Code 4 lead flashing to bay window.

Fully insulated hot water storage cylinder with 3kw immersion heater with 3kw back electric cotton, hot water system to be open vented type.

Walls internally to be finished with 11mm sand/cement render with 2mm thistle finish.

100mm corrugated steel lintels to all openings in internal walls.
Internal walls formed of 100mm standard calcon blockwork.

Cavity walls constructed of 102mm facing brickwork, 75mm cavity and 100mm standard calcon blockwork.
75mm Crown Driftherm cavity insulation installed to manufacturers recommendations.

'U' value = 0.35 w/m² deg C.
Dpc value = 1.2 w/m² deg C.

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

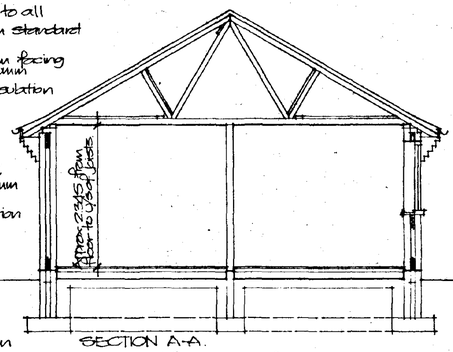
150mm thick glass fibre, quilt insulation laid between ceiling ties.

Central heating to be provided by electric night storage heaters.

Hot water pipework (and cylinder where unfactored) to be insulated with Armaflex pipe insulation min. 22mm thick.

Floors to be constructed of 18mm thick flooring grade T&G chipboard on 500 gauge Visqueen vapour check on 50mm thick 5.0 grade Jablite extruded polystyrene insulation on 100mm thick concrete C15P grade STD and 1200 gauge Visqueen DPM on min. 150mm hardcore well blinded and consolidated.

Hyload d.p.c. with d.p.m. lapped over inner skin to be min. 150mm above ground level.



SECTION A-A.

225x100 (225x150mm for internal walls) concrete strip foundations grade STD min. 750mm deep (1.000 in shrinkable soil).

Roof constructed of interlocking concrete tiles on 25x38 celgard battenson sarking felt on gangnail roof trusses at 450mm ctrs. Design certificate to be supplied by roof trusses manufacturer before work starts on roof structure.
Roof trusses to comply with B.S. 5268 part 3.
Longitudinal ties to ridge and ceiling to be 25x100
25x100 diagonal wind braces to each gable.
25x100 web bracing above ceiling ties and struts.
All structural timber to be stress grade SC3.
Roof pitch 30°

30x5mm mild steel straps to be installed at average 1.800 ctrs around roof perimeter, and to be fixed at ceiling level and at slope of roof.
Straps to extend over 3no rafters/ceiling ties at gables with solid noggings under.

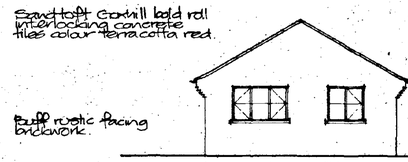
100x50 wall plates.
112mm nr Upvc. gutters with 68mm dia. downpipe.
Approx 325mm o/a soffit projection.
Cutting, or similar roof vent/ventilator strip in soffit to give equivalent of 10mm wide unobstructed gap.
6mm Masterboard soffit board.
Ex 25x150 s.w. fascia board.
All laps or cavities sealed with black caulking to be formed of 3.5mm thick foil backed plasterboard with Artex finish.

I.G. type L1/HDTO steel lintels to all external openings with cavity tray d.p.c. over lintel (lounge bay window and bathroom windows).
All lintels to be installed to manufacturers recommendations.

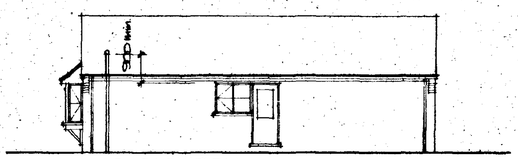
Standard Boulton and Paul timber window frames double glazed throughout. All frames to be fitted with trickle ventilators to give ventilation per room of not less than 4000 sq millimetres.

All glass to doors and within 800mm of floor level to be safety glass to BS 6206 to comply with part 'N' of building regulations.

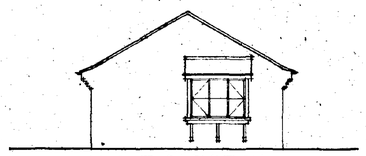
Concrete blockwork below d.p.c. to be class 'A' solid.
Concrete fill to base of cavities to within 100mm of d.p.c. level.



