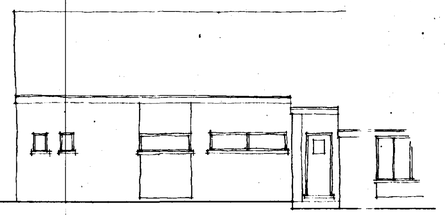
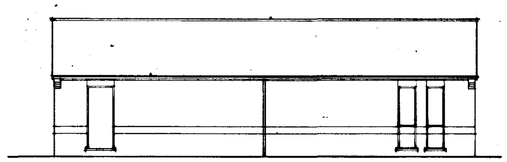


FRONT ELEVATION

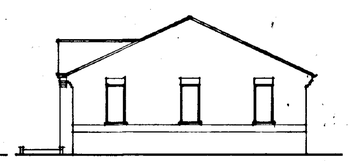
Marley lold roll tiles colour smooth brown.

Guttering and downpipes to be colour brown.
Corbelled brickwork to roof corners (one course at approx. 45mm each).
Soldier arches above openings.
All external joinery to be finished with dark brown preservative.
Soldier bound at brickwork brickwork to match existing adjacent building.

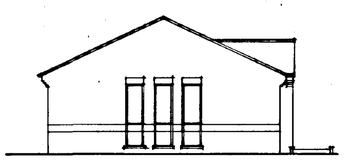




REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

Roof insulation:
Install min. 100mm thick mineral wool insulation to sloping section of roof with at least 50mm ventilation gap above insulation.
Insulation to main roof to be 1 layer of at least 80mm thick mineral wool insulation between ceiling ties with 1 layer of at least 80mm insulation over ceiling ties.

Roof access hatch to be insulated and to be fitted with draught seals.

Windows, doors:
Timber window frames and door frames to be fitted with draught seals to all opening lights/doors.

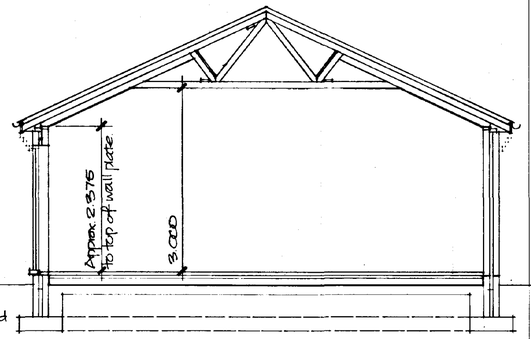
Total floor area = 95.509 m²
Total glazing area = 22.5m²
= 24.0%
Average 'U' value can be as low as 5W/m²K
∴ Windows and doors can be single glazed.

All glass to be laminated to BS 6206

Trickle vents:
Workshop to have 4000mm² trickle vents installed
No trickle vents regd to separate store
Sales counter and store area (16.316m²) to have installed at least 30,960mm² of trickle vents.

Opening windows:
At least 1 no opening windows together with door to sales counter and store area to give at least 20% ventilation.
At least 1 no opening window to workshop and separate store giving at least 20% ventilation.

Floor construction:
65mm thick lightly reinforced sand/cement screed on 300 gauge visqueen separating membrane on 50mm thick 5th grade Jablite insulation on 100mm 5:1:2 grade concrete slab on 1200 gauge visqueen dpm on 150mm min hardcore Well blinded and consolidated.



SECTION A-A

Roof to be constructed of Marley bold roll interlocking concrete tiles colour smooth brown installed to manufacturers recommendations on 50x38 sawn graded battens on sarking felt on gang nail roof trusses installed at max. 600mm ctrs.
Roof trusses to comply with BS 5268 Part 3.
Trusses over sales and counter area to be of raised tie design incorporating Gang-nail Superchord design or similar all to manufacturers design.
Trusses to remaining to be of normal kink design.
Note: wall plates to each type of truss will need to be installed at different levels (to be confirmed on site).

