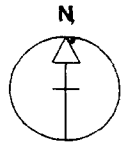




TITLE NUMBER
LL189223

LINCOLNSHIRE : SOUTH HOLLAND

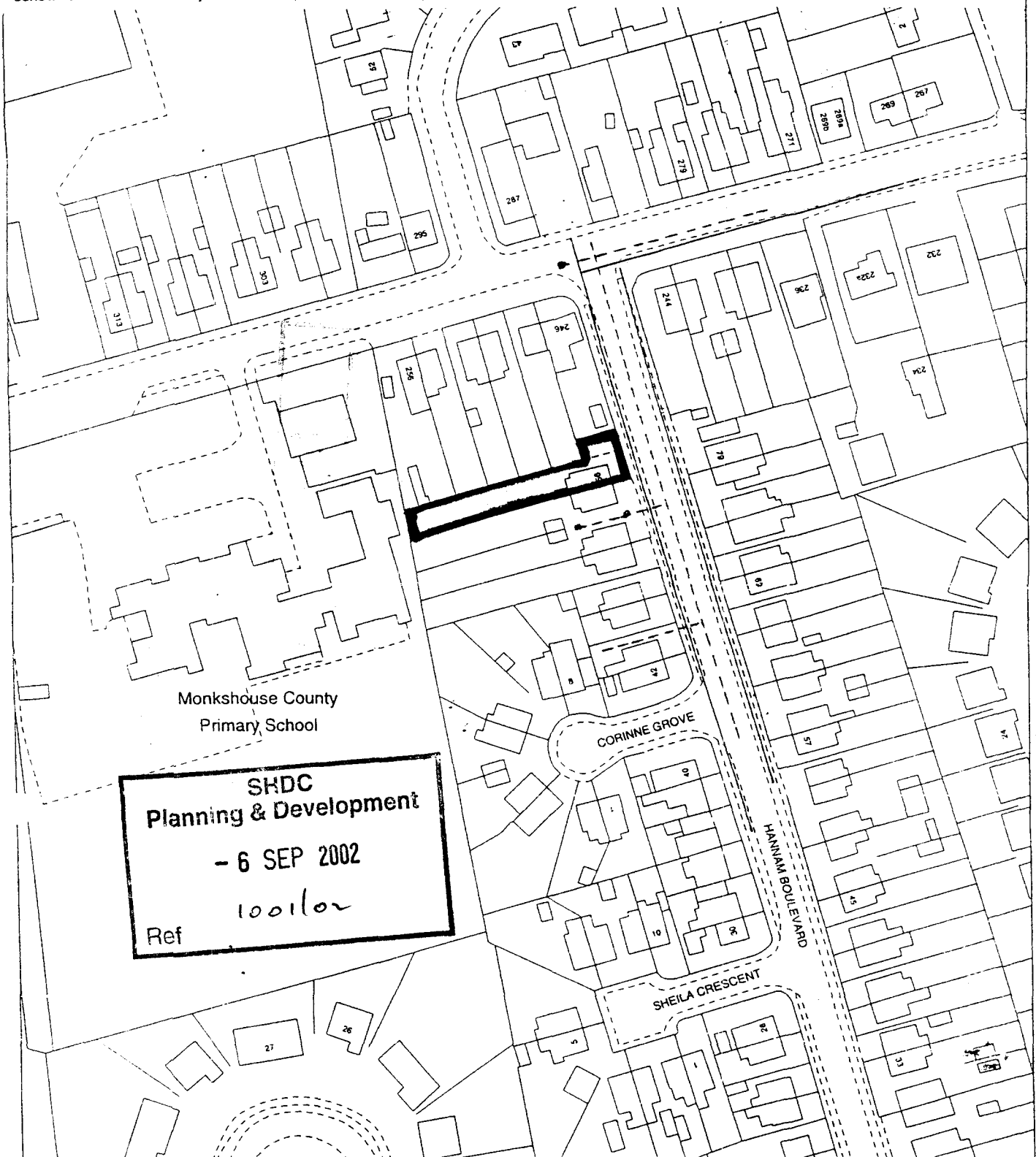


ORDNANCE SURVEY MAP REFERENCE:

TF2322SW

SCALE 1:1250 Enlarged from 1/2500

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- Potable Water
- - - Foul Sewerage
- - - Surface Sewer
- - - Combined Sewer
- Non Surface Manhole
- Surface Manhole

It may be subject to minor distortions in scale.
in accordance to the same extent as the original.



