

DETERMINED
PLAN
SOUTH HOLLAND DC
HOUSING & PLANNING
20 FEB 2001
Ref: H01/0234/01

[redacted]

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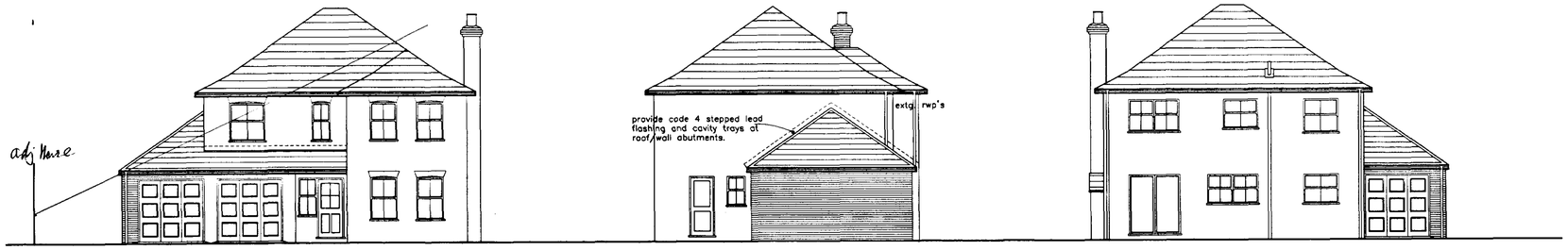
Scale: 1:1250

Council Offices, Priory Road, Spalding, Lincolnshire PE11 2XE

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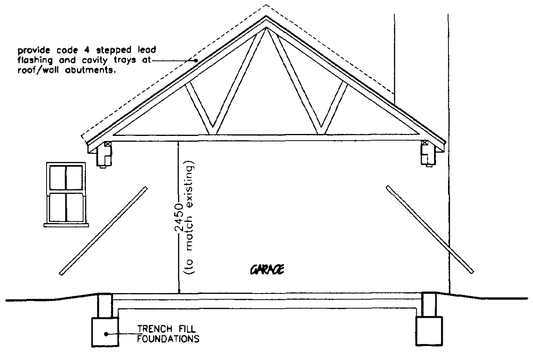


FRONT ELEVATION

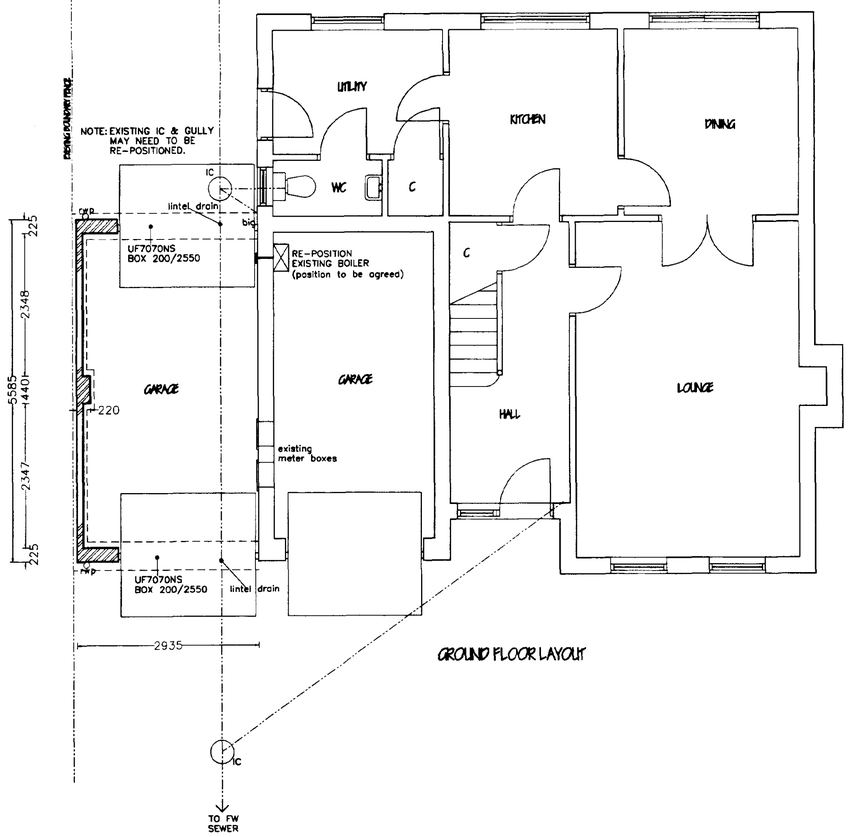
SIDE ELEVATION

PROPOSED FACING BRICKS AND ROOF TILES TO MATCH EXISTING DWELLING.

