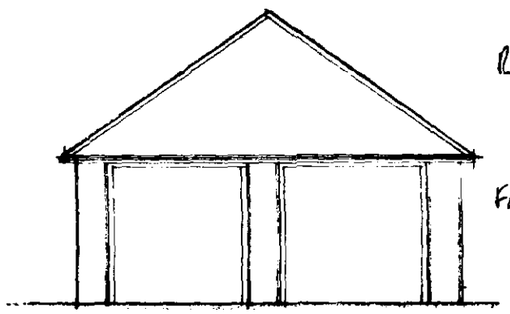

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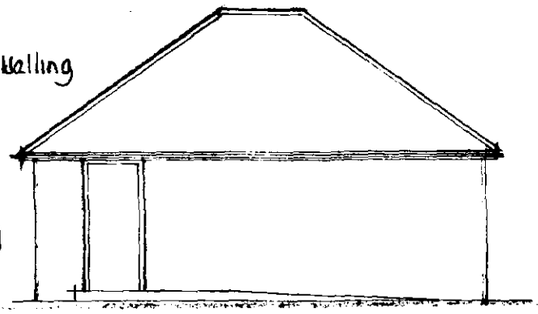
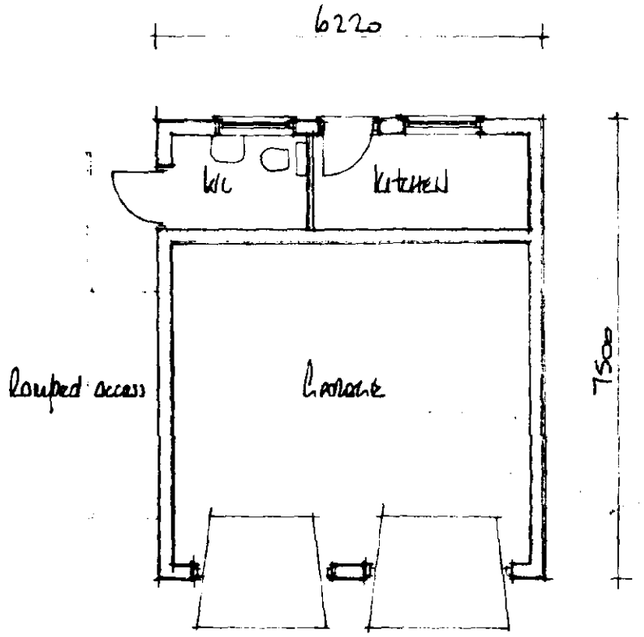


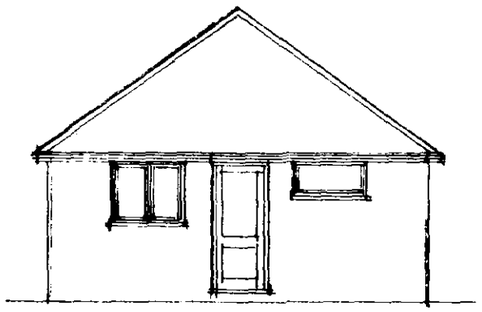
Roof tiles to match dwelling

Facing brick to match dwelling

south



plan



west

DETACHED
F

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A		
	Date	Revisions

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East
Midlands
Design
Associates

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Horseshoe Road,
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Lincs. PE11 3JA
Tel: Spalding (0775) 767968

