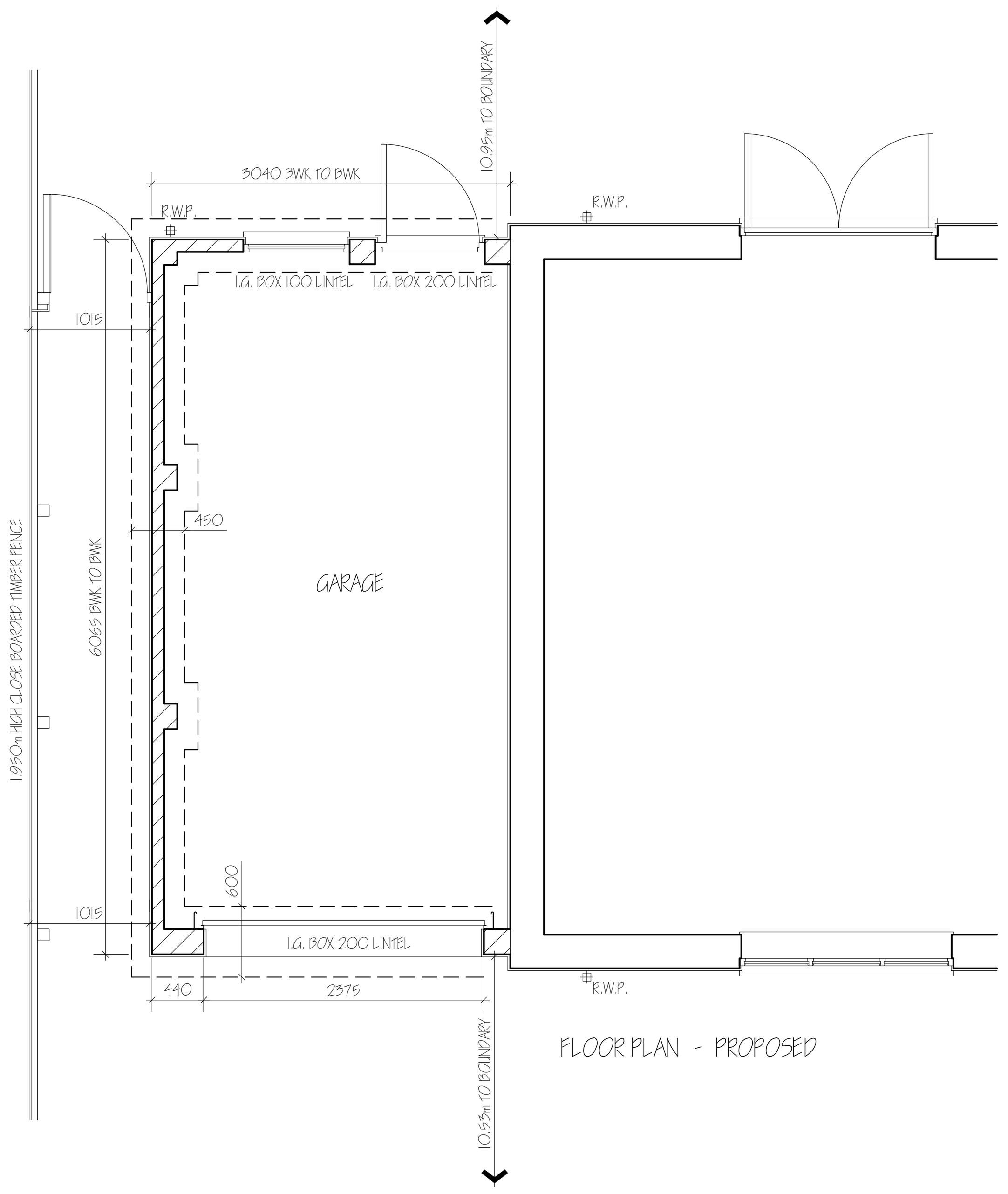
