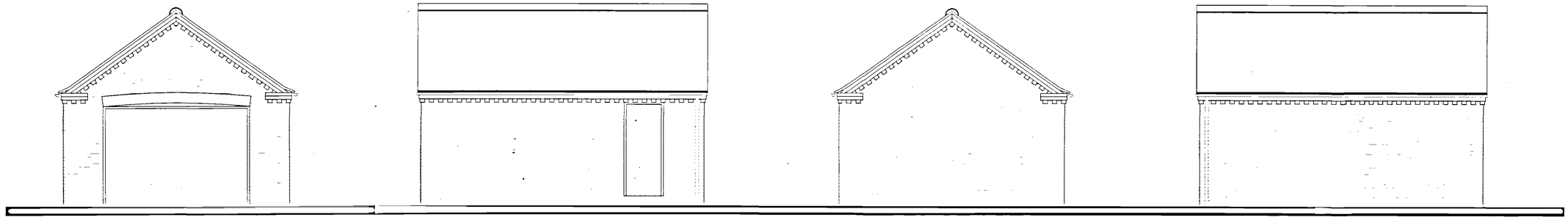
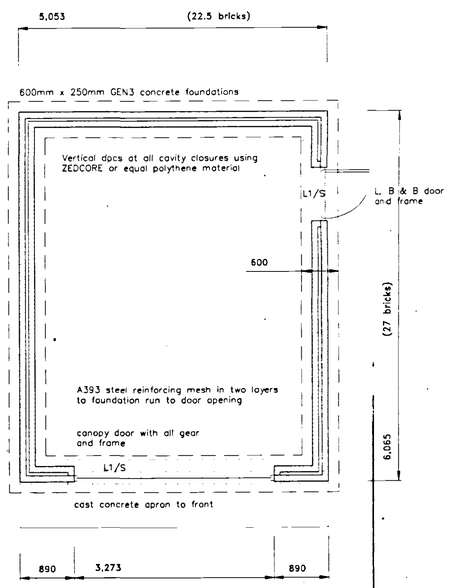
ELEVATIONS



front | side | rear | side



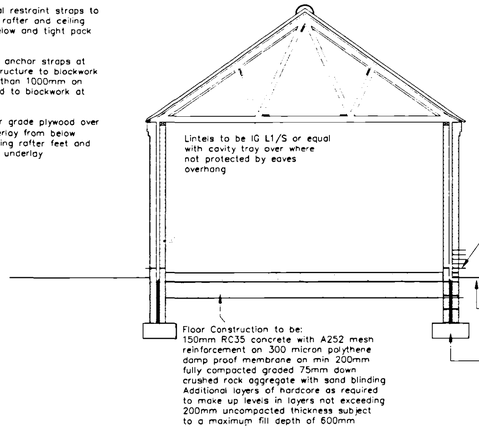
FLOOR PLAN

Roof covering to be in BRITLOCK slate to match dwelling on 25mm x 40mm treated softwood tiling battens at guage centres on underdale 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 waling strap length to be not less than 1000mm on vertical leg and plugged and screwed to blockwork at 125mm centres

At open eaves 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



Roof construction to be in TWNAPLATE 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

Eaves corbelling and verges to be in brick detailing work with oversails and dentilled brickwork to match dwelling

Rainwater goods to be coloured PVC-U half round 115mm gutters and 68mm diameter downpipes to discharge to soakaway min 500mm from dwelling and all other buildings

External walling to be in cavity construction with 103mm external leaf in clay facing brickwork to match dwelling with 50mm clear cavity and 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 finshed ground level

Natural ground level to be raised by approximately 250mm to suit new dwelling slab datum 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
Foundations to be on firm consistent formation suitably loadbearing

SECTION Scale: 1:50

NOTE:
Drawing to be read in conjunction with separate specification notes document and drawing nos 02/30/01 & 02

Planning
24 SEP 2002
Ref 105/02
AMENDMENTS
A

L. A. Building Design
Architectural and Surveying Practice
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Telephone/Fax: Spalding (01775) 711437

Peter S Lithgow MCIOB MBIAT
Member of the Chartered Institute of Building and
Member of the British Institute of Architectural Technologists

project
Proposed Garage at Mouse Cottage, Lowgate, Fleet Hatgate, Spalding, Lincolnshire

client
MR R BLUNDEN

drawing
Design Drawing
Detached Garage
Planning Drawing

date	scale(s)
SEPTEMBER 2002	1:50
drawn by	checked
Peter Lithgow	
job no	drawing no
02/30	03

DETERMINED
PLAN