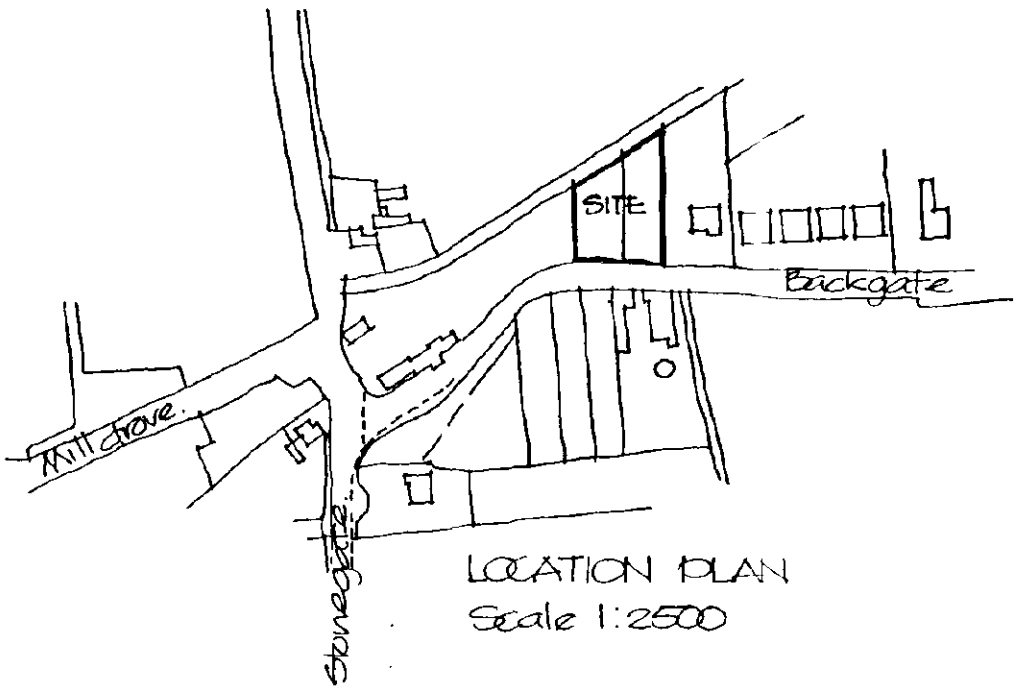
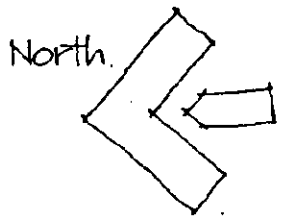
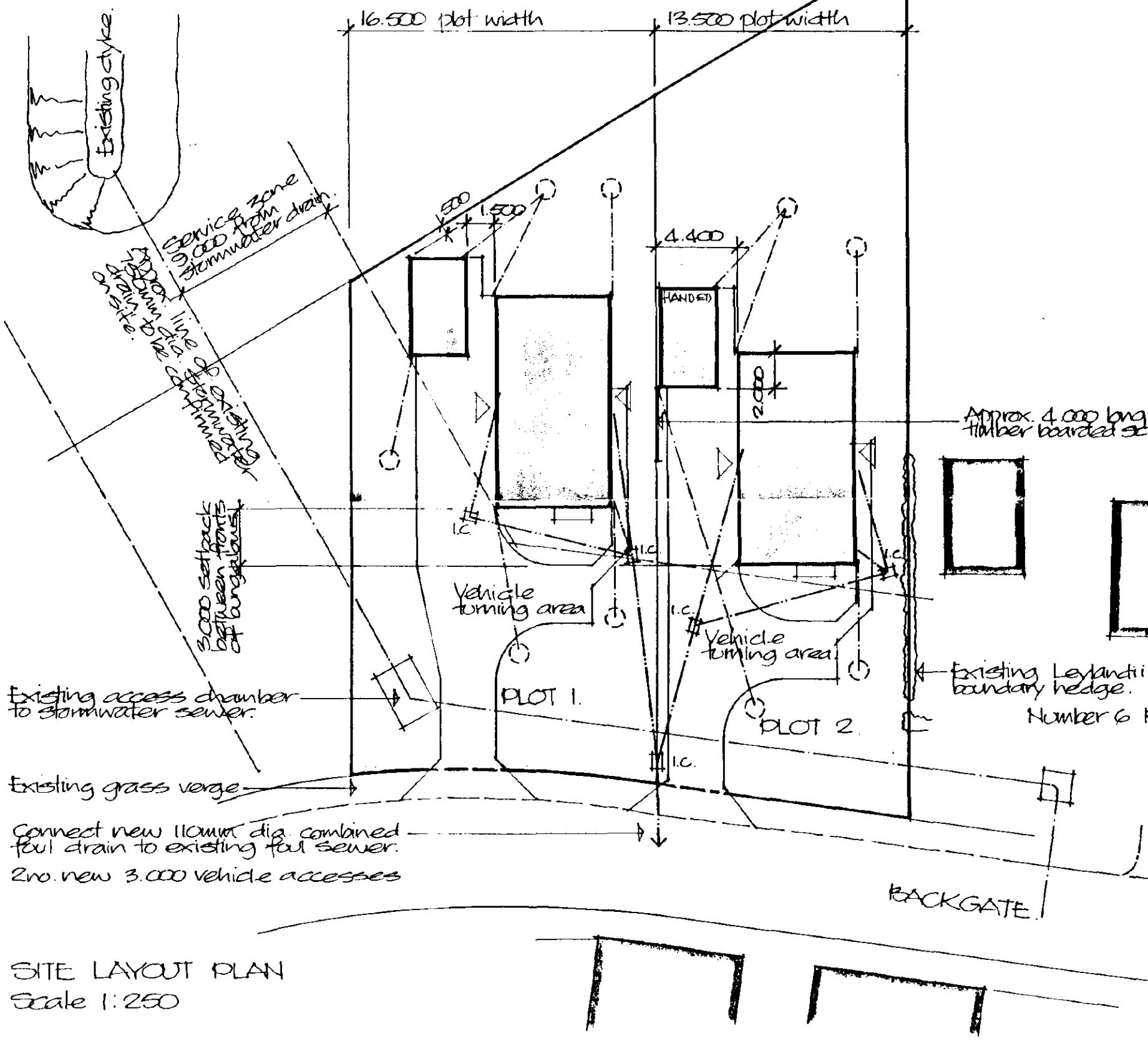