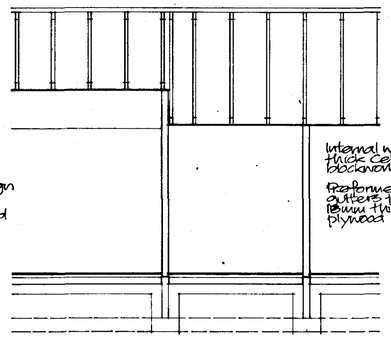
25x100 longitudinal ties to ridge and ceiling levels.
25x100 chevron bracing to struts.
25x100 diagonal wind bracing to full length of roof.
Built up reducing trusses forming small section of roof above entrance to be formed of 50x100 timbers at 600mm ctrs. This section of roof to be at 35° pitch.
Main roof to be at 25° pitch.

Roof truss manufacturer to provide design certificate before work on roof structure starts.
All structural timber to be grade SC3 and to be marked 'dry or kiln dry'.

50x100 wall plates
25x150 fascia boards.
Min. 6mm thick exterior quality plywood soffits.

Install roof void ventilation strip to eaves giving equivalent of at least 25mm wide clear vent gap.
Minimum void above insulation to be 50mm.
Ventilated ridge tiles to be installed to give equivalent of at least 5mm wide clear ventilation gap.

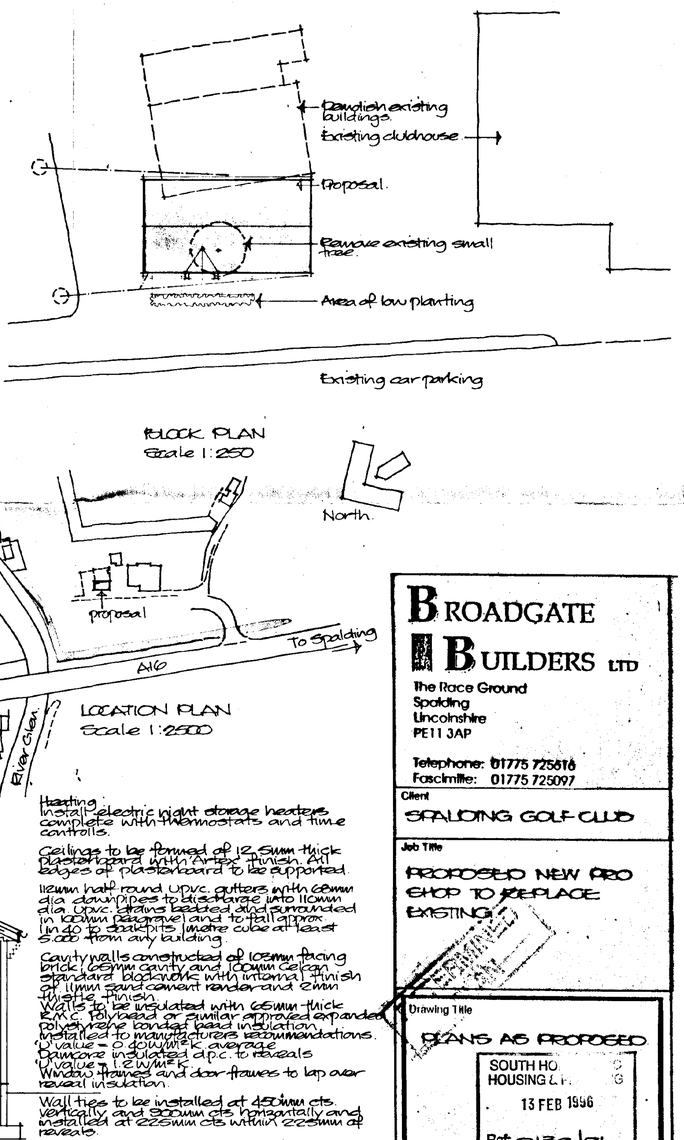
30x5mm mild steel straps to be installed at average 1.800 ctrs between roof structure and walls to perimeter straps to be installed at ceiling level and at slope of roof.
Min. 50x100 noggings to be installed under straps to gable with straps extending over min. 3no trusses.



SECTION B-B

Internal walls to be 100mm thick Celcon standard blocknork.

