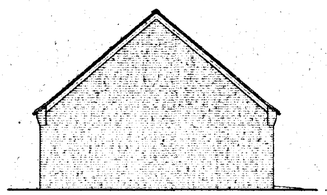
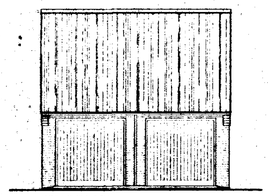


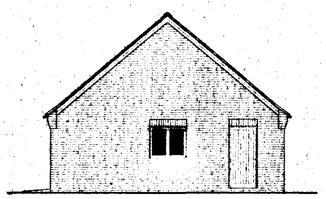
EAST ELEVATION



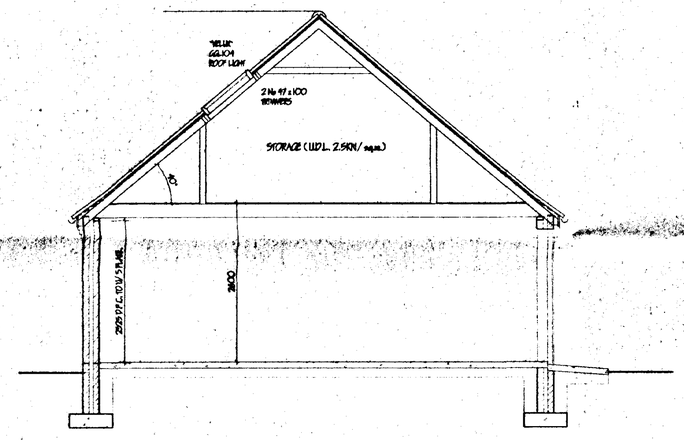
NORTH ELEVATION



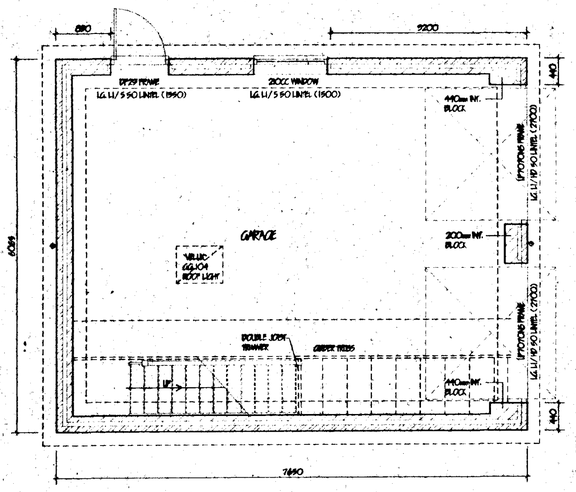
WEST ELEVATION



SOUTH ELEVATION



SECTION



PLAN

FINISHED ROOF CONSTRUCTION.
GARAGE. Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F), and in all cases to be lapped by 190mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure category as detailed in B. S 6399, Pt 2. Timberplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALCS TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 30 deg. 38 x 100 ridge rade binder 38 x 100 ceiling binders. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bridging beneath straps. 50 x 100 wall plate bedded on mend and cement. 25 x 175 fascia board on 6mm smt. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be min.SC9 grade. stamped "DRY" or "KD" to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the web in accordance with Truss Plate Assoc. tech. bulletin sheet 4.
CONSERVATORY: 16mm Twinwall polycarbonate sheeting in proprietary U.P.V.C. glazing system

CEILINGS.
Garage ceiling to be 12.7mm Gyproc Fireline board and skim. All joints to be taped and skimmed

WALLING.
255 cavity walling to consist of face brickwork to B.S. 5921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks. 65 cavity; bated into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and approved cert' No.85/1087. 100mm Tarmac Hemelite solid insulation blocks or similar. Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 900 vertical centres at all unbonded closures of cavity. Close cavities with "Hymastomic" preformed closer and provide bitumen felt DPC to C.P. 121. External walls to have min. "U" value of 0.45 W/ m2 deg. C.. Internal walls of 100mm Tarmac Hemelite solid insulation blocks. To receive 10mm S/C render and 5mm skim (except garage).

