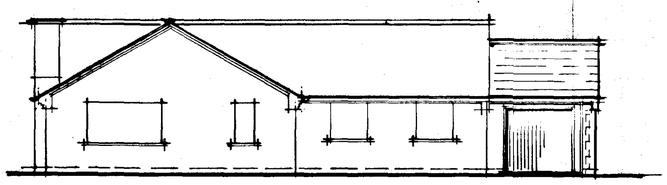
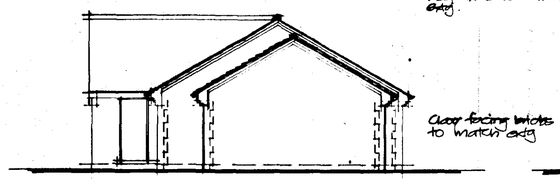
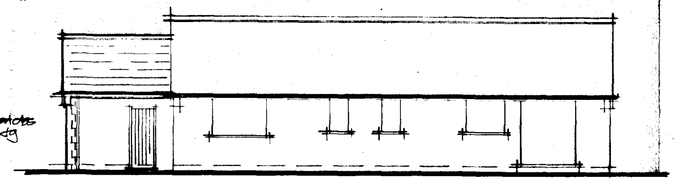
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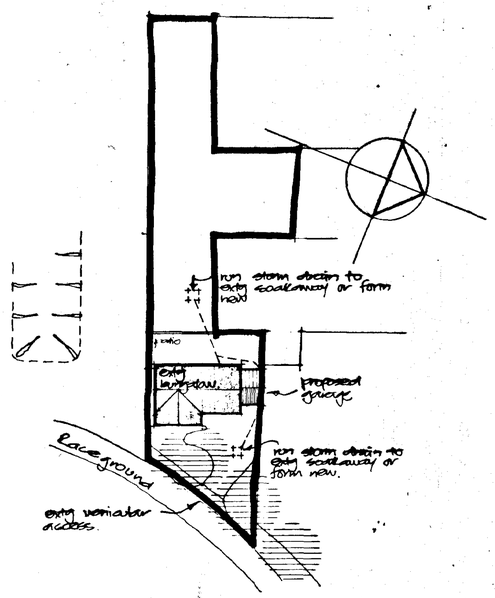
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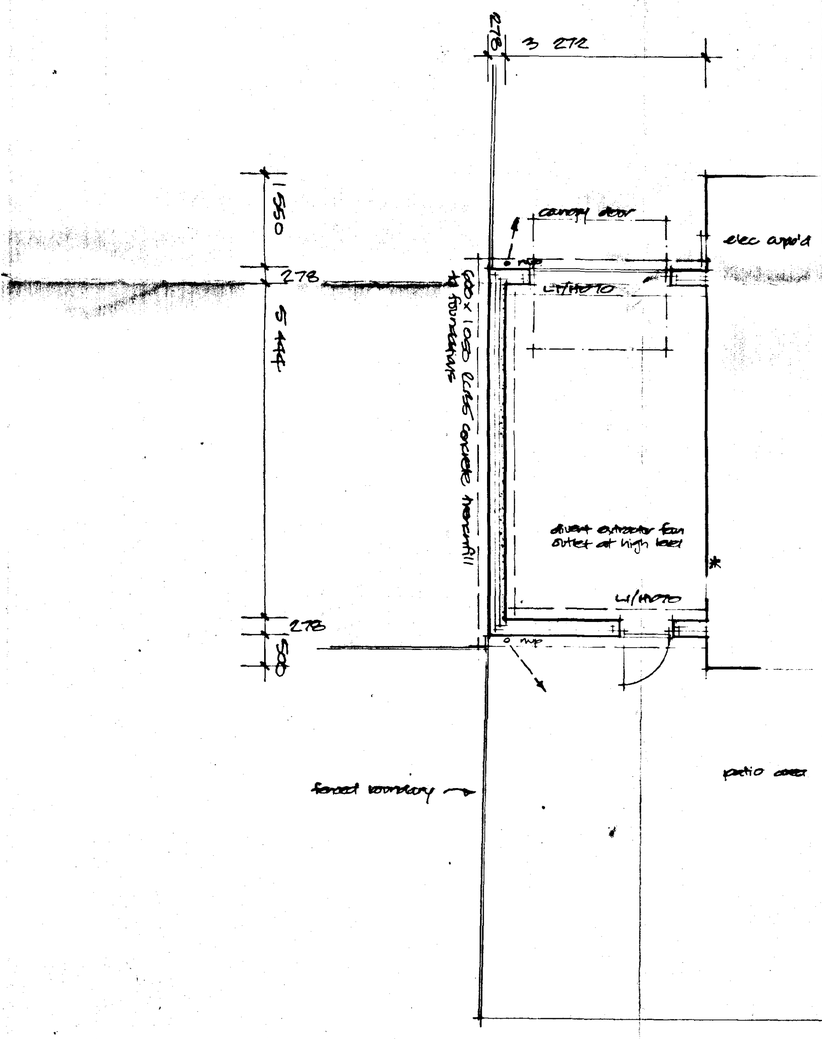
SIDE



