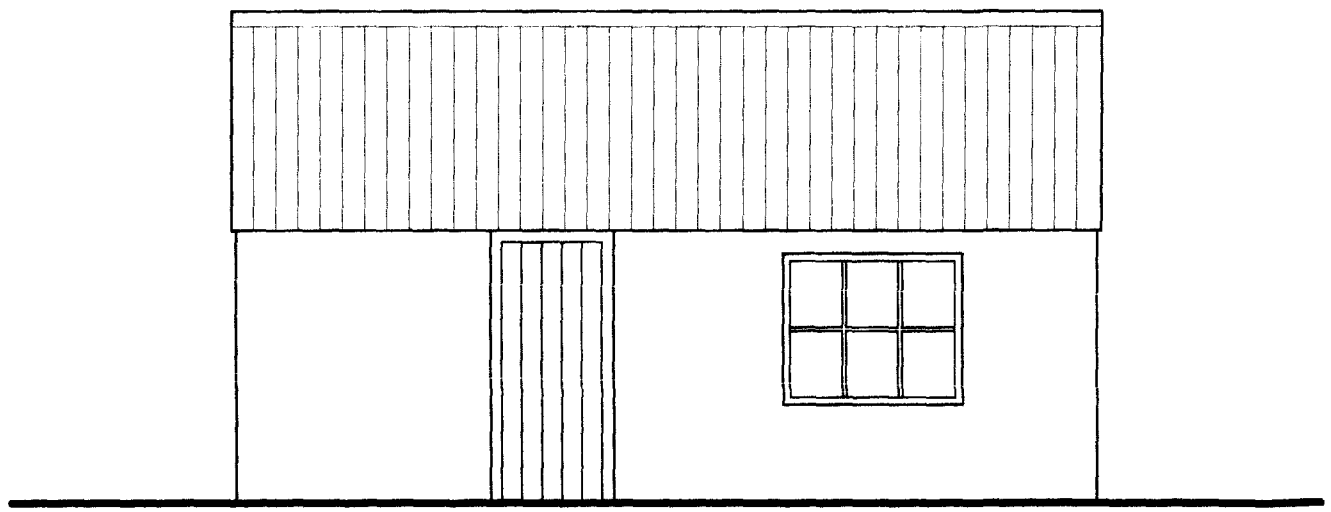
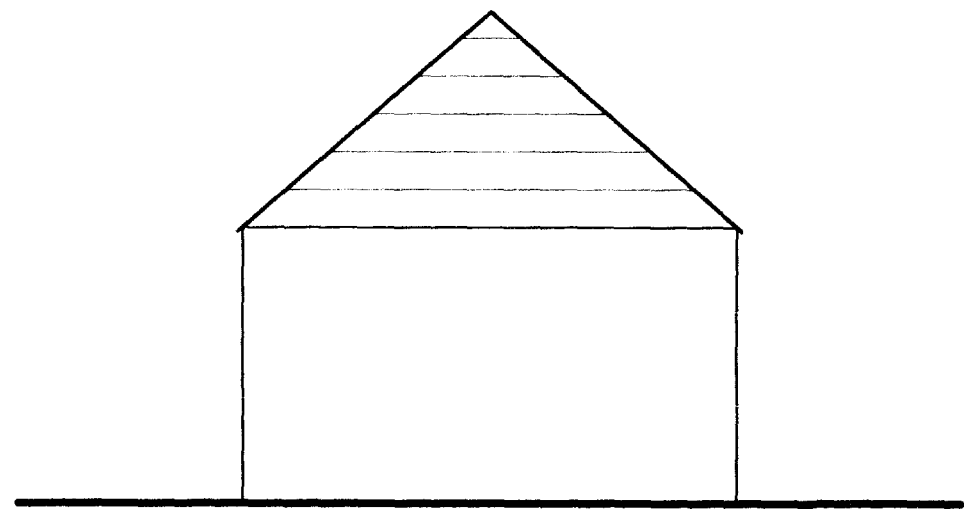
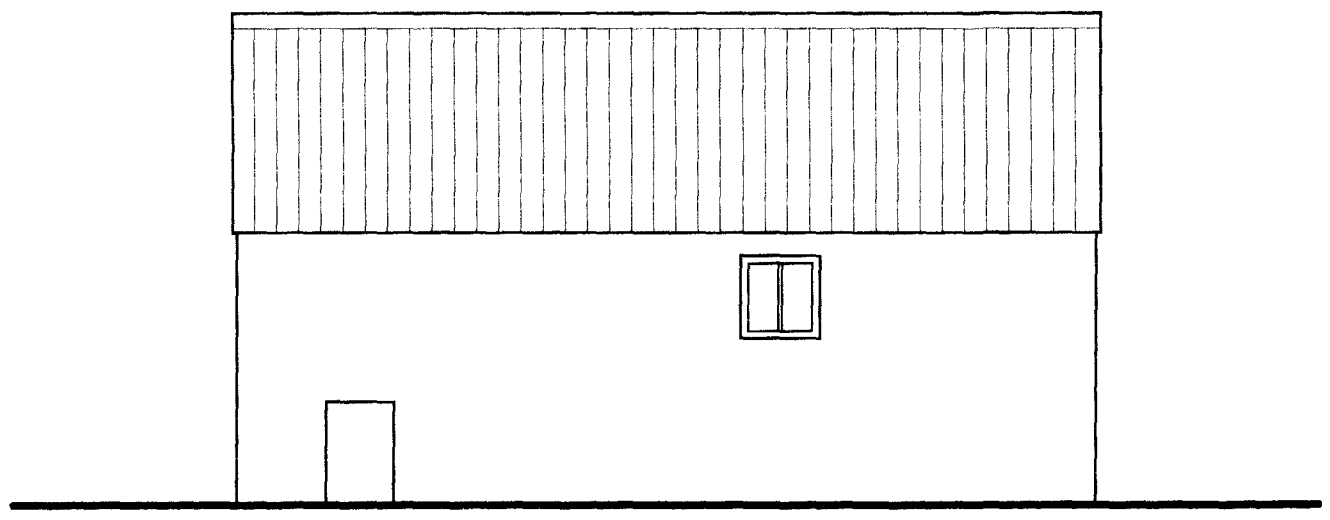


