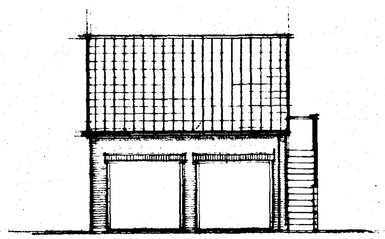

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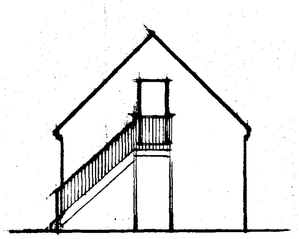

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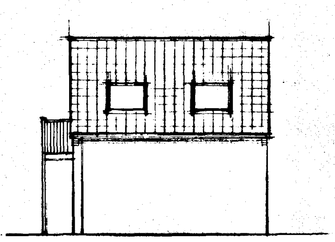

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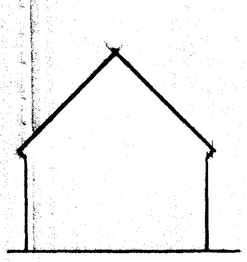

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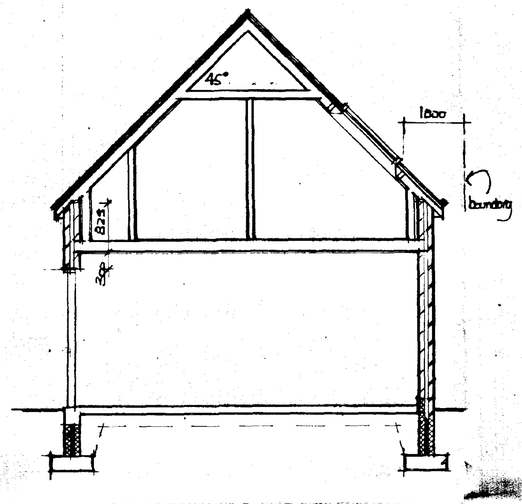
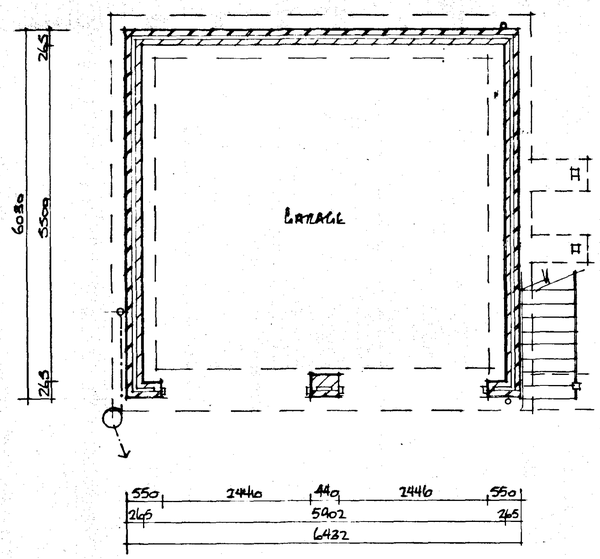
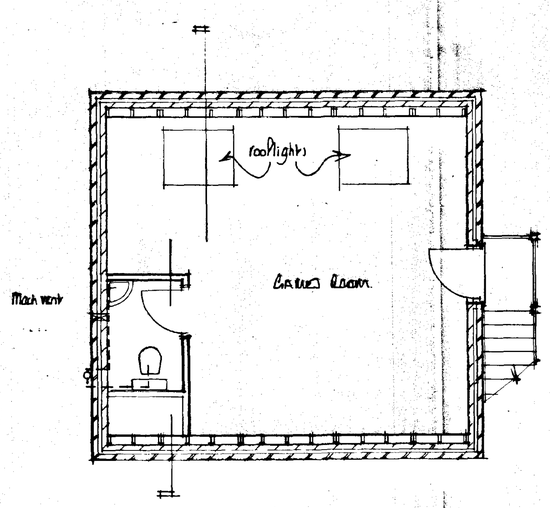




GROUND FLOOR PLAN



FIRST FLOOR PLAN

FOUNDATIONS

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 700 x 250mm

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.

FLOOR CONSTRUCTION

Ground
100mm 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.

First
18mm Weyroc floor panels
Bottom boom of attic style trusses
12.7mm Gypsum Fireline plasterboard, fixed in accord with manufacturers instructions, with 50mm cover strips to joints to give a half hour fire resistance and with all necessary noggins etc. and finished with either artex or skim in accord. with clients instructions.
150mm glassfibre insulation laid between joists

WALL CONSTRUCTION

Below Ground
To be 100mm Class A concrete blocks
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete

Above Ground
To be 265mm o/a constructed as follows :-

100mm facing brick (to be FL quality below dpc level)
65 mineral wall insulation i.e. Dritherm (k = 0.036)
100mm loadbearing insulation blocks i.e. Hemelite (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.

Internal finish to be 12mm render with gypsum plaster skim finish to give a 'U' value of 0.414W/mK

Stud Partitions
to be constructed as follows :-

75 x 50mm head and sole plate
75 x 50mm studs at 400mm cts with min. 2 rows
75 x 50mm noggins equally spaced
75mm glassfibre insulation within framework
face both sides with 12.7mm plasterboard, tape joint and skim finish

stud partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists, and off 75 x 50mm sole plate, with solid blocking between joists, when running perpendicular to joists.

DPC in Walls
To be a min. 150mm above finished ground level
An insulating vertical cavity closer and dpc, i.e. Thermabate, is to be provided to all cavity closures.
A dpc cavity tray, stepped as applicable, is to be constructed within the wall immediately above an abutment.

LINTELS

Lintels to be Calmic, 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 to be Velux rooflights installed in accordance with manufacturers instructions. Doors to be Boulton and Paul. All to be double glazed with 12mm air gap to sealed units and weather stripped.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm

Glazing to windows less than 800mm and doors (include sidelights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206: 1981

WINDOW/DOOR & LINTEL SCHEDULE

Location	window/door ref.	lintel ref. &	length
1	std garage door and frame	CG50/100	2700
2	std garage door and frame	CG%)/100	2700
3	FNS door to clients choice	CG50/100	1200
4	Velux ref GGL606		
5	Velux ref GGL606		

VENTILATION

All habitable rooms are to have windows containing opening vents, the combined total of which is equal to not less than 1/20th of the floor area of the room.