Client
Mr M Thacker

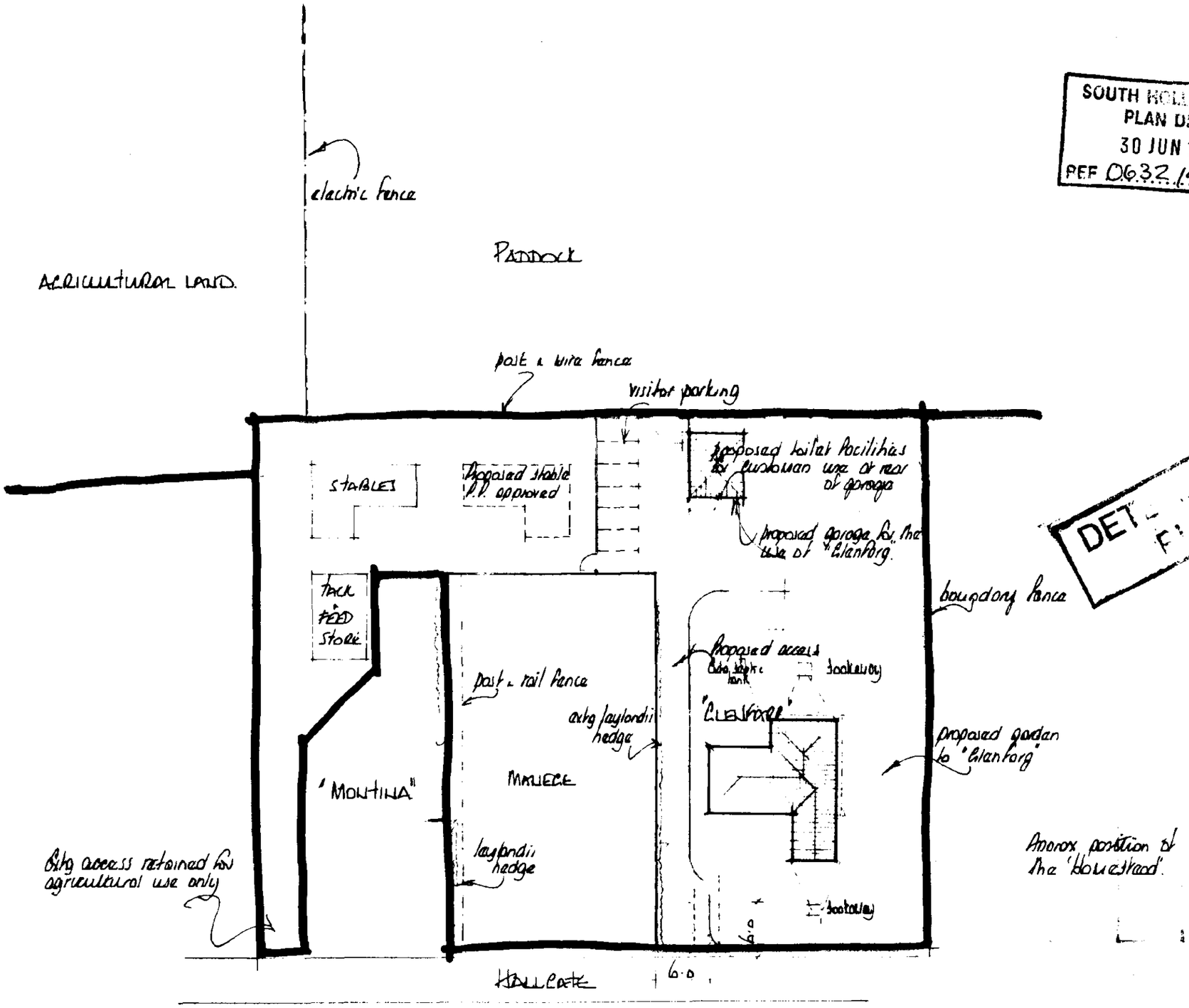
Job Title
Extension & Alterations
incl. Garage at
"Glenfarg"
Holgate
Gedney

Drawing Title
Plan & Elevations of Garage

Scale 1:100

Date June 94 | Drawn by AL

Drg. No. 93/154/12. | Rev



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PEF 0632.194

DETAILED PLAN

A	June 94	Extension to 'Glenforg' added.
	Date	Revisions

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"Willow Lodge",
Horseshoe Road,
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Client
MR M. THACKER

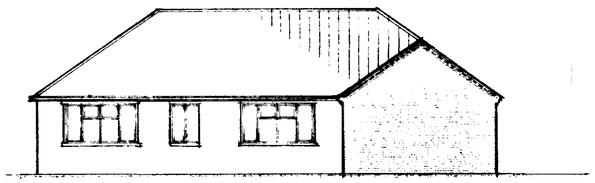
Job Title
CHANGE OF USE TO RIDING SCHOOL
AT "GLENFORG"
HALLGATE
GEDNEY.