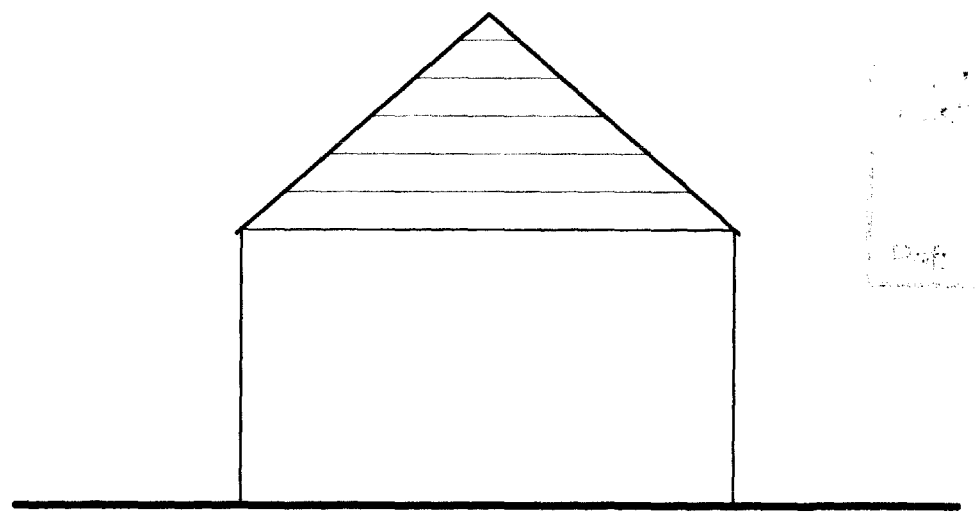
SOUTH EAST ELEVATION 1:50



SOUTH WEST ELEVATION 1:50



NORTH EAST ELEVATION 1:50

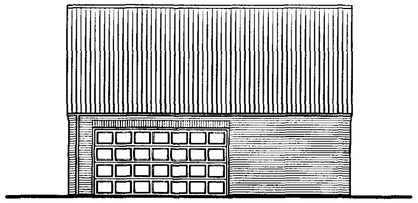


NORTH WEST ELEVATION 1:50

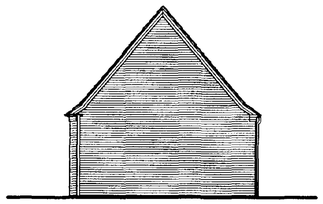
548/97

ELEVATIONS OF EXISTING DERELICT OUTBUILDINGS
OLD GATE DAIRY : ST JAMES ROAD : LONG SUTTON
MR & MRS R PARKIN

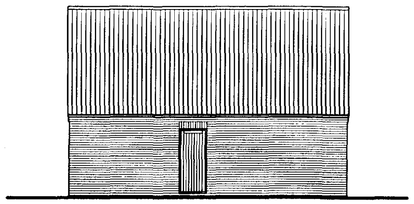
275/2



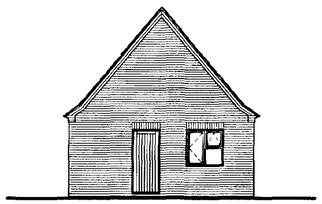
SOUTH WEST



NORTH WEST

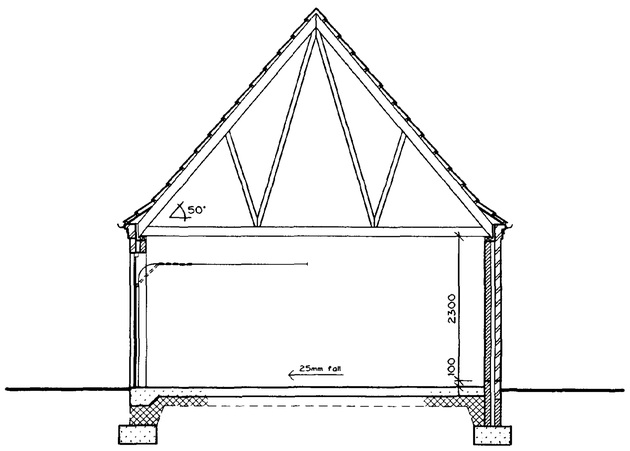


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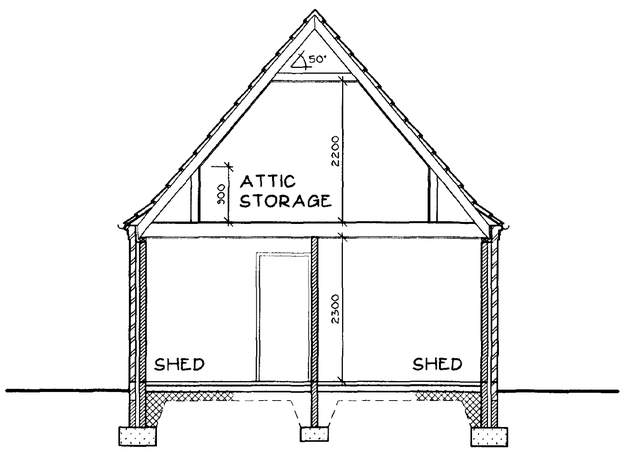


