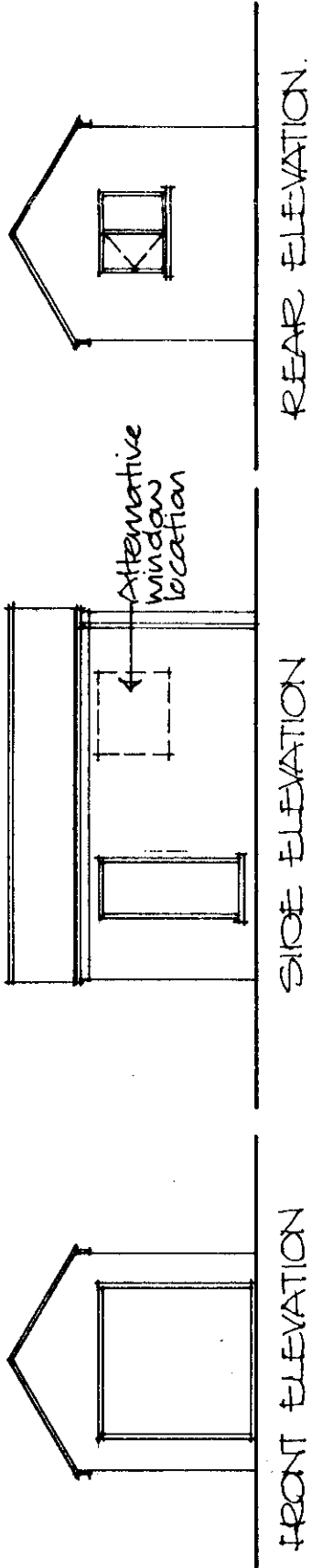
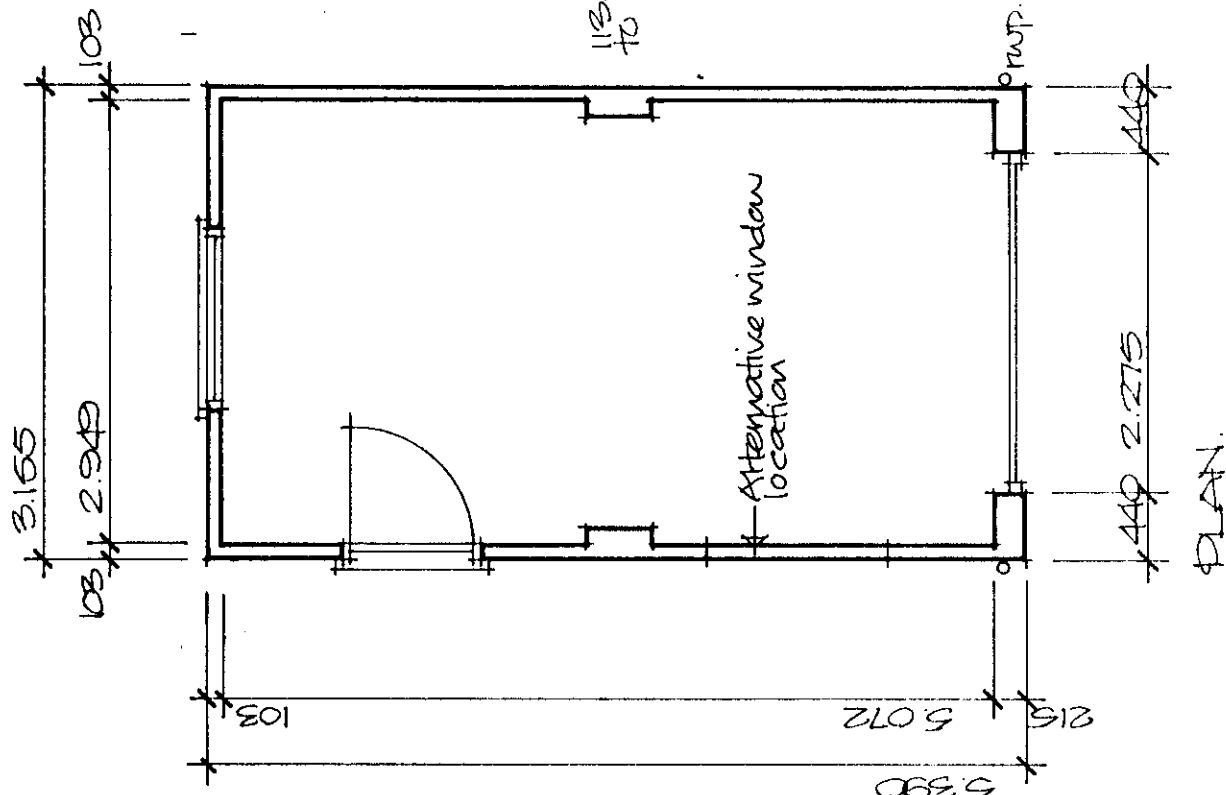
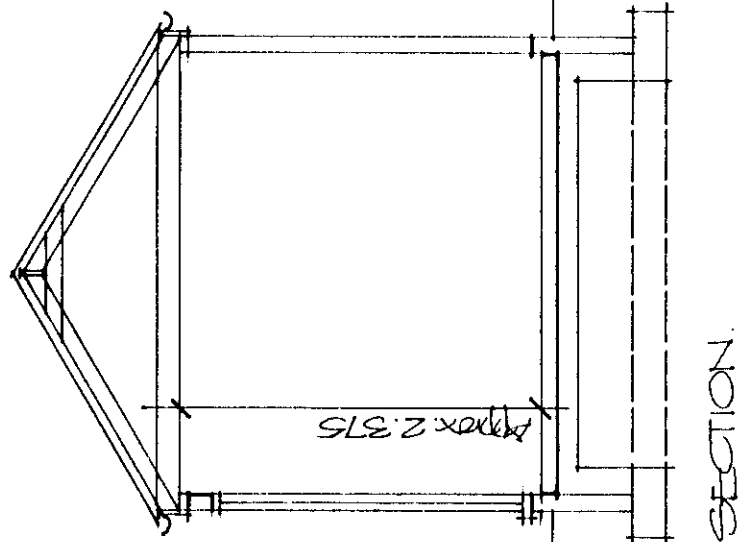


