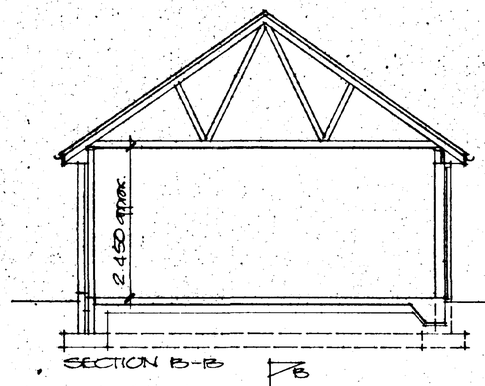
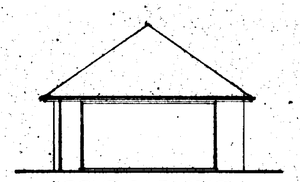
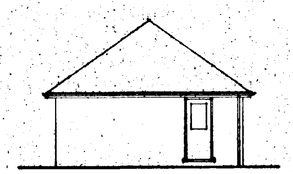
Do not scale off this drawing

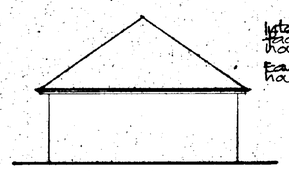
All site dimensions to be checked before work commences.




FRONT ELEVATION


SIDE ELEVATION


REAR ELEVATION


SIDE ELEVATION

Interlocking concrete tiles and facing brickwork to match house.

Eaves construction to match house.

Garage construction:

Roof & Walls:

Roof construction and finishes to match house including gangnail trussed tile roof construction.
Install 12.5mm plasterboard ceiling with 'Artex' finish as house.
Gutters and downpipes as house including drainage to soakpits.
Install lateral restraint to roof perimeter as house.
Cavity wall constructed as house except 50mm un-insulated cavity and no plaster internal finish. Hyload d.p.c. to reveals.

Lintels:

Install I.G. type LG/50 steel lintel to main garage door and type LI/550 to personnel door.

Foundations:

225x700 strip foundations as house

Floor:

100mm thick grade 5:1 concrete slabs with float finish and thickened below main garage door to min. 400mm deep. Slab laid on 1200 gauge polythene d.p.m. on min. 150mm thick hardcore well consolidated and blinded.

General notes:

Above ground drainage:

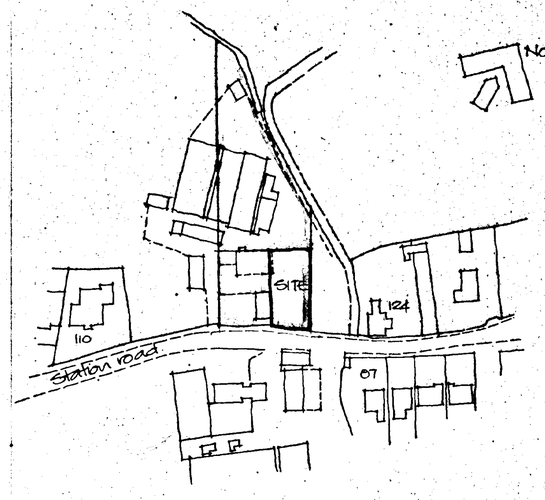
To comply with B.S. 5572 with 40mm dia. polypropylene waste pipes from kitchen sink, ultra high washing machine, shower trays and bath and 32mm dia. waste from wash basins, bidet, cloakroom washbasins to be 50mm dia. Install 75mm deep seal traps to all fittings except traps to shower trays which are to be 50mm deep seal anti-syphon type. Install air admittance valves on waste pipes adjacent to bath shower trays.
Bathroom, en-suite and kitchen wastes connected to 110mm dia. soil and vent stack within duct with rodding point at base.
All fittings connected to 110mm dia. soil stack with rodding point at base and fitted with air admittance valve above flood level within vented duct.

