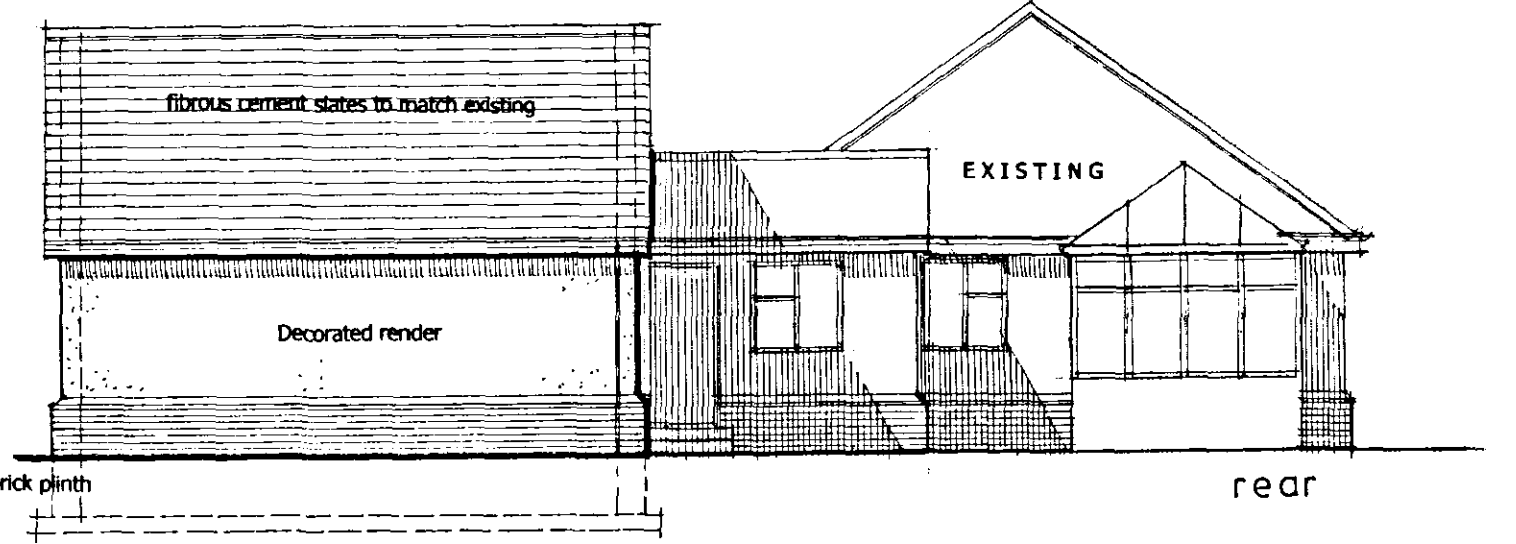
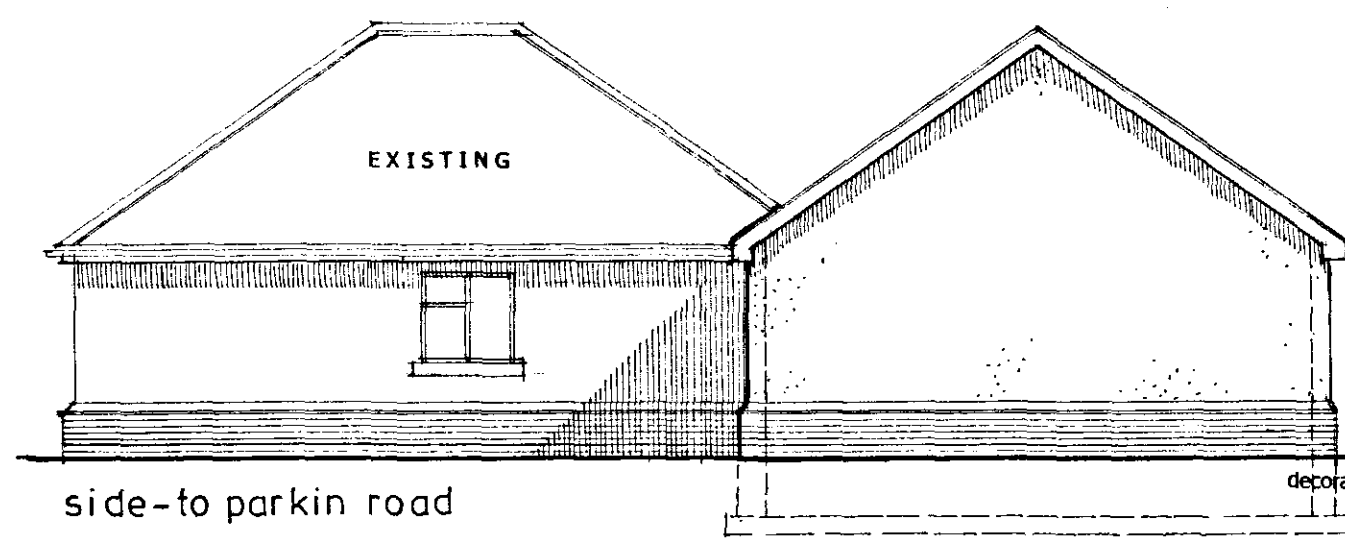
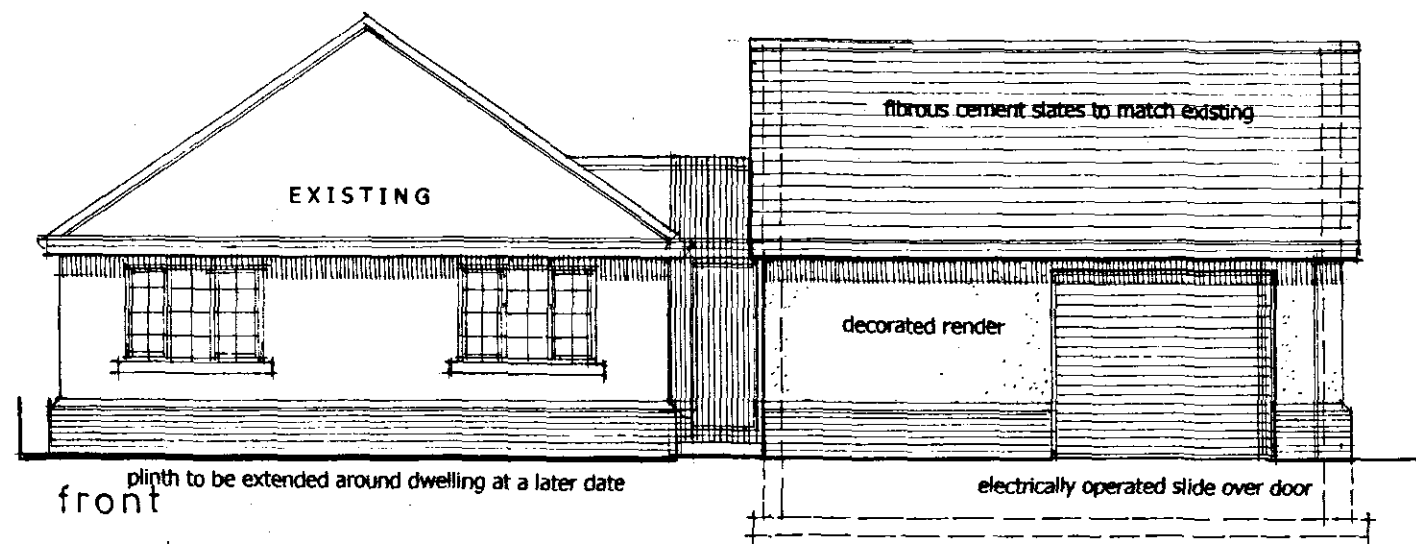
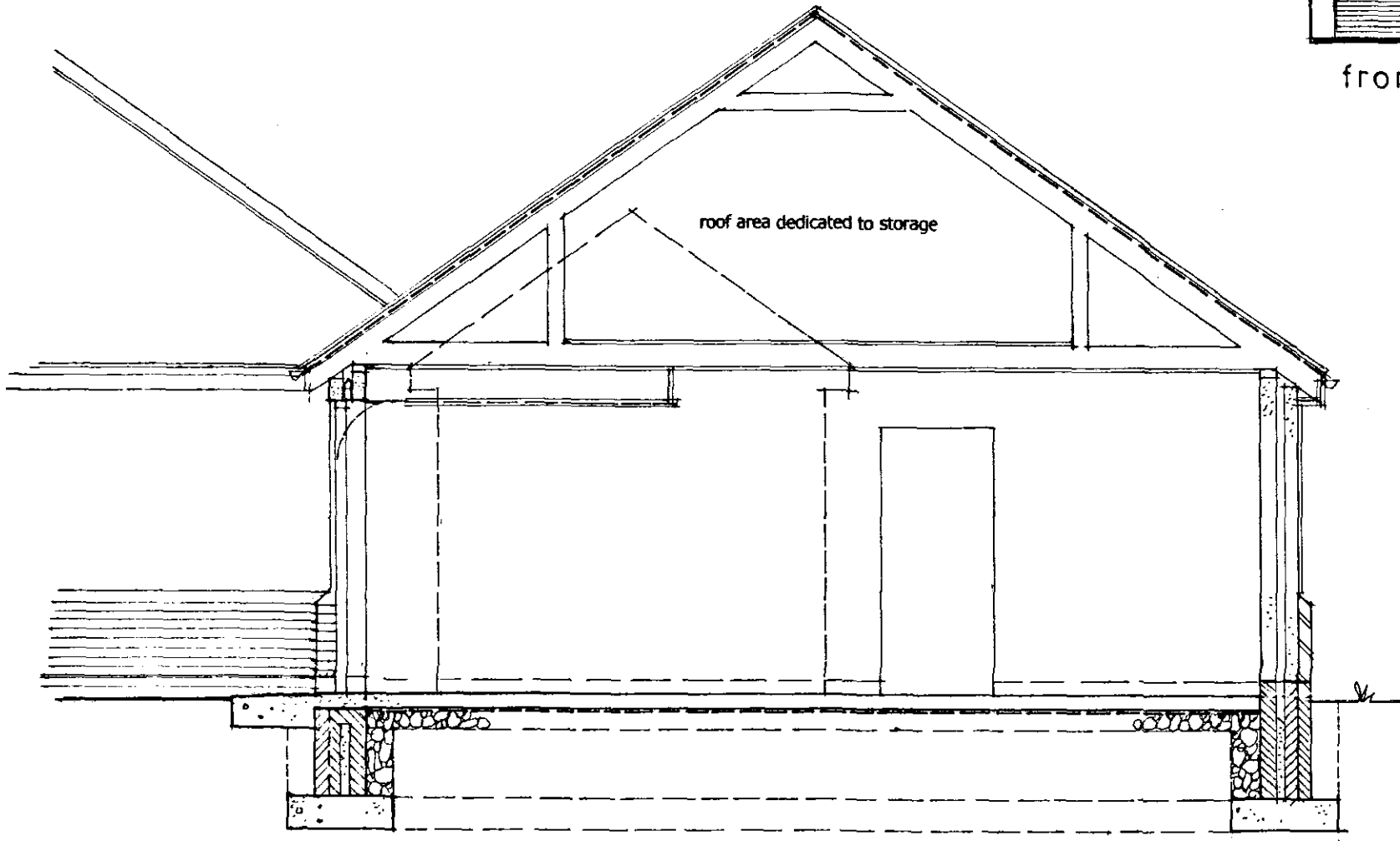


