–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 an Architectural drawing solely for the purpose of obtaining Building Regulation approval. The drawing must not be used as a contract document alone. This drawing should be read in accordance with the Structural Engineering drawings, specification and calculations undertaken by the structural engineer.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes. All given dimensions shall be checked by the Builder/Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by the designer 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.

–COPYRIGHT RESERVED
Copies of this drawing must be made only with the written permission of the designer.

–STANDARDS
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. In strict accordance with manufacturers instruction and relevant Code of Practice. Materials shall conform to appropriate British Standard specification of BBA Certificate or European Code equivalent.

–CDM 2015
The contractor/client shall be aware of their requirements under CDM 2015. This design identifies design stage risks that cannot be reasonably foreseen by a competent contractor. The principle contractor shall adopt CDM duties once appointed. If a Principle contractor is not appointed, the client will adopt the principle contractor duties. Refer to CITB guides for further clarification of duties and responsibilities under the CDM 2015 regulations.

–SCOPE OF THE WORKS
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

–PITCHED ROOF CONSTRUCTION
Clay plain tiles on 25 x 38 softwood treated battens on felt underlay, in all cases to be lapped by 100mm vertically and 150mm horizontally & installed in accordance with manufactures instructions. Tiles to be laid with min. headlap of 65mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Specialist made prefabricated roof trusses to comply with BS 5268 part 3 1988. TRUSS CALC'S TO BE SUBMITTED TO THE BCA. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch as shown on sections. 38 x 100 ridge node binder 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanized metal straps acting as anchor and lateral restraint straps at max, 1.5m c/c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 175mm timber fascia boards & soffits. All structural timber to be min. C16 grade, stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978. Hips to have Granny Bonnet tiles.

–WALLING
250mm cavity walling to consist of face brickwork to BS: 3921: 1974 for clay bricks and BS: 187: 1978 for calcium silicate bricks: 50mm cavity & 100mm paint grade blockwork. Cavity walls tied together using galvanized iron twist ties set 750 horizontally and 450 vertically, wall ties positioned at 225 vertical centres at all unbonded closures of cavity. Close cavities with returned blockwork, apply vertical dpc to abutment.

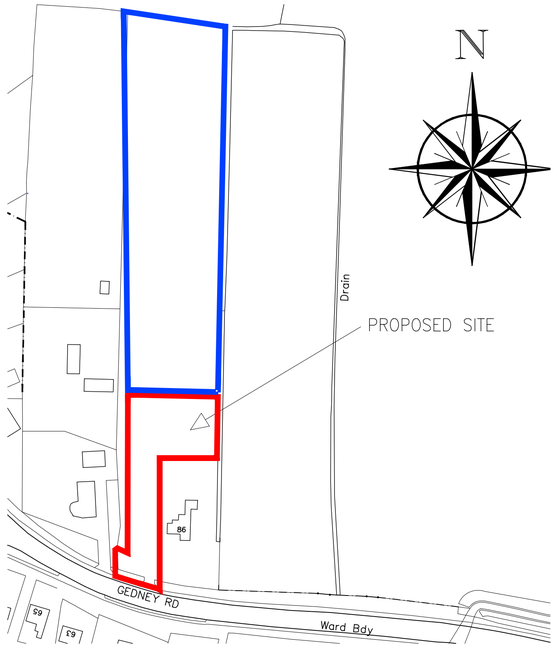
–SUB STRUCTURE WALLING
Dense concrete blocks to BS: 6073 pt 1 1981: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

–GROUND FLOOR CONSTRUCTION
150mm thk ST2 grade concrete with float finish +– 3mm accuracy over 2m span, on Floorspan suspended beam & block flooring complete with 100mm concrete block infill. The suspended floor design is to be completed by the specialist manufacturer. Manufactures installation drawings & calculations are to be provided and submitted to the BCB for approval prior to manufacturer/installation. Provide telescopic cavity wall ventilators & cavity tray over to perimeter walling at max 3.0m centres to provide min under floor ventilation of 1500mm2/m run. Provide 215x65mm air bricks at 3.0m centres to internal walling to ensure under floor cross ventilation with min 150mm clear gap under the floor blocks. Ground cover to be min 100mm consolidated type 1 subgrade material.