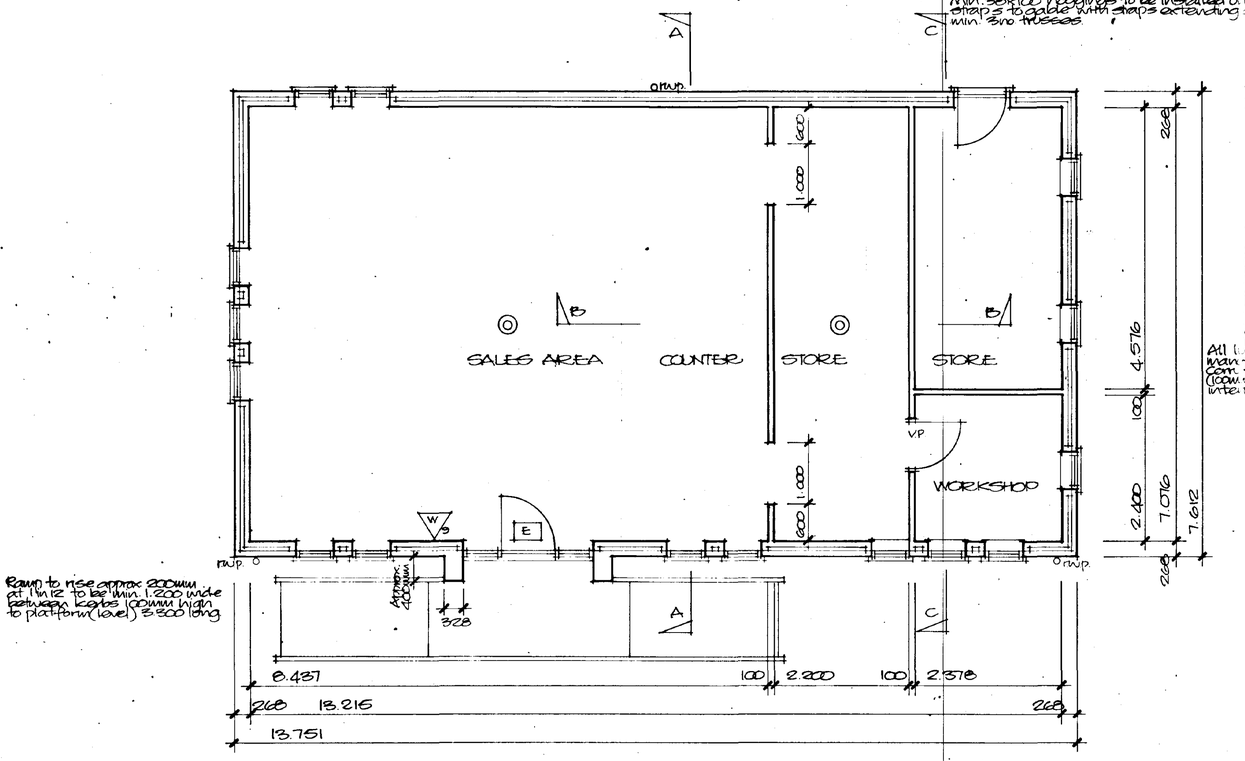
Preformed fibreglass valley gutters to be installed on 18mm thick exterior quality plywood layboards.



BLOCK PLAN
Scale 1:250

North.

LOCATION PLAN
Scale 1:2500



Ramp to rise approx 200mm at 1 in 12 to be min. 1.200 wide between kerbs 100mm high to platform (level) 5.500 long.

Fire precautions:
Key to symbols.

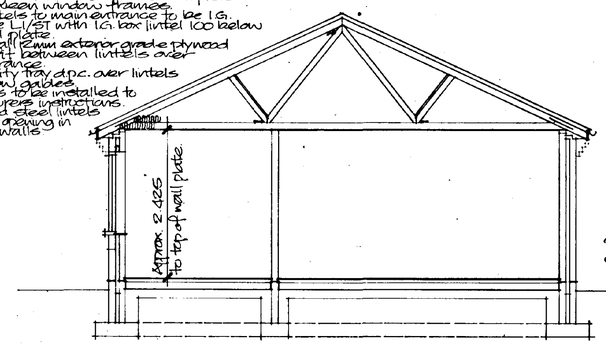
W/V Water extinguisher, size in litres

Approx. location of emergency light fitting, installation to comply with all relevant standards in particular BS 5266.

V.P. Clear vision panel in door.

E Illuminated fire exit sign.

