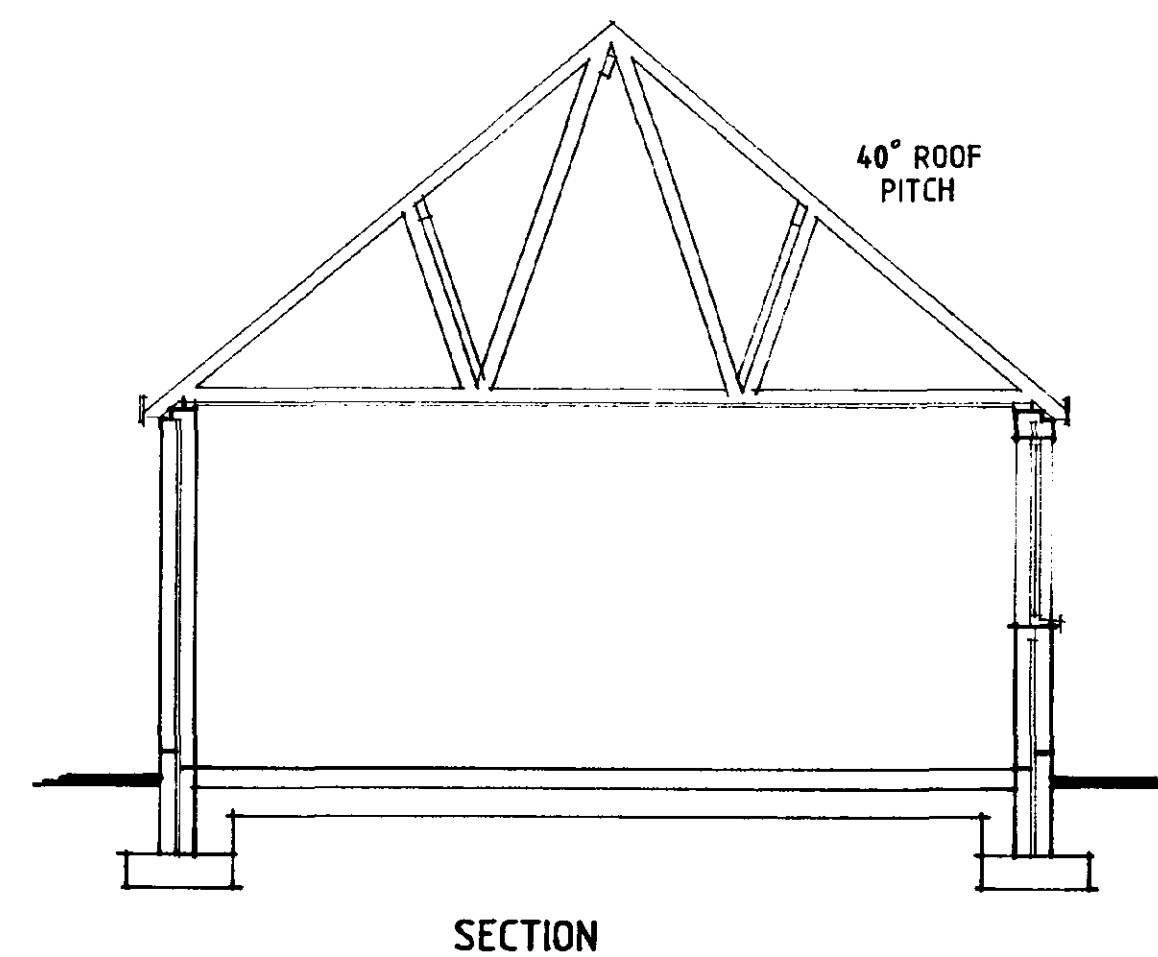
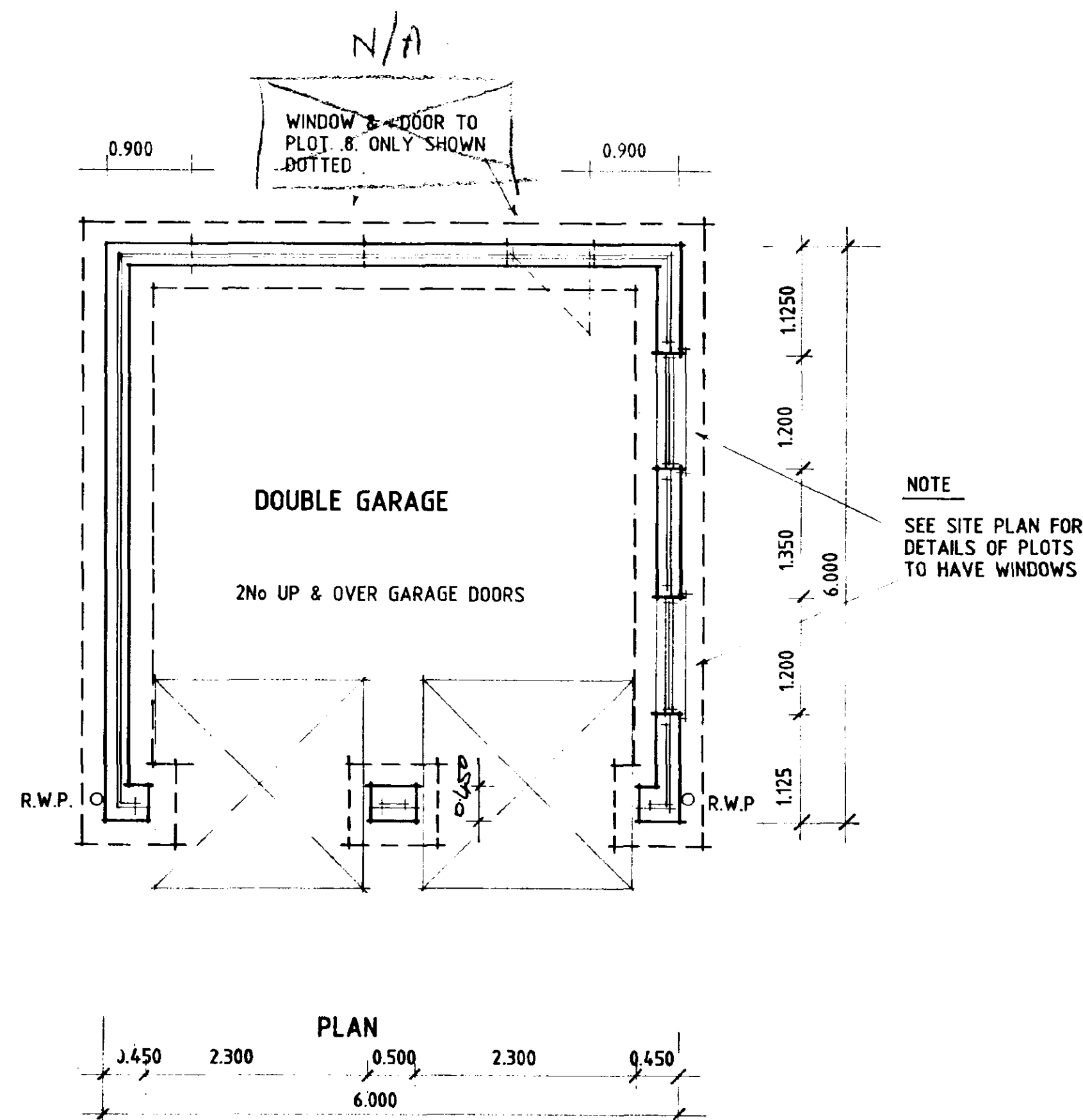
LINTELS
All coded lintels as stated in Schedule or
marked on plan to be by
to be installed in strict accordance with
manufacturers instructions. Form d.p.c.
cavity tray above all lintels. To all
exposed lintels i.e. not sheltered from
overhanging eaves, etc. to have proprietary
weepholes to joints of brickwork at approx.
450mm c/c.

