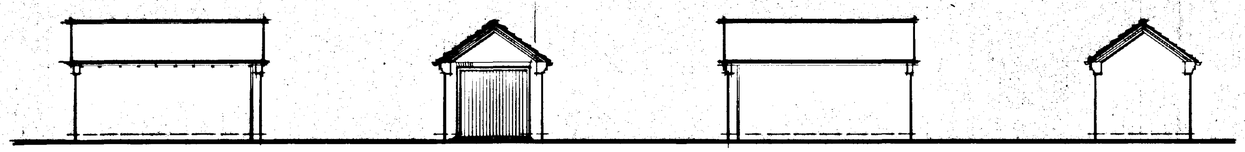
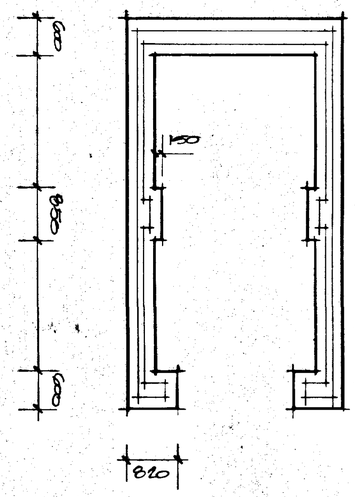
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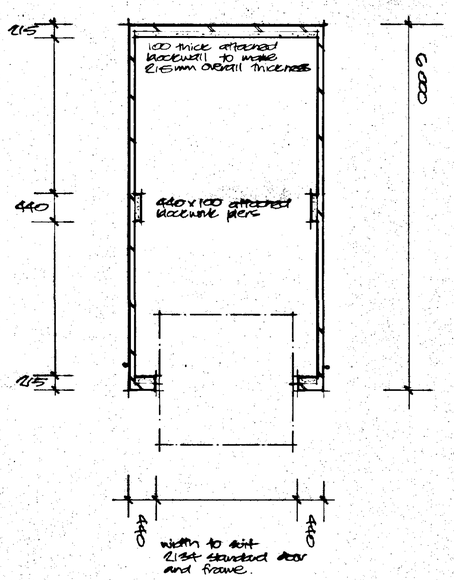


SIDE FRONT SIDE REAR

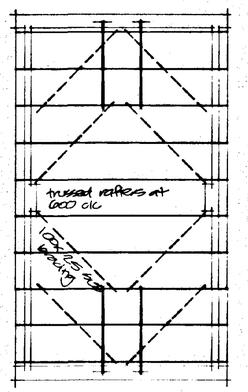
L A Y O U T P L A N S



FOUNDATION

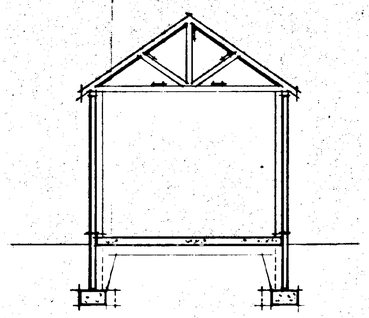


FLOOR



ROOF

S E C T I O N



FOUNDATIONS
Foundations to be in GEN3 concrete 600mm wide x 250mm deep 450mm x 250mm deep with projections where attached piers and founded at not less than 750mm below ground level. Where clay subsoil conditions depth of foundations to be not less than 1000mm. Allow for increased depth of dig for foundations in close proximity of trees and hedgerows and to be in accordance with British Standards Guidlines and NHBC Guidance for Building Near Trees.
Soils investigation by means of trial hole is strongly recommended prior to commencement of works to assess nature and consistency of sub soil conditions in order to determine appropriate foundation depth and type.
All foundations taken down to firm consistent loadbearing stratum .

GROUND FLOOR CONSTRUCTION
Ground floor construction to be 120mm thickness ribbed concrete, A193 reinforcing mesh fabric embedded within slab with 50mm minimum cover. 300 micron polythene damp proof membrane lapped up walls and trimmed off at finished slab top. 150mm minimum thickness clean stone hardcore graded 75mm down and blinded with fine material all thoroughly and completely compacted with mechanical plate compactor. Form apron and ramp up into garage and dip for garage door to seat into at threshold.

