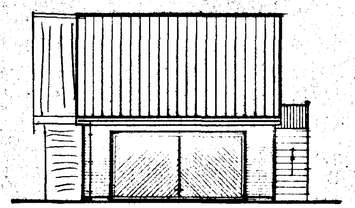
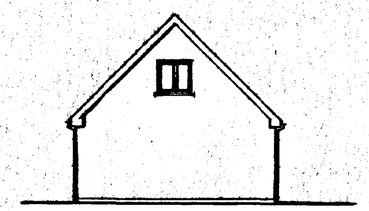
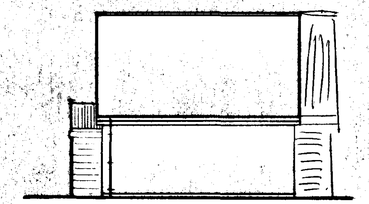
BRICKS & TILES TO MATCH EXISTING



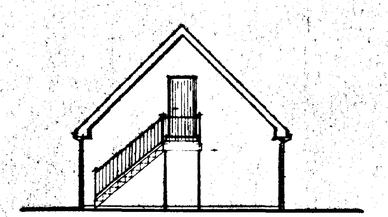
FRONT



SIDE



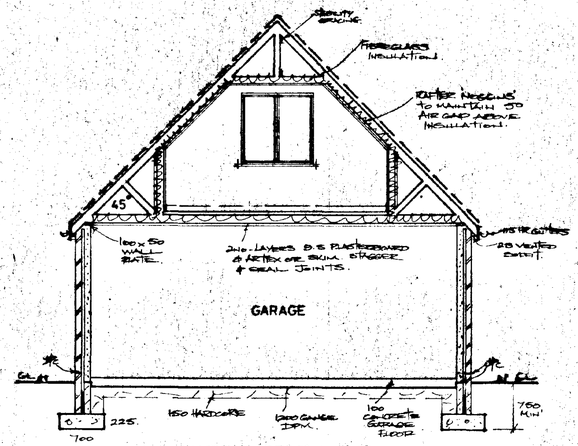
REAR



SIDE

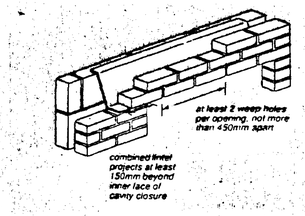
ROOF DESIGNED & ERECTED TO BS:5268. PART 3, 1985.

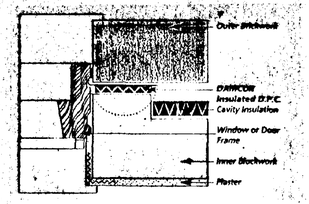
ROOF TRUSS DESIGN & CERTIFICATE TO BE SUPPLIED PRIOR TO ERECTION ON SITE.

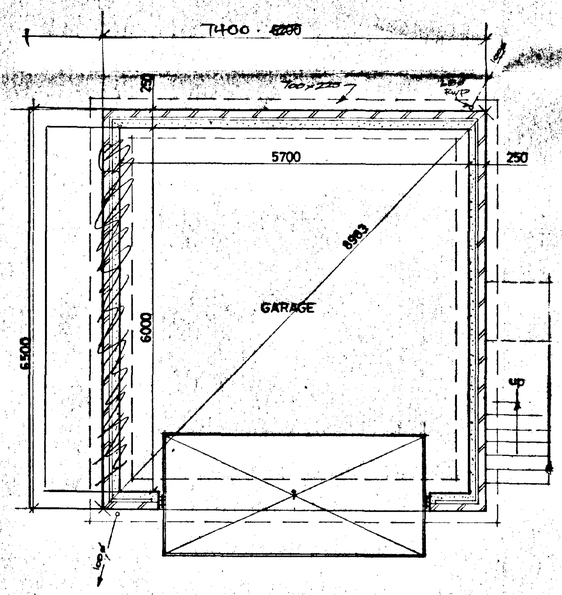


SECTION

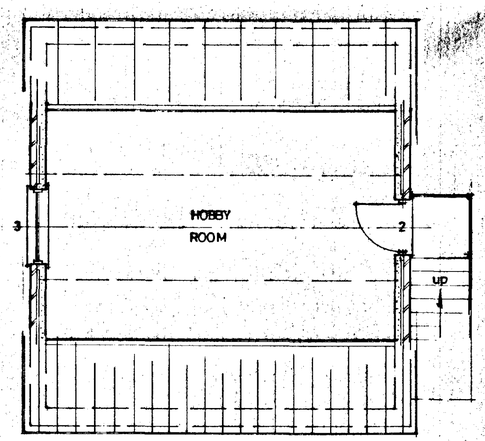
It is recommended that where fair faced masonry is supported by lintels, weep holes should be provided spaced at maximum 450mm intervals. Each opening should have at least two weep holes.



