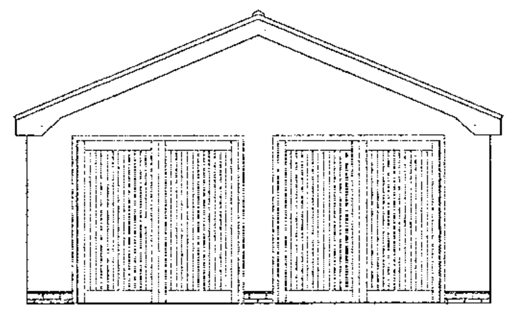
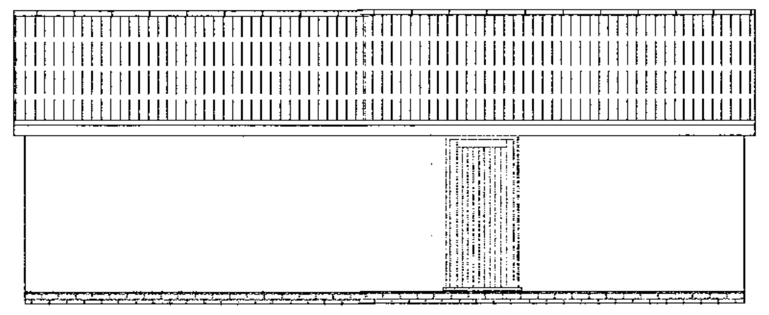
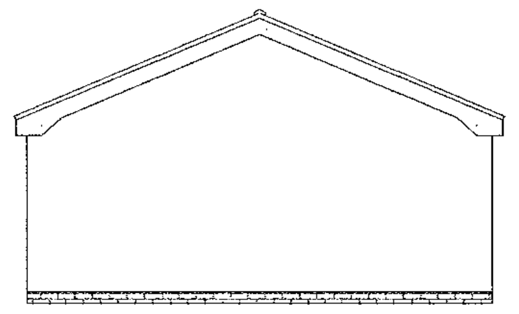