10' 0" x 18' 2"

SPAR

APEX

9'0", 10'0", 11'0", 13'0", 14'6" wide



Spar Apex with metal up and over door, optional personal door and 'brick finish' front post

Door B - Cedarwood traditional doors with Yale lock. Cuprinol treated softwood fascia. (9'0", 10'0" and 11'0" only)



Door D - Cedarwood up and over door, spring operated and fully retractable. Cuprinol treated softwood fascia. (9'0", 10'0" and 11'0" only)



Door G - Georgian style metal up and over door, spring operated and fully retractable. Cuprinol treated softwood fascia. (9'0", 10'0" and 11'0" only) Interior handle fitted as standard.



Door M - White powdercoat primed metal up and over door, spring operated and fully retractable. Cuprinol treated softwood fascia. (9'0", 10'0" and 11'0" only)



Door P - Vertical ribbed Plastisol (as door M above)

Door E - White powdercoat primed metal up and over door, spring operated and fully retractable. Cuprinol treated softwood fascia. (13'0" and 14'6" only)



All up and over doors have inner release handles as standard

It's easy to see why the Spar range is our best selling. The model shown here provides ample space for an average size car. Wider models can accommodate two small cars. Add an extra length and you've got room for a workshop, utility or storage area.

Throughway doors can also be fitted on the rear of the garage for drive-through access. Main doors on models 11' and over can also be offset - positioned to the left or right.

Full details of these special options are available on request.

For your maintenance free garage, select PVCu fascias, fixed or opening windows, plastisol up and over or personal doors.

Your Spar Apex garage can be converted into a workshop by replacing the up and over door with a steel personal door at no extra cost.

Coloured roof sheets in a choice of four colours enable you to personalise your garage.

- Attractive, maintenance-free Spar aggregate finish
- One timber fixed window supplied as standard
- Door M or E supplied as standard, dependent on width with inner release handle
- Lengths from 10'2"

OPTIONS

- Choice of door styles
- Brick front posts
- Coloured roof sheets - four colours
- Extra lengths available
- Throughway (door in rear)
- Personal door - steel, plastisol or cedarwood
- Offset door (11' wide garage or wider)
- Guttering (1 side, 2 sides or 2 sides and rear)
- PVCu, timber, fixed or opening windows
- Translucent roof sheets
- PVCu or cedar clad fascias

