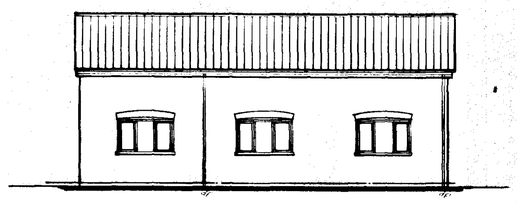
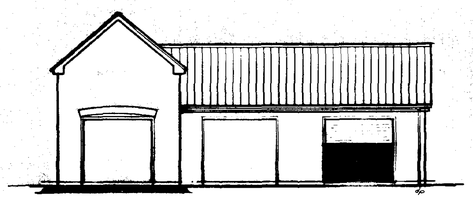


FRONT (Road).

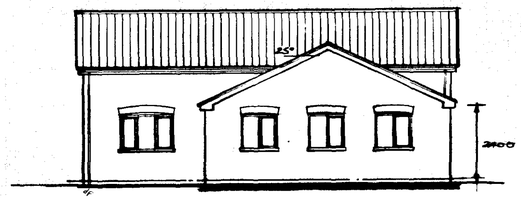


SIDE (Drive).

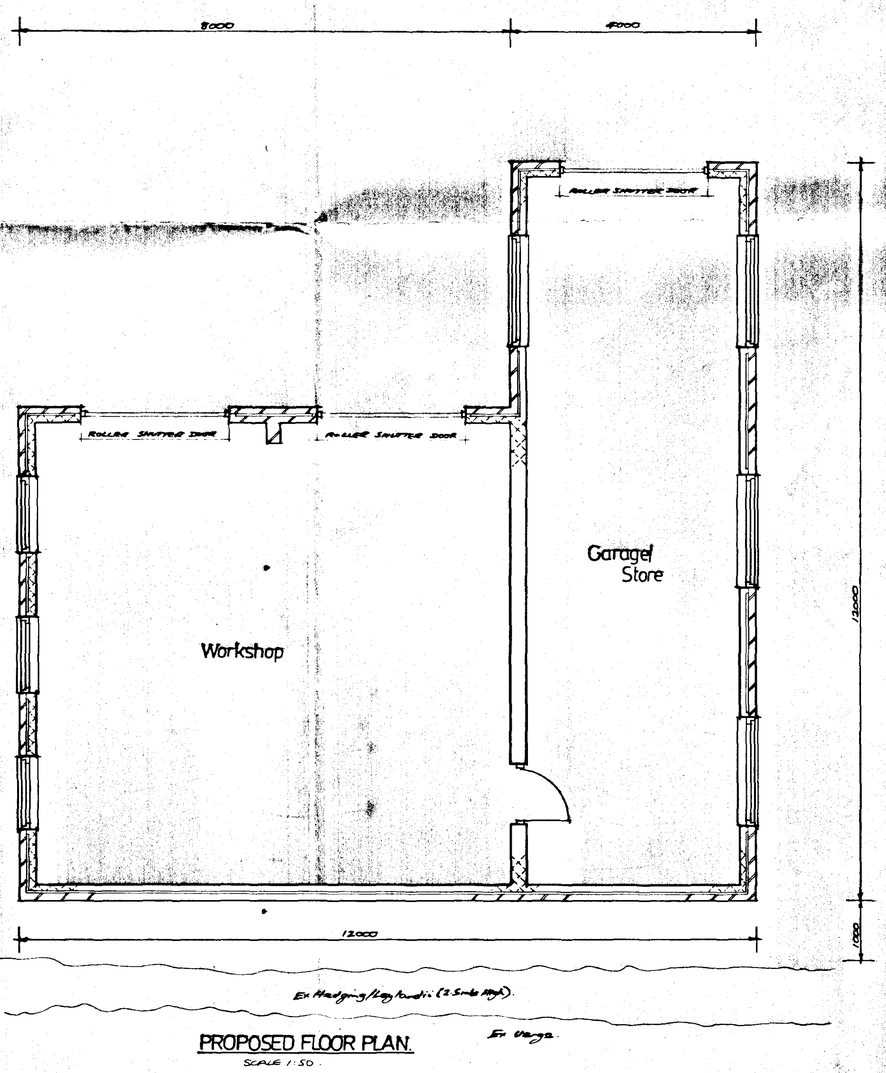
SCALE 1:100



REAR.

