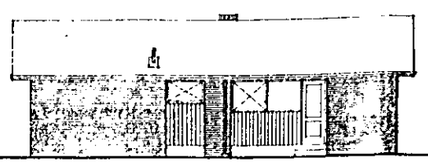
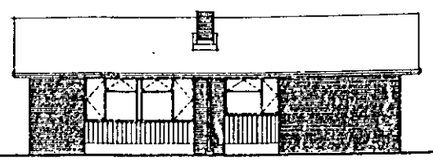
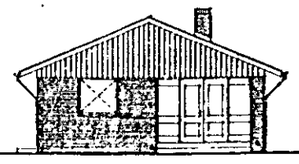
7E/165



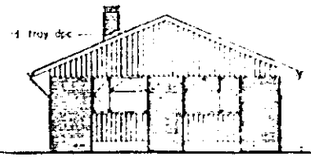
side elevation



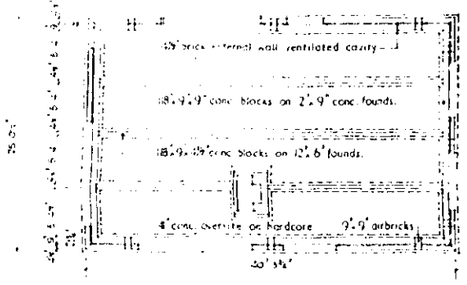
side elevation



front elevation



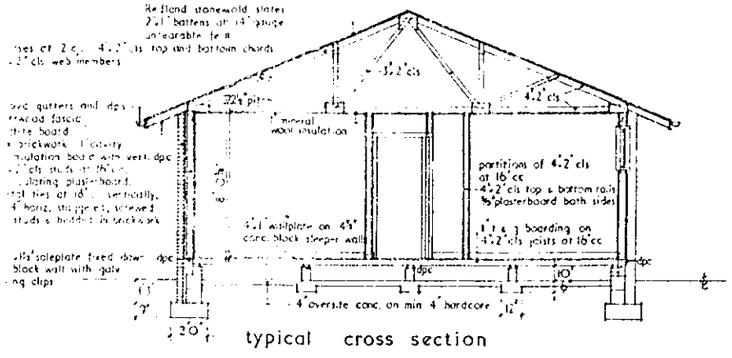
rear elevation



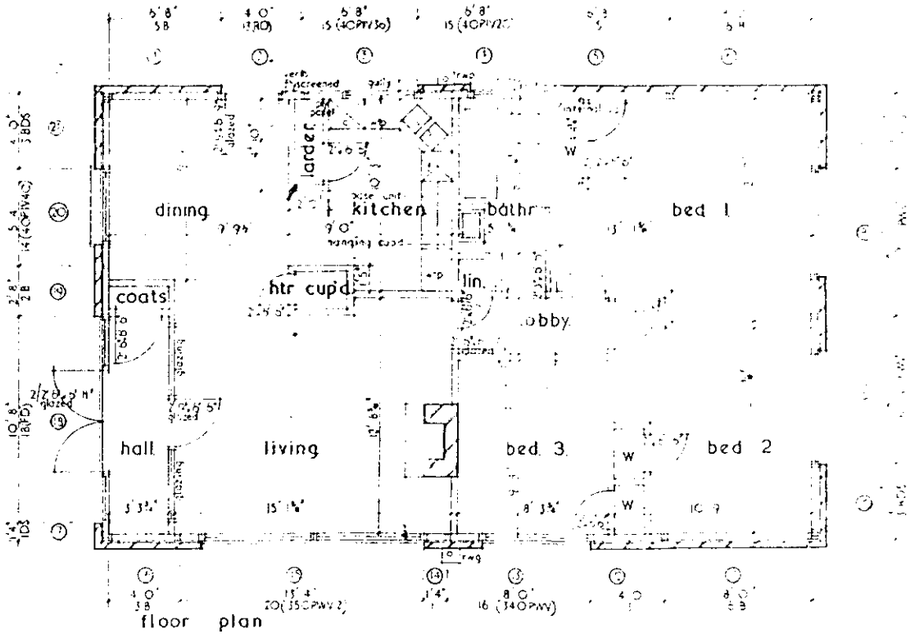
foundation plan

notes

internal dimensions given are face to face of plasterboard.
partitions are 4½" thick overall.
when setting out partitions add ½" for partitions plasterboard and add ⅝" for external wall plasterboard.
the numbers shown circled on plan indicate sequence of wall panel erection.
all roof and floor structural timbers, except cedar, are celcure pressure treated.