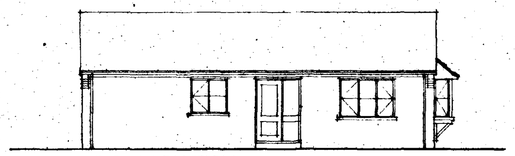
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

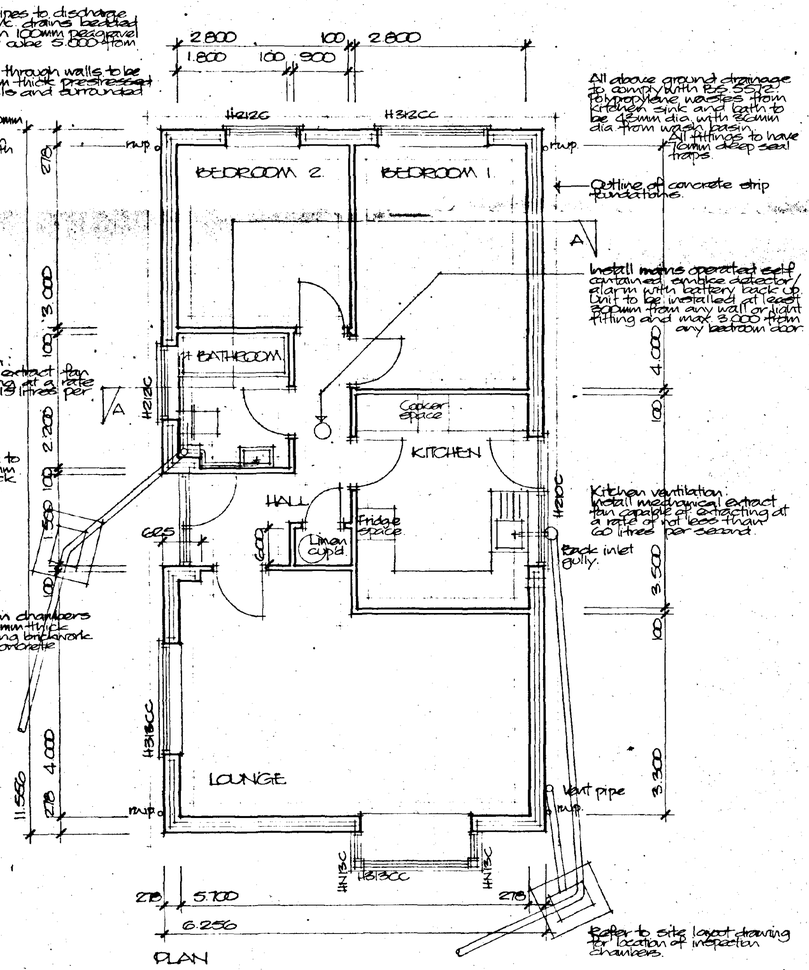


SIDE ELEVATION

All rainwater downpipes to discharge into 110mm dia. Upvc. drains bedded and surrounded in 150mm pea gravel to soakaway 1 metre cube 5.000 from building minimum.

All drains passing through walls to be protected by 600mm thick prestressed concrete lintels and surrounded in mineral wool.

Foul drains to be 110mm dia. Upvc. bedded and surrounded in 20mm pea gravel with falls of approx. 1in 40.



All above ground drainage to comply with BS 5572. Polypropylene wastes 40mm dia. except where 32mm dia. is shown and 50mm dia. from wash basin.
All fittings to have 75mm deep seal traps.

Outline of concrete strip foundations.

Install mains operated self contained ionitor detector alarm with battery back up unit to be installed at least 300mm from any wall or light fitting and max 3.000 from any bedroom door.

Bathroom ventilation:
Install mechanical extract fan capable of extracting at a rate of not less than 15 litres per second.

Bathroom drainage to discharge into 110mm dia. Upvc. stub stack with air admittance valve and rodding point at base.

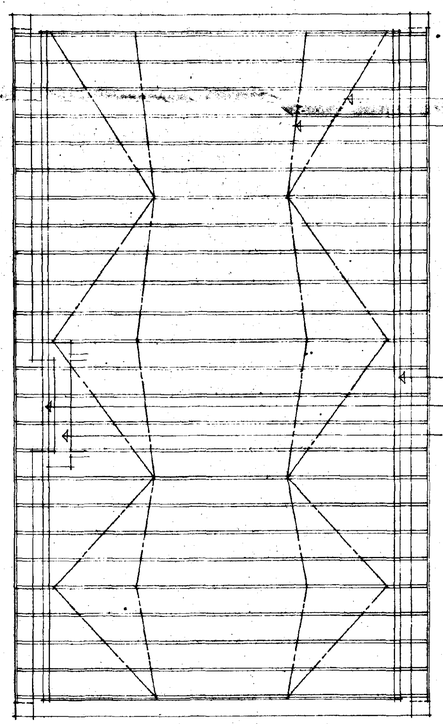
Kitchen ventilation:
Install mechanical extract fan capable of extracting at a rate of not less than 60 litres per second.