The Wc is to be mechanically ventilated direct to the external air. The extractor is to be capable of a min. 3No. air changes per hour and is to incorporate a 15 minute over-run period.

SMOKE DETECTION

Self contained smoke alarms complying with BS5446 Pt 1 : 1990 are to be installed where indicated SD on the drawing. An alarm must be positioned within 3.0m of bedroom doors.

The alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer.

Where more than one smoke alarm is required the units are to be interconnected so that the detection of smoke by one unit operates the alarm signal in all units.

The wiring installation is to comply with the I.E.E. 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 must be relocated in order to achieve full compliance.

All switches, sockets, tv points and telephone jackpoints are to be located at a height between 450 and 1200mm above finished floor level.

HEATING

Space heating and hot water is to be provided by electric space heaters/water heater respectively

STAIRCASE

The staircase is to be 800mm clear width between strings
- to have a min. 13 No risers of approx. 200mm
- to have treads of 223mm
- to have a pitch not exceeding 42 degrees.

The handrail and balustrade heights are to be 900mm measured vertically above the pitch line and finished floor level respectfully and are to be capable of withstanding a horizontal force of 0.36Kn/m

The balusters to the handrail are to be to clients choice and are to be equally spaced at centres preventing the passage of a 100mm diam. sphere.

Minimum head height to be 2.0m measured vertically above the pitch line.

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.

Foul
Supply and install proprietary upvc inspection chambers on 100mm pea gravel bed in strict accordance with manufacturers instructions. Inspection chambers to conform to the following sizes :-

Depth	Internal diam	Cover diam
.6m or less	190mm	190mm
1.0m or less	450 mm	450mm
1.5m or less	1050mm	600mm
over 1.5m	1200mm	600mm

Excavate for and lay in where indicated 100mm diam. flexible jointed upvc drains on 100mm pea gravel bed at a gradient of 1: 70.

Where 100mm diam. drains pass through walls they are to be protected by the use of a lintel over. Both sides the wall to be masked with rigid sheet material with 50mm clearance of the pipe.

Where flexible pipes are not under a road and have less than 600mm cover they are to have concrete paving slabs laid as bridging above the pipes for protection and are to have a min. 75mm granular material between the top of the pipe and the underside of he slab.

Where flexible pipes are under a road/drive with less than 900mm cover reinforced concrete bridging is to be used instead of paving slabs.

Install where indicated a 100mm diam. soil and vent pipe jointed to 100mm diam. upturned bend at base. Finish at top, a min. 900mm above window head height, with a durable cage.

Install 32mm diam. PVC wastes to hand basins all with 75mm deep traps. All waste pipes to have rodding access at each change of direction and are readily accessible throughout their length.

Above ground drainage to comply with BS5272: 1978
Below ground drainage to comply with BS8301: 1985

All drainage items are to be installed in strict accordance with the manufacturer instructions.

ROOF CONSTRUCTION

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

Battens
Approved quality tanalised sw 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, types 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 bergeboards 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.

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.

Trusses
Gangnail attic style trusses, 45° 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.

Insulation
To be Rockwool Rollbatts (k = 0.037 W/mK), 100mm laid between joists with a further layer of 80mm laid at right angles over the top.

Where the ceiling line follows that of the rafters 50mm Celotex Double R insulation is to be laid between and flush with the underside of the rafters with an additional layer of 20mm Celotex Double R insulation fixed to the underside of the rafters.

Ceilings
12.7mm foil backed plasterboard, fixed in accordance with manuf. instructions with all necessary noggins etc., and finish with artex/skim finish in accord with clients instructions.

Ventilation
Provide over fascia ventilation (equal to a 25mm 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

East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs PE11 3JA
Tel Spalding (0775) 767968

Client
Mr. & Mrs J Mason

Job Title
Dwelling - Garage / Games Room
At Hoeseoft Lane
Pinchbeck
Spalding

Drawing Title
Plans, Sections & Elevations of Garage + Games Room

Scale 1:50 : 1:100

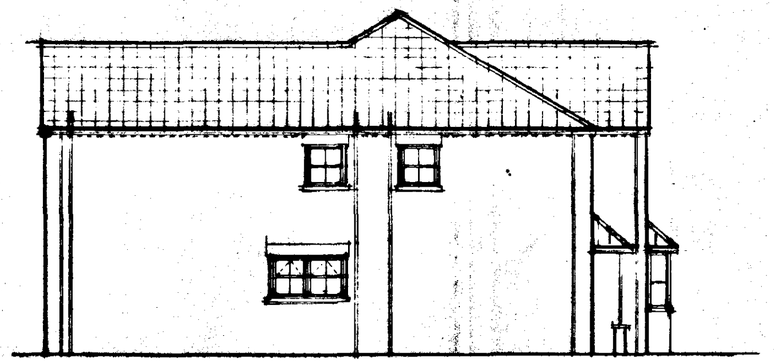
Date June 00 | Drawn by AL

Drg No 00/16/05 | Rev

SOUTH HOLLAND DC
HOUSING & PLANNING
-7 SEP 2000
Ref. 0567/00.

AMENDED PLAN
Ref. A2.

