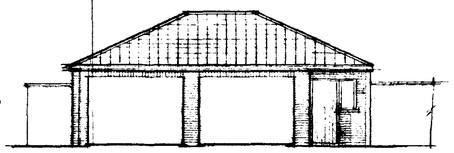
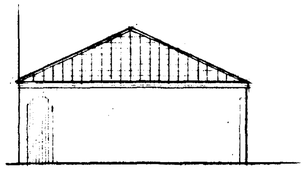


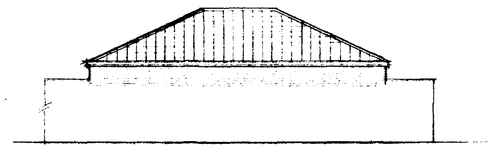
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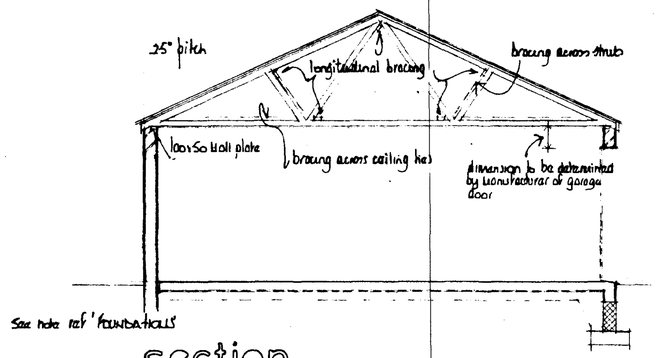
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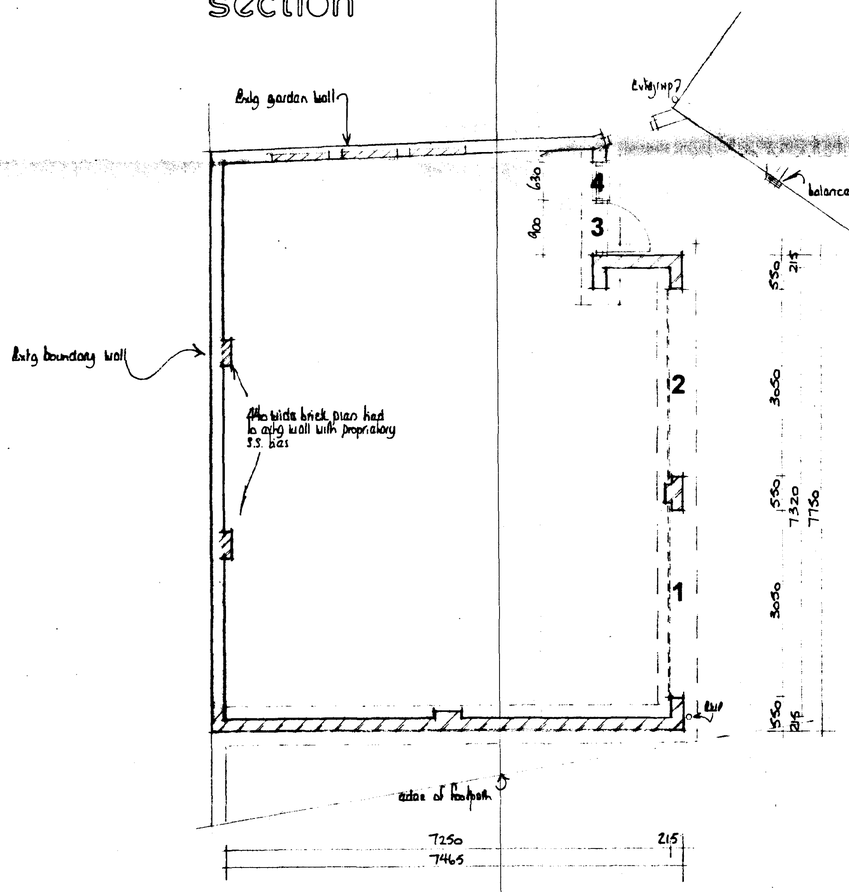
west



south



section



floor plan

FOUNDATIONS

Foundations to be ST4 grade concrete

For 215mm walls foundations to be 600 x 230mm

Foundations to be taken down to a firm loadbearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. and in accord with the NHBC guidelines for building near trees.
Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.
The foundations to the existing boundary and garden walls are to be excavated and inspected prior to commencement of works. If the foundations are inadequate for the purpose for which they are proposed the walls are to be taken down and rebuilt on a foundation as described above.

FLOOR CONSTRUCTION

Ground
125mm ST4 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
100mm compacted hard-core - if in excess of 100mm fill, to a max. 600mm, the hard-core is to be laid and compacted in layers not exceeding 150mm.
Strip off all vegetable soil beneath proposal

WALL CONSTRUCTION

Below Ground
To be 100mm Class A concrete blocks

Above Ground
To be 215mm o/a constructed as follows: -

100mm facing brick (to be FL quality below dpc level)
100mm loadbearing insulation blocks i.e. Thermalite (k = 0.44)

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

DPC in Walls
To be a min. 150mm above finished ground level

LINTELS

Lintels to be Catnic, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturers instructions with a dpc cavity tray over where applicable.

Lintels to be protected with min. 15mm gypsum plaster skim finish to give a min. half hour fire protection.

WINDOWS & DOORS

Windows and doors to be Boulton and Paul, or similar and approved, single glazed with 12mm air gap to sealed units and weather stripped.

