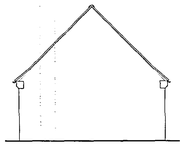
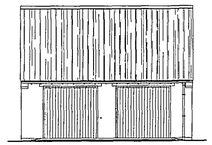


REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

FOOTPATHS/DRIVES.
Provide min. 900mm wide footpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub-cill min 1:20 . All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel. Form 1.0m wide footpath from dwelling to road frontage, suitable for wheelchair access.
At least 9.0m of drive adjacent to building x 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers. All to be sloped up to footpath level at min. 1:20

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows 100mm concrete oversite: Concrete mix GEN4 to B.S. 5328: pt 1995in 1200x2400mm polythene D.P.M. lapped continuous with D.P.C. to, min. 100mm : 150 blinded and consolidated hardcore.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations 225 x 700 GEN4 mix to B.S. 5328: pt 1995. All foundations taken down to bear on load bearing stratum 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. 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 thicker board or reserve 12mm render and skim. Provide Perp-end weep holes and stopends to cavity tray

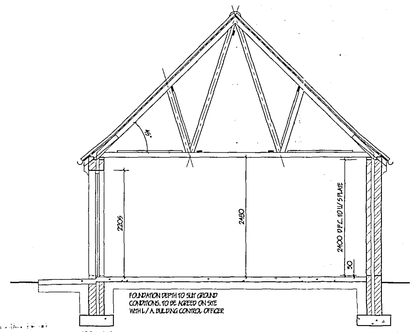
SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 62mm dia. rainwater pipes. 110mm dia. underground pipes flexibly joined to a fall of 1:170 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwelling.

GLAZING.
All glazing between F.F.L. and 800mm high and between F.F.L. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, 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 request to wind speed, roof pitch and exposure category as detailed in B. S. 6399 Pt. 2. Twinplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TILES CALC'S TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 450c/c to a pitch of 49 deg. 38 x 100 ridge note binder 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at min. 1.5m c/c. Note: provide solid bridging beneath straps: 90 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. stamped "ITCR" or "ID" to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 9.0m provide additional bracing within the plane of the webs in accordance with Truss Plate Assoc. tech. bulletin sheet 4.

WALLING.
215 cavity walling to consist of 150mm dressed and coursed stone: 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrement cert' No:85/1087. 100mm Tarmac Hemelite solid insulation blocks or similar. Cavity walls tied together using galvanised rm bent ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 900 vertical centres at all unbonded closures of cavity. Close cavities with "thermabate" preformed closer and provide bitumen felt DPC to C.P. 121.

SUB STRUCTURE WALLING.
100/150mm 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: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.



SECTION A - A

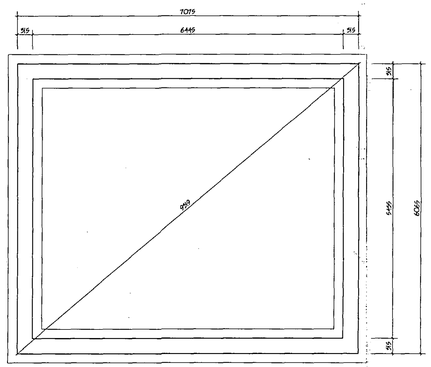
LIMITATIONS.
This drawing is limited to the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/ Building Regulation approval.
The drawing must not be used as a contract document alone.
All dimensions shall 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 works.
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.

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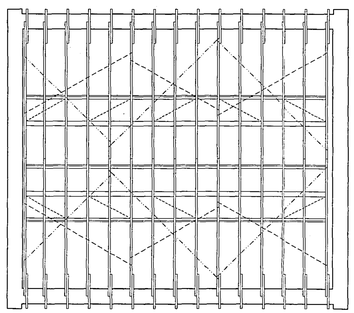
STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate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

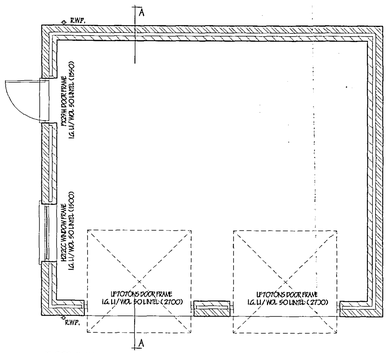
SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.



FOUNDATION PLAN



ROOF PLAN



FLOOR PLAN

SHDC
Planning & Development
02 JUN 2003
Ref 0654/03

DETERMINED PLAN

ref.	revision	date

G. R. MERCHANT
I.ENG AMICE FIWO

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Project
DOUBLE GARAGE
WESTON HILLS ROAD [B 1165]
LOW FULNEY
SPALDING LINCS

Client
CHRIS ELEY [Produce] LTD

Drawing
DOUBLE GARAGE

Job Ref.	Drawing No.
603-03	03
Date	Drawn
JAN 03	GRM

Scales
1:50 1:100

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The General Contractor is to check all dimensions on site and report any discrepancies to the Architect before work is put in hand.
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 on the design arrangements may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.