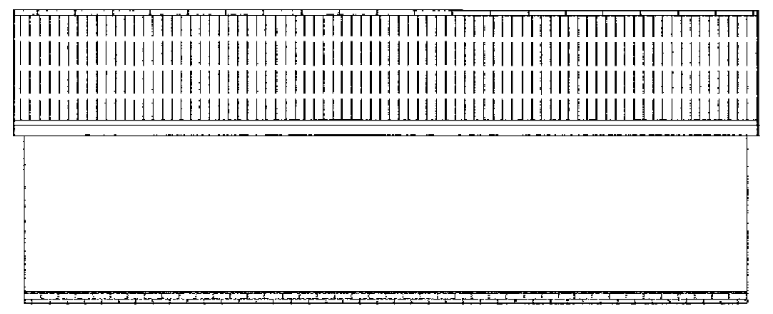
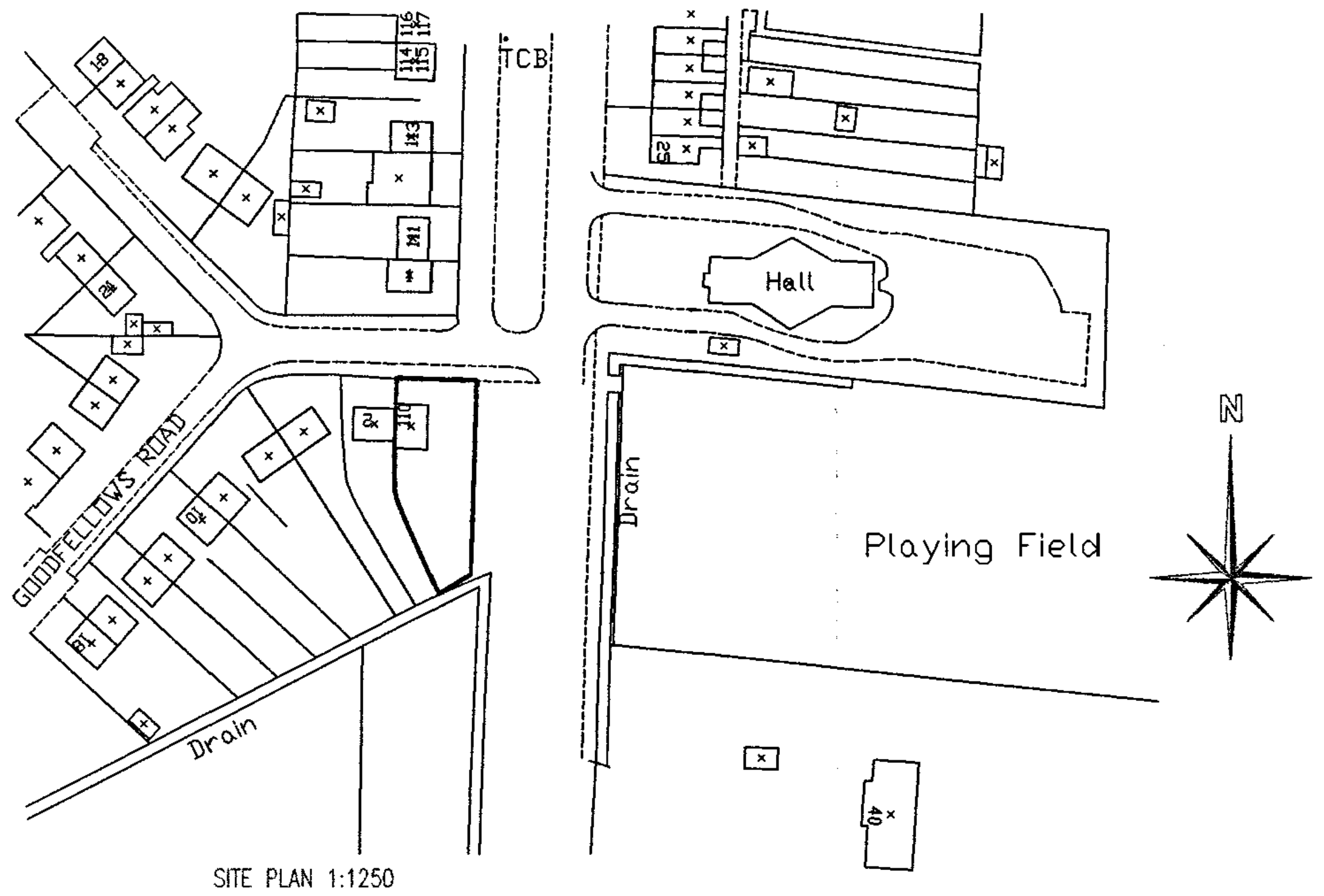