Roof tiles and facing brickwork to match dwelling.



1.5m type L11 steel lintels over openings, 152mm deep over small door and window and 225mm deep over main garage door. Lintels to be installed to manufacturers recommendations. 2135 wide x 2135 high up and over garage door.

113x449 brick pier up to 1/5 of wall plate level.



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

- 30x100 rafters at 450mm cts.
- 30x147 ceiling joists at 450mm cts.
- 25x100 collars to ridge
- 25x150 ridge board
- 25x250 fascia boards
- 50x100 wall plates.

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

30x5mm mild steel straps to be installed at 1800 average cts. around roof perimeter and to be installed at ceiling level and at slope of roof.

112mm h.r. pvc gutters with 60mm dia downpipes.

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

103mm facing brickwork.

1/2 laid d.p.c. min. 150mm above ground level.

225x450 (225x600 to 1st wall) concrete strip foundations grade S.T. min 750mm deep (1000 in shrinkable soil).

Floor constructed of 150mm concrete slab grade S.T. on 1200 gauge Viqueen 40mm h.r. 150mm hard core well compacted and bladed. Slab to be thickened to approx. 250mm under garage door.

Project

STANDARD SINGLE GARAGE DESIGN.

Client:

H.K. GOTT AND SONS

ALAN HORNSBY

ARCHITECTURAL SERVICES

'Little Acre'