Drawing Title
BLOCK PLAN

Scale 1:500

Date Jan 94 | Drawn by AL

Drg. No. 93/154/01. | Rev A



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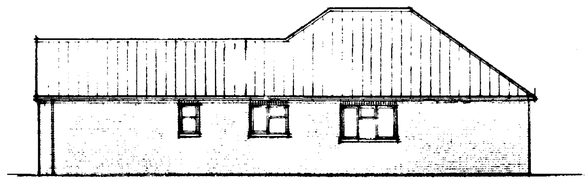
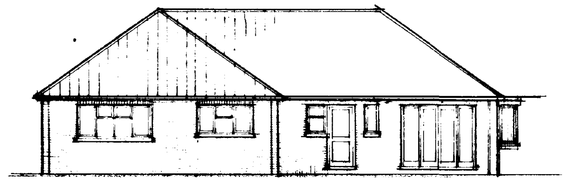


north



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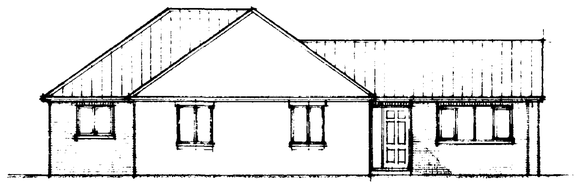
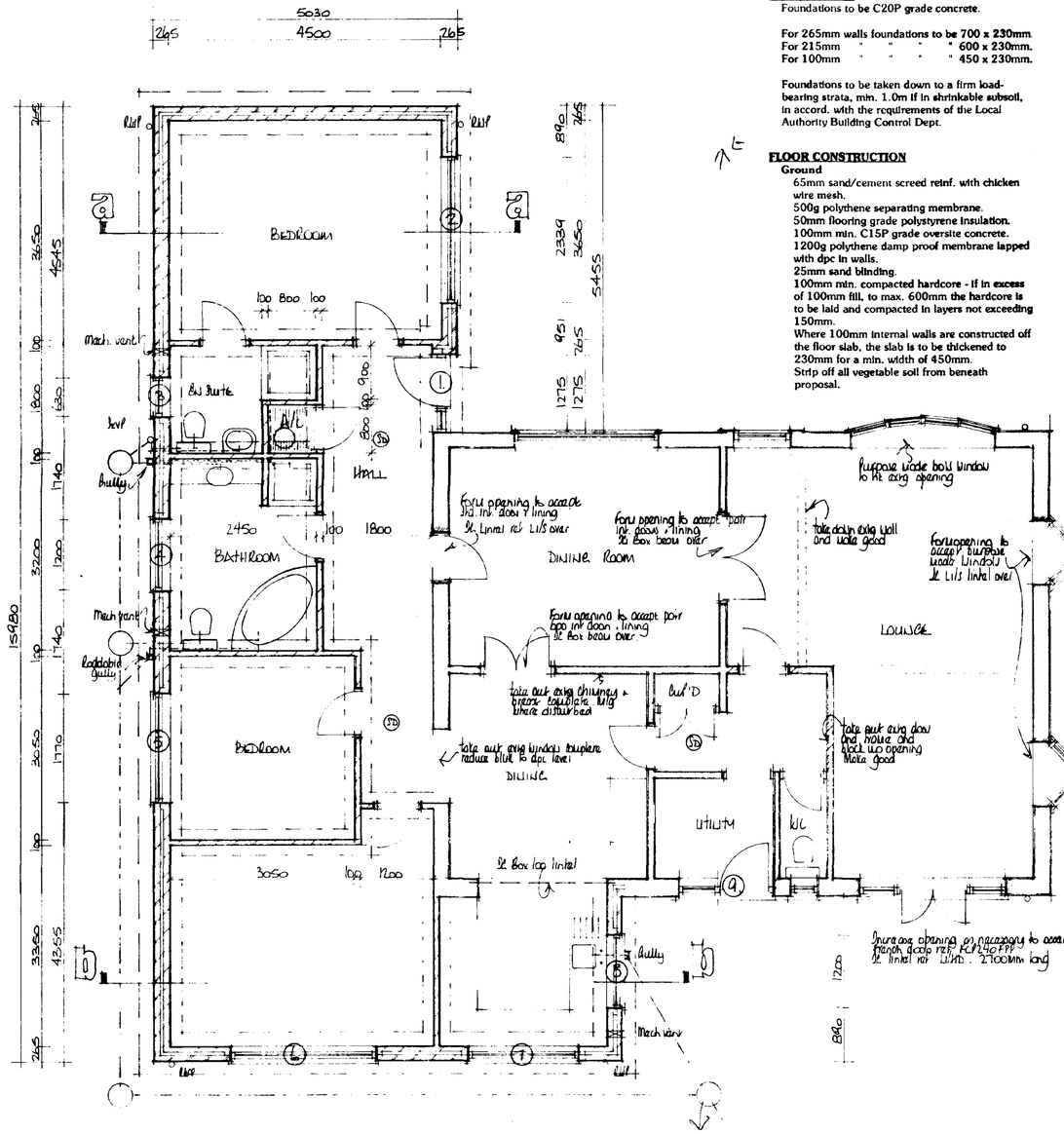


