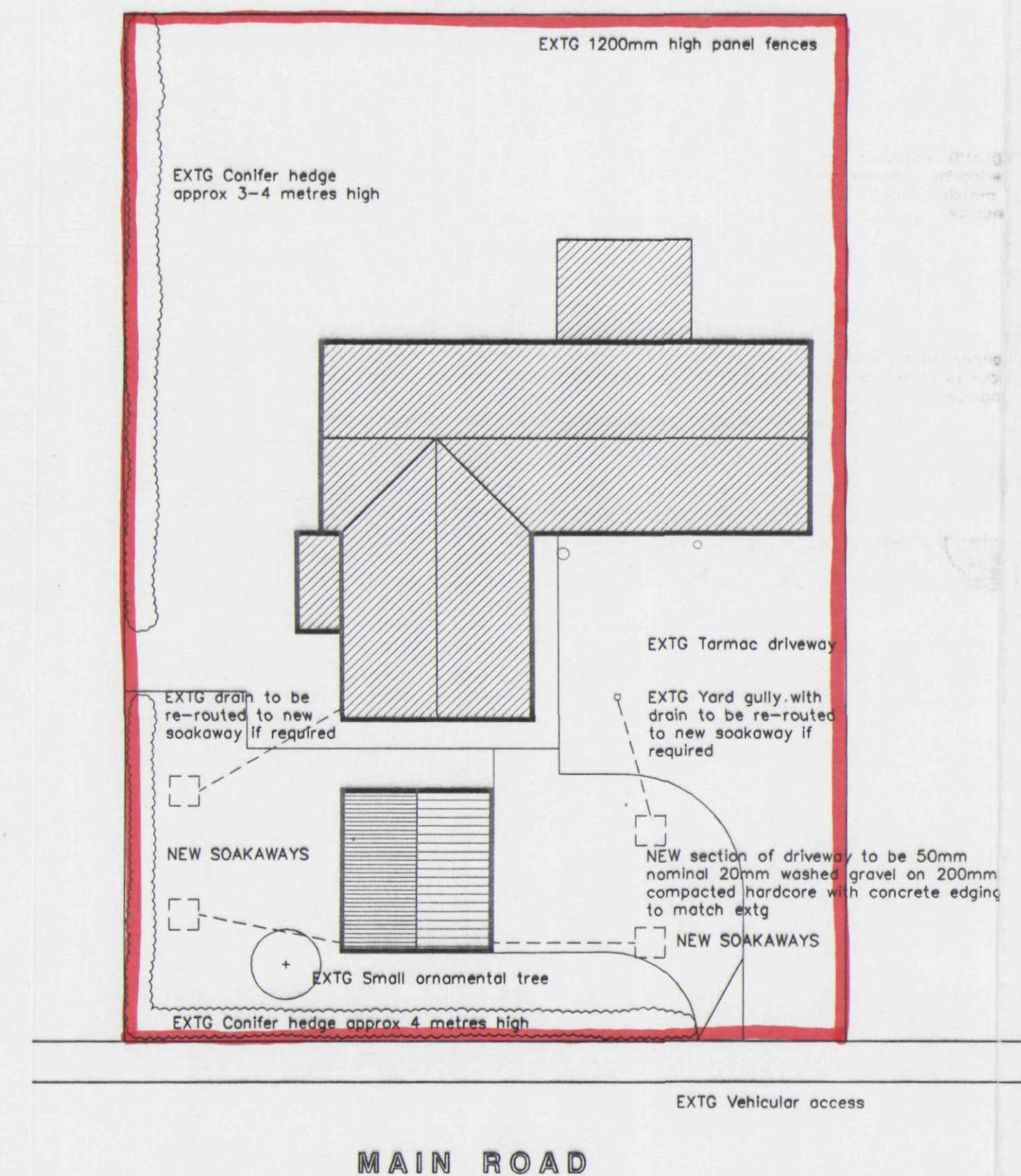