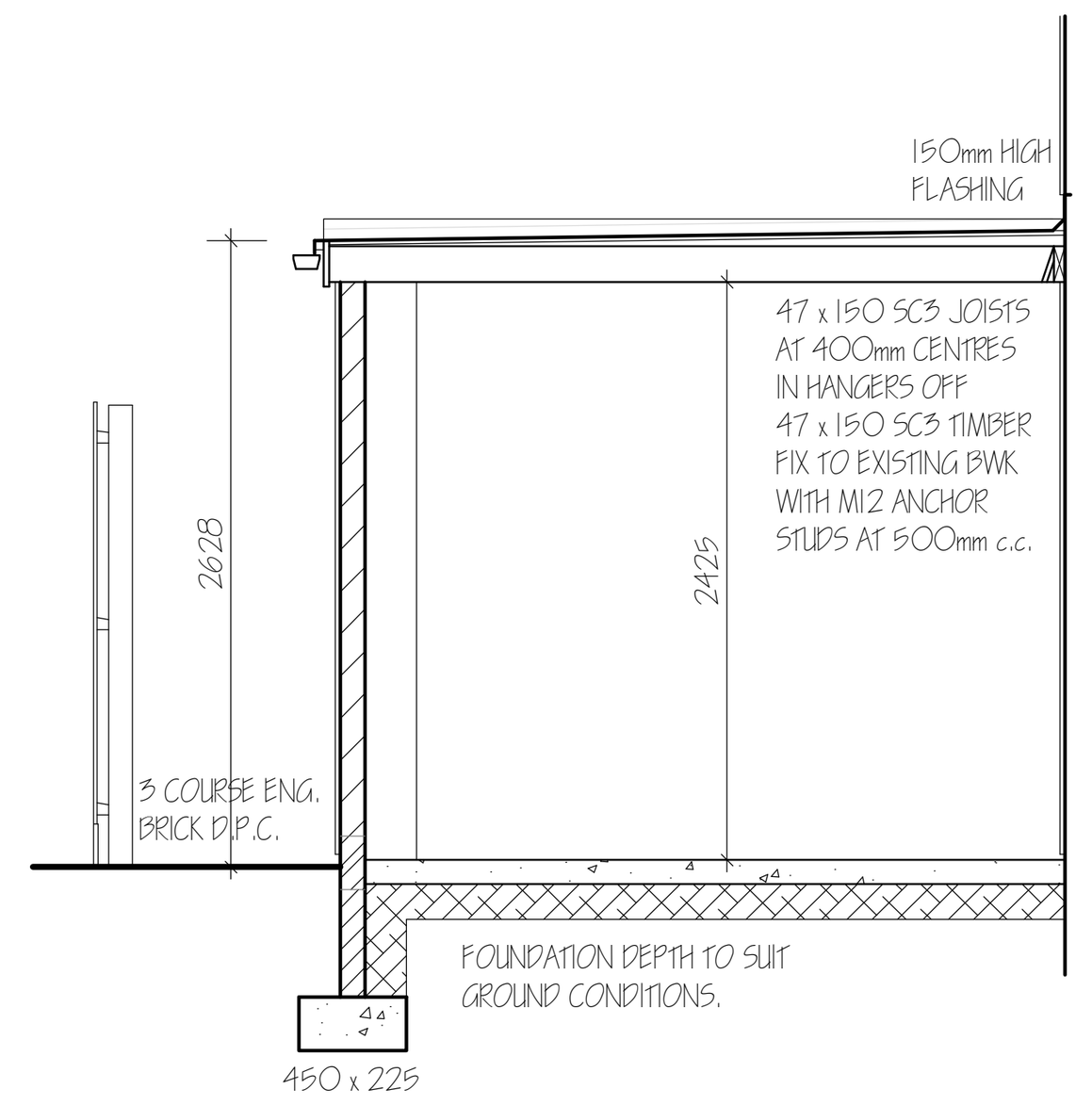
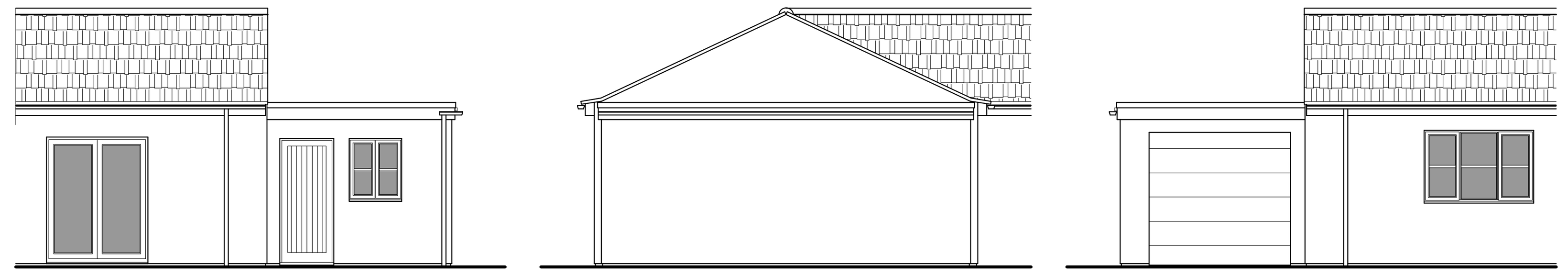