LOCATION PLAN
Scale 1:2500





SITE LAYOUT PLAN
Scale 1:250

DETERMINED PLAN

Project
PROPOSED 2NO. BUNGALOWS WITH GARAGES AT BACKGATE, COWBIT

SOUTH HOLLAND DC
HOUSING & PLANNING
23 MAY 1995
Ref: 0663/95

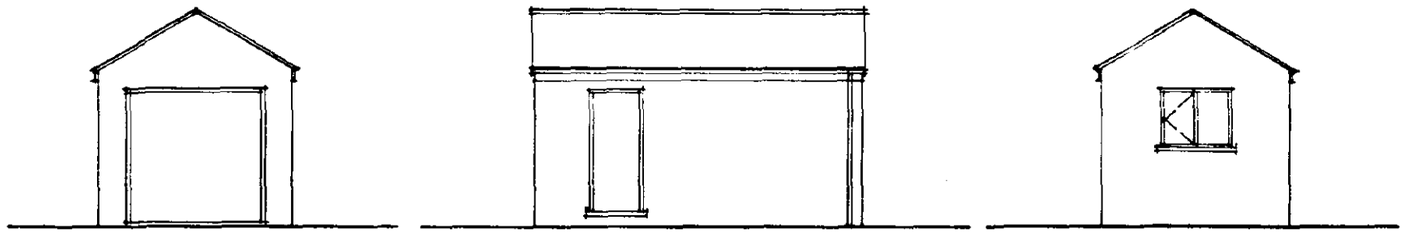
Client
H.K. GOTT & SONS

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

Scale
Date Jan. 95

Drg. no.
95/02/C

Roof tiles and facing brickwork to match dwelling.