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt.1 1981. DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Weak mix concrete infill to base of cavity no closer than 225 to DPC.. All brickwork below DPC to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
CONSERVATORY: Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 50mm Polystyrene insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C.. by min. 100mm, lay 500mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete overite: Concrete mix (ENA to B.S. 5328: pt 1991.: 150 blinded and consolidated hardcore: Garage floor to be as above except sand cement screed and insulation.

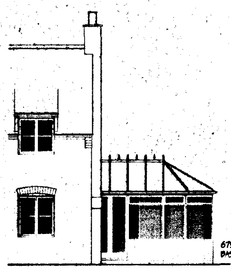
FOUNDATIONS.
Under walls as shown provide strip concrete foundations 225 x 600 (ENA mix to B.S. 5328: pt1 1991. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation.

STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 864 o/a risers 13No. risers of 200mm as 25 x 225; 225 going ex 92 x 250; pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have ex 38 x 90 shaped hardwood handrail min. 900 above pitch line. 100 x 100 softwood newel post. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in B.S. 6399: Pt. 1. Balustrade to be min. 900mm high.

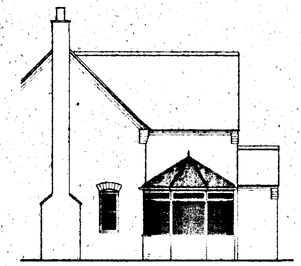
LINTELS.
All lintels to be manufactured by Messers. I.G. and to be installed in accordance with makers' instructions, and to have min. end bearings of 150mm and at external positions to have cavity tray D.P.C. to CP. 121. Lintels in garage to be underlined with 12.7 Fireline board or receive 12mm render and skim. Provide Perp-end weep holes and stopends to cavity tray

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly joined to a fall of 1:170 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway, min. 5.0m to edge from dwelling

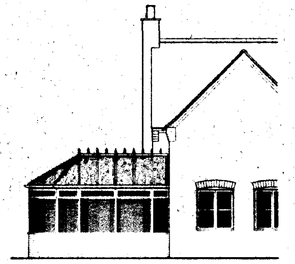
GLAZING.
Double glass conservatory throughout (minimum 6mm str opp to all units). All glazing between F.F.L. and 800mm high and between F.F.L. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.



