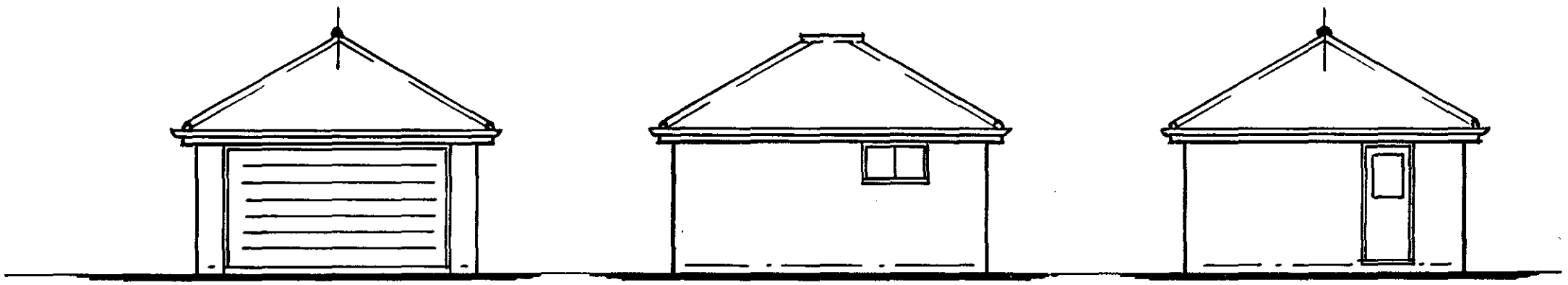
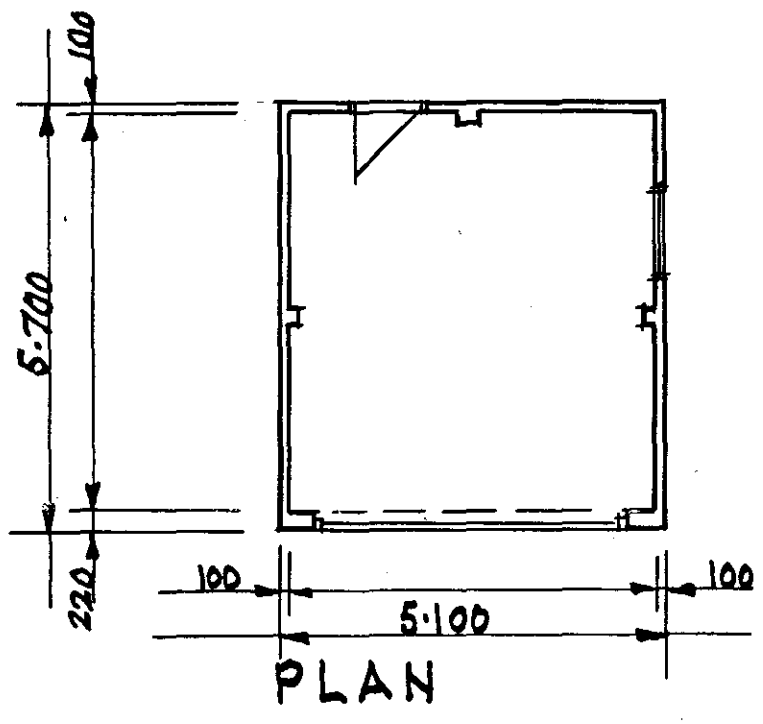
The construction notes applicable to type G101·1 are equally applicable to type G101·2, except that in type G101·2, the larger single vehicular door is to have Calmk type CN66XC lintel thereover.



Front Elevation Side Elevation Back Elevation

SOUTH [illegible]
HOUSING & PLANNING
21 JUN 1999
Ref: 0607/99



PLAN

DETERMINED PLAN

PART DRG. NO: G101.

G101.2

Positions of pedestrian door & window can vary to suite individual locations, subject to neither being less than 900 from external corners or from one another, or conflicting with 'engaged piers'.

Where door + window positions are varied, they are indicated on garage on Layout Plan, as D = door + W = window.