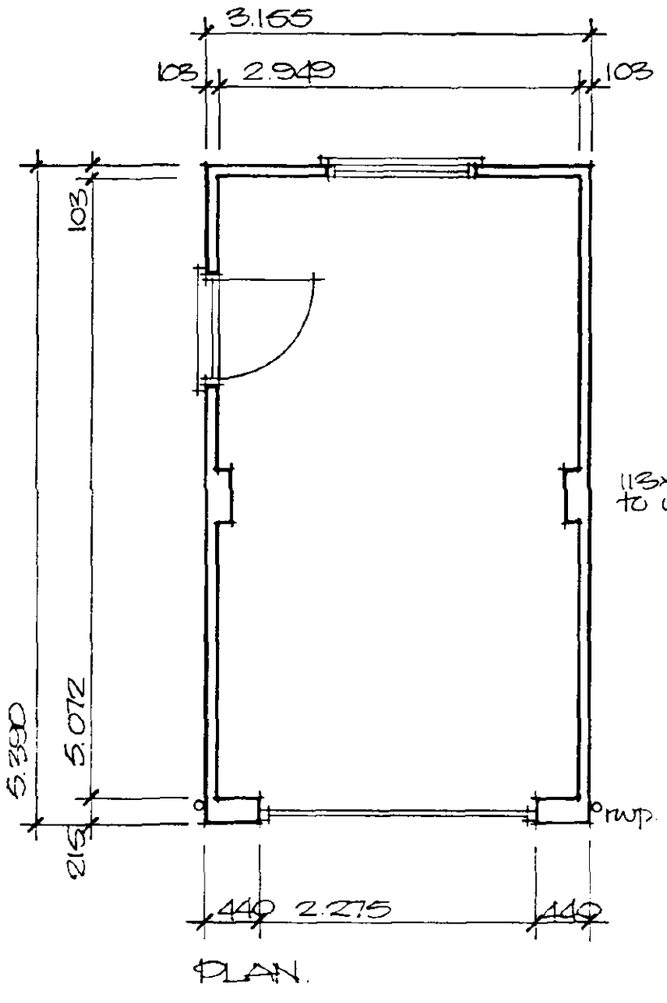


FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION.

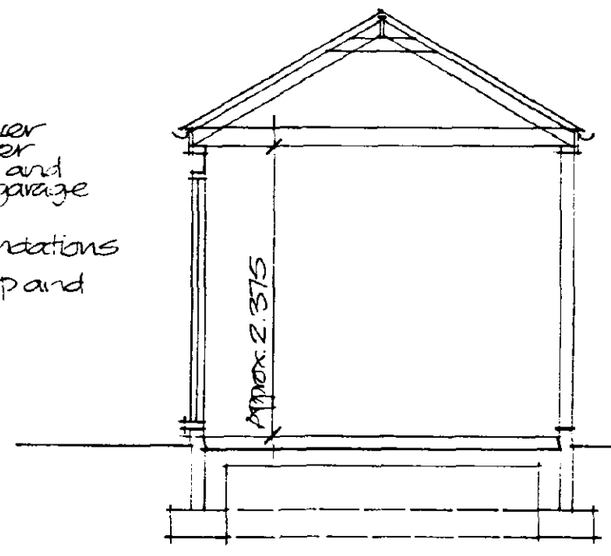
SOUTH KESTEVEN DC
HOUSING & PLANNING
23 MAY 1995
Ref: 0563/95



PLAN.

1G. type L11 steel lintels over openings, 152mm deep over small door and window and 228mm deep over main garage door.
Lintels to be installed to manufacturers recommendations
2135 wide x 2135 high up and over garage door.

113x440 brick pier up to u/s of wall plate level.



SECTION.