PROPOSED FRONT ELEVATION


PROPOSED SIDE ELEVATION

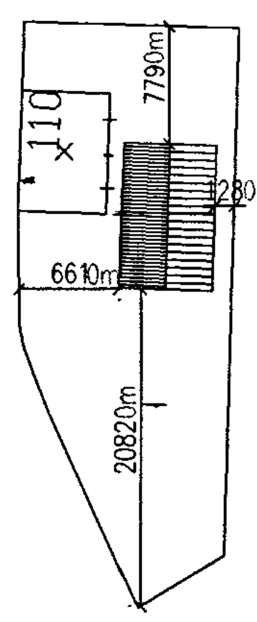

PROPOSED REAR ELEVATION

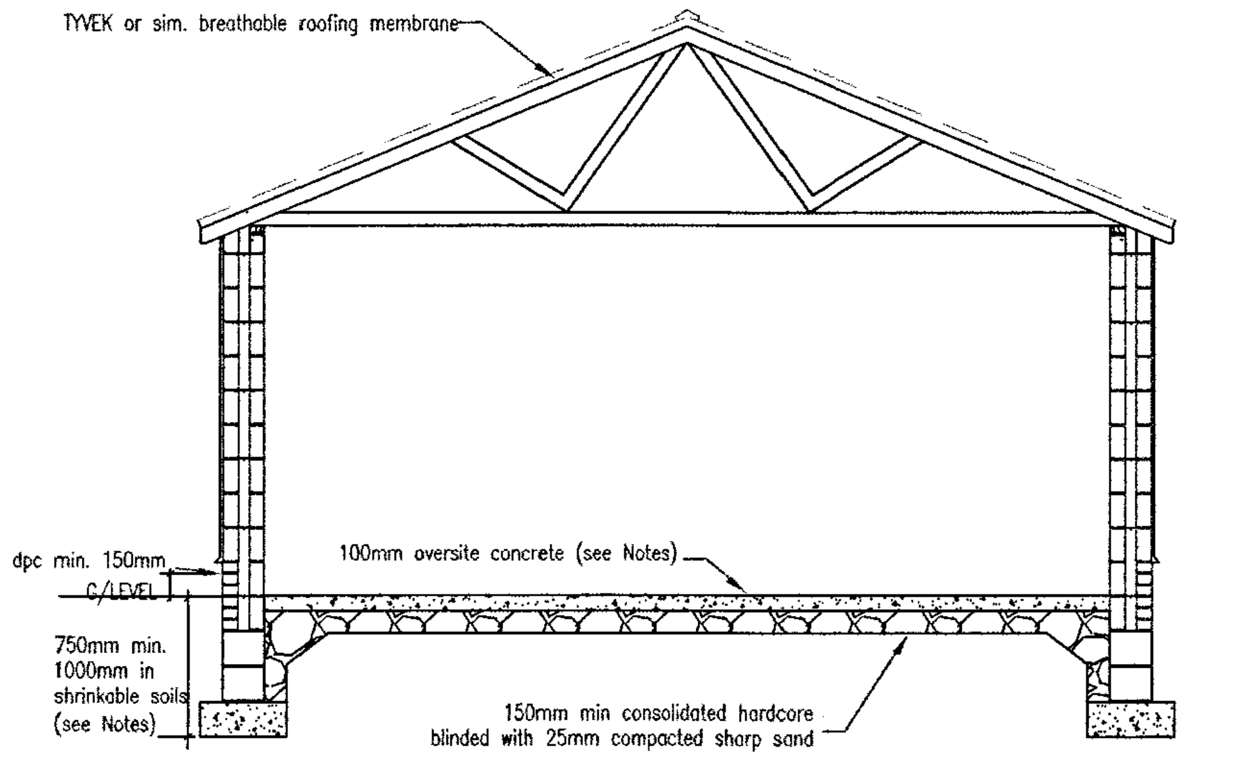

PROPOSED SIDE ELEVATION



SITE PLAN 1:1250

BLOCK PLAN 1:500




TYVEK or sim. breathable roofing membrane
dpc min. 150mm
G/LEVEL
750mm min. 1000mm in shrinkable soils (see Notes)
100mm oversite concrete (see Notes)
150mm min consolidated hardcore blinded with 25mm compacted sharp sand
SECTION DETAIL A-A

PREPARATION OF SITE

Builder/contractor to strip off all turf, top soil, vegetable matter, ex. buildings/paths/etc. from the new building area and establish there is no made up ground or wide variations in the type of subsoil within the loadings area and no weaker strata exists below the soil on which the new foundations rest within such depth as may impair the stability of the structure.

Where the water table can rise within 250mm of the lowest floor of the building, or where surface water could enter or affect the building/ground covered by the building should be drained by an effective means. Any subsoil drain cut/damaged during excavation should be re-routed or run to another outfall, if it has to run through the building, it is to be relaid in pipes with sealed joints and have access points outside the building.

Ensure no contaminants are present where the ground/foundations are covered by the proposed, if any found consult with Wenman Building Design & L.A. Building Control before carrying on with works.

FOUNDATIONS

(250mm cavity walls)

600mm wide x 225mm deep concrete strip foundations, Gen 3 mix (assuming ground bearing capacity is 50kN/M2, no subsoil investigation undertaken at this stage). Any deviation found during excavation to be reported prior to commencement of any other works. Refer to Section A-A, for depth of foundations adjacent to dyke

All foundations taken down to suitable load bearing strata,(for extensions usually to same depth as host building). If any non-load bearing, soft spots, made up ground or differing ground conditions are found, L.A. Building Control & Wenman Building Design must be informed before any concrete is laid, ensuring if required the advice from a Structural Engineer can be obtained.

All the above is subject to L.A. Building Control inspection & approval.

GROUNDFLOOR CONSTRUCTION

As no subsoil investigations have been carried out at Building Regulation Stage, it is to be assumed that subsoil conditions are adequate to support this type of floor construction. should in-adequate sub-soils be found Local Authority Building Control & Wenman Building Design must be informed to enable alternative & appropriate measures to be employed.