GROUND FLOOR CONSTRUCTION
100mm concrete
oversite on 1200 gauge polythene d.p.m. on
minimum 150mm, maximum 600mm well blinded and
compacted hardcore. Wall d.p.c. to lap floor
d.p.m. by a minimum of 50mm.

SUBSTRUCTURE WALLING
100mm Class A dense concrete blocks. Butumen
felt d.p.c. to external walls 150mm above
ground level. Weak mix infill to base of
cavities to terminate 225mm below lowest
d.p.c. level.

FOUNDATIONS
As indicated on plan provide concrete strip
foundations. To cavity walls provide 700mm
wide x 225mm thick and to 100mm walls provide
450mm wide x 225mm thick, unless noted
otherwise. To non-loadbearing internal walls
thicken out ground floor oversite concrete to
450mm wide x 200mm thick. Widen foundations
at chimney breast accordingly and make 300mm
thick. Foundations to be taken down to an
approved firm base, subject to local
authority specifications. Concrete to be ST3
grade unless noted otherwise.

JOINERY
All coded joinery as stated in Schedule or
marked on plan by
(OC) denotes items handed. All windows to be
double glazed sealed units except to garage.



SECTION

DETERMINED
PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
22 DEC 1998
Ref: 1269/98

DESIGN **Status**
CONSULTANTS IN ARCHITECTURE & PLANNING

DOUBLE GARAGE
TSM.

1:50 1:100 | APRIL-95

B.GILHAM.

A - PLOT .B. ALTS - 14.5.96
B - PLOT .B. ALTS - 30.3.98



DETERMINED
PLAN

DESIGN **Status**
CONSULTANTS IN ARCHITECTURE & PLANNING

CLYDE

1:50 1:100 | JULY-98

B. GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702



ROOF VENTILATION

Provide to soffit around dwelling 125 x 400mm slots for roof ventilation, to be at maximum 2400mm c/c. Position internally flyproof gauze.

WALL CONSTRUCTION

270mm cavity walls to consist of:- 110mm face brickwork (see site plan for details), 50mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 110mm internal skin of Thermalite Shield blockwork. Cavity walls tied together using galvanized iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243 1978. Internal blockwork walls to be same as above. All internal walls to receive 10mm sand/cement render and skim finish.

BOILER

Provide balanced flue type oil fired boiler of required rating in to be either a wall hung type or freestanding on 125mm high concrete hearth above oversite. Boiler to have protective guard cover and to be minimum 600mm from any opening into the building. Read in conjunction with Approved Document J1/2/3.

ROOF INSULATION

To roof spaces provide proprietary 150mm thick insulation ensuring a gap of 50mm between roof underfelt and quilt at all times.

FASCIA AND BARGEBOARDS

To be 25 x 175mm PSE with 6mm groove to accept 6mm thick exterior grade plywood soffit.

HEADER TANK SUPPORT

Water tank in roof space to be supported on bearers to spread the load to BS5268 Part 3 1985.

CEILINGS

To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

OVERSAILING GABLED AND CORBELLED EAVES

Provide the above to the design as shown on elevations plus any other details that are shown on the plans.

ROOF CONSTRUCTION

Concrete interlocking roof tiles (see site plan) on 38 x 25 softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268 Part 3, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggin to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

ROOF INTERSECTIONS

If compound truss used, where main trusses fix to compound truss provide proprietary truss connectors. Provide 32 x 175mm valley lay boards and fix reducing trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.

LINTELS

All coded lintels as stated in Schedule or marked on plan to be by to be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approx. 450mm c/c.

GROUND FLOOR CONSTRUCTION

50mm sand/cement screed on 100mm concrete oversite on 1200 gauge polythene d.p.m. on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

SUBSTRUCTURE WALLING

100mm Class A dense concrete blocks. Butumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

FOUNDATIONS

As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-loadbearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

JOINERY

All coded joinery as stated in Schedule or marked on plan by (OC) denotes items handed. All windows to be double glazed sealed units except to garage.

HABITABLE ROOMS AND KITCHENS

Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm².

REVEALS

Ensure the path through all window and door reveals, including lintels, is limited to a minimum 'U' value of 1.2W/m²K. also at every closure of cavity provide d.p.c.

FLUE CONSTRUCTION

Provide 225mm diameter clay flue liners to BS1181 1971 with minimum 100mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part B and to terminate in 75mm concrete capping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or similar as d.p.c. No timber to be within 40mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 1D.

COMBUSTION AIR

Provide proprietary ventilator to room of open fire at low level to outside air (ideally opposite open fire) to give combustion air equivalent to 50% the cross sectional area of the throat opening on the appliance. Alternatively provide proprietary underground ducting from appliance to outside air to give above.

METER BOXES

Position gas and electricity meter boxes if required in external position to suit client. To be completely sealed around in non-combustible material. To be minimum 500mm, maximum 1000mm above footpath to base.

OPEN FIRE

To be capable of burning smokeless fuel. Hearth to be 125mm high above finished floor level. Flue liners to BS1181 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

FOUL WATER DRAINAGE

Underground drainage to be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50mm compressible material. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301.

SURFACE WATER DRAINAGE

To be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pips to discharge into 1200mm diameter soakways sited 5000mm away from buildings.

PROTECTION TO UNDERGROUND PIPES

Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75 pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

INSPECTION CHAMBER CONSTRUCTION

Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

KITCHEN VENTILATION

Provide proprietary mechanical extract ventilation unit capable of extracting 60lts/second. Alternatively provide proprietary cooker hood capable of extracting 30lts/second.

BATHROOM VENTILATION

Provide proprietary mechanical extract ventilation unit capable of extracting 15lts/second. System to offer intermittent operation.

HOT WATER STORAGE

Provide system approved by BBA and install by BBA approved installer. System to be vented and insulated in accordance with BS5615 1985. Provide thermostatic control.

HEATING SYSTEM

Provide room thermostat or thermostatic radiator valve or similar approved to control the output from the heating system.

INSULATED PIPES AND DUCTS

All pipes which do not contribute to the heating of the building will be insulated to BS5422 1977.