Below ground drainage:

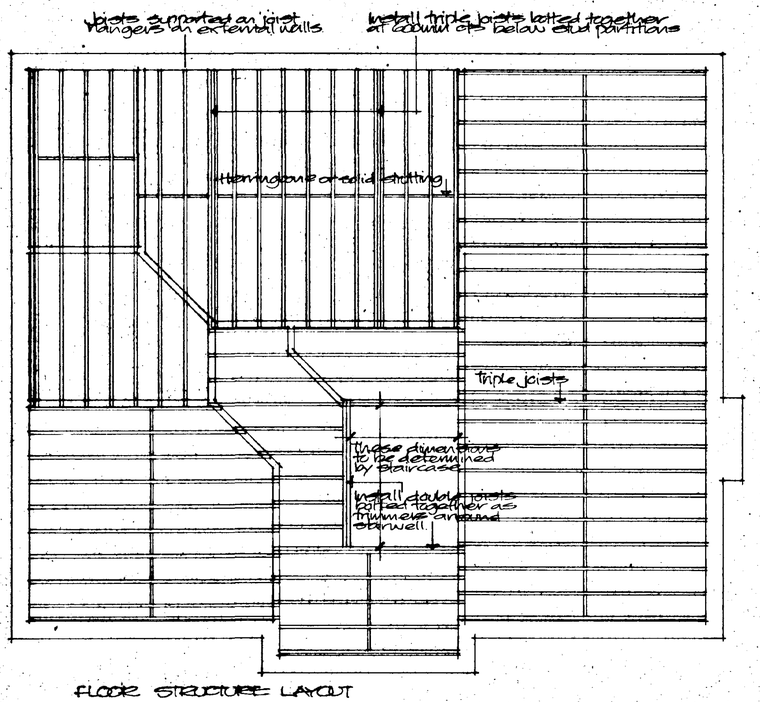
110mm dia. UPVC drains, bedded and surrounded in 100mm pea gravel to full cover. Link to connect to existing foul sewer invert level drawings to be confirmed by Developer. Approx. 450mm deep drains to pass through 600mm wide x 600mm deep trench. Drains passing through walls to be protected by pre-cast concrete lintels with min. 25mm clearance around pipes. Pipes passing through external to be protected from vermin entry and gas sealed.

Conservatory:

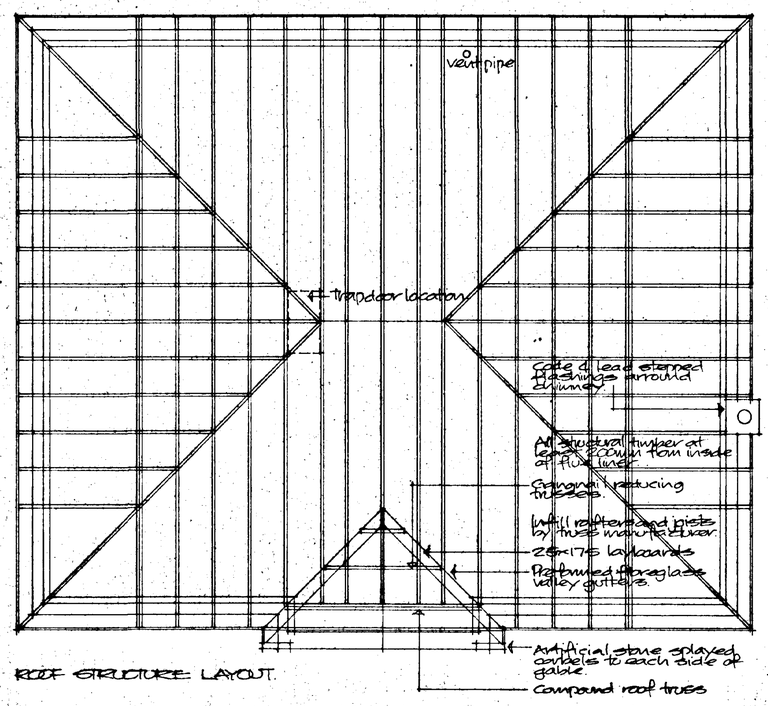
Constructed of UPVC frames with multi skin polycarbonate roof and toughened double glazing with safety glass to doors attached windows and any glass within 300mm of floor level.
Walls to be formed two skins of facing brickwork with 50mm cavity. Found details to be as house.
Floors to be as house.
Install code 4 lead flashing between conservatory roof and wall combined with cavity tray d.p.c. to wall.