WINDOW/DOOR & LINTEL SCHEDULE

Location	window/door ref.	lintel ref. & length
1 & 2	Purpose made doors to suit opening	CN81C 3450
3 4	110C (3rd carrier door/frame)	CN71A 1800

DRAINAGE

Surface
Excavate for and lay in where indicated 100mm diam. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm diam. upturned bend at base of downpipe to surface water soakaway.

Form soakaway where indicated 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.

ROOF CONSTRUCTION

Tiles
The roof is to be covered with interlocking concrete roof tiles fixed in strict accordance with manufacturers instructions.

Battens
Approved quality tanalised s/w battens, 38 x 25mm, are to be laid at a gauge suitable for the tiles and fixed with 90 x 3.35mm wire nails. Battens should be at least 1.2m in length and should be of sufficient length to be supported at each end and intermediately by at least three rafters, trusses or walls. Butt joints over intermediate supports should be staggered and the ends must be sawn.

Underlay
Approved reinforced roofing felt, type 1F to BS 747, is to be laid over the rafters lapped 150mm at the joins and secured with clout nails. The underlay should extend over the fascia board and into the eaves gutter. In order to prevent water traps behind the fascia it is recommended that a strip of 6mm marine plywood is provided to support the underlay. The ply is to be laid over the rafters and under the roofing felt positioned as close as possible to the last tiling batten and secured to the fascia.

Eaves
Eaves are to be formed with standard size tiles and purpose made eave fillers must be nailed to the fascia board. Eave tiles must be laid at the same pitch as the main body of tiling and should overhang the fascia by an amount sufficient to ensure that the water discharges into the centre of the gutter.

Verges
Verges are to be formed with 150mm wide asbestos cement strip onto which is bedded the tiles which form the verge projecting approx. 50mm over bargeboards or gable brickwork.

Ridge
The ridge is to be covered with segmental ridge tiles of the same colour as the main body of tiling, unless specified otherwise, and secured using a proprietary ventilated dry ridge system having ventilation equivalent to a continuous 6mm gap.

Hips
Hips should be covered with Marley segmental ridge tiles of similar colour and texture to that of the main roof tiles. The tiling should be cut closely to the rake of the hip and the ridge tiles bedded, with solid bedding at butt joints, onto the adjacent roof tile.

A galv. hip iron, 6mm thick, should be fixed at the base of the hip tree with 2No. 2.65mm diam. screws.

The first hip tile should be shaped at the foot to the line of tiling at the eaves and the fair end filled with mortar inset with pieces of tile and neatly pointed.

The junction of the hip and ridge should be mitred using a standard three way mitre and solid bedding.

Mortar
All bedding mortar is to consist of 3 parts sharp sand to 1 part Portland cement and should be struck off to give a smooth face and pointed in one operation.

roof plan

Trusses
Gangnail trusses, 25° pitch, at 400mm centres to be designed, fixed and braced in accordance with BS5268 : pt3 : 1985 and secured to wall plate with proprietary stainless steel clips.

Manufacturers details and calculations in respect of prefabricated trusses, include compound roof trusses, are to be submitted to the Local Authority Building Control Dept. for approval at least 28 days prior to fixing on site.

Truss positions and bracing shown is indicative only and is to be confirmed/superseded by truss manufacturer.

All bracing to be 100 x 25mm.

Ceilings
Ceiling to garage to be 12.7mm Gypsum Fireline Board with 50mm cover strips to joints to give a half hour fire resistance.

Ventilation
Provide over fascia ventilation (equal to a 10mm continuous gap) to the soffit to provide cross ventilation to the roof space.

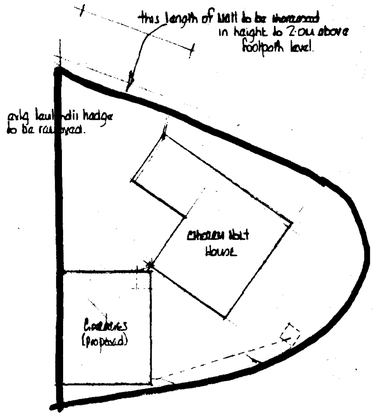
Rainwater Goods
Supply and fix 115mm PVC gutters to fascia with all necessary brackets, stop ends, outlets etc.

Supply and fix 64mm PVC downpipes securely clipped to walls at 1800mm cts with all necessary offsets, swannecks, adaptors etc. and taken into 100mm diam. upturned bend at base.

STRAPPING

Where rafters, floor joist and ceiling ties run parallel to walls they are to be strapped at 1800mm cts. Straps to be fixed to a min. 3No. rafters etc., having nogged between beforehand, and hooked into the cavity a min 150mm.
Similar straps to be used at 1800mm cts to hold down the wall plate.

Straps to be 30 x 6mm galv. m.s.



A		
	Date	Revisions

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Tel: Spalding (0775) 767968

Client
Mr. & Mrs J Lobl

Job Title
Proposed Garage at Chatten Holt House, Chatten Holt Lane, Pinchbeck, Spalding, Lincs.

Drawing Title
Plan & Elevation as Proposed

Scale 1:50 & 1:100

Date Dec 00 | Drawn by DL

Drg. No 00/63/01 | Rev

SOUTH HOLLAND DISTRICT COUNCIL
28 JAN 2001
Ref: 0009/01

DETERMINED
PLAN