



GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows 100mm concrete oversite: Concrete mix CEN4 to B.S. 5328; ptl 1991a 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm : 150 blinded and consolidated hardcore.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations
225 x 700 GEN4 mix to B.S. 5328; p11 1991. All
foundations taken down to bear on load bearing strata
min. depth of 600 to top of foundations should
shrinkable soil conditions be found on site then
foundations shall be taken down to a depth of 1 metre
below ground level.

LINTELS:
All lintels to be manufactured by Messrs. I.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121 Lintels in garage to be underlaid with 12.7 fibreboard or receive 12mm render and skim. Provide Perp-end weep holes and stopends to cavity tray.

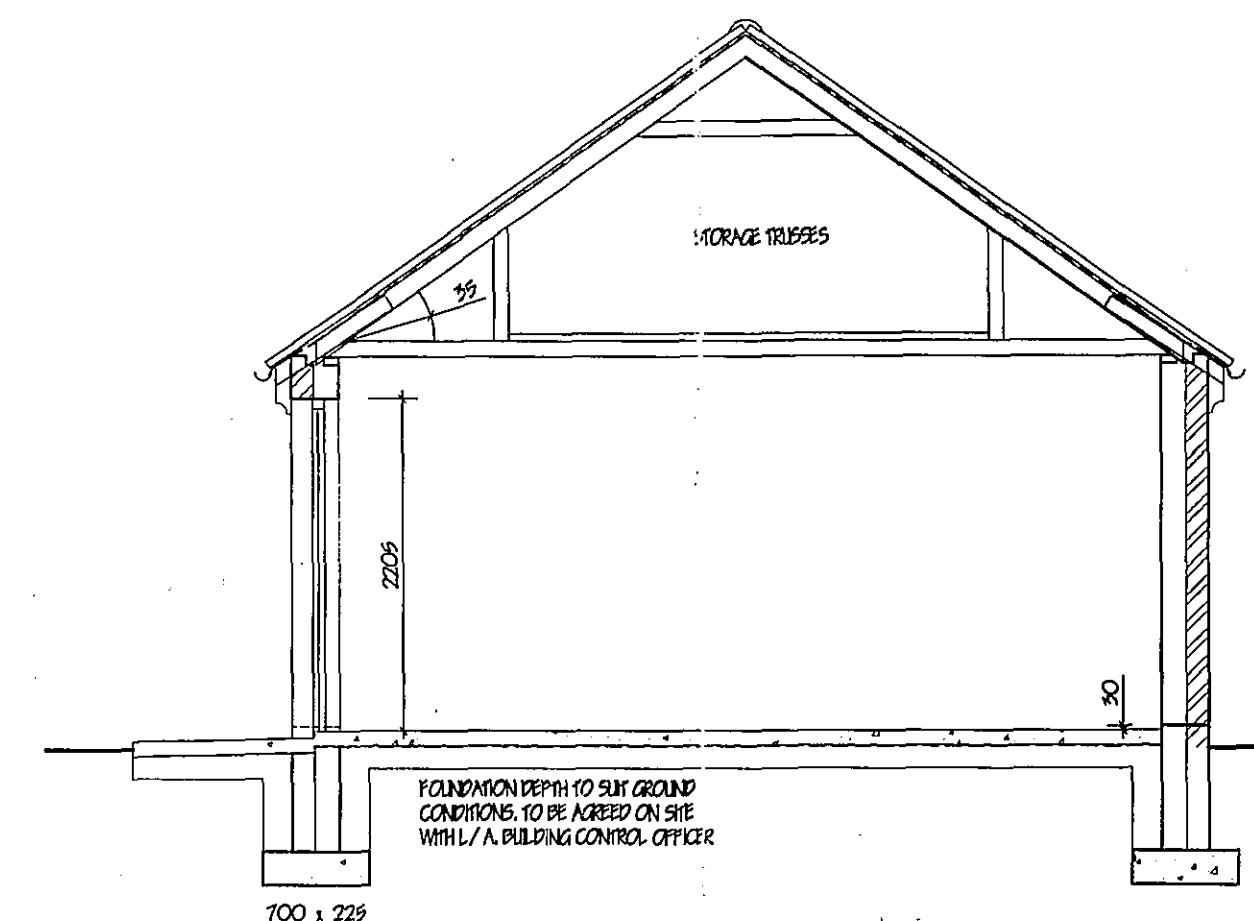
SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia.
rainwater pipes; 110mm dia. underground pipes flexibly
joined to a fall of 1:70 pipes bedded and surrounded in
pea gravel and discharge to 1.2m dia. soakaway min.
5.0m to edge from dwelling.

PITCHED ROOF CONSTRUCTION.

Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 25 square treated battens on underfelt to B.S. 747 (type II) and in all cases to be lapped by 50 mm both vertically and horizontally. Tiles to be laid with min. headlap of 75 mm and to be fitted in accordance with required to wind speed, roof pitch and exposure category as detailed in B.S. 65999 Pt 2. (Twinslope specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988, 1985 CALS TO BE SUBMITTED TO L/A MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 450c/c to a pitch of 45 deg. 38 x 100 rafter node braced 38 x 100 ceiling braced. All trusses to be strapped to wall plate by 20 x 35 galvanised metal straps acting on anchor and lateral restraint straps at min. 1.5m c/c. Note: provide solid bracing beneath straps 38 x 100 wall plate bolted on rafter and ceiling 38 x 100 braced between firm ends, grade 1755 self drill complete with 100 mm wide continuous air gap and 1/4" profile. All structural timber to be min 50% grade, stamped 'YR' or 'XD' to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trusses rafter exceeds 5.0m provide additional bracing within the plane of the webs in accordance with Truss Plate Assoc. steel bulletin sheet 4.

WALLING.
250 cavity walling to consist of 100mm facing bricks
65 cavity
100mm Tarmac Hemelite solid insulation blocks or
similar. Cavity walls tied together using stainless steel
twist ties set 900 horizontally and 450 vertically to
B.S. 1245:1978 wall ties positioned at 300 vertical
centres at all unbonded courses of cavity. Close cavity
with "Thermabate" preformed closer and provide
bitumen felt DPC to C.P. [2].

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073
pt.1 1981; DPC to external wall positioned in accordance
with CP 102 min. 150 above finished ground level;
Weak mix concrete infill to base of cavity no closer than
225 to DPC. All brickwork below DPC to be F.L.
quality.



TYPICAL SECTION A - A

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 Plans/ Building Regulation approval.
The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work.
Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder/ Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by GLR, Merdunor, or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalents.

HEALTH & SAFETY.
The Employer/ Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & 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 an independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

AMENDED PLAN

Ref.	A
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DETERMINED
PLAN

WIPPED ROOF - PLANNING	MAY '05
revision	date

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object

TRIPLE GARAGE
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LUTTON,
SPALDING, LINC'S, PE12 9LJ.