Roof constructed of interlocking concrete tiles, battens and sarking felt as dwelling roof on built up roof constructed of:

38x100 rafters at 450mm cts.
38x147 ceiling joists at 450mm cts.
25x100 collars to ridge
25x150 ridge board.
2x 25x200 fascia boards.
50x100 wall plates.

All structural timber to be stress grade SC3.
Roof pitch 30°

30x5mm mild steel straps to be installed at 1.800 average cts. around roof perimeter and to be installed at ceiling level and at slope of roof.

112mm h.r. Upvc. gutters with 68mm dia. downpipes.

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

103mm facing brickwork.

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

225x450 (225x600 to 215 wall) concrete strip foundations grade ST4. min. 750mm deep (1.000 in shrinkable soil.)

Floor constructed of 100mm concrete slab grade ST4. 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.

Project:
STANDARD SINGLE GARAGE DESIGN.

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

Drg no 95/09/01

Date Feb.95

AA ADMS. 23

Code 4 lead flashing to bay window.

Fully insulated hot water storage cylinder with 3kw immersion heater with off peak electric option. 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 Celcon blockwork.

Cavity walls constructed of 103mm facing brickwork, 75mm cavity and 100mm standard Celcon blockwork. 75mm Crown Dritherm cavity insulation installed to manufacturers recommendations.

'U' value = 0.36 W/m^2 deg.C. Damcor insulated d.p.c. to reveals 'U' value = 1.2 W/m^2 deg.C. Stainless steel wall ties to be installed at 450mm cts. vertically and max. 900mm cts horizontally. Wall ties to be installed at 225mm cts. within 225mm of reveals.

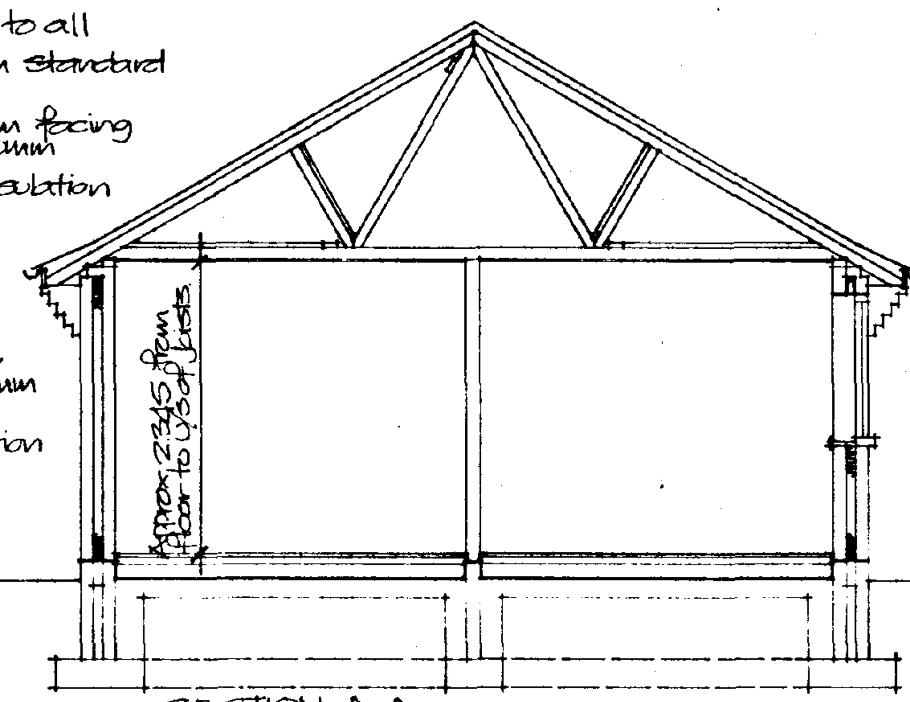
150mm thick glassfibre quilt insulation laid between ceiling ties.

Central heating to be provided by electric night storage heaters.

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

Floors to be constructed of 18mm thick flooring grade T and G. chipboard on 500 guage Visqueen vapour check on 50mm thick S.D. grade Jablite expanded polystyrene insulation on 100mm thick concrete slab grade ST4. on 1200 guage Visqueen d.p.m. 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.

