

**AMENDED**

**ROOF: - (CONDITIONAL APPROVAL REQUESTED)**

STANDARD TRUSSED RAFTER SYSTEM TOGETHER WITH STRUCTURAL AND WIND BRACES OF SPECIALIST MANUFACTURE TO BE CONSTRUCTED AND FIXED IN ACCORDANCE WITH BS 5268 PART 3: 1985. THE TRUSS DETAILS TO BE SUBMITTED FOR L.A. APPROVAL BY THE BUILDER WHEN THE MANUFACTURER/SUPPLIER IS KNOWN. INCLUDE HINGED HATCH AND BOLT FIXINGS. TRUSSES TO BE AT 450mm CENTRES WITH 30° ROOF PITCH COVERED WITH DUPONT TYVEK SUPRO BREATHER ROOF UNDERLAY (BAA CERIFICATE 044101) + 50mm x 25mm SW TANALIZED LATHS + CONCRETE ROOF TILES

**CILING:-**

9.5mm PLASTERBOARD + 3mm NEAT GYPSUM SCIM FINISH. TAPE & SUPPORT ALL EDGES OF PLASTERBOARD. NOTE: - IF TRUSS CENTRES INCREASED TO 600mm THEN THE PLASTERBOARD THICKNESS TO BE 15mm

**OPTIONS:- (AT CHOICE OF OWNER)**

INCORPORATE 300mm TOTAL DEPTH OF FIBREGLASS QUILT INSULATION

**WALLS:-**

100mm FACING BRICK WORK WITH SANDSTONE LINTELS WITH 100mm NOMINAL CAVITY AND WITH 100mm PLASOR STRANLITE LOAD-BEARING 4.2n/mm² BLOCKS TO INNER LEAF. INCORPORATE STAINLESS STEEL WALL TIES (225mm LONG) TO 'BS EN-1243 AT 450mm VERTICAL CENTRES INCREASED TO 225mm CENTRES AT DOOR AND WINDOW REVEALS, OPENINGS, ETC. AND AT 750mm HORIZONTAL SPACINGS. INSERT 150mm WIDE 'DAMCOR' OR EQUIVALENT, D.P.C. AT ALL CAVITY REVEAL/ CLOSURES FIXED TO BACKS OF DOOR & WINDOW FRAMES. LINK HORIZONTAL WALL D.P.C. WITH VISQUEEN FLOOR D.P.C. TURNED UP AT EDGES WITHIN CAVITY. HORIZONTAL D.P.C. TO BE 150mm MIN. ABOVE GROUND LEVEL. INCLUDE CAVITY WALL TRAYS AT DPC LEVEL TO ALL PERIMETER WALLS

NOTE: CAVITY TO EXTEND 225mm BELOW LOWEST DPC LEVEL

**OPTIONS:- (AT CHOICE OF OWNERS)**

A/ RENDER & SET INTERNAL PLASTER FINISH TO WALLS

B/ 100mm 'DRITHERM 32' CAVITY WALL INSULATION

**LINTELS:-**

IG INSULATED STEEL LINTELS-RANGE L1/S100 ALL WITH 150mm (MIN) END BEARINGS AND TO INCLUDE CAVITY WALL TRAYS. LINTELS TO SUIT EACH INDIVIDUAL SPAN LOADING CONDITION

**FOUNDATIONS:-**

THOSE SHOWN ARE AT THE PROVISIONAL DEPTH OF 0.6/1.0m ARE TO BE DETERMINED ON SITE WHEN THE GROUND CONDITIONS ARE KNOWN AND SHALL BE STEPPED AS NECESSARY TO SUIT THE SITE CONDITIONS.