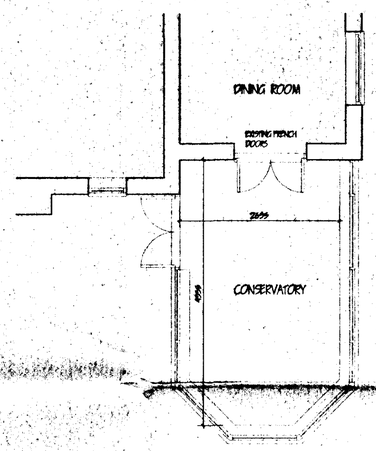
WEST ELEVATION



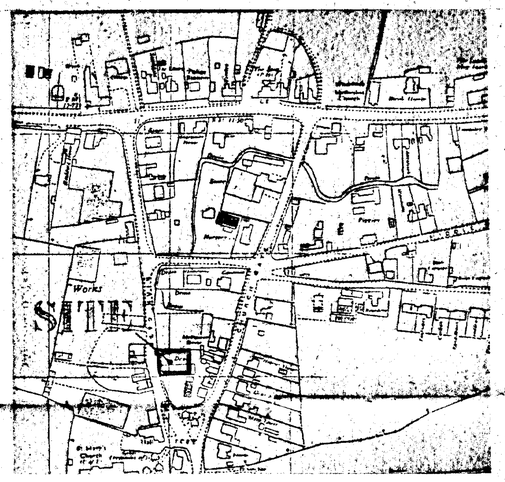
SOUTH ELEVATION



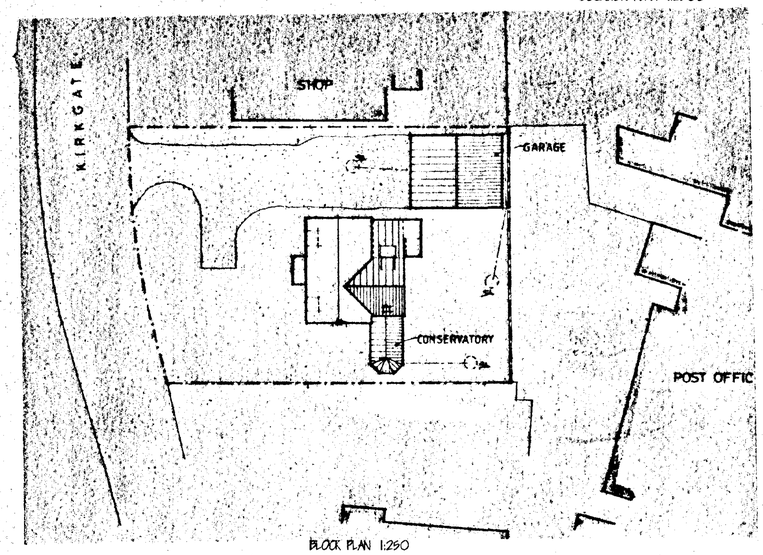
EAST ELEVATION



PLAN



LOCATION PLAN 1:2500



BLOCK PLAN 1:250



DETERMINED PLAN

LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/ Building Regulation approval.
The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes. All given dimensions shall be checked by the Builder / Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by G.R. Merchant. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherance to specification, variations to contract etc.

COPYRIGHT RESERVED.
Copies of this drawing must be made only with the written permission of G. R. Merchant.

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

HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

ref	revision	date

G. R. MERCHANT
I.ENG AMICE FIWO
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12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490600
Fax: 01406 425746
E-Mail: G. R. Merchant @ Merchant. FSBC. UK

Project
PROPOSED GARAGE & CONSERVATORY
KIRKGATE
WHAPLODE
SPALDING LINC'S.

Client
S. WELCH

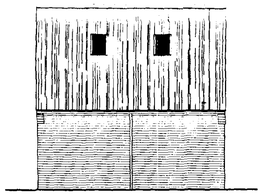
Drawing

Job Ref	Drawing No
320-01	01
Date: DECEMBER '01	Drawn: J.G.

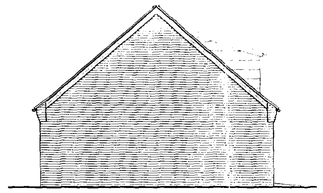
Scales
1:50 1:100

DO NOT SCALE FROM THIS DRAWING
This drawing is copyright and may not be altered, traced, photographed or used for any other purposes other than that for which it is issued
The General Contractor is to check all dimensions on site and report any discrepancies to the Architect
All details shown on this drawing including boundaries are based upon typical site conditions noted by the eye. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect so that design amendments may be considered. We will arrange site inspection/visit to inspect all foundations to ascertain specific site conditions before foundation work is undertaken.

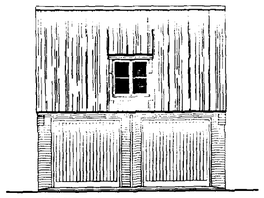
SOUTH HOLLAND DC BUILDING REGULATIONS
14 JAN 2002
Ref: 0034/02