SUBSTRUCTURE WALLING
Walls below ground to be in Type A dense aggregate concrete blocks in cement mortar 1:4. 215mm thick walls to be in 2no skins of 100mm thick blocks tied together with stainless steel ties. Bed on ZEDCORE polythene damp proof course material at 150mm above finished ground level. Face brickwork between ground level and dpc to be FL durability designation, class A red engineering brickwork or other approved.

WALLS
External walls to be in 100mm and 215mm construction and comprising 103mm clay facing bricks to match existing house and bungalow. Where walls indicated as 215mm thickness provide backing blocks in 100mm HEMELITE blocks with wall ties of metal strip type in stainless steel to B.S. 1243:1978 (inc AMD3) at the rate of 900mm centres horizontally and 450mm vertically with every alternate tie course staggered by 225mm.
Brick detailing to be in brick to match main brickwork .
Include stainless steel coil mesh bed joint reinforcement above and below openings as recommended by the block manufacturer and all in accordance with the principles of B.S.5628.
Damp proof course to be in ZEDCORE polythene and laid at 150mm above finished external ground level.

LINTELS
All lintels to be I.G. Box 300 type in walls. All to be installed with min 150mm end bearings and to the manufacturer's instructions.

GARAGE DOOR
Garage door to be standard item by HENDERSON size 2134mm wide x 2134mm high, REGENT GUARDIAN canopy type. Door to be complete with painted pretreated softwood frame and all gear etc.

ROOF CONSTRUCTION
Provide, cut, fabricate and fix timber roof to comprise pitched rafters at 900mm centres complete with all longitudinal and diagonal bracing in 100mm x 25mm SC3 timber twice nailed with 75mm long 3.35mm diameter improved BZP nails. 1600mm x 50mm wallplate bedded on top of walling. All in accordance with B.S.5268:1985 etc. See detail on drawing.
Provide and fix 30mm x 5mm galvanised lateral restraint straps to connect flank walls to roof diaphragm, straps to be at 1.8 metre intervals at roof joist level. Solid nog below straps. Additionally provide wallplate anchor straps in 30mm x 2.5mm galvanised mild steel at 2.0 metres intervals.
Allow for 15mm treated softwood boarding to top of trussed rafters where visible to underside of rafter feet overhang at eaves and apply dark stain finish to all exposed timber.

ROOF COVERING
Provide, lay and fix concrete interlocking roof tiles, as Redland Grovebury, to match bungalow and fixed all in accordance with the manufacturer's instructions, details and specification. Include for all accessories, fittings, fixings, verges etc. Battens to be 25mm x 40mm preservative treated fixed at gauge centres on untearable sarking underlay. All works to be in strict accordance with B.S.5534:Part1:1990 & Part2:1986.

CEILINGS
Provide and fix 12.7mm Gyproc plasterboard to ceiling, tape out at all perimeters and board joints, tape joints and finish with 3mm skim plaster.

DRAINAGE
Underground pipework 160mm diameter UPVC with flexible sleeve couplings laid to fall 1:70 with 50mm bed of sand/peagravel mixture, backfill with selected granular fill.

RAINWATER GOODS
Provide and fit 115mm half round guttering with 68mm down pipe complete with all fittings, clips, brackets, bends, stop ends, outlets etc to match existing and connect to 100mm diameter rainwater drain and run to soakaway s/a a minimum 5.0 metres away from building. Soakaway to be 3.0 metres long x 600mm wide x 1.0 metre deep filled with broken brick up to 300mm below ground level with a layer of TERRAM 500 geotextile over and back filled with topsoil, seed or re-lay turf and make good.

DECORATION
Include for decoration of new surfaces, windows, doors, frames and fascias etc. Allow for thorough and proper surface preparation and application of coatings all in accordance with the coatings manufacturer's instructions.

LIMITATIONS
This drawing is limited in the amount of information contained and is solely for the purpose of gaining Planning approval. The works are not fully specified and the drawings must not be used as Contract Documents alone.
The contractor shall allow for all work shown on the drawing and described in the specification notes and all work not specifically mentioned but which may reasonably be inferred as being necessary is deemed included.