NOTE: COHESIVE (CLAY ETC) AT 1.0m DEPTH AND NON-COHESIVE (SAND ETC) AT 600mm DEPTH. ALL TO BE AGREED ON SITE WITH THE BUILDING INSPECTORS AS WORK PROCEED

CAVITY WALLS TAKEN DOWN TO 600mm x 225mm CONCRETE FOUNDATIONS

**NOTE:-**

SHOULD ANY ABNORMAL GROUND CONDITIONS BE ENCOUNTERED THEN THE FOUNDATIONS & FLOOR SLAB SHALL REQUIRE TO BE DESIGNED BY A STRUCTURAL ENGINEER. ALL FEES AND COSTS OF THE WORKS AS MAY BE INCURRED ARE THE OWNERS RESPONSIBILITY FOR PAYMENT.

**GROUND FLOOR:-**

100mm CONCRETE ON 1200 GAUGE VISQUEEN D.P.M LINKED UP TO WALL D.P.C ON 25mm SAND BLINDING LAYER ON 150mm TYPE 1 AGGREGATE FILL

NOTE: - VISQUEEN TO HAVE 200mm MINIMUM LAPS AND ALL FULLY TAPED

**OPTION:- (AT CHOICE OF OWNER)**

INCORPORATE 100mm KINGSPAN FLOOR INSULATION TOGETHER WITH 25mm WIDE EDGE INSULATION (TO PERIMETER WALLS) FOR FULL DEPTH OF FLOOR CONSTRUCTION

**ELECTRICS:-**

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.

PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS WILL REQUIRE AN APPROPRIATE BS: 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.

TO BE INSTALLED BY AN APPROVED ELECTRICAL CONTRACTOR TO CURRENT IEE REGULATIONS AND REQUIREMENTS. INCLUDE ALL WIRING; 2 GANG POWER POINTS, CEILING POINTS, LIGHT SWITCHES, LIGHTING AND POWER CIRCUITS. AMOUNTS AND POSITIONS TO BE AGREED ON SITE. POWER POINTS AND LIGHTS SWITCHES TO BE FITTED BETWEEN 450mm AND 1200mm ABOVE ALL FLOOR LEVELS.

EFFICIENT LOW ENERGY LIGHTING SHALL BE PROVIDED IN THE FORM OF ILLUMINATED FIXED LIGHTING FITTINGS WHICH ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 45 LUMENS PER CIRCUIT-WATT IE: - FLUORESCENT TUBES AND COMPACT FLUORESCENT LAMPS (NOT GLS TUNGSTON LAMPS WITH BAYONET CAP OF EDISON SCREW BASES)

**ELECTRIC SUPPLY:-**

ARMoured CABLE TO BE TAKEN FROM CONSUMER UNIT IN EXISTING DWELLING (WITHIN CONDUIT BELOW GROUND LEVEL) TO NEW CONSUMER UNIT IN GARAGE

**ANCHOR STRAPS:-**

BAT, OR EQUIVALENT, ANCHOR STRAPS OF 30 x 5mm (MIN) CROSS SECTION FIXED AT 2.0m VERTICAL CENTRES FROM TRUSSED RAFTER / WALLPLATE TO MASONRY AND AT GABLE WALLS HORIZONTAL ACROSS 3 No TRUSSES + NOGS TO SAME AT CEILING JOIST AND RAFTER LEVELS. ALL TO BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS

**DRAINAGE:-**

EXISTING FOUL DRAIN PASSING UNDER BUILDING AND BELOW DRIVE TO BE EXPOSED AND ENCASED WITH 150mm PEAGRAVEL. NOTE: - EXISTING DRAIN MAY REQUIRE TO BE RENEWED IF FOUND TO BE DEFECTIVE

**SOAKAWAYS:-**

CONSTRUCT IN ACCORDANCE WITH BRE DIGEST 365 + COVER & FRAME. AND TO HAVE A MINIMUM 1.0 CUBIC METRE CAPACITY - SIZE TO BE VERIFIED ON SITE BY BRE DIGEST 365 PERCOLATION TEST. POSITIONS TO BE DETERMINED ON SITE AND BE A MINIMUM 5.0m AWAY FROM ALL BUILDINGS. ADJUST ANTICIPATED SIZE OF 1.0 (L) x 1.0 (W) x 1.0 (D) IF FOUND NECESSARY

**WINDOWS, DOORS ETC:-**

UPVC DOORS AND WINDOWS OF APPROVED MANUFACTURE AND TO STYLE AS SHOWN ON DRAWINGS. SINGLE GLAZED TONGUED GLASS IN WINDOWS. GARAGE DOORS TO BE PLASTISOL COATED STEEL "UP AND OVER" DOORS OF APPROVED MANUFACTURE

**OPTION:- (AT CHOICE OF OWNER)**

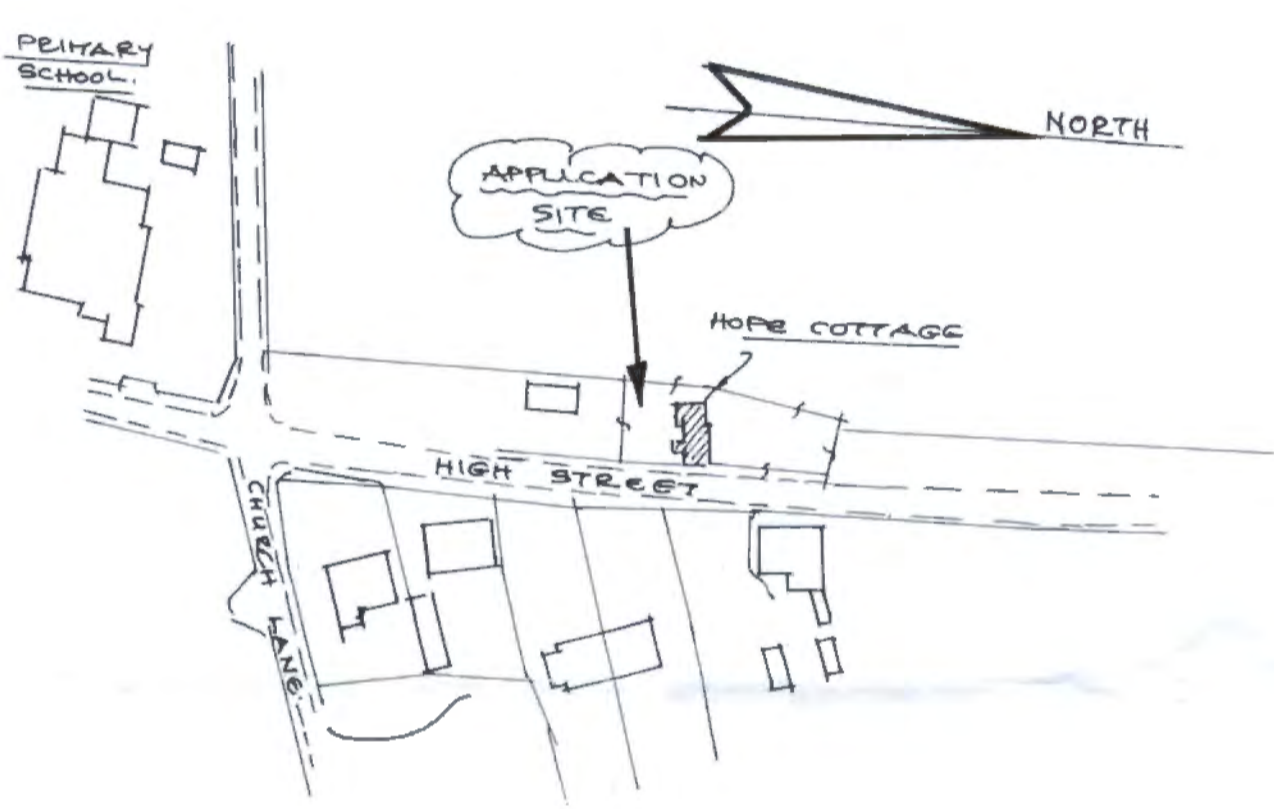
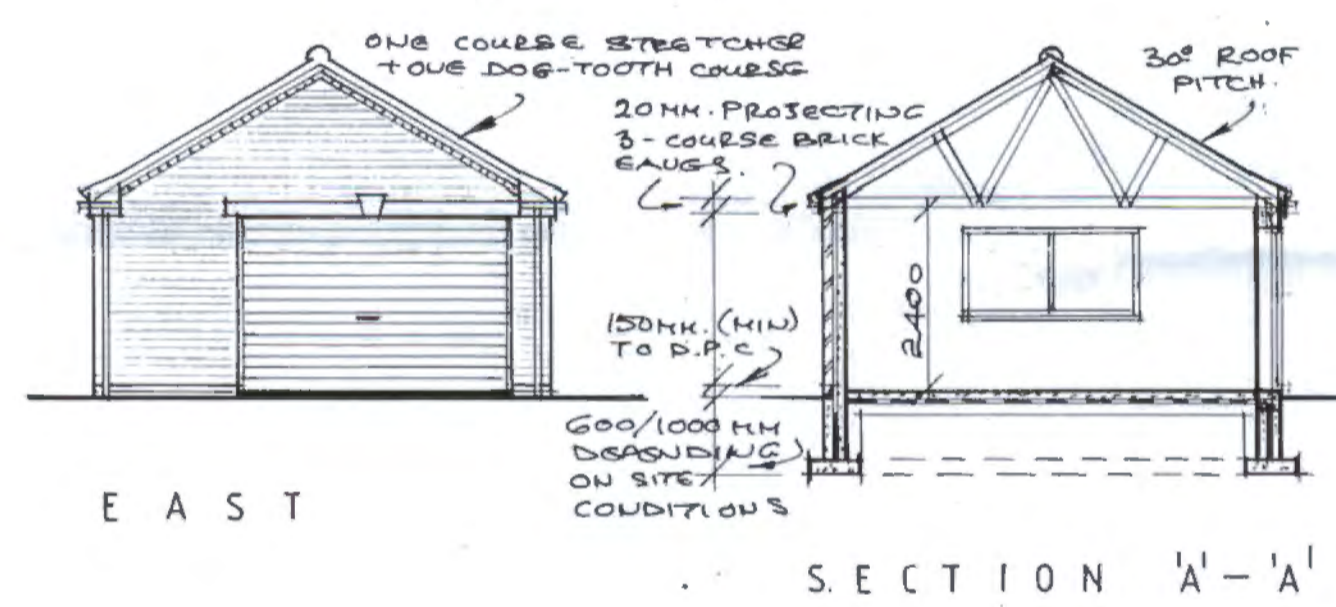
16mm DOUBLE GLAZED UNITS