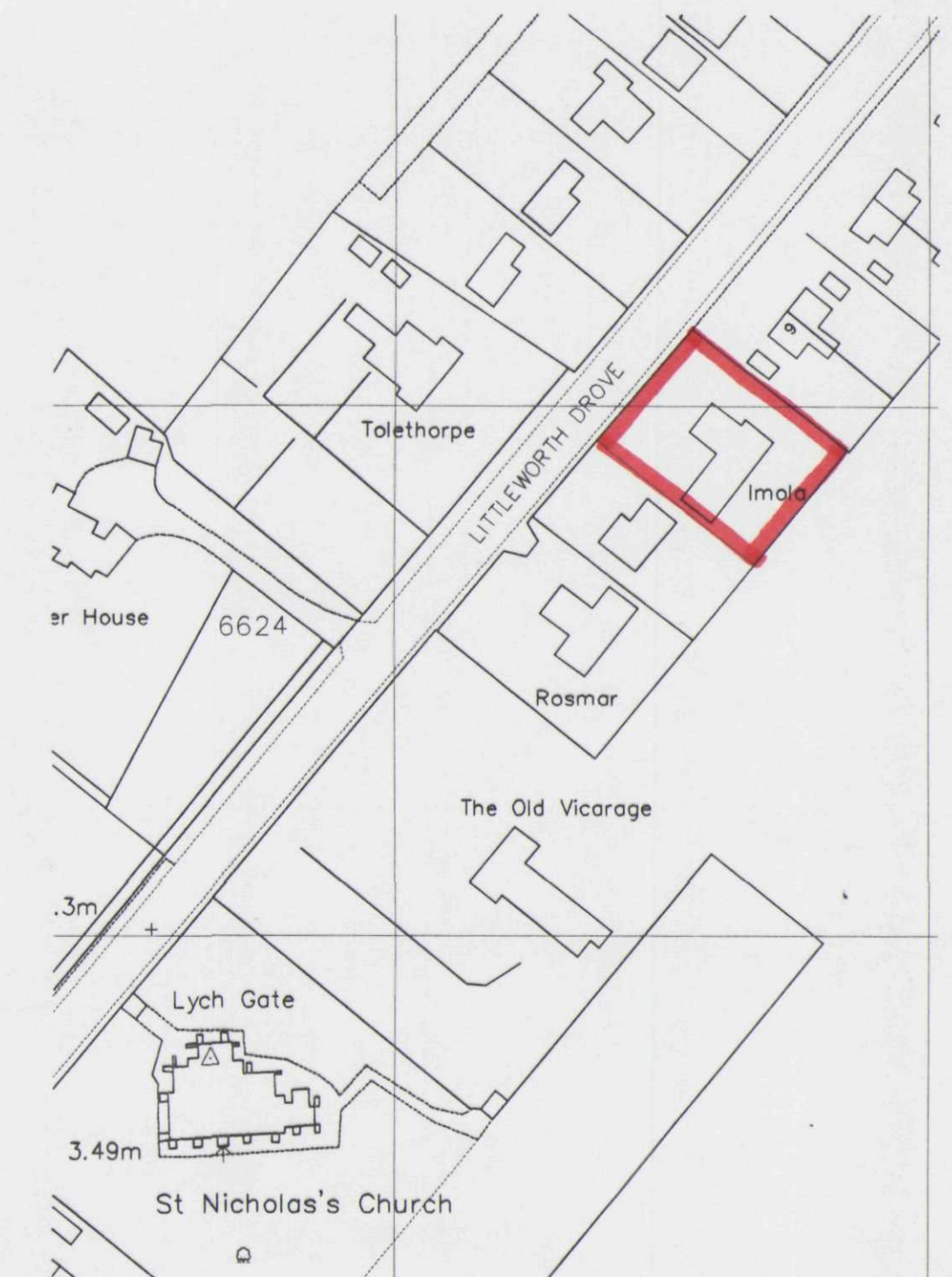