225x700 (225x450min for internal walls) concrete strip foundations grade ST4. min. 750mm deep (1.000 in shrinkable soil).

Roof constructed of interlocking concrete tiles on 25x38 Celcured battens on sarking felt on gangnail roof trusses at 450mm cts. Design certificate to be supplied by roof truss 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 cts 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 h.r. Upvc. gutters with 68mm dia. downpipes. Approx. 300mm o/a soffit projection. Cathie or similar roof void ventilator strip in soffit to give equivalent of 10mm wide unobstructed gap. 6mm Masterboard soffit board. Ex. 25x150 s.w. fascia board. All tops of cavities sealed with block. Ceilings to be formed of 9.5mm thick foil backed plasterboard with Artex finish.

I.G. type L1/HD70 steel lintels to all external openings with cavity tray d.p.c. over lintel to lounge bay window and bedroom windows. All lintels to be installed to manufacturers recommendations.

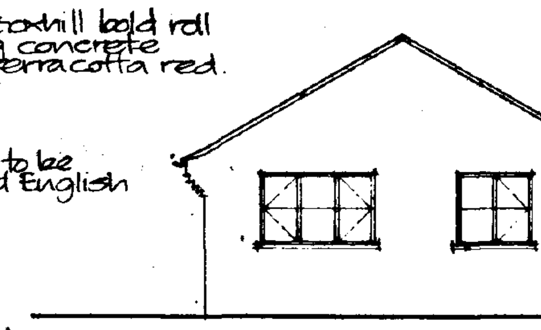
Standard Boulton and Paul timber window frames double glazed throughout. All frames to be fitted with trickle ventilators to give ventilation per room of not less than 4000 sq. millimeters.

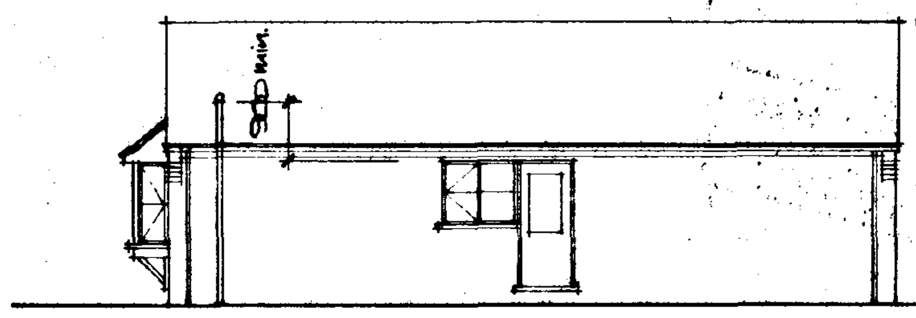
All glass to doors and within 800mm of floor level to be safety glass to BS 6206 to comply with part 'N' of building regulations.

Concrete blockwork below d.p.c. to be class 'A' solid. Concrete fill to base of cavities to within 200mm of d.p.c. level.

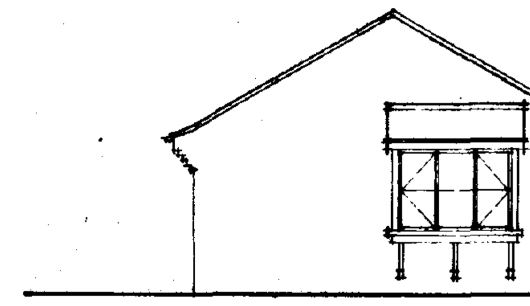
Sandtoft Goxhill bold roll interlocking concrete tiles colour terracotta red.

