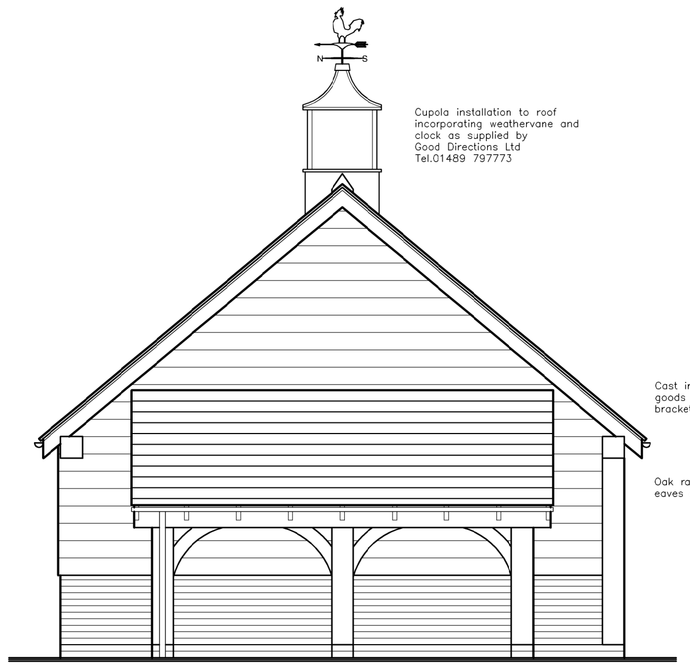
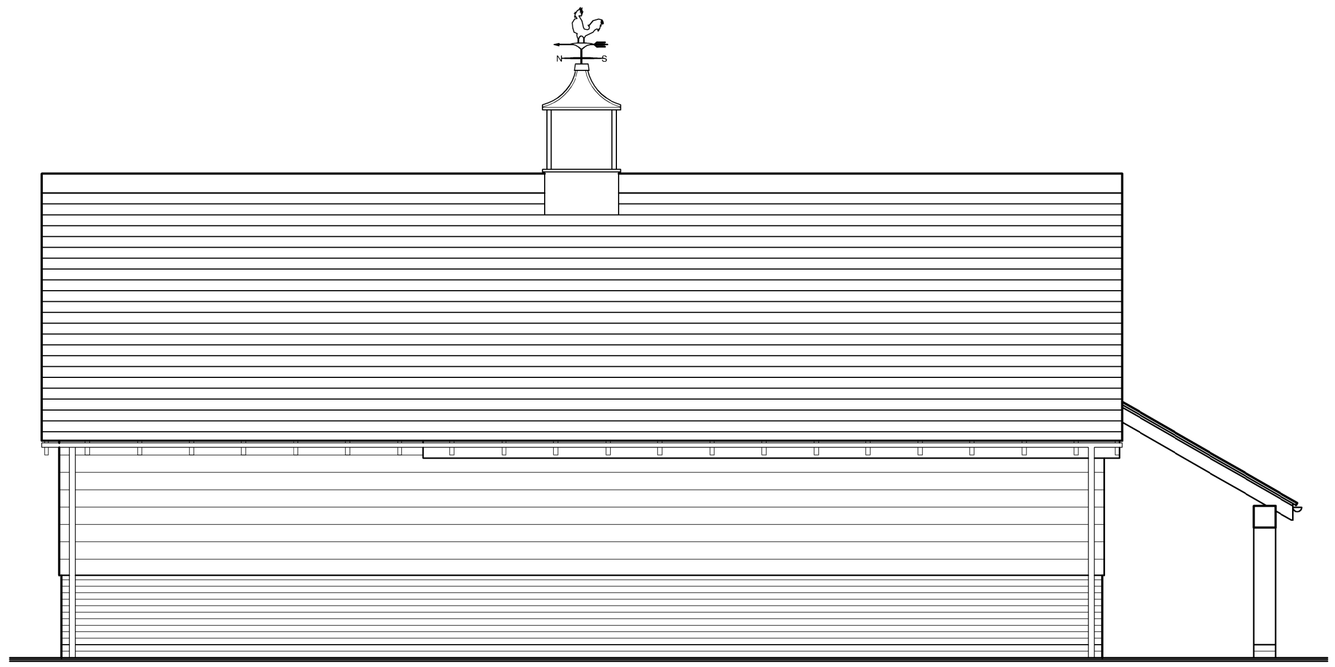