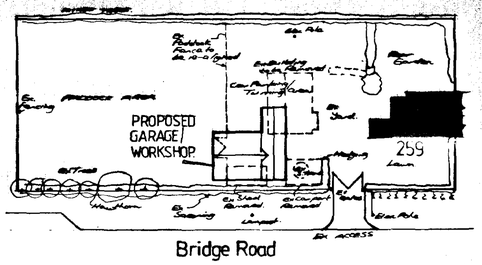


SIDE (Garden).



PROPOSED FLOOR PLAN.

SCALE 1:50.



SITE PLAN 1-500.

SOUTH HOLLAND DC
HOUSING & PLANNING
27 MAR 2000
Ref: 0358/00.

DETERMINED PLAN

Architectural
Design Services

S. J. Thrower

3 Newgate Road
Tydd St. Giles
Wisbech
Cambridgeshire
PE13 5LH
Telephone
01945 870022

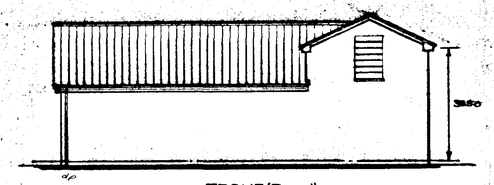
Proposed Domestic Garage/Store and Workshop at N°259 Bridge Road, Sutton Bridge.

For J.C. McClure.

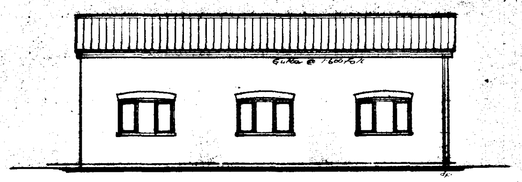
General Arrangement Plan.

Scale	Date	Drawn	Rev.
1-50. 1-100.	Feb 2000.	S.J.T.	—

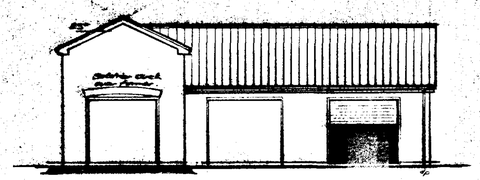
Drng no. SH/58200.



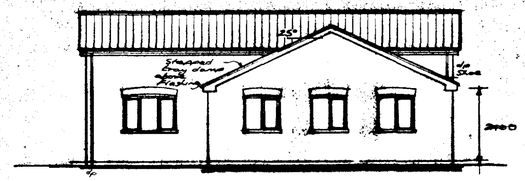
FRONT (Road)



SIDE (Drive).
SCALE 1:100



REAR



SIDE (Garden)

GENERAL NOTES.

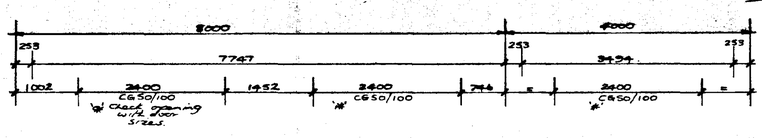
Do Not Scale from drawings, if in doubt ask.

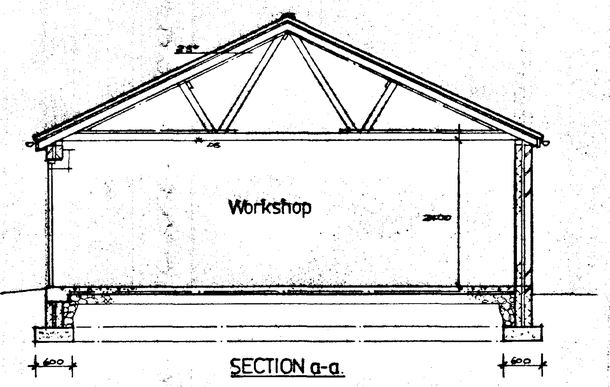
Contractors are responsible for checking all dimensions on site when work commences and before ordering materials. Any discrepancies should be brought to the attention of the Designers for remedial advice as soon as possible.