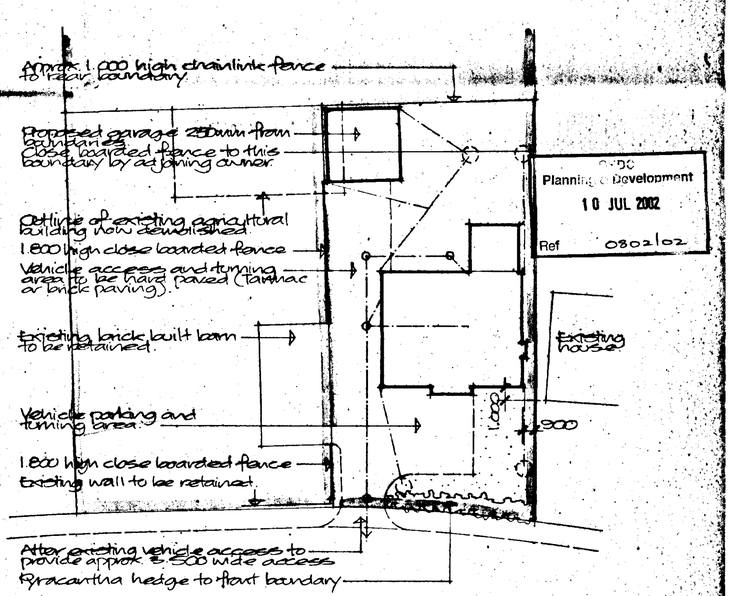
LOCATION PLAN Scale 1:1250



FLOOR STRUCTURE LAYOUT



ROOF STRUCTURE LAYOUT.



BLOCK PLAN Scale 1:250

Planning & Development
10 JUL 2002
Ref 0802/02

DETERMINED PLAN

Project
PROPOSED HOUSE AND GARAGE
STATION ROAD,
SURFLEET.

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

Client
MR & MRS J. JONES

Scale 1:50/1:100
Date July 02

Drg. no.
02/41/02

Summit DS(UK) 0098

Roof construction:
Interlocking concrete tiles installed to manufacturers recommendations on 25x38 tile battens on sarking felt on timber trussed roof trusses at 600mm max. ctrs. Roof trusses to comply with BS 5268 parts 2 and 3. Roof trusses manufactured to supply design certificate before work starts on roof structure.

Install 25x200 longitudinal ties to ridge and ceiling level. 30x10 wall plates.

Refer to roof structure layout for further details.

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

Eaves constructed of approx. 25x150 fascia board with 6mm thick plasterboard or similar soffit. Eaves projection to be approx. 450mm.

Install over fascia roof tile ventilation strip or similar to provide min. 10,000mm² ventilation per metre run. Install rafter ventilators to maintain ventilation into roof void.

Roof insulation:
Install 1 layer of 100mm thick fibreglass quilt between ceiling ties and 1 layer of 150mm thick quilt over ceiling ties. Average U value = 0.16 W/m²K

Lateral restraint:
Install 30x5mm mild steel straps at average 1,800 ctrs. between roof trusses and external walls. Straps to be fixed to bottom suspended floor and external walls. Straps to be fixed over 3no. joists/trusses where at right angles supported by noggings.

Gutters and dampipes:
Install 112mm dia. half round uPVC gutters with 68mm dia dampipes connected to 110mm dia. uPVC drains bedded and surrounded in 10mm pea gravel to fall to soakaways min. 1 metre cube at least 5 000 from building.

Ceilings:
All ceilings formed of 12.5mm thick plasterboard with Artex finish. Perimeter of ceilings supported. All joints in plasterboard at first floor level supported.

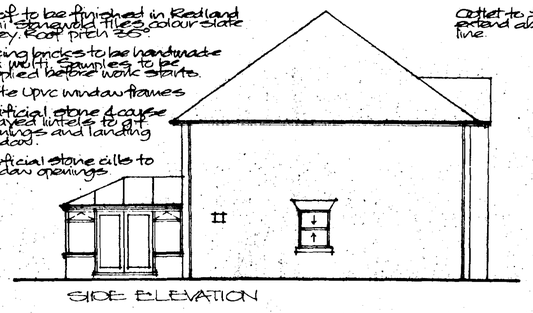
Suspended floors:
Constructed of 18mm thick T and G flooring grade chipboard on 150x50 joists at 400mm max. ctrs.
Install herringbone strutting between floor joists at mid span to all spans over 2.500.
Floor joists to be supported on joist hangers on external walls.