south

tiles - to match exstg
Brick - to match exstg



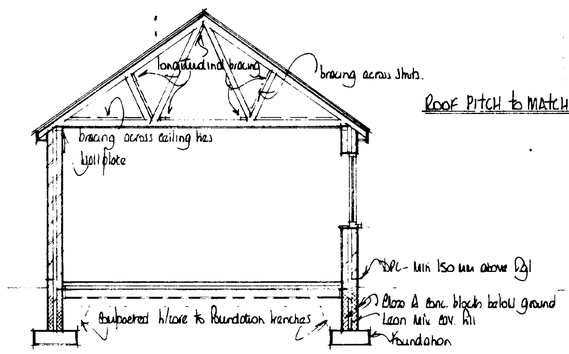
floor plan

FOUNDATIONS
Foundations to be C20P grade concrete.

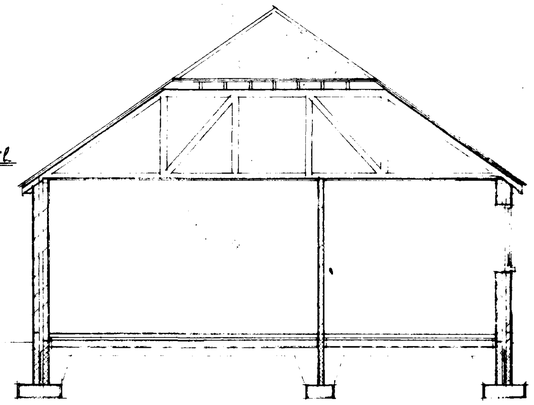
For 265mm walls foundations to be 700 x 230mm.
For 215mm " " " " 600 x 230mm.
For 100mm " " " " 450 x 230mm.

Foundations to be taken down to a firm load-bearing strata, min. 1.0m if in shrinkable subsoil, in accord. with the requirements of the Local Authority Building Control Dept.

FLOOR CONSTRUCTION
Ground
65mm sand/cement screed reinf. with chicken wire mesh.
500g polythene separating membrane.
50mm flooring grade polystyrene insulation.
100mm min. C15P grade oversite concrete.
1200g polythene damp proof membrane lapped with dpc in walls.
25mm sand blinding.
100mm min. compacted hardcore - If in excess of 100mm fill, to max. 600mm the hardcore is to be laid and compacted in layers not exceeding 150mm.
Where 100mm internal walls are constructed off the floor slab, the slab is to be thickened to 230mm for a min. width of 450mm.
Strip off all vegetable soil from beneath proposal.



a-a



ROOF PITCH to MATCH EXTG

b-b

WALL CONSTRUCTION
Below Ground
To be class A concrete blocks.
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete.

Cavity Walls
To be 265mm overall constructed as follows:-
100mm facing brick.
65mm mineral wool insulation, i.e. Dritherm.
100mm load-bearing insulation blocks, i.e. Hemelite.

All to be tied together using stainless steel wall ties positioned at distances not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a max. 'U' value of 0.45W/m²°c.

Internal Walls
To be 100mm load-bearing insulation blocks (constructed off a dpc if at ground level) unless specified otherwise.