GENERAL CONDITIONS

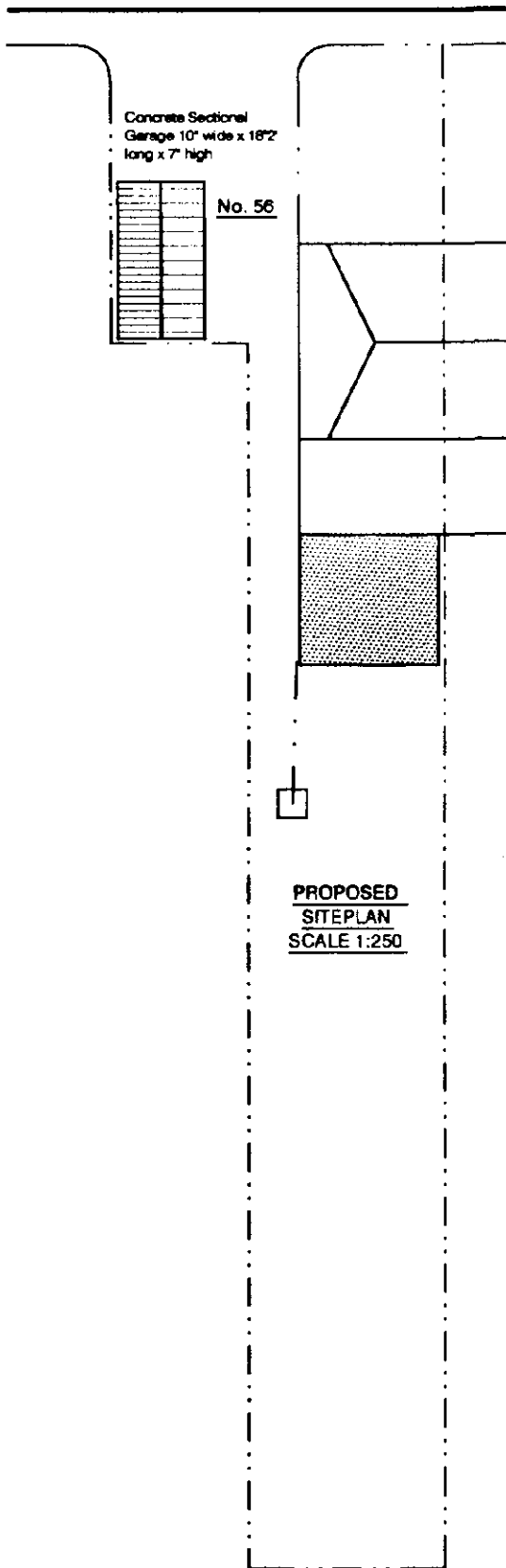
Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials. Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the client and Local Authority immediately.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as a full Specification. No allowance has been made for any structural calculations or SAP calculations. If deemed necessary then these will be a chargeable extra.

Any materials not specified to be of a standard suitable for the work proposed and fit for purpose. All work to be in accordance with good building practice and all necessary BS codes for Workmanship on Building Sites.

HANNAM BOULEVARD



No. 56

No. 54

PROPOSED
SITEPLAN
SCALE 1:250

SOAKAWAYS

All soakaways to be min. of 5m from any building & a min. of 1m³ filled with rubble to within 450mm of external ground level. Overlay rubble with polythene sheet and backfill with clean topsoil. Note the soakaway inlet pipe must discharge to the centre of the soakaway in all directions.

WINDOWS

All windows to be White uPVC double glazed to match existing with 8000mm² trickle ventilators all in accordance with clients requirements. Opening vents to give $\frac{1}{25}$ th of floor area rapid ventilation to all rooms. All glazing to meet the requirements of section N of the Building Regulations and BS6206 class B All double glazed units to be installed in accordance with BS 6262 and to have a 16mm Air gap with a Low 'E' glass inner pane to achieve a min 'U' value of 2.0 w/m²K. Note all windows to have a perimeter weatherseal both internally and externally.

RAINWATER DRAINAGE

White uPVC guttering and downpipes to match existing. Falls for guttering to be 1:600 and brackets fixed at max. 2m ctrs. Downpipes to be connected into underground drains via reducing adapter. Underground drains to be 110mm Ø Osma uPVC or similar approved with flexible joints laid on 100mm peagravel and min 150mm surrounds laid to 1:100 falls to new soakaway. Soakaway specification detailed elsewhere. Contractor to ensure no live drains exist beneath proposed extension.

LINTELS

All lintels to cavity wall to be factory insulated I.G L1 range unless noted otherwise or equalled approved. All lintels must have a min. 150mm endbearing and installed in accordance with manufacturer's instructions. Note: lintels are not to have a continuous baseplate.

DETERMINED
PLAN

SHDC
Planning & Development
- 6 SEP 2002
Ref 100102

remway design - 3 Rembrandt Way, Spalding, Lincs, PE11 3HX Tel: 07815 112 058

PROPOSED EXTENSION FOR MRS LIBBY ROBERTS @ 56, HANNAM BOULEVARD, SPALDING

REV DESCRIPTION:

DRG No.: 02

AUGUST 02

REV:

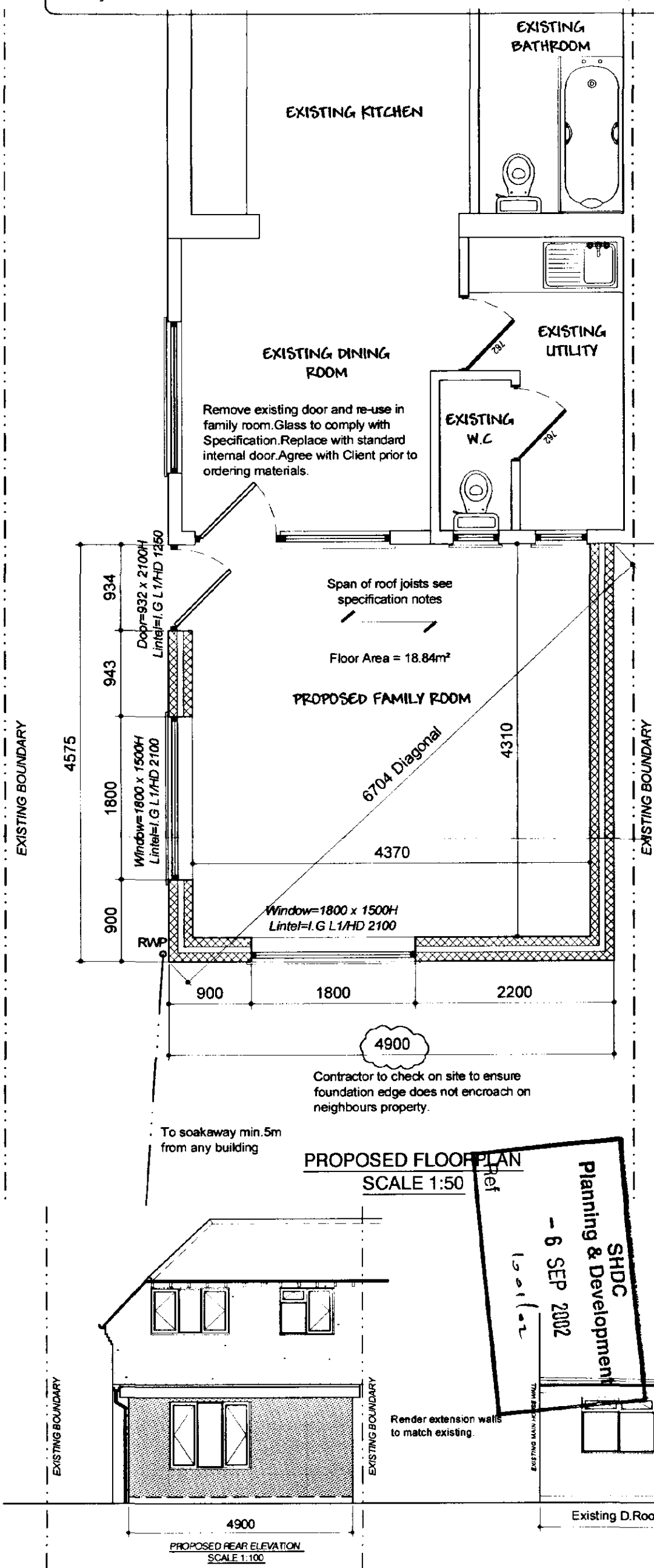
GENERAL CONDITIONS

Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials. Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

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The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as a full Specification. No allowance has been made for any structural calculations or SAP calculations if deemed necessary then these will be a chargeable extra.

Any materials not specified to be of a standard suitable for the work proposed and fit for purpose. All work to be in accordance with good building practice and all necessary BS codes for Workmanship on Building Sites.



FOUNDATIONS

Existing building area to be stripped of all vegetable matter and rubbish to a min. depth of 150mm before excavation commences. Concrete mix for foundations to be ST4 Grade in accordance with BS5328:1981. Foundations to external wall to be min. 700mm wide x 225mm deep. Excavate down to solid firm strata i.e. 750mm deep (1000mm if soil is of a shrinkable nature). Exact depth to suit conditions on site and to the strict approval of the L.A. Building Inspector. Any irregularities in subsoil during excavation to be brought to the immediate attention of the Building Inspector & advice to be sought from a Chartered Structural Engineer.