REAR



BLOCK PLAN 1:500



PLAN

GENERAL
The Contractor shall make all reasonable allowance for works in relation to unforeseen items, e.g. buried objects such as redundant rainwater cisterns, wells, service pipes, cables and drains, old soakaways, soft spots, skeletal remains etc.

FOUNDATIONS
Foundations to be in RC35 concrete 600mm wide x 1050mm and founded at not less than 1350mm below ground level immediately below peat seam level as existing bungalow. Allow for increased depth of dig for foundations in close proximity of trees and hedgerows and to be in accordance with British Standards Guidlines and NHBC Guidance for Building Near Trees.
All foundations taken down to firm consistent loadbearing stratum .

GROUND FLOOR CONSTRUCTION
Ground floor construction to be 150mm thickness RC35 concrete. A252 reinforcing mesh fabric embedded within slab with 50mm minimum cover. 300 micron polythene damp proof membrane lapped up walls and trimmed off at finished slab top. 200mm minimum thickness clean stone hardcore graded 75mm down and blinded with fine material all thoroughly and completely compacted with mechanical plate compactor. Allow for additional layers as required to make up levels. Form apron and ramp up into garage and lip for garage door to seat into at threshold.

SUB-STRUCTURE WALLING
Walls below ground to be in Type A dense aggregate concrete blocks in cement mortar 1:4. Walls to be in 2no skins of 100mm thick blocks with 75mm cavity tied together with stainless steel ties at 750mm centres horizontally and 450mm centres vertically each tie course staggered 375mm. Bed on ZEDCOR polythene damp proof course material at 150mm above finished ground level. Face brickwork between ground level and dpc to be FL durability designation, class A red engineering brickwork or other approved.

WALLS
External walls to be in cavity construction 278mm overall thickness comprising 105mm clay facing bricks to match existing, 75mm cavity and 100mm HEMELITE block inner leaf. Wall ties of metal strip type in stainless steel to B.S. 1243:1978 Inc. AMD2 at the rate of 750mm centres horizontally and 375mm vertically with every alternate tie course staggered by 375mm.
Brick detailing to be in brick to match main brickwork .
Close cavity at tops of walls with non combustible sheet material, or other approved means.
Include stainless steel mesh bed joint reinforcement above and below openings. BRC Bricktorce SBF30W90 as recommended by the block manufacturer and all in accordance with the principles of B.S.5628.
Damp proof course to be in ZEDCOR polythene and laid at 150mm above finished external ground level.

LINTELS
All lintels to be I.G. LYNTOP type in cavity walls. All to be installed with min 150mm end bearings and to the manufacturer's instructions.

GLAZING
All glazing to be in accordance with B.S.6262:1982. Where glazing is to doors and sidelights or where cill level of window is less than 800mm above floor level glass is to be safety glass to B.S.6206:1981.

GARAGE DOOR
Garage door to be canopy typetop and over standard form of size 2154 x 2134 approx. HENDERSON or similar, as required. Door to be complete with painted pretreated softwood frame and all gear, door furniture and fittings etc.

ROOF CONSTRUCTION
Provide, cut, fabricate and fix TIMBMPLATE or similar raised tie trussed rafters at 600mm centres complete with all longitudinal and diagonal bracing in 100mm x 25mm SC3 timber twice nailed with 75mm long 3.35mm diameter improved BZP nails. 100mm x 50mm wallplate bedded on top of walling. All in accordance with B.S.5268:1985 etc.
Manufacturer's calculations to be forwarded to Local Authority Building Control for approval 14 days before roof is erected.
Provide and fix 30mm x 5mm galvanised lateral restraint straps to connect flank walls to roof diaphragm, straps to be at 1.8 metre intervals at roof joist level. Solid nog below straps. Additionally provide wallplate anchor straps in 30mm x 2.5mm galvanised mild steel at 2.0 metres intervals.