WEMBLEY GRAPHICS PDS 881048

FOUNDATIONS: Size & depth to suit local subsoil conditions, subject to which to be concrete trench fill type, min. 600 wide, & taken down at least 650 below existing GL. All walls dimensioned 275 & 100 to have such foundations, broadened out in area of fireplace. Builder/developer is to be responsible for seeking specialist engineering advice in the event that excavation reveals unsatisfactory subsoil conditions.

GROUND FLOOR CONSTRUCTION: Thermoplastic tiles on 50 screed on 100 concrete, laid over 50 flooring quality Jablite expanded polystyrene, over dpc of 1200g. polythene (the edges of which are to be turned up to lap wall dpcs), on 150 minimum well consolidated & blinded hardcore. Jablite is also to be incorporated vertically at junctions of 100 concrete slab perimeters with external walls.

WALLS: External Cavity Walls: outer leaf of 100 facing bricks of type specified on schedule to Layout Plan, cavity 50, inner leaf 125 Celcon Solar blockwork (with 13mm lightweight plaster internally). Both leaves in brickwork below dpc, facings where visible, flettons elsewhere. Cavities closed at top with brick firestop. In bay 275 walls below window level, the external sill to be formed of engineering bricks laid on edge, tilting outwards. Provide vertical expansion joints (EJ) where shown in outer leaf of brickwork.
Internal Walls: Those dimensioned 100 to be in loadbearing blockwork, to own foundations, flettons below dpc. Walls dimensioned 75 to be non-loadbearing, in blockwork.

DPCs & FLASHINGS: Provide vertical dpcs in all door & window jambs within cavity walls, & horizontal dpcs in chimney and in all walls minimum of 150 above GL. (Note: all window & door heads in external walls are masked by eaves). Provide stepped lead flashings at junction of chimney with roofTiles, ~~& lead flashing at SVP/ roofTile junction~~

LINTELS: Catnic types to be used, as follows:
CN55: Over all external wall openings (all are masked by eaves) including internally across bay opening.
CN5X: Over openings in internal 100 walls.
CN6X: Beam over Entrance Hall in line with internal 100 wall.

FIREPLACE/CHIMNEY: Five pipes socketed clay to BS.1181.1971, laid socket upwards. All structural timber to be at least 40 from chimney brickwork.
Hearth of quarry tiles, projecting from fireplace opening at least 500 forward and 150 to sides. Fix fireguard anchorage points. Fireplace to have permanent air vent of at least 5500 mm², or 50¢ of throat area, whichever is greater.

ROOF STRUCTURE: Completely form entire roof structure, including oversail of 'Bedroom Wing' over Living Wing roof, but excluding bay roofs, with Twinaplate trussed rafter construction, trusses at 600 max cts, including all windbracing & binder members, all to BS.5268 Part 3, 1985. Manufacturers details of all such roof construction to be provided before work commences.

Bay roofs to be constructed of loose timbers, all SC3 Grade, rafters 38x100 at 450 cts, ceiling joists 50x97 at 450 cts, built up off 25x175 Valley boards laid across top of Twinaplate trusses; over window, bay roof structure to bear on 75x200 deep timber lintels, themselves bearing on window corner posts as described

ROOF COVERING: The entire roof to have Tiles as specified on schedule to Layout Plan, fixed in accordance with manufacturers instructions; including vallies in matching Universal Valley Trough tiles with minimum channel width of 100mm.

ROOF INSULATION: Lay 150 fibreglass quilt over entire roofspace area. Provide roofspace ventilation, in the form of continuous 10mm soffit ventilation strips, in all roof eaves.

WINDOWS & DOORS: All windows & patio doors to be double glazed. Patio doors to incorporate ventilators of at least 10000 mm² trickle vent within upper frame member. Incorporate 4000 mm² trickle vent within window frame to all habitable rooms & Kitchen & Utility.
Bay Windows: the 3 sides to be of 'one piece' construction, incorporating ex 75x75 corner posts. All door and 'side screen' glazing to comply with requirements of BR.N1., 1.3. ~~All window openings to be minimum of 5% of floor area of room served.~~

INTERNAL FINISHES: All ceilings to be 12.5mm plasterboard, ~~set All plasterboard to be adequately supported on all edges.~~ All brick & block walls, together with downstanding beams & lintels, to be rendered & set; that plaster on external walls to be 13mm, lightweight.