SAFETY GLAZING

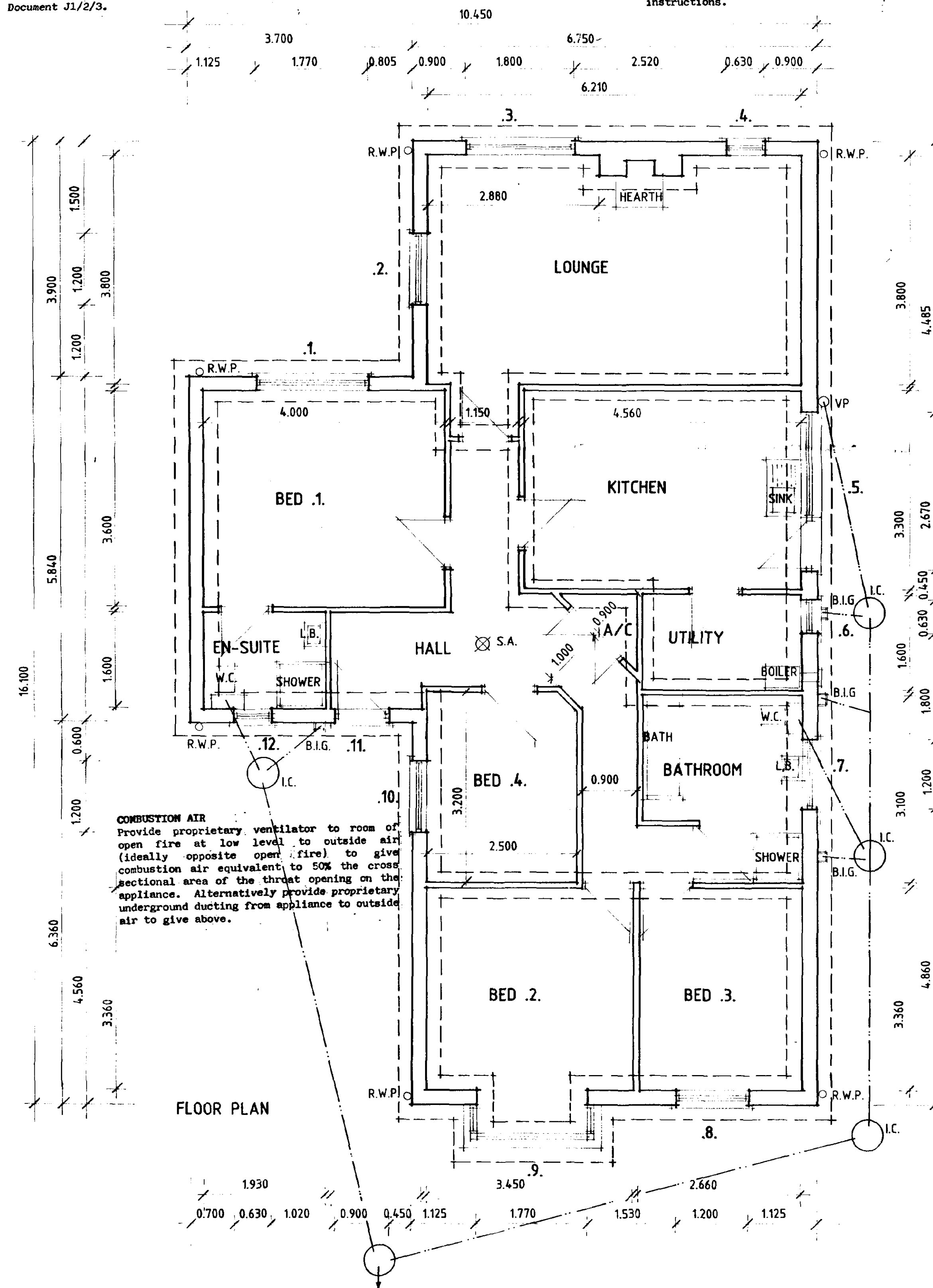
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

SMOKE DETECTION

Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1

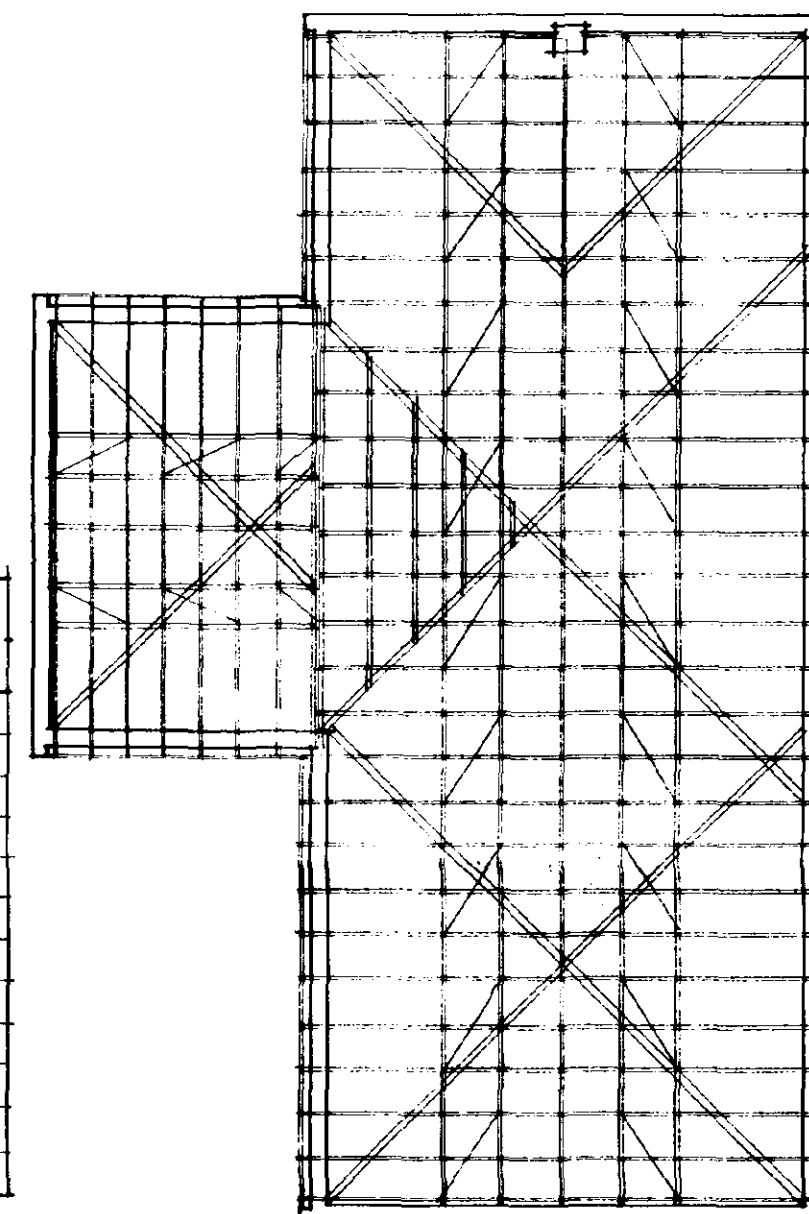
RAINFALL GOODS

P.V.C. rainwater goods 110 half round gutters and 68mm diameter downpipes.