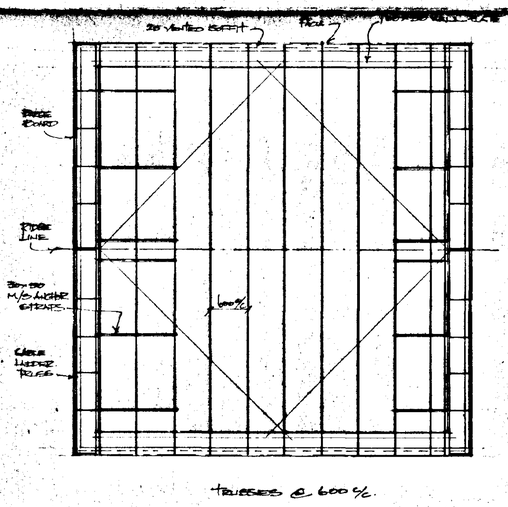




PLAN



LOFT PLAN



ROOF PLAN

ROOF CONSTRUCTION
Roofs to be constructed in accordance with and to the sizes shown on the drawings. Pre-fabricated attic trussed rafters of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3, 1985.

ROOF COVERINGS
Concrete interlocking tiles, to be fixed in accordance with the manufacturers instructions and BS 5534 Pt 1, 1978. Battens 38 x 25 at gauge centres on untearable Type 1F sarking felt with minimum 150mm laps.

LATERAL RESTRAINT STRAPPING
Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling, ceiling joists and rafter levels where they run parallel to walls. Solid strut below the straps and tight pack against the walls.

INSULATION
Lay 150mm FIBREGLASS, 100mm between joists and 100mm over joists, maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope, ensure insulation is continuous with cavity wall insulation.

ROOF VENTILATION
6mm plywood with 25mm continuous gap as soffit board. Provide fine mesh flyproof screen to ventilation gap. Proprietory spacer ventilator over joists to maintain 50mm clear airway above insulation.

FASCIAS
To be wrot ex 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.

CEILINGS
Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Nog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX or skim finish to ceiling. Garage ceiling to be 2 No. layers of 9.5mm plasterboard, artex or skim finish, stagger and seal joints.

GARAGE FLOOR
100mm thick ST4 concrete floor on 1200 gauge DPM lapped with DPC in walls. 150mm min hardcore, blinded and compacted. Excavate oversite to 100mm deep to remove topsoil of vegetation.

WALLS
Cavity work to be 265mm overall width comprising 100mm clay facing bricks, 65mm cavity filled with Tebway cavity fill, Agrement Cert No. 86/1606. 100mm load bearing "Thermalite" insulation blocks. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

PLASTERWORK
Walls to be plastered onto fine sand render with skim finish a total of 13mm thick including reveals and lintel soffits.

SKIRTING AND ARCHITRAVES
Timber mouldings, skirting and architraves to be standard section or as otherwise directed.

HEATING
Heating of hobby room to be by Electric Night Storage radiators.

ELECTRICAL INSTALLATION
All work to be carried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in position as directed.

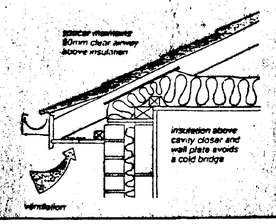
DECORATION
Allow for decorating all new surfaces, ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

FIRST FLOOR CONSTRUCTION
Provide and fix 19mm tongued and grooved flooring grade wood particle board on G.S. grade softwood floor joists to the sizes indicated on the drawing. Provide solid strutting at mid span of joists. Build joists into walls to full bearing width of wall, but ensure not to encroach into the cavity.

STUDWORK PARTITIONS
To the first floor, or where shown, form studwalls in 75mm x 50mm softwood studs at 400mm centres with 75mm x 50mm head and sole plates and noggins at 1200mm centres. Clad with 12.7mm GYPROC WALLBOARD, scrim, tape joints and skim finish.

STAIRCASE
Staircase to be standard manufacturer 900mm maximum overall width, with minimum clear width of 800mm. Maximum pitch to be 42 degrees with a rise of 200mm and going of 223mm. Handrail to be 900mm above the pitch line of the staircase and 980mm on landing, balusters not to permit passage of 100mm diameter sphere. All balustrades to be capable of withstanding 0.36kN/m horizontal force.