100mm min. concrete oversite GEN3 mix DPM to be 1200 gauge polyththene membrane taken up to DPC and lapped over to provide continuity with the dpc's installed within the surrounding walls, min. 25mm thk s/sand blinding over min. 150mm well consolidated clean hardcore, (in excess of 100mm to max. 600mm, the hardcore is to be laid and compacted inlayers not exceeding 150mm)

CAVITY WALLS

new cavity walls, comprising of 100mm rendered blockwork, 50mm cavity filled with 50mm Dritherm 32 insulation installed to manufacturers instructions, insulation should commence at same level as floor insulation & butted up to roof insulation without any gaps, ensuring batts have staggered joints. 100mm Tarmac or sim. approved 3.5N/mm² aerated PFA or concrete block to achieve 'U' value of 0.3w/M²K.

Blockwork to be rendered & skimmed to B.S.5492: Internal plastering, or, 12.5mm Gyproc plasterboard on adhesive dabs, fitted to manufacturers spec. & skimmed. Type of plastering technique employed as with all paint finishing to be clients choice.

Softwood skirting board/architrave to all internal walls, type i.e. Ogee, chamfered etc. to be to clients choice.

Lean mix cavity to min. 225mm below DPC. All mortar mixes/movement joints as recommended by the brick/block manufacturer & in accordance with B.S.5628:part 3 & relevent codes of practice.

Stainless steel or sim. approved wallties installed to comply with B.S.5268, @ 900 ctrs. horizontally & 450 ctrs. vertically, staggered and @ 300 ctrs. as near to door/window reveals as possible.

Install insulated cavity closures to jambs & cills (DAMCOR or sim. approved).

Class 'A' concrete or sim. approved blocks below ground level, any brickworkk below ground level to be F.L. quality to B.S.3921.

Any drains passing through walls to have a pre-stressed concrete lintel over with min. 50mm gap around the pipework filled with compressible material & masked on both sides of wall with rigid material in order to prevent the infestation of rodents. Any drains under proposed to be of continuous length with no joints under the floor. Ideally route all F.W. pipework around proposed if gradients can be achieved.

DPC's & DPM's to be lapped & continuous, if Expamet or sim. approved wall starters are to be installed they must be fitted to manufacturers instructions.

ROOF CONSTRUCTION

AC-Coposite LPC PIR steel roofing sheets installed to manufacturers instructions, All roofing materials & accessories to be installed to B.S.5534: part1:1997, Provide asbestos undercloaking nailed to rafter, & weather pointed.

ROOF VENTILATION

to be provided by Tyvek or sim. approved breathable underslating/tiling felt laid strictly in accordance with manufaturers instructions, OR,
continuous 10mm slotted soffit vent strip with mesh infill & rolled formed eaves vents between rafters to provide 50mm clear airgap, OR,
over fascia ventilation system, high density black polypropylene 10mm strip ventilators, universal spacer tray, underlay support tray & bird comb filler to suit tile.
All above to comply with Approved Document C & B.S.5250:1989.

ROOF STRUCTURE

to be open plan trussed rafters to take above mentioned roof covering to B.S.5268 part 3 1985, manufacturers (Palgrave Brown, Boston or sim. approved) truss calc's to be submitted to L.A. Building Control min. 28 days prior to installation.

Trusses to be @ min. 400mm ctrs. fixed to wallplate with truss clips & any other fixing's instructed by manufacturer, see manufacturers details regarding internal water tank & additional support members.

Stability bracing (wind bracing) to be min. 22mm x 100mm free of defects fixed with galvernised 65mm x 3.5mm nails (2No per fixing)

50mm x 100mm Wall plate to be bedded (min. 10mm mortar bed joint) on internal skin of cavity wall, strapped @ max.2m ctrs. galv. 30mm x 5mm x 1m metal anchor straps screwed to blockwork & nailed/screwed to wall plate.

At gable end install 30mm x 5mm x 1m galv. straps @ max 2m ctrs. over min. 3 No trusses with solid noggins between, built into inner skin of cavity wall

All roof work to be in accordance with Approved Document A, B.S.5534, B.S.5290 & Approved Document F.