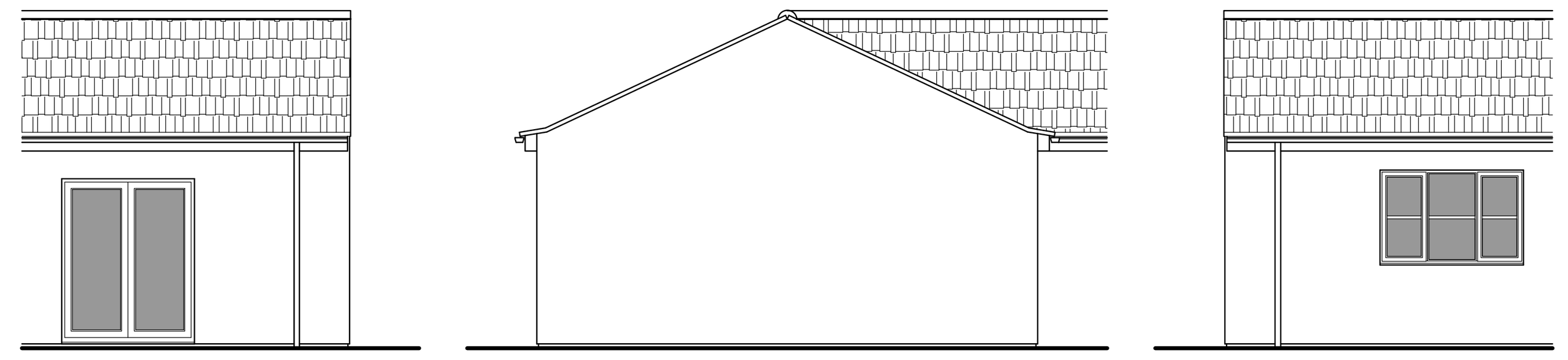