STANDARDS
All materials to be new unless otherwise stated and all components, products and materials etc to be used, fitted and installed etc in strict accordance with the manufacturer's instructions and relevant Code of Practice.
Materials shall conform with the appropriate British Standard Specification or BBA Certificate or European Code equivalent.

All work shall be in accordance with and comply with current Building Regulations.

CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS 1994
This project falls within the ambit of the CDM Regulations and the client/development company is to employ the services of a consultant health and safety expert/planning supervisor for the purposes of complying with the regulations.

DETERMINED PLAN
FILE COPY
SOUTH HOLLAND DC
HOUSING & PLANNING
01 APR 1998
0354/98

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project
PROPOSED RESIDENTIAL DEVELOPMENT AT
THE PLOUGH SITE
ROMAN BANK
LONG SUTTON
SPALDING
LINCOLNSHIRE

client
MAYTREE DESIGNS LIMITED

drawing
SINGLE GARAGE TYPE DESIGN
PLOT 1 & PLOT 2

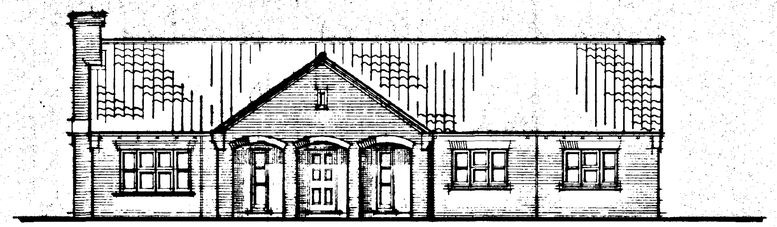
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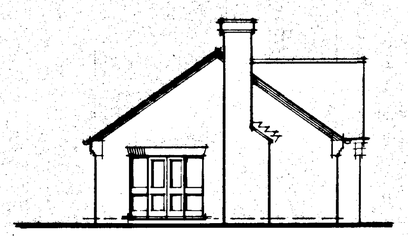
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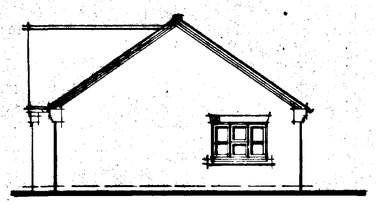
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FRONT