No	JOINERY REF.	LINTEL	LINTEL LENGTH
1.	312CC	IG - L1/S	2100
2.	212C	"	1500
3.	PATIO DOOR	"	2100
4.	112C	"	1050
5.	FNS/PORTCULLIS - 310CC	"	3000
6.	110C	"	1050
7.	210C	"	1500
8.	212C	"	1500
9.	SQFR-112C/312CC/112C (O.C.)	"	2100
10.	212C	"	1500
11.	FNS/PORTCULLIS	"	1200
12.	110C	"	1050

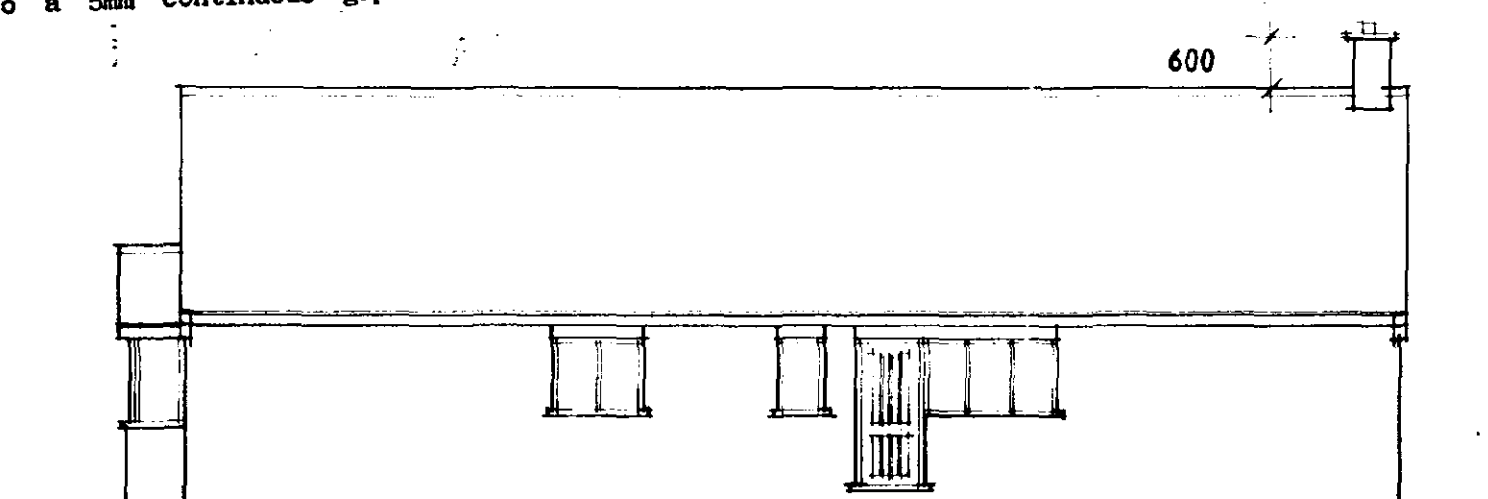
JOHN CARR JOINERY.
INT. LINTELS TO BE IG. INT. LINTELS
TO WINDOW 8. PROVIDE UNIVERSAL
ARCH



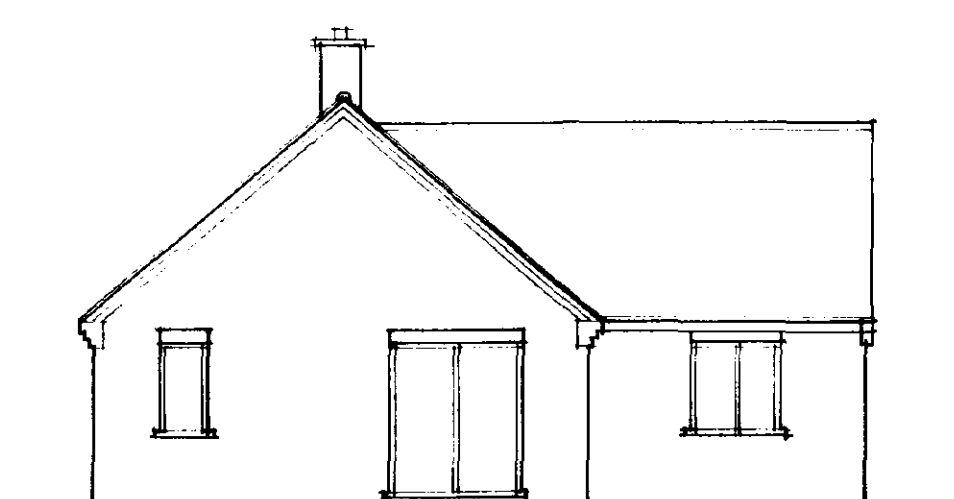
ROOF VENTILATION
At ridge provide proprietary ventilation equivalent to a 5mm continuous gap along ridge.



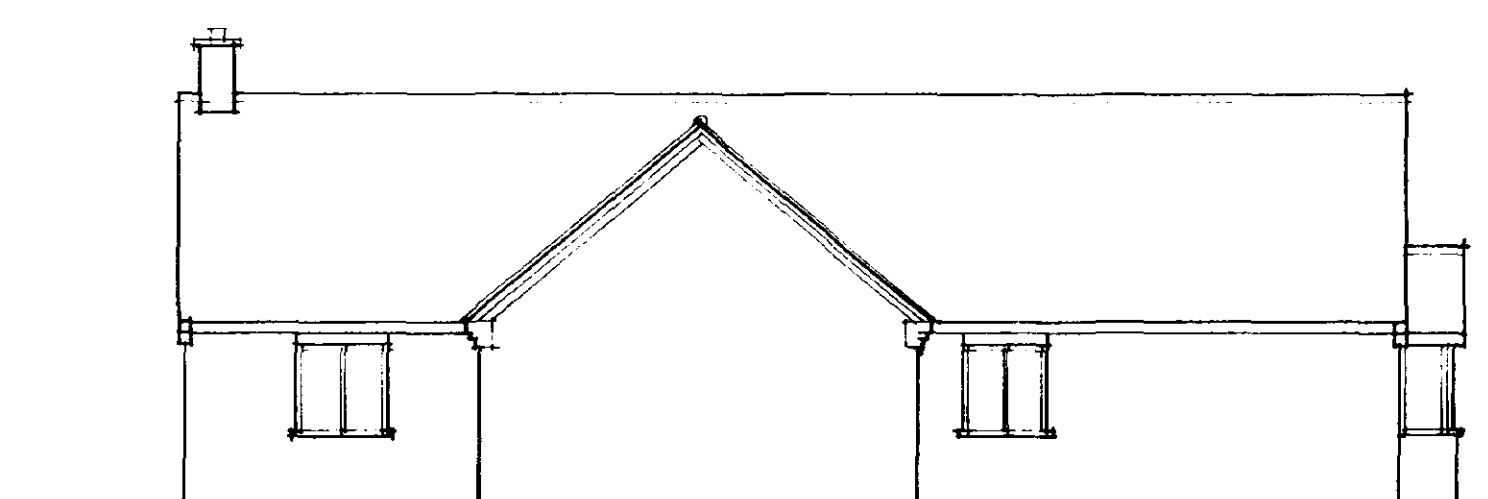
FRONT



SIDE



REAR



SIDE

THIS DRG. TO BE READ IN CONJUNCTION WITH
WRV/1

SOUTH HOLLAND DC
HOUSING & PLANNING
22 DEC 1998
1269/98

DESIGN
Status
CONSULTANTS IN ARCHITECTURE & PLANNING

DEE
DETERMINED
PLAN

1:50 1:100 APRIL-95

B.GILHAM.