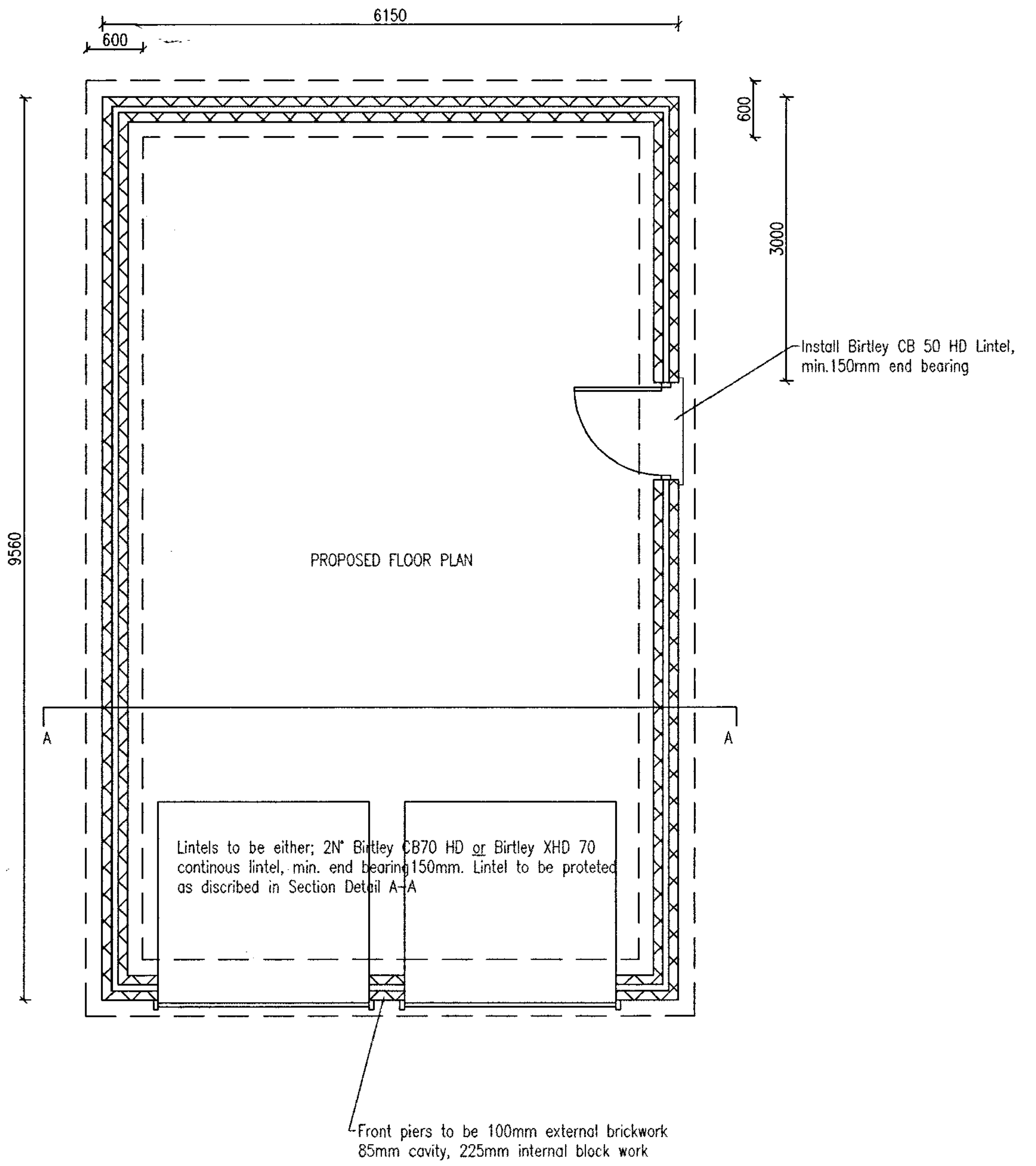
SURFACE WATER DRAINAGE

Installed to Approved Document H gutters & RWP. to be Marley or sim. approved to match existing, to be min. 68mm dia. or sq. as required. Rain water pipes to connect into reducer connected to 100mm dia. UPVC underground pipework with flexible joints to min. 1:80 gradient. Trench to be as narrow as practicable, bedded onmin. 100mm layer of peagravel (10mm down), which has a compaction factor less than 0.3. Backfill with same material to min. crown of pipe, all compaction should be done by hand until a coverage of min. 300mm has been achieved, therafter compaction can be done with a mechanical compactor.

All surface water to be taken to soakaway min. 5m from nearest habitable part of building, construction of soakaway to be min. 1M3 loose brick filled to 300mm of ground level, with polythene cover & topsoil over.

