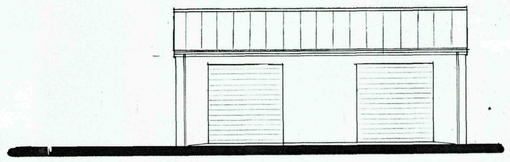
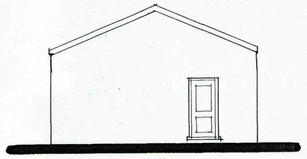


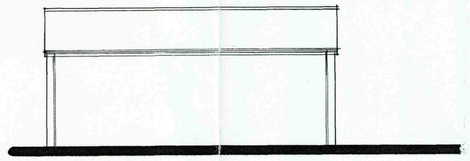
FRONT



SIDE



REAR



SIDE

External Materials
Facing bricks to match those of existing house.

ROOF TILES TO BE MARLEY MENDIP SMOOTH BROWN TO MATCH EXISTING HOUSE

General Notes

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Please note this drawing is not a conveyance drawing.

Proposed on-site soakaways to be maintained by the owner f r the life duration of the property.

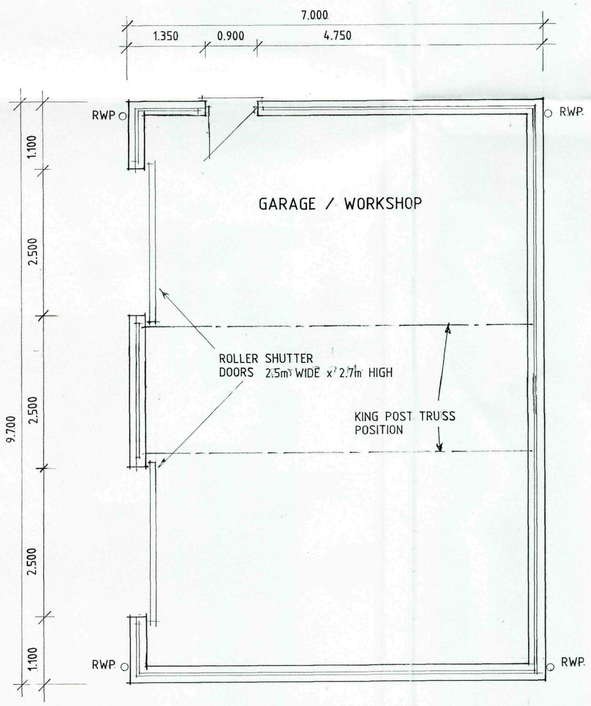
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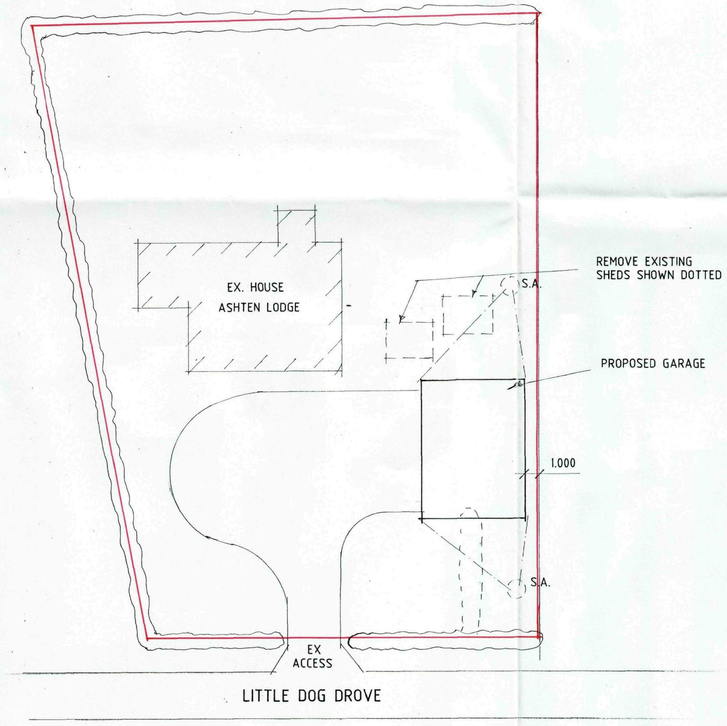
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety Legislation for Building Sites and Work Places. The Employ-/Client is advised that should the works need to comply with the Construction Design and Management Regulations 1994 (CDM) and Health and Safety at Work, etc., Act 1974 (HSW Act) an independent Planning Supervisor will be required, whom should be supplied with a set of all relevant drawings, etc.