Peak Hill, Cowbit,

Spalding, Lincs. PE12 6AW

Tel. Holbeach (01406) 380591

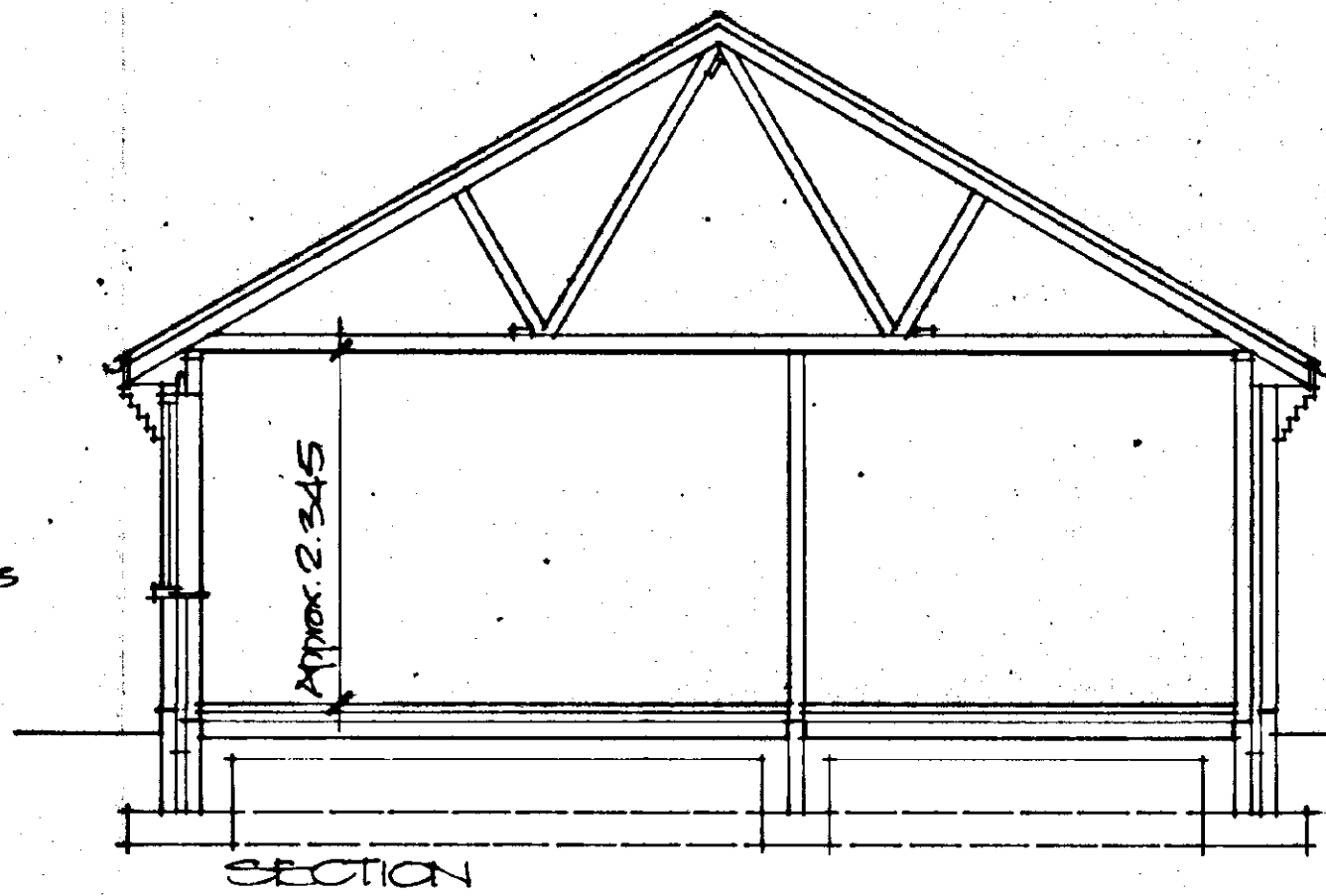
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Date Feb. 96