Soakaway is subject to appropriate percolation test being undertaken in order to ensure permability of soil. Percolation test should be done stictly in accordance with Approved Document H2, para.1.34 to 1.38

Surface water outlets shall be designed to BRE Digest 365 Soakaway Design or CIRIA report 156



Install Birtley CB 50 HD Lintel, min.150mm end bearing

Lintels to be either; 2N° Birtley CB70 HD or Birtley XHD 70 continous lintel, min. end bearing 150mm. Lintel to be proteted as discribed in Section Detail A-A

Front piers to be 100mm external brickwork 85mm cavity, 225mm internal block work

Ref:	Revision:	Date:

SUPERSEDED

SHDC
Planning & Development
14 APR 2008
Ref: 0481/08

house 578 × 7.67 = 44.33
garage 6.15 × 9.56 = 58.79

WENMAN BUILDING DESIGN Ltd.
2 Austendyke Road
Weston Hills
Spalding
Lincs. PE12 6BX
Tel/Fax 01775 724171
Mobile 0784 1718457

Project:
PROPOSED DETACHED GARAGE

Client:
MR & MRS CROMPTON
110 SPALDING COMMON
SPALDING
LINCS

DRAWING:
PROPOSED GROUND FLOOR PLAN
PROPOSED ELEVATIONS
SECTION DETAIL
SPECIFICATION

DRAWING N°:	DATE:
WEN/1236/08/00	APRIL 2008
DRAWN BY:	SCALES:
RW	1:50 1:100

COPIES OF THESE DRWGS. MUST NOT BE TAKEN, TRACED OR ALTERED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY ARE ISSUED WITHOUT WRITTEN PERMISSION OF WENMAN BUILDING DESIGN. THESE SERVICES ARE PRODUCED ONLY FOR THE PURPOSE OF OBTAINING PLANNING OR BUILDING REGULATIONS APPROVAL AND DO NOT CONTAIN A FULL SPECIFICATION FOR THE PROPOSED WORKS AND MUST NOT BE USED AS A CONTRACT DOCUMENT ALONE.

THE PROPOSED WORK WILL NOT BE SUPERVISED/INSPECTED BY WENMAN BUILDING DESIGN (unless agreed otherwise in writing by the client), THERFORE IT IS THE CLIENT OR THIER APPOINTED BUILDER/CONTRACTOR'S RESPONSIBILTY TO CONTROL WORKMANSHIP/MATERIALS & SPECIFICATION AND ANY VARIATIONS TO THE CONTRACT, IT IS NEITHER PRACTICAL OR REASONABLE TO SHOW ALL RELEVANT MATTERS ON THE DRAWINGS, THE FACT THAT MATTERS ARE NOT MENTIONED DOES NOT ALLEVIATE THE BUILDER/CONTRACTOR FROM RESPONSIBILITY OF NON-COMPLIANCE IN CARRYING OUT THE WORK. ALL WORKS AND MATERIALS TO BE FITTED AND INSTALLED TO THE MANUFACTURERS INSTRUCTIONS AND COMPLY WITH THE MANUALS AND APPROVED DOCUMENTS OF THE BUILDING REGULATIONS AND CURRENT NHBC TECHNICAL REQUIREMENTS CODES OF PRACTICE, BRITSH STANDARDS OR EUROPEAN CODE etc. ALL MEASUREMENTS ON THIS DRAWING ARE NOT TO BE SCALED FOR CONSTRUCTION/ORDERING PURPOSES. ALL DIMENSIONS FOR SETTING OUT OF THE WORKS AS SHOWN ON THE DRAWING TO BE CHECKED BY THE BUILDER/CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK AND ANY DISCREPANCIES REPORTED IMMEDIATELY. WHERE APPLICABLE DIMENSIONS SHOWN ARE EITHER THE OUTSIDE/INSIDE OF brk OR blockwork AND NOT FINISHED PLASTER. IT IS RECOMMENDED THAT A SITE SOIL SURVEY IS UNDERTAKEN PRIOR TO COMMENCEMENT OF WORKS. THE ACTUAL POSTIONING OF EXISTING SERVICES PIPES, ELECTRICAL CABLES etc. ARE NOT GENERALLY SHOWN. THE ACTUAL POSITIONING OF APPARATUS MUST BE ESTABLISHED BY THE BUILDER/CONTRACTOR PRIOR TO COMMENCEMENT OF WORK AND REPOSTIONED TO SUIT THE INDIVIDUAL SERVICE SUPPLIERS INSTALLATION RECOMMENDATIONS.

HEALTH & SAFETY
The client is to ensure that the appointed contractor is familar with and complies with Health & Safety for Building Sites and Work Places.