typical cross section



floor plan



GUILDWAY LIMITED.
ARTINGTON (FORMERLY CEDAR HOMES LTD)
GUILDFORD
SURREY.

TEL. GUILDFORD 69201-5

TITLE:

AMERICA LINE BRICK-SKIN BUNGALOWS
THE LONG ISLAND 890 EO MIRRORED MK. II.



DESIGNED BY	DRAWN	DATE	DWG No
SCOTT, BROWNRIGG, & TURNER. CHARTERED ARCHITECTS	S T	MARCH '64	A/890EM/1
	CHK'D	DATE	
	SCALE		
	⅛" & ½" TO 1'0"		

Proposed COTSWOLD Concrete Garage at: 33 NINE MILE RIDE

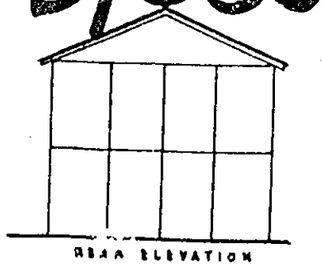
For: MR. R. VICKERMAN

Type: PD/350/66

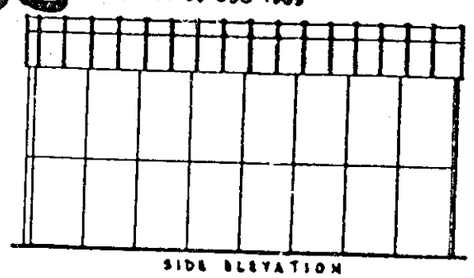
Finish: GOLDEN COTSWOLD/Standard Concrete

COTSWOLD BUILDINGS LTD
COTSWOLD WORKS.
STANDLAKE WITNEY OXON
TELE: STANDLAKE 284/5

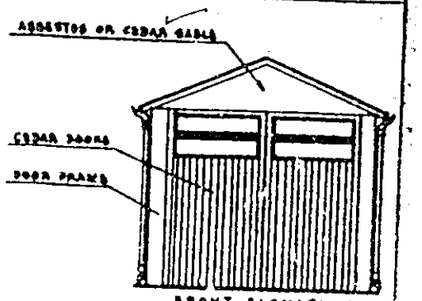
PD/350/66



REAR ELEVATION

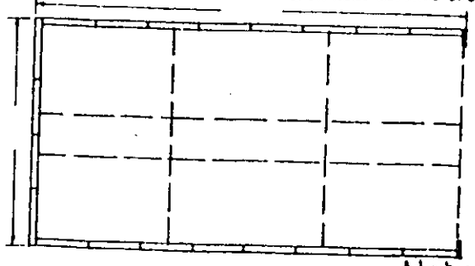


SIDE ELEVATION



FRONT ELEVATION

NB. THE NUMBER OF SECTIONS IN EACH WALL DEPENDS UPON THE SIZE OF GARAGE. SECTIONS ARE 2' 0" WIDE WITH REAR WALL CORNER SECTIONS 2' 3" WIDE



PLAN OF WALLS

PANEL SCALE 1/4" = 1' 0"

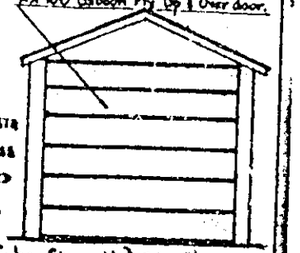
CONSTRUCTION

REINFORCED PRECAST CONCRETE PANELS.
ROOF OF 1/4" CORRUGATED ASBESTOS CEMENT
STEEL TRUSSES & PURLINS. OVERSITE 4" CONCRETE
NUMBER OF TRUSSES INCREASE WITH LENGTH OF GARAGE
GABLE CONSTRUCTED OF 3"×1" & 2"×1" FRAMING CLADDED
WITH 5/16" FLAT ASBESTOS CEMENT SHEET, OR 5/8" NOMINAL CEDAR SHIPLAP