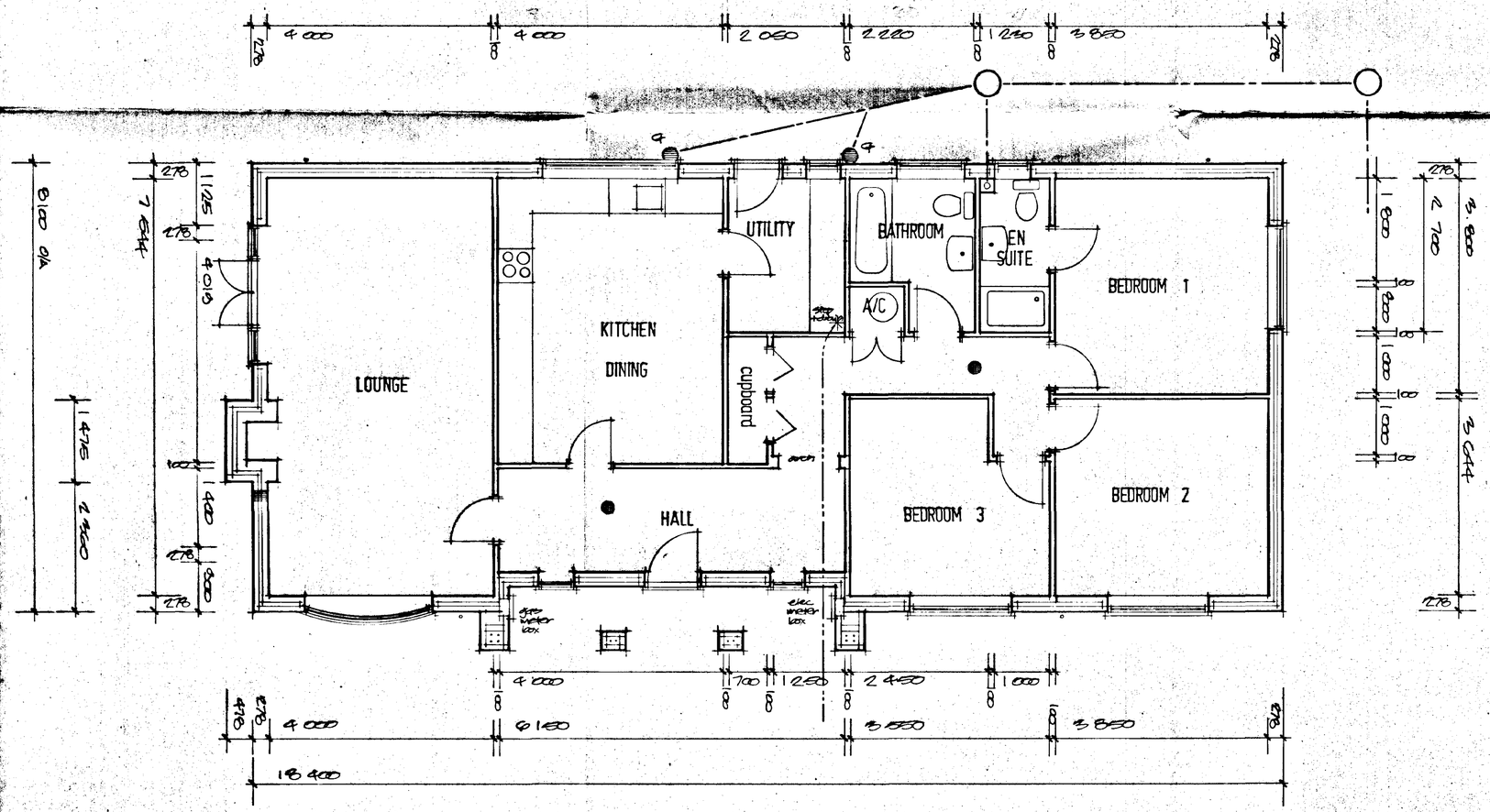
SIDE



SIDE



REAR



FLOOR LAYOUT PLAN

FILE COPY

SOUTH HOLLAND DC PLANNING 01 APR 1998 Ref 0354/98

DETERMINED PLAN

DRAWING TO BE READ IN CONJUNCTION WITH SEPARATE BUILDING REGULATIONS SPECIFICATION NOTES DOCUMENT

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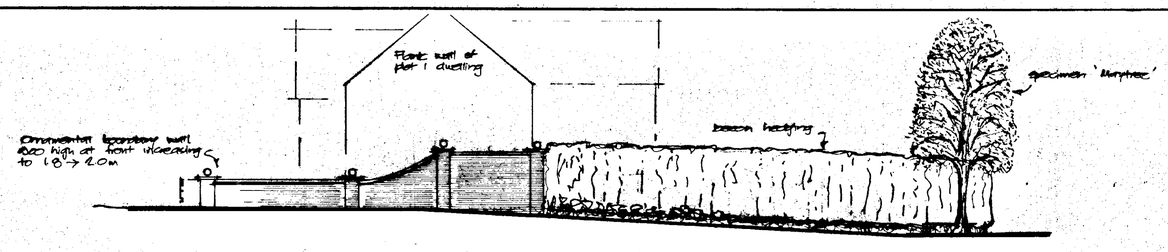
Drawing
TYPE DESIGN
THREE BEDROOMED DETACHED BUNGALOW
PLOT 2

