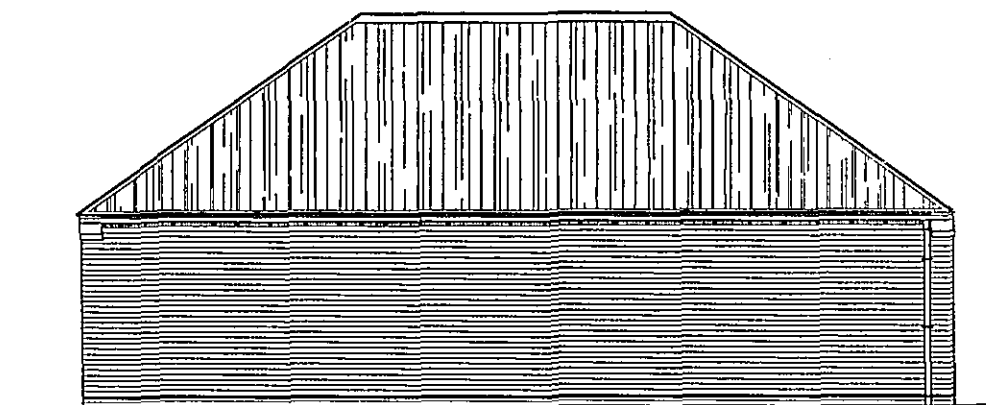
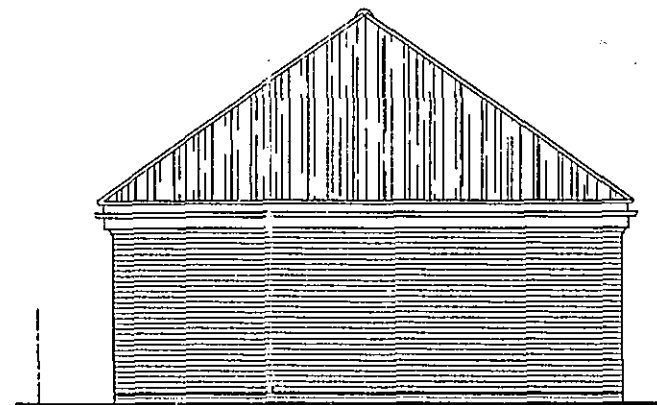
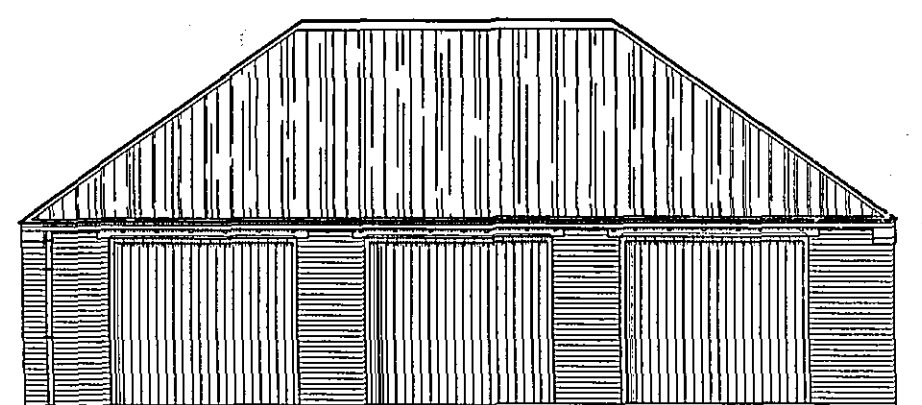




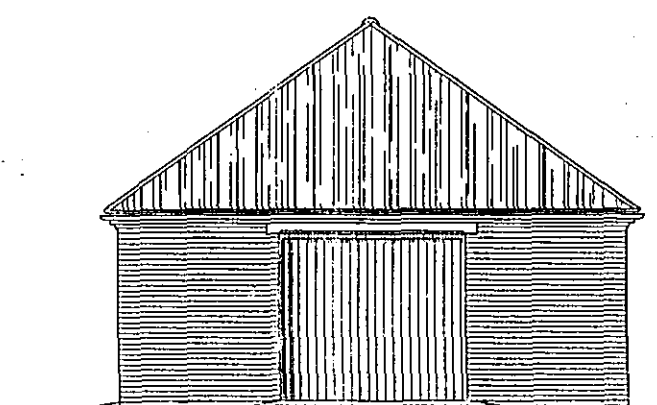
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

GROUND FLOOR CONSTRUCTION.