All details shown on the drawing are based on typical site conditions for the area. No responsibility can be accepted for any abnormal conditions. Any such conditions to be reported to designer for amendments or the Professional services of a Chartered Structural Engineer to be sought.

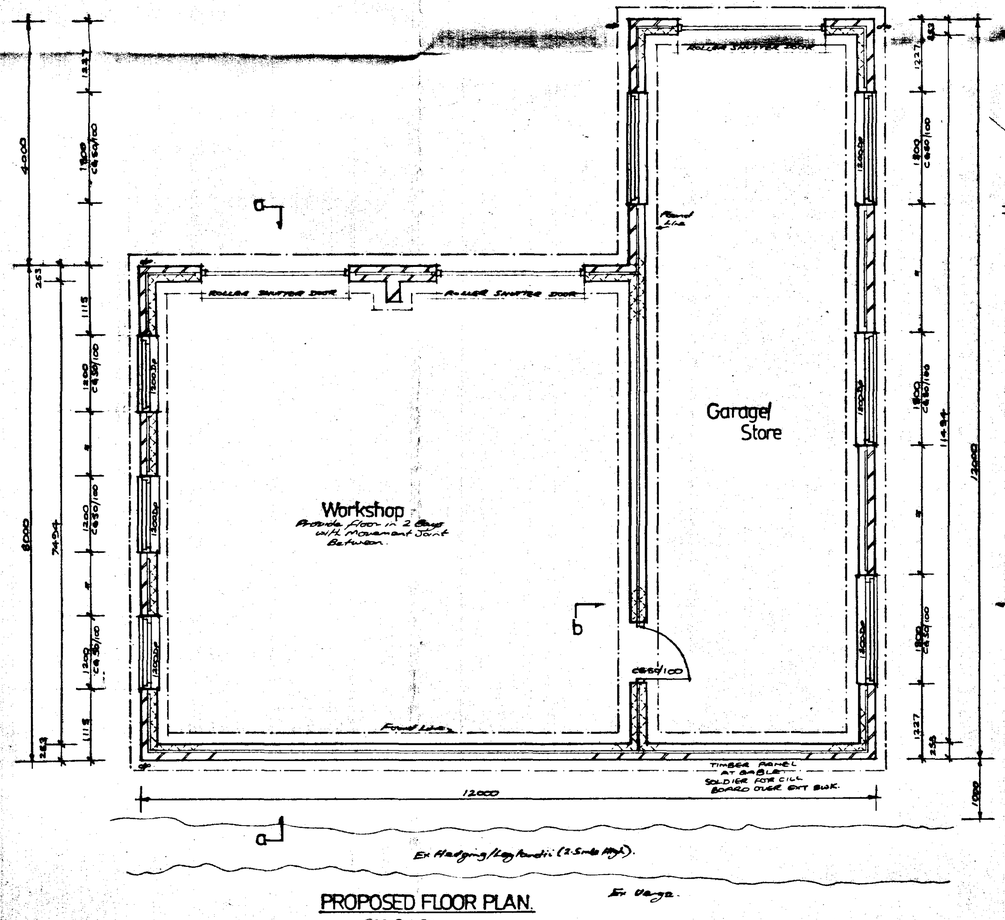
The notes shown are mainly to cover the requirements for Building Regulations and should not be used as a full specification.

If materials products & workmanship are not fully specified they are to be of the standard appropriate to the work and suitable for the purpose stated above and all work to be in accordance with good building practice and in accordance with BS for Workmanship on Building Sites.