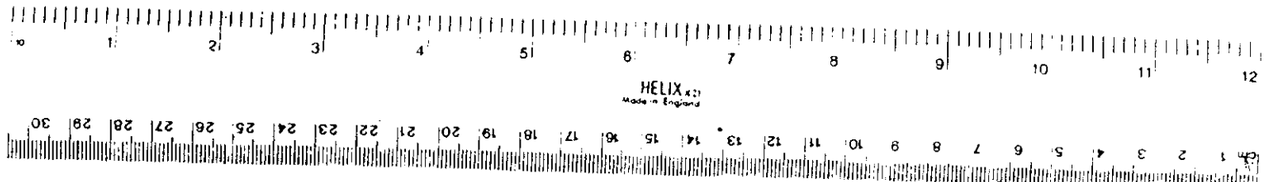
MATERIALS

Asbestos BS 690/1963
Cement BS 12
Aggregates BS 882
Reinforcement BS 785
Bolts BS 916 and BS 325
Fire Resistance Minimum ½ Hour

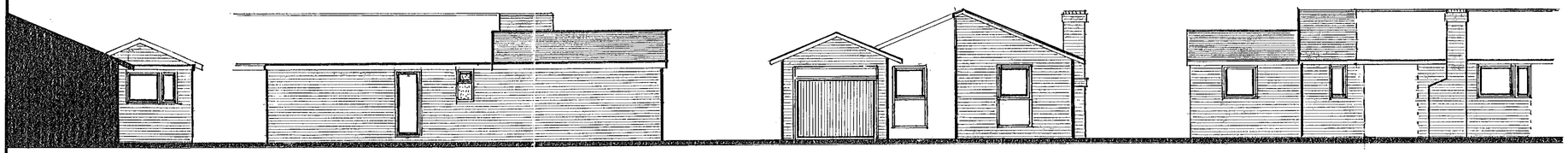
Alternatives:- Aluminium Up & Over door or AX 100 Gabcon Ply Up & Over door.