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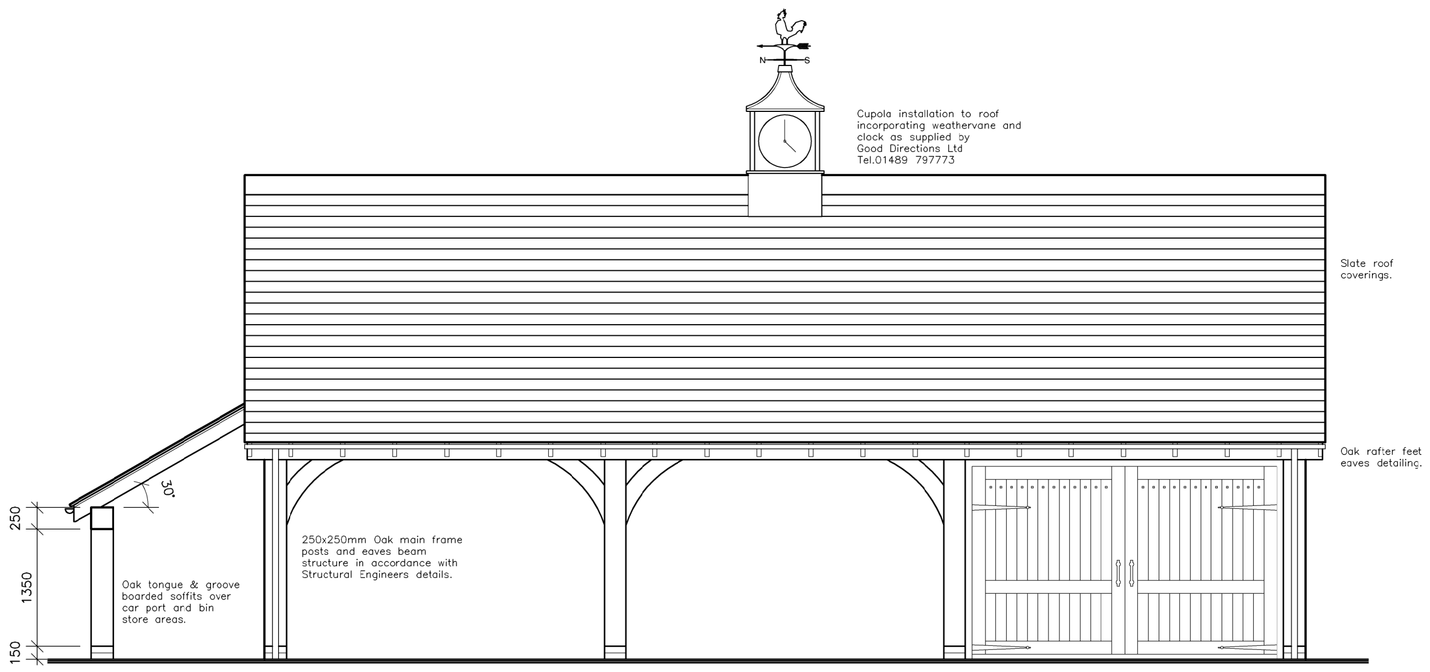
REVISION:	DESCRIPTION:	MADE BY:	DATE:



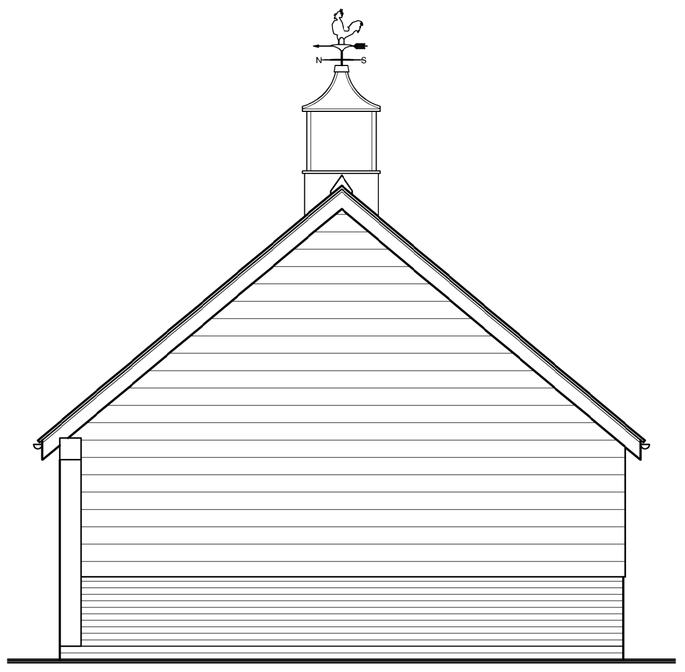
SIDE ELEVATION (SOUTH)
SCALE 1:50



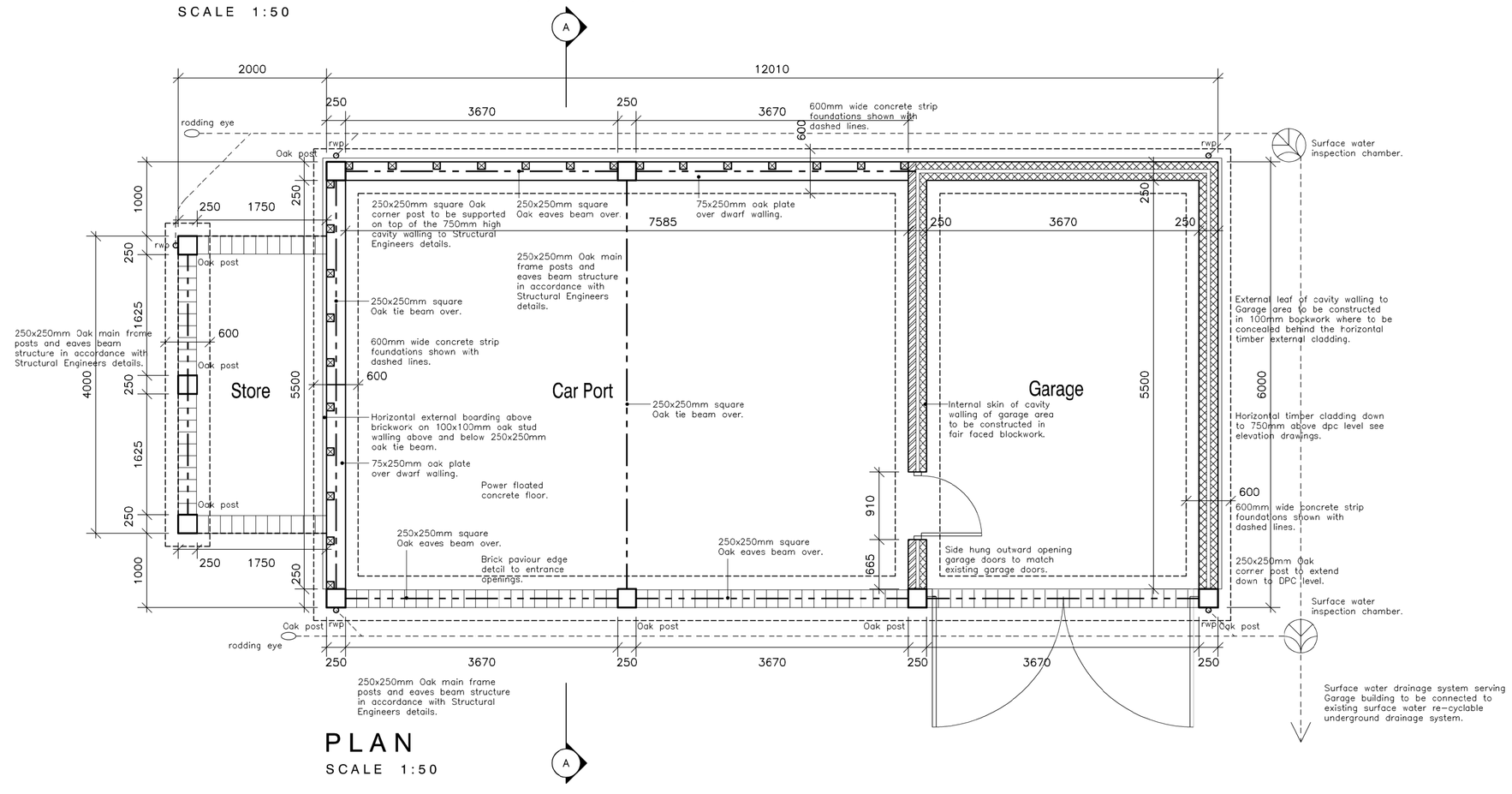
REAR ELEVATION
SCALE 1:50



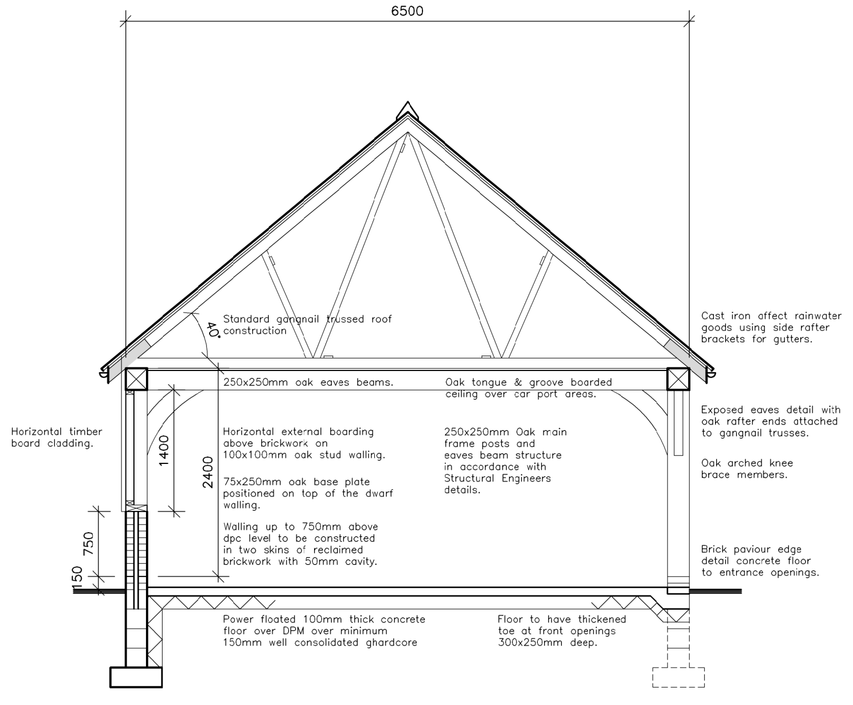
FRONT ELEVATION (EAST)
SCALE 1:50



SIDE ELEVATION (NORTH)
SCALE 1:50



PLAN
SCALE 1:50



SECTION A-A
SCALE 1:50

CONSTRUCTION NOTES

Foundations
All foundations to be positioned centrally under walls. Depth of foundations to be in accordance with the drawings and the Local Authority's requirements, minimum 900mm and 1000mm if in clay. Details of footings are based on an assumed ground bearing capacity of 70Kn per metre square and are subject to site inspection during the excavation of the works.
600 x 225mm continuous mass strip foundations to cavity walls.
Non-loadbearing block walls to be built off thickened out floor slab 450 x 225mm deep.
All foundations and floor slabs to take account of both removed and retained trees and hedges in accordance with the Guidance contained within NHBC Chapter 4.2.
Foundation drawings, details and notes shown on the drawings and specifications are for indicative purposes only which are subject to full ground investigation results. Contractors cannot rely on the nature of foundations shown until full information of subsoil, including onsite, offsite and underground features are established, subsequent to excavations on site. The nature of subsoils influence the design of foundations when building near trees which cannot be established until excavations are made on site.