Lintels:
Install I.G. type L1/S steel lintels above all openings unless stated otherwise.
Single lintels to span small piers between windows & frames.
Lintels to main entrance to be I.G. type L1/ST with I.G. box lintel 100 below wall plate.
Install 12mm external grade plywood soffit between lintels over entrance.
Cavity tray d.p.c. over lintels below gables.
All lintels to be installed to manufacturers instructions.
Concealed steel lintels (100x6) to opening in internal walls.



SECTION C-C.

Heating:
Install electric night storage heaters complete with thermostats and time controls.

Ceilings to be formed of 12.5mm thick plasterboard with artex finish. All edges of plasterboard to be supported.

112mm half round UPVC gutters with 68mm dia downpipes to discharge into 110mm dia UPVC drains bedded and surrounded in 100mm pea gravel and to Hall & Prior 1m 40 to soakpits (matrix cube at least 5.000 from any building.

Cavity walls constructed of 102mm facing brick, 65mm cavity and 100mm Celcon standard blocknork with internal finish of 11mm sand cement render and 2mm thistle finish.
Walls to be insulated with 65mm thick B.M.C. Polybead or similar approved expanded polystyrene bonded bead insulation installed to manufacturers recommendations.
'U' value = 0.50 W/m²K average.
Damp proof insulated d.p.c. to reveals
'U' value = 1.2 W/m²K
Window frames and door frames to lap over reveal insulation.

Wall ties to be installed at 450mm ctrs vertically and 900mm ctrs horizontally and installed at 225mm ctrs within 225mm of reveals.

225x100 (225x150) concrete strip foundations grade ST1, to be min. 750mm deep (1.000 m Shrinkable soil).

Hyload d.p.c. to cavity walls to be min. 150mm above ground level (external skin) Concrete infill to base of cavities within 300mm of d.p.c. level.
Insulation block seals to tops of cavity walls.
Blockwork below d.p.c. to be class 'A'.

Amendment
'A' 8.2.96 Floor construction altered.

BROADGATE BUILDERS LTD
The Race Ground
Spalding
Lincolnshire
PE11 3AP

Telephone: 01775 725818
Facsimile: 01775 725097

Client: SPALDING GOLF CLUB

Job Title: PROPOSED NEW PRO SHOP TO REPLACE EXISTING

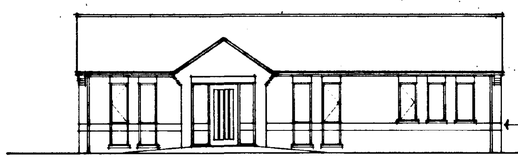
Drawing Title: PLANS AS PROPOSED

SOUTH HO. HOUSING L.A. C G
13 FEB 1996
Ref: 0130/PL

Scale: 1:50 & 1:100

Date: Jan. 95 | Drawn by: AGH.

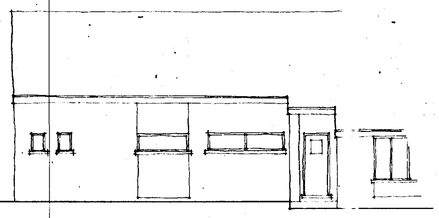
Drg. No. | Rev: A

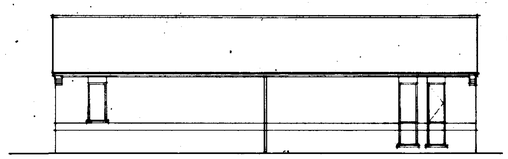


FRONT ELEVATION

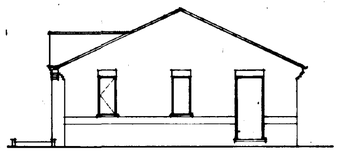
Marley lobd roll tiles colour smooth brown.

Guttering and downpipes to be colour brown.
Corbelled brickwork to roof corners (one corbel at approx 300mm each).
Soldier arches above openings.
All external joinery to be finished with dark brown stain/preservative.
Soldier band at brickwork brickwork to match existing adjacent building.

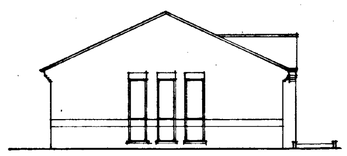




REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

Roof insulation:
Install min 100mm thick mineral wool insulation to sloping section of roof with at least 50mm ventilation gap above insulation.
Insulation to main roof to be 1 layer of at least 80mm thick mineral wool insulation between ceiling ties with 1 layer of at least 80mm insulation over ceiling ties.

