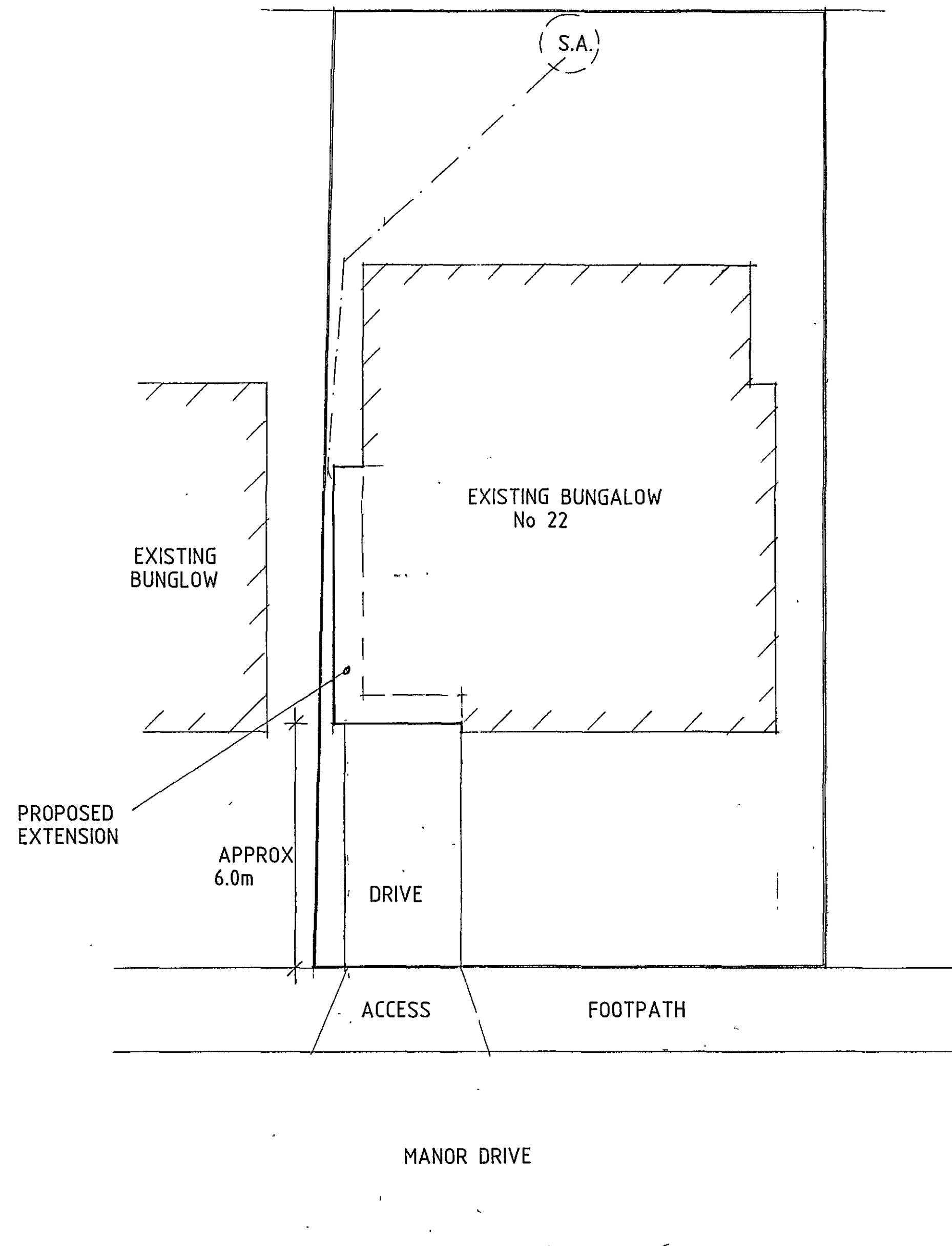




Build on extension to garage in the manner shown.

Remove existing walls as necessary.

Existing flat roof timbers to remain and to be bolted securely to proposed new roof joists.

Facing bricks to match those of existing bungalow.

Garage door to be 2.44m x 2.132m roller shutter or up and over type.

Roof joists to be 150mm x 50mm SC4 grade at 400mm centres.

New floor to be laid level with existing garage floor.

Make good to all disturbed and affected areas.

