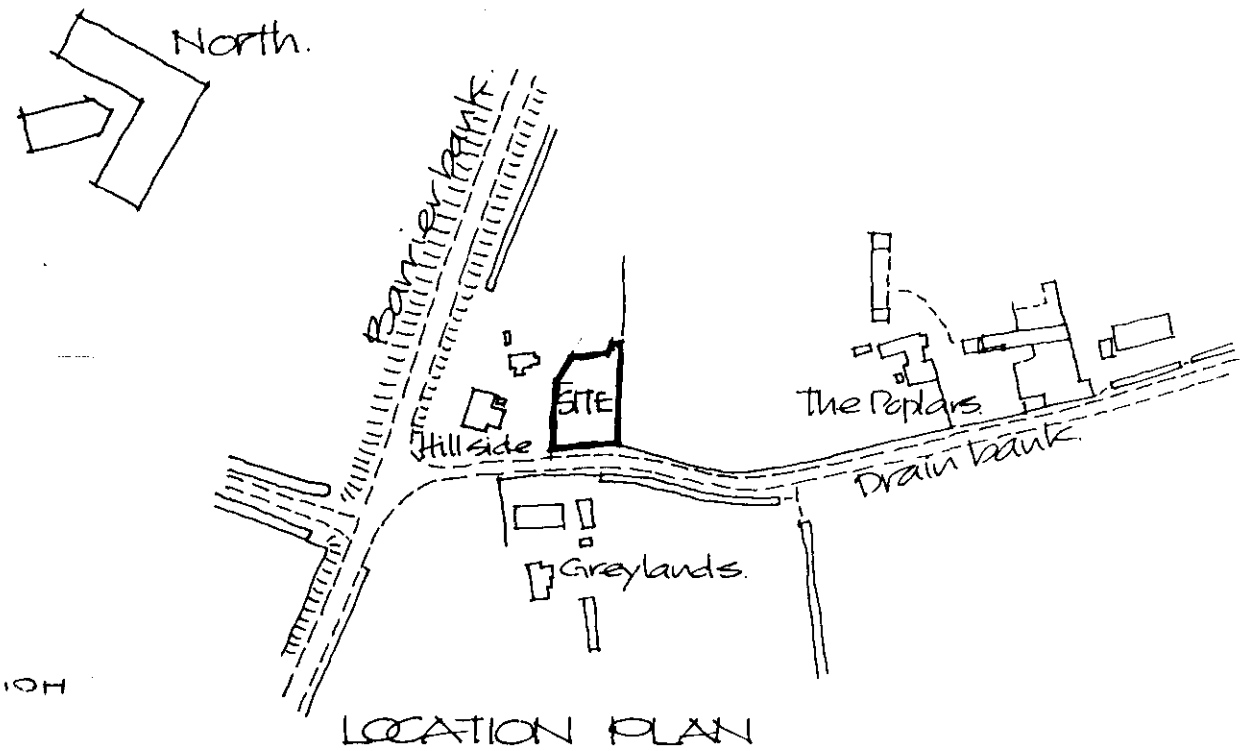
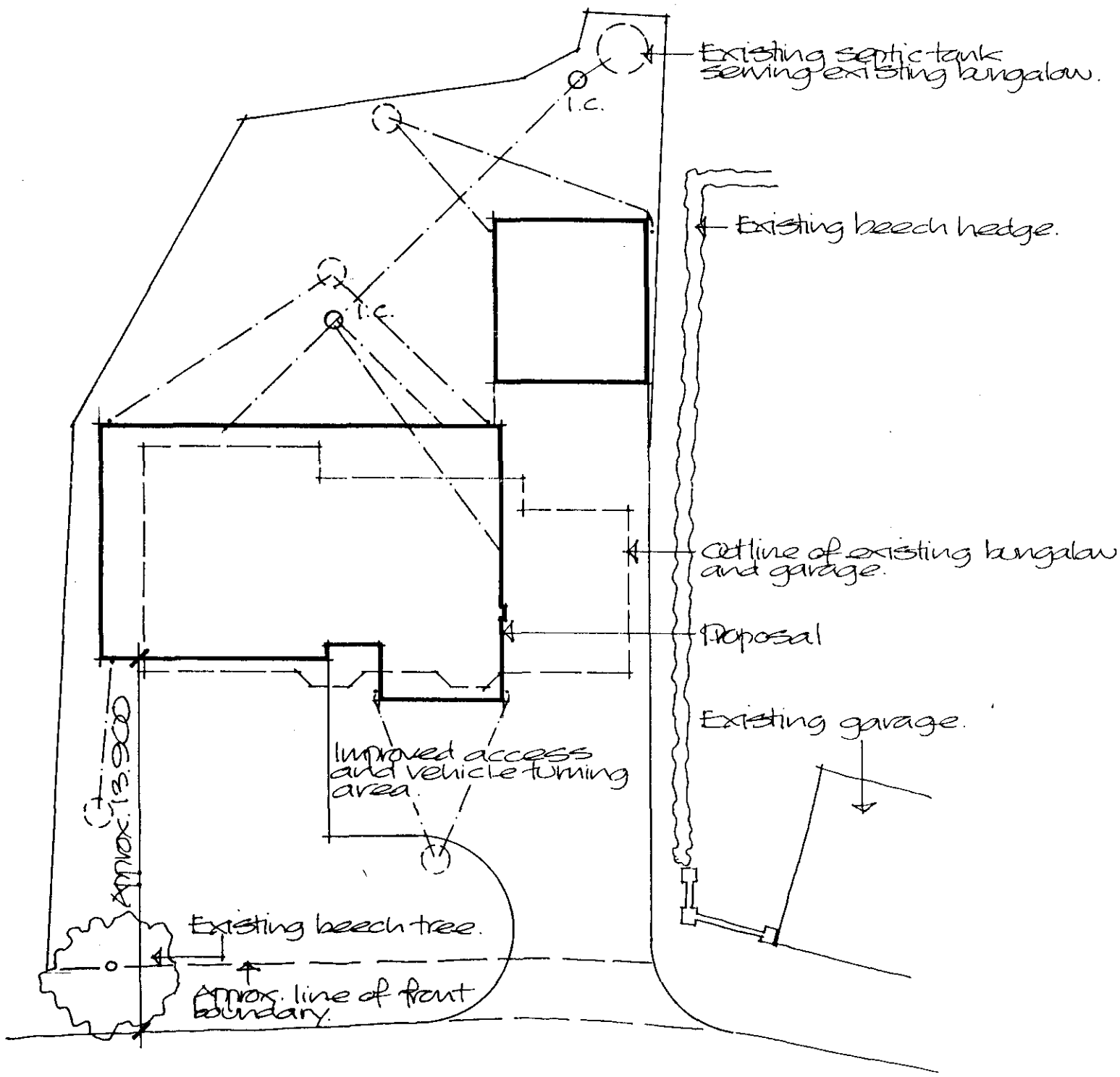