NORTH



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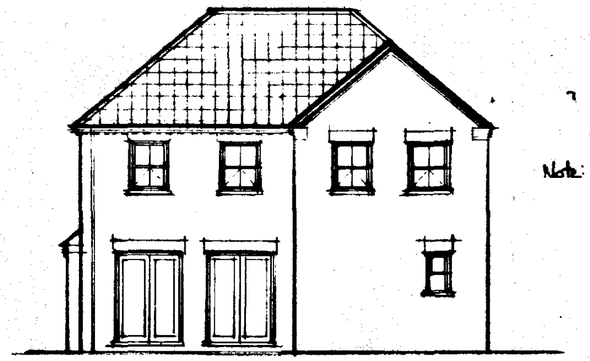
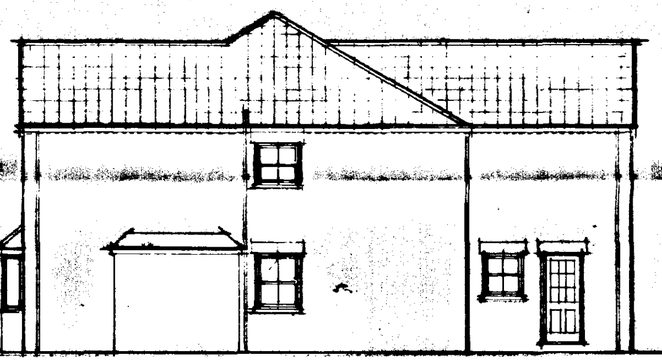


SOUTH

Note: Habitable rooms at first floor level to have windows with opening vents 450 sq mm wide and high with a min. area of 0.33m² and cill level not above 1100mm off the floor.



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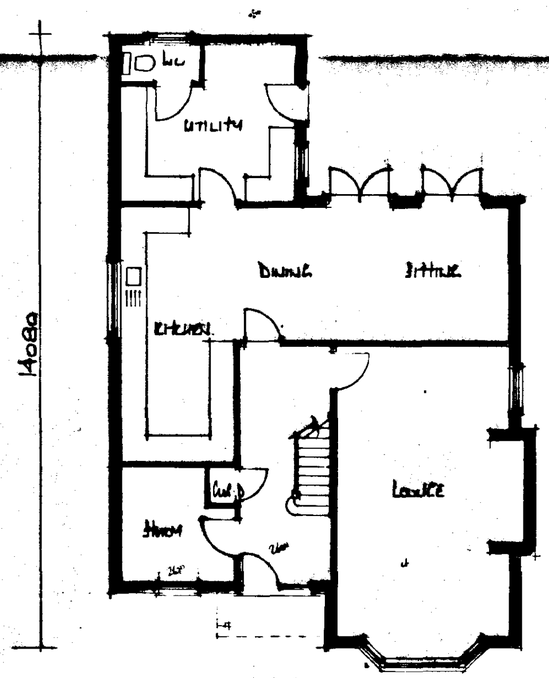
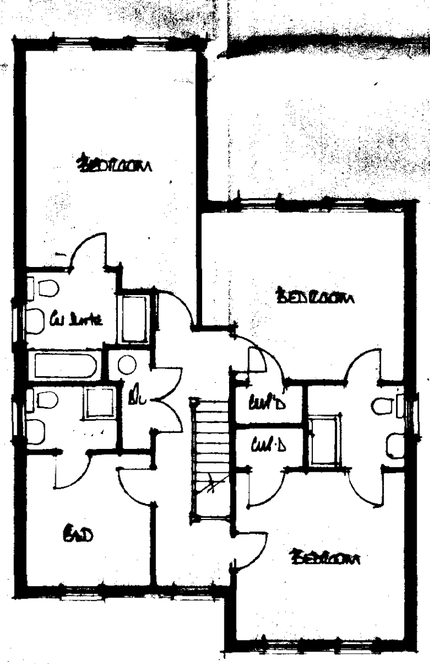


GROUND FLOOR PLAN



FIRST FLOOR PLAN

EXTERNAL FOOTPATHS
Provide access to the dwelling; the surface of which must be firm and easy to negotiate, i.e. not gravel or loose materials, and of a width (min 900mm) to enable the user of wheelchairs, crutches etc. adequate space.

The access is to have a ramped approach to the principle entrance door with a gradient of 1:12 to a level platform immediately outside the door of 1.2m x 0.9m.

AMENDED PLAN
Ref. A1

SOUTH HOLLAND DC
HOUSING & PLANNING
-8 SEP 2000
Ref: 0567/00

Rev. A Date 00
North elevation :- hermitage brickwork removed
entrance Porch to front door amended
South elevation - ground floor loc. windows reduced in width

A		
	Date	Revisions

East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel: Spalding (0775) 767988

Client
Mr. & Mrs J Mason

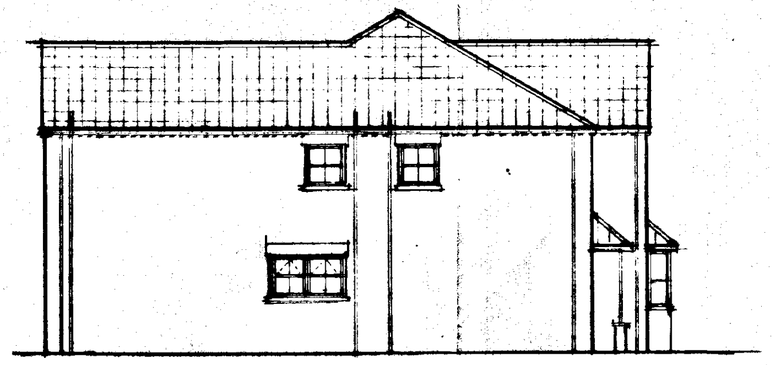
Drawing Title
Proposed Dwelling & Garage
At Land
Moulton Seas End