Strip all vegetable soil and lay floor as follows 100mm concrete oversite. Concrete mix (C/M) to B.S. 5922; p11 199 (in 1200g polythene D.P.M. lapped joints with D.P.C. by min. 100mm; 150 bladed and consolidated hardcore.

FOUNDATIONS.

Under walls as shown provide strip concrete foundations 225 x 700 (C/M) mix to B.S. 5922; p11 199. 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.

LINTELS.

All lintels to be manufactured by Messrs. L.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 C.P. 121. Lintels in garage to be underlaid with 12.7 fibre board or receive 12mm render and skim. Provide Papp-and weep holes and sloped to cavity tray.

SURFACE WATER DRAINAGE.

115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes 110mm dia. underground pipes tightly joined to a fall of 1:170 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwelling.

PITCHED ROOF CONSTRUCTION.

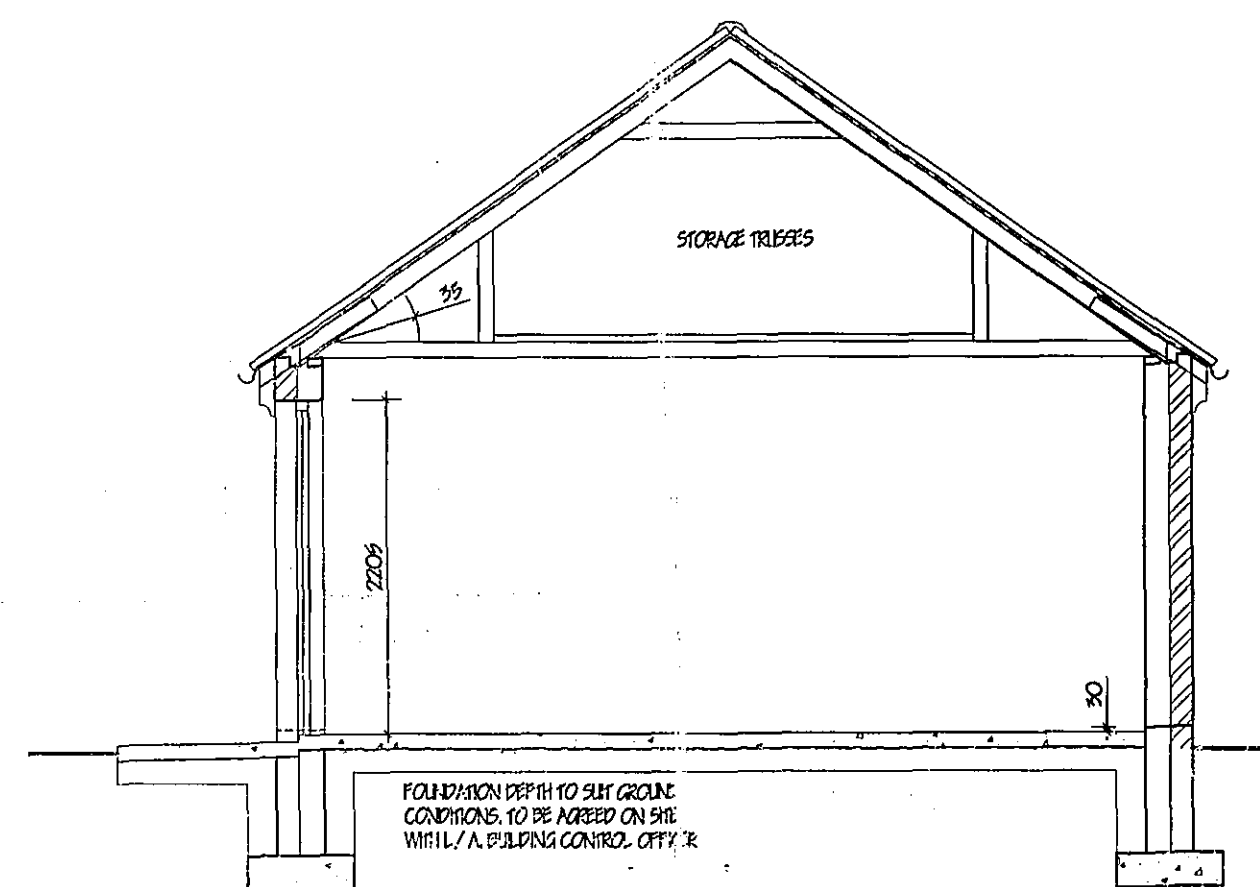
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 35 softwood treated battens on underfelt to B.S. 747 (type IP) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in B.S. 6999 Pt 2. Timber trusses made prefabricated roof storage trusses to comply with B.S. 5268 part 3 1988, TRUSS CALC'S TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 450c/c to a pitch of 45 deg. 38 x 100 ridge node binder 38 x 100 ceiling briders. 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 bracing beneath straps; 50 x 100 wall plate bedded on sand and cement; 25 x 175 fascia boards; 6mm ext. grade plywood soffits complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be min. SC3 grade, stamped 'VRF' or 'TD' to indicate moisture content of 20% or less all in accordance with B.S. 4978. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the web in accordance with Truss Plate Assoc. tech. bulletin sheet 4.