Cube Strength LBF/IN² 7 days 4250lbs, 28 days 6000lbs



142 A3 1 1 H.3

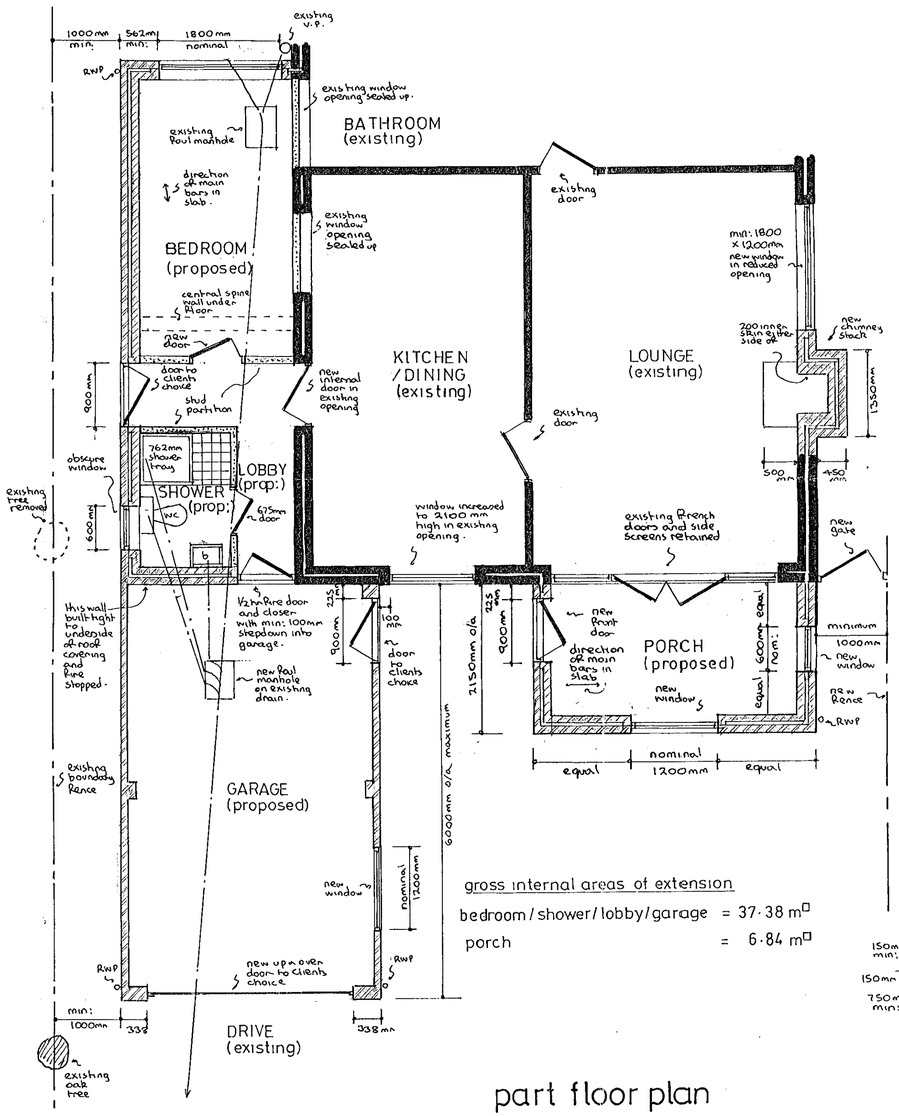


north elevation

west elevation

south elevation

east elevation

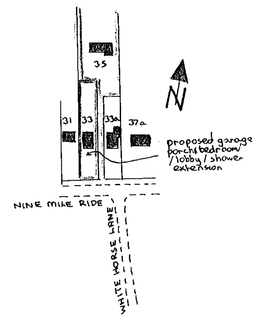


part floor plan

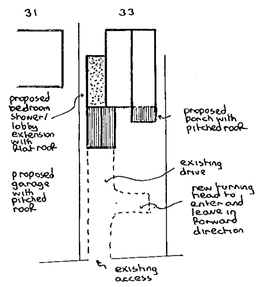
gross internal areas of extension

bedroom / shower / lobby / garage = 37·38 m²

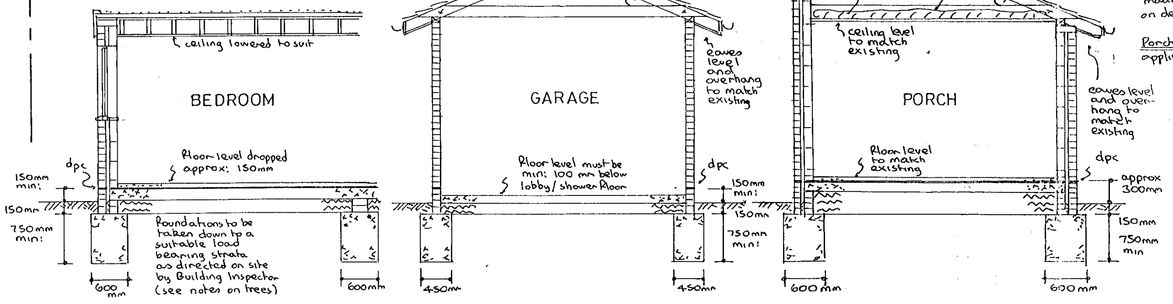
porch = 6·84 m²



location plan 1:2500



block plan 1:500



typical sections

notes:-

Roof (flat):- To avoid need for cross ventilation a warm deck roof is to be used. Three layer felt and chippings on 120mm Rockwool hardrock insulation on vapour barrier on 18mm exterior quality plywood on firrings to create min: 1in 60 fall on 150mm x 50mm joists at 400mm centres with ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations.

Roof (garage):- Concrete interlocking tiles to match existing on 100mm x 50mm rafters to garage pitched to match existing and set at 400mm centres with 175mm x 50mm joists at 400mm centres and no ceiling.

lateral restraint:- Where joists run parallel to an external wall, lateral restraint must be achieved by metal straps at 1200mm centres spanning three joists. In addition mild steel anchors min: 30mm x 5mm cross sectional area are to be provided at 2000mm centres to anchor down all wall plates.

Floors:- Garage floor to be 100mm concrete slab on 150mm min: selected hardcore. All other floors are selected floor finish on 65mm reinforced screed on building paper on 40mm Rwk Rockwool rigid slab insulation on vertrot or similar d.p.m on 150mm suspended concrete floor slab supported on all edges and reinforced with 10mm main bars at 100mm centres and 8mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of 150mm min: selected hardcore. Top steel to be provided over intermediate spine wall. Ventilation to be maintained to existing hollow floors by using second quality drain pipes to link new air bricks in external wall to existing air bricks.

Walls:- Cavity wall to be formed of external skin of Flaxing bricks to match existing and 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of celcon blockwork and 16mm plaster to receive selected decorations.

Partitions:- All internal partitions are to be formed of 100mm x 50mm timber studding at 400mm centres with 100mm fibreglass insulation between studding and faced with 9mm plasterboard and skimcoat plaster to receive selected decorations.

Windows/doors:- Any new windows to be double glazed and trickle vents to be provided to head equivalent to 8000mm² to lounge, Dining & bedroom with 4000mm² to shower. Any glass in windows below 800mm (e.g dining window) or doors below 1500mm measured from floor level to be in laminated safety glass.

Cold bridging:- In order to avoid cold bridging reveals around external door and window openings to be insulated.

Lintels:- I.G. lintels std type W/S galvanised steel insulated lintels.

D.p.c & flashings:- D.p.c to be leadcored felt and flashings in 4lb lead.

Electrics:- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations.

Chimney:- Traditional fireplace served by 225 ø terracotta socketted flue liners in stack terminating at ridge level. Combustion air to be provided equivalent to 50% of throat area

Ventilation:- Existing bathroom to be fitted with mechanical means of ventilation linked to light switch and discharging to open air at rate of 15 litres per second. Shower to be fitted with extract fan (15 litres per second). Kitchen to be fitted with either cooker hood (30 litres per second) or extract fan (60 litres per second)

Rainwater:- 112mm guttera 62mm downpipes to discharge via back inlet gulley and 100mm u.p.v.c. underground drainpipe to new soakaway 1000mm diameter x 2000mm deep and situated a minimum of 4500mm from any building.

Foul drainage:- Any new foul drainage to be carried out in 100mm u.p.v.c. underground drainpipe, bedded in pea shingle, set at 1in 40 fall and provided with concrete lintels where pipes pass under walls. Manholes in garage and bedroom to be fitted with double sealed screwdown cover and frame.

Foundations and trees:- Because of close proximity of oak trees allowance to be made for exceptional foundation depths subject to soil conditions. Final decision on depth to be taken on site as directed by Building Inspector.

Porch:- Not subject to Building Regulations but suggest above specification is applied to construction. Roof to be formed of concrete interlocking tiles on felt and battens on 175mm x 50mm rafters at pitch to match existing and set at 400mm centres with 175mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Roof space to have permanent cross ventilation and this is to be achieved by combination of proprietary eaves vents equivalent to 10mm continuous gap and ridge vents equivalent to 5mm continuous gap. Walls, floor, windows etc as described above.



26.FEB.2001 * 3441

APPROVED

2/1/03

PROPOSED EXTENSIONS at 33 NINE MILE RIDE, FINCHAMPSTEAD, BERKSHIRE for MR.D.W. BROWN.

Revisions:-
'A' 10/10/95 Redrawn to new brief at Clients request
'B' 10/11/95 Notes on Foundations/trees amended at Building Inspectors request.
'C' 12/2/96 Redrawn at Planning Officers/clients request.
'D' 8/2/2001 General revisions at Clients request.

Drawing Nº	AH/E/2298 D
Scales	1:50 & 100
Date	FEB 1996

NDESIGN BUILDING PLANS

D 24/4/01