Do not scale off this drawing

All site dimensions to be checked before work commences.

Roof construction:
Interlocking tiles to match existing house installed to manufacturers recommendations on 38x25 treated battens on 38x50 tanalised counter battens on breather roofing membrane draped over and fixed to rafters. Roof to be finished with 25mm eaves overhang and 150mm verge overhang. Roof trusses to comply with BS 5268 parts 2 and 3 and manufacturers design certificate before installation. Install 50x150 binding purlins at ceiling and ridge level and 25x100 diagonal wind braces to gables.
All structural timber to be grade SC3 and marked dry or kiln dry.
Roof pitch 45°
Eaves construction to be similar to existing including projection. Install corbelled brickwork to roof corners.
Verge to roof to have no overhang.
Install 30x5mm mild steel straps at average 1.800 ctrs between roof structure and external walls. Straps to be installed at ceiling level and at slope of roof. Straps to extend over 2no. trusses at gables supported by noggings.

Gutters and downpipes:
Install upvc gutters and downpipes to match existing house with downpipes connected to 110mm dia. upvc drains bedded on 100mm pea gravel to fall to soakpit 1 metre cube at least 5.000 from building.

Ceiling:
Ceiling to garage formed of 12.5mm thick Gyproc Fireline board with 'Artex' finish. All joints and perimeters supported.

Floor to storage area:
Formed of 22mm thick T and G flooring grade chipboard (moisture resistant) on install solid strutting at mid span below flooring and to edge of floor.
Install min. 250mm thick fibreglass quilt insulation between joists below floor.

Cavity walls:
Constructed of 105mm thick facing brickwork, 75 mm cavity and 100mm thick thermalite standard blocks or similar approved. Install wall ties at 900mm ctrs horizontally and vertically, at max. 225 mm ctrs within 225 mm of reveals. Install vertical dpc at reveals (bounce insulated to door opening to store area.
Install thread dpc to walls min. 150mm above ground level to external skin and 1 course (75mm) lower to internal skin with dpm lapped over this dpc.
Any blockwork below dpc level to be class 'A'.
Concrete fill to base of cavity to within 225mm of lowest dpc.
Block inner skin to piers between garage doors to be thickened to min. 200mm.

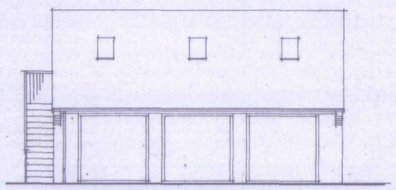
Ground floor:
100mm thick grade Gen 3 concrete slab with float finish on 1200 gauge polythene dpm on min. 150mm thick hardcore well consolidated and blinded.
Garage cracking in floor slab it is recommended that a layer of reinforcement is installed.
Concrete slab thickened to min. 225mm thick below garage doors.

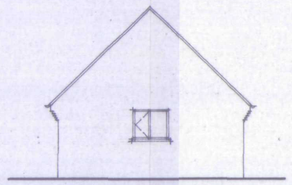
Foundations:
225x100mm grade Gen 3 concrete strip foundations (225x800 below garage door lines) foundations to be min. 750mm deep (1.000 in unstable soil). Depth of foundations to be agreed on site with L.A. building inspector.

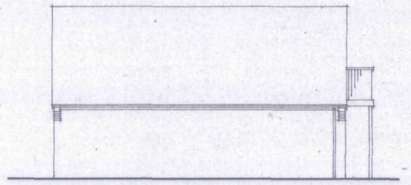
Lintels:
Install 1 no. type LI/AD75 steel lintels to garage dooropenings and type LI/S75 steel lintels to other external openings. Install cavity tray dpc to openings in gables.

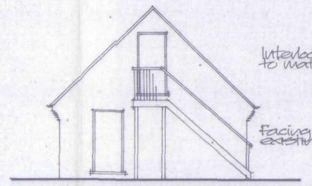
Doors and windows:
Install Upvc doors and frames as personel access to garage and as access to storage area. If these doors are glazed they are to be glazed with safety glass to BS 6206. Glass to door to storage area if required is to be glazed with sealed unit with min. 12mm gap and interpenetrating Low E glass to give min. of 2.0w/m²k.
Upvc framed window to garage (1.600x1.050)
Install 2no. Velux real GGL 104 rooflights to storage area (each 780) (1 no. over garage doors, type and structural opening sizes to be confirmed.

External staircase:
To be of steel construction with paint finish to have 13 risers of 190mm each with min. 225mm treads going
Opening in risers to be no greater than 99mm.
Handrail to stair to be min. 900mm high and min. 1100mm high to landing.
Balusters to stair and landing to be vertical with max. gaps of 99mm.
Vertical support posts and base of stair to be supported on concrete pad foundations min. 600mm square and to similar depth as main foundations.
Stair and landing also bolted to wall at mid level together with handrail to landing.
Treads to stair and landing to have a non-slip finish.

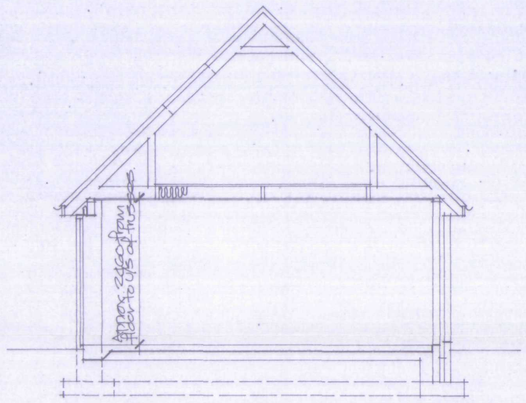

SOUTH ELEVATION


EAST ELEVATION

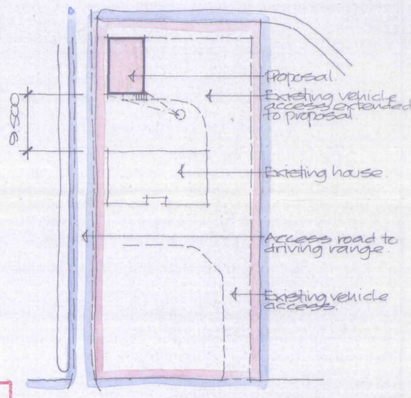

NORTH ELEVATION



WEST ELEVATION

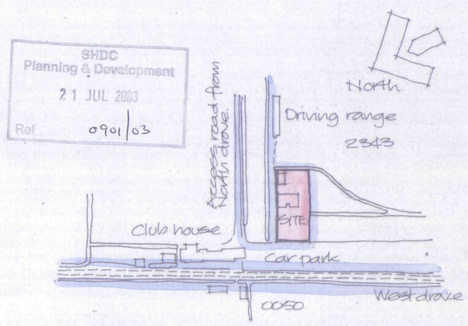


SECTION

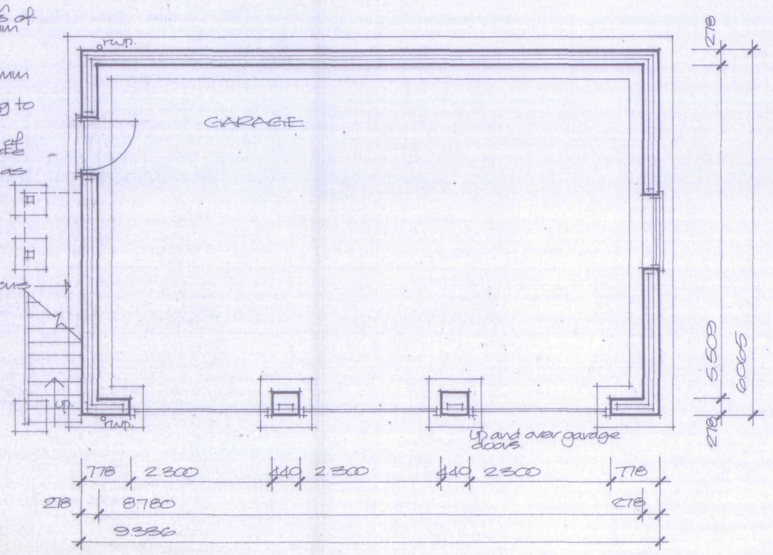


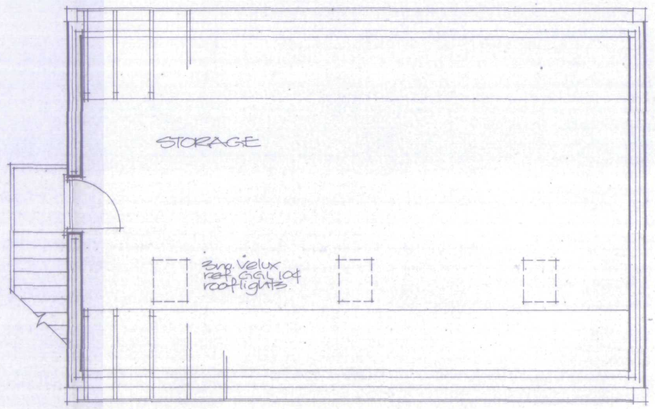
BLOCK PLAN Scale 1:500

DETERMINED PLAN



LOCATION PLAN Scale 1:2500



Corbelled brickwork to roof corners.

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|---|---|
| Project: PROPOSED GARAGE WITH STORAGE AREA OVER. WEST DROVE, GEDNEY HILL, SPALDING. | ALAN HORNSBY ARCHITECTURAL SERVICES 'Little Acre' Peak Hill, Cowbit, Spalding, Lincs. PE12 6AW Tel. Holbeach (01406) 380591 |
| Client: MR & MRS C. BRATTON | Scale 1:50/1:100 Drg. no. 08/25/01 |
| | Date July 08 |

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