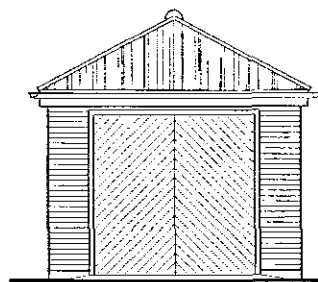
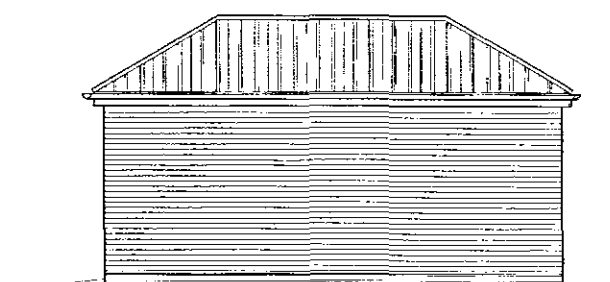


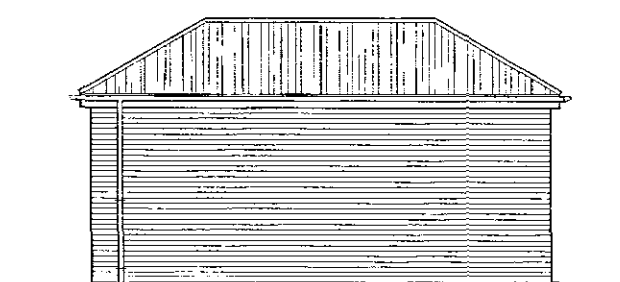
REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

STANDARDS.

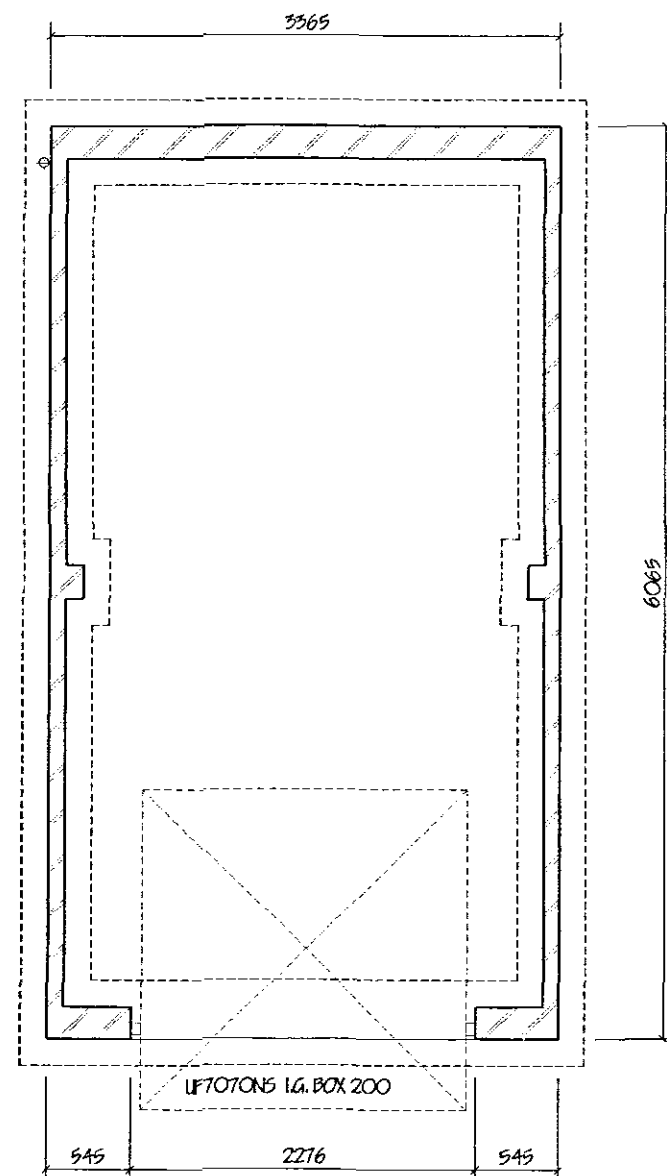
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.

Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

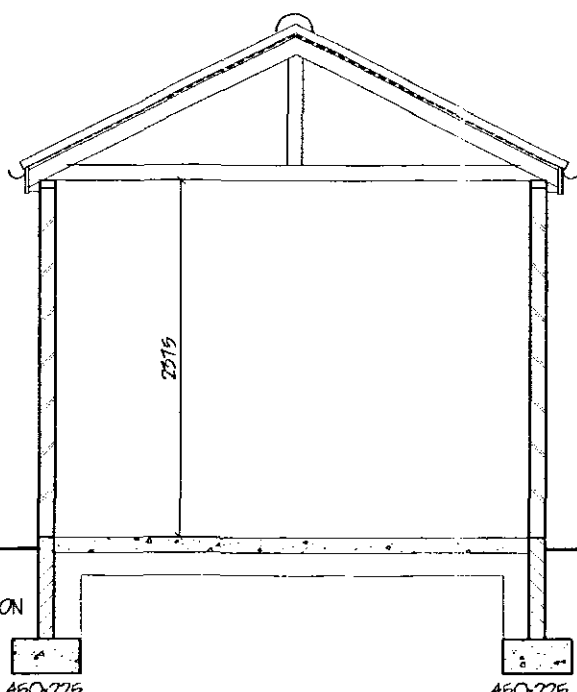
WALLING.

Face brickwork to B.S. 6821 or B.S. 1871:1978 for calcium silicate bricks.
Flank walls 105mm with 215mm plus 10mm point.

DETERMINED PLAN



FLOOR PLAN



SECTION

SURFACE WATER DRAINAGE.

115 dia. half round rainwater cutters to 63 dia. rainwater pipes 82.4 dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

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 fireline board or receive 12mm render and skim.

PITCHED ROOF CONSTRUCTION.

Interlocking concrete roof tiles to match existing to B.S. 475 part 2 1971, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type IF) 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 CP3 chapter V part 2 1972. Twinplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. TRUSS CALC'S TO BE SUBMITTED TO L/A MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 30 deg. CHECK ON SITE. 38 x 100 ridge node binder 38 x 100 ceiling binder. 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 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.

SUB STRUCTURE WALLING.

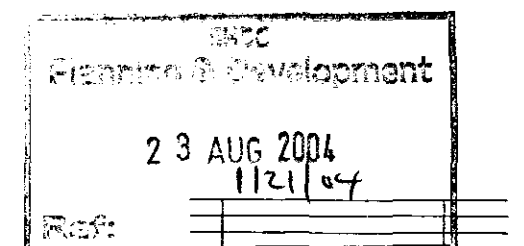
100mm dense concrete blocks to B.S. 6073 pt.1 1981. DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Brickwork below d.p.c. to be F.L. quality.

GROUND FLOOR CONSTRUCTION.

Strip all vegetable soil and lay floor as follows: 100mm S14 mix concrete oversite on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm : 150 blinded and consolidated hardcore

FOUNDATIONS.

Under walls as shown provide strip concrete foundations as follows: Under 215 walls provide 225 x 600 and under 100 walls provide 225 x 450 all S14 mix to B.S. 5328: 1990. 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.



G. R. MERCHANT LINO AMICE FIMO ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS Unit 4, Wrights Works 15A Park Road, Holford, Spalding, Lincs. PE12 7EE Tel 01408 480800 Fax 01408 480744 E-Mail G. R. Merchant@grmarch.co.uk G. R. M.	
Project RENOVATIONS & ALTERATIONS. 88 PINGEBACK ROAD, SPALDING, LINC'S	
Client DGM PROPERTIES LTD.	
Drawing PLAN & ELEVATIONS SINGLE DETACHED GARAGE	
Job Ref. 999-04	Drawing No. 05
Date JULY '04	Drawn GRM
Scale 1/50/1/100	
DO NOT SCALE FROM THIS DRAWING This drawing is a preliminary design and is not to be used for construction. It is the responsibility of the client to ensure that the design is suitable for the intended use and that all necessary permissions and approvals are obtained. The design is subject to change without notice and the client is responsible for any errors or omissions. The design is not to be used for any other purpose without the written consent of the architect.	