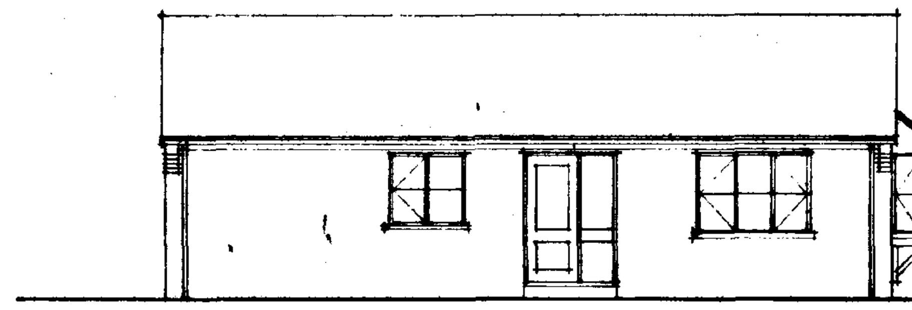
Facing bricks to be Butterley Old English Russet.

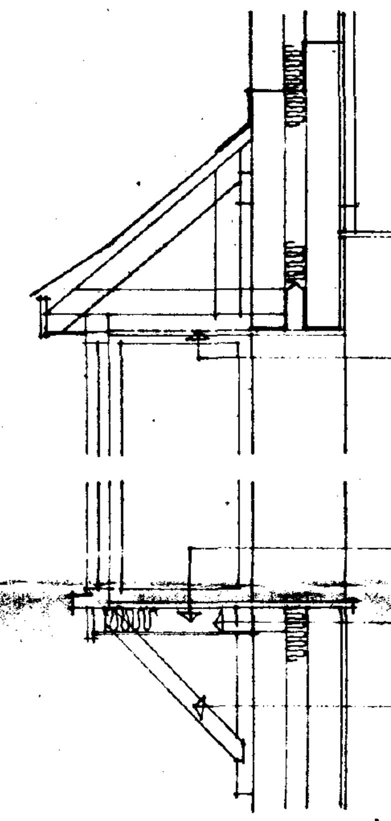

REAR ELEVATION



SIDE ELEVATION


FRONT ELEVATION


SIDE ELEVATION


Roof to bay window to be constructed of tiles battens and sarking felt as main roof on 38x75 rafters at 400mm cts. with 38x75 joists at 400mm cts. on 50x75 wall plate on timber window frames. Roof pitch to bay windows to be 40°

Ex75x75 corner posts between frames. 150mm thick fibreglass quilt insulation above ceiling.

Ceiling formed of 9.5mm thick foil backed plasterboard with Artex finish

2no. 30x5mm mild steel restraint straps (one to each side of bay.)

Ex. 25x125 fascia, 150mm o/a projection

S.W. boarded gables.

Fibreglass insulation below cill board.

Ex. 58x75 framing.

6mm masterboard soffit.

Softwood gallows brackets bolted to brickwork.

BAY WINDOW DETAIL

All rainwater downpipes to discharge into 110mm dia. Upvc. drains bedded and surrounded in 100mm peagravel to soakpits 1 metre cube 5.000 from building minimum.

All drains passing through walls to be protected by 65mm thick prestressed concrete slab lintels and surrounded in mineral wool.

Foul drains to be 110mm dia. Upvc. bedded and surrounded in 100mm peagravel with falls of approx. 1 in 40.

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.

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

All above ground drainage to comply with BS 5572. Polypropylene wastes from kitchen sink and bath to be 43mm dia. with 36mm dia. from wash basin. All fittings to have 75mm deep seal traps.

Outline of concrete strip foundations.