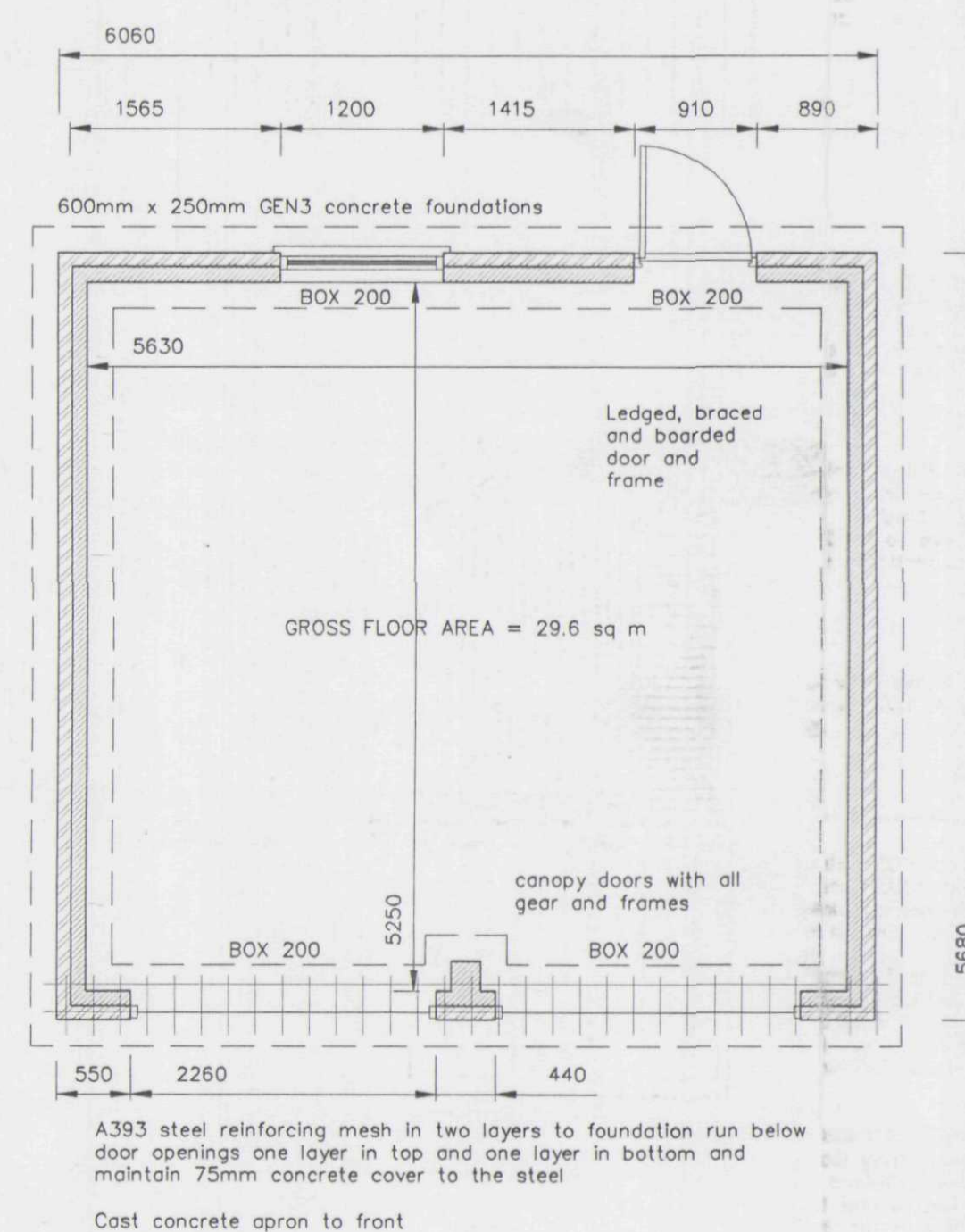
ELEVATIONS



block plan Scale: 1:200



location plan Scale: 1:1250



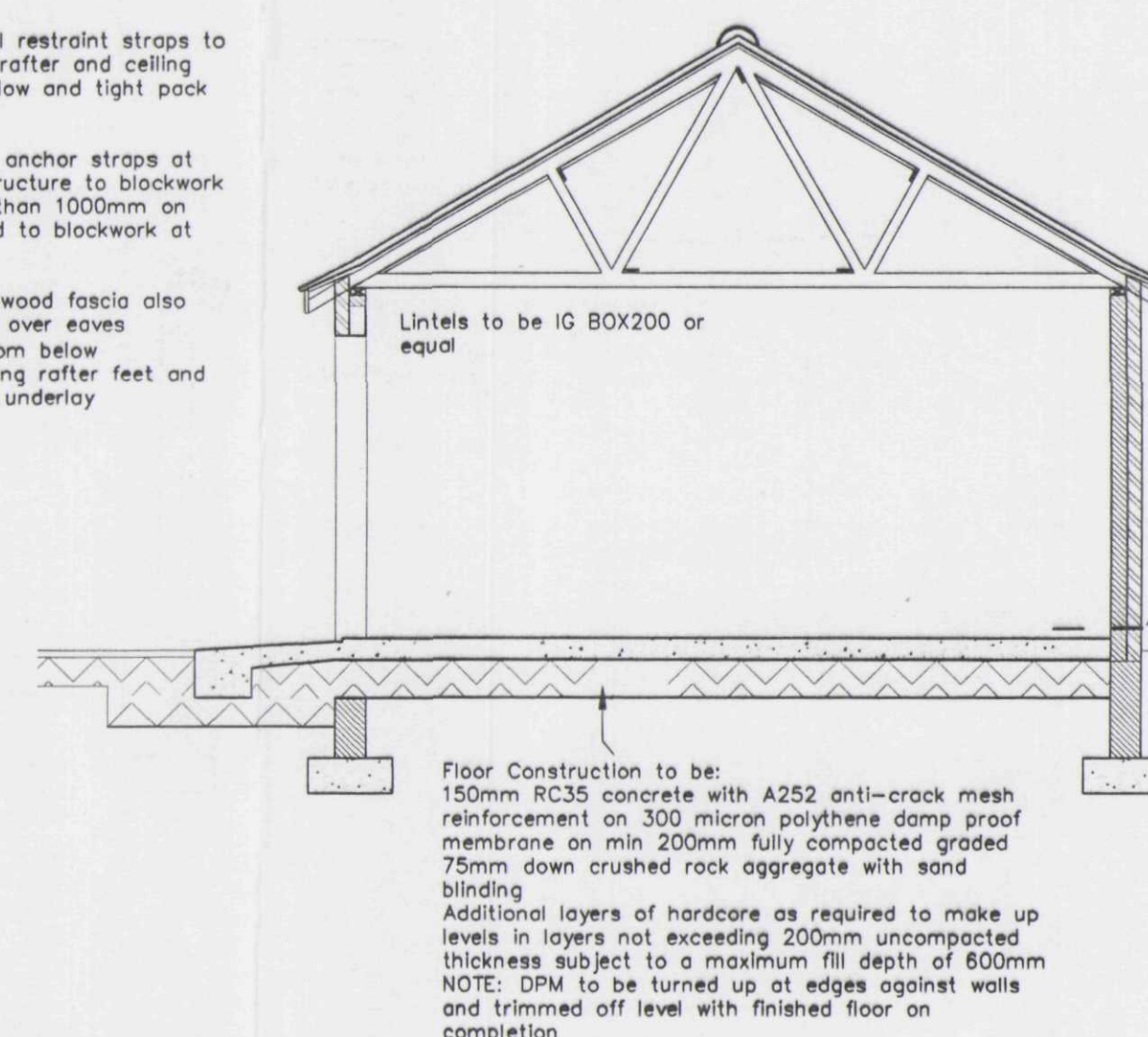
FLOOR PLAN

Roof covering to be in REDLAND GROVEBURY to match dwelling on 25mm x 40mm treated softwood tiling battens at gage centres on untearable underlay. All roof tiling to be in accordance with the tile manufacturer's specification and recommendations and in accordance with BS5534.