WALLING.

250 cavity walling to consist of 100mm facing bricks 65 cavity; 100mm Tarmac Hemitite solid insulation blocks or similar. Cavity walls tied together using stainless steel twist ties set 900 horizontally and 450 vertically to B.S. 1245:1978 wall ties positioned at 500 vertical centres at all unbanded closures of cavity. Close cavities with "Thermakote" preformed closer and provide intumescent felt DPC to C.P. 121.

SUB STRUCTURE WALLING.

100mm dense concrete blocks to B.S. 6075 p11 198; DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Weck mix concrete fill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.



TYPICAL SECTION A - A

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 work. The works will not be supervised or inspected on site by G.R. Merchant 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 G. R. Merchant.

STANDARDS.

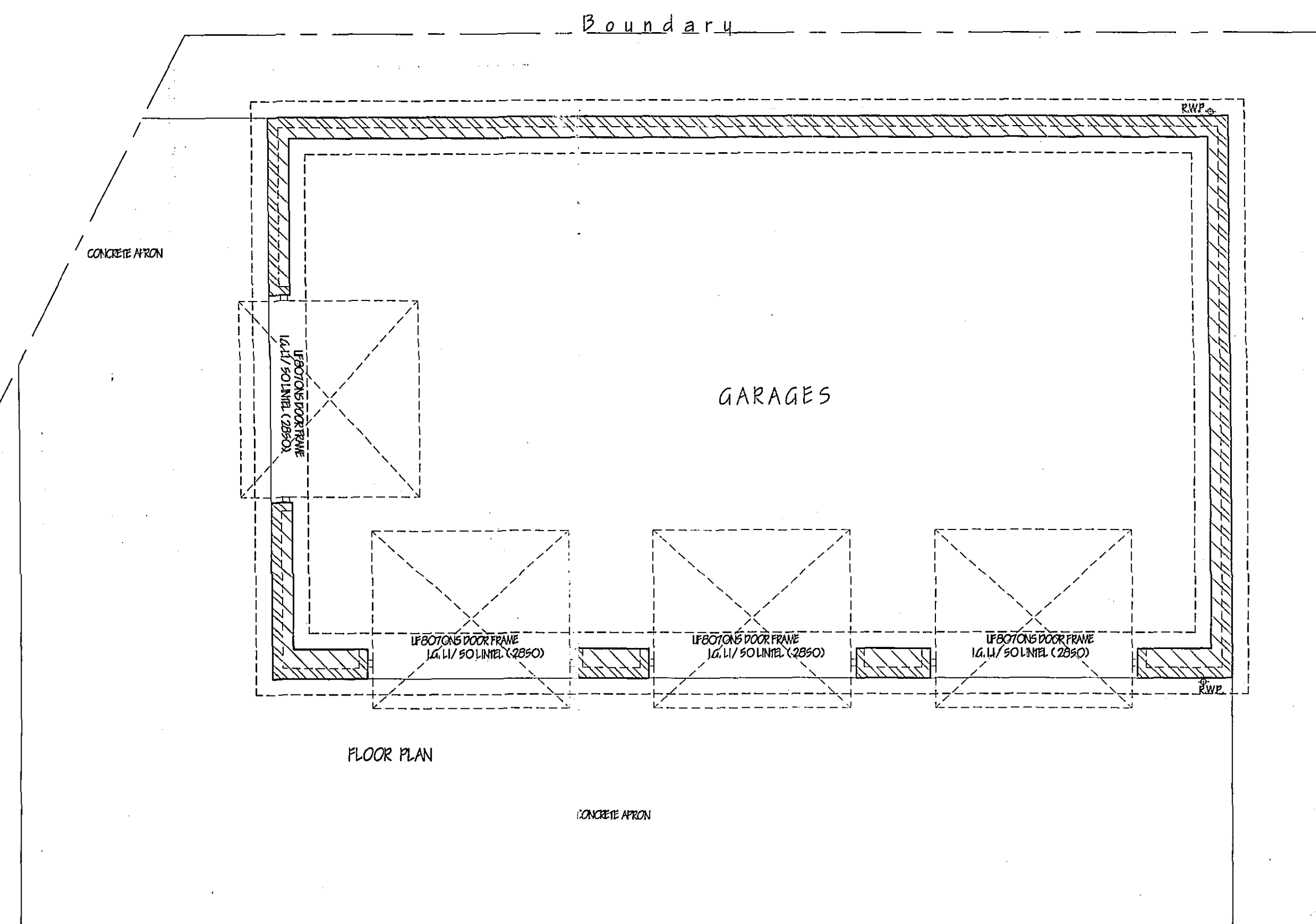
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice. Materials shall conform to appropriate British Standard Specification or BBA Certificate or European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

HEALTH & SAFETY.