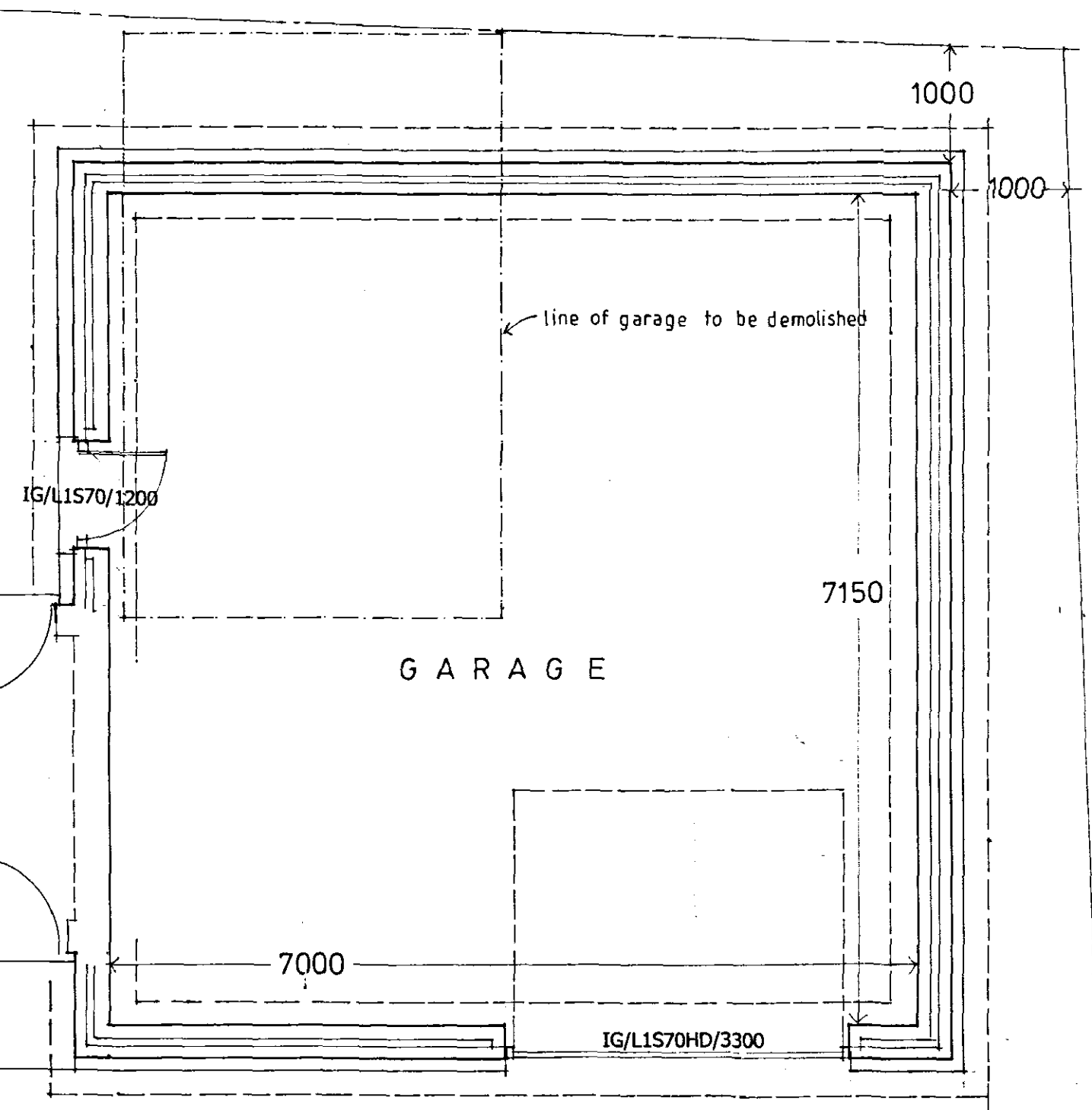
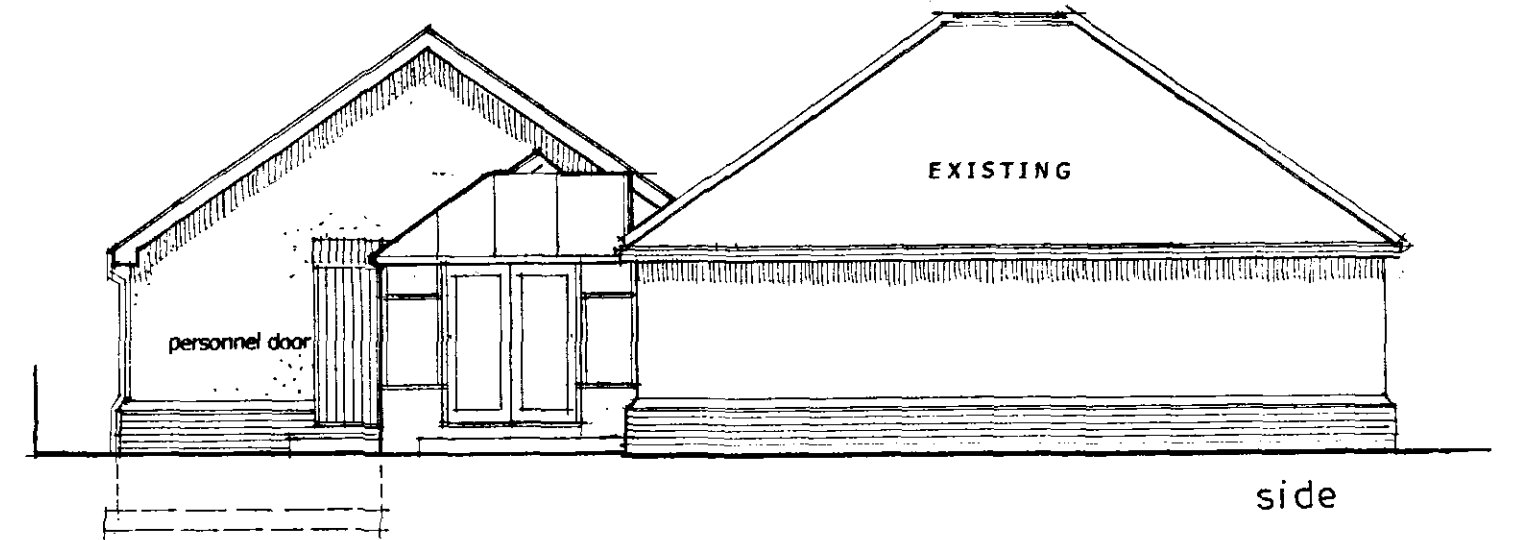
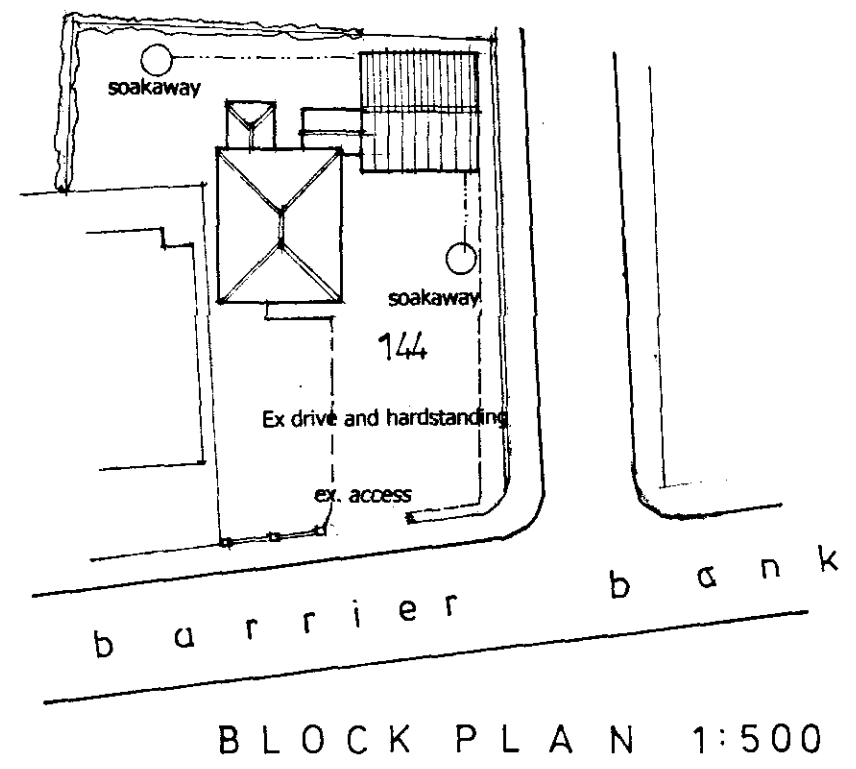
ROOF CONSTRUCTION: Black fibrous cement roofing slates to relevant code of practice in full accordance with the makers instructions including head laps etc., to match existing dwelling over 25 x 38 softwood treated battens over breather membrane to makers instructions. Minimum head lap to be in accord with makers instructions and to be fixed with regard to wind speed roof pitch and exposure category as detailed in BS:6399 part 2:1985. Specialist made room in the roof trusses (for storage purposes only) to BS:5268 part 5:1985 set at maximum 600mm centres with latticed purlins if required. 25 x 100 ridge node binder and intermediate binders to makers instructions. 50 x 100 wall plate bedded on sand and cement. 30 x 5 galvanised metal straps to act as anchor and lateral restraint straps at maximum 2.0M centres. Lateral straps to be over minimum 3No. members with solid bridging beneath and straps down walls to be minimum 900mm long. All structural timber to be minimum SC3 grade. Pvc soffits fascias and barge boards. 112 half round pvc rainwater gutters to 68mm down pipes to 110 underground pipes laid to falls and flexibly jointed with bed and surround of 150mm pea gravel and discharging to 1.2M dia. properly formed soakaways set minimum 5.0M from any buildings. Plasterboard and skim to ceilings. At intersection of existing Lobby wall to the abutment of the new, provide code 4 lead flashing with minimum 150mm upstands.



