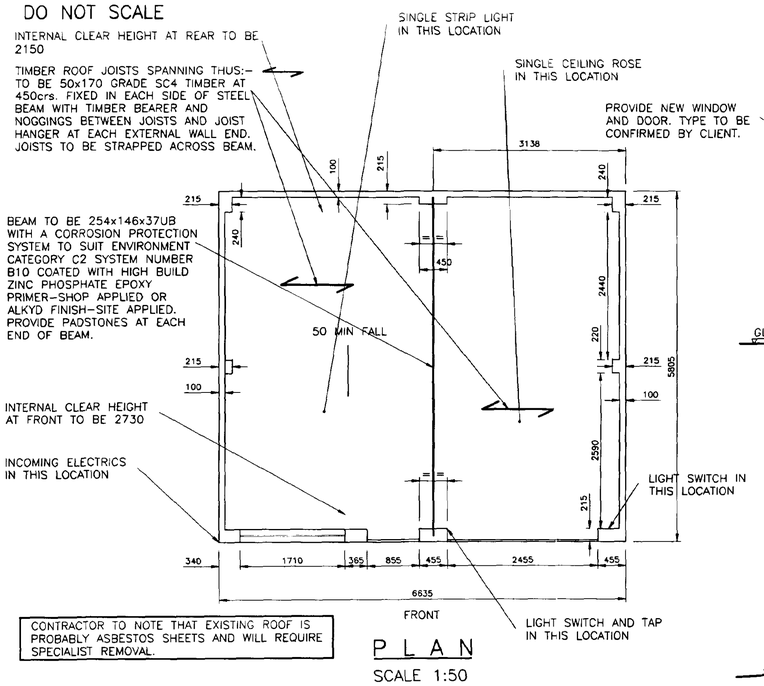
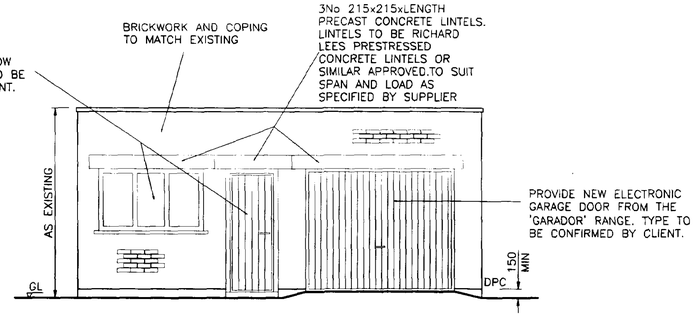
DO NOT SCALE



CONTRACTOR TO NOTE THAT EXISTING ROOF IS PROBABLY ASBESTOS SHEETS AND WILL REQUIRE SPECIALIST REMOVAL.

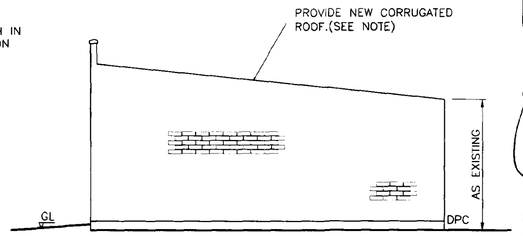
PLAN

SCALE 1:50



FRONT ELEVATION

SCALE 1:50



RHS ELEVATION (LHS SIMILAR)

SCALE 1:50

Health & Safety

1. The Contractor is responsible for identifying hazards and for carrying out risk assessments and for taking all necessary precautions to eliminate or reduce risks so far as is reasonably practicable. If in doubt contact the Engineer.

2. The following hazards are known.

i) Underground services. Services may be present. Contractor to check and expose prior to drilling.

ii) Silica Dust (from breaking out). Dampen down to avoid dusting. PPE essential.

iii) Exposure to noise. Ear defenders essential.

GARAGE NOTES

General Notes

This drawing should not be scaled. All dimensions to be checked on site, prior to commencement of works.

All materials and workmanship to comply with British Standard and British Standard Codes of Practice.

The Contractor is liable and responsible for ensuring the stability of the works and adjoining works and services at all stages of construction.

Garage door type to be confirmed by Client.

Position and number of electrical sockets and lights to be agreed with Client. All electrical installations to comply with BS 7671 "Requirements for electrical installation".

Extent of external pavings to be confirmed by Client.

External Walls (Facing Brick)

External facing brickwork see elevation for type to be single skin with piers as indicated on plan. Provide foundation quality flettons up to ground level. DPC to be Hyload or similar minimum 150mm above ground level. Dpc's and DPM's to be bonded together. Front wall of garage to be solid 225mm brickwork. Provide brick reinforcement to reveals less than 350mm. Lintels to be 1 G Lintels with minimum 150mm bearing each end. Lintels to be as specified on plan. Provide proprietary RC Builders lintels over any drain passing through Brickwork. Sleeved and wrapped in 50mm fibreglass wool insulation to maintain flexibility to provide rigid board either side of wall at pipe entry to prevent incursion of soil and vermin.

Rainwater Goods

Gutters to be 100mm diameter half round pvc type with 68mm diameter pvc downpipes discharging via standard gullies with rodding access to 1m.cu. soakaway minimum 5m from any building or into existing surface water system via 100mm diameter pvc drains falling not less than 1:40 with minimum 150mm bedding and backfill of pea shingle. Excavation backfilled with DOT Type 2 material or approved selected excavated granular material. Provide rodding access via gullies serving downpipes. Note drains in driveway are to have 150mm GEN 3 grade concrete surround with 18mm flexible board at joint positions.

Flat Roof (Corrugated Sheets)

Uni-cem 3 fibre cement corrugated sheets (By Cape boards) fixed to 150 x 50 grade SC3 roof purlins (max spacing 3m) at 925 mm centres, with 300mm laps all around with performed Butyl mastic strip, laid to fall 50mm in 3 metres (Note:- 7mm roof pitch recommended by manufacturer is not achievable), ends of purlin packed down with 30 x 5 galvanised square twisted straps x 1000 long with 4 No. fixings to wall.

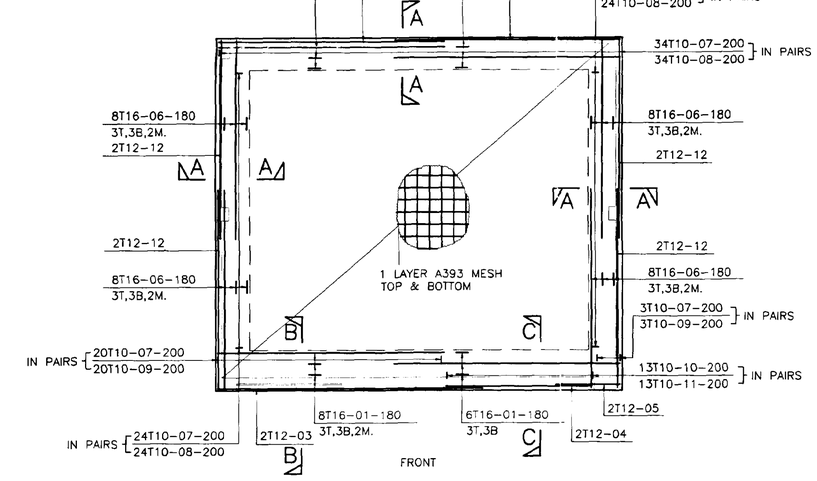
THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE STABILITY OF THE WORKS AND ADJOINING WORKS AND SERVICES AT ALL STAGES OF CONSTRUCTION. ALL TEMPORARY WORKS DESIGN AND INSTALLATION ARE THE RESPONSIBILITY OF THE CONTRACTOR.

ROOF CONSTRUCTION.

ROOF TO BE COVERED WITH PROFILE 6 FIBRE CEMENT SHEET BY ETERNIT WITH A MINIMUM ROOF PITCH OF 5° AS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. ROOF JOISTS TO BE STRAPPED TO WALLS WITH 30 x 2.5 GALVANISED MILD STEEL L STRAPS AT 1200mm. MAX. CENTRES. PROVIDE NOGGINS AT STRAP POSITIONS AS NECESSARY.

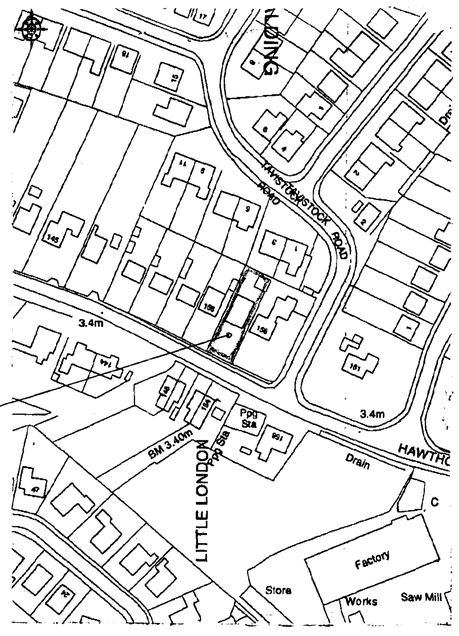
'A'

YARD GULLY TO FOOTWAY TO BE INVESTIGATED AND REWORKED AS NECESSARY. KERB STANDING TO BE REPLACED TO MATCH EXISTING.



