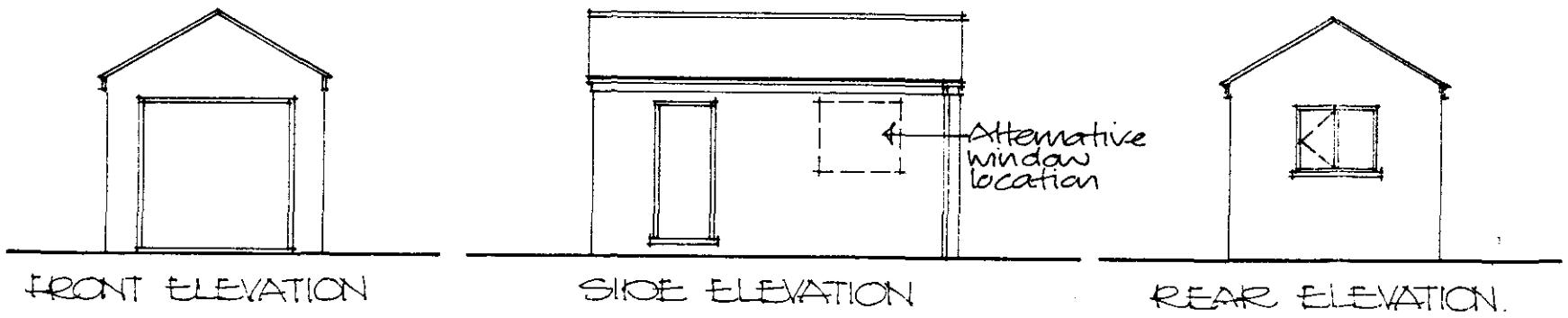
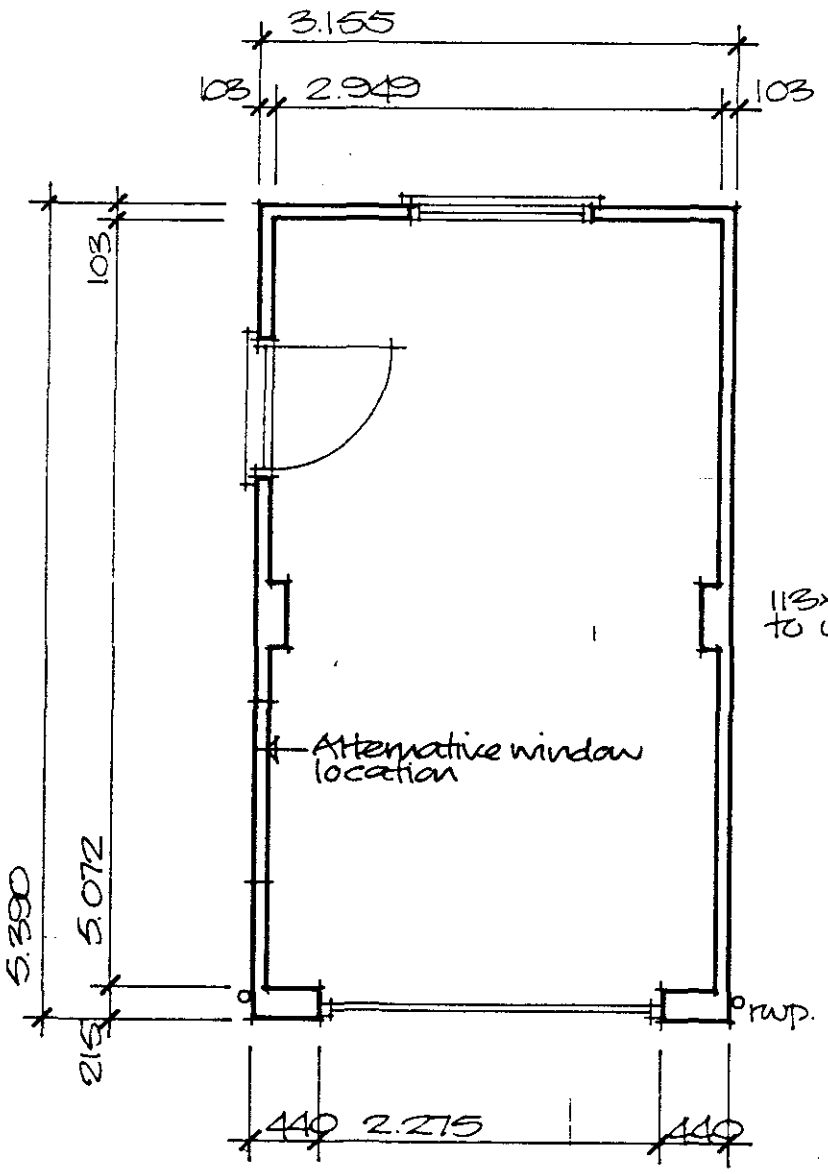
Roof tiles and facing brickwork to match dwelling.