FLOOR PLAN - PROPOSED

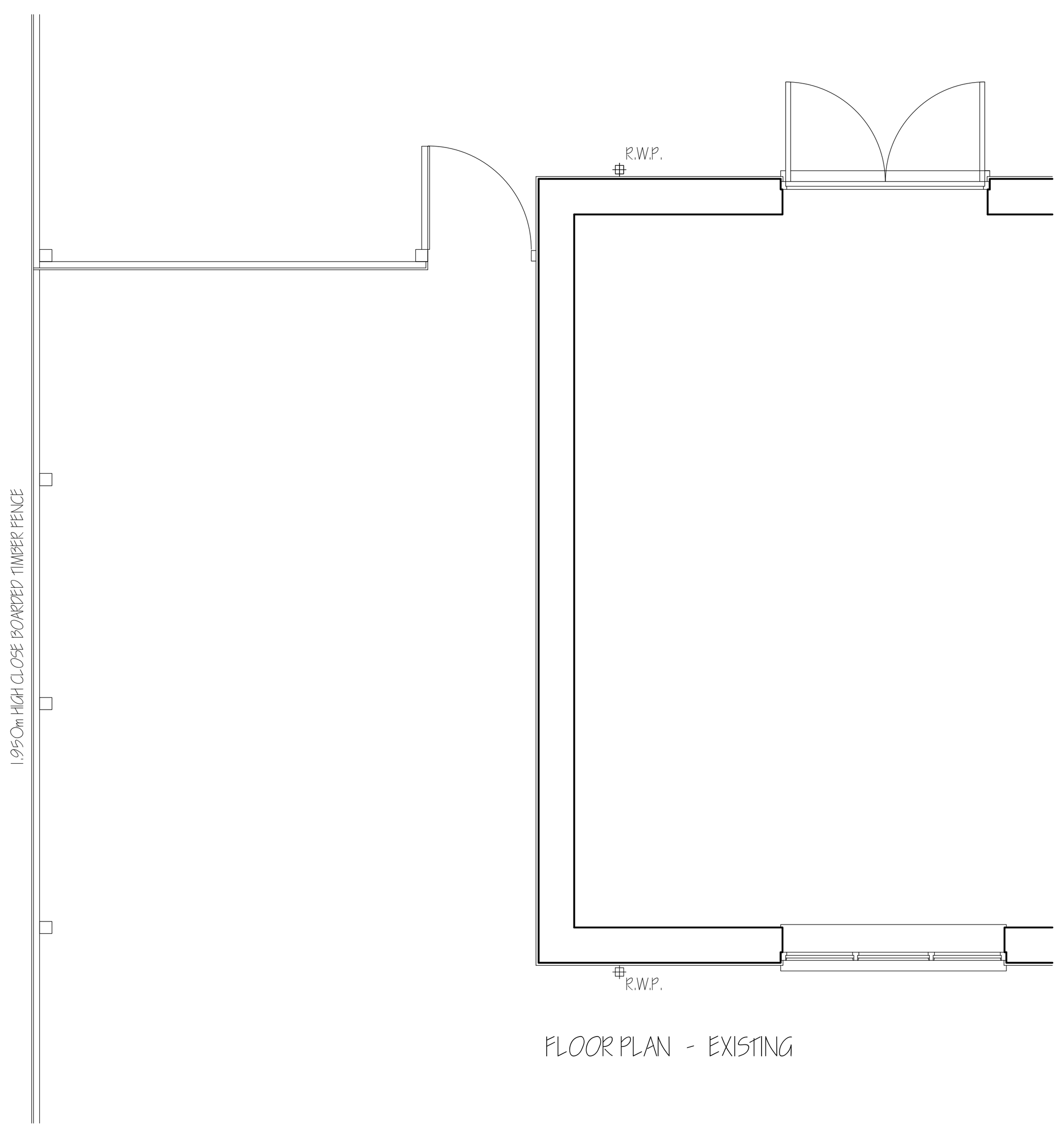


SOUTH ELEVATION - PROPOSED EAST ELEVATION - PROPOSED NORTH ELEVATION - PROPOSED



SOUTH ELEVATION - EXISTING EAST ELEVATION - EXISTING NORTH ELEVATION - EXISTING




FLOOR PLAN - EXISTING

FLAT ROOF CONSTRUCTION.
'Polyroof 185' on 190mm plywood decking; softwood firring pieces to fall min. 1:60. 47 x 150 SC3 grade joists stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978. at 400 centres with 30 x 2.5 m.s. lateral restraint and wall plate straps at max. 1.5 m c/ c 100mm plywood soffit with 10mm wide continuous air gap with fly screen.