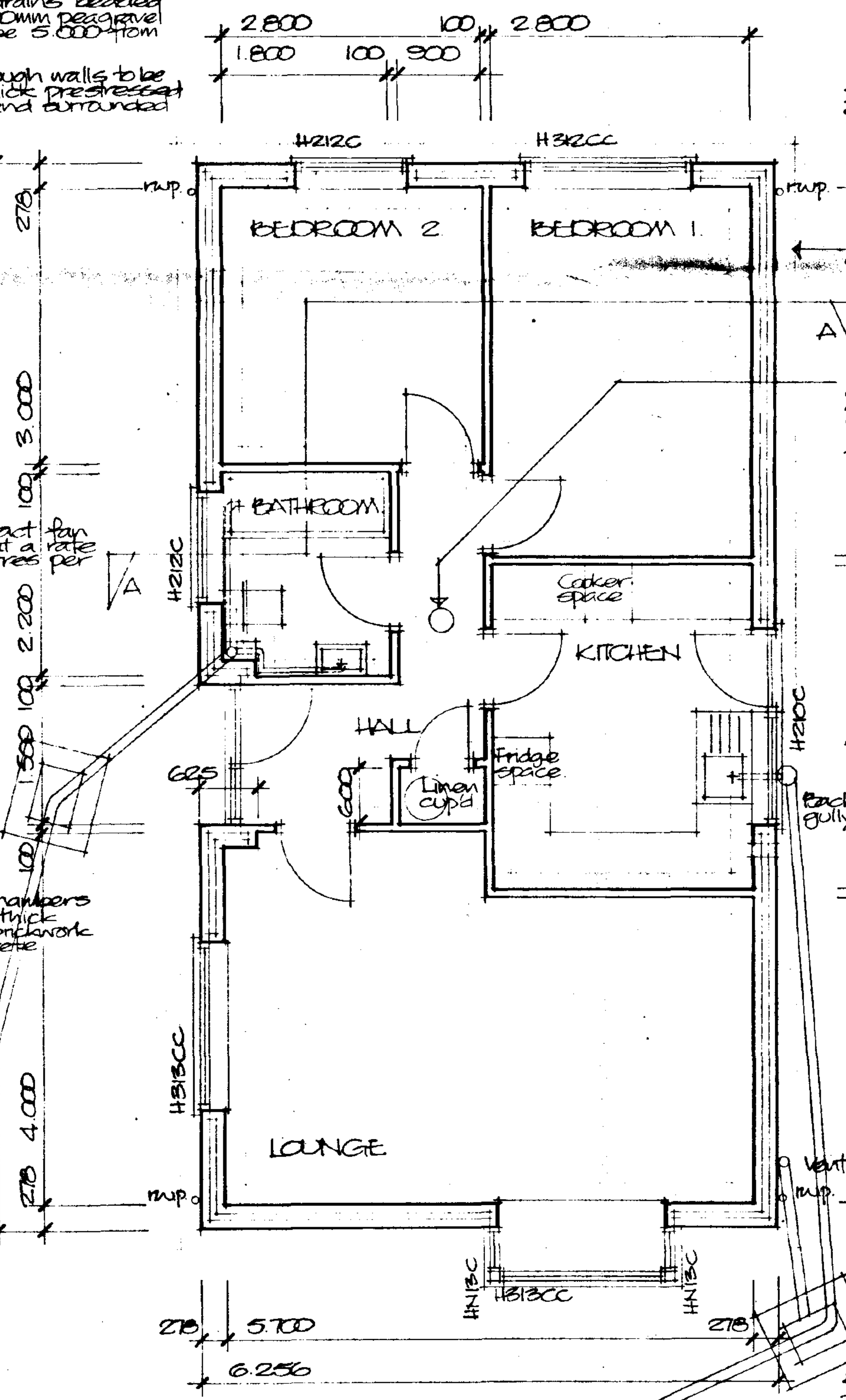
Install mains operated self contained smoke detector/alarm with battery back up. Unit to be installed at least 300mm from any wall or light fitting and max. 3.000 from any bedroom door.