Flat Roof Construction (Cold Roof)
12.7mm white spar chippings bedded on bitumen on 3no. layers built up felt (first layer asbestos based) on 12mm external grade plywood decking on 50mm to 60mm timber firings securely spiked to treated timber joists (size stated on drawings). Provide 30 x 5mm mild steel anchor and lateral restraint straps to joists fixed to walls at maximum 1200mm c/c. Extend joists past wall and provide suitably sized fascia board, complete with soffit board. Form all necessary felt drips including tilting fillets and keep felt drips clear of fascia boarding. If flat roof intersects with pitched roof ensure flat roof felt laps under felt of pitched roof by a minimum of 600mm.

New/Old Walling
Where new walling meets old provide proprietary flexible wall starters.

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.

Fascia and Bargeboards
To be 25 x 75mm FSB with 6 mm groove to accept 6mm thick exterior grade plywood soffit.

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.

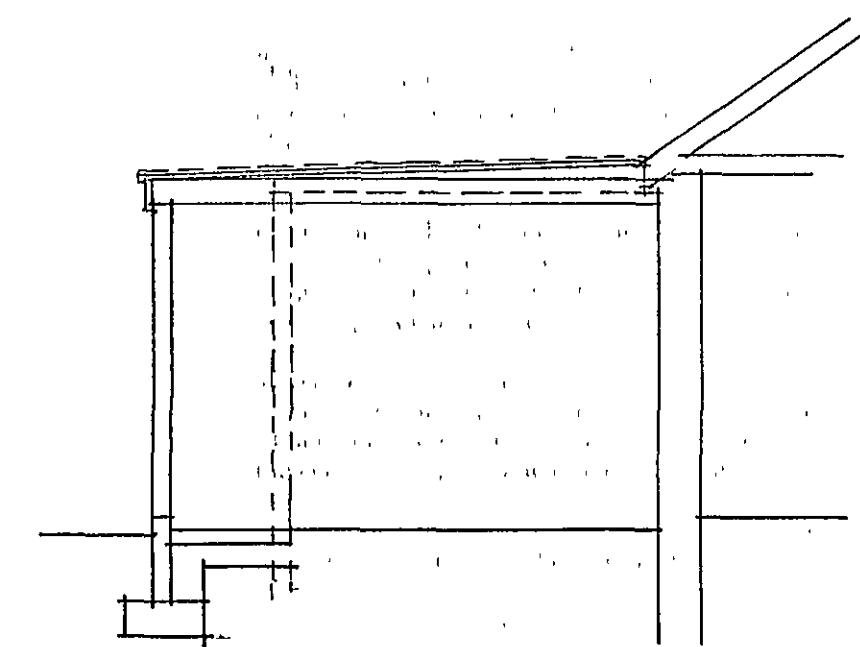
Sub-structure Walling
100 mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

Integral Garage
Internal door between dwelling and garage (where applicable) to have 100mm step down into garage and door to be ½ hour fire-resisting self-closing type. Ceiling between garage and domestic room above (where applicable) to be ½ hour fire-resisting.

Foundations to be 450mm x 225mm concrete strip, widened at pier positions. Concrete to be ST3 grade. Foundations to be taken down to an approved firm base, subject to local authority specifications.

Walls to be 100mm brickwork to side wall with 225mm x 100mm piers as shown; front wall to be 215mm brickwork with parapet and concrete coping. Lintel above garage door to be IG Box 200 lintel.

Form opening into rear garage wall for door into bungalow, support over with IG internal lintel.



SECTION

General Notes

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Messrs Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects 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.

Please note this drawing is not a conveyance drawing.

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

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 and Building Regulations approvals. This drawing must not be used as a contract document alone. The works will not be supervised or inspected by Status Design unless specifically contracted to do so. It is the client or their agent's responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract, etc.

All materials to be new unless stated otherwise and all components and materials, etc. to be used, fitted and installed, etc. in strict accordance with manufacturers' instructions and relevant Code of Practice. Materials should conform to appropriate British Standard specification or BBA Certificate or European Code equivalent.

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 Employer/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.

The works shall comprise of all that shown on the drawings and information, etc. Works that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

These notes relate to this drawing and all associated drawings.



Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION TO
GARAGE AT 22 MANOR
DRIVE, HOLBEACH FOR

MR. J. HEANES.

SITE PLAN / SECTION

1:200 1:50 SD07-060/3
OCT-07 B.GILHAM.

THIS DRG. TO BE READ IN CONJUNCTION WITH
SD07-060/1, SD07-060/2

2 Edinburgh Walk, Holbeach,
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