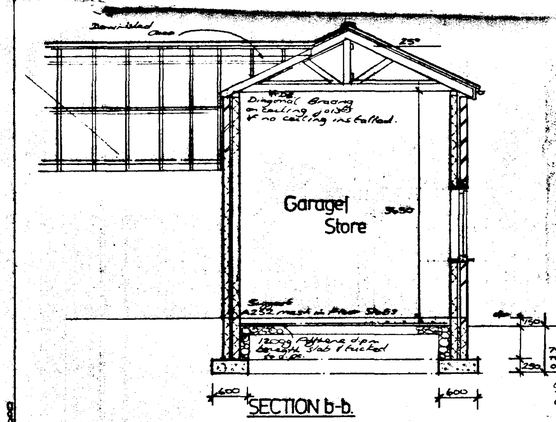




SECTION a-a.



PROPOSED FLOOR PLAN.
SCALE 1:50



SECTION b-b.

STORM DRAINAGE.

Fit 112mm dia h.r. rainwater gutters at 1:300 falls and 68mm dia pvc downpipe to BS 4576 Part 1: 1989 and strictly to the manufacturers instructions or equivalline Gutter brackets at 2m c-c. and necessary outlets and stop ends etc. Downpipes to be secured using the necessary proprietary clips and all the necessary offsets and swan necks etc. Downpipes to be connected into Underground drains via adaptor. Underground drains to be 100mm dia Hepworth Supersleeve or Osma uPvc 110mm dia.(or alm approved), with flexible joints laid on 100mm pea gravel bed min 150mm surrounds laid to Falls of 1:100 run to 1m cube rubble filled soakaway min 5m from building and boundaries. Fill soakaway hole with rubble to within 450mm of ground level overlayed with polythene sheet and backfilled to ground level with topsoil. All work carried out to BS 8301 1985. Provide access rodding points as shown on plan at change in directions. ALL EXISTING DISCHARGES & SOAKAWAYS TO BE INVESTIGATED/ REPOSITIONED WHEN WORK COMMENCES ENSURE NO LIVE DRAINS EXIST BENEATH PROPOSAL

FOUNDATIONS.

Concrete strip foundations min depth 750mm for 1mt if soil is of a shrinkable nature) to be agreed on site with B.C.O. Any reinforcement to be incorporated as sections. Any irregularity in subsoil/ filled ground to be reported to Agent /B.C.O. for remedial advice or seek the advice of a Chartered Structural Engineer. Foundation width shown on floor plan layout. Grade C20P Concrete (unless stated otherwise) Concrete to BS 5228, BS8110, Aggregates BS882

FLOOR.

150mm blinded and consolidated hardcore backfilled and hammed to internal foundations, compacted in 225mm layers 1200g polythene d.p.m. lanked to wall dpc. Min 150mm d.p.m laps.
150mm site concrete (C15P Grade or C20P where reinforcement is incorporated)

D.P.C.

Install Aston or similar d.p.c. to BS6398 min 150mm above G.L. and 18mm thick Dernicor insulated d.p.c to all reveals. Fit dpc to external lintels (See lintel notes) Also to roof/wall abutments above lead flashings. Provide weep holes where appropriate if necessary (See Flashing notes below).

MASONARY/WALLS.

100mm facings to match existing to all elevations. 50mm cavity with 8no s/s or galv wall ties to BS 1243 at 900mm centres horizontally and 450mm centres vertically. 225mm centres at all jamb openings. Masonary bricks and blocks to be to BS 3921, BS 6073 Part 1 and BS 6028. Blocks to be to 2.8N/mm2 (unless specified differently by Structural Engineers requirements). Mortar 1:1:5 cement: lime sand with airentraining agent. Walls below ground level to be 7N/mm2 dense concrete blocks. 1:1/2:4 cement:lime: sand mortar. Fill cavity void with lean mix concrete to a height of 225mm below d.p.c. top splayed to shed water outwards. Lay 2 courses facings to outer leaf below d.p.c.(or Eng bricks). Inner leaf in .....or similar approved internal block. Incorporate piers as indicated. Install movement joints as shown in locations on plans 12mm Compriband or 10mm wide filled Marley Wilhead compressible foam. Mastic pointed with a 12x20mm polysulphide sealant.

WINDOWS, DOORS AND GLAZING.