LOCATION PLAN
Scale 1:2500



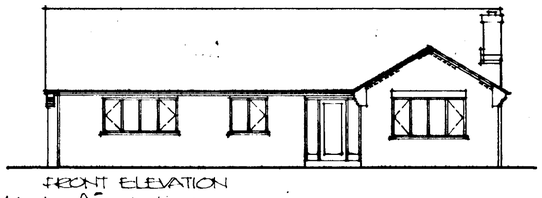
BLOCK PLAN Scale 1:200

PROPOSED BUNGALOW & GARAGE
'FIELDVIEW' DRAIN BANK, COWBIT.
FOR L.WELLS & T.BAKER.

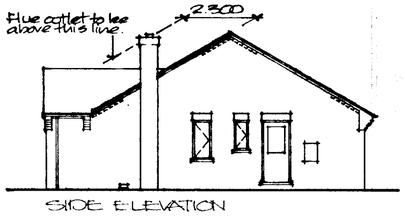
Alan Hornsby
Architectural Services
Little Acre, Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel: Holbeach (01406) 380591

Drg.no. 01/17/02 March 2001

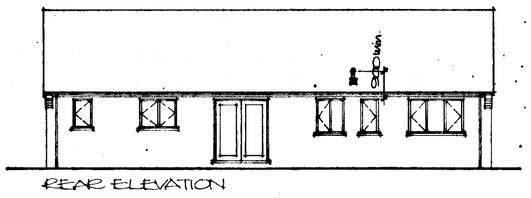
Do not scale off this drawing.
All site dimensions to be checked before work commences.