DPC in Walls
To be a min. 150mm above finished ground level.
An insulating vertical dpc, i.e. Damcor, is to be provided to all cavity closures.
A dpc cavity tray is to be built into the cavity walls, stepped as applicable, immediately above an abutment.

LINTELS
Lintels to cavity walls to be IG., to have a min. end bearing of 150mm and be installed in strict accordance with manuf. instructions with a dpc cavity tray over-see lintel schedule.

Lintels over openings in 100mm blocks walls to be Spanlite pcc lintels, 100 x 65mm unless specified otherwise, with the equivalent of 3 courses brickwork over.

Lintels to be protected with either a min. 13mm gypsum plaster or clad with 12mm tacboard to achieve a min. ½hr fire resistance.

WINDOWS/DOORS
To be Boulton & Paul, or similar, to be double glazed with sealed units and weatherstripped.
Each window to incorporate a controllable trickle vent of 4000m².
Glazing to windows less than 800mm and doors less than 1500mm above floor level is to be laminated or toughened glass in accordance with BS6206:1981.

VENTILATION
All habitable rooms to contain opening vents equal to 1/20th floor area.

Kitchen to be mechanically ventilated, direct to the external air, having an extraction capacity of 60 l/sec (30 l/sec if in cookerhood).

All bath/shower rooms to be mechanically ventilated, direct to the external air, having an extraction capacity of 15 l/sec.

HOT WATER SYSTEMS
The hot water system is to be vented.

A 3k/w immersion heater is to be fitted to an insulated hot water cylinder which is to be fitted with a thermostat and time switch.

A room thermostat or thermostatic radiator valves are to be installed.

All pipes not contributing to useful heat requirements to be insulated.

SMOKE DETECTION
Provide and install self contained smoke alarms complying to BS5446:Pt1:1990 where indicated (SD) on drawing.

Self contained smoke alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer. The wiring installation is to conform to the IEE Wiring Regulations.

ELECTRICAL INSTALLATION
The Electrical Contractor is to ensure that the electrical installation is in full compliance with the latest edition of the I.E.E. regulations. Any electrical fitting indicated on the drawing in a position contravening these regulations is to be relocated to achieve full compliance.

DRAINAGE
Surface
Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm dia. upturned bent at base of downpipe to soakaway.
Form soakaways a min. 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.

DRAINAGE
Foul
Supply and install proprietary UPVC inspection chambers on 100mm pea gravel bed in accord. with manuf. instructions.
Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed at a gradient of 1:70.
Where 100mm dia. drains pass beneath the proposal and are within 300mm of the floor slab they are to be encased in concrete integral with the floor slab.
Where 100mm dia. drains pass through walls they are to be protected by the use of a lintel over. Both sides of the opening to be masked with rigid sheet material with 50mm clearance of the pipe.
Supply and install where indicated 100mm dia. soil and vent pipe jointed to 100mm dia. upturned bend at base. Finish at top, 900mm above window head ht., with pvc cage.
Supply and install where indicated trapped (roddable) gullies, waste pipes to discharge below grating level and above water level.
Supply and install 40mm dia. pvc waste to sinks and showers, 32mm dia. pvc waste to hand basin with 75mm deep traps. 40mm dia. pvc waste to bath with combined trapped waste and overflow - all unless specified otherwise on plan.
All waste pipes to have rodding access at each change of direction and be readily accessible throughout their lengths.
Above ground drainage to comply with BS5272:1978.
Below ground drainage to comply with BS8301:1985.
All drainage items to be installed in strict accord. with manuf. instructions.

WINDOW/DOOR . LINTEL SCHEDULE

Location.	Window/door ref.	Lintel ref.	Length
1.	FEIZP door to client's choice	L1/S	1500
2	412CWC	L1/HD	2700
3	110T	L1/S	900
4	210CV	L1/S	1500
5	312CVC	L1/S	2100
6	412CVVC	L1/S	2700
7	310CVC	L1/S	2100
8	210C	L1/HD	1500
9	MU110V	L1/S	1800

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Client
Mr M Thacker

Job Title
Extension & Alterations At
'Glenfall'
Hallgate
Cowbit

DETERMINED PLAN

Drawing Title
Plan
Elevations

Scale 1:50 . 1:100

Date June '94 Drawn by AM

Drg No 93/154/10 Rev