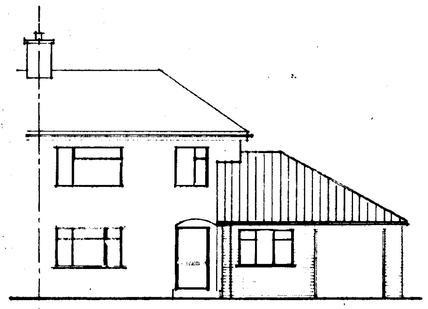
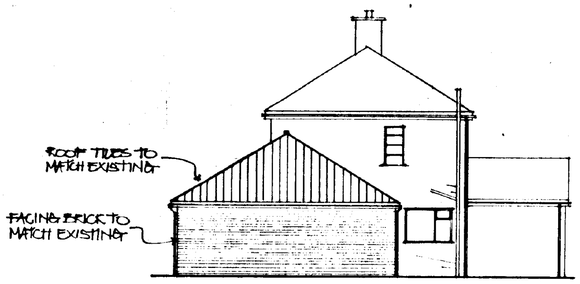
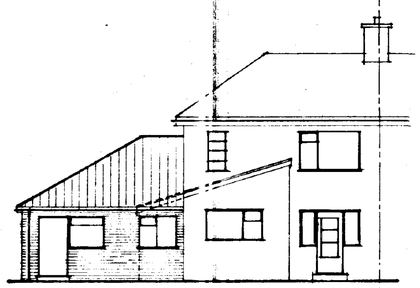


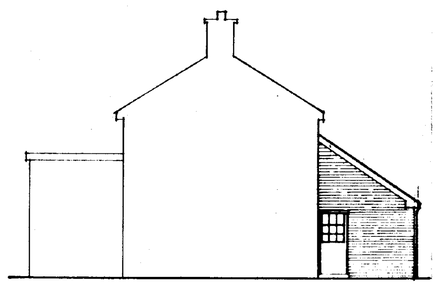
NORTH.



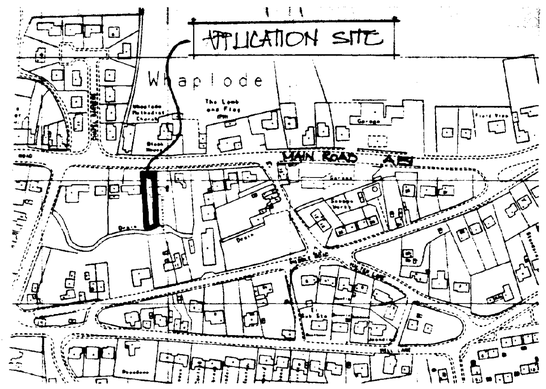
WEST



SOUTH.



EAST.



SITE LOCATION PLAN. SCALE 1:2500

FOUNDATIONS

Foundations to be ST4 grade concrete.
For 265mm walls foundations to be 700 x 230mm.
Foundations to be taken down to a firm loadbearing strata, minimum 1.0M if in shrinkable subsoil, in accordance with the requirements of the L.A. Building Control Dept.

FLOOR CONSTRUCTION

100mm ST4 grade oversite concrete.
1200g polythene damp proof membrane lapped with dpc in walls.
25mm sand blinding.
100mm minimum compacted hardcore - if in excess of 100mm fill, to maximum 600mm the hardcore is to be laid and compacted in layers not exceeding 150mm.
Strip off all vegetable soil from beneath proposal.

WALL CONSTRUCTION

BELOW GROUND
To be Class A concrete blocks.
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete.

CAVITY WALLS
To be 265mm overall constructed as follows -
100mm facing brick.
100mm load bearing insulation blocks, ie. 'Hemelite'.
All to be tied together using stainless steel wall ties positioned at distances not exceeding 900mm horizontially, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a maximum 'U' value of 0.45W/m2oC

DPC IN WALLS
To be a minimum 150mm above finished ground level.
An insulating vertical dpc, ie. 'Damcor', is to be provided to all cavity closures.
Adpc cavity tray is to be built into the cavity walls, stepped as applicable, immediately above an abutment.