**NOTES**

1. Do not scale any measurements from this drawing. IF IN DOUBT - ASK. All figured dimensions are to be verified on site before commencing work. Contractors must check all dimensions on site.
2. All dimensions for components and assemblies to be verified on site prior to manufacture, construction or supply.
3. All work & materials to be in accordance with current C.O.P., British Standards and Building Regulation requirements.

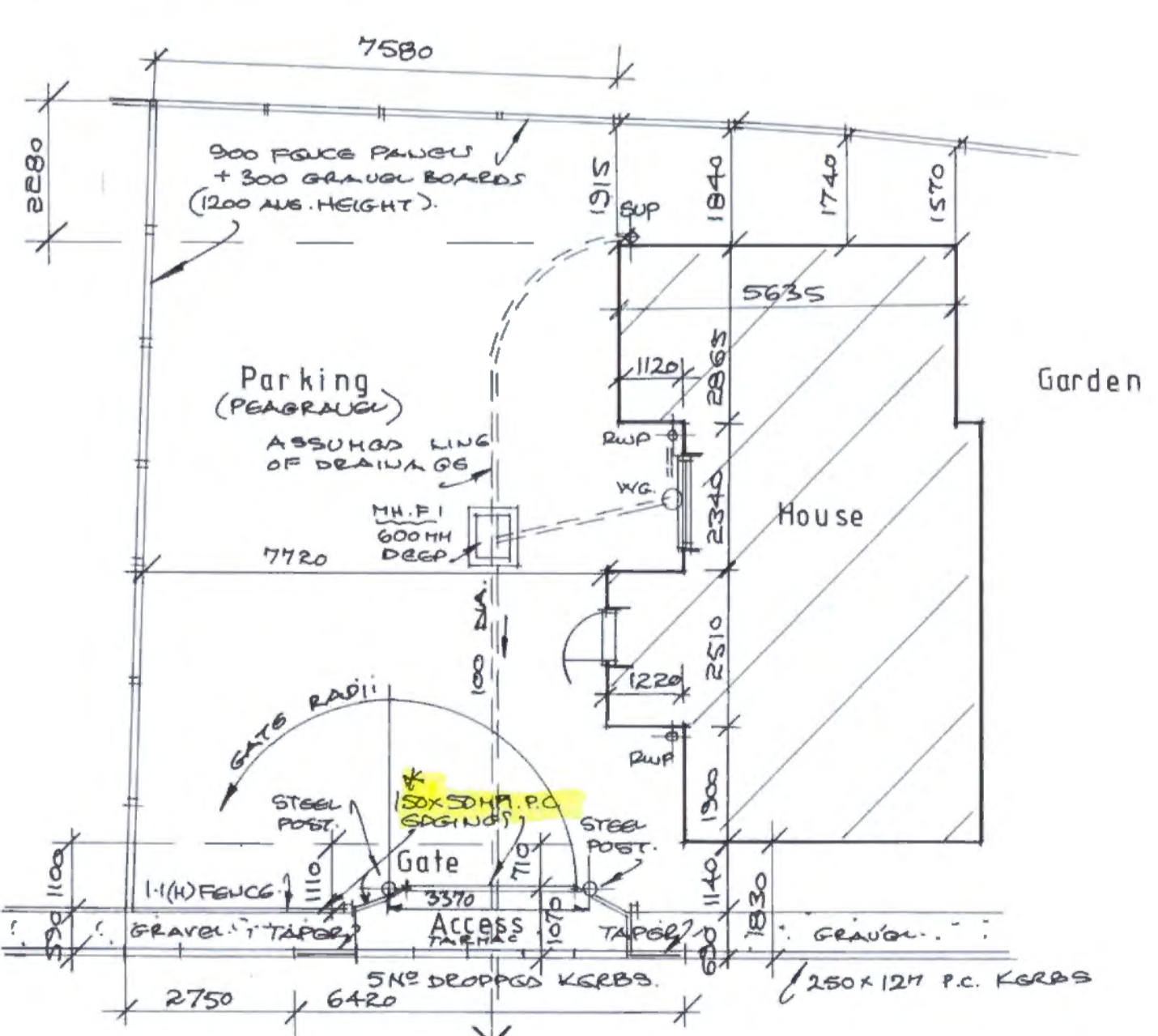
**MATERIALS:-**  
SANDSTON RED CONCRETE  
DOUBLE PAWTTILES, RED FACING BRICKS, BLACK UPVC GUTTERS & RW'S ALL TO MATCH WITH THOSE ON ENTRANCE PORCH.  
WHITE UPVC WINDOWS, + PERSONEL DOOR/FRAMES  
WHITE GRP-OR PLASTISOL COATED STEEL-UP & OVER GARAGE DOOR.  
2-COURSE RED ENGINEERING BRICKS BETWEEN D.P.C AND GROUND LEVEL