SOUTH EAST

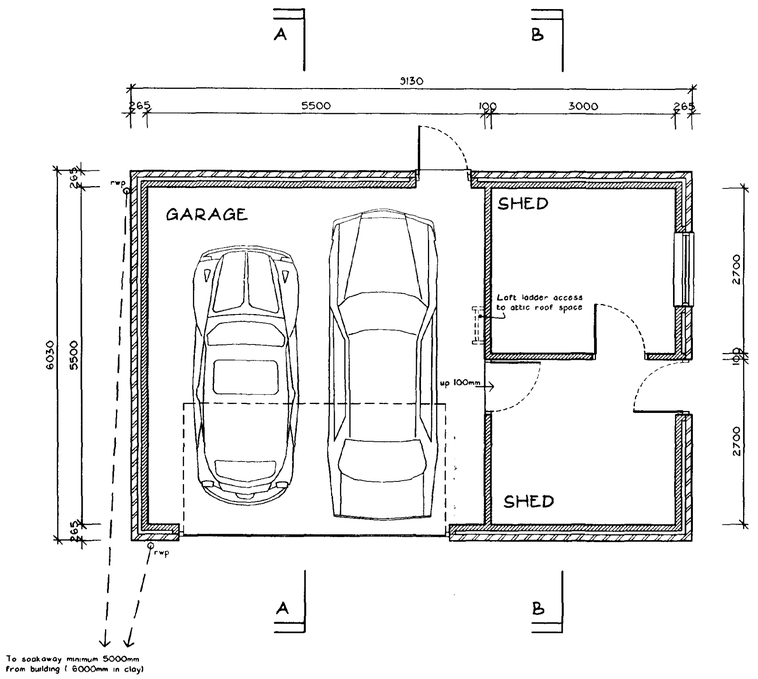
ELEVATIONS 1:100



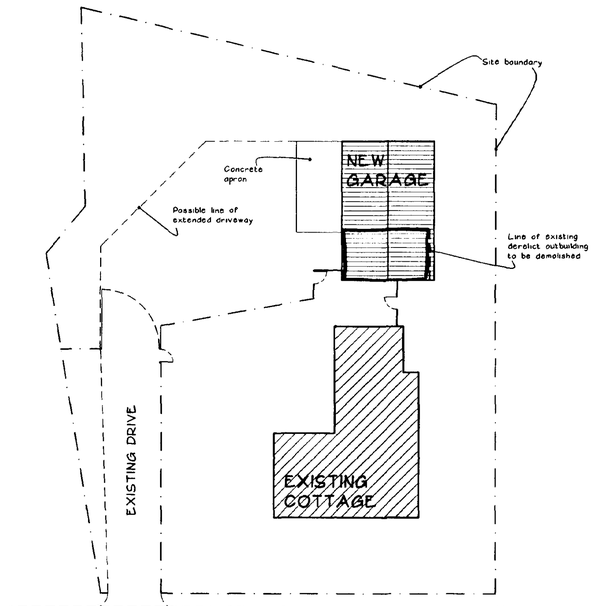
SECTION AA 1:50



SECTION BB 1:50



FLOOR PLAN 1:50



ST JAMES ROAD

SITE PLAN 1:200

SPECIFICATION NOTES

FOUNDATIONS

To be mass concrete - 600 wide x 300mm deep to cavity walls and 450 wide x 225mm deep to internal walls. Underside to be founded at approx 300mm below ground level. Final depth to be agreed on site with Local Authority depending on site conditions. Grade C25P concrete.

GROUND FLOOR CONSTRUCTION

To comprise :150mm thick mass concrete (C20 grade) slab with smooth steel float finish on 1200 gauge polythene membrane with 150mm laps, turned up at all edges and lapped with wall dpc on 25mm minimum thickness sand blinding on 150mm minimum thickness well rolled and consolidated hardcore.

Garage floor slab to be thickened to 300mm in doorway.

Foundation trenches to be backfilled with hardcore internally and consolidated in layers not exceeding 150mm.

EXTERNAL WALL CONSTRUCTION

265mm cavity wall construction to comprise 102mm external skin in facing bricks, 63mm cavity, 100mm smooth faced internal block skin with flush joints.

Gauged mortar to be cement/lime/sand 1:2:9.

Corbelled brickwork at eaves and gables.

Leaves of cavity wall to be tied together with galvanised wall ties at 300mm horizontal centres and 450mm vertical centres (300mm vertical centres next to an opening)

Jambs and cills to be closed by returning internal block skin to outer brick skin and inserting vertical dpc.

Cavities to be sealed at highest point.

Bituminous based damp proof course to be built-in 150mm minimum above outside ground level to external walls.

Cavities to be filled with weak-mix concrete to ground level and top splayed to shed water outwards.