SMOKE DETECTOR: Incorporate mains operated type, to BS.5446: Part 1; to be within 7.0m of Kitchen & Living Room doors & within 3.0m of all Bedroom doors (one alarm, correctly located, can comply with this requirement); permanently wire to separately fused circuit at distribution board. Position shown thus: SD on plan.

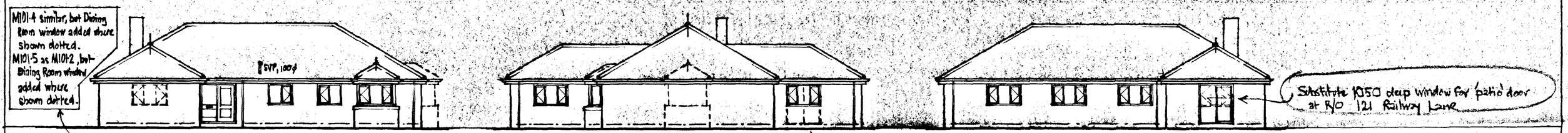
PLUMBING: All to CP.5572:1978. Vinyl wastes 40¢ from sinks & baths, 32¢ from basins, all with deepseal traps, & all to discharge into 100¢ SVP or into back inlet gullies. SVP to be carried up third roofspace to terminate at ridgetile outlet.

Gutters 115¢ hr., RWPs 63¢, all in vinyl.

HEATING: Gas fired wet system, with boiler of Balanced Flue (BF) type in Utility Room where shown. BF to be 300 min from any opening, & have terminal guard & heat-shield to gutter. Entire heating installation to be in accordance with British Gas regulations. Heating & hotwater pipes to be lagged where not within insulated space. HWS cylinder to be lagged. Heating to be controlled by thermostat.

EXTRACT FANS: Provide in Kitchen and each Bathroom. Kitchen fan to extract at rate of at least 60 litres/second, or 30 litres/second if within cooker hood. Bathroom fans to extract at rate of 15 litres/second.

REFRIGERATOR SPACE (RS): Provide in Kitchen where shown, with convenient 13 amp socket.



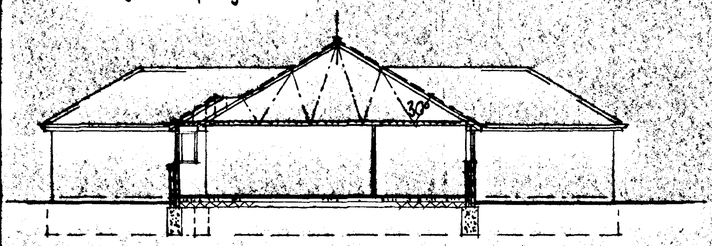
Front Elevation, M101.1 & M101.3.
M101.2 similar, but Front Bay omitted, & incorporated on Side, as shown dotted.

Bedroom Side Elevation, M101.1.
M101.2 similar, but Front Bay omitted, and incorporated on Side, as shown dotted.
M101.3 & M101.4 similar, but patio door substituted for window in Living Room, as shown dotted.
M101.5 as M101.2, but patio door substituted for window to Living Room, as shown dotted.