FRONT ELEVATION SIDE ELEVATION REAR ELEVATION.

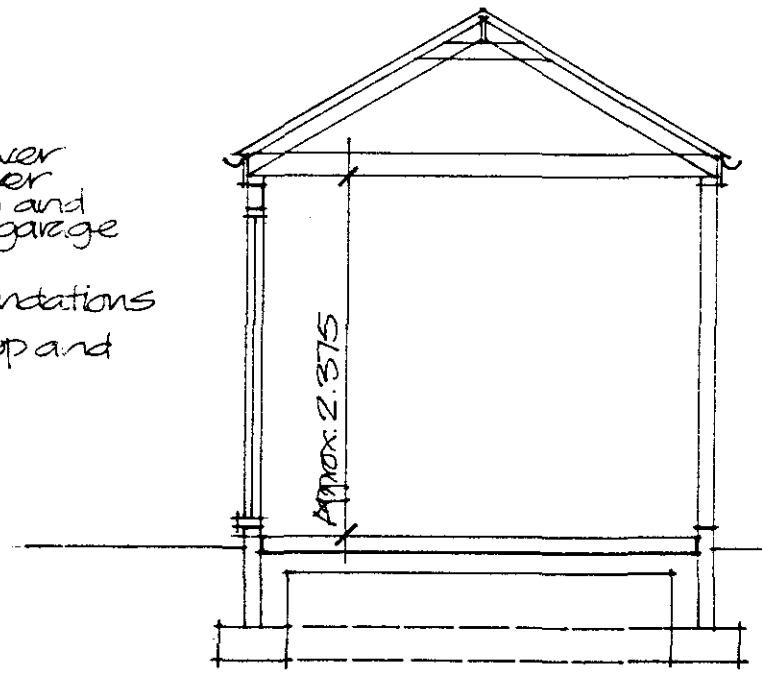
SOUTH HOLLAND DC
HOUSING & PLANNING
21 JAN 2000
Ref: 0072/00



PLAN.

1.G. 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
- 1x 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. arroung roof perimeter and to be installed at ceiling level and at slope of roof.

112mm h.r. U.P.V.C. gutters with 68mm dia. downpipes.

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

103mm facing brickwork.

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

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

Floor constructed of 100mm concrete slab grade S.T.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.

Project
STANDARD SINGLE GARAGE DESIGN.

DETERMINED
PLAN

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 Feb.95
Drg. no. 95/ST/01

Roof construction:

Interlocking concrete tiles installed to manufacturers instructions on battened fully treated softwood sarking felt on gangnail roof trusses installed at 450mm ctrs.
Roof trusses to comply with BS 5268 parts 2 and 3.
Roof trusses manufacturer to supply design certificate before work starts on roof structure.

Roof pitch 30°

25x100 longitudinal ties to be installed at ridge and ceiling level where indicated.
25x100 wind bracing (diagonal) to be installed to full length of roof.
50x100 wall plates.
Approx. 25mm PC rebated fascia boards.
6mm thick Masterboard soffits.
Eaves projection approx. 250mm.