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These notes relate to this drawing and all associated drawings



FLOOR PLAN



SITE PLAN

SHDC
Planning & Development
16 SEP 2009
Ref: 0732-09

C - DESIGN ALTS - 10.9.09
B - IMF. ADDED - 27.4.06
A - DESIGN ALTS - 27.2.06

Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED DOMESTIC GARAGE AT ASHTEN LODGE, LITTLE DOG DROVE, HOLBEACH ST. JOHNS FOR

MR. D. BACON.

1:100
1:50 1:200 | SD05-085/1
JAN-06 | B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490702

Rainwater Goods
PVC rainwater goods 110mm half round gutters and 68mm diameter downpipes.

Surface Water Drainage.
To be proprietary 110mm diameter p.v.c. pipes flexible joined to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

Protection to Undergrounnd Pipes
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75mm pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs. Provide compressible material below slab/concrete.

Garage Floor Construction
100mm concrete oversite on 1200 gauge polythene d.p.m. on minimum 150mm, maximum 600mm well blinded and compacted hardcore. If garage is integral to house finished floor level to be 100mm below that of house. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

Garage Cavity Walls
275mm cavity walls of 100mm facing bricks, 75mm cavity and 100mm internal block skin. Insulation to inner wall to achieve 0.25 u/value

Lintels
All coded lintels as stated in Schedule or marked on plan to be by I.G. To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450mm c/c. To be confirmed on site with Building Control Surveyor

Opening at eaves level to be L1/E lintels by I.G. or similar approved.

Sub-structure Walling
100 mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

All electrical work required to meet the requirements of Part P (Electrical Safety), must be designed, installed, inspected and tested by a person competent to do so. Prior to the completion of work, the Council must be satisfied that either: -

1. An electrical installation certificate issued under a competent persons scheme has been issued, or
2. An appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

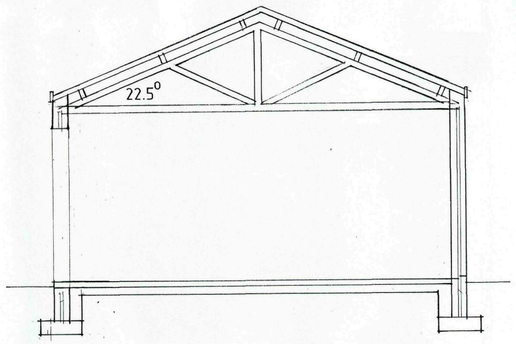
The structural calculation design will take precedence over design note.

Foundations
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise. Proximity of existing and proposed trees are to be taken into account in accordance with N.H.B.C. chapter 4 when determining foundation depth.

Brickwork below d.p.c. to be F.L. quality

All soakaways to be minimum 1m deep.

Roof Construction
Tiles on 38 x 35mm softwood treated battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally & 100mm vertically on rafters at 400mm centres on purlins on king post trusses. All timbers to be as per structural engineer's details/calculations.



SECTION

THIS DRG. TO BE READ IN CONJUNCTION WITH. SD05-085/1,.

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B - DESIGN ALTS - 10.9.09
A. - B.R. ALTS - 18.7.06

Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED DOMESTIC GARAGE AT ASHTEN LODGE, LITTLE DOG DROVE, HOLBEACH ST. JOHNS FOR.

MR. D. BACON.

1:50	SD05-085/2
APRIL-06	B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
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