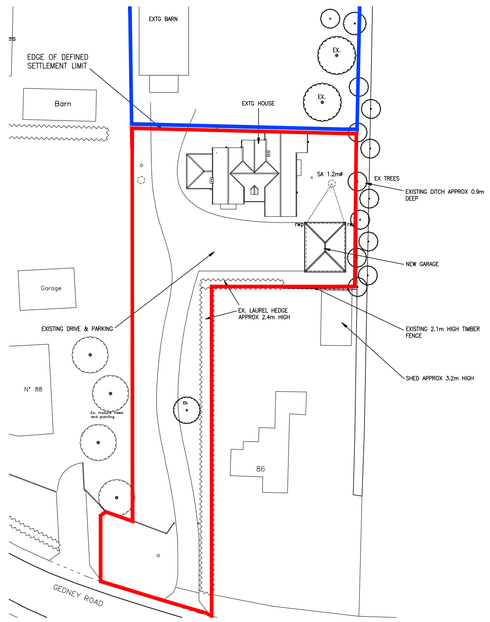
–FOUNDATIONS
Refer to structural engineers details

–LINTELS
All lintels to be manufactured by Keystone and to installed in accordance with makers' instructions having a min end bearing of 150mm Refer to drawings for types and locations. Cavity tray to be provide above lintels complete with stop ends and to project min 150mm horizontally past the lintel. Provide min 2No per metre, plastic perp–end weep units in perp joints to base of cavity tray.

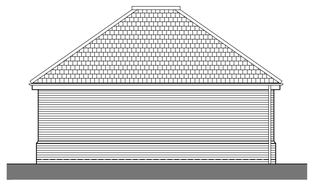
–SURFACE WATER DRAINAGE
115mm dia half round rainwater gutters to 63mm dia rainwater pipes. 110mm dia, underground pipes flexibly joined to a fall of 1.70 pipes bedded and surrounded in pea gravel and discharge to 1.2 dia soakaway min 5.0m to edge from dwelling.



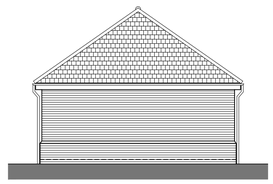
LOCATION PLAN 1:1250



SITE PLAN 1:500



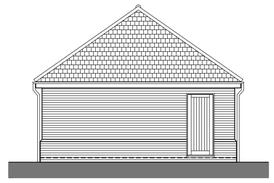
REAR ELEVATION 1:100



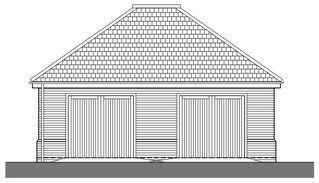
SIDE ELEVATION 1:100

EXTERIOR WALLS: FACING BRICKWORK, COLOUR AND TEXTURE TO BE AS MAIN HOUSE

ROOF: CONCRETE PLAIN TILES, COLOUR AND TEXTURE TO MATCH MAIN HOUSE.



SIDE ELEVATION 1:100

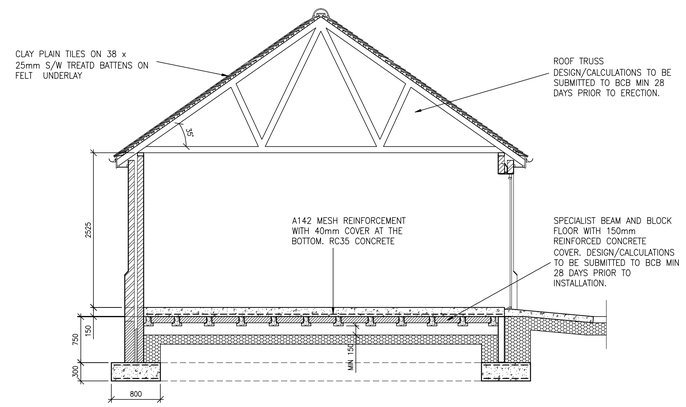


FRONT ELEVATION 1:100

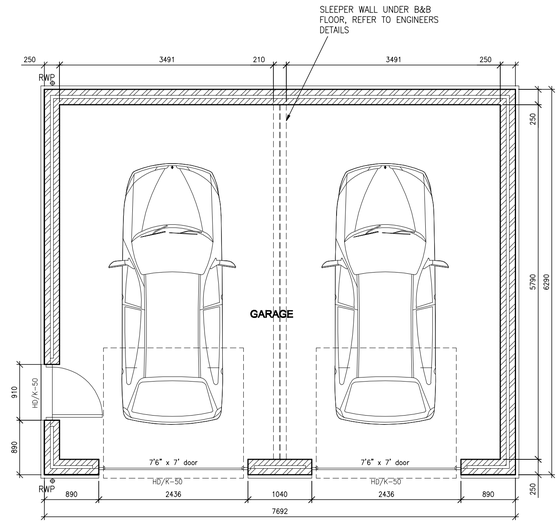
DESIGN STAGE RESIDUAL RISKS

No.	Description
01.	None Foreseen

Only risks that would not be reasonably be foreseen by competent contractor, are identified.



SECTION 1:50



FLOOR PLAN 1:50

REVISIONS		
A	LAND OUTLINED IN RED/BLUE	MAR 17

DOUBLE GARAGE, 86a GEDNEY Rd, LONG SUTTON