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

30x5mm mild steel straps to be installed at average 1.800 ctrs. between roof structure and perimeter walls with straps installed at ceiling level and at eaves of roof straps to extend over 2no. trusses at gables with solid noggings under.

Roof void ventilation:

Install roof void ventilation strips to eaves complete with fly screens to give min. 10,000mm² vent per metre.

Roof insulation:

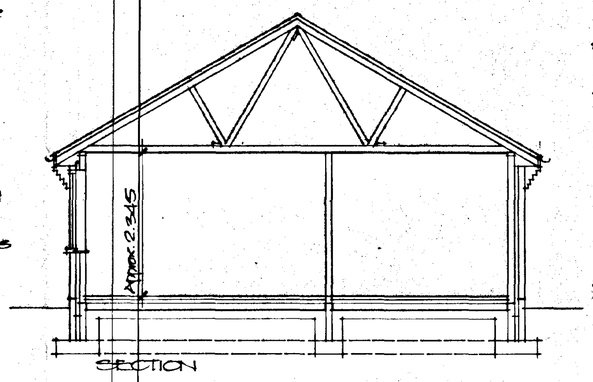
Install 2 layers of 100mm thick fibreglass quilt insulation with layer between and layer over ceiling joists. Maintain min. 50mm ventilation gap above insulation at eaves.

Ceilings:

All ceilings to be formed of 9.5mm plasterboard with 'Artex' finish and perimeter edges scrappited.

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 3.000 from any bathroom door and not more than 7.000 from kitchen or lounge door.



SECTION

Part M (Disabled access)

Provided max. gradient of 1 in 20 ramped access to main entrance door together with hard paved area. Provide level threshold at entrance.

External doors to be min. 800mm wide. Internal doors to be min. 750mm wide unless otherwise stated.

Switches and socket outlets to be min. 600mm max. 1.200 from floor.

Window sizes:

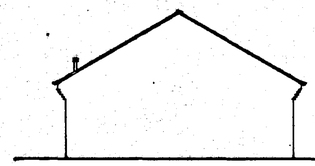
Lounge	1.800×1.350
Bedroom 2.	1.800×1.200
Bedroom 1.	1.800×1.200
En-suite	488×1.050
Bathroom	915×1.050
Utility	488×1.050
Kitchen	1.800×1.050

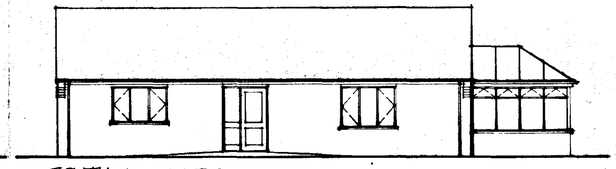
Note: All sizes are approx. and are to be confirmed/site measured.

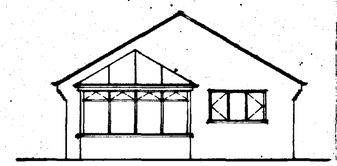
Roof finish: Redland Stonewold interlocking concrete tiles colour grey.

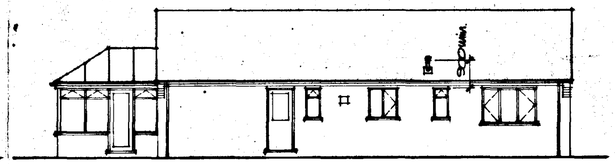
Wall finish: Chatsworth grey facing bricks.