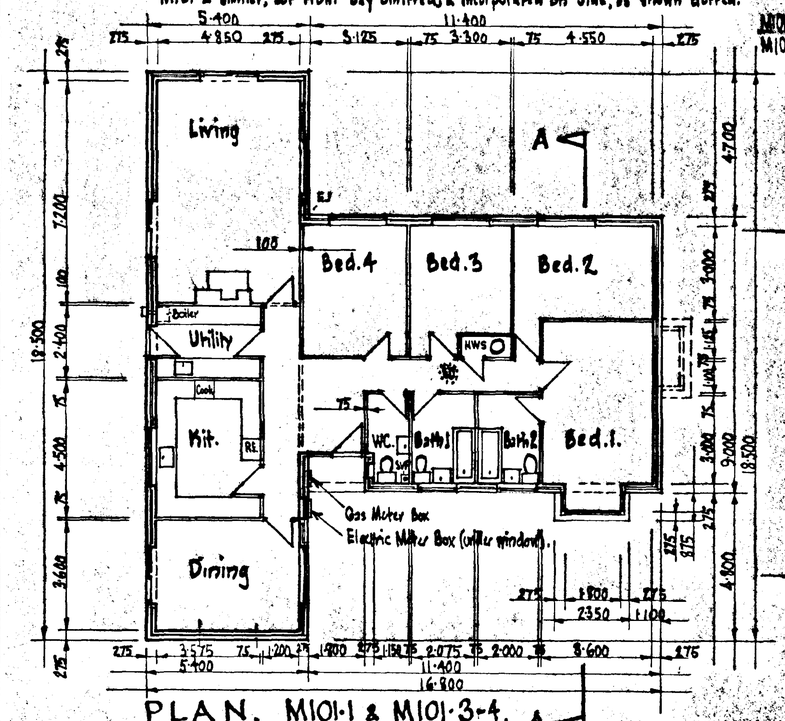


Back Elevation, M101.1-5.
~~M101.2 similar, but 1050 deep window substituted for Patio Door.~~
On all types, Patio Doors may be substituted as required for windows of Beds 2, 3 & 4.

Kitchen Side Elevation, M101.1 & M101.2.
M101.3 similar, but 1.050 deep windows substituted for both Patio Doors.
M101.4 & 5 similar, but 1.050 deep window substituted for Living Room patio door, & Dining Room opening omitted.



Section A-A.



PLAN, M101.1 & M101.3-4.
M101.2 & M101.5 similar, but with Bay omitted from Front, & incorporated on Side, as shown dotted.
Window/Patio Door variations are noted on Elevations.

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
17 AUG 1999
Ref: 607/99

FOUR BEDROOM BUNGALOW

M101.1, 2, 3, 4, 5.

GERALD DIXON, R.I.B.A. Dip. T.P. CHARTERED ARCHITECT
~~197a EAST END RD. LONDON. N2 0LZ~~ Tel: 0181-883 3489

Scale: 1:100

Date: ~~30 Nov 98~~ ~~11 Apr 99~~ ~~[illegible] 95~~ 16 August 1999

Drg No: M101.

WEMBLEY GRAPHICS PDS 881048

FOUNDATIONS: Size & depth to suit local subsoil conditions, subject to which to be concrete trench fill type, min. 600 wide, & taken down at least 650 below existing GL. All walls dimensioned 275 & 100 to have such foundations, broadened out in area of fireplace. Builder/developer is to be responsible for seeking specialist engineering advice in the event that excavation reveals unsatisfactory subsoil conditions.

GROUND FLOOR CONSTRUCTION: Thermoplastic tiles on 50 screed on 100 concrete, laid over 50 flooring quality Jablite expanded polystyrene, over dpc of 1200g. polythene (the edges of which are to be turned up to lap wall dpcs), on 150 minimum well consolidated & blinded hardcore. Jablite is also to be incorporated vertically at junctions of 100 concrete slab perimeters with external walls.

WALLS: External Cavity Walls: outer leaf of 100 facing bricks of type specified on Schedule to Layout Plan, cavity 50, inner leaf 125 Celcon Solar blockwork (with 13mm lightweight plaster internally). Both leaves in brickwork below dpc, facings where visible, Flettons elsewhere. Cavities closed at top with brick firestop. In bay 275 walls below window level, the external sill to be formed as engineering bricks laid on edge, tilting outwards. Provide vertical expansion joints (EJ) where shown in outer leaf of brickwork.
Internal Walls: Those dimensioned 100 to be in loadbearing blockwork, to own foundations, Flettons below dpc. Walls dimensioned 75 to be non-loadbearing, in blockwork.

DPCs & FLASHINGS: Provide vertical dpcs in all door & window jambs within cavity walls, & horizontal dpcs in chimney and in all walls minimum of 150 above GL. (Note: all window & door heads in external walls are masked by eaves). Provide stepped lead flashings at junction of chimney with roofTiles. ~~& lead flashing at SVP/ roofTile junction~~

LINTELS: Catnic types to be used, as follows:
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Hearth of quarry tiles, projecting from fireplace opening at least 500 forward and 150 to sides. Fix fireguard anchorage points. Fireplace to have permanent air vent of at least 5500 mm², or 50¢ at throat area, whichever is greater.