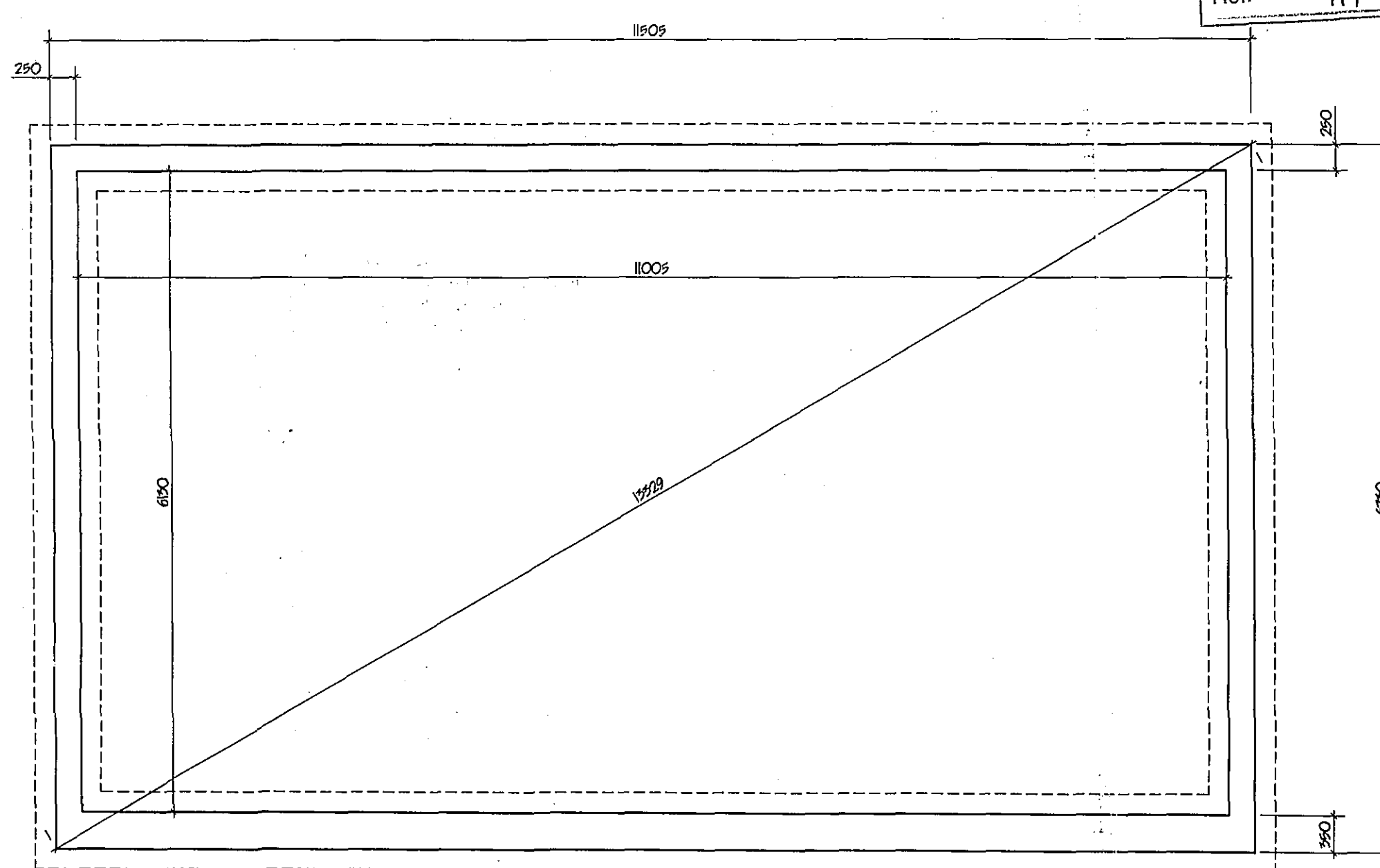
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places. The Employer / Client is advised that should the works need to comply with the Construction Design 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 drawings 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.



FLOOR PLAN



FOUNDATION PLAN

AMENDED PLAN
Ref. A-1

SHOC
Planning & Development
07 JUN 2005
Ref: 0584/05

A HIPPED ROOF - PLANNING		MAY '05
Ref.	revision	date
G. R. MERCHANT LENG AMICE FIWO ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS Unit 4, Wrights Mews 12A Park Road, Holbeach, Spalding, Lincs. PE12 7EE Tel: 01408 400800 Fax: 01408 425744 E-Mail: G. R. Merchant @ Merchant. FS. Co. UK		
Project TRIPLE GARAGE LUTON BANK, LUTON, SPALDING, LINC'S. PE12 9LJ.		
Client M. W. REEVE, & W. MAYNE.		
Drawing FLOOR PLAN & ELEVATIONS.		
Job Ref.	Drawing No.	
1152-05	OIA	
Date	Drawn	
APRIL '05	ARM	
Scales 1:50 1:100 [unless otherwise stated]		
DO NOT SCALE FROM THIS DRAWING This drawing is copyright and may not be altered, traced, photocopied or used for any other purpose other than that for which it is issued. The General Contractor is to check all dimensions on site and report any discrepancies to the Architect. All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect as they design and construct. Items may be considered. Site and surveys are recommended in respect of foundations. Suitable specific site conditions before foundation work is undertaken.		