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

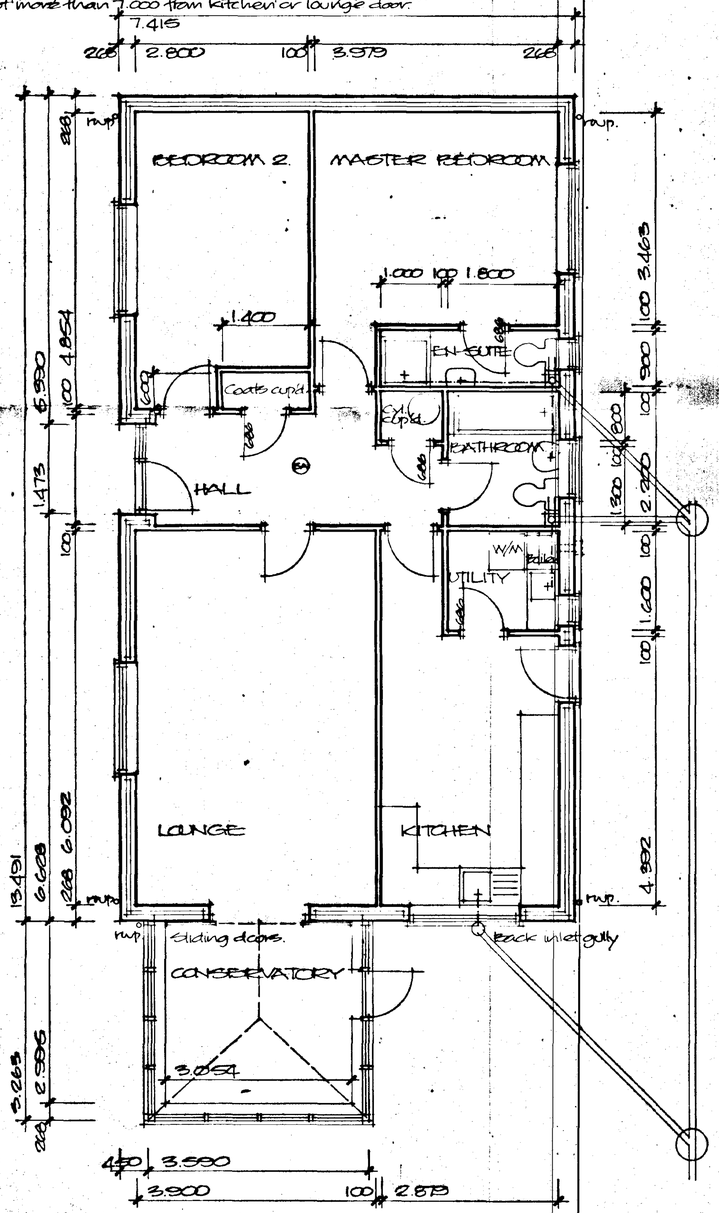

WEST ELEVATION


SOUTH ELEVATION


EAST ELEVATION



NORTH ELEVATION



Cavity walls:

Constructed of 105mm facing brickwork, 65mm cavity and 100mm thamelite standard blockwork with dense plaster finish on cavity insulation to be fibreglass/mineral wool batts installed to manufacturers recommendations.
Average 'U' value = 0.42 w/m²k
Damp proof insulated d.p.c. to reveals with flanges lapping by min. 12.5mm.
Tops of cavities to be sealed with 6mm Masterboard or similar.
Cavity wall ties to be installed at 900mm ctrs horizontally 450mm ctrs vertically and 225mm ctrs within 225mm of reveals.
All concrete blockwork used below d.p.c. level to be class A.
Bitumen d.p.c. installed to walls to be min. 150mm above ground level, external finish.
Concrete fill to base of cavity walls to within 225mm of ground floor.
Internal walls to be formed of 100mm thamelite standard blockwork.

Lintels:

Install I.C. type LI/450 steel lintels to all openings in external walls up to 1.800 clear span.
Any opening over 1.800 clear span to have type LI/1050 lintel.
Install I.C. type box lintel 100 below wall plate above front entrance.
All internal door openings to have I.C. internal 100 lintels.
Lintels to external openings in gables to have cavity tray d.p.c.'s installed.