GROUND FLOOR

65mm mortar screed with a tight gauge reinforcing chicken wire on 500 gauge polythene separating layer on a 60mm Celotex Double R GA2000 rigid insulation board or similar approved, provide 30mm thick perimeter insulation between screed and floor insulation upto d.p.c level on 100mm thick ST4 concrete sub-floor on a 1200 gauge DPM lapped onto DPC within walls on min. 150mm clean and well compacted hardcore. Depth of hardcore must not exceed 600mm. All service entries to be sealed with pressure sensitive tape. Floor to achieve a min 'U' Value of 0.25w/m²K.

WALLS BELOW D.P.C

3no. Coarses of Class B brickwork below D.P.C on outer face and 1no. coarse of 7N/mm² on inner skin of cavity face. Elsewhere to be either 7N/mm² concrete blockwork or full width trench blocks. Both to be within 225mm of DPC level. Cavity to be filled to within 225mm min. of below DPC with lean concrete mix.

DAMP PROOF COARSE (D.P.C)

Horizontal heavy duty polythene DPC to all walls in accordance with BS 6515 and set min. 150mm above all external ground levels. DPC in walls must be linked / lapped with DPM in ground floor. Provide performed cavity wall trays above windows & doors with weep vents at a max. of 2m centres with a min. of 2no. per opening.

CAVITIES

Close all cavity walls at jambs with Thermabate Insulated cavity closers fitted strictly in accordance with manufacturers instructions. Close top of cavity walls with 75mm Dritherm or similar approved insulation batt supported on wall ties.

EXTERNAL WALLS

All external walls to be 265mm overall thickness comprising of:
-100mm Thermalite Shield insulating blockwork
-65mm cavity filled with Crown Dritherm (or equal approved) built in as work progresses.
-100mm Thermalite Shield insulating blockwork.
External face of blockwork have 20mm Two coat sand / cement render finish to match existing. Continue wall insulation at least 150mm below top of perimeter insulation and support off wall ties. External wall to achieve a min 'U' value of 0.35w/m²K.

MORTAR

All mortar to be 1:1:6 sand/cement/lime or equally approved and to be a closest match to existing as possible.

FLAT ROOF

12.5mm White spar chippings on 3 layer built up felt roofing in accordance with BS 747 on 12mm exterior grade plywood decking on tapered firings to give a min. 1:80 fall on 225 x 50 timber SC3 grade joists at a max. 400mm centres. Solid Herring bone strutting at mid span. Lay 225mm insulation between joists to achieve a min. 'U' value of 0.25W/m²K. 25mm continuous air gap in soffit both sides of roof to ventilate roof space. Soffit and fascia boards to match existing.

CEILINGS

All ceilings to be 12.7mm plasterboard to BS1230. Ceilings to be have Coveing and an Artex finish to match existing or to clients requirements. Plasterboard sheets to be fixed with joints staggered and must be layed perpendicular to all joist runs. Fix boards at a min. 150mm centres.

NOGGINGS

Fix 38x38mm timber noggings to all potential loose plasterboard ceiling edges and light fittings. Position of light fittings to be advised by client on site.

INTERNAL JOINERY, SKIRTING & ARCHITRAVES

All internal finished timber to match existing or to clients requirements.

LATERAL RESTRAINT STRAPS

Tie roof structure to blockwork wall with 30X5 galvanised mild steel straps at max 2m ctrs where rafters and ceiling joists run parallel to blockwork walls. Also fit at max 2m ctrs to anchor wallplate to blockwork wall with min 3no. fixings per strap.

WALL TIES

Cavity wall ties to BS1243:1978. To be built into cavity wall as works proceeds and spaced at 900mm centres horizontally, 450mm centres vertically and 300mm staggered around all openings.

HEATING

Provided from existing with new radiators to have thermostatic radiator control valves.

ELECTRICAL INSTALLATION

To be in strict accordance with the latest I.E.E Regulations and Engineer to advise if any appliance does not conform.

remway design - 3 Rembrandt Way, Spalding, Lincs, PE11 3HX Tel: 07815 112 058

PROPOSED EXTENSION FOR MRS LIBBY ROBERTS @ 56, HANNAM BOULEVARD, SPALDING

REV DESCRIPTION:

DRG No.: 01

AUGUST 02

REV: