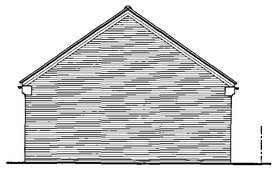
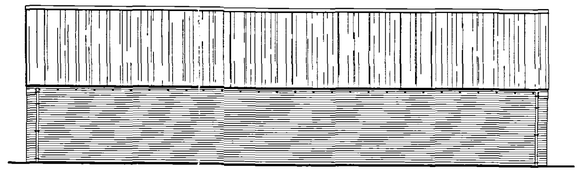


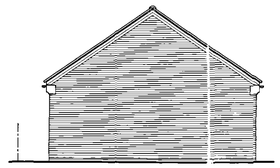
FRONT ELEVATION



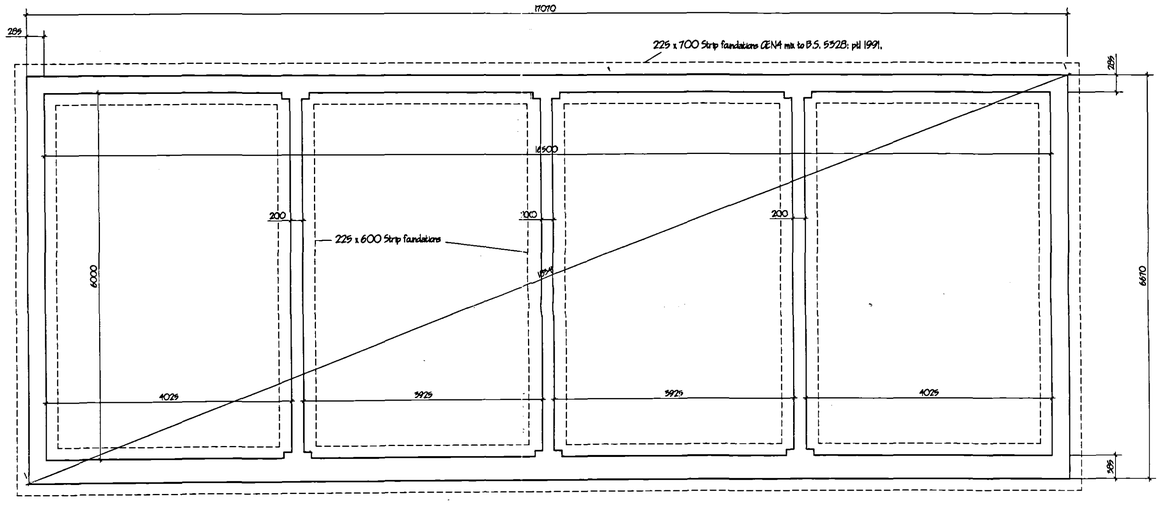
SIDE ELEVATION

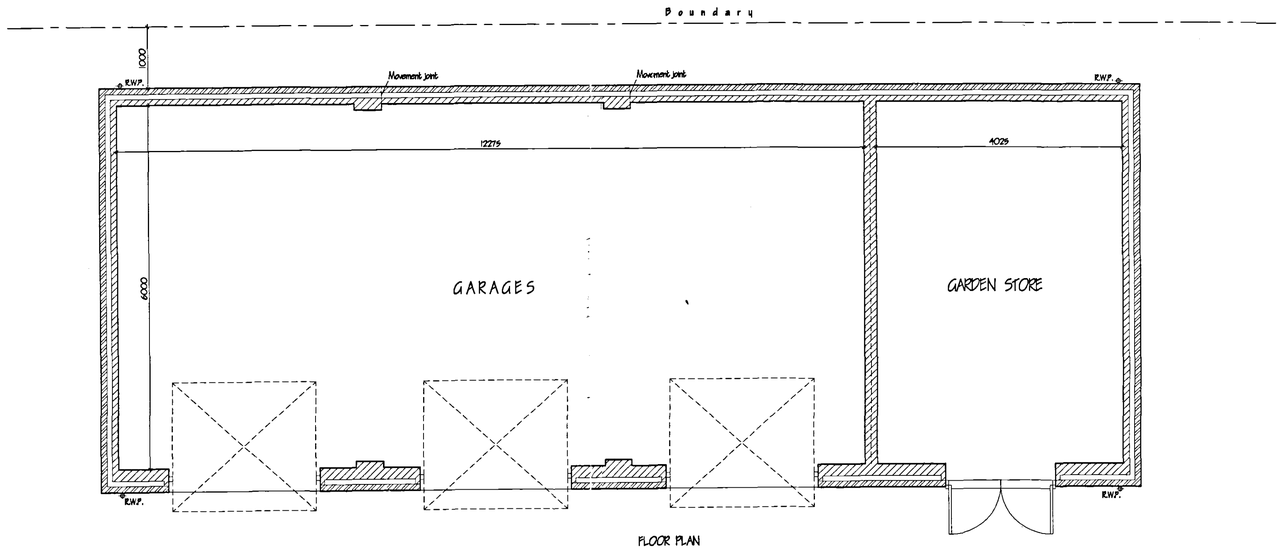


REAR ELEVATION



SIDE ELEVATION





FLOOR PLAN

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows 100mm concrete oversite: Concrete mix ⌀EN4 to B.S. 5328: ptl 1991 on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm : 150 blinded and consolidated hardcore.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations 225 x 700 ⌀EN4 mix to B.S. 5328: ptl 1991. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level.

LINTELS.
All lintels to be manufactured by Messrs. I.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to C.P. 121: Lintels in garage to be underlined with 12.7 fireline board or receive 12mm render and skim. Provide Perp-end weep holes and stopends to cavity tray.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm 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 1.2m dia. soakaway min. 5.0m to edge from dwelling.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in B. S. 6399 Pt 2. Twinplate specialist made prefabricated roof storage trusses to comply with B.S. 5268 part 3 1988, TRUSS CALCS TO BE SUBMITTED TO L / A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 450c/c to a pitch of 45 deg. 38 x 100 ridge rode binder 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised 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: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min.SC3 grade, stamped "DRY" or "KD" to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 9.0m provide additional bracing within the plane of the webs in accordance with Truss Plate Assoc. tech sheet 4.

WALLING.
289 cavity walling to consist of 100mm facing brick 89 cavity:
100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using stainless steel twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 900 w. tical centres at all unbonded closures of cavity: Close cavities with "thermabate" preformed closer and provide bitumen felt DPC to C.P. 121.

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 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 denser than 22.5 to DPC. All brickwork below DPC to be F.L. quality.

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 Planning/ Building Regulation approval.
The drawing must not be used as a contract document alone.
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 G.R. Merchant, or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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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 or BBA Certificate or European Code equivalent.

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

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.

Planning Department
23 AUG 2005
11601os

DETERMINED PLAN

ref.	revision	date

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Project
TRIPLE GARAGE
LEBANON HOUSE.
CEDNEY BROADGATE.
SPALDING. LINC'S.

Client
MR. & MRS. C. J. OFFILER.

Drawing
FLOOR PLAN & ELEVATIONS.

Job Ref.	Drawing No.
1207-05	01
Date	**Drawn**
AUG '05	GRM

Scales
1:50 1:100

DO NOT SCALE FROM THIS DRAWING
This drawing is copyright and may not be altered, traced, photographed or used for any other purpose other than that for which it is issued.
The General Contractor is to check all dimensions on site and report any discrepancies to the Architect.
All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.