Back inlet gully.

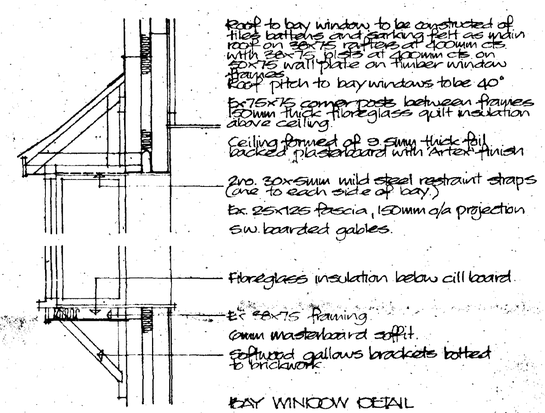
450x600 inspection chambers constructed of 215mm thick class 'B' engineering brickwork on 150mm thick concrete slab base.

Refer to site layout drawing for location of inspection chambers.

PLAN



ROOF PLAN (STRUCTURE)

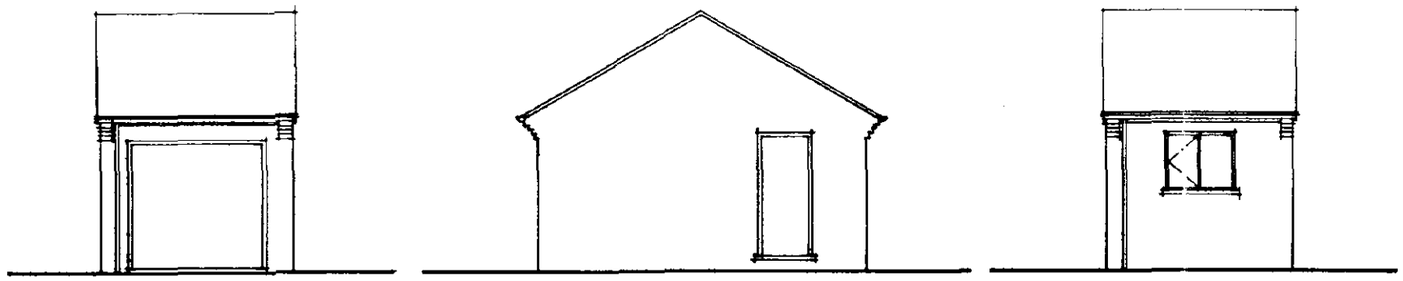


BAY WINDOW DETAIL

DETEF... PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
16 JAN 1995
S/H ...0036/95

Project: PROPOSED 2 NO BUNGALOWS WITH GARAGES AT BACKGATE, COWBIT.	ALAN HORNSBY ARCHITECTURAL SERVICES 'Little Acre' Peak Hill, Cowbit, Spalding, Lincs. PE12 6AW Tel. Holbeach (01406) 380391
Client: H.K. GOTT AND SONS.	Scale 1:100 & 1:50 — Drg. no. 95/02/01 — Date January 95



SOUTH HOLLAND D.C.
PLAN DEPT.
16 JAN 1995
REF ..0036/95..

DETERMINED
PLAN

Roof constructed of interlocking concrete tiles, battens and sarking felt as bungalow roofs on gangnail roof trusses at 600mm ctrs.
Roof trusses to comply with BS 5268 part 3.
25x100 longitudinal ties at ridge and ceiling level.
25x100 diagonal wind braces to gables.