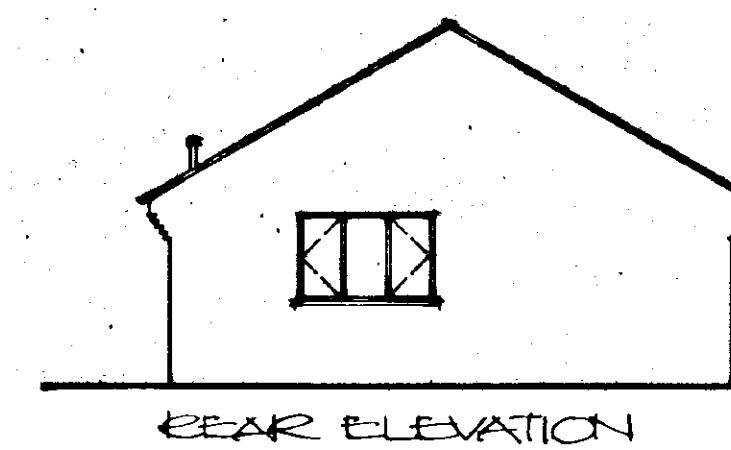
Dr. no

95/ST/01

Roof construction:
 Interlocking concrete tiles installed to manufacturers instructions on 25x250 fully treated rafters on ganging felt on gangnail roof trusses installed at 600mm c/c.
 Roof trusses manufactured to BS 5533 parts 2 and 3. Roof trusses manufactured 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 roof trusses are joined.
 25x100 wind braces (diagonal) to be installed to full length of roof.
 Approx 25mm rebated fascia boards.
 25mm thick plasterboard soffits.
 Eaves projection approx 250mm.
 All structural timber to be stress grade SC3 and marked dry or kiln dry.
 20x5mm mild steel straps to be installed at average 1.800c/c between roof structure and perimeter walls with straps installed at ceiling level and at slope of roof straps to extend over 300 trusses at gables with solid noggings under.
Roof void ventilation:
 Install roof void ventilation strips to eaves complete with flyscreen 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. 25mm ventilation gap above insulation at eaves.
Ceilings:
 All ceilings to be formed of 9.5mm plasterboard with 'Arter' finish and perimeter edges supported.
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 bedroom door and not more than 1.000 from kitchen or lounge door.



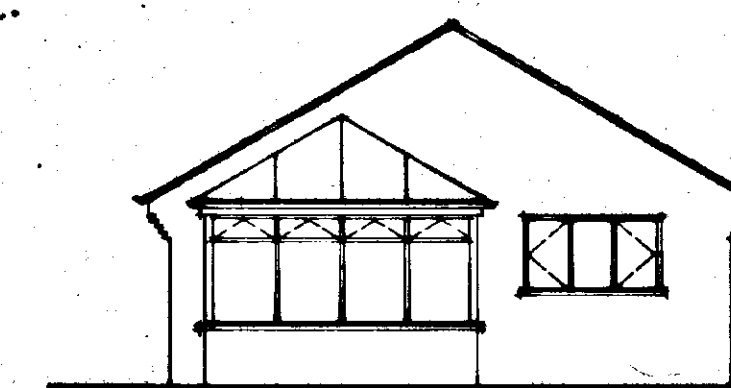
Part M (Disabled access)
 Provided max gradient of 1 in 20 ramped access to main entrance door together with hard paved area to provide level threshold at entrance.
 External doors to be min. 800mm wide. Internal doors to be min. 750mm wide unless otherwise stated.
 Switches and socket outlets to be min. 800mm max 1.200 from floor.
Window sizes:
 Lounge 1.800 x 1.350
 Bedroom 2 1.800 x 1.200
 Bedroom 1 1.800 x 1.200
 En-suite 488 x 1.050
 Bathroom 915 x 1.050
 Utility 488 x 1.050
 Kitchen 1.800 x 1.050
 Note: All sizes are approx and are to be confirmed/site measured.