Windows and external doors:

All window and external door frames together with conservatory to be formed in white UPVC and to have draught stripping to all openings.
All windows and external doors to be double glazed with safety glass to all doors, sidelights, patio sliding windows and any other glass within 800mm of floor level.
Safety glass to be to B.S. 6262 and marked.
Install trickle vents to provide min. 2000mm² background ventilation to habitable rooms and min. 4000mm² to kitchen, bathroom, en-suite and utility.
Habitable rooms to have opening lights equivalent to 1/20 of floor area.

Mechanical ventilation:

Install extract fan to kitchen incorporated in cooker hood or integral to provide min. 30 litres per second extract.
Install extract fan to utility to provide min. 30 litres per second extract.
Install extract fans to bathroom and en-suite to provide min. 15 litres per second extract.

Electric meter box:

Location to be determined.

Heating and hot water:

Install within utility a wall mounted oil fired balanced flue boiler of output to be determined.
Boiler to be fitted with timing controls and boiler control interlock.
Boiler flue outlet to be fitted with suitable guard.
Hot water storage cylinder to be min. 150 litre capacity factory insulated type (35mm thick foam) and fitted with cylinder stat to control water temperature.
All hot water heating and unheated cold water pipes to be insulated with armaflex or similar of thickness to match pipe outside diameter.
All radiators to be fitted with thermostatic valves.

Floor construction:

To be either 18mm thick moisture resistant T and G flooring grade chipboard on 500 gauge polythene separating membrane on 50 and 50mm thick extruded polystyrene insulation or 65mm thick lightly reinforced sand/cement screed on 500 gauge polythene separating membrane and insulation as above.
Either above to be installed on 100mm thick grade 5:1 concrete slab on 1200 gauge dpm on min. 150mm hardcore well consolidated and blinded.

Foundations:

All foundations to be grade 5:1:4 concrete 225x700 strip foundations (reduced to internal walls).
Depth to be min. 750mm (1.000 in shrinkable soil). Depth to be agreed on site with L.A. building inspector.

Above ground drainage:

To comply with BS 5572 with 40mm dia. polypropylene wastes from kitchen and utility sinks, washing machine, bath and shower and 32mm dia. wastes from wash basins.
Combined wastes to be 50mm dia.
Fittings to have 75mm deep seal traps except shower which is to have 50mm deep seal, cleanable trap.
En-suite fittings together with bath and basin from bathroom connected to 110mm dia. UPVC soil and vent stack with reading point at base.
Bathroom w.c. and utility fittings connected to 110mm dia. UPVC soil stack fitted with air admittance valve above flood level and reading point at base.
Kitchen sink connected to back inlet gully.

Below ground drainage:

To be 110mm dia. UPVC bedded and surrounded in 100mm pea gravel to fall approx. 1 in 60.
Inspection chambers to be approx. 475mm dia. with preformed polypropylene bases to be installed to manufacturers instructions.
Drains passing through walls to be protected by pre-stressed concrete slab lintels with min. 50mm clearance around pipes and protection from vermin entry.
Any drain within 600mm of ground level to be protected by paving slabs laid above pea gravel surround.
Drains connected to approx. capacity 3,750 litre Klargester or similar bottle type septic tank.
Percolation test to be carried out and agreed before installation to confirm suitability and length of land drainage.

Storm water drainage:

112mm hr UPVC gutters with 68mm dia. downpipes connected to 110mm dia. UPVC drains bedded on 100mm pea gravel to fall to soakaway inactive cube at least 5.000 from building.

Conservatory:

Roof to be constructed of multi skin polycarbonate translucent sheeting supported by reinforced UPVC framing.

SOUTH HOLLAND DC
HOUSING & PLANNING
21 JAN 2000
Ref: 0072/00

DETERMINED PLAN

Project: PROPOSED BUNGALOW AND GARAGE (TYPE 3)

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

Client: HK GOTT & SON (BUILDER)

Scale 1:50/1:100
Drg. no. 00/8/01
Date Aug '99

AM ADMEL 230