Roof access hatch to be insulated and to be fitted with draught seals.

Windows, doors:
Timber window frames and door frames to be fitted with draught seals to all opening lights/doors.

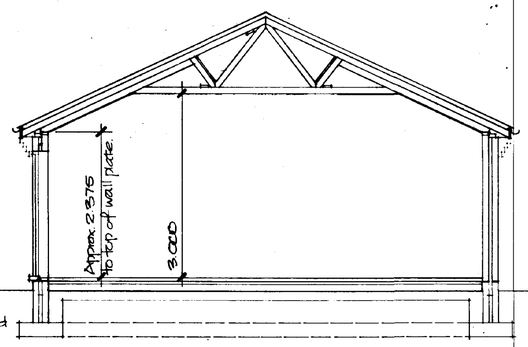
Total floor area = 95.509 m²
Total openings area = 22.5m²
= 24.66%
Average U value can be as low as 5 W/m²K
∴ Windows and doors can be single glazed.

All glass to be laminated to BS 6206

Trickle vents:
Workshop to have 4000mm² trickle vents installed
No trickle vents reqd to separate store
Sales, counter and office area (95.5% m²) to have installed at least 30 550mm² dia trickle vents (i.e. 4000mm² vent to each window)

Opening windows:
At least 2 no opening windows together with door to sales/counter and office area to give at least 1/20 ventilation
At least 1 no opening window to workshop and separate store giving at least 1/20 ventilation.

Floor construction:
65mm thick lightly reinforced sand/cement screed on 500 gauge Visqueen separating membrane on 50mm thick 50 grade Celotex insulation on 100mm thick grade concrete slab on 1200 gauge Visqueen dpm on 150mm min hardcore bed blinded and consolidated.



SECTION A-A

Roof to be constructed of Marley boltroll interlocking concrete tiles colour smooth brown installed to manufacturers recommendations on 50x25 sawn softwood battens on sarking felt on gangnailed roof trusses installed at max 600mm centres.
Roof trusses to comply with BS 5268 part 3.
Trusses over sales and counter area to be of raised tie design incorporating Gang-nail 3 pitch short design or similar all manufacturers design trusses to remaining to be of normal attic design.
Note: walls plates to each type of truss will need to be installed at different levels (to be confirmed on site).

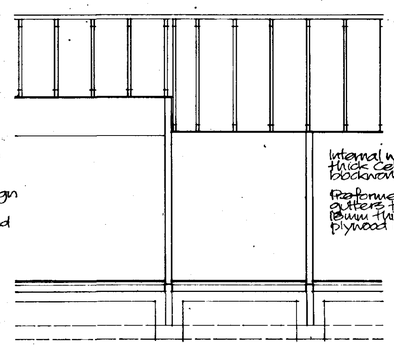
25x100 longitudinal ties to ridge and ceiling levels.
25x100 chevron bracing to struts.
25x100 diagonal wind bracing to full length of roof.
Built up reducing trusses forming parapet wall at gable end of large entrance to be formed of 38x100 timbers at 600mm cts.
This section of roof to be at 35° pitch.
Main roof to be at 25° pitch.

Roof truss manufacturer to provide design certificate before work on roof structure starts.
All structural timber to be grade SC3 and to be marked 'dry or kiln dry'.

50x100 wall plates
25x150 fascia boards
9mm thick exterior quality plywood soffits.

Install roof void ventilation strip to eaves giving equivalent of at least 25mm wide clear vent gap.
Minimum void above insulation to be 50mm.
Ventilated ridge tiles to be installed to give equivalent of at least 5mm wide clear ventilation gap.