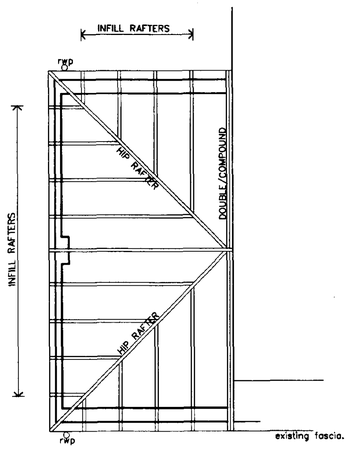
REAR ELEVATION



SECTION



GROUND FLOOR LAYOUT



RAFTERS AT 600mm C/C

ROOF PLAN

ROOF CONSTRUCTION
Concrete interlocking tiles to be of suitable type for pitch and installed in accordance with manufacturer's specification.
Installation to be to BS 5534 PART 1; 1978 with tiles laid to 75mm min. head lap. Dependant on tiles.
38 x 25mm preservative treatment s.w. Battens on underfelt to BS 747 felt to be lapped 150mm min.
Trussed rafter roof to be specialist designed and supplied by Twinaplate Ltd. in accordance with BS 5268 PART 3: 1985
Trusses to be installed at 600mm ctrs.
100 x 75mm wall plate strapped to walls at 2.0m ctrs. Max. Using 30 x 5mm galvanised steel straps of not less than 1.0m in length.
Provide 30 x 5mm galvanised steel straps at 2.0m CRTs max. From rafter and ceiling chord members to gable walls.
Span 3 no. Trusses with noggings and pack not less than 38mm thick and not less than 2 depth of roof truss member restrained.
Roof bracing is to be in accordance with the BS 5268 PART 3 1985.
25 x 100mm ridge node binder, 25 x 100mm ceiling binders, 25 x 100mm 45 diagonal bracing sections.
25 x 175mm P.S.E. fascia and bargeboards (where applicable) with 6mm ply soffit.
All timber to be C16 (SC3) structural grade minimum.
Compound trusses to bear on concrete padstones.

LINTELS
Lintels to be I.G. galvanised steel or similar approved lintel to BS 5977.
Selection and installation to be in strict accordance with manufacturer's instructions.
Provide 150mm-min. end bearing to all lintels with bit. Felt d.p.c. Cavity tray provided in accordance with BS 5628 PART 3: 1985 to all external wall conditions except where protected by eaves overhang.

GROUND FLOOR CONSTRUCTION
100mm oversite concrete (SI3 mix), on 1200G poly d.p.m. with 150mm min. laps, and to be lapped with d.p.c. 100mm min. on 150mm consolidated and blinded hardcore base.

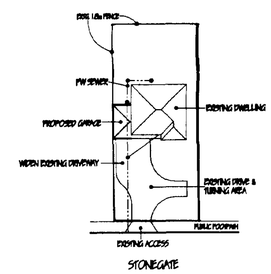
EXTERNAL WALLS
225mm and 100mm facing brick wall construction,
(to B.S.3521: 1974 for clay brick, BS 187: for calcium silicate brick).
Provide galvanised or stainless steel wall ties to BS 1243: 1978 installed at 900mm ctrs. Max. Horizontally, 450mm ctrs. Vertically. Ties at 225mm ctrs. Max. Vertically within 225mm of reveals at unbonded jambs to all openings.
Cavity to be closed at all openings and in roof space incorporating horizontal and vertical d.p.c's. Damcor insulating vertical d.p.c.

WALLING BELOW D.P.C.
Any brickwork below d.p.c. Level to be F. L. quality.
Class A blockwork to be used below d.p.c. To BS 6073.
Below ground to be Celcon Trench Block.
Provide lintel to wall where penetrated by services.
Provide horizontal d.p.c. At 150mm min. above finished ground level.
D.p.c. to be continuous and lapped with d.p.m.
Lean mix to cavity to terminate 225mm below lowest d.p.c. level.

FOUNDATIONS
Provide 600 deep x450mm wide concrete trench fill foundations to 225 & 100mm walls
All concrete to be St 3 mix (unless specified otherwise by structural engineers).
Foundations taken down to a suitable load-bearing sub-strata at min. depth of 750mm.
If shrinkable sub-soil is encountered, foundations to be taken down to depth of 1.0m below finished ground level.
Foundation depth to be in accordance with N.H.B.C. Standard, chapter 4.2 building near trees.

DRAINAGE - FOUL WATER
Where drains run through walls provide concrete lintel over 900mm-min. long length dependant on angle and number of drain runs.
A 50mm gap should be left all round the pipe with the opening covered by a rigid sheet material.

DRAINAGE - SURFACE WATER
112.5mm dia. half round u.p.v.c. Gutters to discharge into 68mm dia. downpipes.
Below ground pipework to be 82mm dia. u.p.v.c. Flexible with 100mm-min. pea gravel bed and surround.
Pipes to be laid 1: 70 fall to existing soakaways
All work to comply with Part H3 Building Regulations 1991.



BLOCK PLAN
1:500

MARK DENNIS
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90 STATION ROAD – SURFLEET – SPALDING
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RECEIVED
SOUTH HOLLAND DC
HOUSING & PLANNING
26 FEB 2001
Ref: H01/0236/01

PROJECT TITLE
PROPOSED SINGLE GARAGE AT
30 STONEGATE,
COWBIT,
SPALDING, LINCOLNSHIRE.

FOR: MR & MRS PEARSON

PLANS AS PROPOSED

REV	DESCRIPTION	DATE	BY

SCALE 1:100, 1:50
DRAWN MD
DATE FEB 01
DRAWING No. 01.013/01