Windows as drawing with single glazing installed. Fit windows 150mm from each end of jamb, adjacent to each opening jamb and at max 900mm c-c.s. Glazing laminated or toughened glass to BS6206, Class B in the following critical locations. WINDOWS 800mm or less above floor level within 300mm of a door and 1500mm or less above floor level. DOOR 1500mm or less above floor level. EXCEPTION; small panes maximum 250mm wide not exceeding 0.5m2 may be 6mm annealed glass

TIMBER.

All timber to be SC3 Grade.

CEILINGS. (If Applicable)

12.5mm plasterboard ceilings throughout to BS 1230 and installed to manufacturers details. Support all joints and edges of boards with timber noggins. Tape all joints Artex and cove finish to clients requirements. Ensure boards are layed perpendicular to joist span and joints staggered and fixed at min 150mm c-cs.

ELECTRICAL.

Electrical installation to comply with the latest Edition of the IEE wiring regulations

ROOF.

Lay concrete interlocking roof tiles to BS 402 and/or 16 tile/Type as plan..... and to manufacturers specification on 25x96mm tanalised sw tile battens and timber eble roofing felt to BS 747 Type 1F, with min 150mm lap in each direction on ready made fink type trusses. CHECK ROOF PLATE WIDTHS BEFORE ORDER. PLAC ED

Trussed rafters at 600mm c-cs and designed and fabricated to BS 5268. Manufacturers certificate and calculations to be submitted to BCO/NHBC for checking before roof work commences. Roof bracing to be to BS 5268 and 25 x 100mm SC3. Diagonal bracing running from eaves to ridge at underside of rafters (also on top of ceiling joists running from eaves to inner binders if shown on section). Lap joints if necessary and nail to each rafter with 2no. 10 gauge galvanised nails. (Also web bracings at approx 45 degrees in plane of webs. Fixing as before and shown on section if required depending on span). 25x100mm Binders at ridge and node points fixed as above. Trusses to be fixed to 89x100mm wall plates bedded in 1:4 cement mortar with galv truss clips

Incorporate layboards,dwarishing trusses and GRP valley trays/sites/ Code 4 lead to roof intersections

Any Softwood sarvis until roof to be to BS 4978 and BS 5268 treated to British Wood Preserving Association Commodity Specification C. Site cut ew to be saturated with appropriate preservative where cut etc

LATERAL RESTRAINT STRAPS.

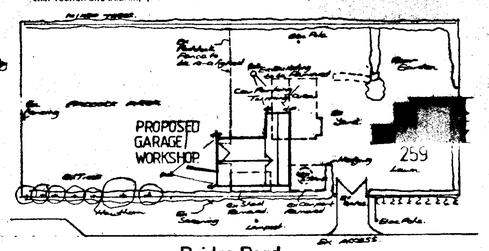
Tie roof structure to blockwork with Catnic straps at 2mt c-cs. Prefix V.L. type straps along wall plates, 30 x 5 x 1000 long. Prefix H.L. at gable walls where rafters and ceiling joists are parallel to walls spanning over min 3 members. Pack beneath H.L. straps and wall/structural member with solid bridging noggins. Noggins to extend at least half the depth of the joist and at least 38mm thick. (Or use /binder positions if B.C.O. in agreement). Screw and plug tie straps to blockwork

GENERAL GARAGE NOTES.

Render exposed faces of blocks with dark finish. Provide Shutter doors to manufacturers requirements and clients choice etc. Check on size before setting out & ordering etc.

LINTELS.

Install Catnic type steel lintels to manufacturers details with : mm 150mm end bearing. (See Ref no. on plan)



SITE PLAN 1-500.

SOUTH HOLLAND DC
HOUSING & PLANNING
17 NOV 2000
Ref. 03581 00

AMENDED PLAN
Ref. A1

Architectural Design Services
S. J. Thrower
3 Newgate Road
Tydd St. Giles
Wisbech
Cambridgeshire
PE13 5LH
Telephone & 01945 870022

Proposed Domestic Garage/Store and Workshop at N°259 Bridge Road, Sutton Bridge.

For J.C. McClure.

General Arrangement Plan.

Scale	Date	Drawn	Chkd
1-50. 1-100	Feb 2000.	S.J.T.	—

Drng no. SH/58200