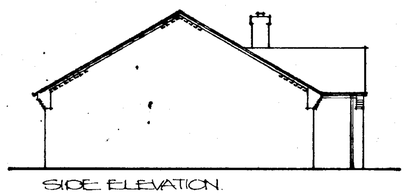
FRONT ELEVATION



SIDE ELEVATION



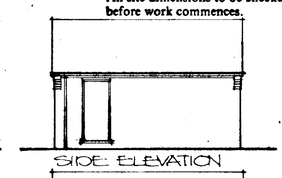
REAR ELEVATION



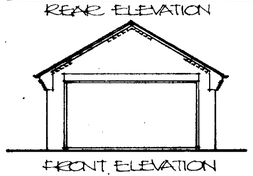
SIDE ELEVATION.



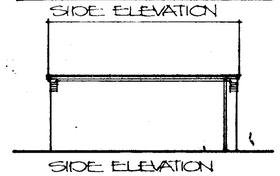
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

Pitched roof construction:

Interlocking concrete tiles installed to manufacturers recommendations on 25x38 tilly treated battens on sarking felt on gangnail roof trusses at max 600mm ctrs.

Roof trusses to comply with BS 5268 parts 2 and 3. Roof truss manufacturer to supply design certificate before trusses installed.

25x100 longitudinal ties to be installed to ridge and ceiling level where indicated. 25x100 diagonal wind braces to be installed to gables and full length of roof structures.

Roof pitch 30°.

50x100 wall plates.

Eaves to be formed of white UPVC fascia and soffit with approx 225/250mm projection. Eaves to incorporate roof void ventilation providing min 1/300th per metre.

All structural timber to be grade SC3 and marked dry or kiln dry.

Roof insulation:

Install 2 layers of 100mm thick fibreglass quilt insulation with 1 layer between and 1 layer over ceiling ties. Maintain min. 50mm vent gap above insulation at eaves. No insulation installed to garage roof.

Install 38x89mm mild steel straps between roof structure and perimeter walls where to be installed at average 1800 ctrs and threaded ceiling level and 1st plate and 1st plate and rafter. Install 38x89 steel straps to gables to extend over 3no trusses with solid noggings under.

Ceilings:

Formed of 12.5mm thick plasterboard with 'Artex' finish. All joints and perimeter to be supported. Ceiling also installed in garage.

Cavity wall construction:

Constructed of 105mm thick facing brick, 65mm cavity and 100mm thermalite standard blockwork or similar with coarse plaster internal finish. Average 'U' value = 0.45W/m²K.

Cavity insulation to be 65mm thick fibreglass batts installed to manufacturers recommendations.

Install damp proof installed dpc to reveals with flowers lapping by min. 15mm. Cavity wall ties to be installed at 525mm ctrs horizontally x 450mm ctrs vertically and at 225mm ctrs within 225mm of reveals.

