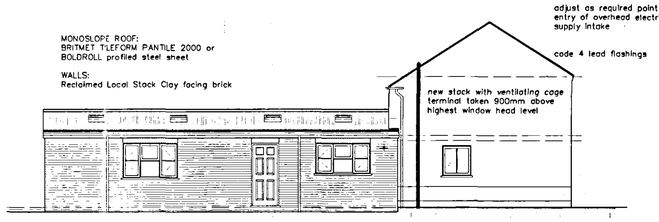
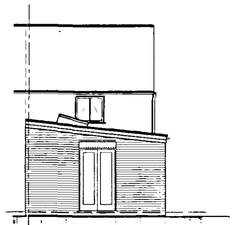
ELEVATIONS



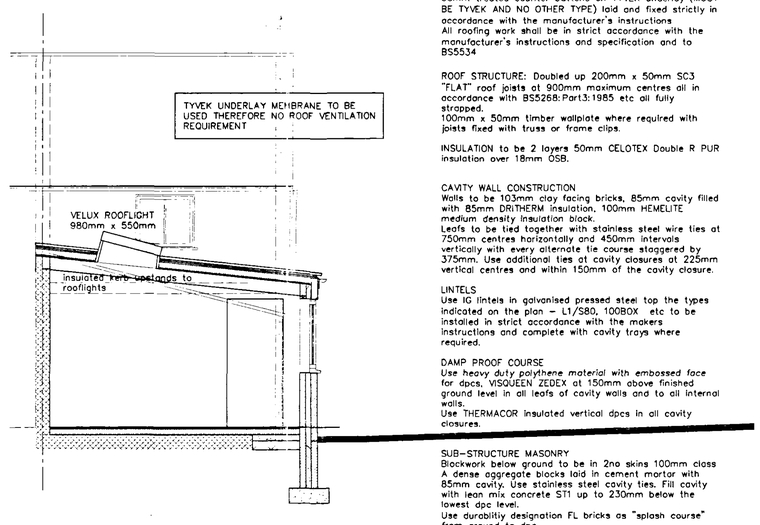
front



side



rear



ROOF COVERING
BRIT MET TILEFORM profiled steel sheet with smooth finish on 50mm x 38mm treated battens on 50mm x 38mm treated counter battens on TYVEK underlay (MUST BE TYVEK AND NO OTHER TYPE) laid and fixed strictly in accordance with the manufacturer's instructions
All roofing work shall be in strict accordance with the manufacturer's instructions and specification and to BS5534

ROOF STRUCTURE: Doubled up 200mm x 50mm SC3 "FLAT" roof joists at 900mm maximum centres all in accordance with BS5268:Part3:1985 etc all fully strapped.
100mm x 50mm timber wallplate where required with joists fixed with truss or frame clips.

INSULATION to be 2 layers 50mm CELOTEX Double R PUR insulation over 18mm OSB.

CAVITY WALL CONSTRUCTION
Walls to be 103mm clay facing bricks, 85mm cavity filled with 85mm DRITHERM insulation, 100mm HEMELITE medium density insulation block.
Leafs to be tied together with stainless steel wire ties at 750mm centres horizontally and 450mm intervals vertically with every alternate tie course staggered by 375mm. Use additional ties at cavity closures at 225mm vertical centres and within 150mm of the cavity closure.

LINTELS
Use IG lintels in galvanised pressed steel top the types indicated on the plan – L1/S80, 100BOX etc to be installed in strict accordance with the makers instructions and complete with cavity trays where required.

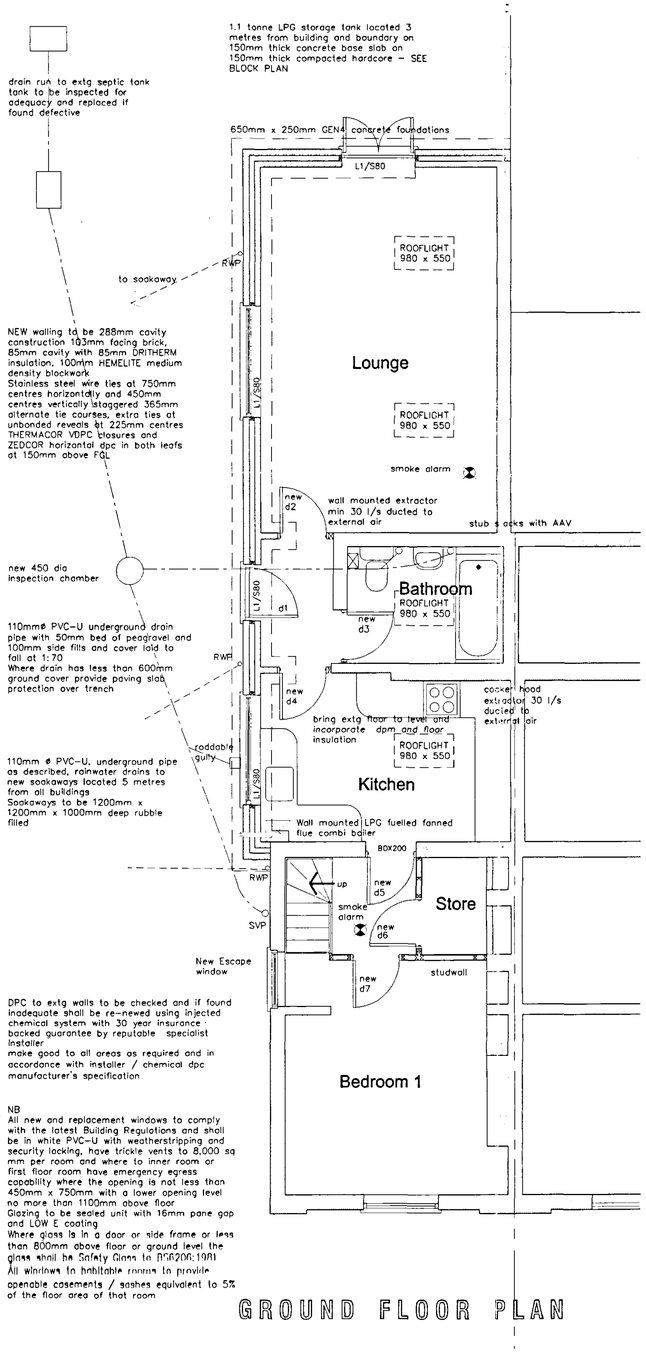
DAMP PROOF COURSE
Use heavy duty polythene material with embossed face for dpcs, VISQUEEN ZEDEX at 150mm above finished ground level in all leafs of cavity walls and to all internal walls.
Use THERMACOR insulated vertical dpcs in all cavity closures.