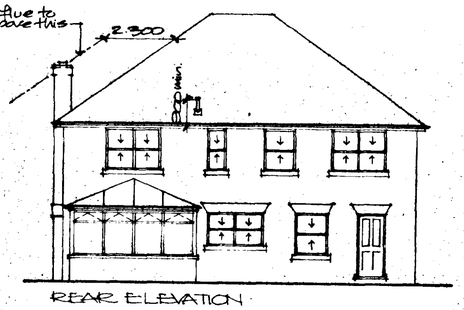
Ground floor construction:
Approx. 50mm thick sand/cement screed on 100mm thick grade ST4 concrete slab on 100mm thick Jablite 70 expanded polystyrene insulation on 1200 gauge polythene dpm on min. 150mm thick hardcore on well consolidated ground.
Insulation to be of a thickness to give a U value of 0.25 W/m²K
Install Jablite 70 insulation between concrete slab and external wall min. 25mm thick.

Foundations:
225x700 (225x450 to internal walls) grade ST4 concrete strip foundations min. 750mm deep, 1,000 in accordance with L.A. building inspector.

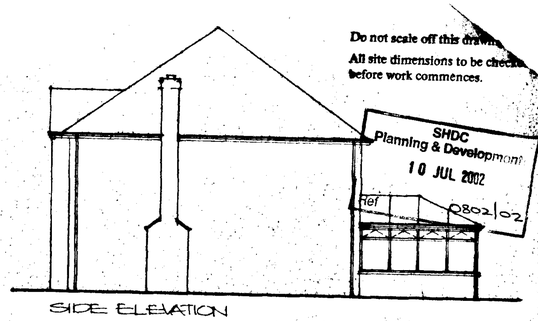
Meter boxes:
Location of electric and gas meter boxes together with switchgear etc to be confirmed.


FRONT ELEVATION

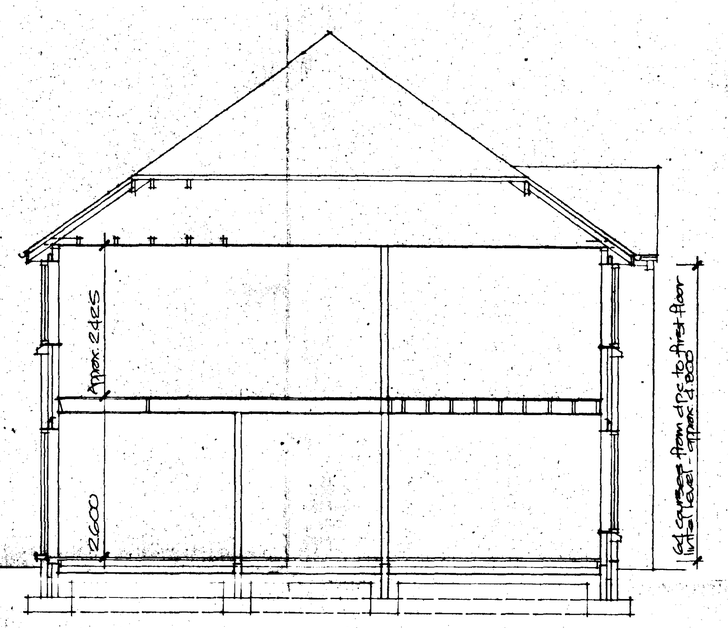

Roof to be finished in Redland Mini Stonewold tiles colour slate grey. Roof pitch 35°.
Facing bricks to be handmade red multi. Samples to be supplied before work starts.
White UPVC window frames
Artificial stone d pouse sculpted lintels to all openings and landing window.
Artificial stone cills to window openings
SIDE ELEVATION