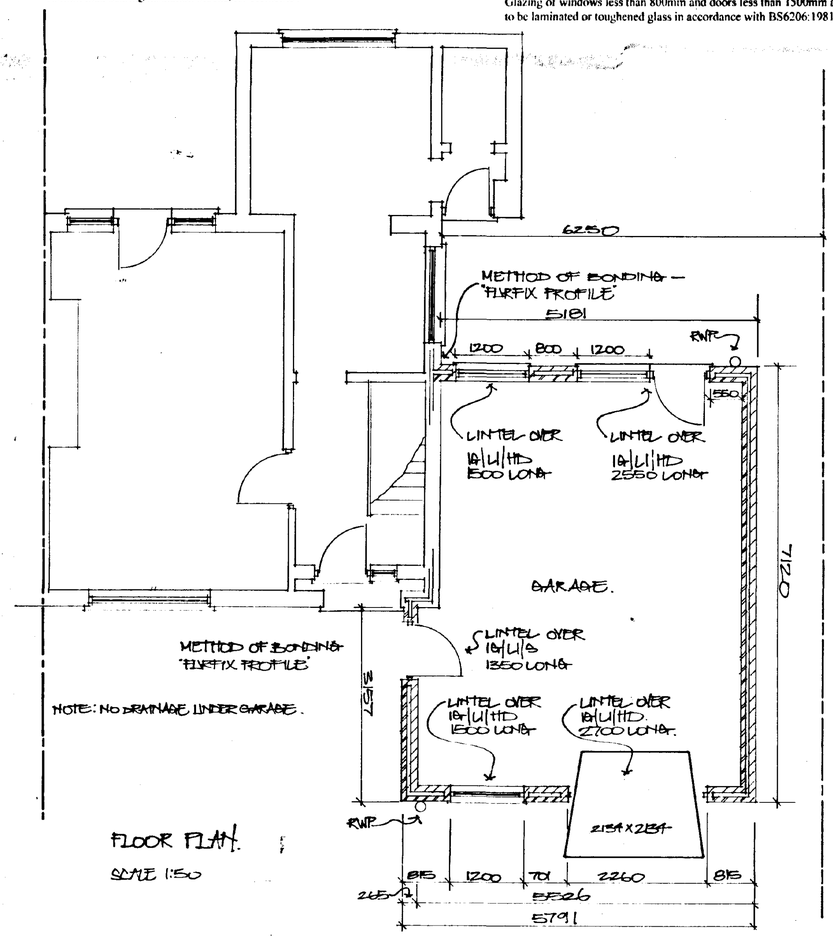
LINTELS

Lintels to cavity walls to be IG., to have a minimum end bearing of 150mm and to be installed in strict accordance with manufactures instructions with a dpc cavity tray over - see lintol schedule.

Lintols to be protected with either a minimum 13mm grpsum plaster or clad with 12mm tacboard to achieve a min 1/2 hr fire resistance.

WINDOWS / DOORS

To be Boulton & Paul, or similar.
Glazing of windows less than 800mm and doors less than 1500mm above floor level is to be laminated or toughened glass in accordance with BS6206:1981.



FLOOR PLAN.
SCALE 1:50

DRAINAGE

SURFACE WATER
Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm dia. upturned bend at base of downpipe to soakaway.
Form soakaways a minimum 5.0M from the nearest building. Excavate 1200mm x 1200mm x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.

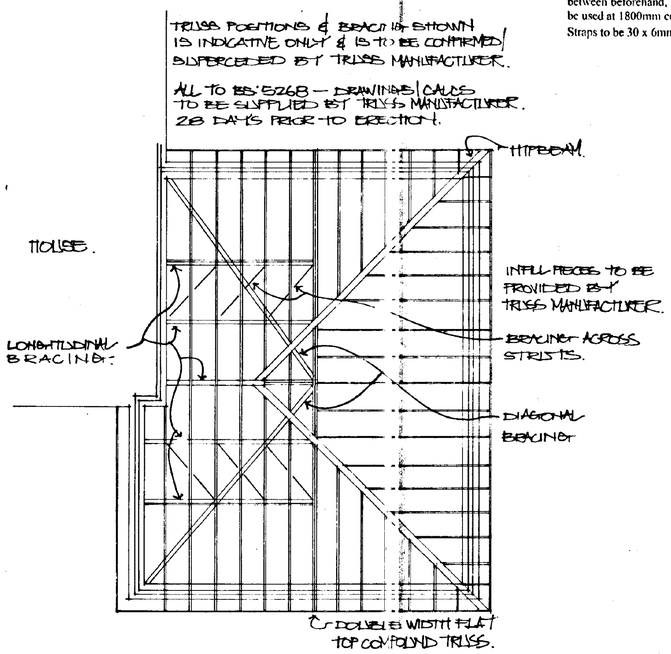
ROOF SPECIFICATION

TILES
The roof is to be covered with interlocking conc. tiles - as specified on elevations - fixed in strict accordance with the manufacturer's instructions.

BATTENS
Approved quality tanal s/w battens, 38 x 25mm, are to be laid at a gauge to suit the tiles and fixed with 90 x 3.35mm wire nails. Battens should be at least 1.2M in length and should be sufficient length to be supported at each end and intermediately by at least 3 rafters, trusses or walls. Butt joints over intermediate supports should be staggered and the ends must be sawn.

UNDERLAY
Approved reinforced roofing felt, type 1F to BS747, is to be laid over rafters lapped 150mm at joins and secured with clout nails. The underlay should extend over fascia board and into the eaves gutter. Water traps behind the fascia should be avioded, if necessary a continuous fillet to support the underlay should be provided.