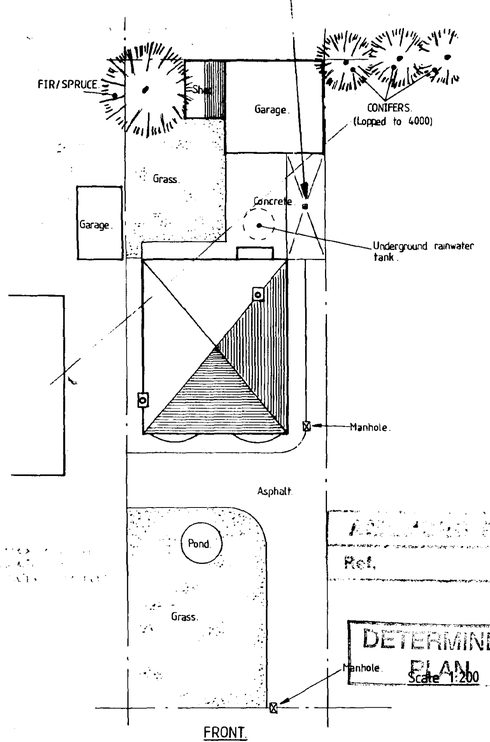
PLAN

SCALE 1:50



LOCATION PLAN

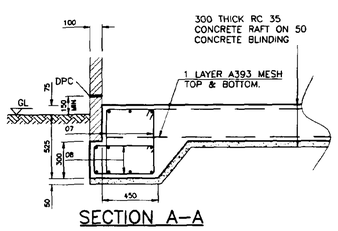
1:1250



DETERMINED

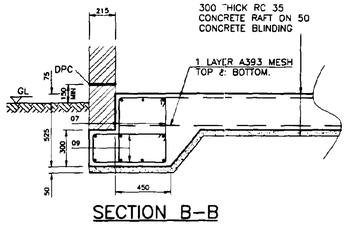
Ref.

SITE LAYOUT



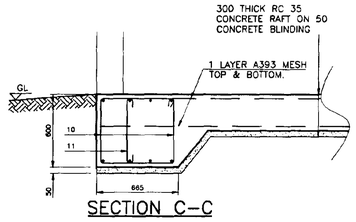
SECTION A-A

SCALE 1:25



SECTION B-B

SCALE 1:25



SECTION C-C

SCALE 1:25

NOTES

CONCRETE

REINFORCED ■ UNREINFORCED □ to BS5328: 1991

Designed □ Prescribed □ Standard □ Designated ■

Grade: C 35

Designed / Prescribed / Standard Mixes:

Characteristic Compressive Strength at 28 days	**	N/mm^2
Nominal Max Size of Aggregate:	**	mm
Permitted type(s) of Aggregate:	**	
Permitted Cement:	**	
Min. Cement Content:	**	kg/m^3
Max. Free Water / Cement Ratio:	**	
Workability / Slump:	**	mm
Sampling Rate:	**	m^3 sample

Prescribed Mixes:

Mix Proportions For Prescribed Mixes	Cement	**	kg
	Coarse Aggr.	**	kg
	Fine Aggr.	**	kg

REINFORCEMENT

Steel on near face shown dotted
Far face as full lines

Bar notation as follows:
No., Type, Size, Mark, Spacing

R denotes Mild Steel to BS4449
T denotes High Tensile to BS4449
Steel Fabric to be to BS4483

Bar bending to BS4466. See Bending schedules sheets: 9754/01/01-

COVER TO REINFORCEMENT

Clear cover to all Steel as follows: 35mm

This drawing is to be read in conjunction with all other relevant Engineer's drawings and those by others.

Any discrepancy between Engineers' drawings and those by others to be reported to the Engineer immediately.

INVESTOR IN PEOPLE

ACE

REVISIONS

REV	DATE	DESCRIPTION	DRAWN	CHKD
A	26/2/01	ROOF SHEETING TYPE REVISED.	SR.	

© Richard Jackson Partnership

Project

157 HAWTHORN BANK, SPALDING

Title

PROPOSED DEMOLITION & REBUILD OF GARAGE

Client

Mrs BOWERS

Scales AS SHOWN	Drawn AS	Date JAN 01	
Job Manager S. CUTLER	Quality Check		

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Drawing No. 9754/01A