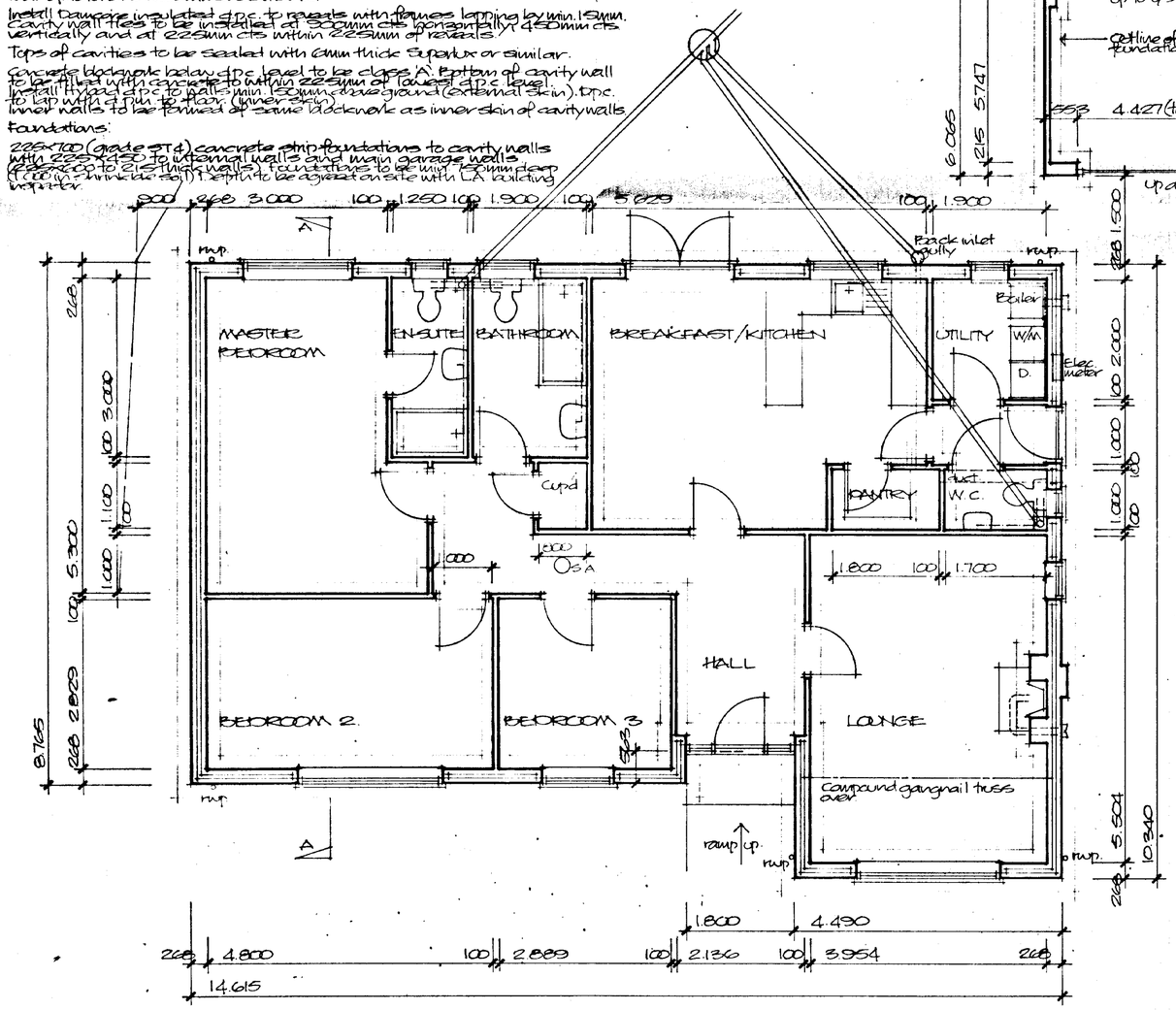
Tops of cavities to be sealed with 6mm thick Supaplus or similar.

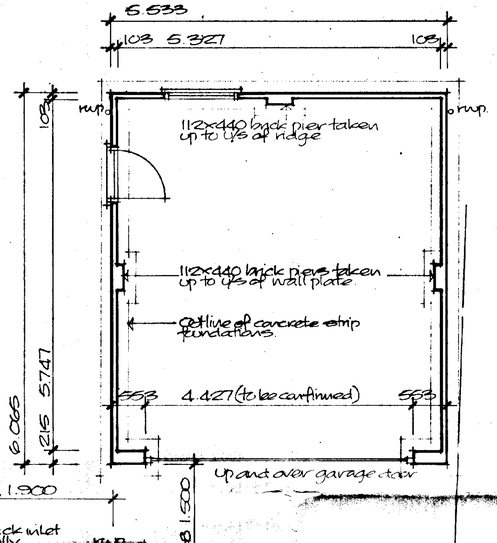
Concrete blockwork below dpc level to be class 'A' bottom of cavity wall to be filled with concrete to within 225mm of lowest dpc level. Install vertical dpc to walls min 150mm above ground (external skin). Dpc to lap with a join to floor (inner skin).