M. W. REEVE, & W. MAYNE.

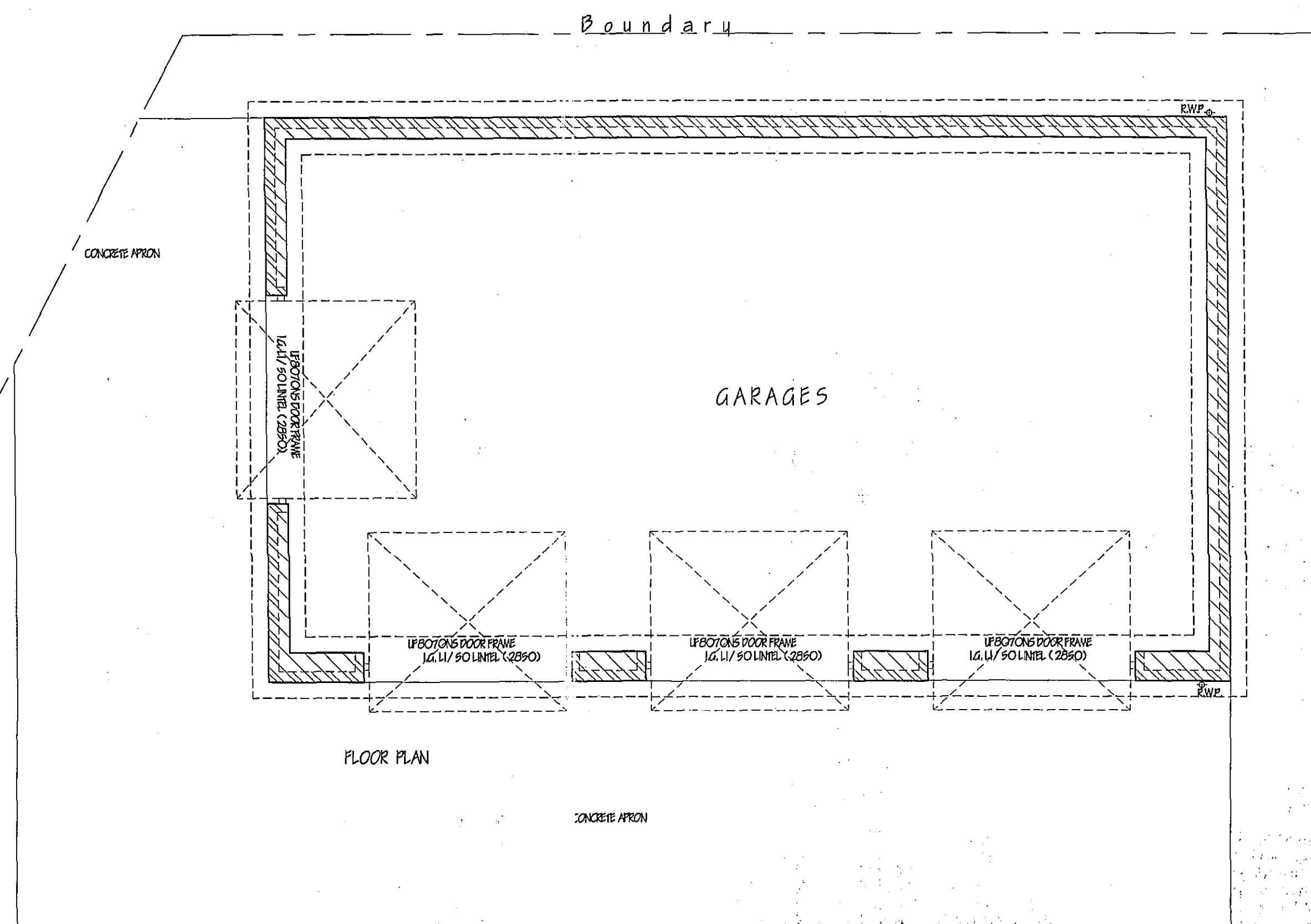
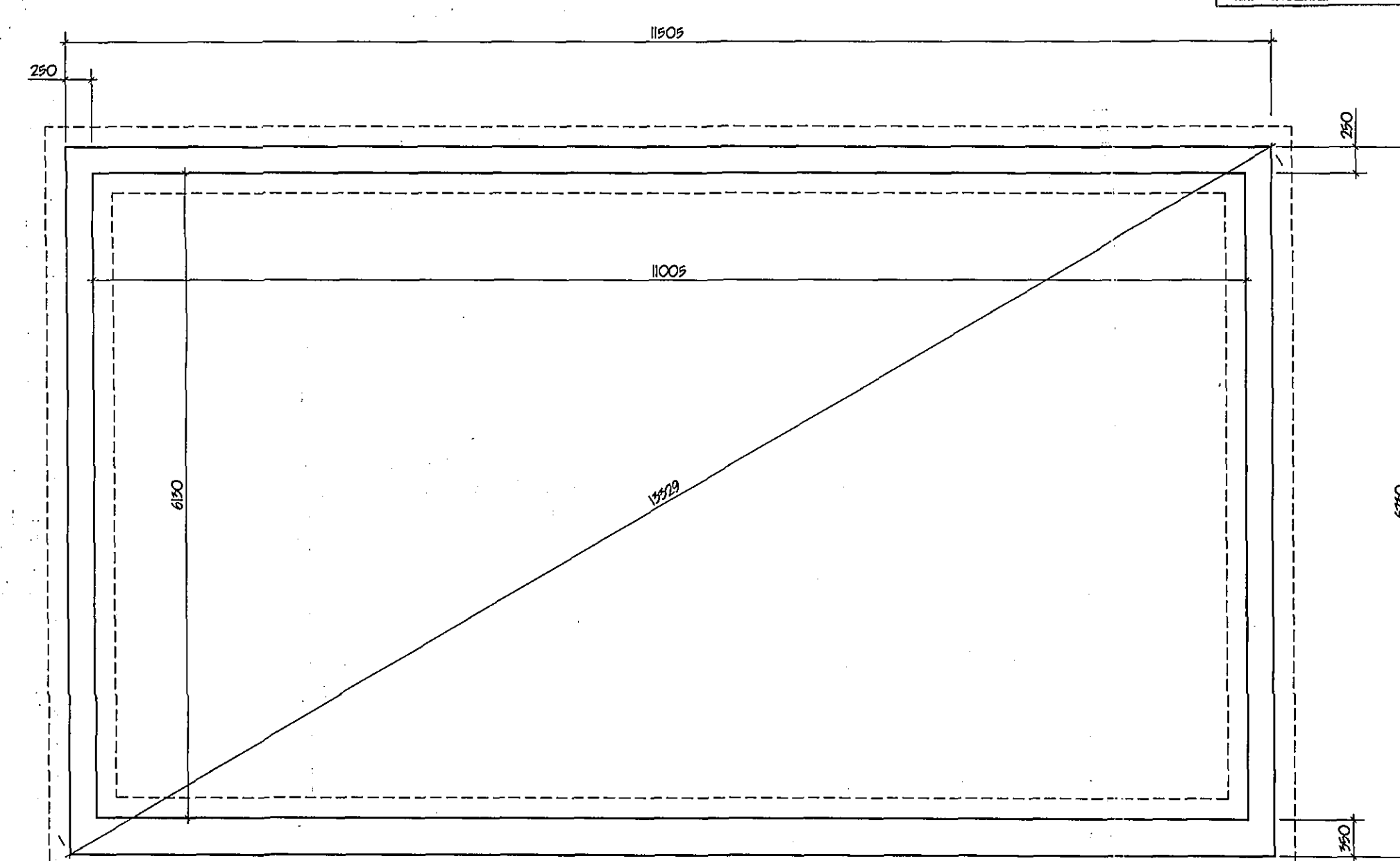
FLOOR PLAN & ELEVATIONS.

b Ref.	Drawing No.
1152-05	01A

te	Drawn
APRIL '05	GRM

1:50 1:100 [unless otherwise stated]

DO NOT SCALE FROM THIS DRAWING
This drawing is copyright and may not be altered, traced, photographed or used for any other purpose other than that for which it is issued.
The General Contractor is to check all dimensions on site and report any discrepancies to the Architect.
Details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect so that design amendments may be made. The site surveys are recommended in preparation for foundations to establish specific site



FOUNDATION PLAN

SHDC
Planning & Development
07 JUN 2005
Ref: 0584/05