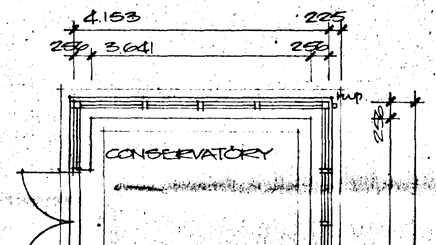


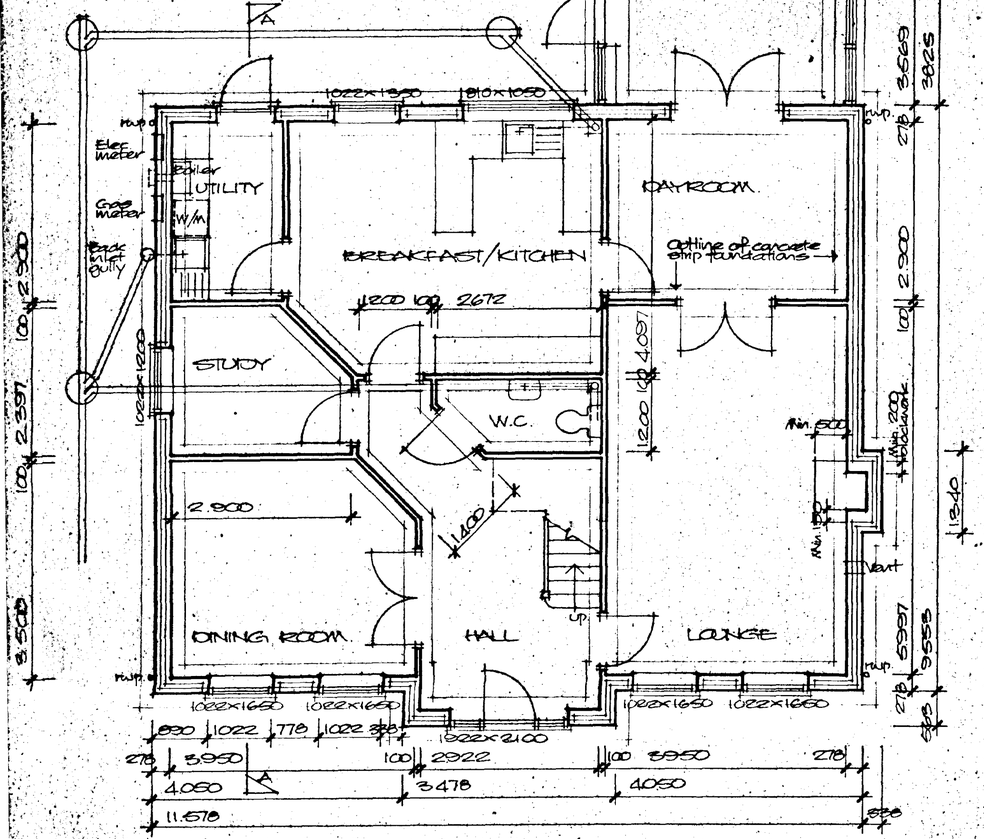
REAR ELEVATION

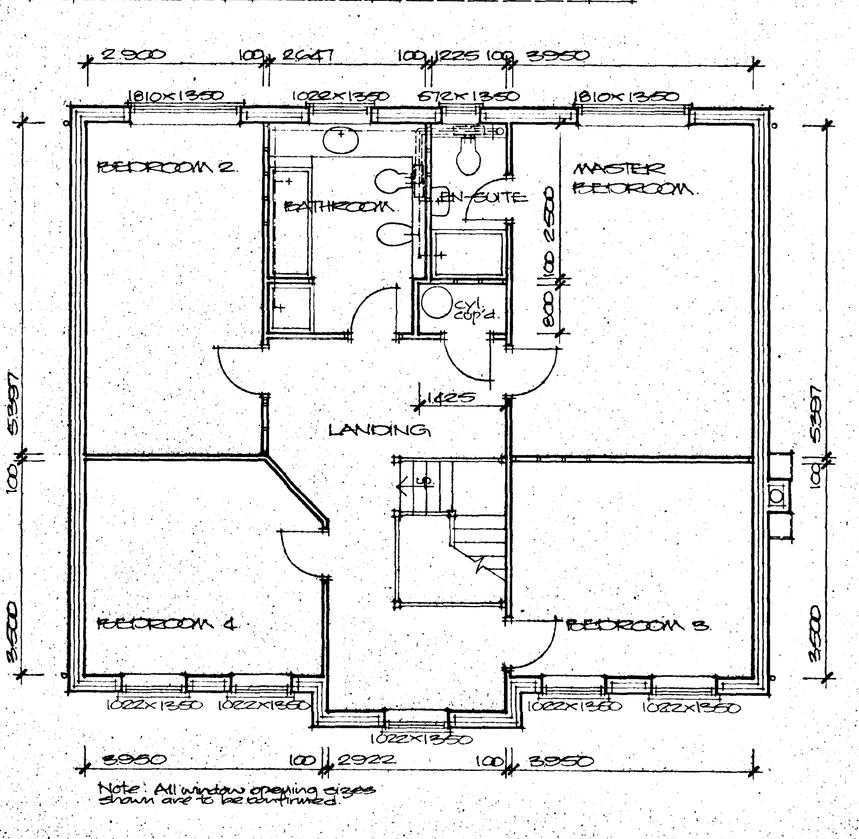


SIDE ELEVATION









Note: All window opening sizes shown are to be confirmed.