WALLING.
100/ 200mm walling to consist of 20mm Sand/ Cement render to
B.S. 5262: 100mm Tarmac Toplite Standard 3.6 N/ mm2 solid insulation blocks or similar:

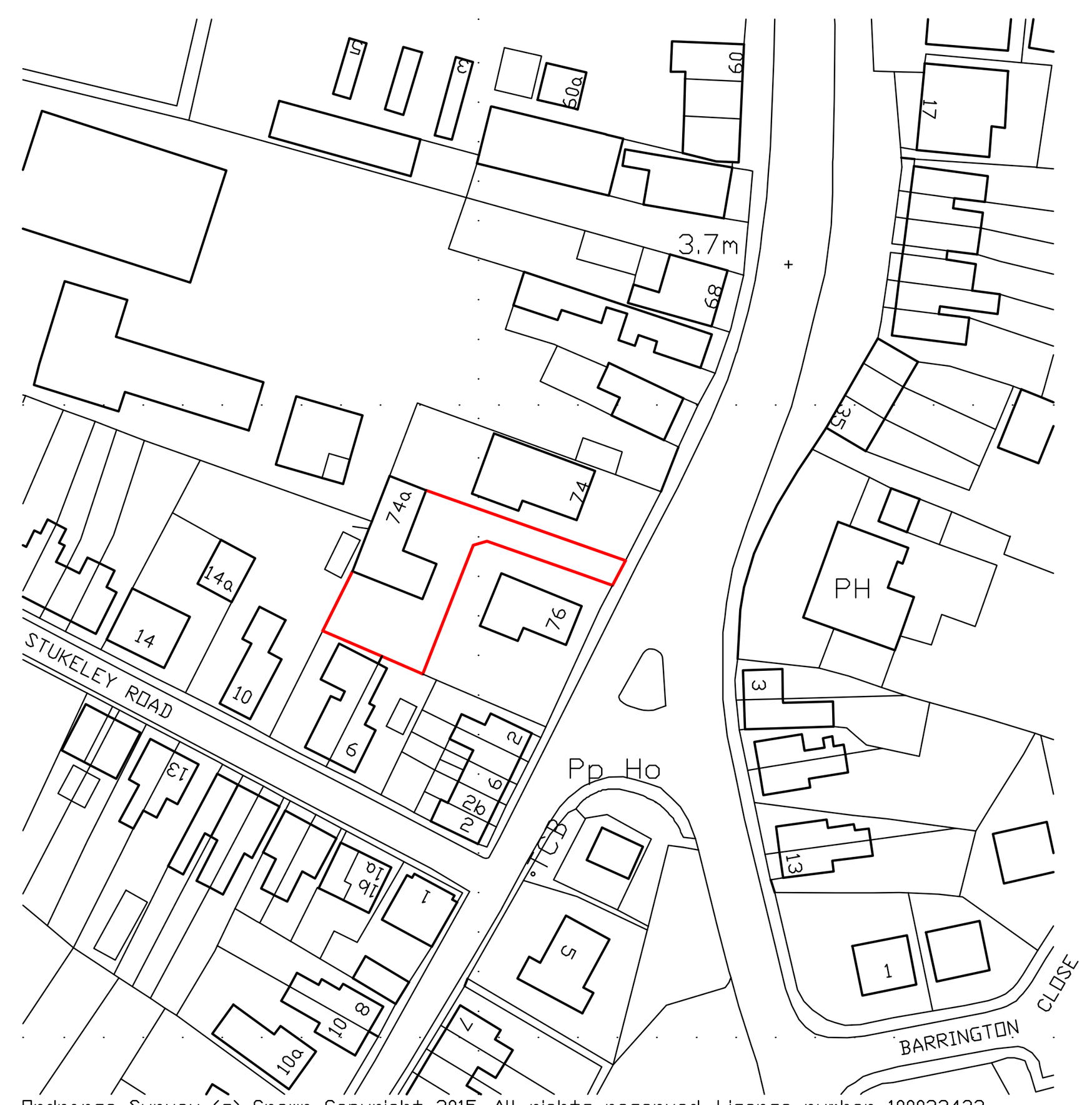
GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm concrete over site: Concrete mix GEN1 in non aggressive soils and FND2 mix in sulphate bearing soils to B.S. 5328: pt1 1991 on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 150 blinded and consolidated hardcore.