Scale 1:100

Date May 00 Drawn by RL

Drg No 00/16/01 Rev A

NORTH



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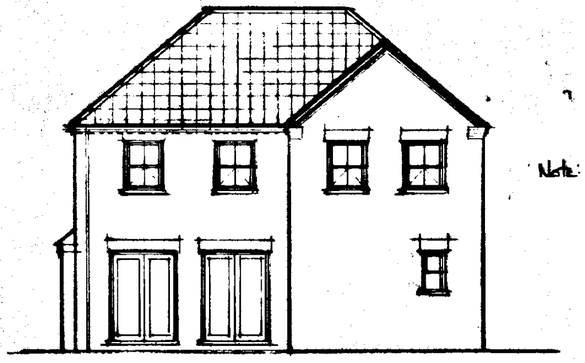
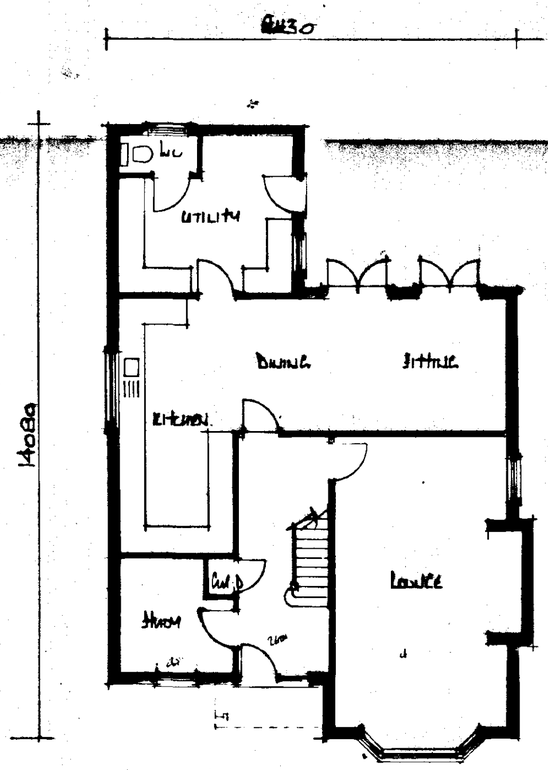


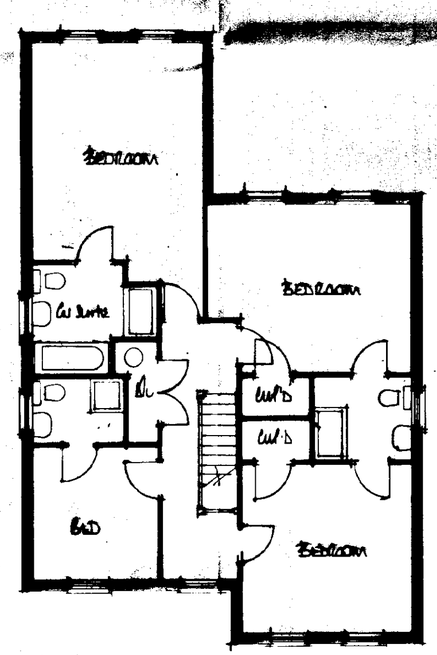
SOUTH

Note: Habitable rooms at first floor level to have windows with opening vents 450 sq mm wide and high with a min. area of 0.33m² and cill level not above 1100mm off the floor.

EAST



GROUND FLOOR PLAN



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AMENDED PLAN
Ref. A1

SOUTH HOLLAND DC
HOUSING & PLANNING
-8 SEP 2000
Ref: 0567/00

Rev. A July 00
North elevation :- herringbone brickwork removed
entrance feature to front door amended
South elevation - ground floor loc. window reduced in width

A		
	Date	Revisions

East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel: Spalding (01775) 767969

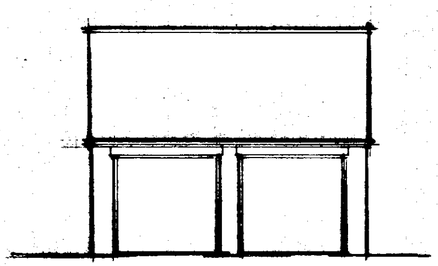
Client
MR. MRS J MASON

Drawing Title
PROPOSED DWELLING, GARAGE
A1 LAYOUT
ENGINEERS
SPALDING

Scale 1:100

Date May 00 | Drawn by KL

Drg No 00/16/01 | Key A



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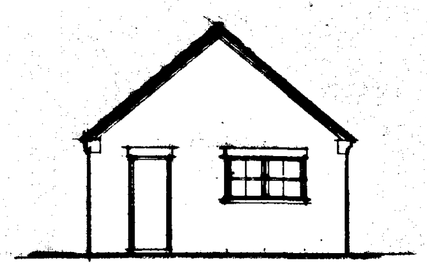

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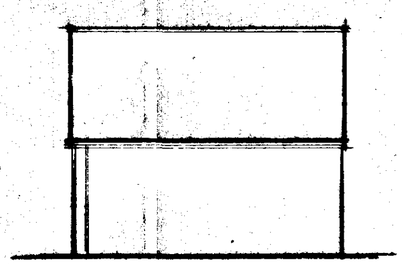

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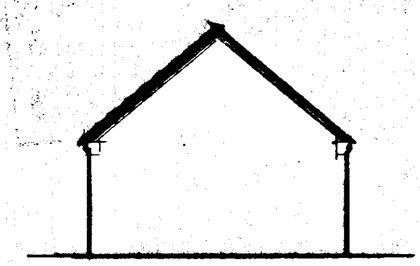