Cavity wall:
Constructed of 105mm thick facing brick, 75mm cavity and 100mm thick dense grade blockwork with internal finish of dense plaster on 75mm thick Dritherm cavity insulation to manufacturers recommendations.
Average U value = 0.35 W/m²K
Install intermediate or similar cavity closers to reveals of openings installed to manufacturers recommendations.
All cavity walls at base of ground floor to be damp proof course engineering bricks to be installed at 150mm horizontal centres, 150mm vertical centres and at 225mm centres within 225mm high stretcher bond brickwork below dpc to walls min. 150mm above ground to external paving, blockwork below dpc level to be class 'A' engineering brick.
Cavities to be filled with concrete to within 225mm of lowest internal level.
Internal blockwork walls to be 100mm Celcon standard blocks.

Windows and external doors:
UPVC window frames generally vertical sliding sashes except where shown otherwise.
Glass to be double glazed sealed units with 16mm gap and incorporating K glass (1.9 W/m²K minimum).
Any glass to doors and attached sidelights and any glass within 300mm of door to be safety glass to BS 6206 and marked.
Install trickle vents to provide 8,000mm² background ventilation to all habitable rooms including kitchen/breakfast and 4,000mm² to bathroom, utility and cloakroom.
Windows/external doors to habitable rooms to provide at least 1/20th of room floor area as main ventilation.
First floor bedroom windows to have openings suitable as fire escapes.

Lintels:
Install 1 no. type LL/S75 steel lintels to all openings in external walls up to 1,800 clear span. Openings above 1,800 clear span install 2 no. type LL/HD75 lintels.
Install 2 no. lintels above all ground floor openings in landing/garage opening.
Install 1 no. lintel 100 steel lintels above all ground floor openings in internal walls.
Install 1 no. internal 100 steel lintels above door openings in block walls at first floor level.

Heating/hot water:
Install wall mounted gas fired balanced flue boiler in utility with minimum efficiency of 78% (SEDBUK) boiler output 23kW to be determined.
Radiators to be fitted with thermostatic valves.
Install suitable guard to boiler flue outlet.
All pipework to be fitted with thermostatic valves.
Hot water pipes and unvented cold water pipes (i.e within roof void) to be insulated with Armaflex or similar of min. thicknesses to match pipe diameter.
Install hot water storage cylinder of min. 120 litres capacity. Cylinder to be factory insulated type with min. 65mm thick foam insulation.

Lighting:
Install to min. 4 rooms light fittings that only take lamps having a luminous efficacy greater than 40 lumens per circuit watt i.e fluorescent tubes and compact fluorescent lamps.
Any external lighting to be of low energy types as above and to be controlled by photoelectric switch automatically switches fitting off when enough daylight available.

Mechanical ventilation:
Install extract fan to kitchen within cooker hood to extract at a rate of 30 litres per second.
Install extract fan to utility to extract at a rate of 30 litres per second.
Install extract fans to bathroom and en-suite to extract at a rate of 15 litres per second.
Install extract fan to g.f. W.C. to extract at a rate of 15 litres per second controlled by light switch with 15 minute overrun.

Smoke alarms:
Install mains operated battery back up self contained interconnected smoke alarm system with heat detectors to be at least 300mm from any wall and no more than 3,000 from any habitable door i.e 4,800 from kitchen/lounge doors.

Stairs:
Install timber standard staircase to rise @ 600 with 15 risers of 200mm high @ 220mm treads. Landing/floor to be minimum 900mm wide and to be provided with handrail and balusters with max. 99mm gaps. Min. 2 000 headroom over stair.

