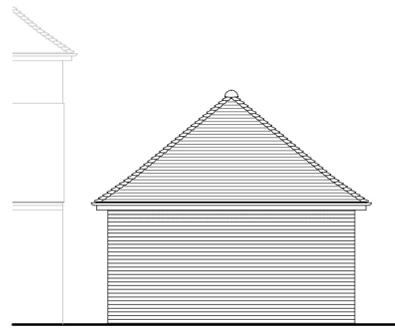


SOUTH - EAST ELEVATION



NORTH - EAST ELEVATION

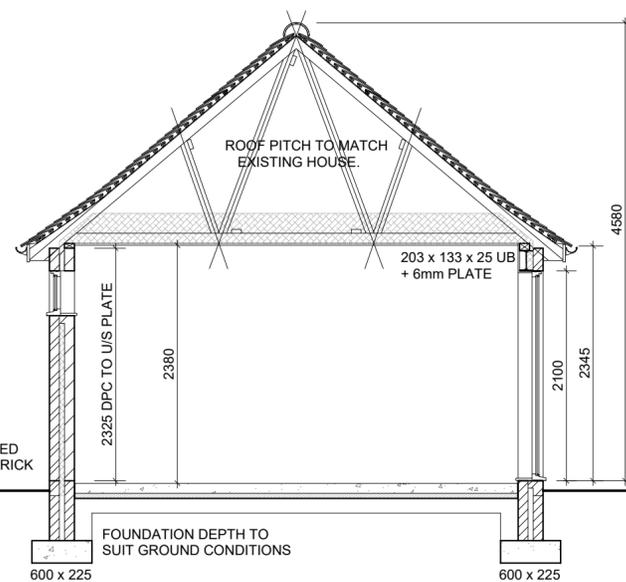
PITCHED ROOF CONSTRUCTION.
Plain Concrete interlocking tiles to BS EN 490-2011. Laid in accordance with B.S 5534:2014 on 25 x 38 softwood treated battens on tyvek@ supra BBA certificate: 08/4548 or similar over rafter unsupported breather membrane fitted in full accordance with manufacturers instructions in all cases to be lapped by 150mm vertically and 300mm horizontally. Tiles to be laid with min. head lap of 75mm and to be fixed in accordance with regard 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. TRUSS CALC'S TO BE SUBMITTED TO L.A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch to match Existing Dwelling. 38 x 100 ridge node binder 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 2.5 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. stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978.

WALLING
250mm cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S.187:1978 for calcium silicate bricks: 50mm cavity: Build into cavity 50mm Isover Hi-Cav 32 (Thermal Conductivity 0.032W/mK) or similar cavity wall batt insulation in accord. with makers instructions and agreement cert' No.90/2465. 100mm Plasmor Aglite Ultima 4.2 N/mm2 Thermal Conductivity 0.31W/mK solid insulation blocks or similar: Cavity walls tied together using stainless steel vertical twist ties set 750 horizontally and 450 vertically all to B.S. EN 845 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with "Thermabate" preformed closer and provide bitumen felt DPC to C.P. 121: All work to be carried out in accordance with BS Code of Practice 121 Pt 1, 1973. Movement joints to be installed in blockwork in accordance with B.S. 5628 pt. 3 1985.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm concrete over site: Concrete mix C20 in non-aggressive soils and FND2 mix in sulphate bearing soils to B.S. 5328: pt1 1991 on 500g polythene D.P.M. on 50mm Kingspan Kooltherm K103' insulation board on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 150mm blinded and consolidated hardcore.

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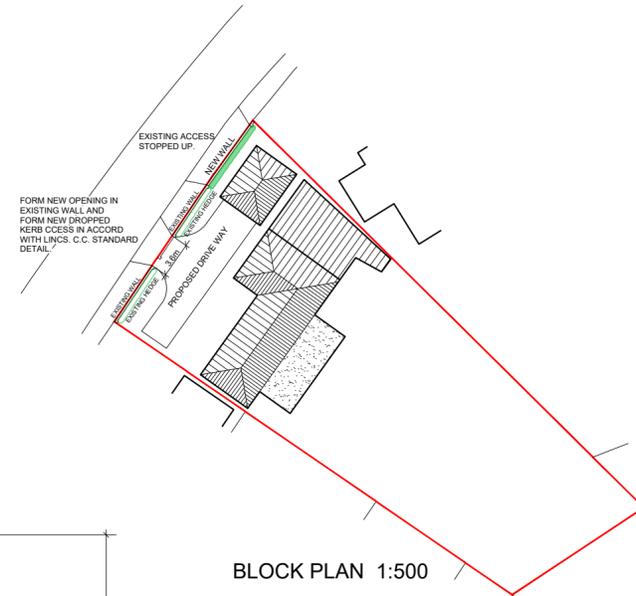
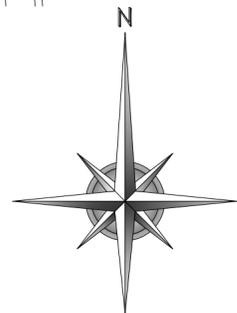
- MATERIALS**
- PLAIN TILE ROOF COVERING TO MATCH EXISTING HOUSE.
 - FACE BRICKWORK TO MATCH EXISTING HOUSE.
 - BLACK U.P.V.C. GUTTERS DOWN PIPES & FASCIA.
 - GALVANISED STEEL SECTIONAL OVER HEAD DOOR. COLOUR :