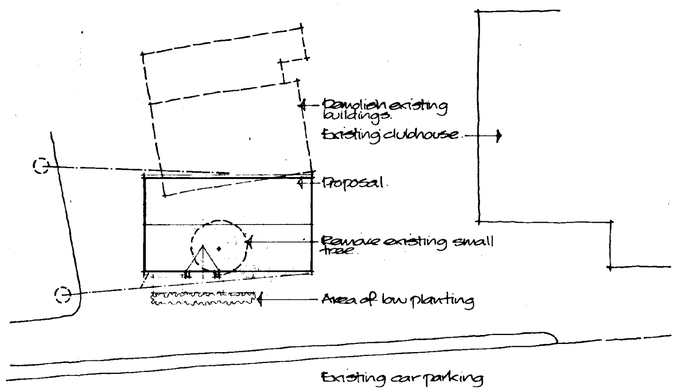
30x5mm mild steel straps to be installed at average 1800 cts between roof structure and walls to perimeter straps to be installed at ceiling level and at slope of roof.
Min 38x100 noggings to be installed under straps to gable with straps extending over min 3no trusses.



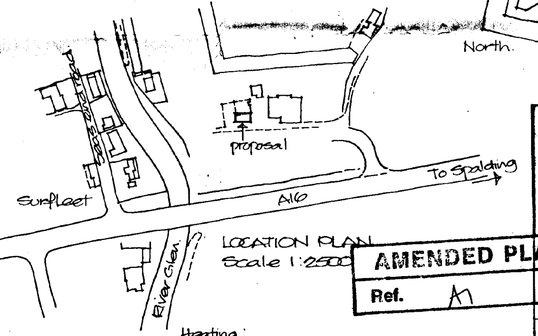
Internal walls to be 100mm thick celcon standard blockwork.

Preformed fibreglass valley gutters to be installed on 18mm thick exterior quality plywood laybards.