Brick soldier courses to be provided over window and door openings

INTERNAL WALL CONSTRUCTION (GROUND FLOOR)

To be 100mm thick smooth faced blockwork with flush joints constructed in cement/lime/sand mortar 1:2:9.

Bituminous based damp proof course to be inserted at floor level.

LINTELS

Garage door opening to be IG type L1/HD or similar galvanised steel with cavity tray over and 150mm minimum end bearing.

Other external openings to be I.G.type 'L1/S' or similar galvanised steel with cavity tray over and 150mm minimum end bearing.

Internal door openings in blockwork to be 65 x 100m prestressed concrete with 150mm minimum end bearing.

20mm MDF cover boards to be be fixed to internal soffits of all external openings.

WINDOW

To be John Carr or similar softwood type C212GD.

20mm MDF window board to be fixed internally.

ATTIC FLOOR CONSTRUCTION OVER SHEDS

To comprise: 22mm flooring quality chipboard on timber floor joists integral as part of roof trusses and to specialist roof truss manufacturer's design.

ROOF CONSTRUCTION

To comprise: slay pantiles fixed in accordance with BS5534:1978 on 38 x 25mm treated softwood battens on underside sarking felt to BS747:Part 2:Type 1F on pre-made timber roof trusses.

NOTE: Pre-made timber roof trusses over sheds to be Attic type.

Trusses to be designed and supplied by specialist manufacturer and manufacturer's structural calculations to be submitted to the Local Authority for approval prior to delivery to site.

Roof Pitch - 50 degrees with sprocketed eaves.

Trusses to be fixed at eaves level in accordance with manufacturer's recommendations to 100 x 75mm softwood wallplate bedded in mortar.

20mm MDF cover board to be fixed over wallplate internally.

Timber runners to be provided at all truss node points for full length of roof.