ROOF STRUCTURE: Completely form entire roof structure, including oversail of 'Bedroom Wing' over Living Wing roof, but excluding bay roof, with Twinaplate trussed rafter construction, trusses at 600 max cts, including all windbracing & binder members, all to BS.5268 Part 3, 1985. Manufacturers details of all such roof construction to be provided before work commences.

Bay roof to be constructed of loose timbers, all SC3 Grade, rafters 38x100 at 450 cts, ceiling joists 50x97 at 450 cts, built up off 25x175 valley boards laid across top of Twinaplate trusses; over window, bay roof structure to bear on 75x200 deep timber lintels, themselves bearing on window corner posts as described.

ROOF COVERING: The entire roof to have tiles specified on Schedule to thereupon, or the type specified on Layout Plan, fixed on battens over felt, fully in accordance with manufacturers instructions; including vallies in matching Universal Valley Trough tiles with minimum channel width of 100mm.

ROOF INSULATION: Lay 150 fibreglass quilt over entire roofspace area. Provide roofspace ventilation, in the form of continuous 10mm soffit ventilation strips, in all roof eaves.

WINDOWS & DOORS: All windows & 'patio' doors to be double glazed. Patio doors to incorporate ventilators of at least 10000 mm² within upper frame member. Incorporate 4000 mm² trickle vent within window frame to all habitable rooms & Kitchen & Utility.
Bay Windows: the 3 sides to be of 'one piece' construction, incorporating ex 75x75 corner posts. All door and 'side screen' glazing to comply with requirements of BR.N1., 1.3. All window openings to be minimum of 5% of floor area of room served.

INTERNAL FINISHES: All ceilings to be 12.5 mm plasterboard, set. All plasterboard to be adequately supported on all edges. All brick & block walls, together with downstanding beams & lintels, to be rendered & set; that plaster on external walls to be 13mm, lightweight.

SMOKE DETECTOR: Incorporate mains operated type, to BS.5446: Part 1; to be within 7.0m of Kitchen & Living Room doors & within 3.0m of all Bedroom doors (one alarm, correctly located, can comply with this requirement); permanently wire to separately fused circuit at distribution board.
Position shown thus: ⊡ on plan.

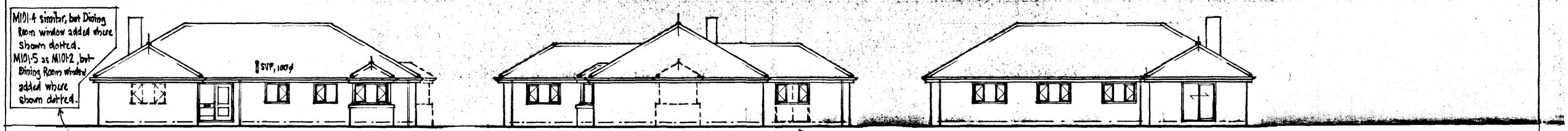
PLUMBING: All to CP.5572:1978. Vinyl wastes 40¢ from sinks & baths, 32¢ from basins, all with deepseal traps, & all to discharge into 100¢ SVP or into back inlet gullies. SVP to be carried up thro' roofspace to terminate at ridgetile outlet.

Gutters 115¢ hr., RWPs 63¢, all in vinyl.

HEATING: Gas fired wet system, with boiler of Balanced Flue (BF) type in Utility Room where shown. BF to be 300 min from any opening, & have terminal guard & heat-shield to gutter. Entire heating installation to be in accordance with British Gas regulations. Heating & hotwater pipes to be lagged where not within insulated space. HWS cylinder to be lagged. Heating to be controlled by thermostat.

EXTRACT FANS: Provide in Kitchen and each Bathroom. Kitchen fan to extract at rate of at least 60 litres/second, or 30 litres/second if within cooker hood. Bathroom fans to extract at rate of 15 litres/second.