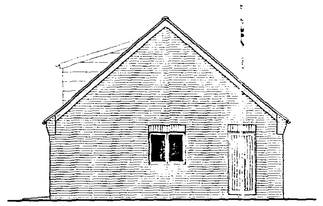
EAST ELEVATION



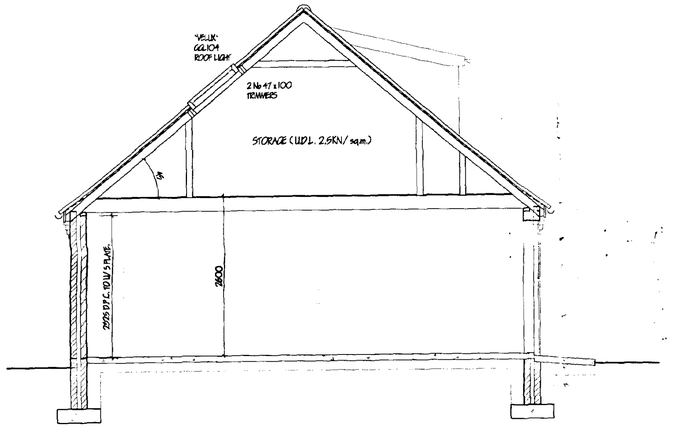
NORTH ELEVATION



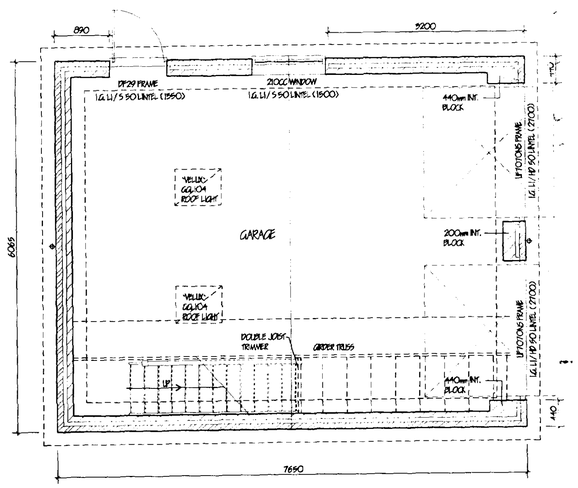
WEST ELEVATION



SOUTH ELEVATION



SECTION



PLAN

PITCHED ROOF CONSTRUCTION:
GARAGE; Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with required to wind speed, roof pitch and exposure category as detailed in B.S 6399, Pt 2. Twinplaze specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALCS TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 30 deg. 38 x 100 ridge node binder 38 x 100 ceiling binders. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bricking beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min SC3 grade. stamped "DRY or "KD" to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 9.0m provide additional bracing within the plane of the web in accordance with Truss Plate Assoc. tech. bulletin sheet 4.
CONSERVATORY: 16mm Twinwall polycarbonate sheeting in proprietary U.P.V.C. glazing system

CEILINGS.
Garage ceiling to be 12.7mm Gyproc Fireline board and skim: All joints to be taped and skimmed

WALLING.
265 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agreement cert' No.35/1087. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with "Thermabate" preformed closer and provide bitumen felt DPC to C.P. 121: External walls to have min. "U" value of 0.45 W/ m2 deg. C.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks: To receive 10mm S/ C render and 3mm skim (except garage).

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt.1 1981: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
CONSERVATORY: Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 50mm Polystyrene insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C., by min. 100mm, lay 500mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete oversite: Concrete mix GEN4 to B.S. 5328: pt 1991: 150 blinded and consolidated hardcore: Garage floor to be as above except sand cement screed and insulation.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations 225 x 600 GEN4 mix to B.S. 5328: pt1 1991. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation.

STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 864 o/ a strings 13No. risers of 200mm ex 29 x 225: 225 going ex 32 x 250: pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have ex 38 x 50 shaped hardwood handrail min. 900 above pitch line. 100 x 100 softwood newel post. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in B.S. 6399: Pt. 1. Balustrade to be min. 900mm high.

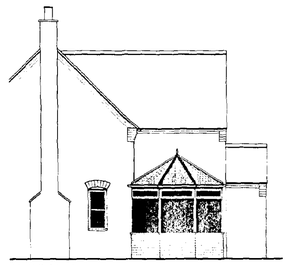
LINTELS.
All lintels to be manufactured by Messrs. I.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121. Lintels in garage to be underlined with 12.7 firelite board or receive 12mm render and skim. Provide Perpend weep holes and stopends to cavity tray

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwelling.

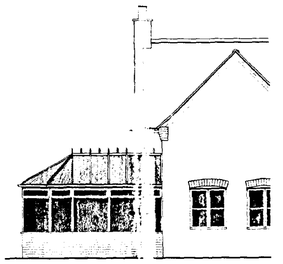
GLAZING.
Double glaze conservatory throughout (minimum 6mm air gap to all units). All glazing between F.F.L and 800mm high and between F.F.L. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.