A spacer in the eaves should be used so that ceiling insulation can be installed over and beyond the wall plate. This minimises the cold bridge without blocking the ventilation.



SUB STRUCTURE WALLS
To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.

VENTILATION
Natural ventilation area of window to be not less than 1/20 of room floor area. Window to have 8000mm squared night vent.

FLASHINGS
All flashings, soaker etc to be in CODE 4 sheet lead properly cut, dressed and fixed.

DAMP PROOF COURSES
Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be linked with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels, with at least 2 No. weep holes per opening not more than 450mm apart.

FOUNDATIONS
Generally to be in mass concrete ST 4 strip 700mm wide x 225mm thick under cavity walls. Excavations shall be down to a firm consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

LINTELS
To be LG L1/HS in cavity wall openings generally, unless stated otherwise. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions. Faces of all lintels to be covered with at least 15mm of lightweight plaster.

WINDOWS AND DOORS
Windows and doors to be as BOULTON & PAUL in treated softwood standard metric joinery, unless otherwise indicated. Window to be double glazed (sealed unit type). Windows and doors to be fully draughtproofed.

JOINERY
Doors, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacture and be as BOULTON & PAUL or equal approved.

RAINWATER GOODS
PVC gutters 115mm hr and 68mm dia down pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to soakaway.

SOAKAWAYS
To be a minimum 5.0 metres from any building and to be 1 cu.m. rubble filled with inlet pipe discharging to centre of soakaway.

DOOR, WINDOW & LINTEL SCHEDULE

POS	REF	LINTEL	LENGTH
1	UF14070NS	LG L5	4800
2	FNS	LG L1/S	1200
3	212CC	LG L1/S	1500

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AMENDED PLAN
Ref. A1

SOUTH HOLLAND DC
HOUSING & PLANNING
25 MAY 1999
Ref: 0426/98

G. R. MERCHANT
LENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

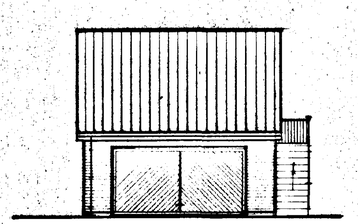
PROJECT:
PROPOSED GARAGE
GREEN VIEW
1 LEOFRIC CLOSE
CROWLAND

CLIENT:
MR & MRS R. AGATE

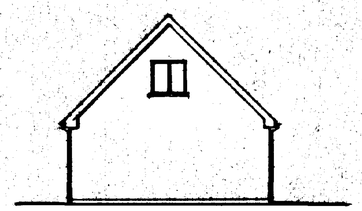
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1/50 1/100	MARCH 1998
G.R.MERCHANT	DRAWING No.: RA.02/A

REVISIONS:

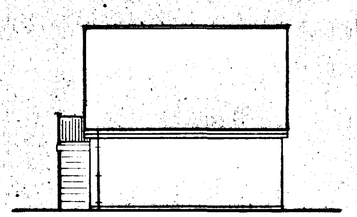
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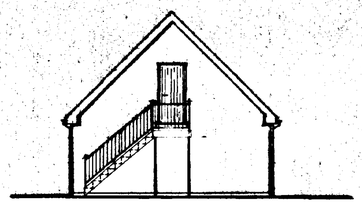
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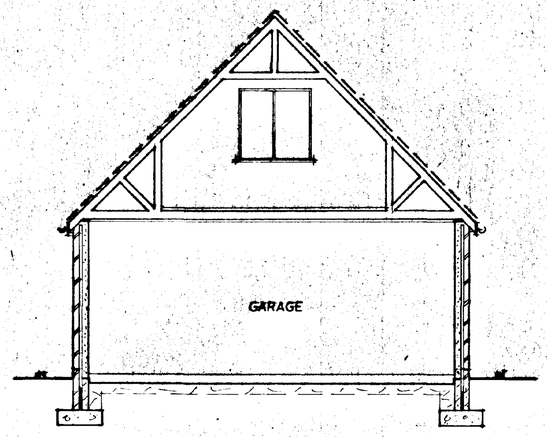
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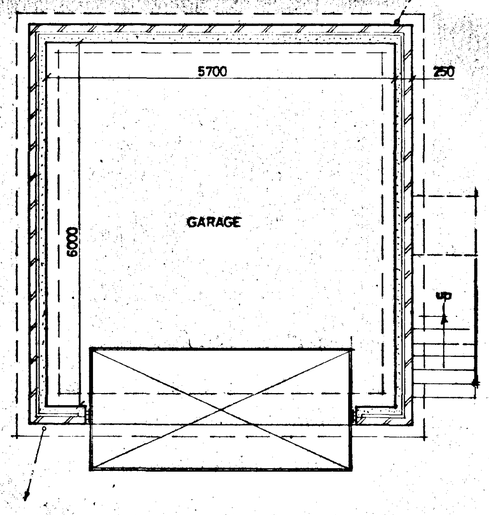
REAR