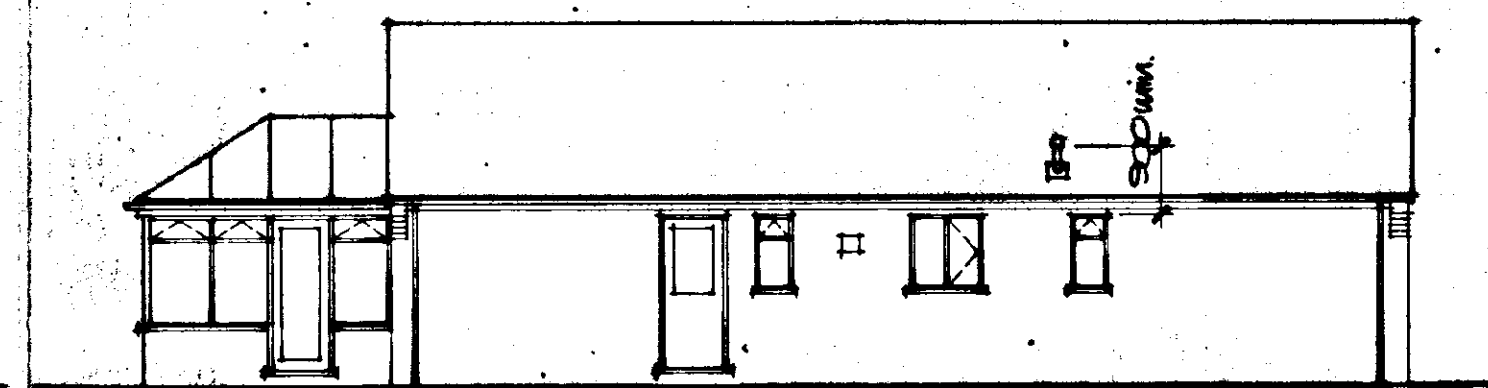
REAR ELEVATION



SIDE ELEVATION

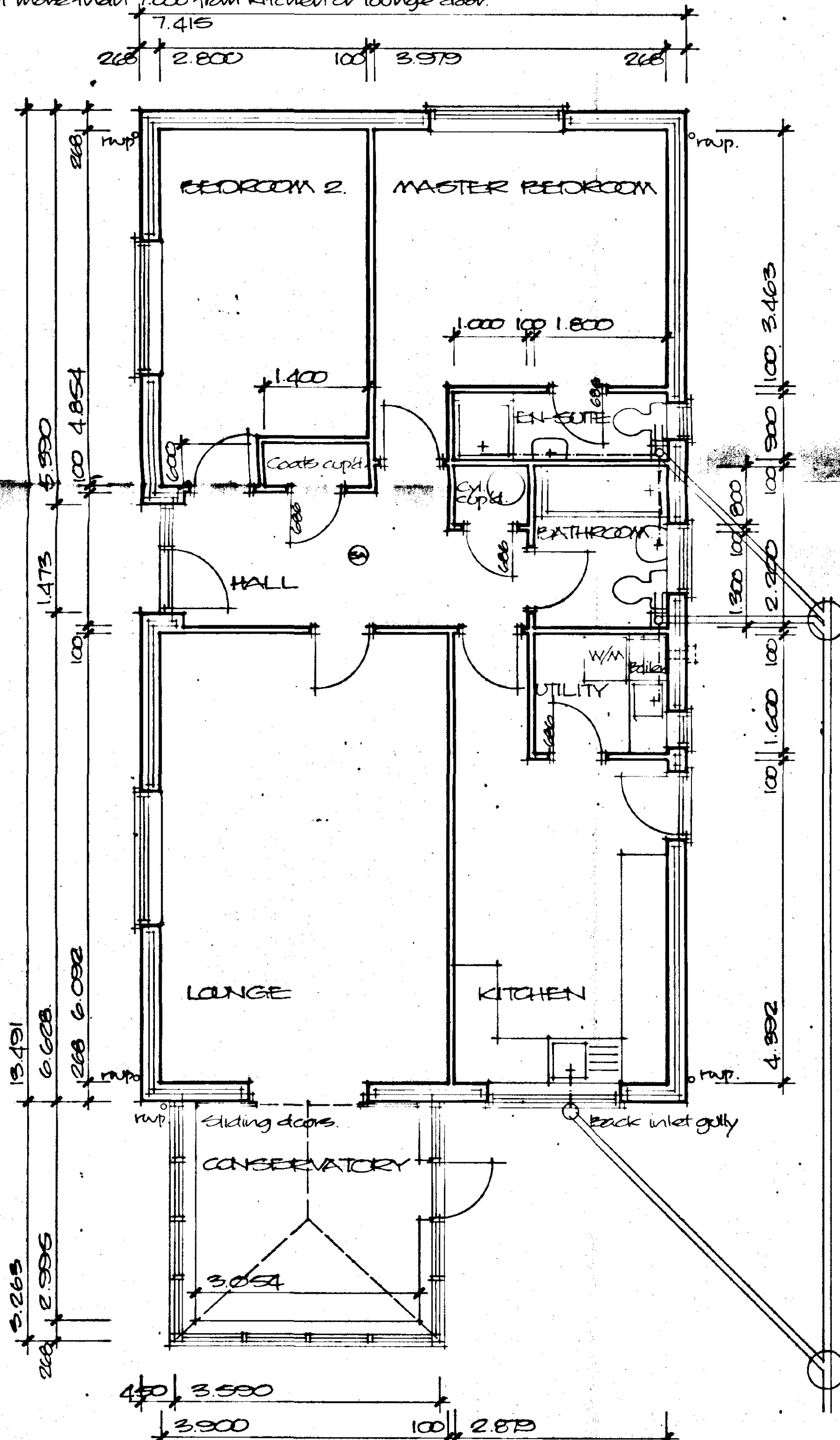


FRONT ELEVATION



SIDE ELEVATION

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



Cavity walls:
 Constructed of 100mm facing brickwork 65mm cavity and 100mm Hemeite standard blockwork with cavity insulation to be fibreglass mineral wool batts installed to manufacturers recommendations.
 Damp proof course to be installed with flashings lapping by min. 25mm.
 All cavities to be sealed with 6mm Mastelboard or similar.
 Cavity wall ties to be installed at 800mm c/c horizontally and 450mm c/c vertically and 225mm c/c within 225mm of reveals.
 All concrete sills to be below d.p.c. level to be class A level (external skin) level of cavity walls to be min. 150mm above ground level.
 Internal walls to be formed of 100mm Hemeite standard blockwork.
Lintels:
 Install 16 type L/H 50 steel lintels to all openings in external walls up to 1.800 clear span.
 Any opening over 1.800 clear span to have type L/H 50 lintel.
 Install 16 type box lintel 100 below wall plate above floor entrance.
 All internal door openings to have 16 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 internal doors to be double glazed with safety glass to all doors, sidelights, attached windows and any other glass within 800mm of floor level.
 Install trickle vents to provide min. 800mm² background ventilation to habitable rooms and min. 400mm² to kitchen, bathroom and en-suite.
 All doors to have opening lights equivalent to 1/20 of floor area.

Mechanical ventilation:
 Install extract fan to kitchen incorporated in cooker hood or install extract fan to utility to provide min. 15 litres per second extract.
 Extract fan 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.
 Boiler to be fitted with timing controls and boiler control.
 Boiler flue outlet to be fitted with suitable guard.
 Hot water storage cylinder to be min. 150 litre capacity factory insulated type (25mm thick foam) and fitted with cylinder vent 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 150mm thick moisture resistant T and G flooring grade chipboard on 500 gauge polythene separating membrane on 50mm thick extended polystyrene insulation or 50mm thick lightweight sand/cement screed on 500 gauge separating membrane and insulation as above.
