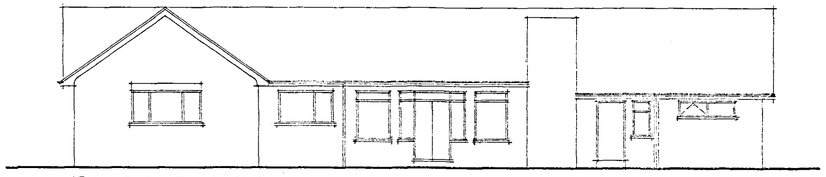
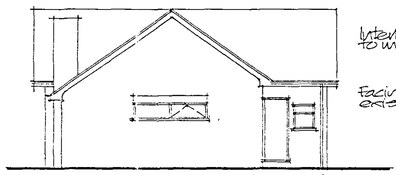


FRONT ELEVATION (WEST)



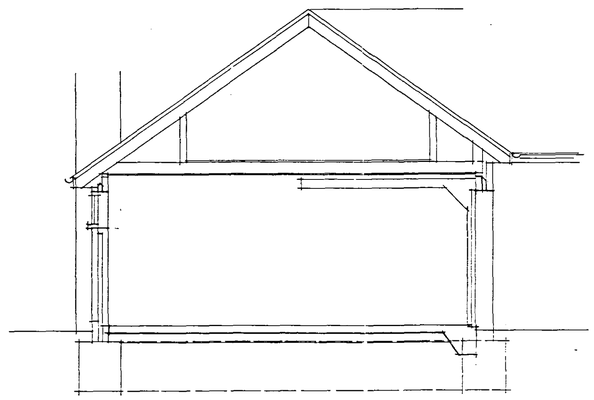
REAR ELEVATION



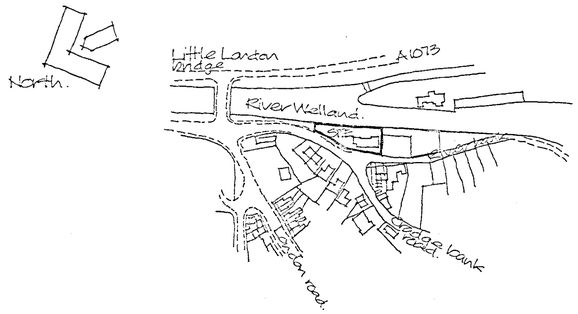
Interlocking concrete tiles to match existing.

Facing bricks to match existing.

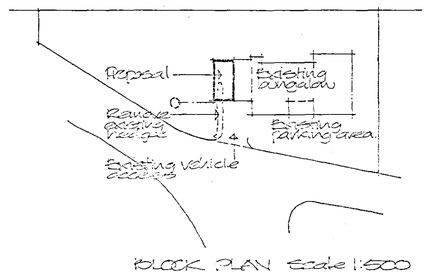
SIDE ELEVATION (NORTH)



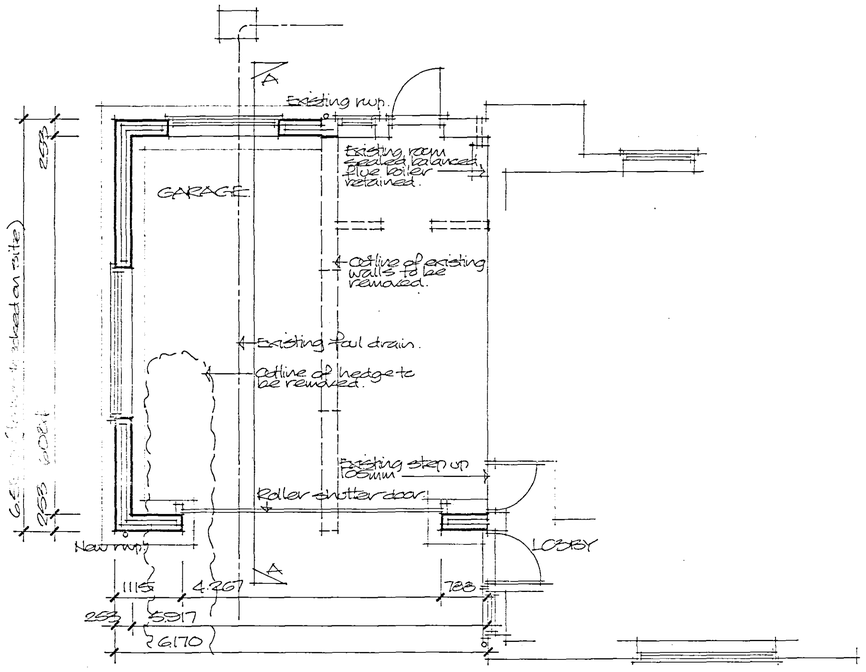
SECTION A-A



LOCATION PLAN Scale 1:2500



BLOCK PLAN Scale 1:500



SPECIFICATION

Roof construction:

Install interlocking tiles to match existing installed to manufacturers recommendations on 25x50 fully treated battens on sarking felt on gangnail attic trusses at 600mm max. cts.
Roof trusses to comply with BS 5268 parts 2 and 3 and manufacturer to supply design certificate before installation. Design of trusses to be agreed with manufacturer.
Install 25x100 longitudinal ties to ridge and ceiling level and as diagonal bracing to gable.

Install 22mm thick T&G moisture resistant chipboard flooring to storage area in roof.

Eaves and verge to be constructed to be similar to existing but with roof void ventilation strips installed at eaves to provide min. 10,000mm2 per metre roof void vents.

Roof pitch to be approx.35 degrees as existing and is to be checked on site.

Install 30x5mm mild steel straps at average 1800mm cts. between roof structure and external walls. Straps to be installed at ceiling level and at slope of roof..

All structural timber to be grade SC3 marked dry or kiln dry.

Install code 4 lead flashing between new roof finish and existing chimney.

New roof specified above replaces existing traditional garage roof structure. Provide suitable propping to ends of retained purlins to existing bungalow roof.

Ceiling:

Formed of 12.5mm Gyproc Fireline board with Artex or skim finish. Perimeter and all joints to be supported. Form trapdoor access to storage area approx. 550x1200.

Gutters and downpipes:

Install upvc gutters and one new downpipe to match existing connected to new soakpit min. 1 metre cube at least 5 metres from building. Connect new gutters to existing downpipe on rear elevation. New downpipe connected to new 110mm dia. UPVC drains bedded on 100mm peagravel to fall to soakpit.

Cavity walls:

Constructed of 103mm facing brick, 50mm cavity and 100mm Celcon or Thermalite standard blockwork with fair faced finish internally.
Install DPC to reveals.
Install wall ties at 900mm cts. horizontally, 450mm cts. vertically and at 225mm cts. within 225mm of reveals.
Install Hyload DPC min 150mm above ground level with DPM lapping inner wall DPC.
Concrete blockwork used below DPC level to be class A.
New walls to be bonded to existing with Furfix wall extension profiles.

Lintels:

Install IG type L1/HD50 steel lintels to new high level windows and type L5/50 to new garage door opening.
Install cavity tray DPC above lintel in gable and new garage door.

Floor construction:

Constructed of 100mm thick grade Gen 3 concrete slab with float finish on 1200 guage DPM lapped over wall DPC on min. 150mm hardcore well consolidated and blinded. Retain existing floor slab to existing garage but adapt as required at garage door.

Foundations:

Install 700mm wide grade Gen3 concrete trenchfill foundations min. 750mm deep (1.000m deep in shrinkable soil). Depth to be agreed on site with LA building inspector.

Windows and doors:

New windows to be white UPVC glazed with sealed units. All openings to be draught sealed. No glass within 800mm of floor.
Window sizes to be: 1800x600 deep & 2400x600 deep. Structural opening sizes are to be confirmed on site.

Existing fire door from bungalow to garage to be fitted with self closer.

Garage door to be roller shutter type and sizes are to be confirmed.

Lighting:

Lighting within garage to be fluorescent type.

Drains:

Existing drain passing under proposal to be protected. Drain passing through new foundation to have min. 50mm clearance around pipe with protection from vermin entry and to be gas sealed.

SHDC
Planning & Development
- 2 FEB 2004
Ref 0129/04

PROPOSED EXTENSION TO EXISTING GARAGE
1 RIVER BANK, SPALDING. FOR MR S COATEN

DETERMINED PLAN

BROADGATE BUILDERS LTD

The Race Ground,
Spalding,
Lincolnshire.

Scales: 1:50 & 1:100