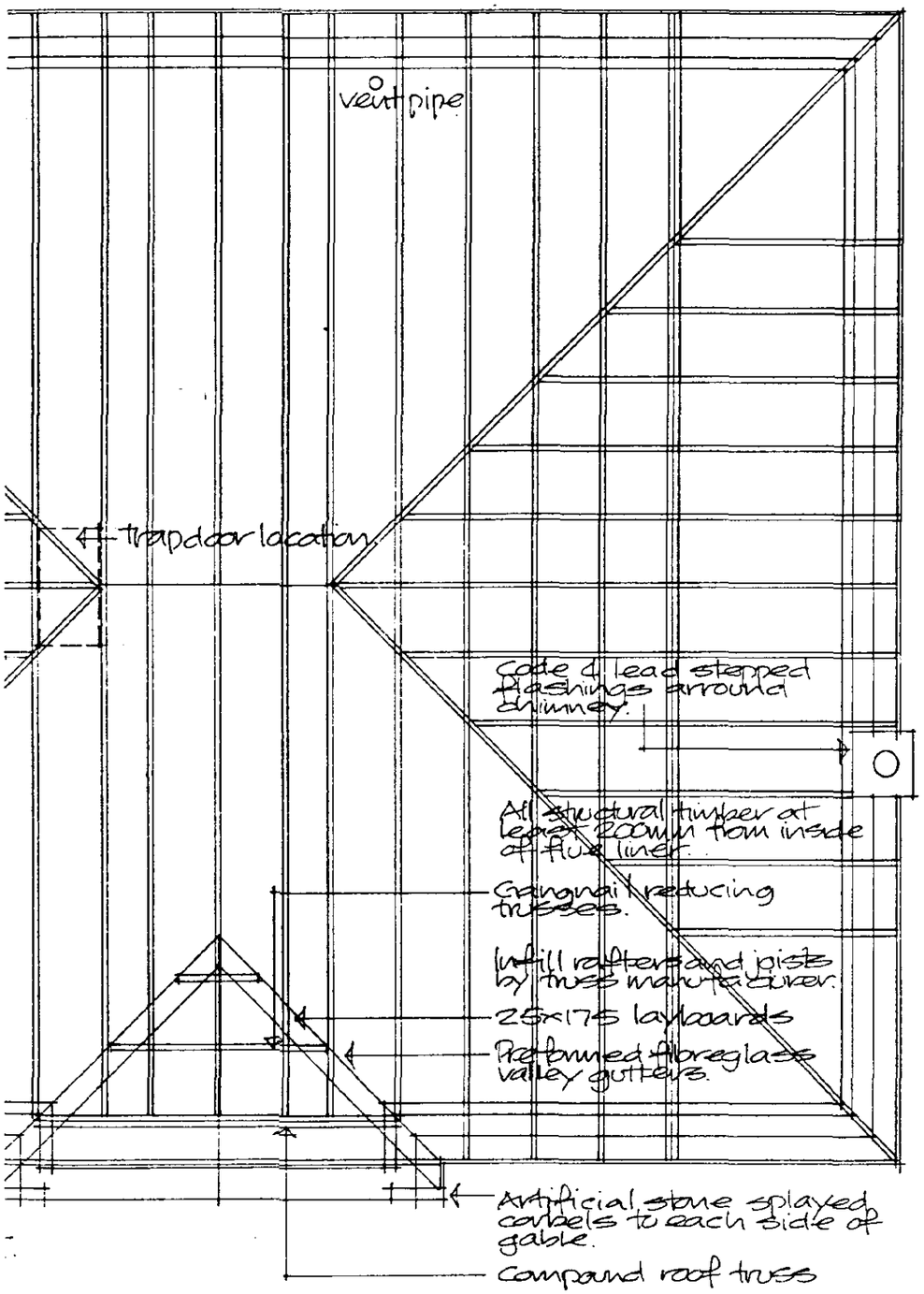
Disabled access etc:
Provide min. 1 in 12 ramped external access with min. 1,200 long level platform at top level with cill to entrance door. Ramp to be min. 900mm wide and to comply with reg. M2.
Switches, sockets etc to be installed between 450 and 1,200 above finished floor level.
All ground floor single doors to be min. 838mm wide.

Lounge open fire/chimney:
Open fire to be capable of burning smokeless fuel and to have adequate heating points to each storey of dwelling.
Chimney to have flue liner to BS 1181 225mm dia. or 185mm sq.
Install with sealed upper joint.
Install combustion air vent through external wall complete with suitable grille and liner to provide 50% min. of appliance throat opening area as permanent vent to open fire.

Stud partitions:
To be formed of 50x75 studs at 600mm ctrs. with 50x75 sole and head plates and noggings at 1,200 ctrs. PLASTERBOARD to both sides to quilt packing between studs.

