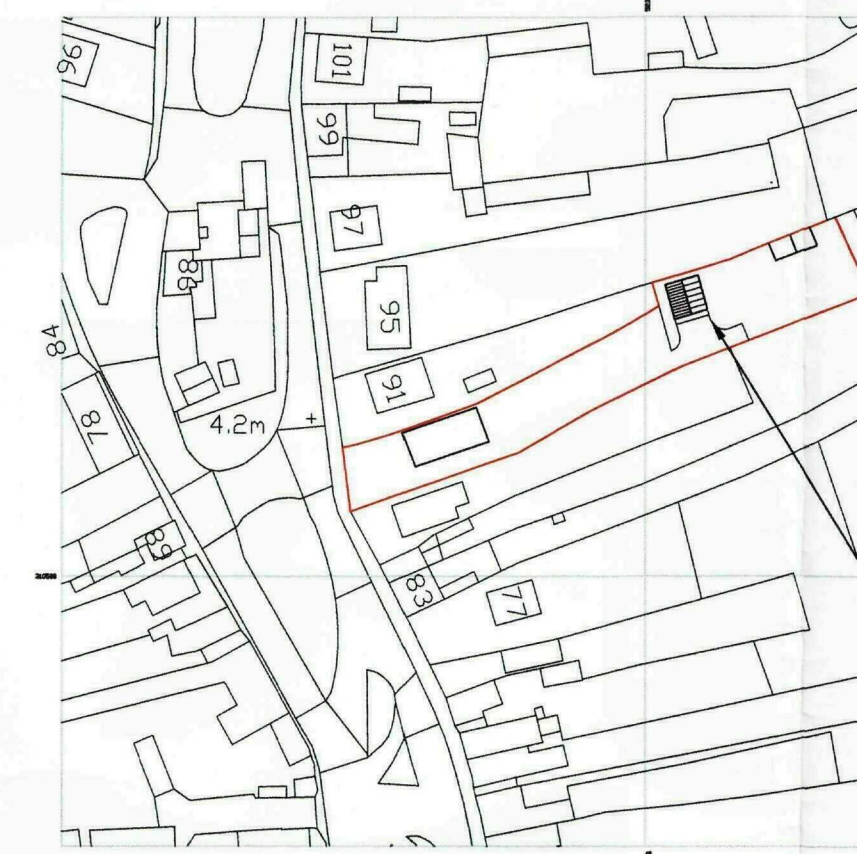


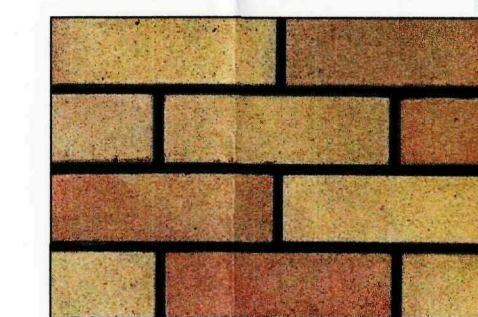
PROPOSED ELEVATIONS 1:100

OPENING SCHEDULE			
Ref	Opening Description	Opening Size	Lintel Type
1	Garage Door	4285w x 2250h	Box 200

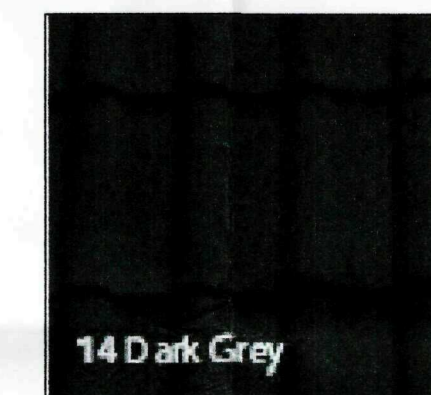


LOCATION PLAN 1:1250

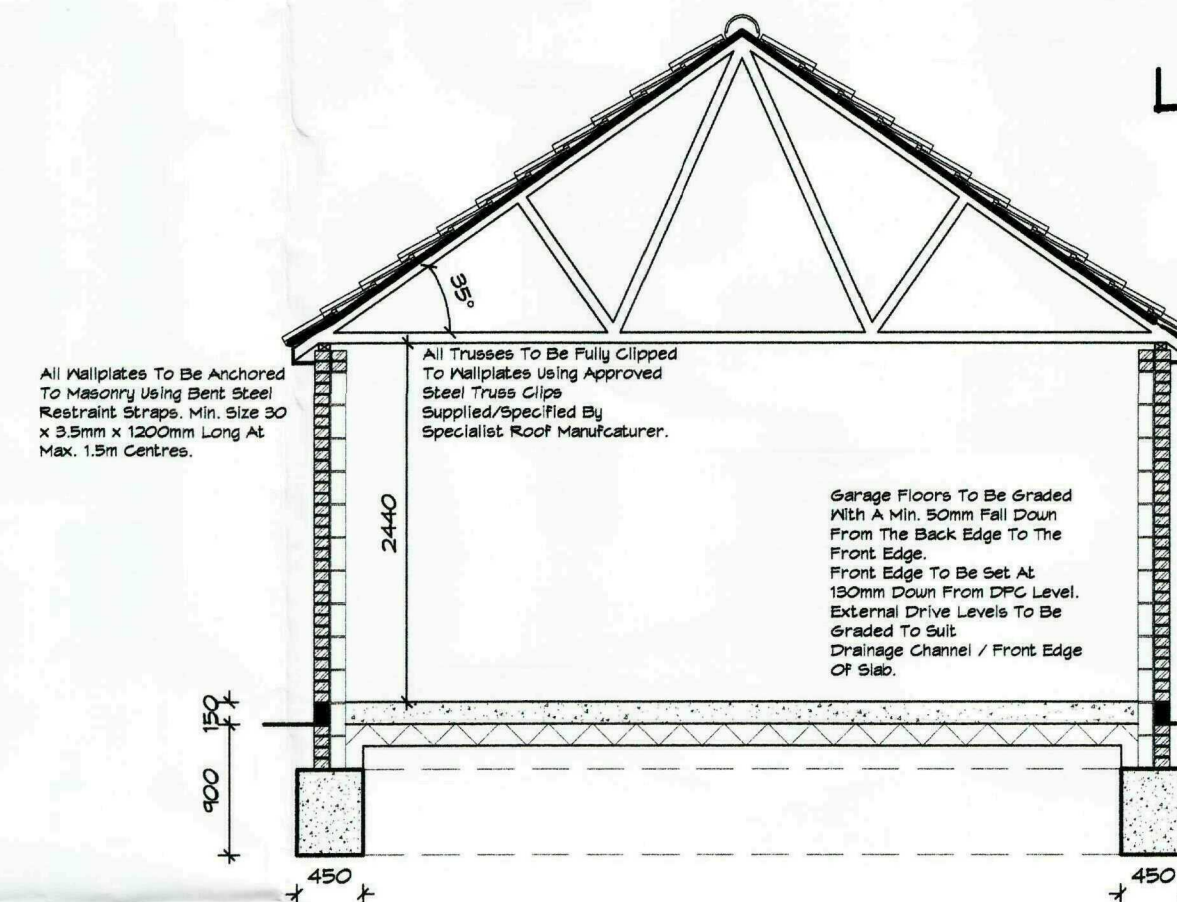
THE SITE



HANSON HERWARD LIGHT
(To Match Existing Property)



SANDTOFT DOUBLE ROMAN
(To Match Existing Property)



TYPICAL SECTION 1:50

CONSTRUCTION NOTES:-

FOUNDATIONS:-

All blockwork below DPC to be 7 N/mm².
Building area to be site stripped of all vegetable matter and rubbish.
Foundations to be MINIMUM 215mm walls to be 600mm wide x 225mm deep GEN 4 mix concrete and 102mm walls to be 450mm wide x 225mm deep GEN 4 mix.
Site conditions to be assessed for the acceptability of these foundation types and depths / sizes to be fully agreed / approved by the local authority.

WALLS BELOW DPC:-

3 Nr. courses of Class:B face brickwork below DPC level or Frost Resistant facing brickwork (Refer to Plotlists)
All other masonry below DPC to be full width trench block foundations to within 225mm of DPC Level.

GROUND FLOOR SLAB:-

100mm GEN 3 mix oversite concrete on min. 250 micron DPM (B.B.A Approved)
DPM to be taken up and lapped into all perimeter horizontal DPC's and bedded on 25mm sand blinding on min. 150mm of clean and well consolidated hardcore.
Maximum depth of hardcore 600mm compacted in layers not exceeding 150mm.

DAMP PROOF MEMBRANE:-

Horizontal DPC to walls to be polythene to BS 6515 and set min. 150mm above outside ground level.

EXTERNAL WALLS:-

Facing brickwork to be fully tooth bonded at all corners and intersections, approved wall ties to be utilised to bond blockwork piers and blockwork intersection walls with facing brickwork outer skin at every block course.
All piers to extend full height to gable up to roof line.
All blockwork to internal walls to have a minimum density of 1300kg/m³.

ROOF STRUCTURE:-

Diagonal wind bracing required to ceiling members of all trusses.
Prefabricated roof trusses to be utilised for all roofs, designed and manufactured by Specialist roof designers / fabricators.
Roof tiles to be installed in full accordance with the manufacturers recommendations.

DOORS & WINDOWS:-

Standard metric personnel doors / door frames to be utilised as identified and indicated on the drawings.

* Garage door lintels to be Box 200 I.G. lintels.

STRAPPING NOTE:-

All gable walls and internal walls are to be strapped to roof trusses using 30x5mm galvanised ms arch straps on both the rafter line and ceiling joist line at maximum 2000mm centres with end straps being a maximum of 1000mm from the ends.
Straps are to extend and fix over a minimum of 2 Nr trusses 100x50mm noggings to be installed beneath all straps.
30x2.5mm galvanised mild steel straps to be fixed at maximum 1800mm centres along wall plate and securely fixed 450mm down face of block with minimum of 6 Nr fixing into blockwork.



PROPOSED FLOOR PLAN 1:50

Do not scale from this drawing - If in doubt - Ask

NOTES

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 Building Regulation approval. The drawing must not be used as a contract document alone.

DIMENSIONS

Do not scale from this drawing.

All dimensions are to be checked on site by the builder who shall take responsibility for measurements for construction and ordering purposes from commencement of site works.

Whilst every effort is made to ensure accuracy in dimensioning, measurements should be carefully checked to ensure compatibility with existing structures and features.

SUPERVISION

The works will not be supervised by Albion Technical Solutions or any representative thereof. It is the clients or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

STANDARDS

All materials to be new unless otherwise stated and all components and materials etc. to be used, fitted and installed in strict accordance with manufacturers instructions and relevant Code of Practice.

Materials shall conform to the appropriate British Standard Specification or BBA Certificate or European Code equivalent.

Preservative treatment to BS 5268 : Part A is to be carried out to all timber prior to delivery to site.

DETAILS / FOUNDATIONS

All details shown on this drawing including foundations, are based upon typical site conditions including soil of good bearing capacity.

Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

If adverse ground conditions are encountered, then the advice of a qualified structural engineer should be sought.

HEALTH AND SAFETY

The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and 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, and Independent Planning Supervisor will be required.

SCOPE OF THE WORKS

The works comprise all that is shown on the drawings and details. Any work that may not be specifically shown, but may reasonably be inferred as necessary to carry out the works will be deemed to be included.

Albion Technical Solutions

Rev	Description	Date
B	PLANNING CONDITION COMPLIANCE	NOV '09
A	BUILDING REGS APPLICATION	NOV '09
Revisions		
8 Malvern Avenue Spalding Lincs PE11 2DG		
Tel: 01775 714449 Fax: 01775 710210 www.albion-technical-solutions.com		
Building Design & Planning Consultants		
Client		
MR MOTHERS & MISS BARAN		
Project		
PROPOSED DOUBLE GARAGE		
89 NORTH STREET CROWLAND Lincs PE6 0EG		
Drawing		
PROPOSED PLAN PROPOSED ELEVATIONS BLOCK PLAN LOCATION PLAN		
Drawing Status		
PRELIMINARY		
Scale	Date	
AS NOTED	JULY 2009	
Project Number	Revision	
ATS/089-09	B	
Drawing Number	Original Sheet Size	
01	A1	