Scale
1:50, 1:100

Date
FEBRUARY 98

Drg no
3/12

Rev no revisions



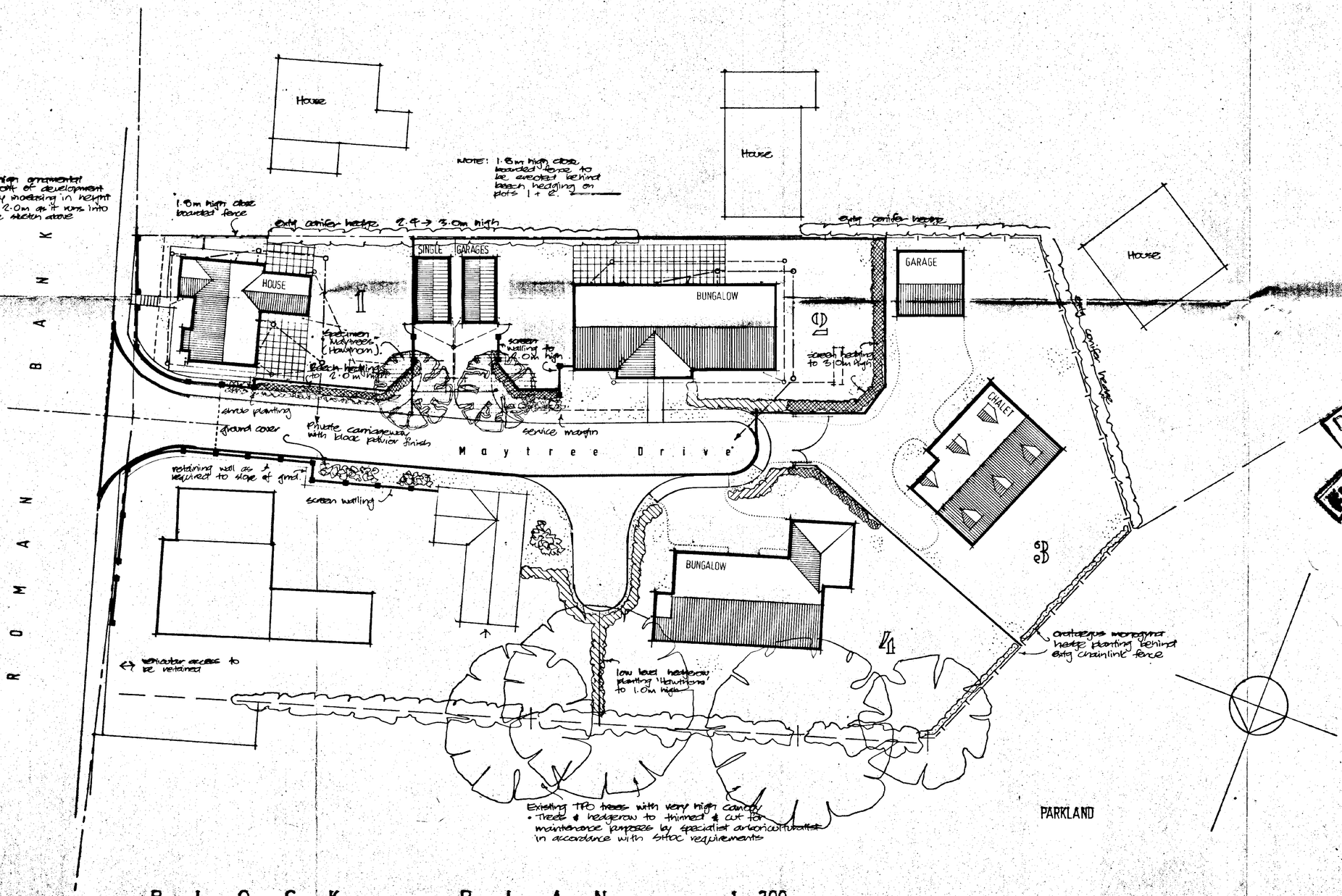
WALL ELEVATION

1. Builder to check all dimensions on site before work commences.
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—o— Foul drainage + inspection chamber

o— — Rainwater drain with access chamber

+—+ Rainwater soakaway - rubble filled sited min 5.0m away from all buildings



BLOCK PLAN 1 200

SOUTH HOLLAND DC
HOUSING & PLANNING
01 APR 1998
Ref: 0354/98

DETERMINED PLAN
FILE COPY

C Plots 1+2 single garages Nov 98
B 1.8m high close boarded fence behind beech hedge plots 1+2 Dec 97.
A Softscape amendments
Nov 97.

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project
EXCLUSIVE RESIDENTIAL DEVELOPMENT
THE PLOUGH SITE
ROMAN BANK
LONG SUTTON

client
MAYTREE DESIGNS LTD

drawing
BLOCK PLAN

date	scale(s)
SEP 97	1 200
job no	drg no
97/12	01 B C