WALLING: 275mm cavity wall construction to consist of red face brick plinth, inner and outer leaves of 100mm solid insulation blocks Hemelite 3.5N or similar rendered externally with 2 coat waterproof sand and cement render with decorated finish. 75 mm cavity (no insulation) Cavity walls tied together using stainless steel twist ties set at 900mm horizontally and 450mm vertically to BS:1243:1978. Wall ties to be positioned at 225mm vertical centres at all unbonded closures of cavity. Substructure walling to consist of 100mm Class A dense concrete blocks to BS:6703:part 1:1981. Dpc to be set minimum 150mm above finished ground level. Weak mix infill to base of cavity and to come no closer to dpc than 225mm. dpc's to BS:6398/8215:1991.



SECTION



Existing coniferous hedge to side and rear boundaries to be removed prior to commencement

EX DWELLING

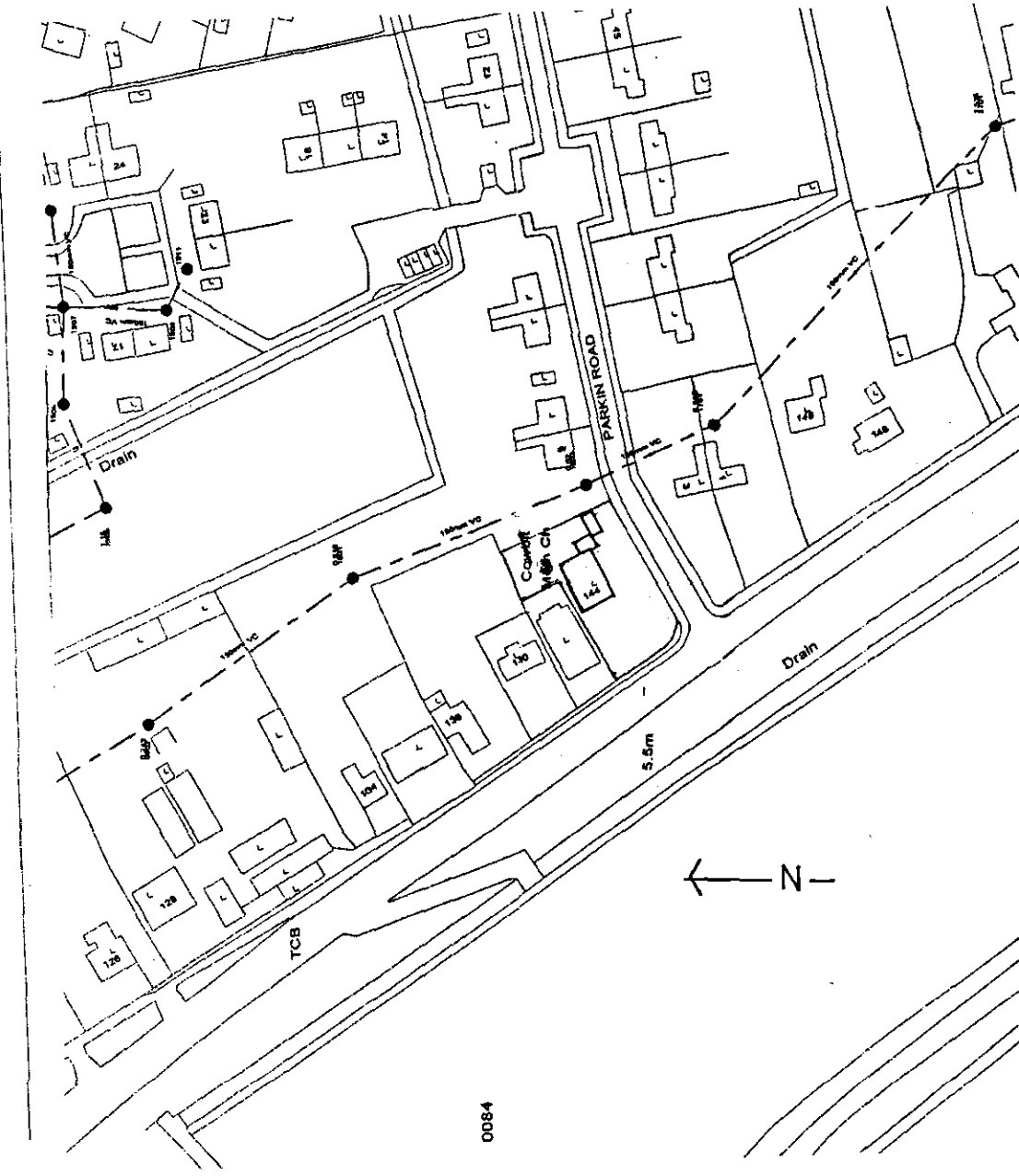
GROUND FLOOR LAYOUT

GROUND FLOOR: Minimum 150mm well consolidated hardcore with sand or dust blinding. 1200g polythene d.p. membrane lapped up walls at perimeters. 100mm concrete laid oversite with float finish.

FOUNDATIONS: 800 x 225 strip concrete foundations taken down to bear on suitable load bearing strata deemed to be 1.0 M below natural ground level or as on site conditions dictate.

LINTELS: As manufactured by Messrs. I.G. or similar complete with minimum 150mm end bearings and cavity tray dpc's to external positions.

ELECTRICAL: All electrical works shall be carried out to the latest and current regulations and to Approved Document Part P of The Building Regulations. Reasonable provision shall be made in the installation of electrical installations in order to protect persons from fire or injury.



Roger Williams

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Architectural Design Consultant
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E-mail: draw@55a.pipes.com

Client: Mr. A. Back

Project: Proposed domestic vehicular
Garage and store at:
144 Barrier Bank Cowbit
Spalding Lincs. PE12 6AL

Scale: 1:50 & 1:100

Date: January 2007

Drawing Number: 01

Notes:

WORKING DRAWING

c This drawing is copyright

All dimensions are to be checked and verified on site prior to commencement of works. Ground bearing capabilities are assumed to be normal unless declared or found to be otherwise whereafter due account shall be given to. All drawings are issued where appropriate subject to local authority approvals.

The works shall comprise of that shown on the drawings and include any works that whilst not specifically shown but may be reasonably inferred as being necessary to carry out the works shall be deemed to be included. The drawings are limited in the amount of information contained and are specifically for the purpose of obtaining consents or considerations from local authorities.

The works are not fully specified and drawings should not be used for contract purposes.

Unless specified no formal flood risk assessment has been carried out.

The Party Wall etc. Act 1996

You are advised that if any of the works related to this project affect a party wall or a boundary condition then the ACT applies.

Full copies of the ACT are available from:

ODPM from literature
PO Box 236 Wellesby West Yorkshire LS23 7NB
Email: odpm@weltonpress.net
www.odpm.gov.uk/partywall-1996