A - GEN ALTS - 7.12.95
B - GEN ALTS - 19.1.98

Status House, 4 Princes Street,
Hobbs, Leics. PE12 7BB
Tel: 01406 424343 Fax: 01406 490702

ROOF VENTILATION
Provide to soffit around dwelling 125 x 400mm slots for roof ventilation, to be at maximum 2400mm c/c. Position internally flyproof gauze.

WALL CONSTRUCTION
270mm cavity walls to consist of:-
110mm face brickwork (see site plan for details), 50mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 110mm internal skin of Thermalite Shield blockwork. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243 1978. Internal blockwork walls to be same as above. All internal walls to receive 10mm sand/cement render and skim finish.

BOILER
Provide balanced flue type oil fired boiler of required rating in to be either a wall hung type or freestanding on 125mm high concrete hearth above oversite. Boiler to have protective guard cover and to be minimum 600mm from any opening into the building. Read in conjunction with Approved Document J1/2/3.

ROOF INTERSECTIONS
If compound truss used, where main trusses fix to compound truss provide proprietary truss connectors. Provide 32 x 175mm valley lay boards and fix reducing trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.

FLUE CONSTRUCTION
Provide 225mm diameter clay flue liners to BS1181 1971 with minimum 100mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part B and to terminate in 75mm concrete capping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or similar as d.p.c. No timber to be within 40mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 1D.

COMBUSTION AIR
Provide proprietary ventilator to room of open fire at low level to outside air (ideally opposite open fire) to give combustion air equivalent to 50% the cross sectional area of the throat opening on the appliance. Alternatively provide proprietary underground ducting from appliance to outside air to give above.

METER BOXES
Position gas and electricity meter boxes if required in external position to suit client. To be completely sealed around in non-combustible material. To be minimum 500mm, maximum 1000mm above footpath to base.

COMBUSTION AIR
Provide proprietary ventilator to room of open fire at low level to outside air (ideally opposite open fire) to give combustion air equivalent to 50% the cross sectional area of the throat opening on the appliance. Alternatively provide proprietary underground ducting from appliance to outside air to give above.

ROOF CONSTRUCTION
Concrete interlocking roof tiles (see site plan) on 38 x 25 softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268 Part 3, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggin to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

FLUE CONSTRUCTION
Provide 225mm diameter clay flue liners to BS1181 1971 with minimum 100mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part B and to terminate in 75mm concrete capping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or similar as d.p.c. No timber to be within 40mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 1D.

KITCHEN VENTILATION
Provide proprietary mechanical extract ventilation unit capable of extracting 60lts/second. Alternatively provide proprietary cooker hood capable of extracting 30lts/second.

BATHROOM VENTILATION
Provide proprietary mechanical extract ventilation unit capable of extracting 15lts/second. System to offer intermittent operation.

HOT WATER STORAGE
Provide system approved by BBA and install by BBA approved installer. System to be vented and insulated in accordance with BS5615 1985. Provide thermostatic control.

HEATING SYSTEM
Provide room thermostat or thermostatic radiator valve or similar approved to control the output from the heating system.

INSULATED PIPES AND DUCTS
All pipes which do not contribute to the heating of the building will be insulated to BS5422 1977.

SAFETY GLAZING
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

SMOKE DETECTION
Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1

RAINWATER GOODS
P.V.C. rainwater goods 110 half round gutters and 68mm diameter downpipes.

LINTELS
All coded lintels as stated in Schedule or marked on plan to be by
to be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approx. 450mm c/c.

GROUND FLOOR CONSTRUCTION
50mm sand/cement screed on 100mm concrete oversite on 1200 gauge polythene d.p.m. on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

SUBSTRUCTURE WALLING
100mm Class A dense concrete blocks. Butmen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

FOUNDATIONS
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-loadbearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

JOINERY
All coded joinery as stated in Schedule or marked on plan by
(OC) denotes items handed. All windows to be double glazed sealed units except to garage.

HABITABLE ROOMS AND KITCHENS
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 3000mm²

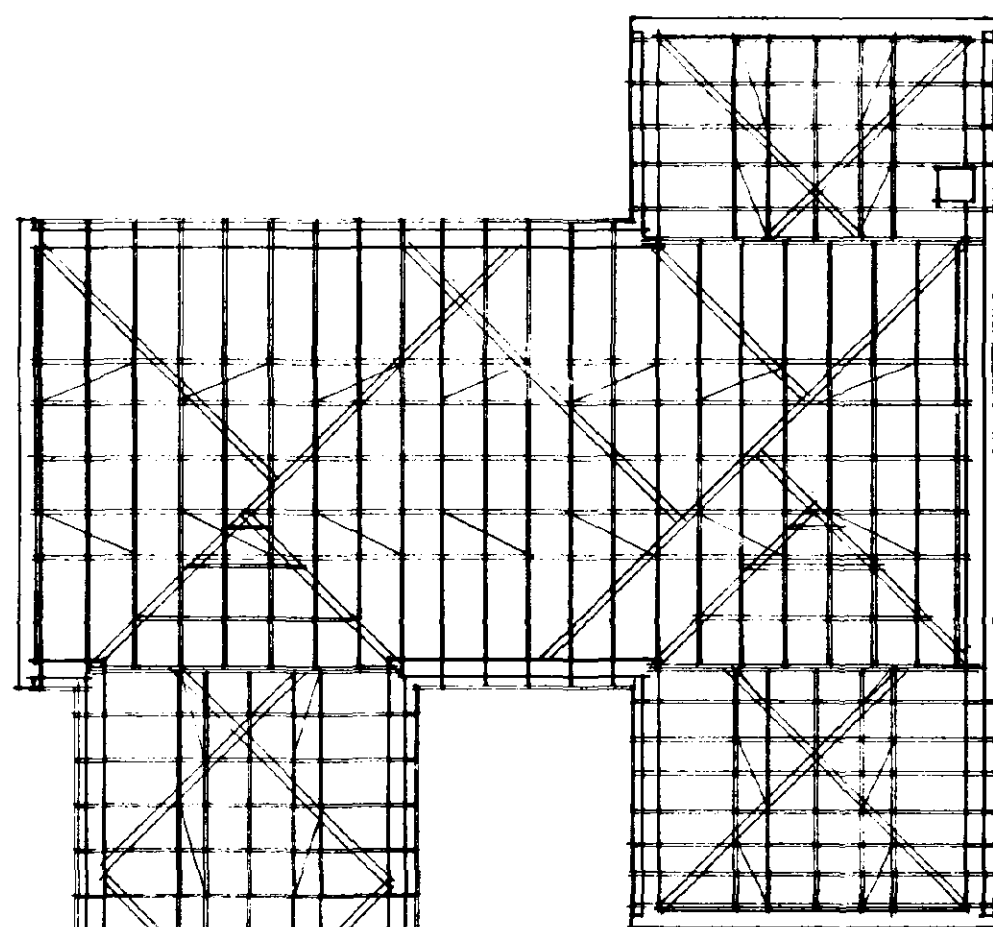
FOUL WATER DRAINAGE
Underground drainage to be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50mm compressible material. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in ballcon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301.

