

PROPOSED
BUNGALOW AND GARAGE
AT STONEGATE
COWBIT
NR SPALDING

For J B EASTWOOD (Builders) LTD

WORTH HOLLAND D.C.
PLAN DEPT
15 DEC 1994
REF 1126/94

FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

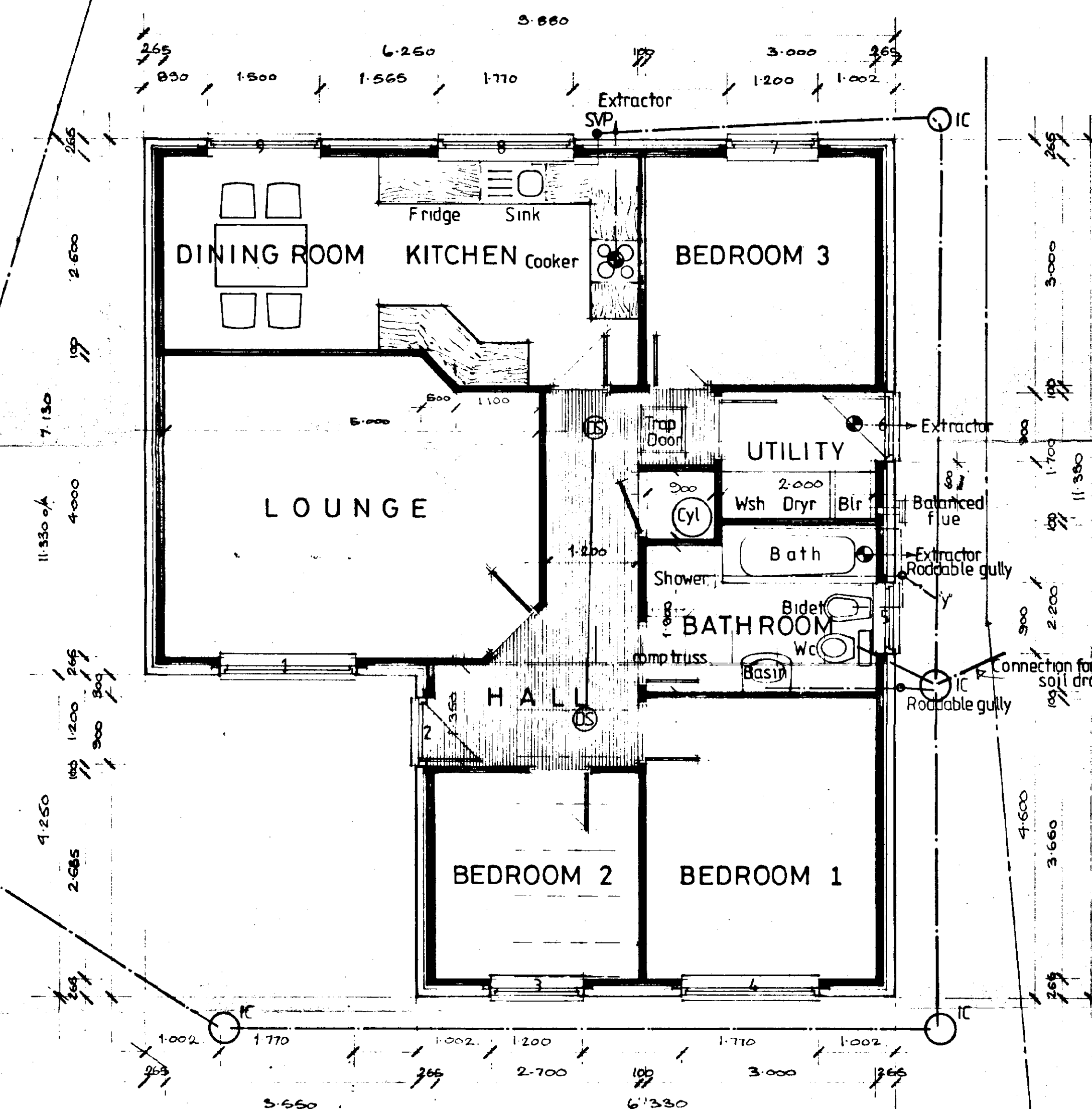
TARMAC CAVENDISH BUFF FACINGS
GOXHILL BROWN DOUBLE CONCRETE PANTILES

LOCATION PLAN 1:2500
Scale approximate slight reduction
in copying process

DETERMINED
PLAN

GARAGE ELEVATIONS

TYPICAL SECTIONS



FLOOR PLAN

BOUNDARY

FOUNDATIONS
Concrete reinforced foundations strictly in accordance with structural engineers details to take into account site conditions and soil report.

FLOORS
Concrete reinforced floors as specified by structural engineer. 50mm Akbrite insulation laid over floor. 120g polythene d.p.c. 75mm cement sand screed reinforced with 50mm chicken wire. Ensure all pipework beneath floors is fully lagged.

DAMP PROOF CURSE
Incorporate 150mm Akbrite or similar d.p.c. min. 150mm above ground level and to side of all openings in cavity walls.