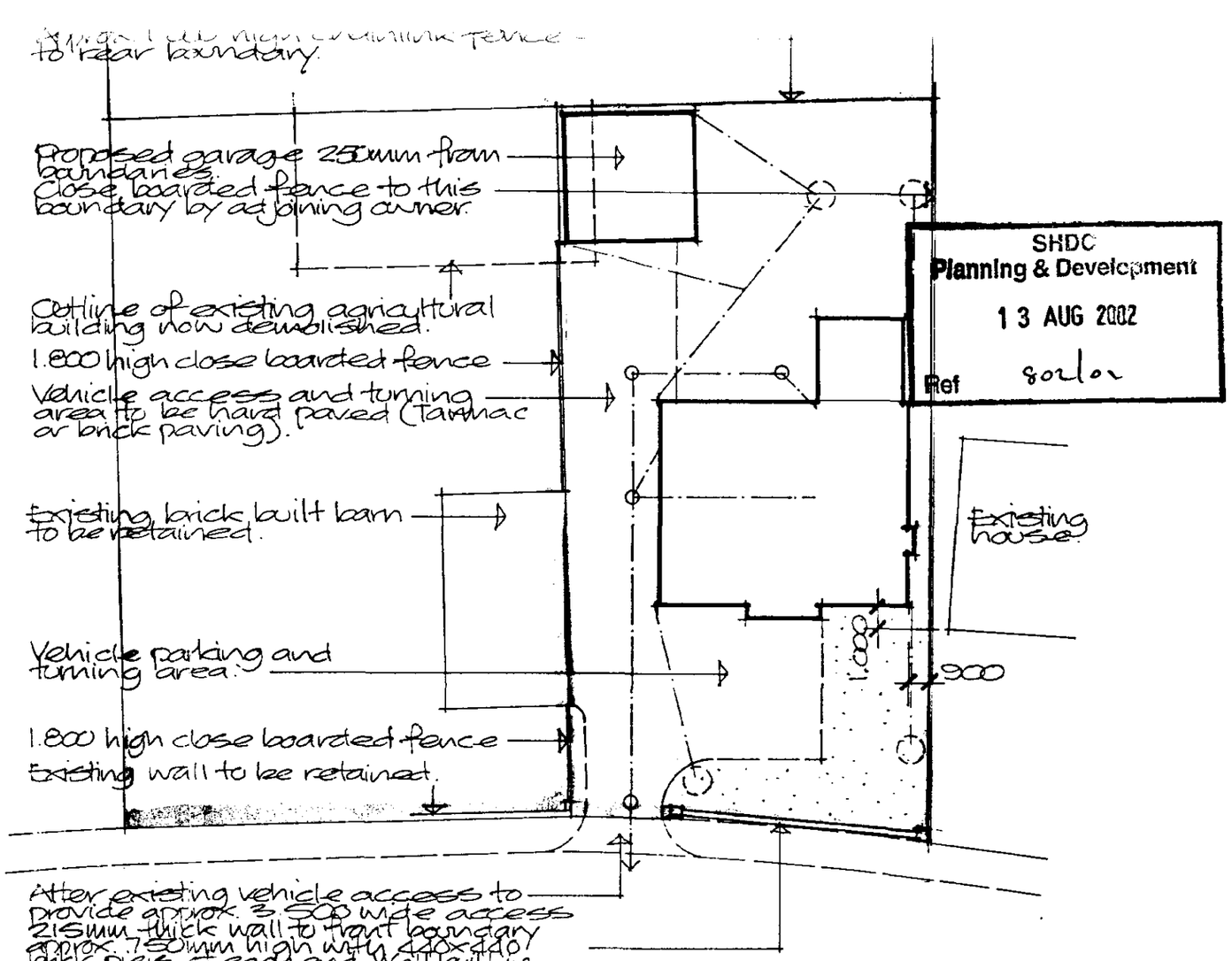
PLAN

Project: PROPOSED HOUSE AND GARAGE STATION ROAD, SURFLEET.	ALAN HORNSBY ARCHITECTURAL SERVICES 'Little Acre' Peak Hill, Cowbit, Spalding, Lincs. PE12 6AW Tel. Holbeach (01406) 380591
Client: MR & MRS J. JONES	Scale 1:50/1:100 Drg. no. 02/41/01
	Date July 02



Amendment

'A' Aug 02 Treatment of front boundary altered.



BLOCK PLAN Scale 1:250

SHDC
Planning & Development
13 AUG 2002
Ref 8021a

AMENDED PLAN
Ref. A1

Project
PROPOSED HOUSE AND GARAGE
STATION ROAD,
SURFLEET.

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

Client
MR & MRS J. JONES

Scale 1:50/1:100
Date July 02
Drg. no. 02/41/02A