SURFACE WATER DRAINAGE
To be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

PROTECTION TO UNDERGROUND PIPES
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75 pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

INSPECTION CHAMBER CONSTRUCTION
Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

OPEN FIRE
To be capable of burning smokeless fuel. Hearth to be 125mm high above finished floor level. Flue liners to BS1181 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

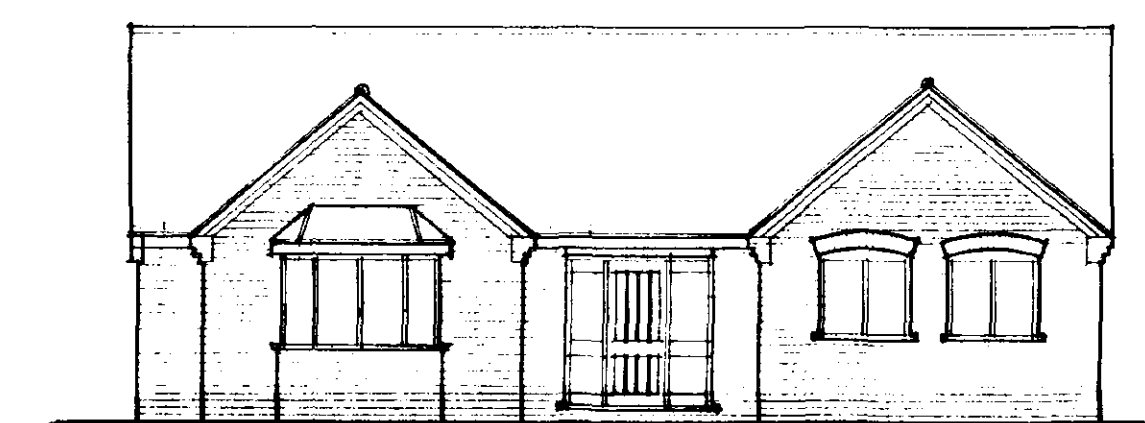
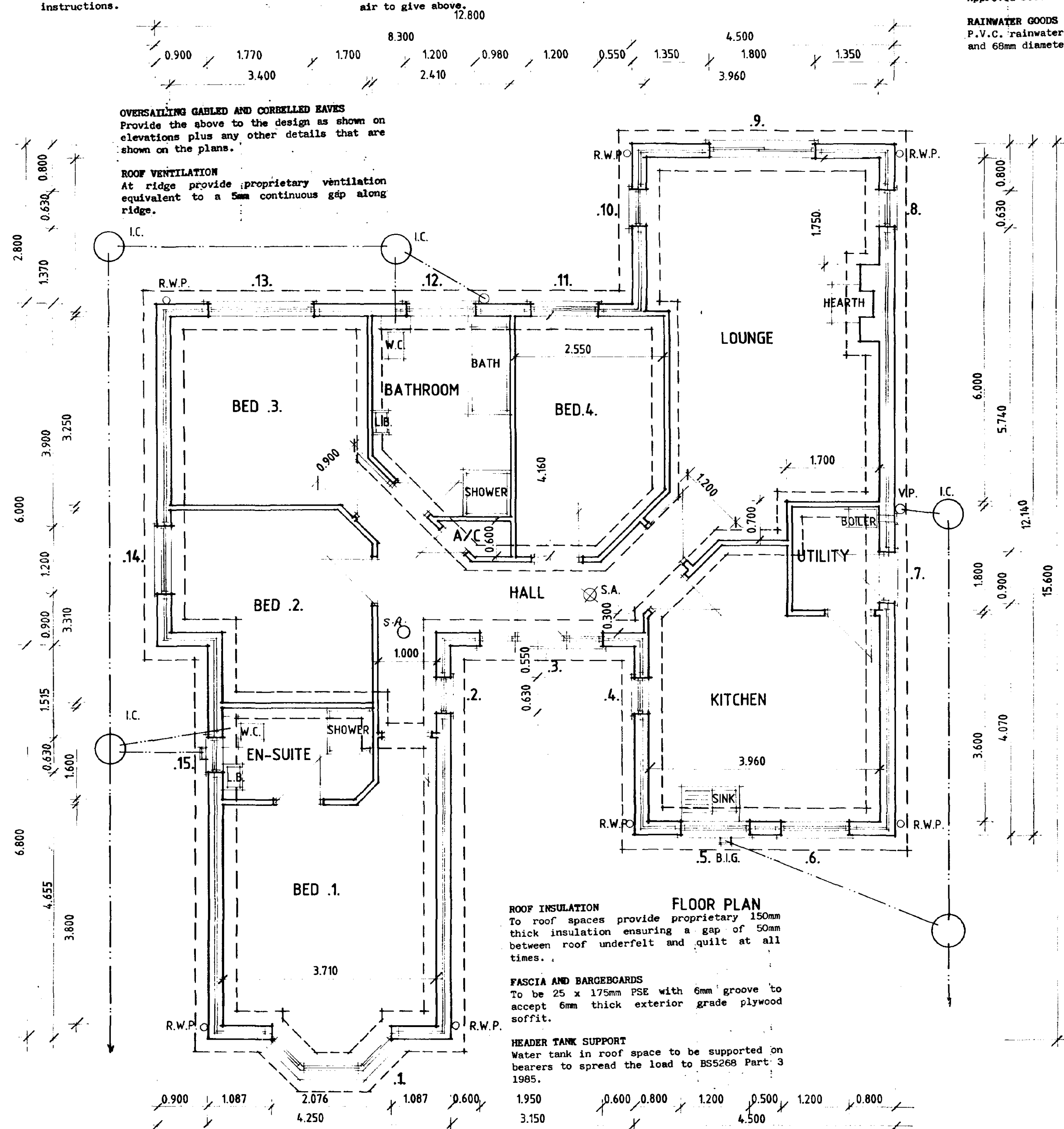


ROOF PLAN

SPRAY BAY WINDOW ROOF CONSTRUCTION
all Concrete interlocking tiles on battens - all as main - on made-on-site roof comprising of:- 38 x 75 rafters, 38 x 100 hip rafters, 38 x 75 jack rafters and 38 x 75 ceiling ties. Build ceiling ties and rafters into wall min. 100mm or fix into m.s. joist. Provide roof insulation and plasterboard + skim finish as main.

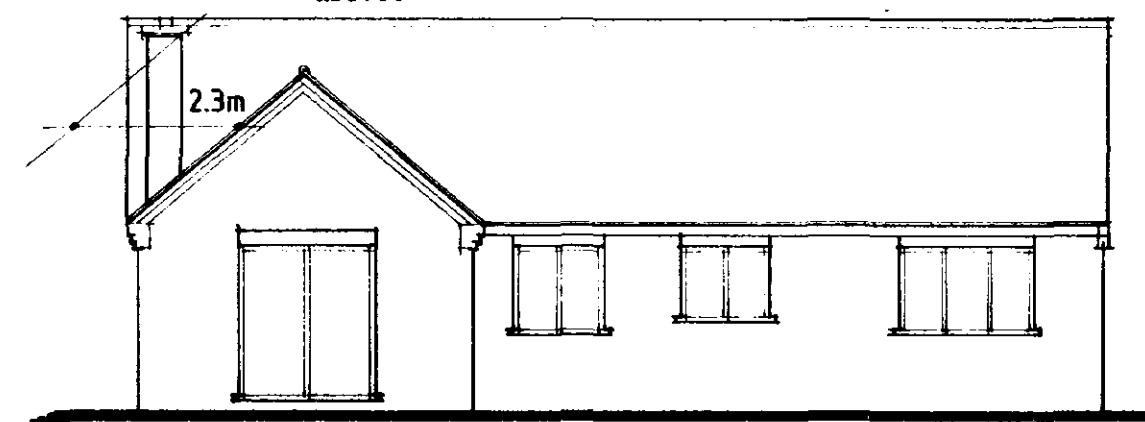
OVERSAILING GABLED AND CORBELLED EAVES
Provide the above to the design as shown on elevations plus any other details that are shown on the plans.