Roof pitch 30°

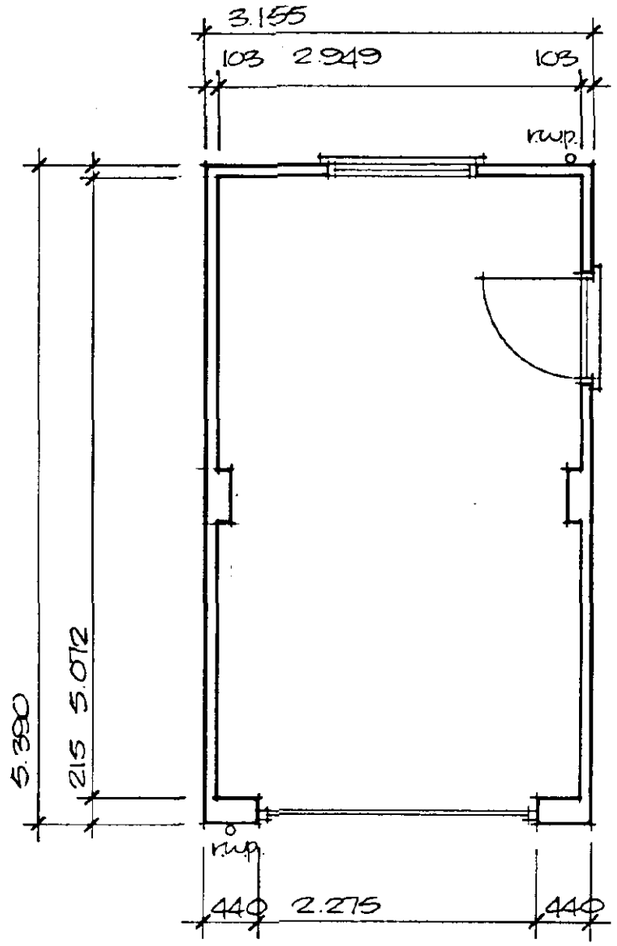
30x5mm mild steel straps to be installed at 1.000 average ctrs. arround roof perimeter and to be installed at ceiling level and at slope of roof.
Straps to extend over 3no. rafters/ceiling ties with solid noggings under at gables.
50x100 wall plates.

112mm h.r. Upvc. gutters with 68mm dia. downpipes.
Approx. 200mm soffit projection.
Ex. 25x150 fascia board.
6mm Masterboard soffit.

Standard Boulton and Paul timber window frame ref. 210c single glazed.

Hyload d.p.c. min. 150mm above ground level.

225x450 (225x600 to 215 wall) concrete strip foundations grade ST.4. min. 750mm deep (1.000 in shrinkable soil.)



PLAN.

Corbelled brickwork to corners of roof.

I.G. type L11 steel lintels over openings, 152mm deep over door & window and 228mm deep over garage door. Lintels to be installed to manufacturers recommendations.

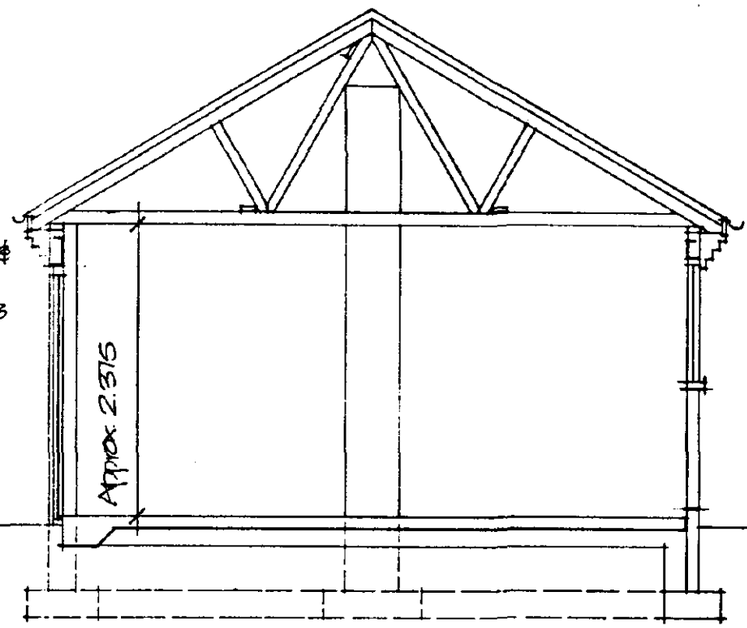
2135 wide x 1980 high up and over garage door

103mm facing brickwork

113x440 brick pier taken up gables.

Floor constructed of 100mm concrete slab grade ST.4. on 1200 guage Visqueen d.p.m. on min. 150mm hardcore well consolidated and blinded.
Slab to be thickened to approx. 250mm under garage door.

215mm brickwork



SECTION.

Project

PROPOSED SINGLE GARAGES
AT BACKGATE, COWBIT.

ALAN HORNSBY
ARCHITECTURAL SERVICES
'Little Acre'
Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel. Holbeach (01406) 380591

Client

H.K. GOTT AND SONS

Scale 1:50/1:100

Date Jan.95

Drg. no. 95/02/02

AM ADMEL 230