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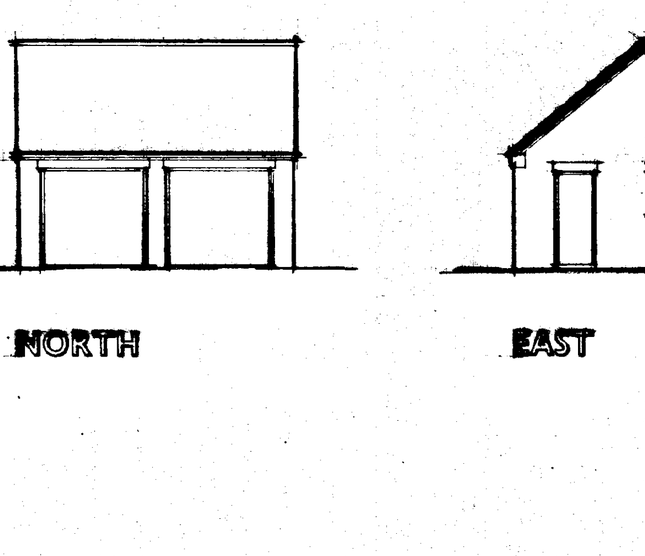
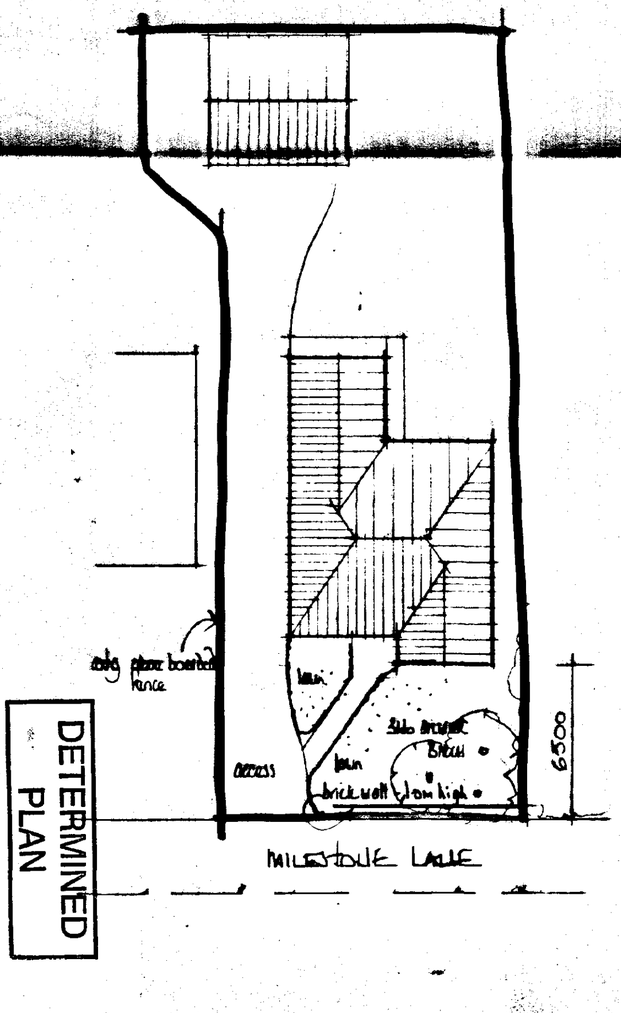


GROUND FLOOR PLAN

SOUTH HO[illegible] DC
HOUSING [illegible] NING
- 8 MAY 2000
Ref: 0816/00

DETERMINED PLAN



A | Date | Revisions

East Midlands Design Associates
"Willow Lodge",
Horseshoe Road
Spalding,
Lincs PE11 3JA
Tel: Spalding (01775) 767588

Client: MR. & MRS J MASON

Job Title: PROPOSED DWELLING & GARAGE AT LANE ADJACENT SPALDING

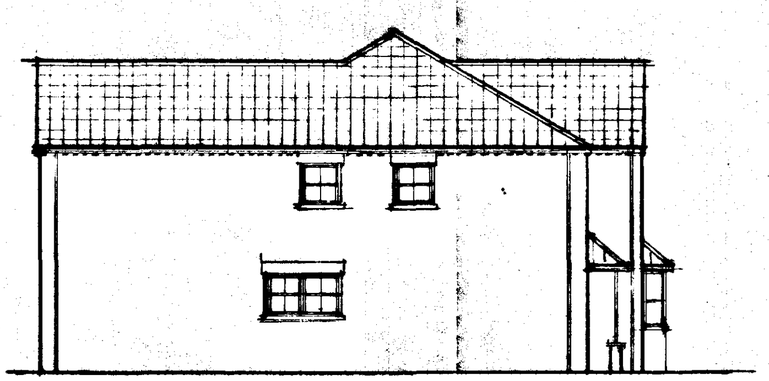
Drawing Title: PLANS, ELEVATIONS OF GARAGE. BLOCK PLANS.

Scale: 1:50, 1:100 & 1:200

Date: MAY 00 | Drawn by: DH

Drg No: 00/16/02 | Rev:

NORTH



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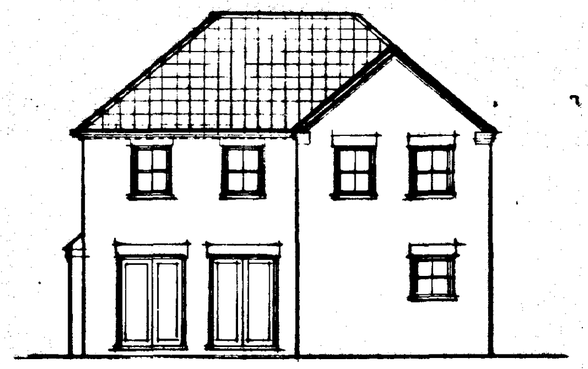