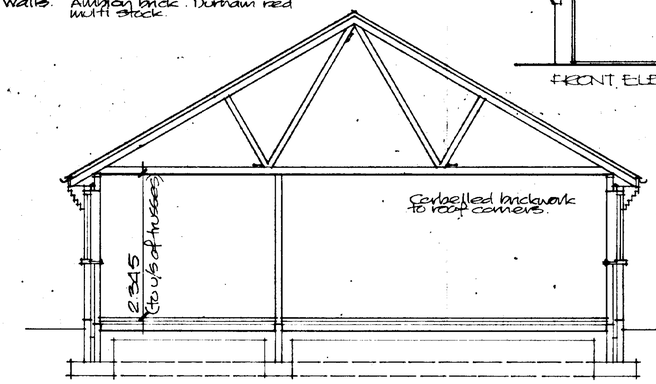
Inner walls to be formed of same blockwork as inner skin of cavity walls.

Foundations:

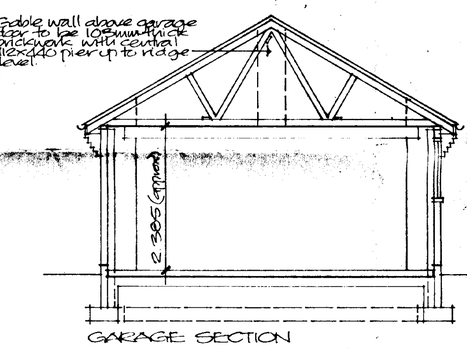
225x100 (Grade ST4) concrete strip foundations to cavity walls with 225x150 to internal walls and main garage walls (450x200 to piers). Thickness of walls). Foundations to be min 450mm deep (1000 in shrinkable soil) if depth to be agreed on site with LA building inspector.







SECTION A-A



GARAGE SECTION

Finishes:

Roof. Redland stonewold interlocking concrete tiles colour slate grey.

Walls. Ashlar brick: Durham red multi stock.

Heating and hot water:

Install within utility a floor mounted oil fired boiler fitted with balanced flue. Boiler to be fitted with timing controls and boiler control interlock.

Flue outlet to have suitable guard.

Boiler to be connected to unvented hot water storage system. The system is to have factory fitted safety devices and is to be installed by suitably qualified competent installer.

All radiators to be fitted with thermostatic valves.

All hot water heating and unprotected cold water pipes to be insulated with Armaflex or similar of thickness to match pipe outside diameter.

Mechanical ventilation:

Install extract fan to kitchen within cooker hood capable of extracting at a rate of 30 litres per second.

Install extract fan to utility capable of extracting at a rate of 30 litres per second.

Install extract trays to en-suite and bathroom capable of extracting at a rate of 15 litres per second.

Smoke alarm:

Install mains operated battery back up self contained smoke alarm where indicated. Alarm to be installed at least 300mm from any wall or light fitting and not more than 7.000 from any kitchen or lounge door.

Open fire place:

Install Baxi type open fire to lounge incl. lift out ashpan and under floor air supply duct (100mm dia) to terminate in Baxi air brick as indicated.

Open fire capable of burning smokeless fuel. Install fireguard fixing points at each side of fireplace.

No insulation to be installed below hearth to chimney breast. Chimney pot 755 high 225mm dia. installed with sockets uppermost.

Lead flashings:

Install code 4 lead flashings between chimney and roof tiles.

Valley gutter:

Install preformed fibreglass valley gutters installed to manufacturers recommendations.

Install gangnail compound truss over lounge to support main roof trusses. Install gangnail reducing trusses together with 25x175 layboards below ends of reducing trusses.

Garage door:

Install Hardeveson or similar ref 1470 up and over garage door and frame.

Concrete floor slab to be thickened to approx. 300mm x 600mm below garage door.

Disabled access (part M)

Provide max 1 in 12 ramped access to front entrance door with approx 300mm flat platform and adjacent door. Provide level threshold to main entrance.

Access drive between road and main entrance to be hard paved.