SECTION



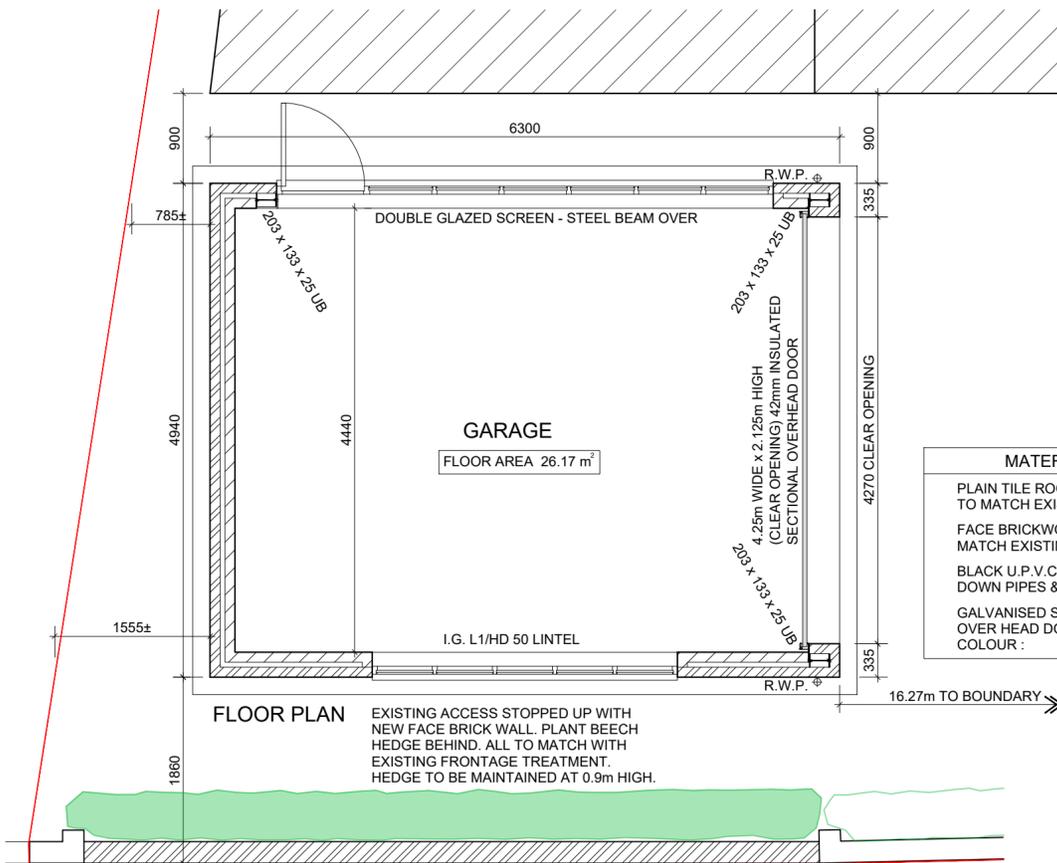
LOCATION PLAN 1:1250



BLOCK PLAN 1:500

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under cavity walls provide 225 x 600 C20 mix to B.S. 5328: pt1 1991. All foundations taken down to bear on load bearing strata min. depth of 450mm below ground level to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a minimum depth of 1000mm below ground level. In all cases foundations are to be designed in accord with N.H.B.C. Foundation Practice Guidance Notes where localised trees and shrubs are present.

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: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.



FLOOR PLAN

EXISTING ACCESS STOPPED UP WITH NEW FACE BRICK WALL. PLANT BEECH HEDGE BEHIND. ALL TO MATCH WITH EXISTING FRONTAGE TREATMENT. HEDGE TO BE MAINTAINED AT 0.9m HIGH.

FOOTPATH

revision	date	init.	revision details.
A	Sept. '25	JC	Window & Glazed Screen Added
Status	Planning		For Submission
	Building Regs.		



COOPER ARCHITECTURAL DESIGN
90 WINSOVER ROAD
SPALDING Lincs PE11 1HA
Tel: 01775 711174
Mobile: 07808 125 778
E-Mail: c.a.d@btconnect.com

Client.
MR & MRS D SCASE

Project.
PROPOSED DETACHED GARAGE AND REPOSITIONED ACCESS. 20 CLEY HALL DRIVE SPALDING Lincs PE11 2EB

Drawing.
FLOOR PLAN - SECTION - ELEVATIONS

Scale	1:50 1:100 @ A2	Drawing No.	2507-01-A
Date.	AUG. '25	Drawn.	JC