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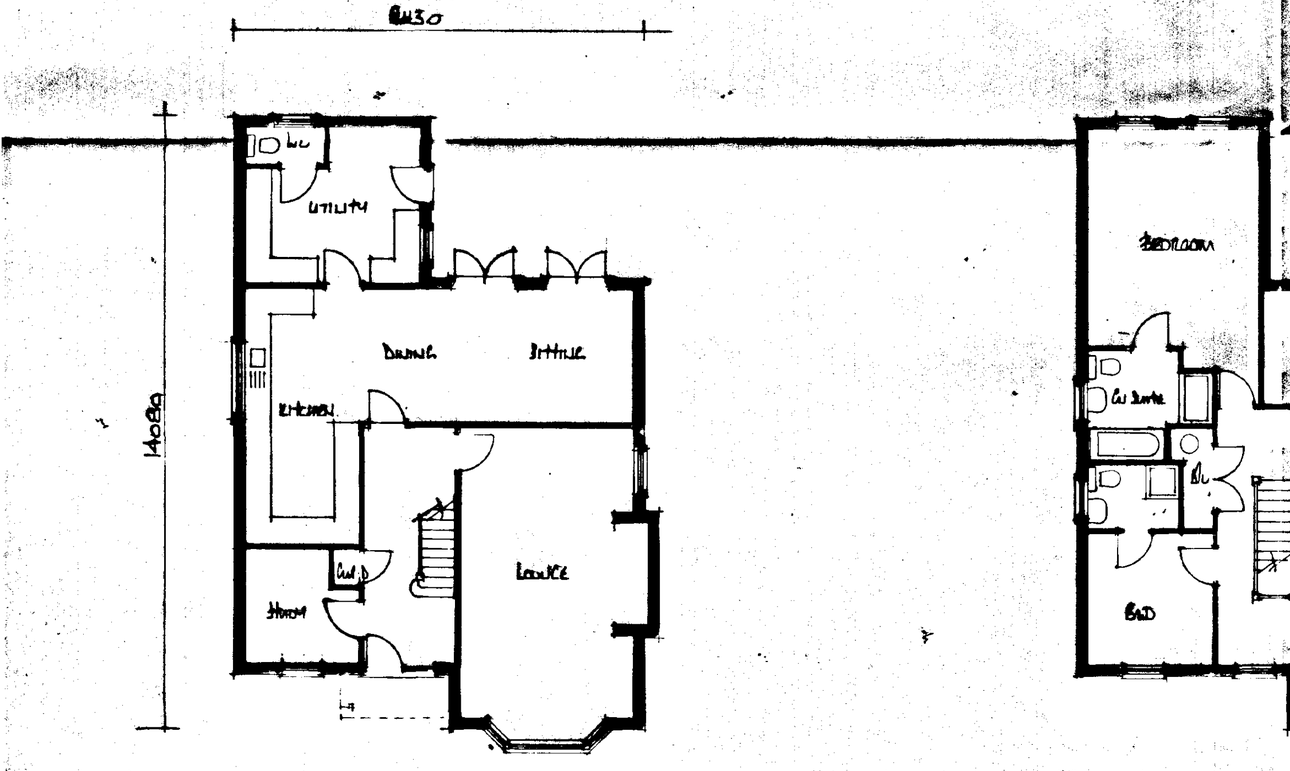
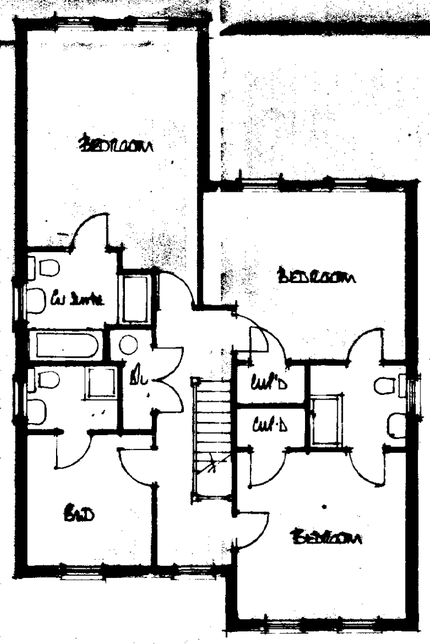
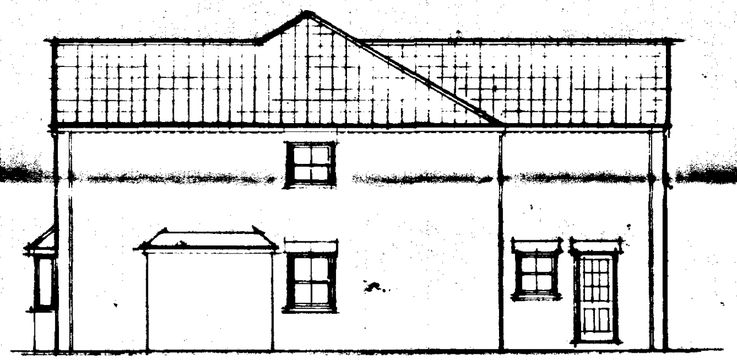


GROUND FLOOR PLAN



FIRST FLOOR PLAN



EAST

SOUTH HOLLAND DC
HOUSING & PLANNING
- 8 MAY 2000
Ref: 0567/00

DETERMINED PLAN

A.	Date	Revisions

East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs PE11 3JA
Tel: Spalding (0775) 767988