Entrance door and all room access doors to be 838mm wide.

Switches and socket outlets to be min. 450mm max. 1.200 from floor.

Vent to pantry:

Install approx. 225x225 high level vent duct between pantry and outside wall fitted with 215x215 plastic air brick external grille ventilating the pantry and fitted with flyscreen to pantry and

Window/door sizes *

Master bedroom	1.800x1.200
En-suite	600x1.800
Bathroom	900x1.200
Breakfast (doors)	1.800x2.100
Kitchen	1.200x1.050
Utility	600x1.050
Lobby (door)	838x2.150
W.C	450x1.050
Lounge	900x1.800
Front entrance	2.400x1.200
Bedroom 3	1.200x1.200
Bedroom 2.	2.400x1.200

* Note: All sizes are approx and are to be confirmed.

Garage	838x2.100
"	1.200x1.050

Gutters and downpipes:

Install 112mm hr UPVC gutters with 68mm dia. downpipes connected to 110mm dia UPVC drains bedded on 100mm pea gravel to fall to soakpits min. 1 metre cube at least 5.000 from building.

Floor construction:

65mm thick lightly reinforced sand/cement screed on 500g gauge polythene separating membrane on 50mm thick 50 grade compacted rob/hardcore on 1200g gauge polythene dpm on min. 150mm thick hardcore well consolidated and blinded.

Floor to garage as above but without screed and insulation and with float finish to concrete slab.

Windows and external doors:

To be white UPVC frames, double glazed throughout. Glass to doors and any glass within 800mm of floor level to be safety glass to BS 6206 and marked.

Install trickle vents to provide min. 8000mm² background ventilation to all habitable rooms and doorway to en-suite, bathroom, utility and W.C. Kitchen/breakfast to have 8000mm².

Windows/doors to provide min 1/20th floor area as opening lights to all habitable rooms (kitchen/breakfast at 1/10th).

All opening lights and external doors to be draught stripped.

Lintels:

Install I.G. type L1/650 steel lintels to openings in cavity wall up to 1.800 clear span and type L1/1050 to openings above 1.800 clear span.

Install type L1/650 lintel above front entrance and I.G box lintel 100 below wall plate above front entrance.

Install I.G. type box lintel 220 above main garage door.

Install I.G. type L1/650 to garage window and personal door.

Install I.G. internal 100 above all internal door openings.

All lintels to be installed to manufacturers recommendations.

Install cavity tray d.p.c. above all lintels in gables.

Above ground drainage:

To comply with BS 5572 with 40mm dia. polypropylene wastes serving kitchen sink, washing machine, bath, shower and bathroom wash basin and 32mm dia. waste serving en-suite and W.C. wash basins.

Install air admittance valve to waste pipe below bathroom wash basin.

Combined wastes to be 50mm dia.

Bathroom and en-suite wastes connected to 110mm dia. soil and vent stack.

Kitchen and utility wastes connected to back inlet gully fitted with rodding point.

W.C. waste connected to 110mm dia. stub stack fitted with air admittance valve installed above floor level.

Install rodding point at base of soil and vent stack and stub stack. Stacks to be installed within ducts (vent duct to stub stack).

Below ground drainage:

To be 110mm dia UPVC bedded and surrounded in 100mm pea gravel to fall at approx 1 in 40 and connect to existing septic tank serving existing dwelling (existing chambers to be approx. 475mm dia. prefformed units installed to manufacturers recommendations).

Drains passing through walls to be protected by prestressed concrete slab lintels with 50mm clearance around pipes and protection from vermin entry.

Any drain within 300mm of ground level to be protected by paving slabs laid on pea gravel surround.

SOUTH ROLAND CC
HOUSING & PLANNING
19 MAR 2001
Ref: H/01/0331/01

DETERMINED

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

Project
PROPOSED BUNGALOW AND GARAGE TO REPLACE EXISTING 'FIELDVIEW', DRAIN BANK, COWBIT, SPALDING.

Client
L. WELLS & T. BAKER.

Scale 1:50/1:100
Date March 01

Drg. no.
01/17/01

AM ADMEL 230