WALLS
Rakings to all elevations. 50mm cavity with 600 wire ties per m² closed at roof and reveals with brickwork. Install wire ties at min. 225mm c.c.s. 50mm 'De-therm' cavity insulation. Inner leaf in 100mm Thermalite block or similar rendered and skinned internally. Build up 2 courses string over sill in brickwork to gables and eaves. Use corbel out at eaves/gables. Corbelling at 150mm per 4 courses with brick or reinforcement mesh incorporate every 2nd course tied back into main wall.

JOINERY
Standard Built-in and Rail frames, skirting, architraves and mouldings.

CEILING
Install 12.5mm plasterboard and skin/arket throughout with sealed and supported cross joints. Noggins 300mm.

INSULATION
Lay 150mm fibreglass insulation between joists. Lay all pipework and tanks not in insulated area.

RAILWAY SURFS
The roof to brickwork with Celtic straps at 2m c.c.s. Prefix V.L. along plates. Prefix R.L. along and spanning min. 3m. ceiling joists rafters where trusses are parallel to wall. Fit noggins beneath straps to form 'solid bridging'.

ROOF
Lay concrete interlocking tiles to manufacturers instructions. 25 x 38mm tile battens and sacking felt on ready made trusses at 600mm c.c.s at 30° pitch braced together to R.S. 5268 1985 pt 3.

100 x 25mm batteners at joists and ridge nodes and at plane of truss webs.

Install diminishing trusses/layboards and valley trays or tiles to roof intersections and gable trusses.

100 x 25mm diagonal bracing running from eaves to inner batteners on top of ceiling joists and inner truss plane. 75 x 100 wall plates. Offset fascia board 200mm from brickwork. Soffit to be 6mm meshed with continuous Galsafe soffit vent strip fitted to achieve equivalent in area of 25mm free air gap running full length of eaves. Fit code 4 stopped lead flashing at roof wall abutments.

Conditional approval required under building regulations for trussed rafters calculations to be obtained from manufacturer when nominated and passed onto building inspector.

LINTELS
Install I.G. type steel lintels to manufacturers instructions. Min. end bearing of 150mm. All external walls to have damp proof installed to BS628. See plan for ref's no.

SOIL DRAINS
Drains as specified for storm drains to sewer system. 1st. inspection chamber to be within 8m of sewer.

NOTE: Water authority consent is required for the sewer connection.

Bridge drains beneath walls with P.C. concrete lintels and bind with 25mm fibre glass to maintain flexibility. Cap drains beneath floors and driveways with 1:3:6 concrete. Install 100mm type shallow universal u.p.v.c. inspection chambers to manufacturers instructions in 150mm concrete and to CP90. Fit covers and frames to suit.

SOIL WASTES
110mm u.p.v.c. s.v.p. terminating in durable cage cover min. 900mm above opening window. Any sockets to s.v.p.

to be min. 450mm above drain invert. Bath waste in 50mm dia. p.v.c. Sink and shower wastes in 40mm dia. p.v.c. Basin wastes in 32mm dia. p.v.c. Wastes exceeding 1.7 metres in length to have anti-vac type fitted. Wastes not exceeding 1.7 metres to have 75mm P traps fitted. Provide access to shower tray waste.

STORM DRAINS
112mm dia. h.r. p.v.c. rainwater gutters. 60mm dia. p.v.c. downpipes. 110mm dia. u.p.v.c. drains with flexible joints laid to 1:40 falls in 150mm pea gravel surrounds and run to 1m² rubble filled soakaway min. 5m from building and boundary.

TIMBER
All timber to be G.S. Grade/SC3 class. All exposed timber to be tarred/treated material.

BOILER
Install OIL fired domestic boiler to engineers and manufacturers specification. Fit balanced flue cage guard cover over, flue to be min. 600mm from any opening.

GLAZING
All double glazed. Glazings to be smooth large flintish glazing to B.S. 6262, with safety glass as required to BS 6206. All glass within 1.5m of floor to be toughened or laminated glass.

MECHANICAL VENTILATION
Kitchen to have mechanical extractor fan at a rate of not less than 60 litres per second ducted to outside air (30 litres per second in colder weather). In addition to 4,000m³ background ventilation. Between Bedroom and W.C. to have mechanical extractor fans at a rate of not less than 15 litres per second ducted to outside air.

All habitable rooms to have background ventilation of not less than 4,000m³ located as to avoid draughts. Utility not to be used for preparation of food.

Drg. no. 942624

scale 1:50 1:100

date 1 NOV 94

drwn. DB chkd.

revised

issued

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DAVID BROKER DESIGN
DANBROOKE HOUSE
STATION ROAD
WISBECH ST. MARY
WISBECH CAMBS.

Opening	Type	Lintel	Size
1	Window	IG LHD	1.770 x 1.350
2	Door	L1S	910 x 2.100
3	Window	IG L1S	1.200 x 1.200
4			1.770 x 1.200
5			900 x 1.050
6	Door		910 x 2.100
7	Window		1.200 x 1.200
8	Window		1.770 x 1.050
9	Patio door		1.500 x 2.100

WINDOW SCHEDULE

ALL DIMENSIONS TO BE VERIFIED ON SITE

DO NOT SCALE

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