Diagonal bracing to be provided to full length of roof in plain of rafters and ceiling ties to BS5268 : Part 3 : 1985.

Trimming to hatch opening in Attic area to be in accordance with truss manufacturer's design.

Proprietary roof ventilation system to be installed in accordance with manufacturer's instructions and comprising continuous eaves ventilator below roof slates and ridge ventilators to match tiles.

External walls to be strapped to roof with 30 x 5mm cross-section galvanised mild steel anchor straps fixed to wallplates and blockwork in cavity at eaves level and lateral restraint straps fixed to gable walls and first two gable rafters all at 2000mm maximum centres. Noggins to be provided under straps where necessary.

Attic trusses to be lined out internally with 12.5mm plasterboard with taped and filled joints maintaining 50mm minimum air gap between plasterboard and tiling battens.

CEILINGS TO SHEDS ONLY

To be 12.5mm plasterboard fixed to underside of joists with taped and filled joints.

Timber noggins to be provided to all unsupported joints in plasterboard.

ELECTRICAL INSTALLATION

To be carried out in strict accordance with the latest edition of the IEE regulations.

Electrical power and lighting to be installed to clients requirements.

DOORS

Up and over garage door to be electrically operated sectional or solid door design to be chosen by client.

External doors to be framed, ledged and braced tongued and grooved V-jointed redwood.

ARCHITRAVES

Architraves to be 50 x 20mm square edged softwood or square edged moulding as required mitred at all corners.

DRAINAGE

UNDERGROUND DRAINAGE PIPES

To be 110mm diameter Upvc flexibly jointed pipes to BS4660 laid to fall 1 in 100.

To be bedded and surrounded in 150mm minimum thickness of 10mm pea gravel.

SOAKAWAYS

Storm water pipes to drain into soakaway constructed to CP301 and minimum 5000mm from any building (6000mm in clay). To be 1000 x 1000 x 300mm deep filled with rubble to within 450mm of ground level overlayed with polythene sheet and backfilled to ground level with vegetable soil.

RAINWATER GOODS

To be UPVC to BS4576:Part 1 installed in strict accordance with manufacturers instructions.

Gutters to be 114mm square section securely fixed at eaves and laid to falls complete with all required outlet positions, stop ends etc. Colour: to clients requirements.

Downpipes to be 65mm square section securely fixed to walls using proprietary clips and complete with all necessary offsets, swan necks etc. Colour: to clients requirements.

EXTERNAL WORKS

All existing external paved areas where disturbed by building works to be made good to match existing.

Gravel driveway to be extended to garage as required and concrete apron formed in front of door.

NOTES

LIMITATIONS

This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Building Regulation approval. The drawing must not be used as a contract document alone.

DIMENSIONS

Do not scale from this drawing.

All dimensions are to be checked on site by the builder who shall take responsibility for measurements for construction and ordering purposes from commencement of site works.

Whilst every effort is made to ensure accuracy in dimensioning, measurements should be carefully checked to ensure compatibility with existing structures and features.

SUPERVISION

The works will not be supervised by Richard J Diggle or any representative thereof. It is the clients or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

STANDARDS

All materials to be new unless otherwise stated and all components and materials etc. to be used, fitted and installed in strict accordance with manufacturers instructions and relevant Code of Practice.

Materials shall conform to the appropriate British Standard Specification or BBA Certificate or European Code equivalent.

Preservative treatment to BS 5268 : Part A is to be carried out to all timber prior to delivery to site.

DETAILS / FOUNDATIONS

All details shown on this drawing including foundations, are based upon typical site conditions including soil of good bearing capacity.

Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

If adverse ground conditions are encountered, then the advice of a qualified structural engineer should be sought.

HEALTH AND SAFETY

The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for Building Sites and Work Places.

The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations, and independent Planning Supervisor will be required.

SCOPE OF THE WORKS

The works comprise all that is shown on the drawings and details. Any work that may not be specifically shown, but may reasonably be inferred as necessary to carry out the works will be deemed to be included

Revisions

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PLANS UNDER CONSIDERATION

Project/Client

NEW GARAGE/OUTBUILDINGS
OLD GATE DAIRY
ST JAMES ROAD
LONG SUTTON
SPALDING : LINCS : PE12 9AZ

MR & MRS R PARKIN

Drawing

PLANS
SECTIONS
ELEVATIONS

SOUTH HOLLAND DC
HOUSING & PLANNING
15 MAY 1997
Ref: 0548/97

Scale	Date	Drawn
AS SHOWN	25/03/97	R J Diggle

Drawing Number: 275-1

Revision