Garage Floor
100mm thick oversite concrete laid with 1 in 100 fall towards entrance door, on 1200 gauge Visqueen DPM linked to horizontal wall DPC, on 25mm sand blinding, on 150mm minimum well compacted hardcore.

Drainage
100mm diameter upvc pipes to BS 4960 with flexible joints Rainwater drains to be pvc system minimum 1 in 80 gradients with pvc system rodding eyes and inspection chambers. Guttering to be 112mm and downpipes to be 68mm. Drains beneath the building to be encased in 150mm pea gravel.

Garage Wall
2 Skins 102.5mm facing brickwork, 50mm cavity to open car port walling which extend to 750mm above dpc level. 102.5mm facing brickwork, 50mm cavity and 100mm lightweight load-bearing blockwork inner leaf to Garage area external wall below the timber cladding (see elevations). 250mm cavity walling behind the boarding of the enclosed garage area to be 2 skins 100mm blockwork Stainless steel wall ties at 450mm centres vertically and 900mm centres horizontally staggered, and at 225mm centres around openings. Openings in cavity wall for single personnel door to receive IG Lintel type L1S/50. Provide weak mix cavity fill up to a minimum 225mm below dpc level.
minum end bearings to lintels spanning up to 1200mm, to be 100mm and spanning over 1200mm to be 150mm end bearing.
Substructure 250mm wide walls to be built in solid Class A Blocks in 1:4 cement:sand mortar.

Garage Main Roof - pitch as drawing
Roof tiles & ridges fixed in accordance with BS 5534 on 38 x 25mm tanalised softwood battens on untearable sarking felt on trussed rafters at maximum 600mm centres with binders and wind bracing to comply with BS 5268, Part 3, 1985. Details of trussed rafters and calculations to be submitted for approval before manufacture. 25 x 100mm longitudinal, diagonal and chevron wind bracing as directed by truss manufacturer. 30 x 5 x 1500mm long galvanised mild steel lateral restraint straps with 100mm turn down fixed to blockwork and fastened to rafters and ceiling joists of 3No. trusses at gable walls at maximum 2000mm centres supported with 50 x 100mm noggins beneath straps between rafters and joists.

Garage lean-to Roof - pitch as drawing
Roof tiles in accordance with BS 5534 on 38 x 25mm tanalised softwood battens on untearable sarking felt over tongue and groove oak boarding on exposed oak 50x150mm rafters at maximum 600mm centres to Structural Engineers details.

CLIENT:	Smiths Electrical Ltd
PROJECT:	Proposed Garage
	Waites Barn Seas End Road Spalding PE12 6LD
TITLE:	Plans elevations section & notes
SCALE:	1:50
REVISION LETTER:	.
DRAWN:	NH
DRAWING NO:	B/3805-5001
ORIGINAL SIZE:	A1
CHECKED:	
DATE:	June 2023

Architectural Consultants

BOSTON 12-14 Main Ridge West, Boston PE21 6QQ t: (01205) 357 272 e: boston@neildowlman-architecture.co.uk
STAMFORD 14 Barn Hill, Stamford PE9 2AE t: (01780) 758 522 e: stamford@neildowlman-architecture.co.uk
ALFORD* 4-5 Church Street, Alford LN13 9EF t: (01507) 463 863 e: alford@neildowlman-architecture.co.uk
HORNCASTLE* 28 St Lawrence Street, Horncastle LN9 5DN t: (01507) 522 899 e: horncastle@neildowlman-architecture.co.uk
LOUTH* 62 Northgate, Louth LN11 0LY t: (01507) 601 155 e: louth@neildowlman-architecture.co.uk
SKEGNESS (Satellite Office) t: (01754) 880 080 e: skegness@neildowlman-architecture.co.uk
*By appointment only

www.neildowlman-architecture.co.uk

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