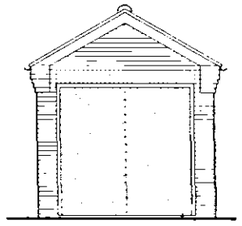
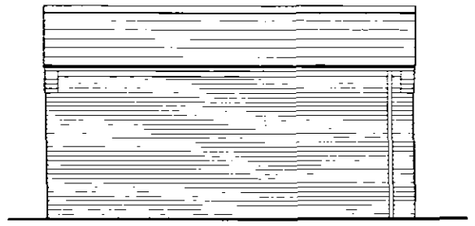


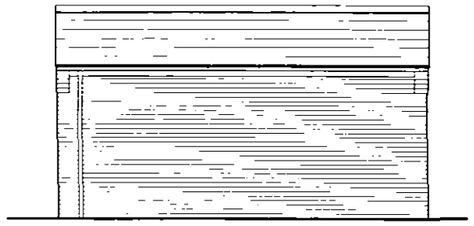
REAR ELEVATION



FRONT ELEVATION



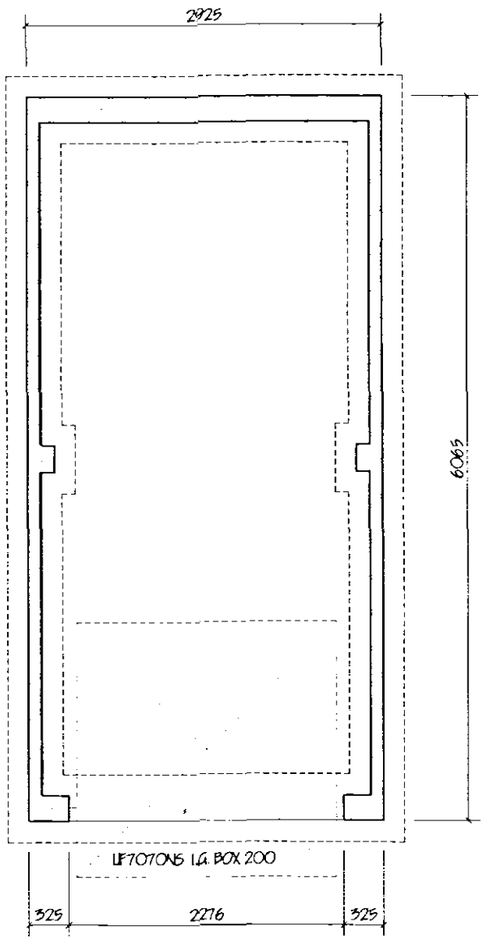
SIDE ELEVATION



SIDE ELEVATION

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.

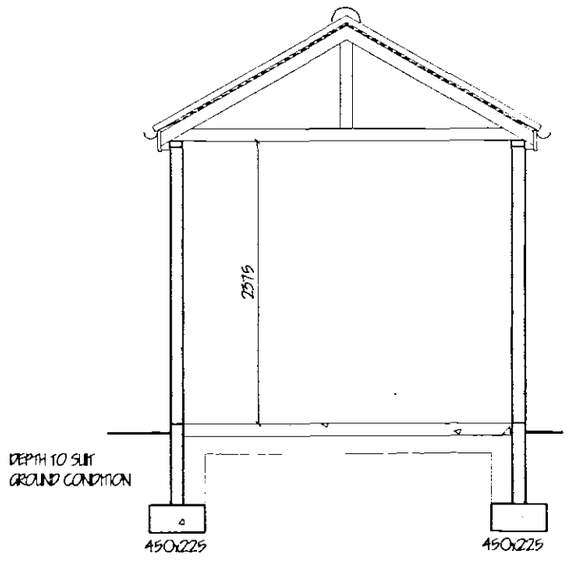
WALLING.
Face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: Gable walls 215mm : Flank walls 105mm with 215 x 215 piers at mid point.



FLOOR PLAN

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 dia. rainwater pipes 82.4 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 from dwelling.

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 CP. 121: Lintels in garage to be underlined with 12.7 fireline board or receive 12mm render and skim.



SECTION

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to match existing to B.S. 473 part 2 1971, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) 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 CP3 chapter V part 2 1972. Twinaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. TRUSS CALC'S TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 30 deg. CHECK ON SITE. 38 x 100 ridge node binder 38 x 100 ceiling binder: 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.

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

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm 5:1:4 mix concrete oversite 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 as follows: Under 215 walls provide 225 x 600 and under 100 walls provide 225 x 450 all 5:1:4 mix to B.S. 5328: 1990. 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.

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Project
BUNGALOW & GARAGE
Adj. 30 DANIELS GATE,
LONG SUTTON,
SPALDING, LINC'S

Client
T. GOODSON.

Drawing
PLAN & ELEVATIONS
SINGLE DETACHED GARAGE

Job Ref.	Drawing No.
975-04	05
Date	Drawn
JUNE '04	GRM

Scales
1/50 1/100

DO NOT SCALE FROM THIS DRAWING

This drawing is copyright and may not be altered, reproduced or used for any other purpose other than for which it is issued. The General Contractor is to check all dimensions on site and report any discrepancies to Architect. All dimensions are in millimetres unless noted otherwise. Dimensions are based upon information supplied by others and therefore subject to confirmation. The responsibility cannot be accepted for dimensions scaled from this drawing. Setting out dimensions are to be checked on site before commencement of work and any discrepancies reported to Architect. Only dimensioned figured work is to be taken. Any drawing is issued for the purpose of obtaining Planning Approval, Tender and Building Regulation approval only and is not to be used for construction purposes. The Contractor is responsible for the correct construction of his works. It is advised that a full specification of the works is prepared by the Architect before commencement of any work on site. It is the responsibility of the Contractor to satisfy himself as to the adequacy of the existing foundations and structure to support the proposed loadings. Where new work is to be joined to existing, trial excavations must be carried out to establish the existing foundation construction and depth before commencement of any work on site. It is the responsibility of the Contractor to ensure that adequate temporary support is provided to the existing structure during the course of the works. The Contractor is to comply with the Construction (Design and Management) Regulations as amended. Planning Supervisor will be appointed. The health and safety file will be prepared by the Contractor and handed over to the Client on completion of the works. Where new work abuts existing, the Contractor is responsible for making good to match existing.