ROOF COVERING
Provide, lay and fix concrete interlocking roof tiles, as Redland Grovebury, or as otherwise required to match dwelling and fixed all in accordance with the manufacturer's instructions, details and specification. Include for all accessories, fittings, fixings, verges etc. Battens to be 25mm x 38mm preservative treated fixed at gauge centres on underearle sarking underlay. All works to be in strict accordance with B.S.5534:Part1:1990 & Part2:1986
Provide, cut, lay, dress and fix CODE 5 lead stepped flashings to roof to wall junction. Ensure roof is completely weathertight

CEILING
Provide and fix 13mm Gyproc PIRELINE plasterboard to ceiling; skog out at all perimeters and board joints, tape joints and finish with 3mm skim plaster.

DRAINAGE
Underground pipework: 100mm diameter OVC with flexible sleeve couplings laid to fall 1:70 with 50mm bed of sand/peagravel mixture, backfill with selected granular fill.

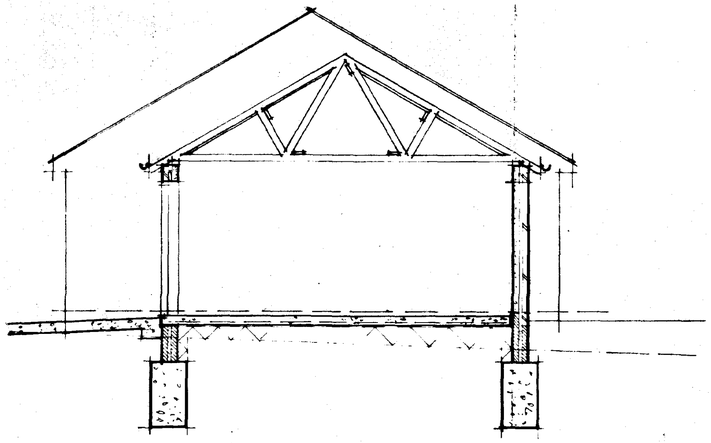
RAINWATER GOODS
Provide and fit 115mm half round guttering with 68mm down pipe complete with all fittings, clips, brackets, bends, stop ends, outlets etc to match existing and connect to 100mm diameter rainwater drain and run to soakaway sited a minimum 5.0 metres away from building. Soakaway to be 3.0 metres long x 600mm wide x 1.0 metre deep, or as otherwise inquired, filled with broken brick up to 300mm below ground level with a layer of TERRAM 500 geotextile over, back fill and make good.

DECORATION
Include for decoration of new surfaces, windows, doors, frames and fascias etc. Allow for thorough and proper surface preparation and application of coatings all in accordance with the coatings manufacturer's instructions.

LIMITATIONS
This drawing is limited in the amount of information contained and is solely for the purpose of gaining Planning approval. The works are not 'fully specified' and the drawings must not be used as Contract Documents alone.
The contractor shall allow for all work shown on the drawing and described in the specification notes and all work not specifically mentioned but which may reasonably be inferred as being necessary is deemed included.

STANDARDS
All materials to be new unless otherwise stated and all components, products and materials etc to be used, fitted and installed etc in strict accordance with the manufacturer's instructions and relevant Code of Practice.
Materials shall conform with the appropriate British Standard Specification or BBA Certificate or European Code equivalent.

All work shall be in accordance with and comply with current Building Regulations.



SECTION

SOUTH HOLLAND DC
HOUSING & PLANNING
05 JUL 1999
Ref: 0655/99

DETERMINED
PLAN

ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER AND ANY DISCREPANCIES REPORTED TO THE ARCHITECTURAL CONSULTANT IMMEDIATELY UPON DISCOVERY

THIS DRAWING IS FOR PLANNING PURPOSES ONLY ANY STRUCTURAL INFORMATION IS INDICATIVE ONLY AND SUBJECT TO VERIFICATION OR ALTERNATIVE DESIGN BY STRUCTURAL ENGINEER IF FOUND NECESSARY

FOUNDATION TO STRUCTURAL ENGINEER DESIGN AND SUBJECT TO SPECIFIC SOILS INVESTIGATION

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Member of the Chartered Institute of Building and Member of the British Institute of Architectural Technologists

Project
PROPOSED ATTACHED GARAGE AT
TREETOPS
THE RACEGROUND
SPALDING
LINCOLNSHIRE
PE11 3AP

Client
MR M T SANDOW

Drawing
FLOOR PLAN, ELEVATION AND SECTION

Scale
1:100, 1:50

Date
JULY 99

Dwg no
99/29

Rev no
A

Revisions