SUB–STRUCTURE MASONRY
Blockwork below ground to be in 2no skins 100mm class A dense aggregate blocks laid in cement mortar with 85mm cavity. Use stainless steel cavity ties. Fill cavity with lean mix concrete ST1 up to 230mm below the lowest dpc level.
Use durability designation FL bricks as "splash course" from ground to dpc.

FOUNDATIONS
650mm wide x 250mm deep GEN4 mass concrete strip foundations down to firm consistent loadbearing stratum not less than 750mm below finished ground level or not less than 1000mm below natural ground level where clay sub–soils exist, All excavations to be inspected and approved by the Local Authority Building Control Surveyor

FLOOR CONSTRUCTION
22mm T&G chipboard flooring glue jointed on 1000 gauge polythene vapour check on 100mm JABLITE floofing insulation on 1200 gauge VISQUEEN SUPER DPM, joints lapped 300mm and taped and tapped with dpc in walling, on 110mm GEN4 concrete slab fully compacted
laid on fully compacted, level and flat sand bed on minimum 150mm thoroughly compacted clean stone hardcore graded 75mm down – no particle size to exceed 75mm in any direction

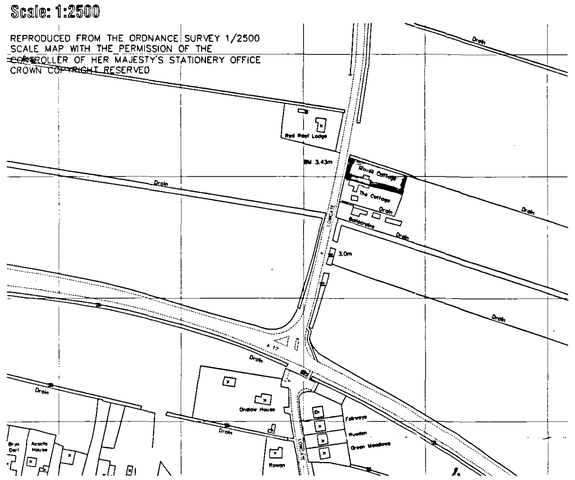
SECTION

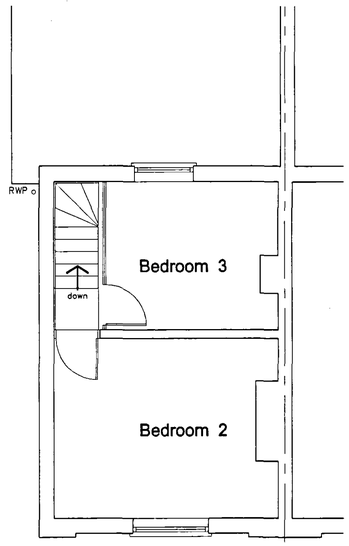


GROUND FLOOR PLAN

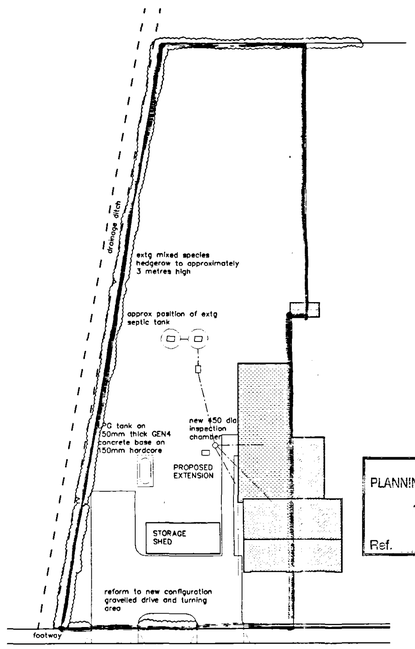
LOCATION PLAN

Scale: 1:2500





FIRST FLOOR PLAN



BLOCK PLAN

Scale: 1:250

SHDC
PLANNING & DEVELOPMENT
16 JAN 2004
Ref. 0047/04

AMENDMENTS

A 12.11.2003 Client amendments and notes added

DETERMINED PLAN

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Member of the Chartered Institute of Building and Member of the British Institute of Architectural Technologists

project
Proposed Extension and Alterations to Existing Cottage at Mouse Cottage, Lowgate, Fleet Hargate Spalding, Lincolnshire

client
MR M LAKER

drawing
Design Drawing
Extension and Alterations to Existing Cottage
Planning Drawing

date	scale(s)
OCTOBER 2003	1:50 1:100 1:200
drawn by	checked
Peter Lithgow	
job no	drawing no
03/27	01A