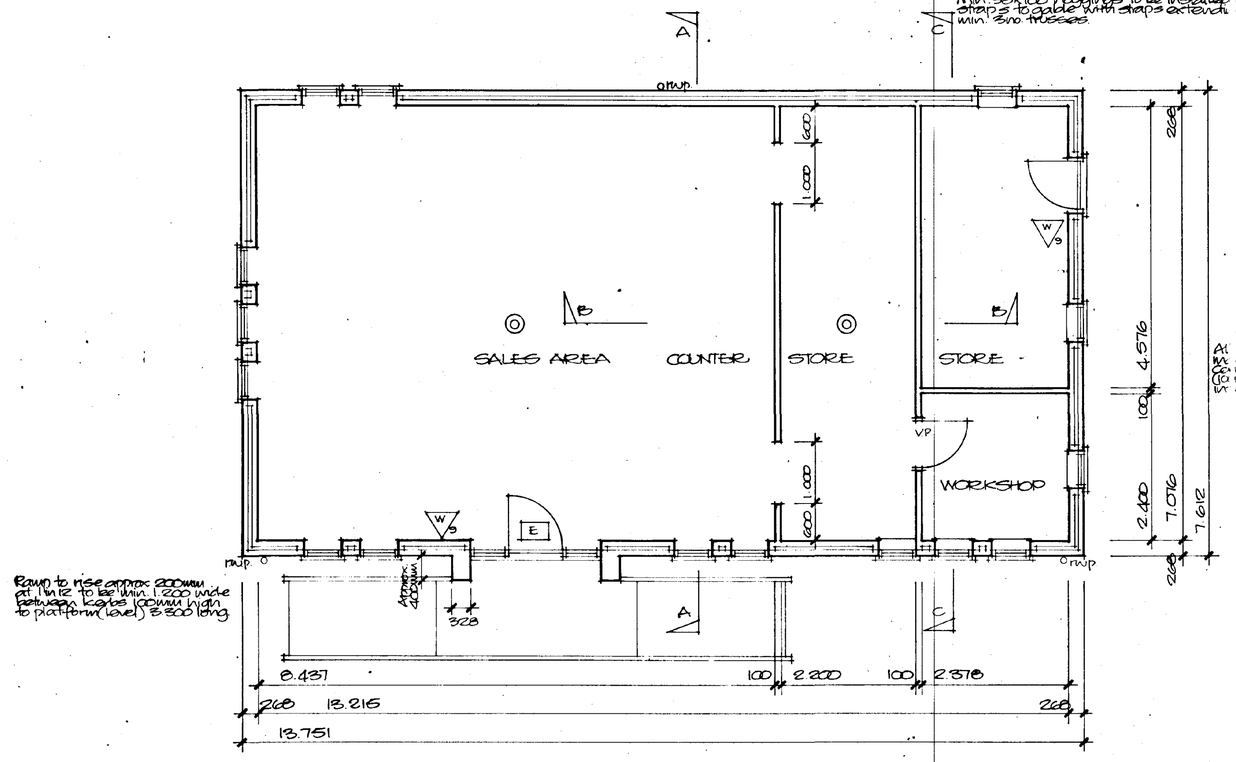
SECTION B-B



BLOCK PLAN
Scale 1:250



LOCATION PLAN
Scale 1:2500



Ramp to rise approx 200mm at 1 in 12 to be min 1.200 wide between kerbs (200mm high to platform level) 5.500 long.

Fire precautions:
Key to symbols.

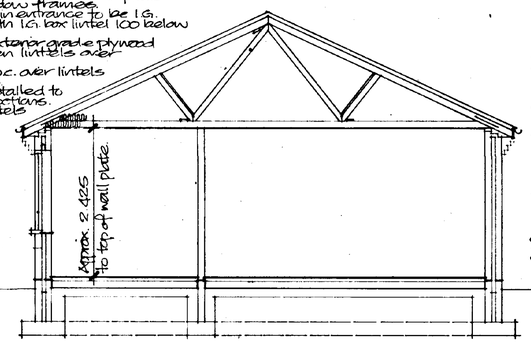
W/S Water extinguisher, size in litres

Approx location of emergency light fitting, installation to comply with all relevant standards in particular BS 5266

V.P. Clear vision panel in door

E Illuminated fire exit sign.

Lintels:
Install 1 G type L1/S steel lintels above all openings unless stated otherwise
Single lintels to span small piers between window frames.
Lintels to main entrance to be 1 G. type L1/ST with 1 G. box lintel 100 below wall plate.
Install 12mm external grade plywood soffit between lintels over entrance.
Cavity tray dpc over lintels below gables.
All lintels to be installed to manufacturers instructions.
Corrugated steel lintels (to suit) to opening in internal walls.



SECTION C-C

Heating:
Install electric night storage heaters complete with thermostats and time controls.

Ceilings to be formed of 12.5mm thick plasterboard with 'Artex' finish. All edges of plasterboard to be supported.

112mm half round UPVC gutters with 68mm dia downpipes to discharge into 110mm dia UPVC drains bedded and surrounded in 100mm pea gravel and to finish approx 1m dp to soakpits (note soakaway to be at least 5.000 from any building).

Cavity walls constructed of 102mm facing brick, 65mm cavity and 100mm Celcon standard blockwork with internal finish of 11mm sand cement render and 2mm thistle finish.
Walls to be insulated with 65mm thick B.M.C. Polybead or similar approved expanded polystyrene bonded bead insulation installed to manufacturers recommendations.
U value = 0.60 W/m²K average.
Dampcore insulated dpc to reveals.
U value = 1.2 W/m²K
Window frames and door frames to lap over reveal insulation.

Wall ties to be installed at 450mm cts. vertically and 900mm cts. horizontally and installed at 225mm cts within 225mm of reveals.

225x100 (225x150) concrete strip foundations grade ST1 to be min 750mm deep (1.000 m on kinkalole soil).

Hyload dpc to cavity walls to be min 150mm above ground level (external skin) concrete infill to base of cavities within 300mm of dpc level.
Insulation blockseals to tops of cavity walls.
Blockwork below dpc to be class 'A'.

Amendment

A	8.2.96	Floor construction altered
B	28.3.96	Trickle vents/opening lights
C	2.4.96	Extinguisher omitted to store
D	25.4.96	Store door & window altered

AMENDED PLAN
Ref. A1

BROADGATE BUILDERS LTD
The Race Ground
Spalding
Lincolnshire
PE11 3AP
Telephone: 01775 725616
Facsimile: 01775 725097

Client
SPALDING GOLF CLUB

Job Title
PROPOSED NEW PRO SHOP TO REPLACE EXISTING.

Drawing Title
PLANS AS PROPOSED

SOUTH HOLLAND DC
HOUSING & PLANNING
25 APR 1996
Ref. 01130/96

Scale 1:50 & 1:100

Date Jan 95 | Drawn by AGH.

Drg. No. | Rev D