ROOF VENTILATION
At ridge provide proprietary ventilation equivalent to a 5mm continuous gap along ridge.

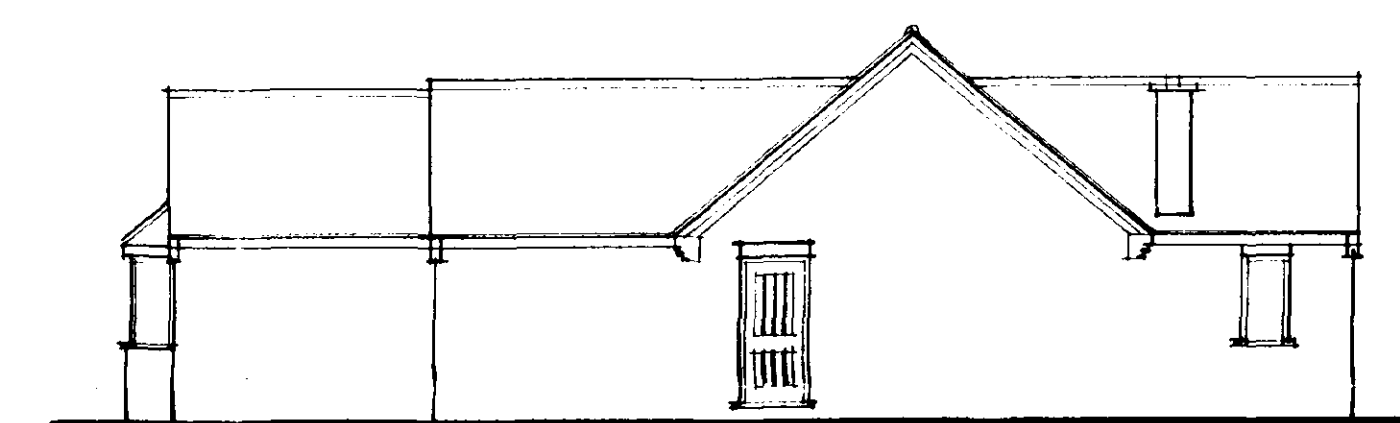


FRONT

CEILINGS
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

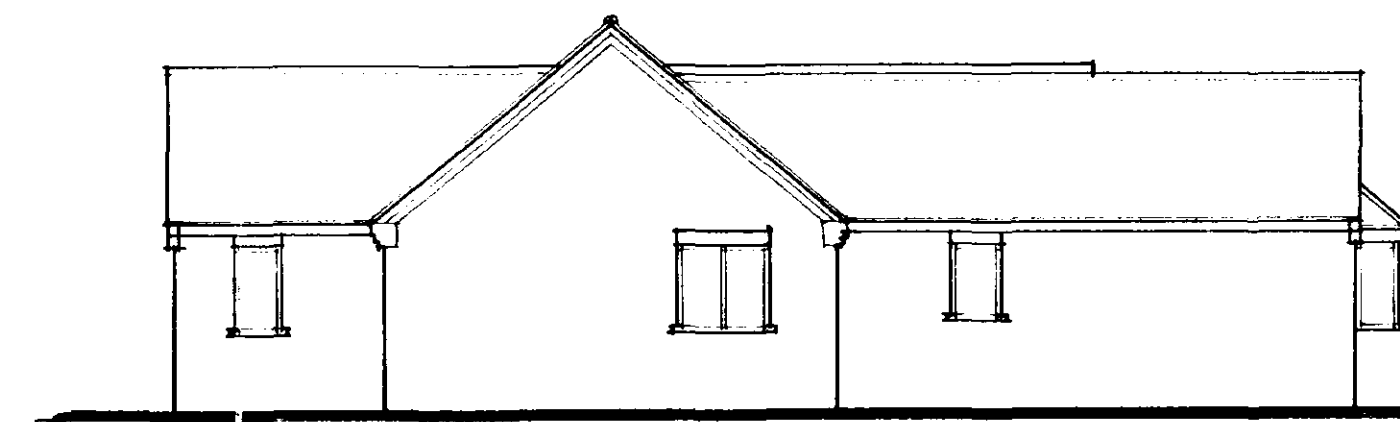


REAR



SIDE

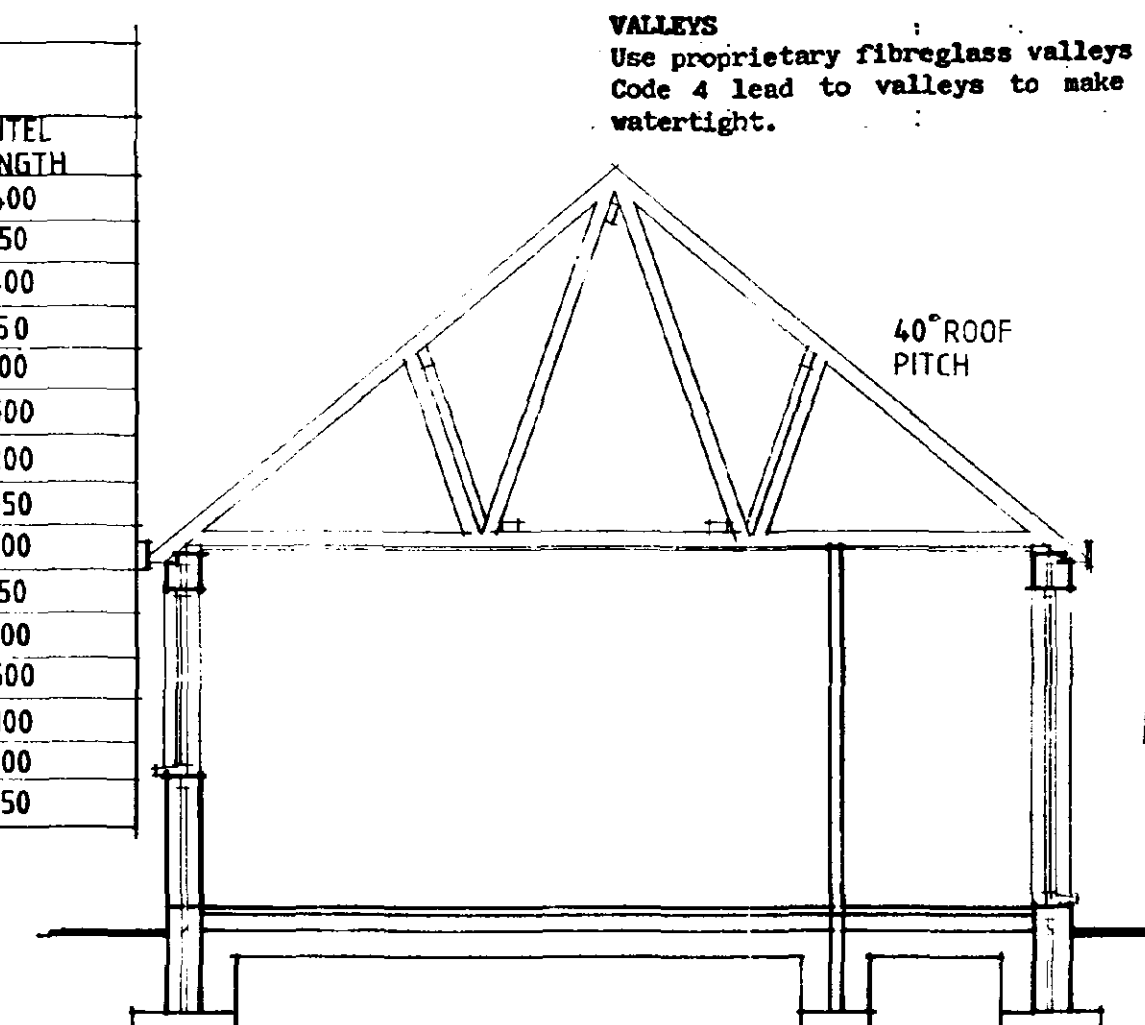
REVEALS
Ensure the path through all window and door reveals, including lintels, is limited to a minimum 'U' value of 1.24/m²K. also at every closure of cavity provide d.p.c.