**PROPOSED**



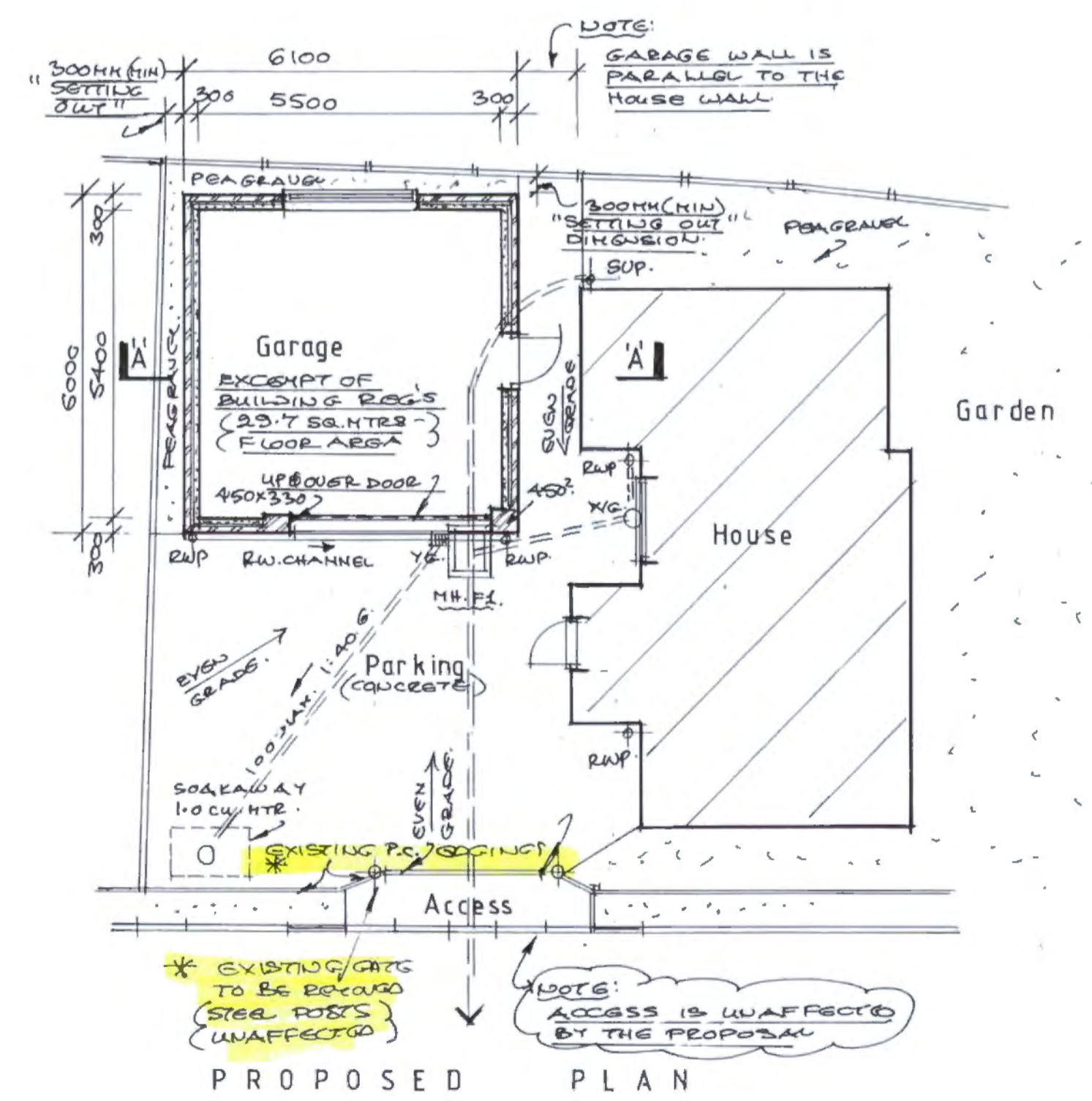
SITE LOCATION PLAN  
Scale 1/1250

**EXISTING**

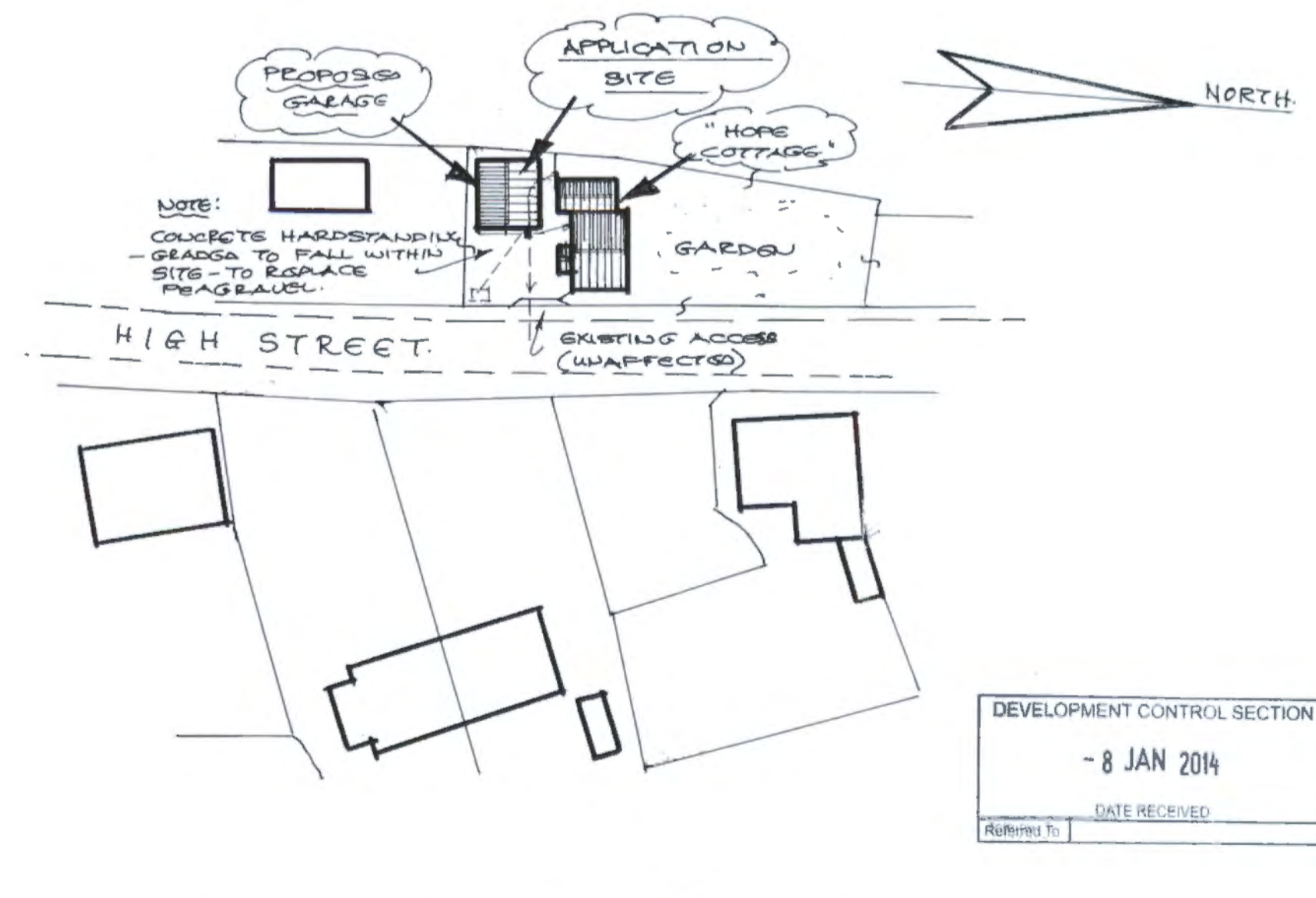


EXISTING PLAN

NOTE:- INDICATES PHOTO NO. + DIRECTION TRASN.



PROPOSED PLAN



BLOCK PLAN Scale 1/500

DEVELOPMENT CONTROL SECTION  
- 8 JAN 2014  
DATE RECEIVED

REV.	DESCRIPTION	DATE
A	EXISTING GATE RELOCATED AS DISCUSSED WITH N.L.C PLANNING OFFICERS (HIGHLIGHTED *).	07/01/14

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CLIENT:-  
**MR. G. SHIPLEY.**  
Proposed garage at  
31, High Street  
Luddington

SCALE:- 1/100 DATE:- Dec, 2013  
DRG. No. S.13/282/1 REV. A