Client
MR. & MRS J MASON

Drawing Title:
PROPOSED DWELLING & GARAGE
AT LAND
ALGARKIRK
SPALDING

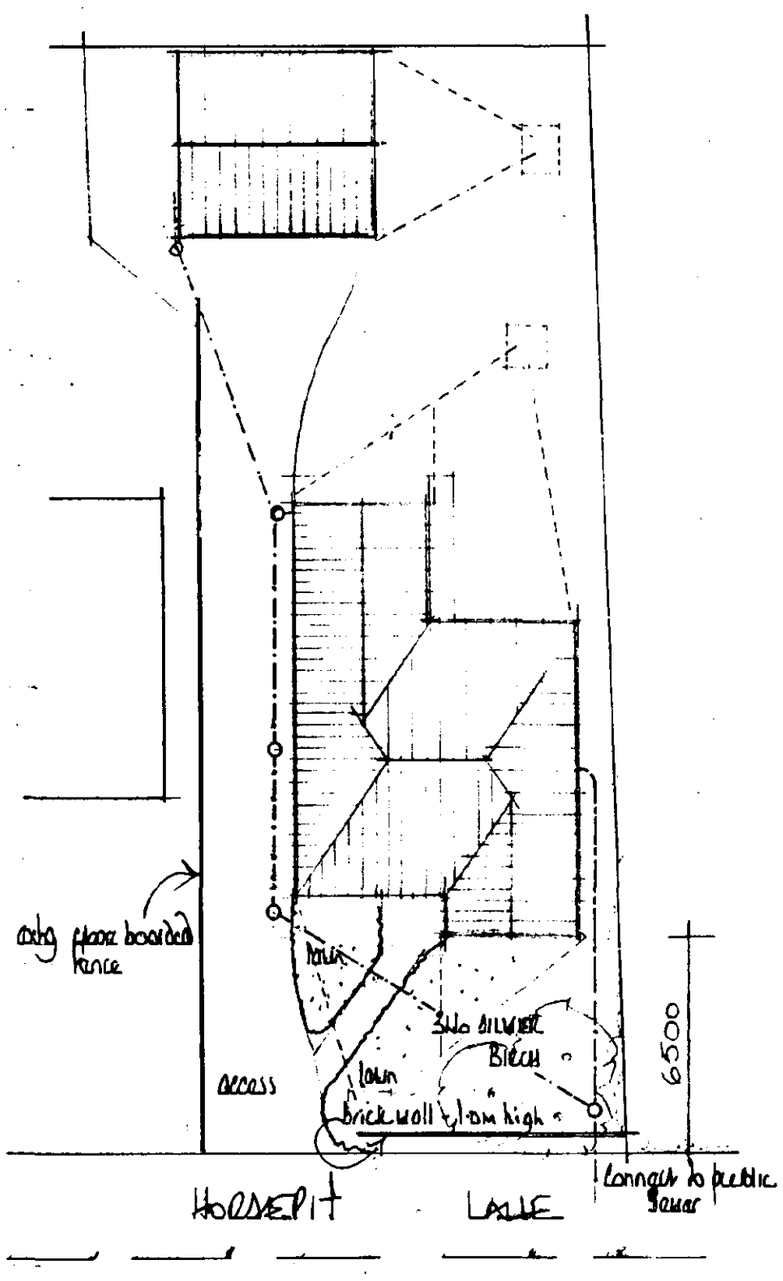
Scale 1:100

Date May 00 | Drawn by RL

Drg No 00/16/01 | Rev

AMENDED PLAN
Ref. A2

SOUTH HOLLAND DC
HOUSING & PLANNING
-7 SEP 2000
Ref: 0567/00



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	Date	Revisions

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Client
MR & MRS J MASON

Job Title
PROPOSED DWELLING & GARAGE
AT LANE
PINCHBECK
SPALDING

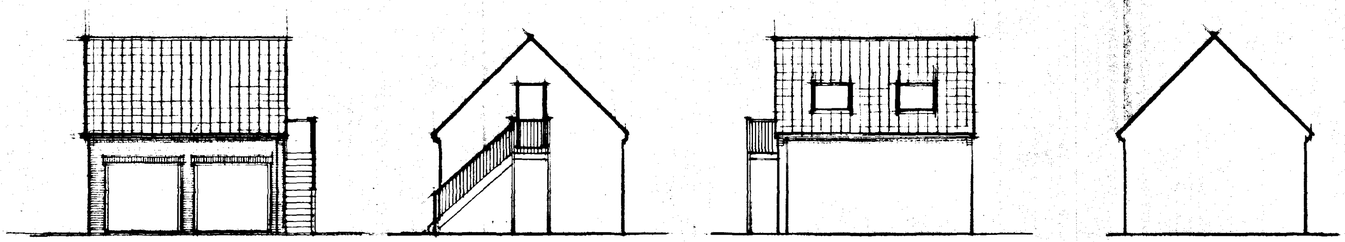
Drawing Title
PLANS, ELEVATIONS OF
GARAGE

BLOCK PLAN.

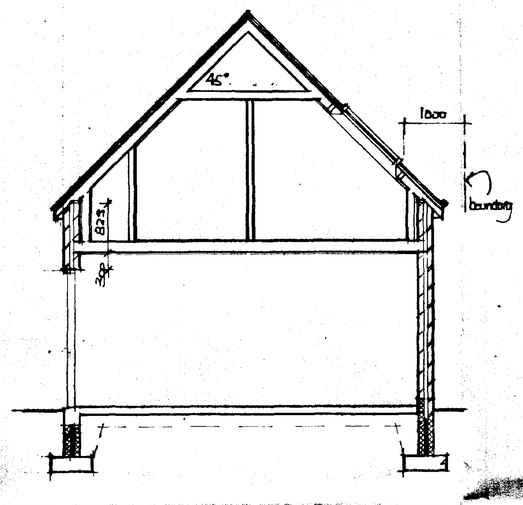
Scale 1:50. 1:100 & 1:200

Date MAY 00 Drawn by DL

Drg. No. 00/16/02 Rev



NORTH EAST SOUTH WEST



FOUNDATIONS

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 700 x 250mm

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.

FLOOR CONSTRUCTION

Ground
100mm 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. 800mm, the hard-core is to be laid and compacted in layers not exceeding 150mm.
Strip off all vegetable soil beneath proposal.

First
18mm Weyroc floor panels
Bottom boom of attic style trusses
12.7mm Gypsum Fireline plasterboard, fixed in accord with manufacturers instructions, with 50mm cover strips to joints to give a half hour fire resistance and with all necessary noggins etc. and finished with either artex or skim in accord. with clients instructions.
150mm glassfibre insulation laid between joists

WALL CONSTRUCTION

Below Ground
To be 100mm Class A concrete blocks
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete

Above Ground
To be 265mm o/a constructed as follows :-

100mm facing brick (to be FL quality below dpc level)
65 mineral wall insulation i.e. Dritherm (k = 0.036)
100mm loadbearing insulation blocks i.e. Hemelite (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.

Internal finish to be 12mm render with gypsum plaster skim finish to give a 'U' value of 0.414W/mK

Stud Partitions
to be constructed as follows :-

75 x 50mm head and sole plate
75 x 50mm studs at 400mm cts with min. 2 rows
75 x 50mm noggins equally spaced
75mm glassfibre insulation within framework
face both sides with 12.7mm plasterboard, tape joint and skim finish

stud partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists, and off 75 x 50mm sole plate, with solid blocking between joists, when running perpendicular to joists.

Dpc in Walls
To be a min. 150mm above finished ground level.
An insulating vertical cavity closer and dpc, i.e. Thermabate, is to be provided to all cavity closures.
A dpc cavity tray, stepped as applicable, is to be constructed within the wall immediately above an abutment.

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 to be Velux rooflights installed in accordance with manufacturers instructions. Doors to be Boulton and Paul. All to be double glazed with 12mm air gap to sealed units and weather stripped.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm

Glazing to windows less than 800mm and doors (include sidelights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206: 1981.

WINDOW/DOOR & LINTEL SCHEDULE

Location	window/door ref.	lintel ref. &	length
1	std garage door and frame	CG50/100	2700
2	std garage door and frame	CG%)/100	2700
3	FNS door to clients choice	CG50/100	1200
4	Velux ref GGL606		
5	Velux ref GGL606		

VENTILATION

All habitable rooms are to have windows containing opening vents, the combined total of which is equal to not less than 1/20th of the floor area of the room.

The Wc is to be mechanically ventilated direct to the external air. The extractor is to be capable of a min. 3No air changes per hour and is to incorporate a 15 minute over-run period

SMOKE DETECTION

Self contained smoke alarms complying with BS5446 : Pt 1 : 1990 are to be installed where indicated SD on the drawing. An alarm must be positioned within 3.0m of bedroom doors.

The alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer

Where more than one smoke alarm is required the units are to be interconnected so that the detection of smoke by one unit operates the alarm signal in all units.

The wiring installation is to comply with the I.E.E. 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 must be relocated in order to achieve full compliance.

All switches, sockets, tv points and telephone jeckpoints are to be located at a height between 450 and 1200mm above finished floor level.

HEATING

Space heating and hot water is to be provided by electric space heaters/water heater respectively

STAIRCASE

The staircase is to be 800mm clear width between strings
- to have a min. 13 No risers of approx. 200mm
- to have treads of 223mm
- to have a pitch not exceeding 42 degrees.

The handrail and balustrade heights are to be 900mm measured vertically above the pitch line and finished floor level respectfully and are to be capable of withstanding a horizontal force of 0.36Kn/m

The balusters to the handrail are to be to clients choice and are to be equally spaced at centres preventing the passage of a 100mm diam. sphere.

Minimum head height to be 2.0m measured vertically above the pitch line.

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

Foul
Supply and install proprietary upvc inspection chambers on 100mm pea gravel bed in strict accordance with manufacturers instructions. Inspection chambers to conform to the following sizes : -

Depth	Internal diam	Cover diam
.6m or less	190mm	190mm
1.0m or less	450 mm	450mm
1.8m or less	1050mm	600mm
over 1.5m	1200mm	600mm

Excavate for and lay in where indicated 100mm diam flexible jointed upvc drains on 100mm pea gravel bed at a gradient of 1: 70.

Where 100mm diam. drains pass through walls they are to be protected by the use of a lintel over. Both sides the wall to be masked with rigid sheet material with 50mm clearance of the pipe.

Where flexible pipes are not under a road and have less than 600mm cover they are to have concrete paving slabs laid as bridging above the pipes for protection and are to have a min. 75mm granular material between the top of the pipe and the underside of he slab

Where flexible pipes are under a road/drive with less than 900mm cover reinforced concrete bridging is to be used instead of paving slabs.

Install where indicated a 100mm diam. soil and vent pipe jointed to 100mm diam. upturned bend at base. Finish at top, a min. 900mm above window head height, with a durable cage.

Install 32mm diam. PVC wastes to hand basins all with 75mm deep traps. All waste pipes to have rodding access at each change of direction and are readily accessible throughout their length.

Above ground drainage to comply with BS5272: 1978
Below ground drainage to comply with BS8301: 1985

All drainage items are to be installed in strict accordance with the manufacturer instructions.

ROOF CONSTRUCTION

Tiles
The roof is to be covered with interlocking concrete roof tiles fixed in strict accordance with manufacturer 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, types 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.

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.

Trusses
Gangnail attic style trusses, 45° 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.

Insulation
To be Rockwool Rollbatts (k = 0.037 W/mK), 150mm laid between joists with a further layer of 80mm laid at right angles over the top.

Where the ceiling line follows that of the rafters 90mm Celotex Double R insulation is to be laid between and flush with the underside of the rafters with an additional layer of 20mm Celotex Double R insulation fixed to the underside of the rafters.

Ceilings
12.7mm foil backed plasterboard, fixed in accordance with manuf. instructions with all necessary noggins etc., and finish with artex/skim finish in accord with clients instructions.

Ventilation
Provide over fascia ventilation (equal to a 25mm continuous gap) to the soffit to provide cross ventilation to the roof space.

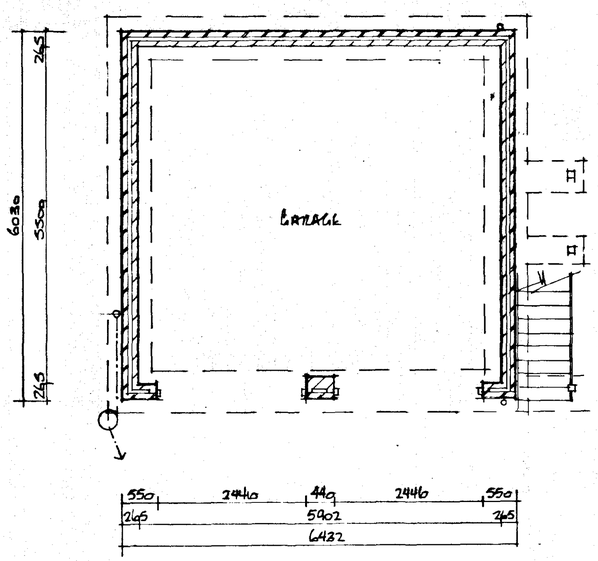
Rainwater Goods
Supply and fix 115mm PVC gutters to fascia with all necessary brackets, stop ends, outlets etc.

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

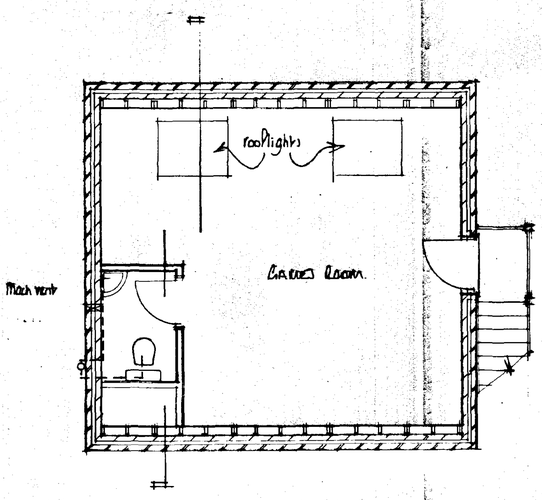
STRAPPING

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.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
-7 SEP 2000
Ref. 0537/00

AMENDED PLAN
Ref. A2.

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	Date	Revisions

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Client
MR. & MRS J MASON

Job Title
DWELLING + GARAGE / LOUNGE ROOM
AT HOOKEMOOR LANE
PINCHBECK
SPALDING

Drawing Title
PLANS, SECTIONS & ELEVATIONS OF GARAGE & LOUNGE ROOM

Scale 1:50 : 1:100

Date Sept 00 | Drawn by AL

Drg. No 00/16/05 | Rev