 Either of above to be installed on 100mm thick grade 5/4 concrete slab on 150mm deep 100mm dia. Uprc on min. 150mm hardcore well consolidated and blinded.

Foundations:
 All foundations to be grade 5/4 concrete 225x700 strip foundations (casted to internal walls).
 Depth to be min. 750mm (1.000 in case of soil). Depth to be agreed on site with a building inspector.

Above ground drainage:
 To comply with BS 5572 with 100mm dia. polypropylene wastes from kitchen and utility sinks, washing machine, bath and shower to be connected to main drain.
 Combined wastes to be 100mm dia.
 All fittings to have 100mm deep seal traps except shower.
 En-suite fittings together with bath and shower from bathroom connected to 100mm dia. UPVC soil and vent stack with rodding point from base.
 Kitchen sink and utility fittings connected to 100mm dia. UPVC soil stack fitted with air admittance valve above flood level.
 Kitchen sink connected to back inlet gully.

Below ground drainage:
 To be 110mm dia. UPVC batted and surrounded in 100mm pea gravel to fall approx 1 in 60.
 In kitchen chamber to be approx 475mm dia with preformed drains passing through walls to be protected by pre-cast concrete slabs with min. 25mm clearance around pipes.
 Any drain within 800mm of ground level to be protected by paving slabs laid above pea gravel surrounding chamber.
 Chamber to be approx capacity 2,750 litre largest or larger for 100mm dia. UPVC drain.
 Every test to be carried out and agreed before installation to confirm suitability and length of land drainage.

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

SOUTH HOLLAND DC
 HOUSING & PLANNING
 20 AUG 1999
DETERMINED PLAN
 Ref. 0834/99

Project PROPOSED BUNGALOW AND GARAGE DROVE GATE, HOLBEACH GROVE. H.K. GOTT & SON (BUILDER)		Client MR & MRS J. BRIDGE	
Scale 1/50/100 Date Aug 99		Drg. no. 99/49/01	
Project ALAN HORNSBY ARCHITECTURAL SERVICES 'Little Acre' Peak Hill, Cowbit, Spalding, Lincs. PE12 6AW Tel. Holbeach (01406) 380591			