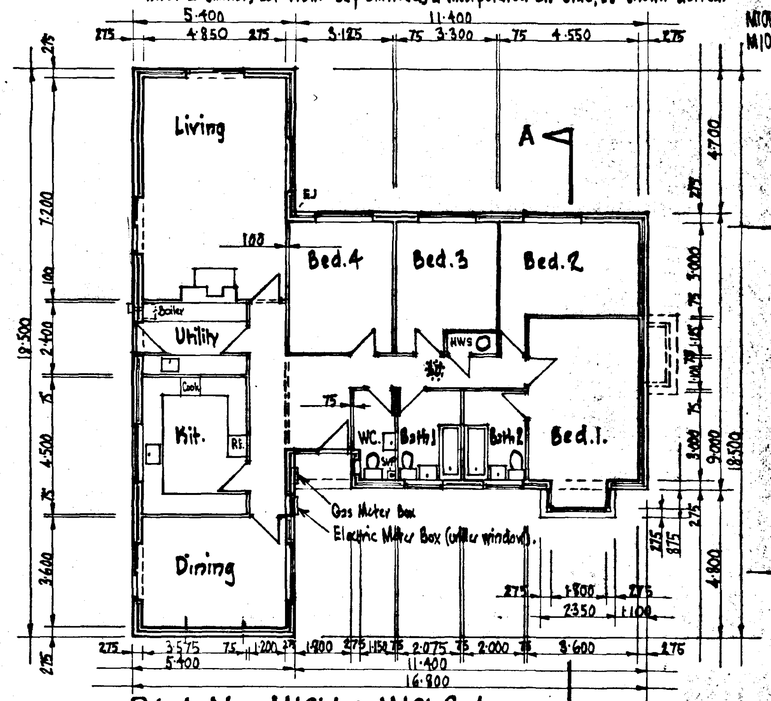
REFRIGERATOR SPACE (RS): Provide in Kitchen where shown, with convenient 13 amp socket.



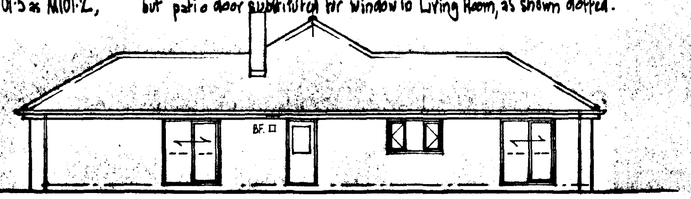
Front Elevation, M101.1 & M101.3.
M101.2 similar, but Front Bay omitted, & incorporated on Side, as shown dotted.

Bedroom Side Elevation, M101.1
M101.2 similar, but Front Bay omitted, and incorporated on Side, as shown dotted.
M101.3 & M101.4 similar, but 'patio' door substituted for window in Living Room, as shown dotted.
M101.5 as M101.2, but patio door substituted for window to Living Room, as shown dotted.

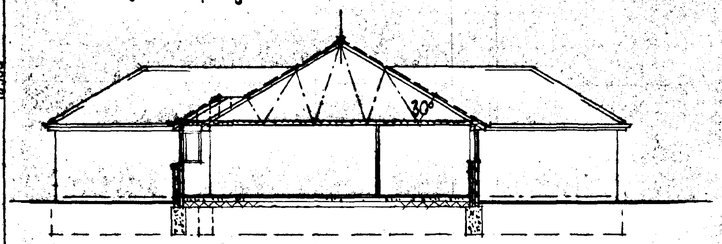
Back Elevation, M101.1-5.
~~M101.2 similar, but 1050 deep window substituted for Patio Door.~~
On all types, Patio Doors may be substituted as required for windows of Beds 2, 3 & 4.



PLAN, M101.1 & M101.3-4.
M101.2 & M101.5 similar, but with Bay omitted From Front, & incorporated on Side, as shown dotted.
Window/Patio Door variations are noted on Elevations.



Kitchen Side Elevation, M101.1 & M101.2.
M101.3 similar, but 1050 deep windows substituted for both Patio Doors.
M101.4 & 5 similar, but 1050 deep window substituted for Living Room patio door, & Dining Room opening omitted.



Section A-A.

SOUTH HOLLAND DC
HOUSING & PLANNING
21 JUN 1999
Ref: 0601199

FOUR BEDROOM BUNGALOW

M101.1, 2, 3, 4, 5. SUPERSEDED

GERALD DIXON, R.I.B.A., Dip. T.P. CHARTERED ARCHITECT
197a EAST END RD, LONDON, N2 OLZ Tel: 081-883 3489

Scale: 1:100

Date: ~~22 Apr 95~~ 11 Apr 95 9 Jun 95

Drg No: M101.

WEMBLEY GRAPHICS PDS 881048