SIDE

LINTEL / JOINERY REF.			
No	JOINERY REF.	LINTEL	LINTEL LENGTH
1.	SPRR-112C/212C /112C [OC]	LG-LI/S	2400
2.	110C	"	1050
3.	SPECIAL/POERTCULLIS	"	2400
4.	110C [OC]	"	1050
5.	210C	"	1500
6.	210C [OC]	"	1500
7.	FNS-PORTCULLIS	"	1200
8.	112C	"	1050
9.	PATIO DOOR	"	2100
10.	112C [OC]	"	1050
11.	212C	"	1500
12.	210C [OC]	"	1500
13.	312CC	"	2100
14.	212C	"	1500
15.	110C	"	1050

JOHN CARR JOINERY.
I.G. INT. LINTELS.
TO WINDOWS 5 & 6 PROVIDE
UNIVERSAL ARCH.



SECTION

A - N.H.B.C. ALTS - 3.9.98

Status
CONSULTANTS IN ARCHITECTURE & PLANNING

DETERMINED PLAN

DON.

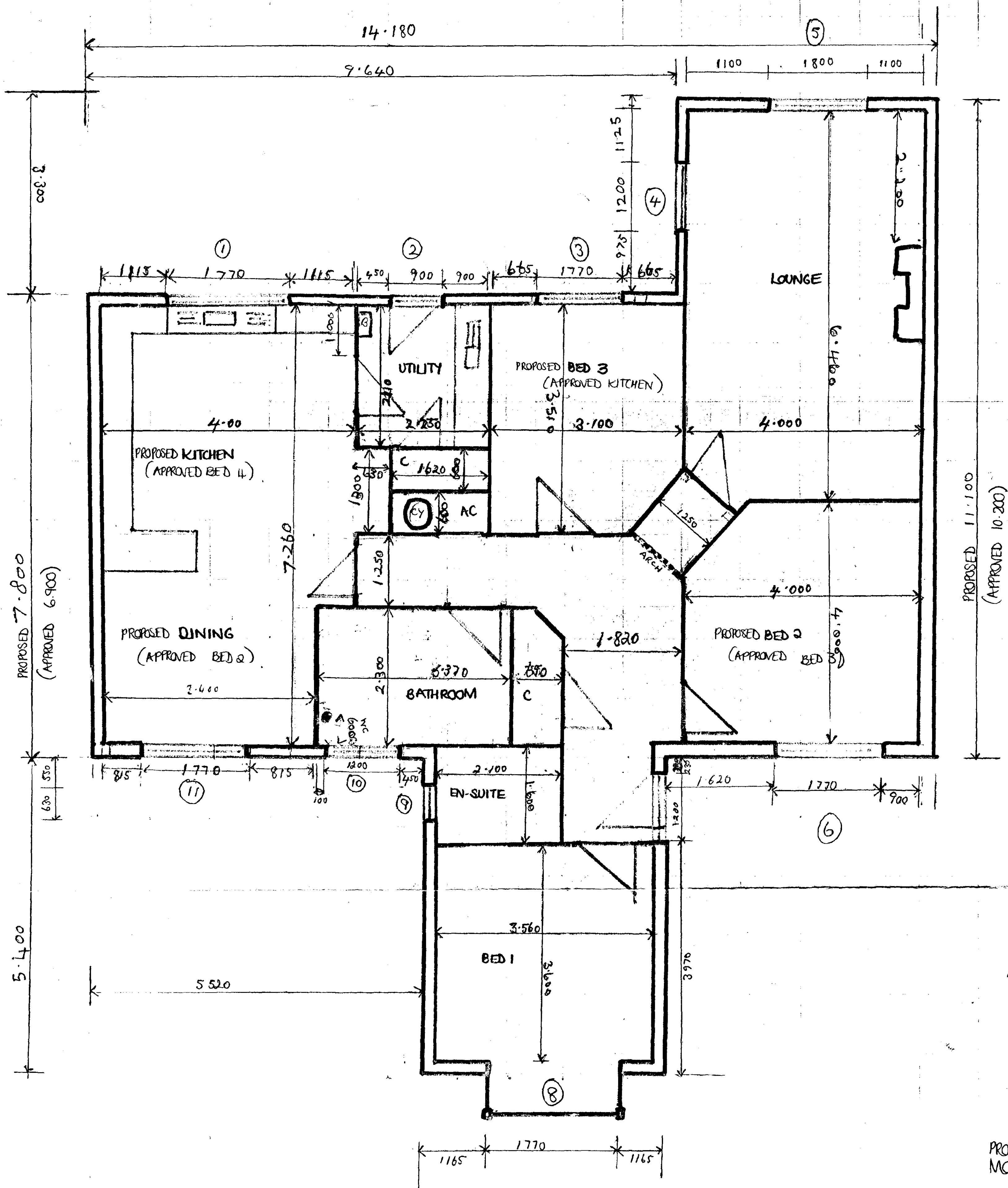
SOUTH HOLLAND UG
HOUSING & PLANNING
22 DEC 1998
Ref: 126998

1:50 1:100 APRIL-95

B. GILHAM.

A - GEN ALTS - 7.12.95

Status House, 4 Princes Street
Hobart, TAS. 7500
Tel 0436 424343 Fax 0436 430702



AMENDED PLAN
Ref. A1

SOUTH HOLLAND DC
HOUSING & PLANNING
25 MAY 1999
Ref: 12697

PROPOSED
MODIFIED SPEY (SPINKS)

PLOT 1
GARNSEATE ROAD
LONG SUTTON,

FRONT ELEVATION