SIDE



SECTION



PLAN

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
23 APR 1998
Ref: 0426/98

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

PROJECT:
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GREEN VIEW
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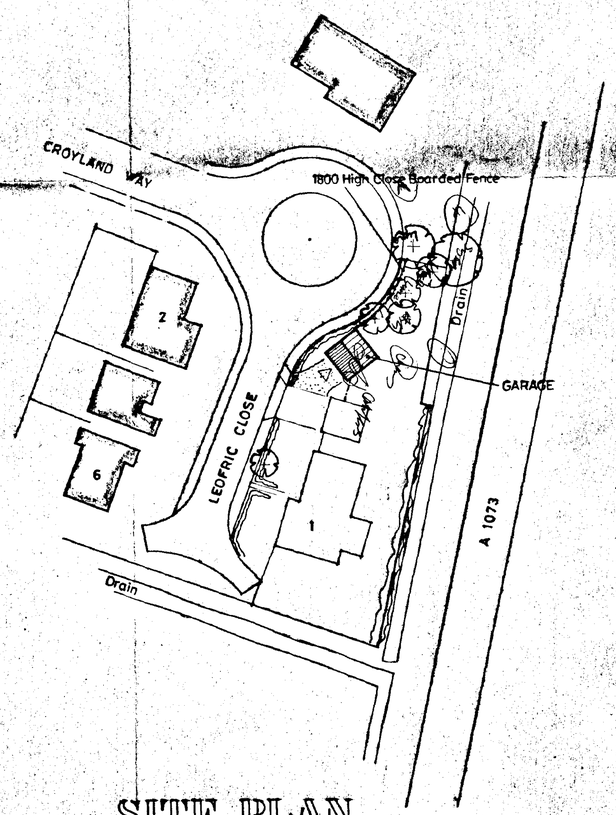
CLIENT:
MR & MRS R. AGATE

SCALES:	DATE:
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REVISIONS:

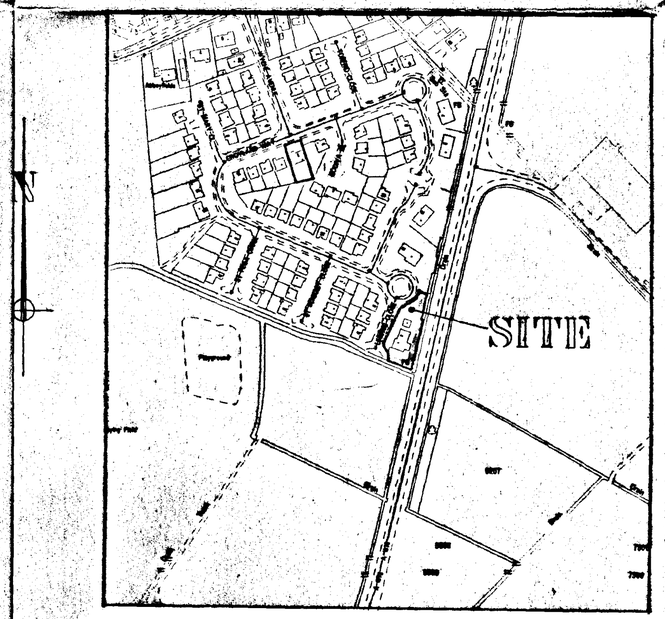
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SUMMIT 2259 498T
8046-11047



SITE PLAN

1:500



LOCATION PLAN

1:2500

SOUTH HOLLAND DC
HOUSING & PLANNING
23 APR 1998
Ref: 0426/98

DETERMINED PLAN

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PROJECT:
PROPOSED GARAGE
GREEN VIEW
1 LEOFRIC CLOSE
CROWLAND

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SCALES:	DATE:
AS INDICATED	*MARCH 1998*
G.R.MERCHANT	DRAWING No.: *RA.01*