30mm x 5mm galv mild steel lateral restraint straps to gable walls at 1600mm intervals at rafter and ceiling joist component level, solid strut below and tight pack against walls.

Additionally provide 30mm x 2.5mm anchor straps at 1800mm intervals to anchor roof structure to blockwork walling strap length to be not less than 1000mm on vertical leg and plugged and screwed to blockwork at 125mm centres.

At open eaves with 22mm wrot softwood fascia also provide 6mm exterior grade plywood over eaves "sprocketing" to conceal underlay from below. Dark stain all exposed timber including rafter feet and underside of plywood prior to laying underlay.



SECTION Scale: 1:50

Roof construction to be in TWINPLATE trussed rafter roof system with trusses at 600mm centres maximum braced with 100mm x 25mm SC3 timbers longitudinally and diagonally in accordance with BS5268:Pt3:1985 whole roof bracing.

Bargeboards and gable ladders to be in treated timbers to match extg dwelling.

Rainwater goods to be coloured PVC-U Ogive style 115mm gutters and 68mm diameter downpipes to discharge to soakaways min 5000mm from dwelling and all other buildings. Allow for all alterations to extg rainwater drainage and soakaways where required and re-siting of extg soakaways if necessary.

External walling to be in "solid" 215mm thickness construction with 103mm external leaf in clay facing brickwork to match dwelling with 100mm medium density concrete block to inner leaf. Wall ties to be stainless steel wire to BS1273 at 900mm centres horizontally and 450mm centres vertically staggered 450mm every alternate ties course.

Damp proof course in ZEDCOR heavy duty polythene with embossed face located in all walls horizontally at 150mm above finished ground level.

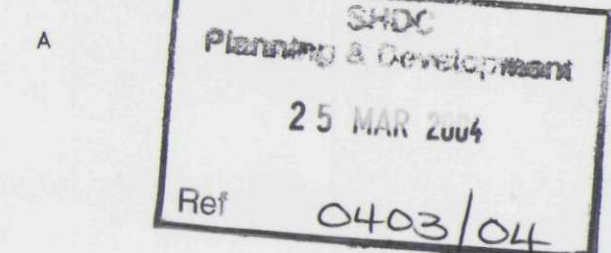
Foundations to be mass concrete RC35 strips 600mm wide x 250mm deep with nominal reinforcement A393 mesh in bottom. Where foundation below garage door openings provide additional layer of mesh in top section of foundation. Ensure 75mm concrete cover to steel in all circumstances. Foundations to be on firm consistent formation suitably loadbearing, depth to be determined on site in consideration of the subsoil conditions, proximity of trees etc. If clay subsoil conditions foundation depth to be not less than 1 metre deep. Refer to NHBC STANDARDS Chapter 4.2 Building Near Trees for further guidance.

NOTE:
The design assumes typical ground conditions of silt subsoil capable of a 55kN/sq m Allowable Ground Bearing Capacity. The Client and Builder are strongly advised to make trial holes to 3 metres deep to establish the nature and bearing capacity of the soil before excavating for foundations. If the subsoil conditions are inconsistent or weaker than stated a Structural Engineer is to be consulted for a foundation design solution.

NOTE:

DETERMINED PLAN

AMENDMENTS



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project
Proposed Garage at
Imola, Main Road, Deeping St Nicholas,
Spalding, Lincolnshire

client
MR and MRS P MURPHY

drawing	scale(s)
Design Drawing Detached Garage Planning Drawing	
date	scale(s)
MARCH 2004	1:50 1:200 1:1250
drawn by	checked
Peter Lithgow	
job no	drawing no
04/08	01