EAVES
Eaves are to be formed with standard size tiles and purpose made eave fillers must be nailed to the fascia board. Eave tiles must be laid at the same pitch as the main body of the tiling and should overhang the fascia by an amount sufficient to ensure that water discharges into the centre of the gutter.



ROOF PLAN. SCALE 1:50

RIDGE

The ridge is to be covered with ridge tiles edge bedded onto the tiles with solid bedding at butt joints. Provision must be made to secure the two end tiles at each gable by fixing a 2.0M length of batten at the apex of the wall and adjacent trusses. A nail is then driven into this batten and the ridge wired to it.

VALLEYS?

ABUTMENTS
The tiling is to be cut closely at abutments and weathered by Code 4 lead flashing dressed down over the tiles and up theabutment a minimum 150mm.

MOTAR
All bedding motar is to consist of 3 parts sharp sand to 1 part Portland cement and should be struck off to give a smooth face and pointed in one operation.

TRUSSES
Gangnail trusses, pitch as specified on section, at 400mm centres to be designed, fixed and braced in accordance with BS5268 pt. 3:1985 and secured with proprietory s.s clips to wall plates.

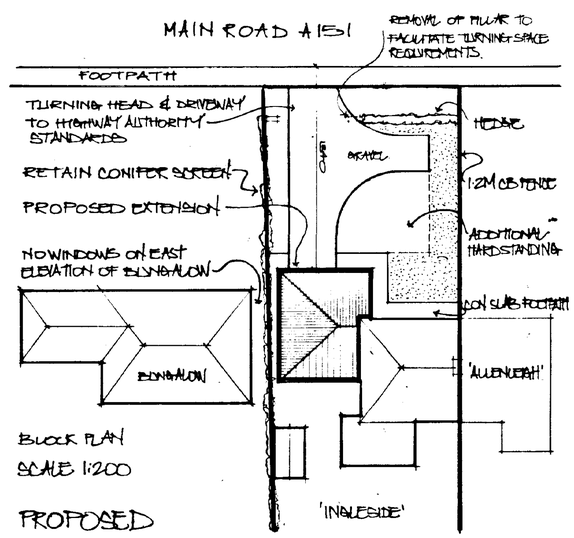
CEILINGS
12.7mm foil backed plasterboard, fixed in accordance with manufacturers instructions with all necessary noggins and finish with artex / skim finish in accordance with clients instructions.

VENTILATION
Provide a 10mm continuous gap covered with insect proof gauze, to the soffit to provide cross ventilation to the roof space.

RAINWATER GOODS
Supply and fix 103mm PVC gutters to fascia with all necessary brackets, stop ends, outlets etc..

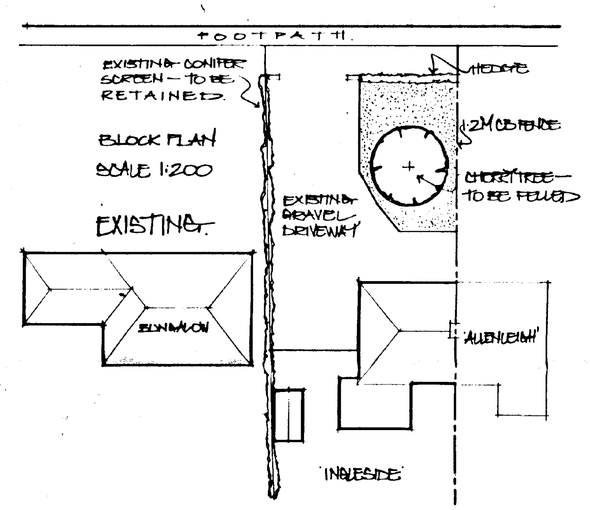
Supply and fix 64mm PVC downpipes securely clipped to walls @ 1800mm centres with all neccessary offsets, swannecks, adaptors etc, and taken into 100mm dia. upturned bend at base.

STRAPPING
Where rafters, ceiling and floor joists run parallel to walls they are to be strapped at 1800mm centres. Straps to be fixed to a min. 3No. rafters, etc., having nogged between beforehand, and hooked into the cavity a minimum 150mm. Similar straps to be used at 1800mm centres to hold down the wall plate.
Straps to be 30 x 6mm galv m.s.



BLOCK PLAN
SCALE 1:200

PROPOSED



AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
15 SEP 1995
Ref: 0631/95

MR & MRS J. DUNMORE.

GARAGE EXTENSION TO "INGLESIDE", MAIN ROAD, WHAPLODE. SPALDING.

PLANS & ELEVATIONS

PLANNING REF: 1123/0631/95.
AMENDMENT 'A' - REDUCTION TO LENGTH OF GARAGE

DETERMINED PLAN

BUILDING REG REF: B25/0571/95

SCALES: 1:50 1:100 1:200

DATE: SEPTEMBER 1995

PLAN: AMEND 'A' (SEPT 95)