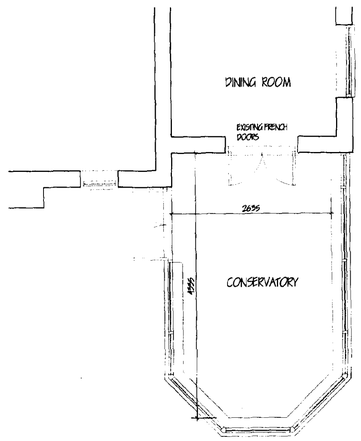
WEST ELEVATION



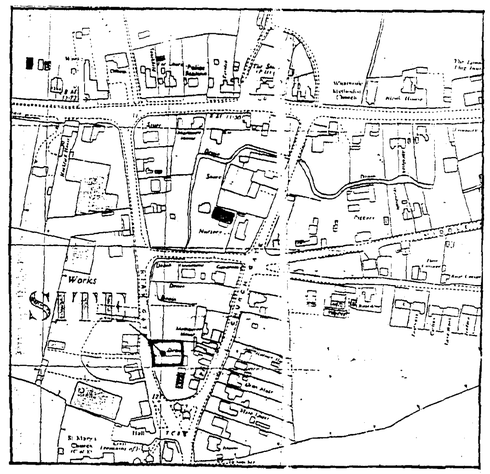
SOUTH ELEVATION



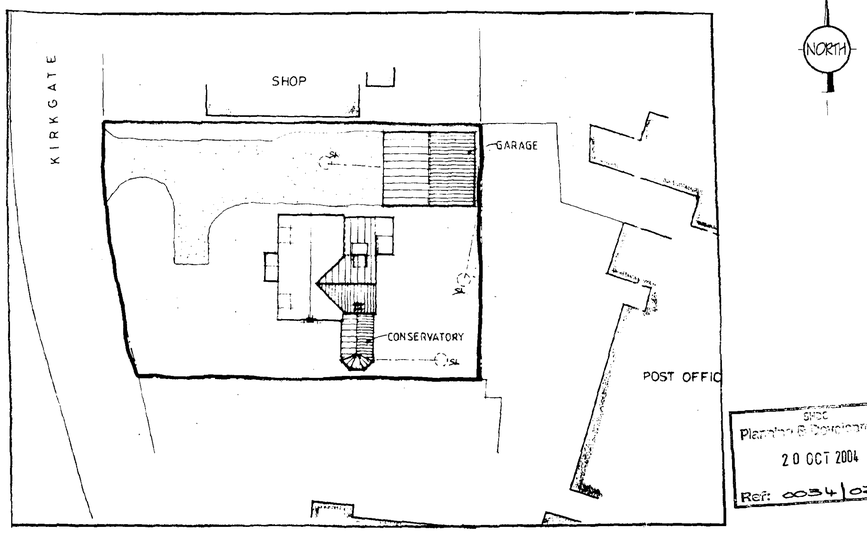
EAST ELEVATION



PLAN



LOCATION PLAN 1:1500



BLOCK PLAN 1:250

SPDC
Planning & Development
20 OCT 2004
Ref: 0034/02

END

A1

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ref	revision	date
A	GARAGE DORMER WINDOW	OCT '04

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12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490000
Fax: 01406 425744
E-Mail: G. R. Merchant @ Merchant. FS. Co. UK

Project:
PROPOSED GARAGE & CONSERVATORY
KIRKGATE
WHAPLODE
SPALDING LINCS.

Client
S. WELCH

Drawing
FLOOR PLANS & ELEVATIONS

Job Ref	Drawing No
357-01	01A
Date: DECEMBER '01	Drawn: J.C.
Scales: 1:50 1:100	

DO NOT SCALE FROM THIS DRAWING
This drawing is copyright and may not be altered, traced, photographed or used for any other purpose other than that for which it is issued.
The General Contractor is to check all dimensions on site and report any discrepancies to the Architect.
All details shown on this drawing, including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect so that design amendments may be considered. We will supervise any recommended in respect of foundations to certain depth specific site conditions before foundation work is undertaken.