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

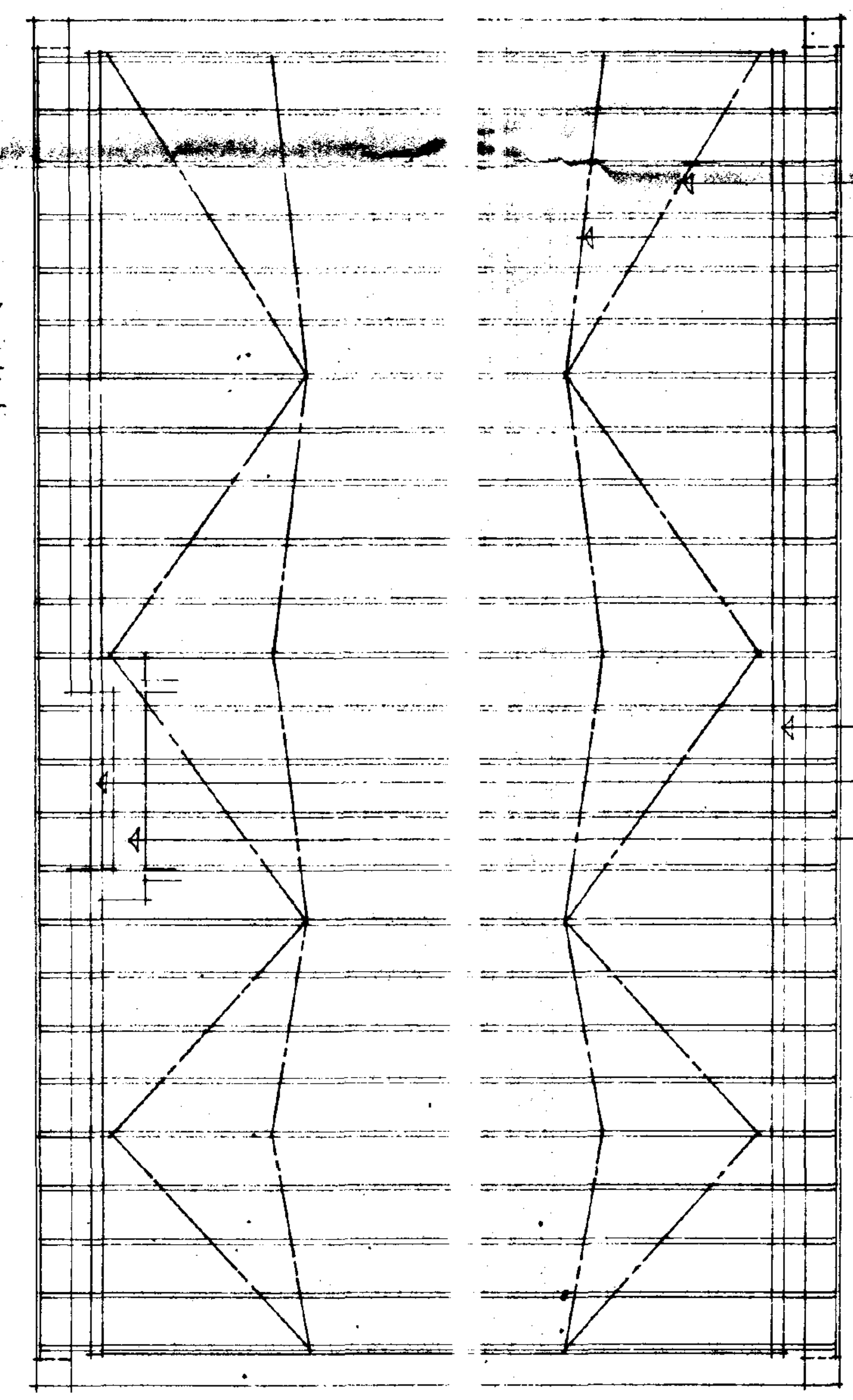
Back inlet gully.

Vent pipe

Refer to site layout drawing for location of inspection chambers.



PLAN



ROOF PLAN (STRUCTURE)

SOUTH HOLLAND DC
HOUSING & PLANNING
23 MAY 1995
Ref. 0563/95

DETERMINED PLAN

Project: STANDARD TWO BEDROOM BUNGALOW DESIGN	**ALAN HORNSBY** ARCHITECTURAL SERVICES 'Little Acre' Peak Hill, Cowbit, Spalding, Lincs. PE12 6AW Tel. Holbeach (01406) 380391
Client: H.K. GOTT AND SONS	Scale 1:50 & 1:100 Date January 95 / Drg. no. 95/02/01