FOUNDATIONS.
Under walls as shown provide 225 x 450/ 600 strip concrete foundations as follows: all GEN3 mix to B.S. 5328: pt1 1991. All foundations taken down to bear on load bearing strata min. depth of 450mm below ground level to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a minimum depth of 1000mm below ground level. In all cases foundations are to be designed in accord with N.H.B.C. Foundation Practice Guidance Notes where localised trees and shrubs are present.

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 closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

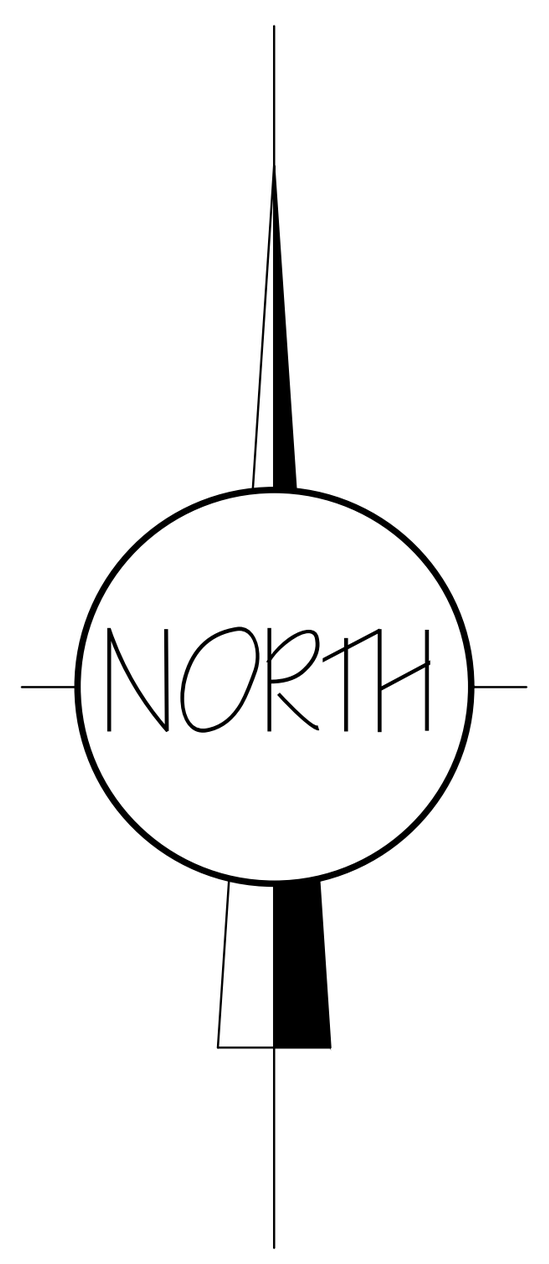
LINTELS.
All lintels to be manufactured by Messrs. I.G. Codes BOX 100 and BOX 200 all to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm

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 1.2m dia. soak away min. 5.0m to edge from dwelling. All footpaths and drives to slope away from building.




Ordnance Survey (c) Crown Copyright 2015. All rights reserved. Licence number 100022432

LOCATION PLAN 1:1250




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 C.A.D. 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.

COPYRIGHT RESERVED.
Copies of this drawing must be made only with the written permission of Cooper Architectural Design.

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.

| revision | date | init. | revision details. |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

COOPER ARCHITECTURAL DESIGN
90 WINSOVER ROAD
SPALDING, LINC'S PE11 1HA
Tel: 01775 711174
Mobile : 07808 125 778
E-MAIL : c.a.d@btconnect.com

Client.
MR & MRS P. HILLS.

Project.
PROPOSED SINGLE GARAGE
74A CHURCH STREET
HOLBEACH
LINCS
PE12 7LL

Drawing.

| Scale 1:50 1:100 | Drawing No. |
|---|---|
| Date. DEC. '15 | Drawn. J.C. |